835 Lake Street Place
835 Lake Street
Oak Park, Illinois

Applicant + Developer:	Oak Park Land II LLC
Architect:	Space Architects + Planners, Chicago, IL
Builder:	Vivify Construction, Chicago, IL
Leasing Consultant:	AvenueOne, Forest Park, IL
Civil Engineer:	Bono Consulting Inc, Chicago, IL
Traffic Consultant:	Gewalt Hamilton Associates, Vernon Hills, IL

PD Application
Item 1
NARRATIVE

Project Narrative

The proposed development consists of the construction of a six-story building with eighty-four (84) units and eighty-eight (88) parking spaces. The ground floor consists of the residential lobby, elevator, surface parking, waste and recycling center, bicycle storage, fitness center, management office and a bank ATM kiosk. The upper floors consist of one, two and three bedroom units. Each unit has a balcony for outdoor living.

Pedestrian entrance to the building is located on Lake Street – the primary elevation for the building. The vehicular entrance and exit to the building are located on the alley to the south of the proposed building. The decision to locate the vehicle entrance on the alley was intentional in that it routes the traffic generated by the development, including service traffic, away from Lake Street thereby eliminating two oversized, pedestrian unfriendly and potentially hazardous driveways on Lake Street.

The proposed building's architecture and massing is deferential to Unity Temple to the west and the Oak Park Public Library's main branch building to the North. The height of the building has been crafted so as not to eclipse the streetscape, and specifically not to impose on the visual space of Unity Temple or impede the sightlines from Lake Street.

The Applicant and the Development Team believe that the proposed development is consistent with Oak Park's Envision Oak Park Plan and will be an asset to the Lake Street corridor and further support Oak Park's smart growth path.

Development allowances requested

In order to construct the proposed development, the following zoning relief is requested:

Building Height: 45 feet allowed to **74 feet proposed**

Building Setback: rear yard setback from 25 feet to **14 feet proposed**

Building Setback: side yard (west) setback from 10 feet to **5 feet proposed**

Maximum Lot Coverage: 70% allowed, **75% proposed**

Maximum number of units: from 46 allowed to **84 proposed**

For a more detailed zoning analysis, see Space Architects + Planners Zoning Analysis dated 9.24.2020 as Exhibit A

Compensating benefits

Section 14.5.E.2.a.a Community Amenities: The Applicant hereby proposes the following items as Compensating Benefit for Allowances requested:

1. The removal of two driveways and curb cuts on Lake Street and construction of curbs, gutters and other public improvements related to the reconstruction in the public right of way as a result of the driveways.
2. The removal and replacement of the public walk along the entire North property line along Lake Street.
3. The addition of 3 parking spaces along Lake Street as a result of the removal of two driveways as noted in Item 1.
4. The donation of 16 parking spaces in Lot 96 located at 822 North Boulevard for a period of five years. At the expiration of the five-year period, the Applicant shall assess the parking needs of the Building, and in coordination with Village of Oak Park Staff, determine the allocation of parking on this Lot. The Applicant's estimate of value for this donation is $70,400
   See Exhibit S for the calculation of value
5. The provision of an easement for the benefit of the 815 Lake Street Condominium Association and its residents along the East property line.
6. Construction of a concrete walkway from Lake Street to the rear of the building for use by the residents at 815 Lake Street so as to access their west facing stairs and decks. It should be noted that the stairs cited in this Item are the second means of egress for the west facing units at the 815 Lake Street Condominium.
7. A Private Tree Restitution payment for the removal of existing trees located on site required to accommodate the proposed building. Per the Private Tree Restitution Report prepared by the Forestry Department this payment will total $15,951.68. See Exhibit X.

Section 14.5.E.2.a.b Affordable Housing Set-asides

The Applicant and the Developer has elected to provide a payment in lieu of providing affordable units on site pursuant to Section 12-5-7. The Applicant calculates this payment to be $900,000

The Applicant and the Developer has elected to provide an additional contribution to the Oak Park Housing Fund in the amount of $100,000

The total contribution to the Housing Fund recommended by the Applicant and the Developer is $1,000,000

Village improvements

The Developer's Design Team met with Fire Chief, Thomas Ebsen, and Police Chief, LaDon Reynolds virtually on Tuesday August 18, 2020

After the presentation of the development and after answering questions from Chief Reynolds and Chief Ebsen, the Applicant has received favorable letters from each of the two Chiefs named.
See Attached letters dated August 19, 2020.

See Exhibit U

The Developer's Design Team has been in communication with the Village Engineer, Mr. Bill McKenna. A fire flow test was conducted on September 9, 2020.

After review of the fire flow test results and the proposed engineering plans, the Applicant received a favorable letter from Mr. McKenna indicating the proposed development will not create any adverse effects on the Village's water distribution system, and more importantly, will reduce the burden on the Village's sewer system as compared to the existing conditions.

See Attached letter dated September 4, 2020.
See Attached fire flow test results dated September 9, 2020.

See Exhibit V

Petition for Public Hearing

Attached to this Application, please find the completed and executed Petition for Public Hearing dated July 2, 2020.

See Exhibit Q

PD Application
Item 2
FEE

The application fee has been paid online prior to the submittal of this Application.

PD Application
Item 3
STANDARDS

Plan Development Standards
Standards for Review Section 14.5 H of the Zoning Ordinance

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

The Applicant has submitted a set of documents that include a Site Plan, Landscape Plan, Engineering Utility Plan, Exterior Lighting Plan, Floor Plans, Building Elevations, Streetscape Elevations, Shadow Studies, and a Construction Logistics Plan as part of this Application. Further, the Applicant has identified a series of Objectives as listed in the Village's Envision Oak Park Comprehensive Plan and Oak Park's Madison Corridor Plan 2014 and cited where the proposed development helps the Village achieve the Goals set out therein. Please see Exhibit N for a detail listing of the Objectives and how this development assists the Village in attaining such Goals.

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

The Applicant has submitted a set of documents that include a Site Plan, Landscape Plan, Engineering Utility Plan, Exterior Lighting Plan, Floor Plans, Building Elevations and a Construction Logistics Plan as part of this Application. Further, the Applicant states that the building, if the Application for Planned Development is approved will be fully compliant with all provisions of the International Building Code as adopted by the Village of Oak Park and all of the requirements of Oak Park's Fire and Police life safety codes and recommendations. Moreover, the operations of the development, once occupied, will follow all codes and ordinances of the Village of Oak Park. Now therefore, given the statements above, the Applicant believes that the proposed development will not be materially detrimental to or endanger the public health, safety and welfare of the Village.

Plan Development Standards, continued
Standards for Review Section 14.5 H of the Zoning Ordinance

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

The Applicant has submitted a set of documents that include a Site Plan, Landscape Plan, Engineering Utility Plan, Exterior Lighting Plan and Floor Plans as part of this Application. The Developer's Design Team believes that adequate utilities, road access, parking drainage, police and fire service and other necessary facilities already exist at the proposed development site. Please note that the Police Chief and Fire Chief have determined that the development will not have a negative impact on their respective department's ability to serve the property. Additionally, the Village Engineer has determined the development will not have a negative impact on the Village's water and sewer utilities. Further, the developer's Design Team will coordinate any additional modifications as recommended by the Village's Engineering Department so that the final design conforms to recommendations made by these departments as it relates to utilities, road access, parking drainage, police and fire service and other necessary facilities. Now therefore, given the statements above, the Applicant believes that adequate utilities, road access, parking drainage, police and fire service and other necessary facilities already exist at the proposed development site.

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

The Applicant has submitted a set of documents that include a Site Plan, Landscape Plan, Engineering Utility Plan, Exterior Lighting Plan, Floor Plans and Statement of opinion by Gewalt Hamilton Associates as part of this Application. The developer's Design Team and Consultant's believe that adequate ingress and egress to the planned development site already exists given the proposed Site Plan and location of vehicle and pedestrian entrances. Additionally, by removing the two large curb cuts and driveways on Lake Street, the Applicant is improving pedestrian safety and increasing the pedestrian experience along Lake Street. Now therefore, given the statements above, the Applicant believes that adequate ingress and egress to the planned development site already exists or will be provided in a manner that adequately addresses additional traffic congestion in the public streets and promotes a safe and comfortable pedestrian environment.

Plan Development Standards, continued
Standards for Review Section 14.5 H of the Zoning Ordinance

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

The Applicant has submitted a set of documents that include a Site Plan, Landscape Plan, Engineering Utility Plan, Exterior Lighting Plan, Floor Plans and Statement of opinion by Gewalt Hamilton Associates as part of this Application. The plans submitted show a development whose use is primarily residential which is allowed in the zone district. Additionally, the Applicant will present expert testimony from a local Realtor as to the expected impacts of developments similar to the one proposed in this Application. Now therefore, given the statements above, the Applicant believes that the proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses that are permitted in the Zoning Ordinance of the Village.

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

The Applicant has submitted a set of documents that include a rendering of the proposed development, Site Plan, Landscape Plan, Engineering Utility Plan, Exterior Lighting Plan, Floor Plans and Elevations as part of this Application. The Design Team has researched the Lake Street Corridor and nearby significant buildings for use of building materials, design patterns and streetscape designs so as to propose a development that will complement the existing fabric of the Corridor. Now therefore, given the statements above, the Applicant believes that the proposed design and use or combination of uses will complement the character of the surrounding neighborhood.

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

The Applicant has submitted a set of documents that include a letter from a local Lending Institution that shows that the developer has the financial capacity to complete the proposed development. Additionally, the Developer’s technical experience in developing similar properties is highlighted in the Developer’s Qualifications. Further evidence of the Developer’s technical experience can be found on their website: *www.michicaganavenuerealestategroup.com*

Plan Development Standards, continued
Standards for Review Section 14.5 H of the Zoning Ordinance

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

The Applicant has submitted a set of documents that include a letter from a local Lending Institution (See EXHIBIT G) that show that the Developer has the financial capacity to complete the proposed development. Additionally, the Developer's technical experience in successfully managing and maintaining developments of similar scale and complexity in the Chicago metro market is a fact that can be easily established as part of the record throughout the public hearing process and can be viewed on the Developer's website as cited in Response 7. Moreover, the developer has a business track record of maintaining rental properties that are an asset to their local communities and do not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.

Sustainability Standards

As part of this development, pursuant to Section 14.5 D.6, the Applicant will comply with the LEED Rating Standard for this development. Further, the architect selects the firm of EcoAchievers as the LEED Consultant and Insight Property Services as the third-party rater. The target rating for the development is LEED Silver.

Public Art

During the Developer's stakeholder outreach, recommendations for possible arts component for the development were suggested. The Developer, through their Design Team will work with The Oak Park Arts Council and Camille Wilson White in the selection of the appropriate art component and recommend any stakeholder group to submit suggestions directly to the Arts Council. The Architect, Jay Keller, will coordinate the Applicant's efforts to comply with the Public Art component of the development.

PD Application
Item 4
OWNER INFORMATION

Property Owner:	WS Partners, LLC An Illinois Limited Liability Company
Contract Purchaser: Developer: Applicant:	Oak Park Land II LLC a corporation under the control of Michigan Avenue Real Estate Group 1259 West Madison Street Chicago, IL 60607
Title Policy:	A Title Policies are hereby submitted in this Application. See Exhibit R

Professional Qualifications

Space Architects:	See Exhibit C
Bono Engineering:	See Exhibit D
AvenueOne:	See Exhibit E
Gewalt Hamilton:	See Exhibit F

Financing:

The Applicant and Developer hereby submit the Letter from Wintrust dated July 3, 2020, a commercial lender, that outlines the Developer's ability to attain sufficient financing for the proposed development.
See Exhibit G

PD Application
Item 5
PROPERTY INFORMATION

Property Restrictions

To the best of the Applicant's, Developer's and the Contract Purchaser's knowledge and belief, there are no restrictions on the property other than those exhibited and noted on the Title Policy.

See Exhibit R

The Applicant is proposing an access easement for the benefit 815 Lake Street Condominium Association and their residents along the East property line.

See Exhibit T

Plat of Survey

See Plat of Survey as prepared by United Survey Systems dated January 30, 2020

Historic Preservation Review

As part of the PD process, the Applicant and the Developer's design team met with the Oak Park Historic Preservation Commission to present the design and get input on any potential modifications on October 8th at 7:00 pm.

The Historic Preservation Commission has provided an Advisory Review Letter. See Exhibit Y.

A video of the meeting is available at: https://www.oak-park.us/your-government/citizen-commissions/commission-tv

PD Application
Item 6
REPORTS AND STUDIES

Environmental Assessment
Executive Summary

The Developer is submitting two Environmental Assessment reports by Amereco, Inc. dated February 26, 2020 entitled *Pre-demolition Asbestos Survey* and *Limited Lead Based Paint Survey* and a link to the complete Environmental assessment.

See Exhibit H

To download all Reports, insert the Link below into a web browser:

https://ecooney.egnyte.com/fl/gqpHGUr2Qy

Market Feasibility Report

The Applicant is submitting an updated Market Feasibility Report prepared by Tracy Cross and Associates dated August 18, 2020.

See Exhibit J

PD Application
Item 7
TRAFFIC AND PARKING STUDY

Traffic Impact Study

Bill Grieve, from Gewalt Hamilton and Associates, has prepared the Traffic Impact Study for this development. See the report by GWA dated September 1, 2020.

See Exhibit K

Parking Impact Study

Bill Grieve, from Gewalt Hamilton and Associates, has prepared the Parking Impact Study for this development. See the report by GWA dated September 1, 2020.

See Exhibit K

PD Application
Item 8
Development Drawings

Rendering

Existing Site Photos

Zoning Map Diagram

Site Plan / Roof Plan

Streetscape Elevations

Construction Logistics Plan

Lighting Plan – Photometric diagrams

Floor Plans

Building Elevations

Shadow Studies

Unity Temple Sight Line Study

East Lot Line Setback Diagram

Traffic Circulation Diagram

822 North Blvd Site Plan

Material Board

Landmark District Exhibit

Landscape Plan

Preliminary Engineering Plans

Project Schedule - See Exhibit L

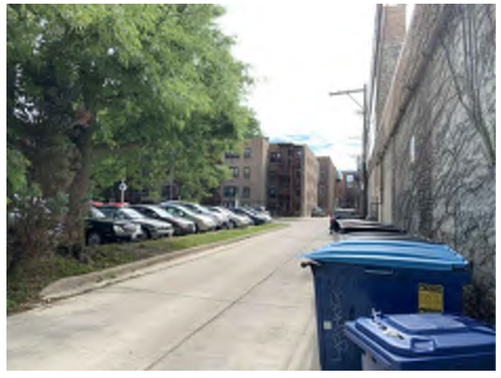
SPACE
ARCHITECTS + PLANNERS

A0.0
10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

1. VIEW WEST FROM SITE TO 855 LAKE

2. ALLEY LOOKING SOUTH AT 822 NORTH BOULEVARD

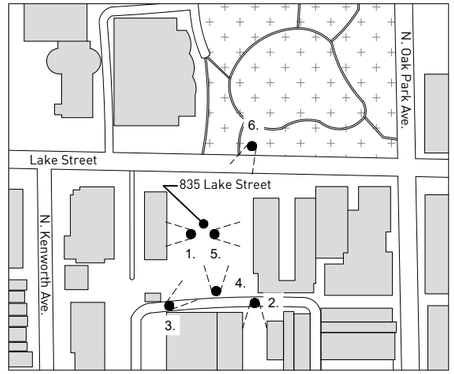


3. ALLEY LOOKING NORTHEAST

4. LOOKING NORTH THROUGH THE SITE

5. VIEW EAST FROM SITE TO 815 LAKE

6. LOOKING SOUTH THROUGH THE SITE



KEY PLAN

1 SITE/CONTEXT PHOTOS

SCALE: N.T.S.

SPACE ARCHITECTS + PLANNERS

A0.1

10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

1. LOOKING SOUTH TO UNITY TEMPLE

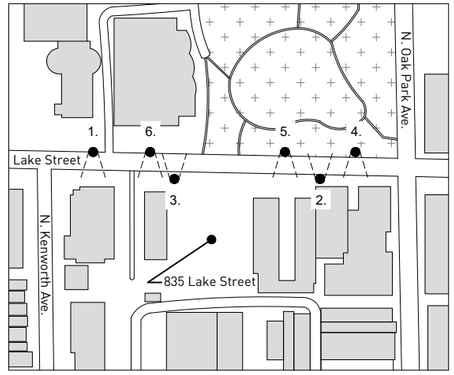
2. LOOKING NORTH TO SCOVILLE PARK

3. LOOKING NORTH TO OAK PARK PUBLIC LIBRARY

4. LOOKING SOUTH TO 803-05 LAKE STREET

5. LOOKING SOUTH TO 815 LAKE STREET

6. LOOKING SOUTH TO 855 LAKE STREET



KEY PLAN

1 SITE/CONTEXT PHOTOS

SCALE: N.T.S.

SPACE ARCHITECTS + PLANNERS

A0.2

10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

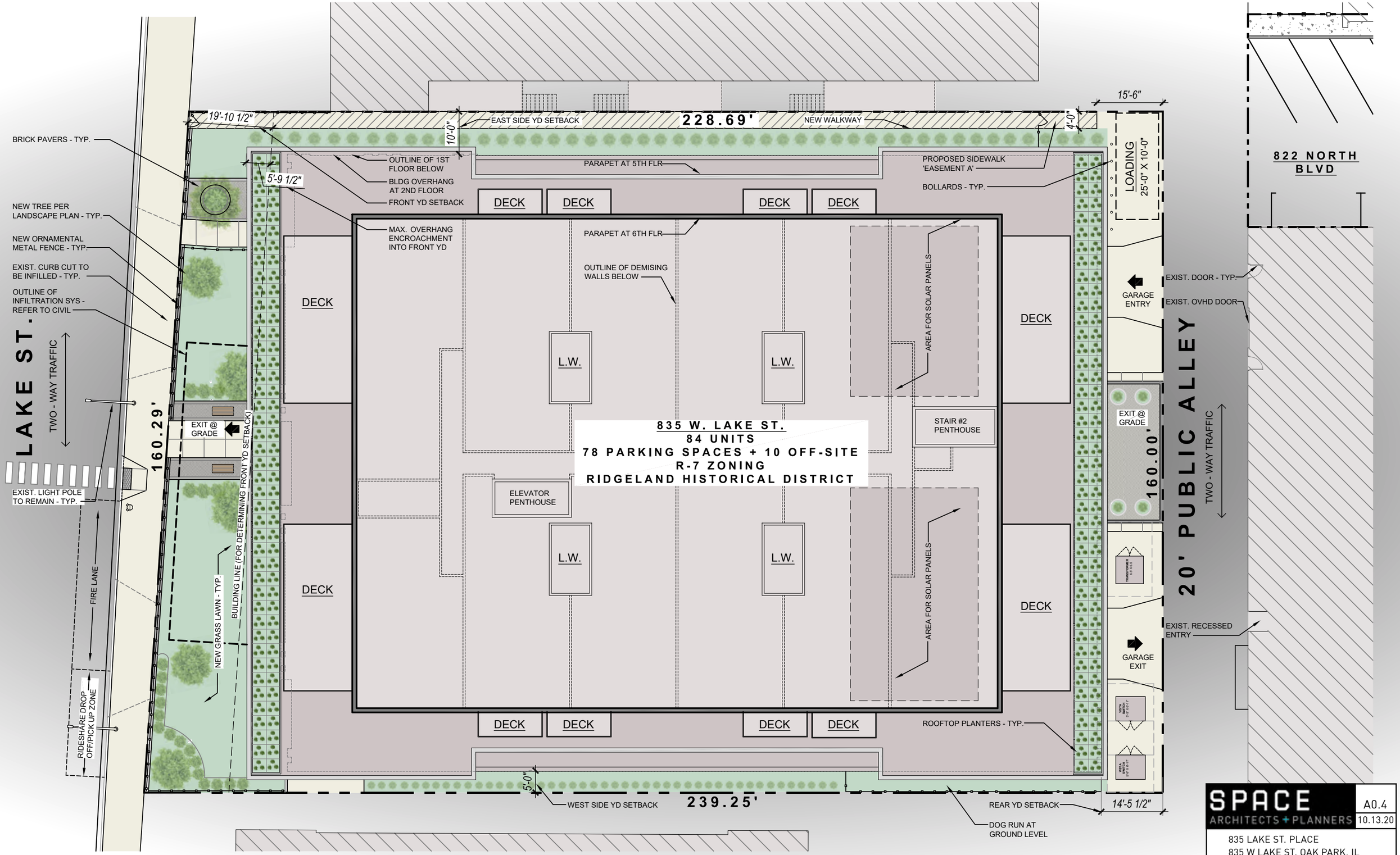
LEGEND

- R-7 Multi-Family
- DT Downtown
- R-5 Two Family
- R-3-50 Single Family
- R-2 Single Family
- R-1 Single Family
- I Institutional
- OS Open Space
- R-6 Multifamily

1 ZONING MAP
SCALE: N.T.S.

SPACE ARCHITECTS + PLANNERS
A0.3
10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



1 SITE / ROOF PLAN
SCALE: 1" = 20'-0"

SPACE ARCHITECTS + PLANNERS

A0.4
10.13.20

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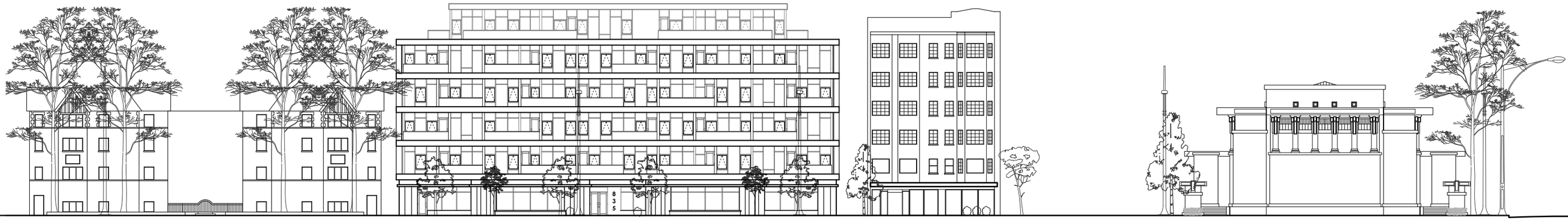
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



1 NORTH STREETSCAPE ELEVATION (LAKE ST.)
SCALE: 1" = 32'-0"

SPACE ARCHITECTS + PLANNERS

A0.5
10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

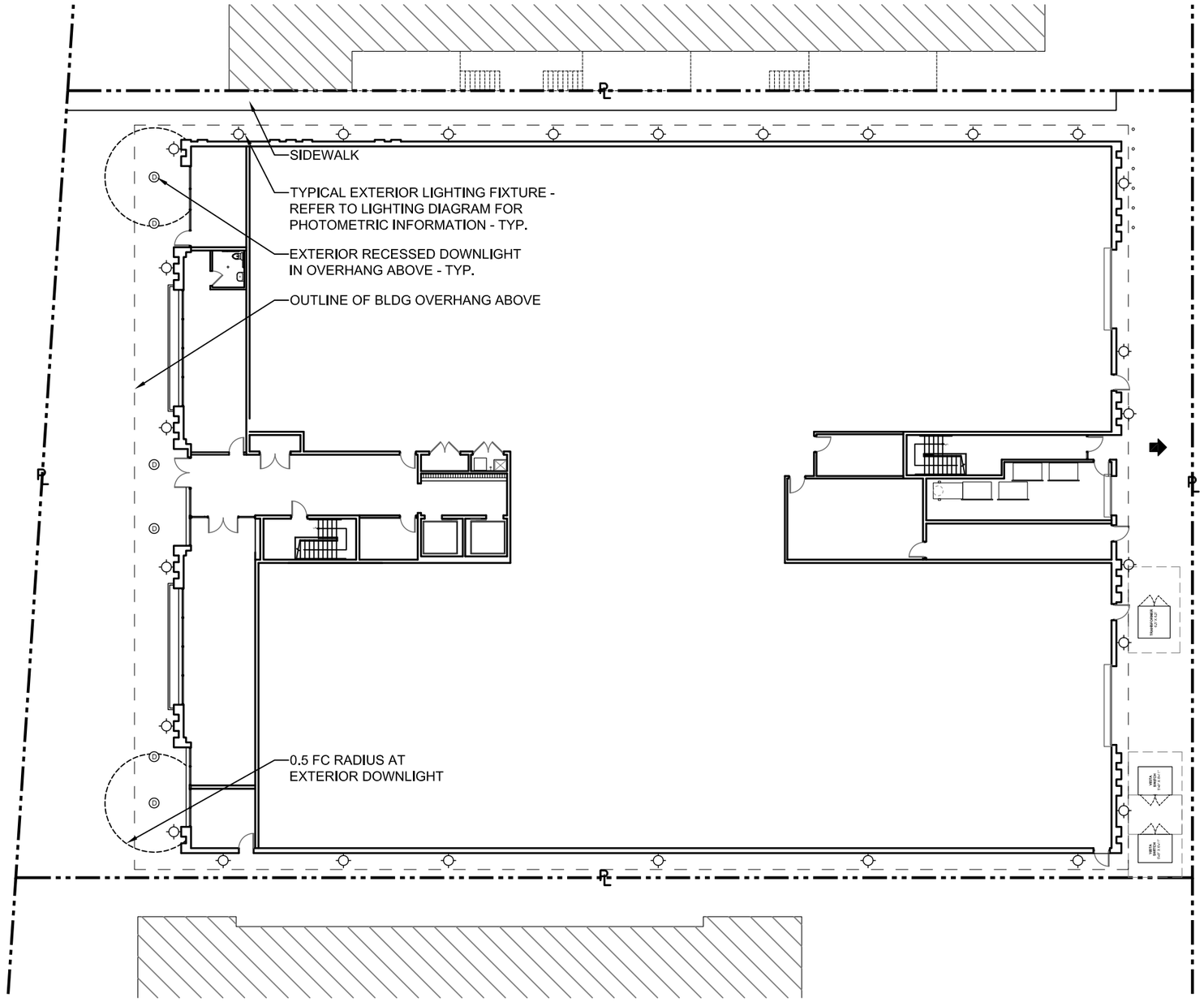
NOTE:
ESTIMATED LOCATIONS ARE BASED ON GENERAL CONTRACTOR'S CURRENT EVALUATION OF SITE CONDITIONS. GENERAL CONTRACTOR SHALL FIELD VERIFY, COORDINATE WITH VILLAGE OFFICIALS, AND ADJUST AS REQUIRED DURING THE COURSE OF CONSTRUCTION.

1 CONSTRUCTION LOGISTICS PLAN
SCALE: N.T.S.

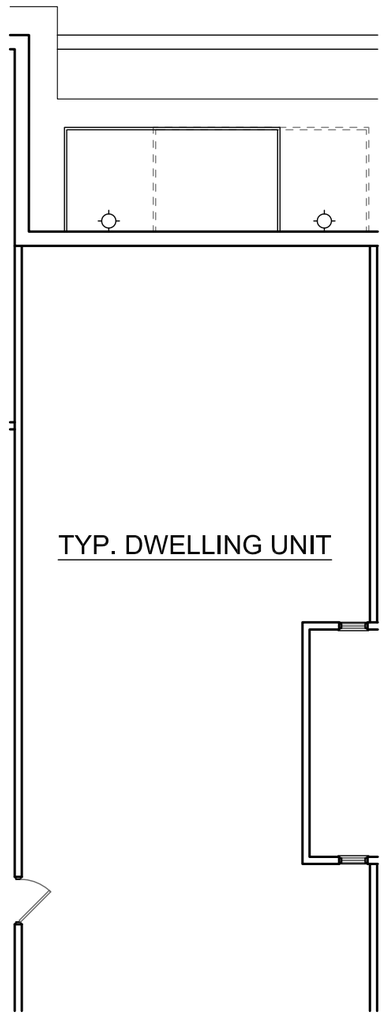
SPACE ARCHITECTS + PLANNERS

A0.6
10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



1 EXT. LIGHTING PLAN
SCALE: 1" = 25'-0"



EXTERIOR LIGHTING AT DWELLING UNITS
SCALE: 3/32" = 1'-0"

SPACE ARCHITECTS + PLANNERS

A0.7
10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

VEX WALL SCONCE

TECH LIGHTING

With its unassuming minimalist profile, The Vex outdoor LED wall sconce features up and down lighting and delivers a wide range of optical control and illumination options in a unique and deceptively simple design. Independent, up and down beam angels from 10° - 120° are achieved with simple tool-free adjustment. Beams can be set symmetric or asymmetric in both directions and are lockable. Angle markers ensure consistent and precise aiming and adjustment from fixture to fixture. Vex is ideal for indoor or outdoor accent lighting, ambient and/or way-finding applications where beam angle is critical and/or being used to add dramatic effects.

Key features

- **Tool-free, independent, up/down beam angle adjustment 10° - 120°**
- **Asymmetric or Symmetric Beam Shaping**
- **Lockable**
- **Angle markers for consistent and precise aiming**

SPECIFICATIONS

DELIVERED LUMENS	554.3
WATTS	18.7
VOLTAGE	Universal 120V - 277V
DIMMING	0-10V, ELV, TRAC, CL
LIGHT DISTRIBUTION	Symmetric or Asymmetric depending on barn doors position
MOUNTING OPTIONS	Wall
OPTICS	Adjustable beam spread
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3-Step
BUG RATING	B0-U3-G0
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 35,000 Hours
WARRANTY*	5 years
WEIGHT	2.4 lbs.

* Visit techlighting.com for specific warranty limitations and details.
Ships with optional acrylic cover for protection against outdoor debris.

VEX
shown in black

VEX
shown in bronze

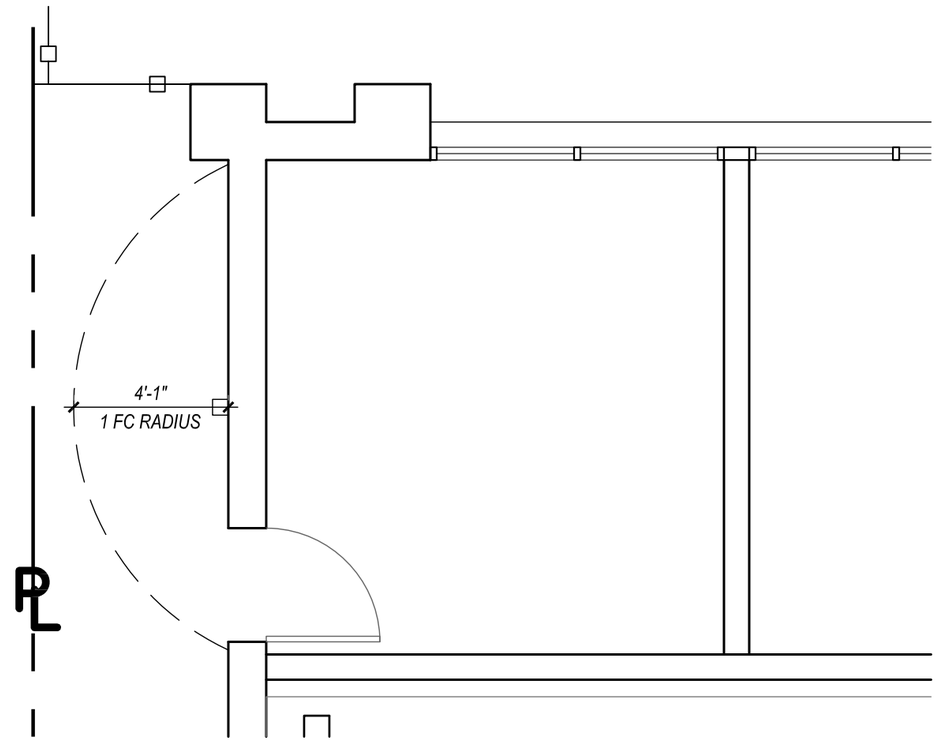
VEX
shown in charcoal

VEX
shown in white

ORDERING INFORMATION

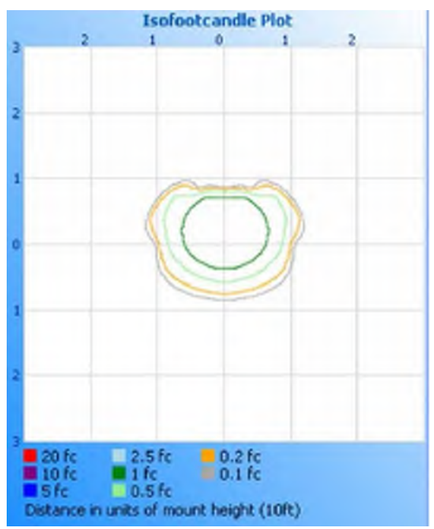
700OWVEX	CRI/CCT	LENGTH	FINISH	INPUT VOLTAGE
	927 90 CRI, 2700K	4 4"	H CHARCOAL	UNV UNV 120V-277V
	930 90 CRI, 3000K		Z BRONZE	
	940 90 CRI, 4000K		W WHITE	
			B BLACK	

SHIPS WITH OPTIONAL ACRYLIC COVER FOR PROTECTION AGAINST OUTDOOR DEBRIS.

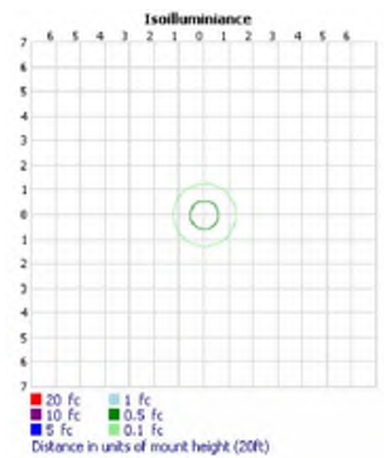


1 PHOTOMETRIC DIAGRAM - TYP. CONDTION AT W. PROPERTY LINE
SCALE: 1/4" = 1'-0"

NOTE: SPEC SHEET AND ISOFOOTCANDLE PLOT PROVIDED BY MANUFACTURER
(FINAL SPEC. TO ADHERE WITH SAME FOOTCANDLE RADIUS)

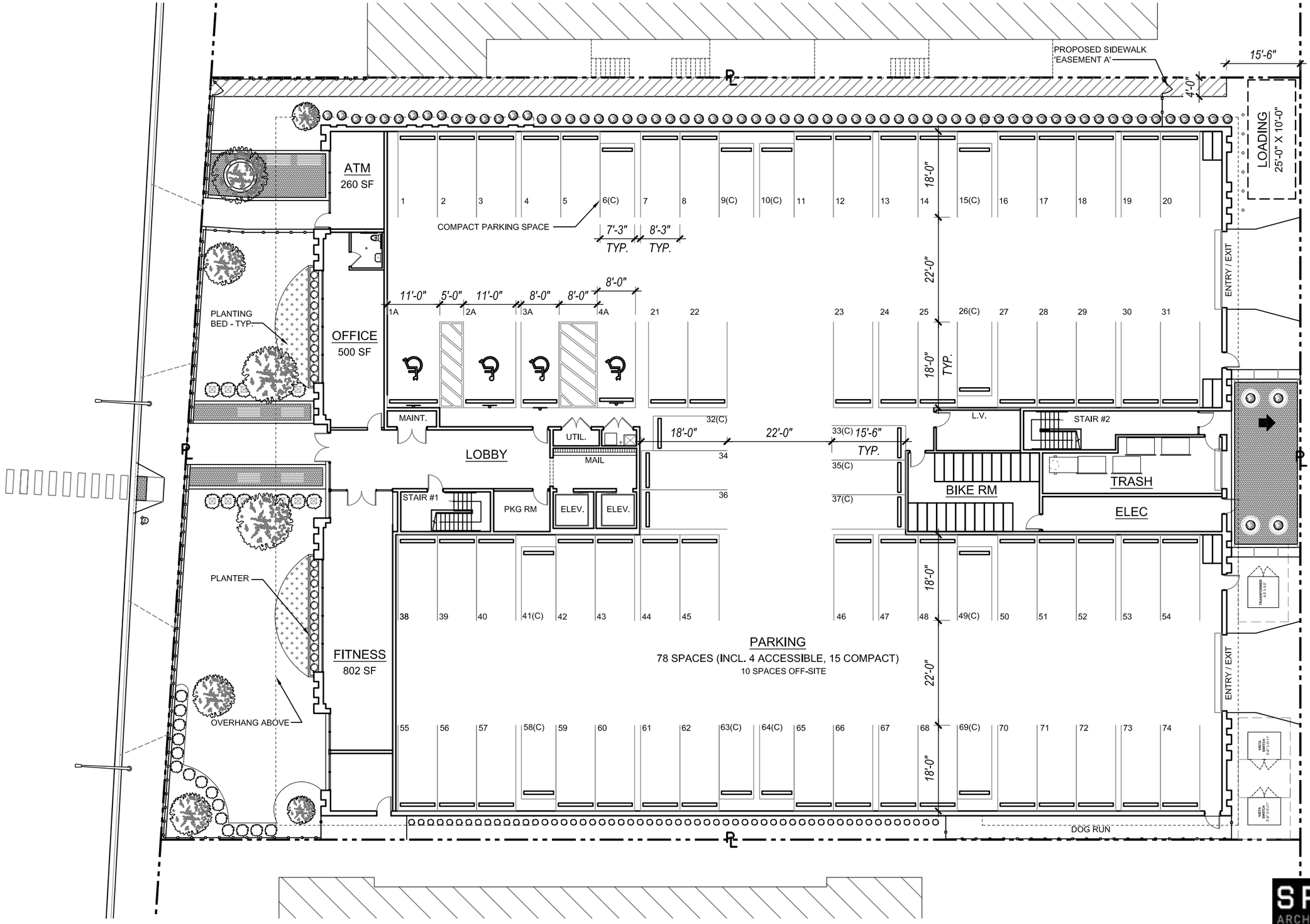


WALL SCONCE



DOWNLIGHT

SPACE ARCHITECTS + PLANNERS
A0.8
10.13.20
835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



1 1ST FLOOR PLAN

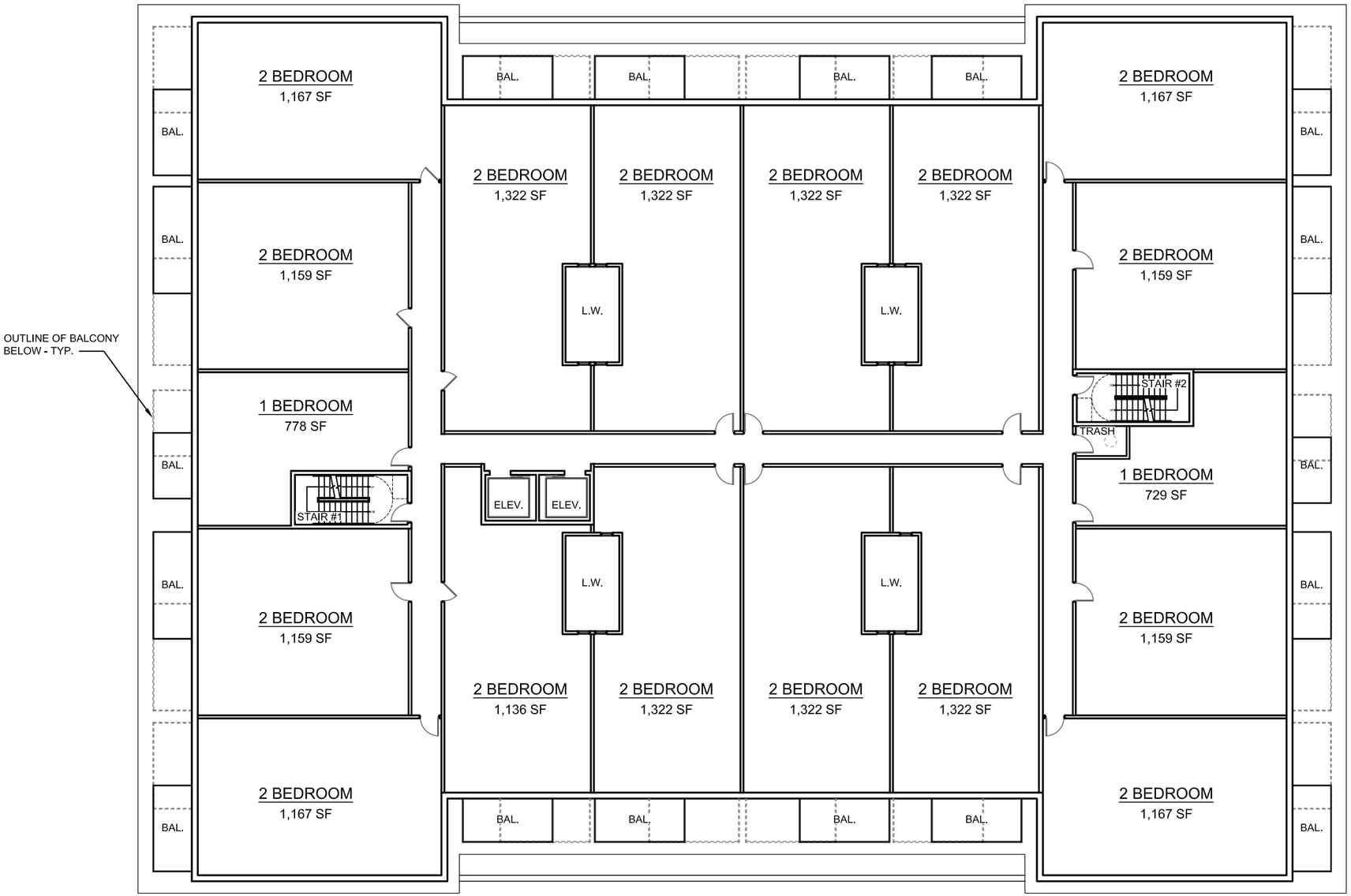
SCALE: 1" = 20'-0"

SPACE
ARCHITECTS + PLANNERS

A1.0

10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



DWELLING UNIT COUNT

2ND FLOOR
- (2) 1-BEDROOM
- (16) 2-BEDROOM

3RD FLOOR
- (2) 1-BEDROOM
- (16) 2-BEDROOM

4TH FLOOR
- (2) 1-BEDROOM
- (16) 2-BEDROOM

5TH FLOOR
- (2) 1-BEDROOM
- (16) 2-BEDROOM

6TH FLOOR
- (10) 2-BEDROOM
- (2) 3-BEDROOM

TOTAL 84 UNITS
- (8) 1-BEDROOM
- (74) 2-BEDROOM
- (2) 3 BEDROOM

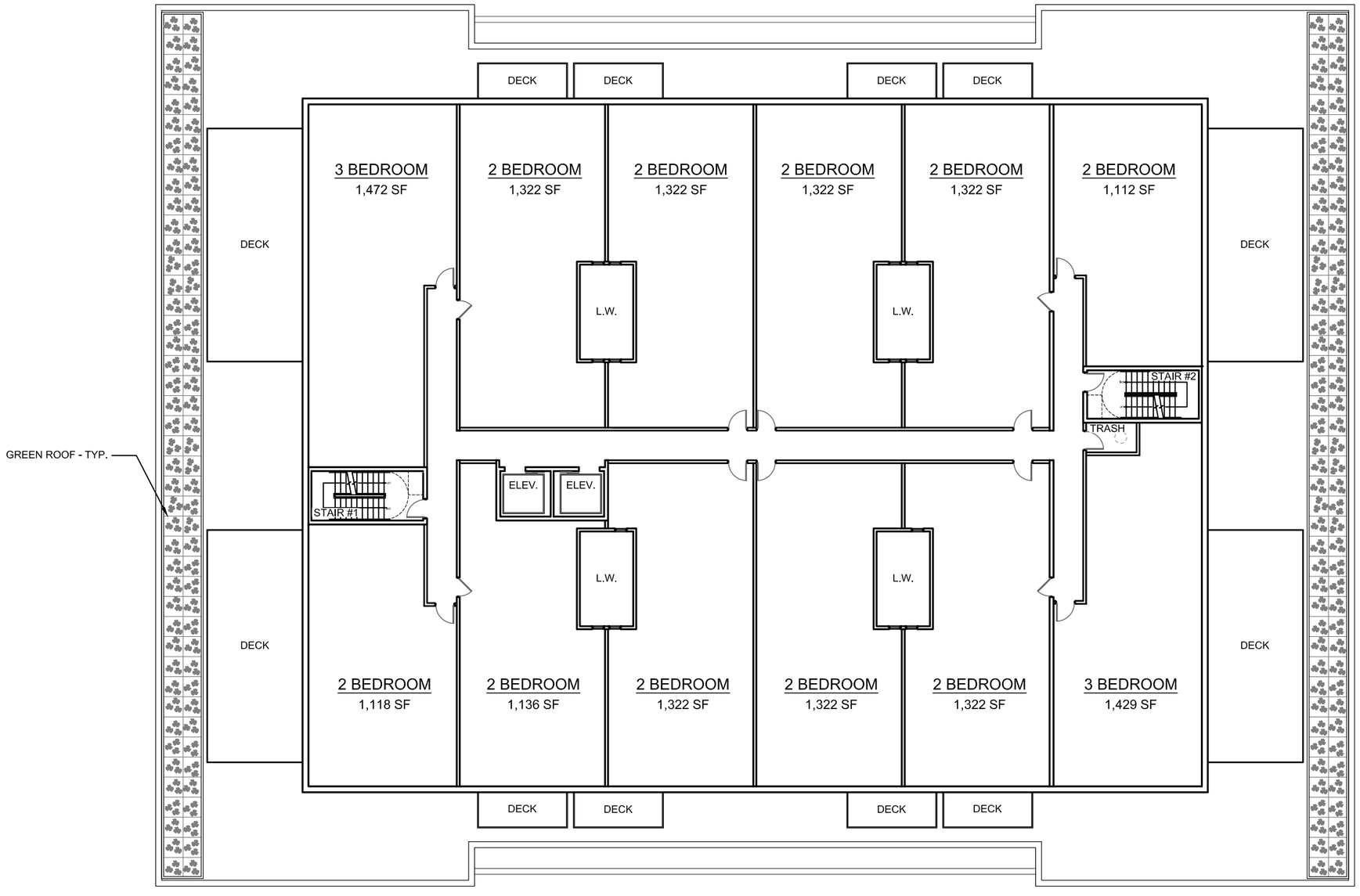
GROSS SF: 138,132 SF
TOTAL UNIT SF: 100,325 SF

1 2ND-5TH FLOOR PLAN

SCALE: 1" = 20'-0"

SPACE ARCHITECTS + PLANNERS
835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

A1.1
10.13.20



DWELLING UNIT COUNT

2ND FLOOR
- (2) 1-BEDROOM
- (16) 2-BEDROOM

3RD FLOOR
- (2) 1-BEDROOM
- (16) 2-BEDROOM

4TH FLOOR
- (2) 1-BEDROOM
- (16) 2-BEDROOM

5TH FLOOR
- (2) 1-BEDROOM
- (16) 2-BEDROOM

6TH FLOOR
- (10) 2-BEDROOM
- (2) 3-BEDROOM

TOTAL 84 UNITS
- (8) 1-BEDROOM
- (74) 2-BEDROOM
- (2) 3 BEDROOM

GROSS SF: 138,132 SF
TOTAL UNIT SF: 100,325 SF

1 6TH FLOOR PLAN

SCALE: 1" = 20'-0"

SPACE ARCHITECTS + PLANNERS

A1.2

10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

ALCOA REYNOBOND, ALUM. COMPOSITE METAL PANEL "CHAMPAGNE"

LOW-E, INSULATED, THERMALLY-BROKEN ALUM. WINDOWS, BLACK ANODIZED

ALUM. / GLASS RAILING SYSTEM

LIMESTONE BAND

ARRISCRAFT ARCHITECTURAL SERIES LINEAR BRICK "OBSIDIAN"

1 NORTH ELEVATION

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

0' 1' 2' 4' 8'

SPACE
ARCHITECTS + PLANNERS

A2.0
10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

1 EAST ELEVATION

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

0' 1' 2' 4' 8'

SPACE ARCHITECTS + PLANNERS

A2.1

10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

1 SOUTH ELEVATION

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

0' 1' 2' 4' 8'

SPACE ARCHITECTS + PLANNERS

A2.2

10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

1 WEST ELEVATION

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

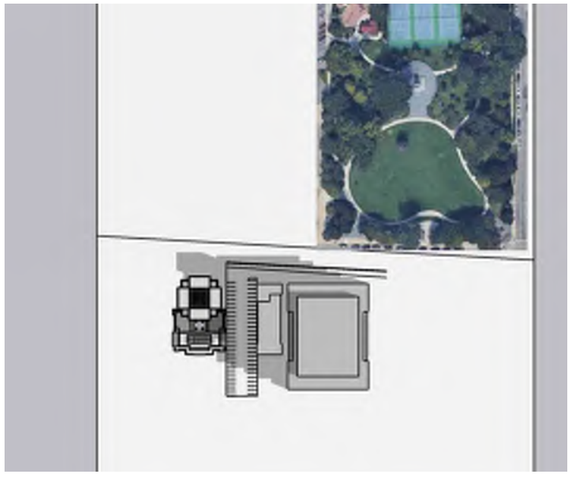
0' 1' 2' 4' 8'

SPACE ARCHITECTS + PLANNERS

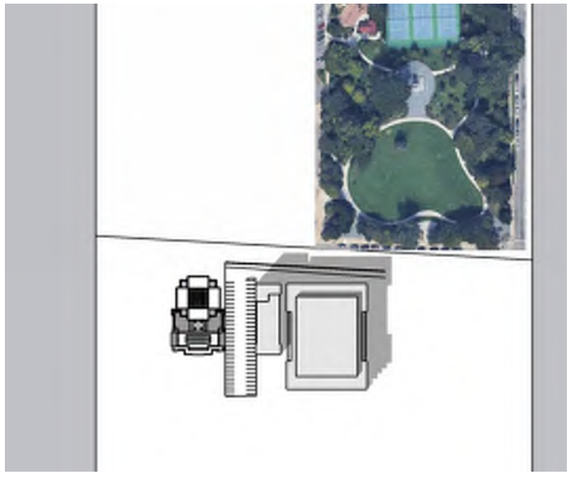
A2.3

10.13.20

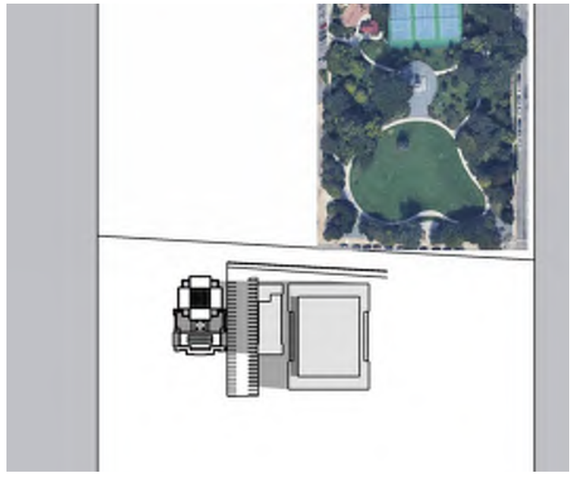
835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



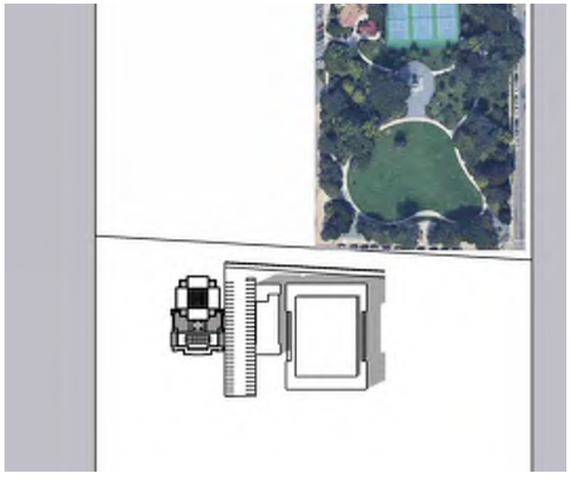
March 21 - 9am



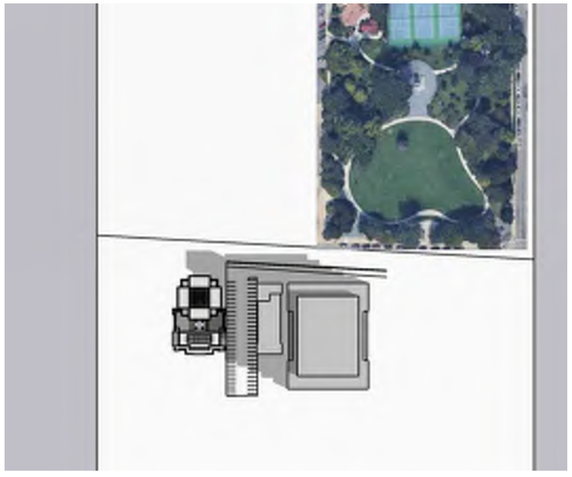
March 21 - 3pm



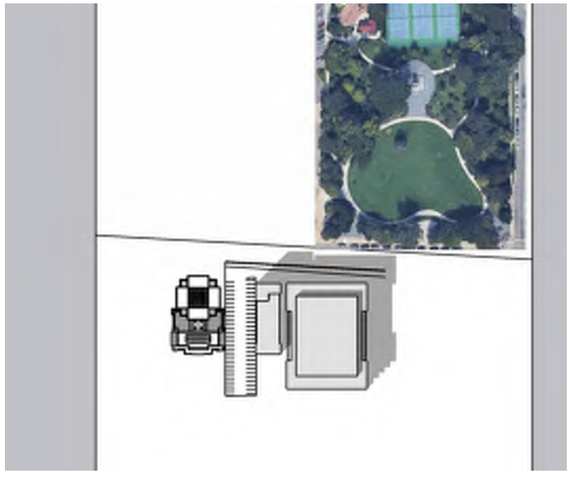
June 21 - 9am



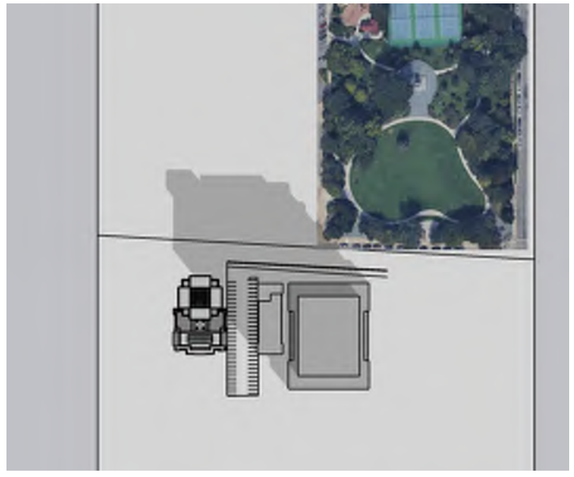
June 21 - 3pm



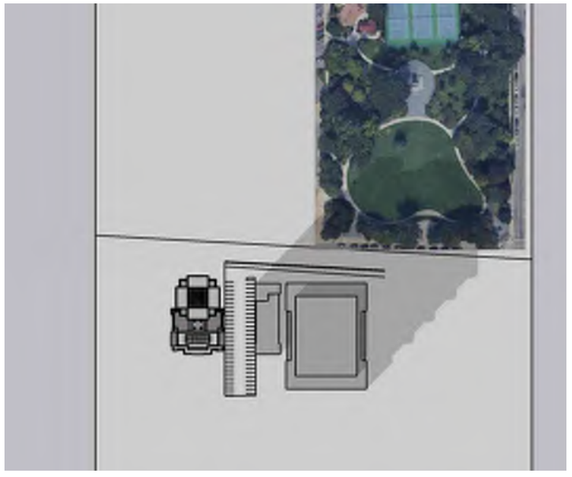
September 22 - 9am



September 22 - 3pm



December 21- 9am

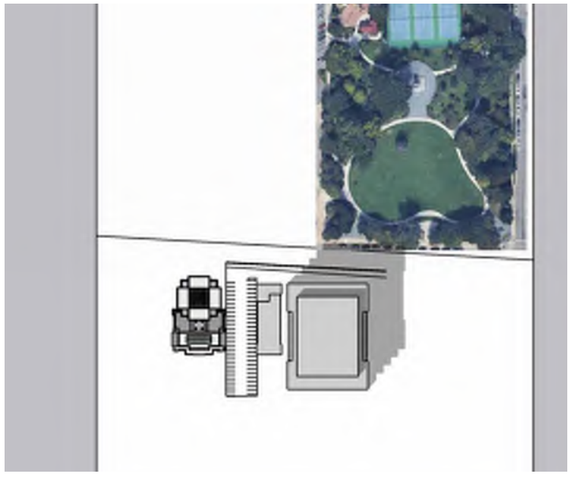


December 21 - 3pm

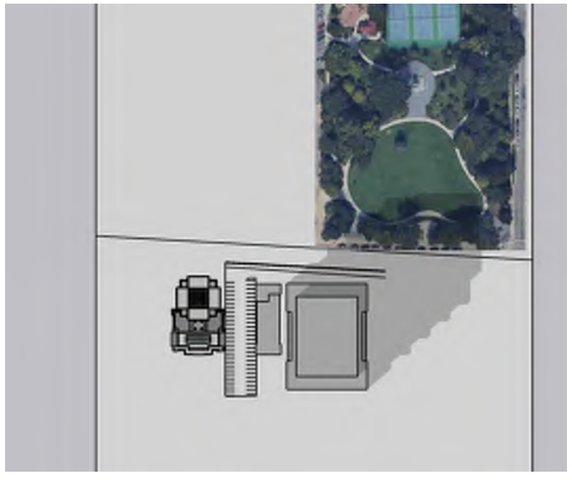
SPACE
ARCHITECTS + PLANNERS

A3.0
10.13.20

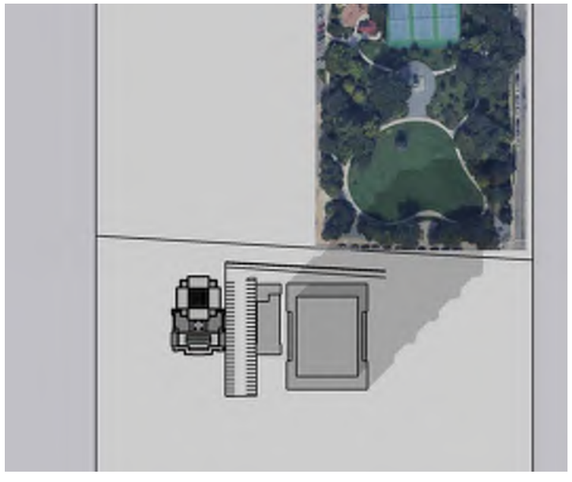
835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



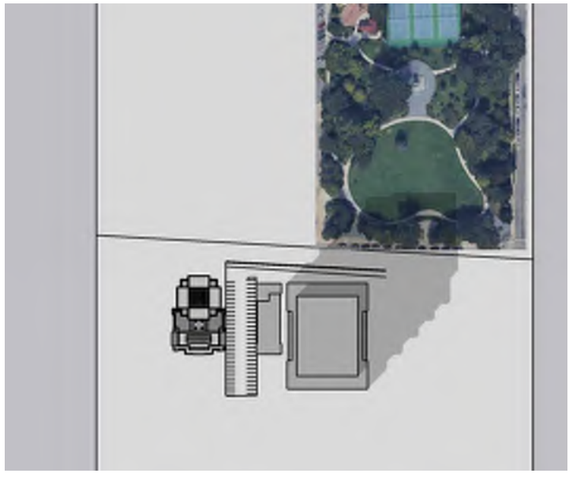
October 15 - 3pm



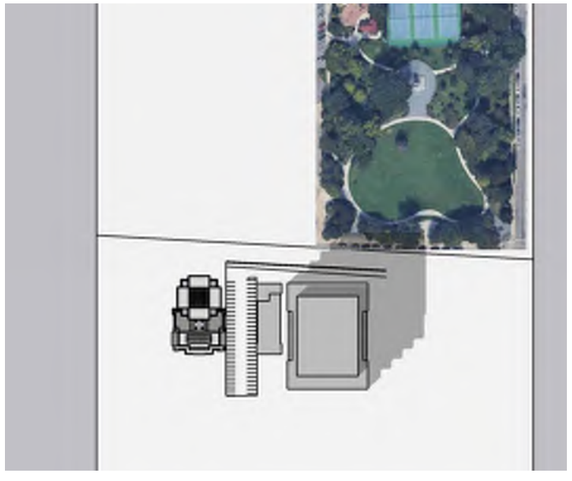
November 15 - 3pm



December 15- 3pm



January 15 - 3pm



February 15 - 3pm

SPACE
ARCHITECTS + PLANNERS

A3.1
10.13.20

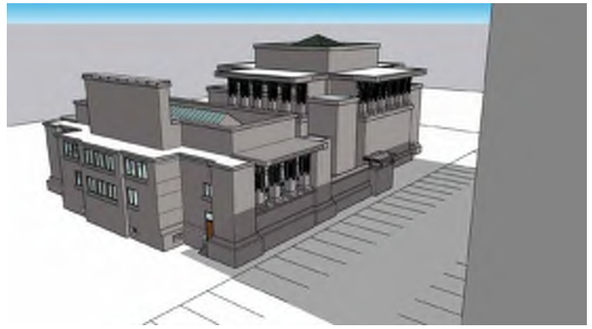
835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

EXISTING SHADOWS

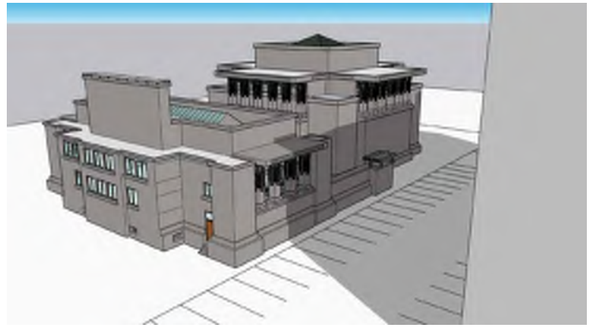
ANTICIPATED SHADOWS

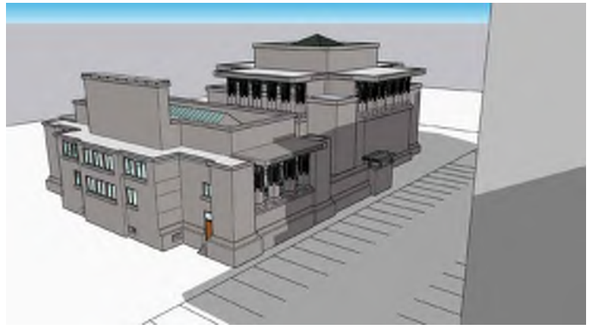
MARCH 21
9AM

JUNE 21
9AM

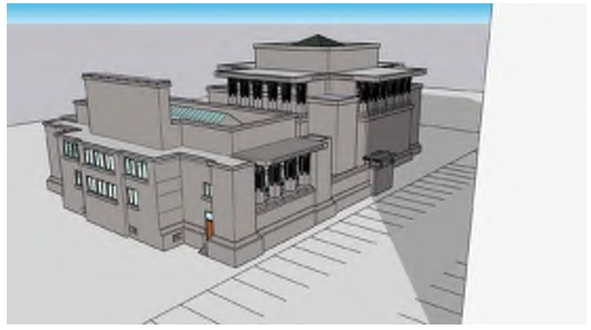


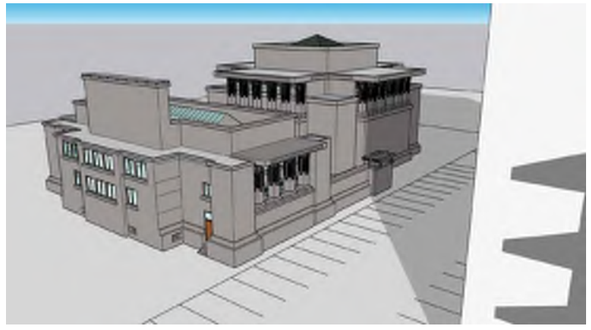
SEPT 22
9AM





DEC 21
9AM





CONCLUSIONS

The sun study provided reflects conditions in Oak Park, IL at 4 times of year including vernal & autumnal equinox, and winter & summer solstice, in both the morning and afternoon hours. The study conducted has taken into account the effect of Daylight Savings Time (DST). The site is subject to the UTC -5:00 time zone during Central Daylight Time (CDT, March 8th – Oct 31st) and UTC -6:00 time zone during Central Standard Time (CST, November 1st – March 7th).

Based on the study, it is our opinion that the new development's impact on Unity Temple will be negligible. An existing 6-story building to the west of the proposed site is the current cause of all shadows occurring on Unity Temple, including its stained glass windows. As our exhibit shows, the new development's shadows throughout the year will have no impact on the temple windows as proposed, and where additional shadows do occur on Unity Temple, they are limited to the ground plane or solid faces of the building. Based on our model we anticipate the new development will cast additional shadows onto the property of Unity temple for no more than a month, approximately March 8th – April 2nd, and will recede from the property line no later than 9:45 am on those days. This is due to the change from Central Standard Time to Central Daylight Time that occurs on March 8th.

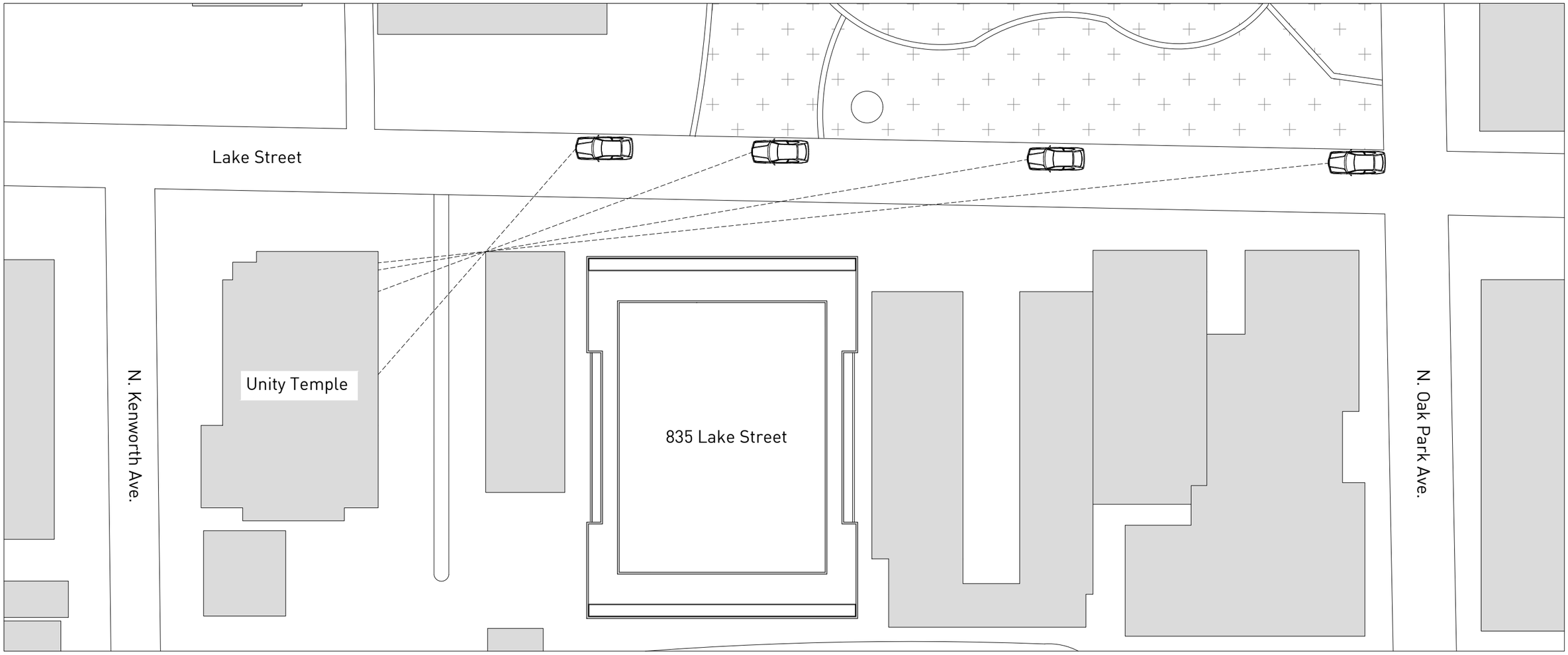
Our building will have some impact on the park to the north. From March 8th – October 5th, no shadows occur on the park property. October 5th – November 1st some shadows occur from 4pm on, in the southern half of the park. The new development will cast the most significant shadows into the park from November 1st – February 15th, from the hours of 3pm to sunset. This is due to the change from Central Daylight Time to Central Standard time, as well as the lower sun during the winter months. It is our opinion that this shadowing will have little impact on the usability of the park. During the spring & summer months the park is unaffected, and the range of highest impact occurs in the cold fall and winter months, when the park is less likely to be occupied, and especially not in the evening hours due to dropping temperatures and early sunsets.

SPACE ARCHITECTS + PLANNERS

A3.2

10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



1 UNITY TEMPLE SIGHT LINE DIAGRAM
SCALE: N.T.S.

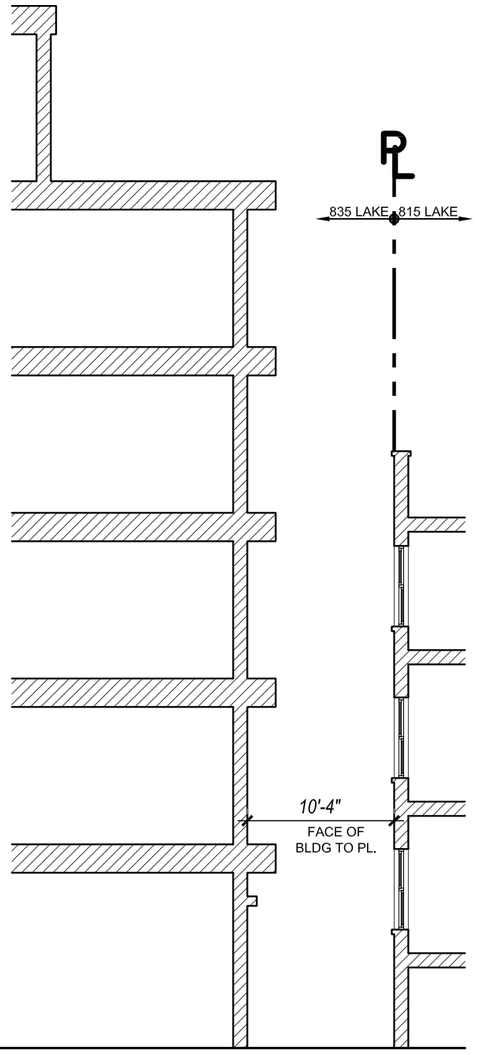
SPACE ARCHITECTS + PLANNERS

A3.3
10.13.20

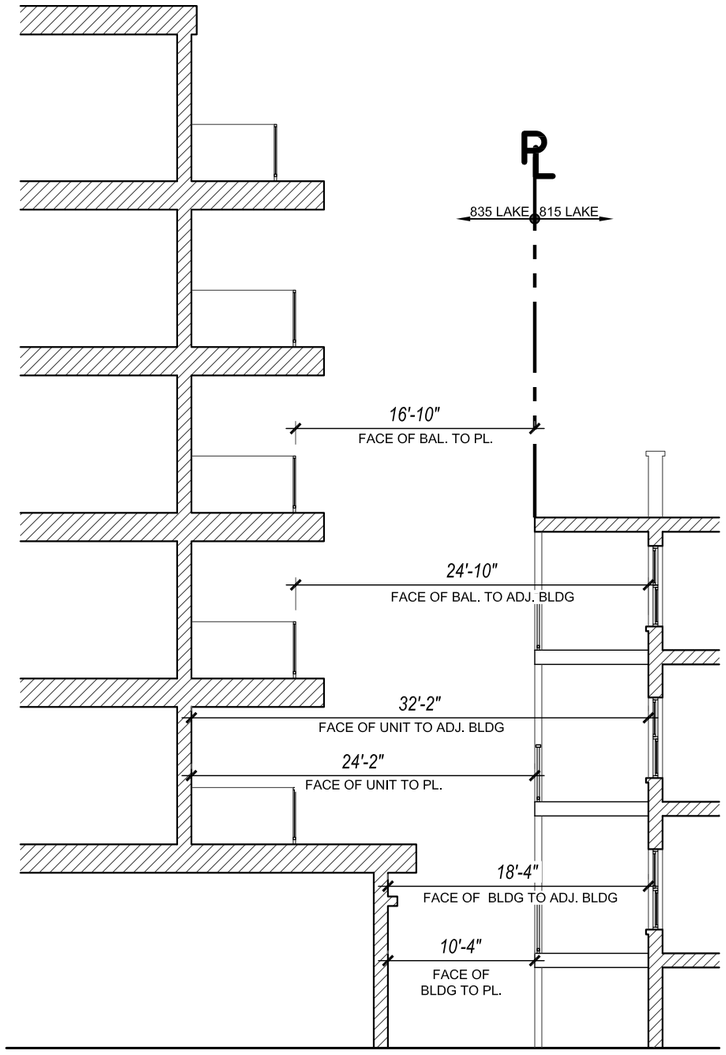
835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

SUMMARY:

MINIMUM SIDE YARD SETBACK: 10'-0"
FACE OF UNITS TO ADJACENT BUILDING: 32'-2"
FACE OF BALCONIES TO ADJACENT BUILDING: 24'-10"

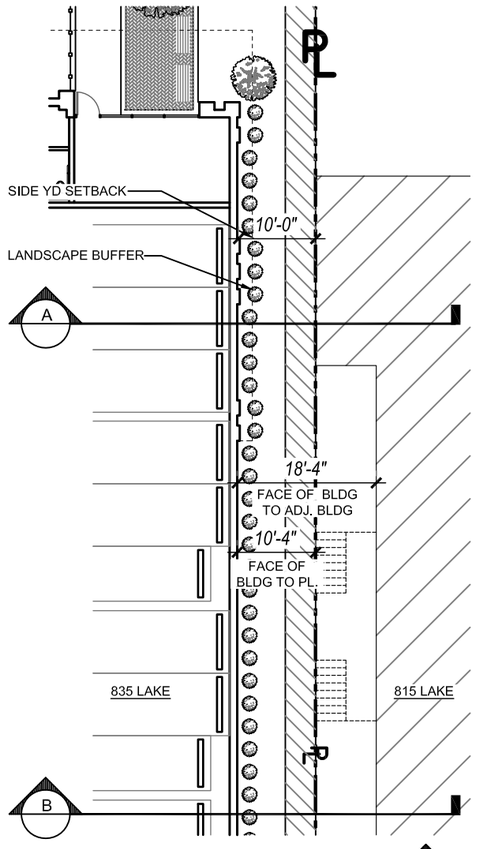


A: SECTION A-A
SCALE: 3/32" = 1'-0"

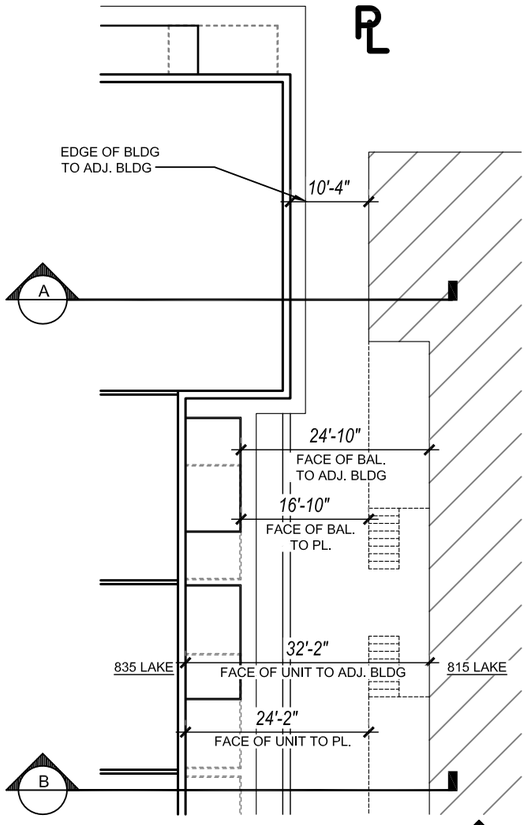


B: SECTION B-B
SCALE: 3/32" = 1'-0"

E: PHOTO OF E. PROP. LINE



C: 1ST FLR KEY PLAN
SCALE: 1" =20'-0"



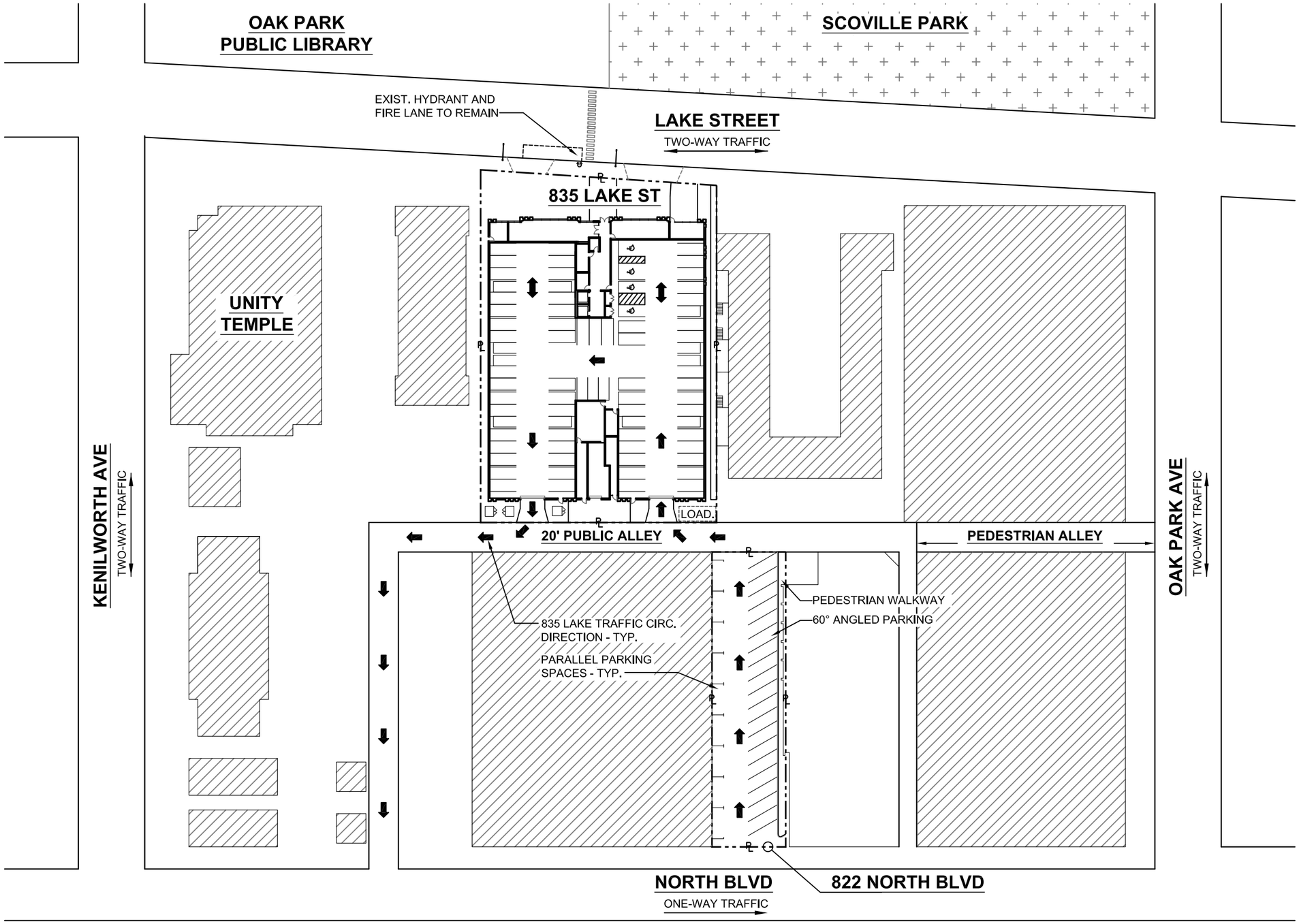
D: 2ND-5TH FLR KEY PLAN
SCALE: 1" =20'-0"

1 EAST SETBACK EXHIBIT

SCALE: VARIES

SPACE ARCHITECTS + PLANNERS
A3.4
10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



1 TRAFFIC CIRCULATION EXHIBIT

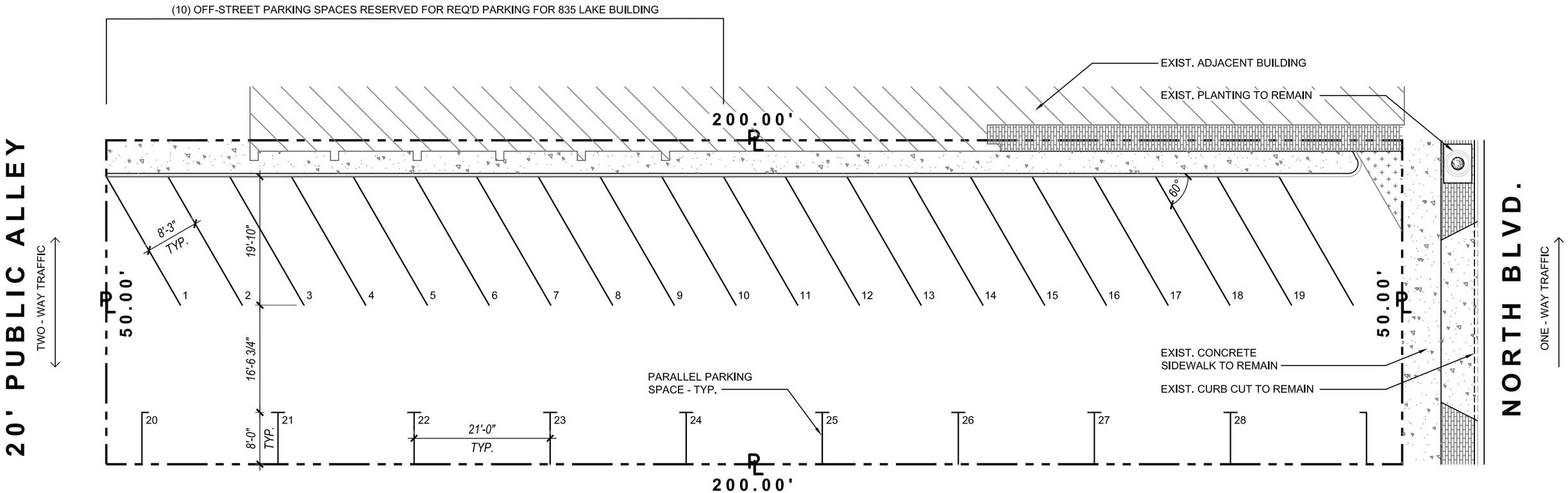
SCALE: 1" = 70'-0"

SPACE ARCHITECTS + PLANNERS

A3.5

10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP



1 822 NORTH BLVD SITE PLAN
SCALE: 1" = 15'-0"

SPACE ARCHITECTS + PLANNERS

A3.6
10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

COMPOSITE PANELING - DOUGLAS FIR

ALCOA REYNOBOND COMPOSITE PANEL - CHAMPAGNE

BLACK ANODIZED ALUMINUM

ARRISCRAFT ARCHITECTURAL LINEAR BRICK - OBSIDIAN

TRISTATE STONE - MONTROSE GRAY

SPACE
ARCHITECTS + PLANNERS

A3.7
10.13.20

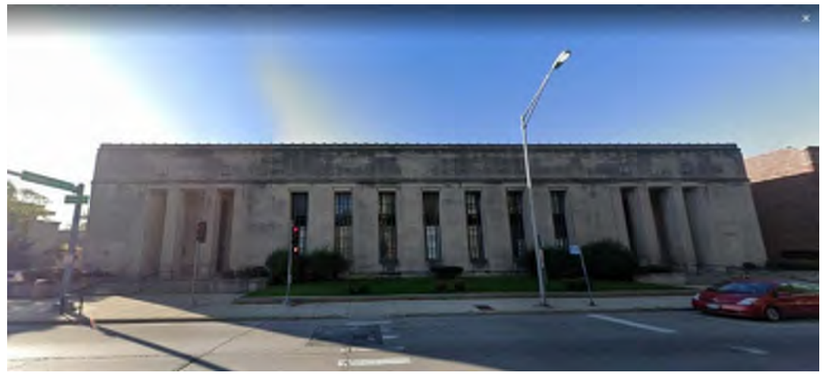
835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

1. LOOKING NORTH TO 950 LAKE STREET

950 Lake Street is a 20 story building that demonstrates that taller structures exists within the zone of influence. It also reflects contemporary style similar to 835 Lake Street.

2. GRACE EPISCOPAL CHURCH (924 LAKE STREET)

Grace Episcopal Church is a visually distinct building from 835 Lake. 835 Lake respects the historic character of this building through visual differentiation and also provides a significant front yard setback similar to the church.



3. LOOKING SOUTH TO U.S. POST OFFICE BUILDING (901 LAKE STREET)

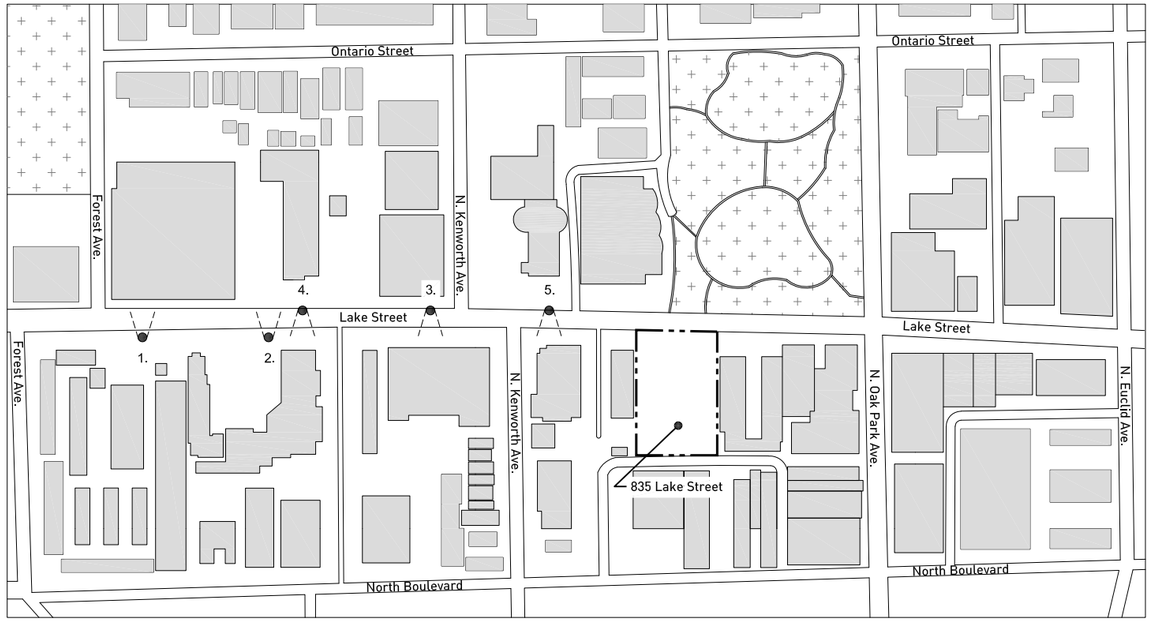
The USPS building is visually distinct from the proposed 835 Lake building which minimizes its impact on this historic structure.

4. CAVALRY MEMORIAL CHURCH (931 LAKE STREET)

Cavalry Memorial Church is visually distinct from the proposed 835 Lake building while sharing a similar front yard setback. The differentiation in style aids in not influencing the historic character of this building.

5. LOOKING SOUTH TO UNITY TEMPLE

835 Lake Street does not impose on the style, size and scale of Unity Temple, and further seeks to respect the character of this iconic building through horizontal emphasis and the incorporation of pilasters at the ground level.



KEY PLAN

1 LANDMARK DISTRICT EXHIBIT

SCALE: N.T.S.

SPACE ARCHITECTS + PLANNERS

A3.8

10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

1. LOOKING SOUTH TO 853 LAKE STREET

853 Lake Street is a 6 story building directly adjacent to the proposed 835 Lake Street building. It is visually distinct, while also compatible through similar size, scale and set back.

2. LOOKING SOUTH TO 815 LAKE STREET

815 Lake Street is visually distinct through materiality and style, with a front yard setback similar to the proposed 835 Lake building. From the street, the 835 Lake building will appear to be 1 1/2 stories taller, respecting the scale of 815 Lake Street.

3. LOOKING SOUTH TO 800 LAKE STREET

800 Lake Street and the proposed 835 Lake building share a similar articulation of their facades through the use of pilasters along with a strong horizontal emphasis.

CONCLUSIONS

1. The proposed 835 Lake showcases compatibility through similarities in size, scale, set-back, massing, material and character of buildings with existing structures within our prescribed zone of influence (two blocks on each side of the same street as proposed, and three blocks across the street from proposed).

2. Through a differentiation of materiality and style, the new building does not change the historical character of buildings in the zone of influence.

3. The proposed building has the same front entrance facing the same direction as structures on the same block and adjacent blocks in the zone of influence.

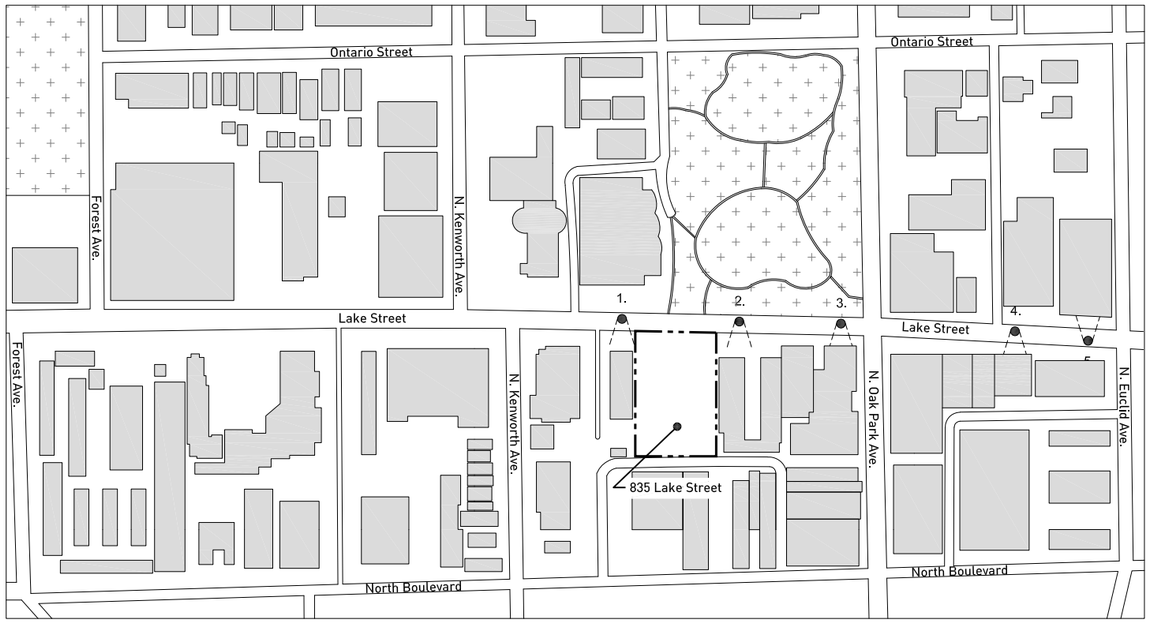
4. Stylistic and proportional similarities showcase the compatibility of the proposed 835 Lake building to structures within the zone of influence while remaining visual distinct from the historic structures in this area.

4. LOOKING SOUTH TO 715 LAKE STREET

715 Lake Street is an 8 story building which is similar to size and scale of 835 Lake Street, distinct with its larger height.

5. LOOKING NORTH TO 702 LAKE STREET

This 5 story building shares similarities with the proposed 835 Lake Street through compatible use of material (glass) and a strong horizontal emphasis, which serves as a subtle contemporary nod to Unity Temple.



KEY PLAN

1 LANDMARK DISTRICT EXHIBIT
SCALE: N.T.S.

SPACE ARCHITECTS + PLANNERS

A3.9
10.13.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

PLANTING NOTES

1. LANDSCAPING CONTRACTOR (Contractor) shall visit the site, inspect existing conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities.

2. Contractor shall verify location of all on-site utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television may be located by calling J.U.L.I.E. at (1-800-892-0123), and Badger pipeline may be located by calling Digger's Hotline at (1-800-242-8511). Any damage or interuption of services shall be the responsibility of the Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owners Representative prior to commencing work.

3. Contractor responsible for application and cost of all necssary building permits and code verifications. Submit copies of all documents to Owner and the Architect.

4. All shrub bed and trees shall be mulched with a 3" continuous layer of shredded bark. All ground cover and perennial beds shall be mulched with a 1" layer of shredded bark. All deciduous trees shall be mulched with a 3 ft. diameter circle mulch. All evergren trees shall be mulched to the drip line.

5. Perennial and ground cover beds shall be amended with a 2" layer of mushroom compost, tilled to a depth of 6". raked smooth, fertilized with commercial 10-6-4 fertilizer at a rate of 25 lbs. per 1000 S.F. planted, covered with 1" layer of shredded bark mulch and watered.

6. Edging to be EDG-KING brand plastic edging or approved equal. EDG-KING to be installed with horizontal steel stakes at 36" spacing. Install per manufacturer's specifications in all areas indicated on plan. Provide manufactured joints and 90° degree fittings at all corners.

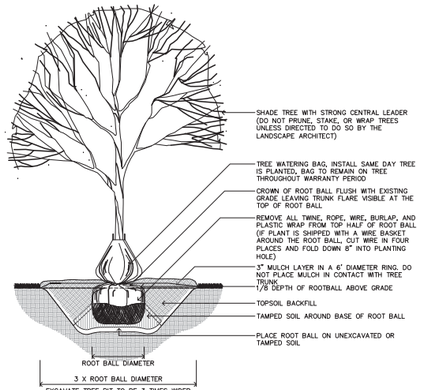
7. The topsoil condition for this project site is as follows:

   Contractor will be required to place and finish grade topsoil supplied by others at specified depths in planting and lawn areas. (Planting areas [12 inches], Lawn areas [6 inches]).

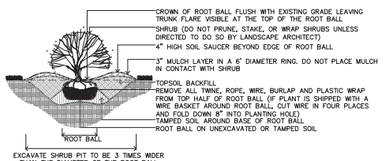
8. Guarantee of plants for one (1) year shall begin after acceptance by the Architect and /or Owner. The Owner shall assume maintenance responsibilities of all plant material, including watering, cultivating, weeding, mulching, and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition. The Contractor shall guarantee all plants to be in a healthy, vigorous condition for a period of one (1) year following acceptance. Contractor shall replace without cost to the Owner, any dead or unacceptable plants, as determined by the Architect during and at the end of the Guaranteed Period. Subsequent replacment of plant material shall be borne jointly by Contractor and Owner. Owner will pay wholesale cost of plant material, plus reasonable charge for delivery, and Contractor will bear cost of labor for installation per specifications.

9. Seeded lawn to be a combination of bluegrass, perennial rye and rye fescue with following analysis by wieght: 30% Rugby Kentucky Bluegrass, 20% Park Kentucky Bluegrass, 20% Creeping Red Fescue, 20% Scaldis Hard Fescue, 10% perennial Ryegrass. Seed to be applied at a rate of 4 lbs per 1,000 S.F.. All seeded lawn areas shall be fertilized at installation with 0-26-26 analysis, at a rate of 6 lbs per 1,000 S.F.. Second application of 15-40-5 to be applied at a rate of 6 lbs per 1,000 S.F. after first cutting. Acceptance and guarantee notes shall apply to all seeded areas.

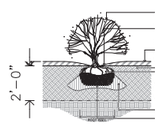
10. Acceptance of grading and seeding shall be by the Architect and Owner. The Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, reseeding and other operations necessary to keep lawn in thriving condition. Upon final acceptance by the Architect and/or Owner, Owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show uniform stand of grass for any reason whatsoever shall be reseeded reapetedly until all areas are coverd with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare spots, one of which are larger than 1 square foot and when combined do not exceed 2% of total seeded lawn area.

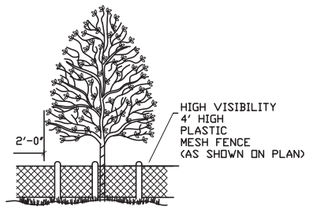


SECTION - DECIDUOUS TREE INSTALLATION DETAIL



SECTION - SHRUB INSTALLATION DETAIL

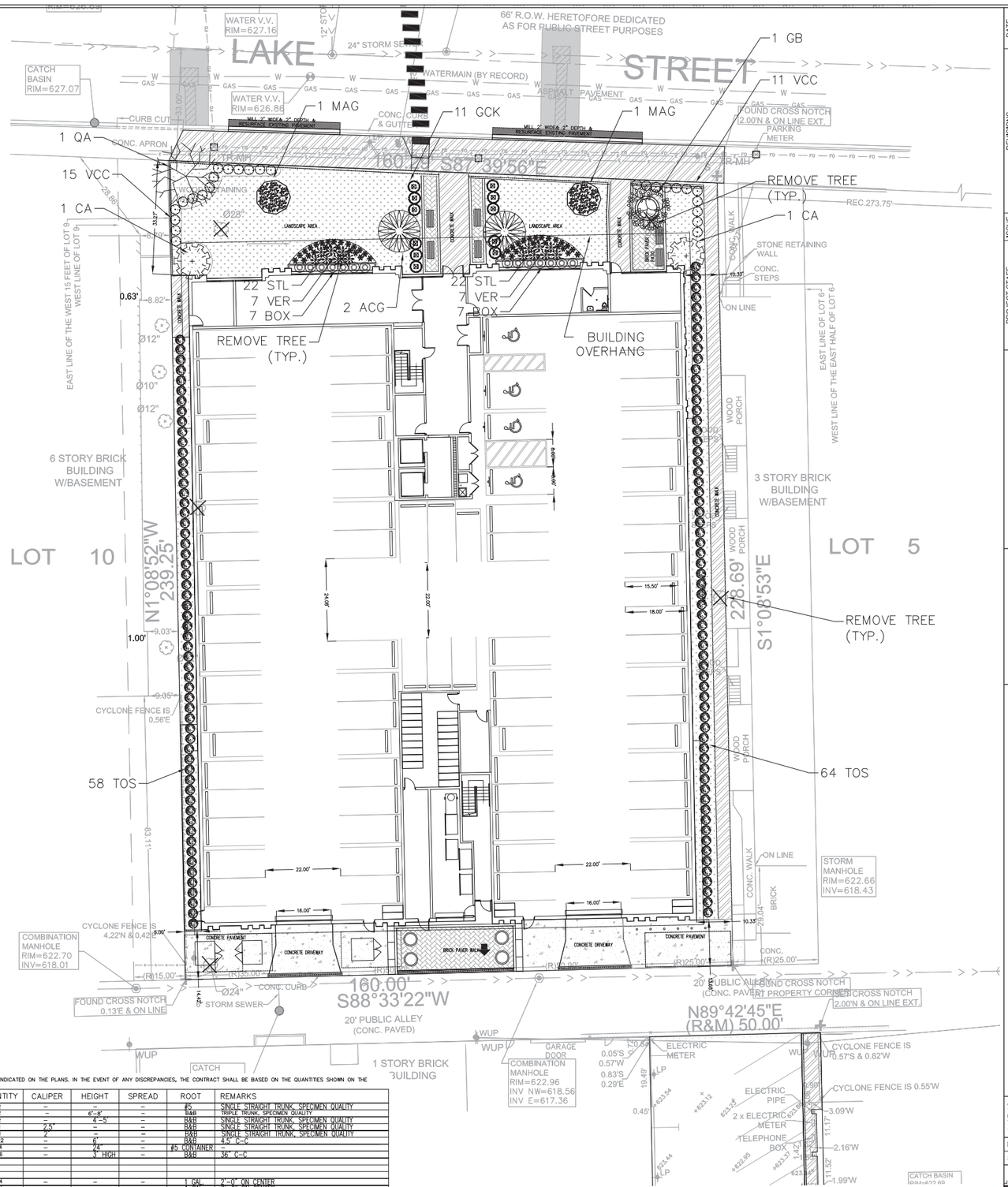




TREE PROTECTION DURING CONSTRUCTION
SCALE: N.T.S.

VILLAGE NOTES

- ALL TREE TRIMMING OF PARKWAY TREES SHALL BE DONE BY A CONTRACTOR APPROVED BY THE VILLAGE AND THE VILLAGE SHALL BE ON-SITE DURING TREE TRIMMING WORK
- THE DEVELOPER BE REQUIRED PROVIDE A DEPOSIT (ESCROW, BOND, ETC.) FOR $25,000 (THE APPROXIMATE VALUE OF THE PARKWAY TREES AS DETERMINED BY THE VILLAGE FORESTER). THE DEPOSIT WILL BE REQUIRED PRIOR TO ISSUING BUILDING PERMITS AND EXTEND FOR A PERIOD OF UP TO ONE YEAR FROM FINAL OCCUPANCY PERMITS BEING ISSUED. SHOULD TREE PRUNING WORK OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT DAMAGE OR OTHERWISE NECESSITATE THE REMOVAL OF ANY OF THE VILLAGE'S PARKWAY TREES ALONG THE DEVELOPMENT'S FRONTAGES OF MADISON OR GUNDERSON AS DETERMINED BY THE VILLAGE FORESTER, THE VILLAGE MAY USE THE DEPOSIT FUNDS TO REMOVE, PRUNE, AND/OR REPLACE TREES IN THE RIGHT OF WAY ADJACENT TO THE DEVELOPMENT.



PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
TREES	CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	2	–	–	–	B5	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	ACG	AMELANCHER CANADENSIS 'GLENNFORM'	RAINBOW PILLAR SERVICEBERRY	2	–	6'-8'	–	B&B	TRIPLE TRUNK, SPECIMEN QUALITY
	MAG	MAGNOLIA STELLATA 'ROYAL STAR'	STAR MAGNOLIA	2	–	4'-5'	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GB	GINKGO BILOBA	GINKGO	1	2.5"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QA	QUERCUS ALBA	WHITE OAK	1	2"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	TOS	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN ARBORVITAE	122	–	6'	–	B&B	4.5' C-C
	BOX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	14	–	24"	–	#5 CONTAINER	–
	VCC	Viburnum carlesii 'Compacta'	Dwarf Koreanspice Viburnum	26	–	3' HIGH	–	B&B	36" C-C
PERENNIALS	STL	HEMEROCALLIS – HAPPY RETURNS	DAY LILIES	44	–	–	–	1 GAL.	2'-0" ON CENTER
	VER	VERONICA ROYAL CANDLES	PINK VERONICA	14	–	–	–	1 GAL.	2'-0" ON CENTER
	GCK	GRASS-CALAMAGROSTIS-KARLFOERSTER'	FEATHER REED GRASS	11	–	36"	–	5 GAL.	–

PER ORDINANCE (11.5(C)) FOR 160 LF OF FRONTAGE,
WE WILL NEED 4 SHADE TREES OR 8 ORNAMENTAL TREES AND 40 BUSHES.
PROVIDED 1 SHADE TREE AND 6 ORNAMENTAL TREES AND 40 SHRUBS

DATE	REVISIONS	ISSUE
06-30-2020	PRELIMINARY PLAN FOR PD	A
09-01-2020	REVISED PER PD COMMENTS	B
10-14-2020	REVISED SITE PLAN	C

PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.	
ENGINEER:	A. VEER P.E.	
ENGINEER:	W. HEPBURN	
TECHNICIAN:		

BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

LANDSCAPE PLAN

NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT
835 LAKE ST., OAK PARK, ILLINOIS

NOT FOR CONSTRUCTION

PROJECT NUMBER: 20208
START DATE: JUNE 18, 2020
GRAPHIC SCALE
0
SCALE: 1/16" = 1'-0"

PREPARED BY: ABHIJIT VEER
LICENSE NO: IL-4809A

SHEET NUMBER
L-1.0

BENCHMARK INFO

THE STATION IS LOCATED ABOUT 7.6MI EAST OF ELMHURST, 2.7MI NORTH OF BERWIN AND 1.2 MI EAST –SOUTH EAST OF RIVER FOREST IN THE VILLAGE OF OAK PARK. THE STATION IS IN GRASS PARKWAY OF ONTARIO STREET AT THE NORTHEAST QUADRANT OF EUCLID AVENUE AND ONTARIO STREET, 36FT EAST OF THE CENTER LINE OF EUCLID AVENUE, 14.5 FT SOUTH–SOUTHEAST OF A BRICK PILLAR FOR A WROUGHT IRON FENCE AND 3 FT NORTHWESTERLY OF A STOP SIGN. THE MARK IS THE TOP OF A STAINLESS STEEL ROD DRIVEN TO REFUSAL.

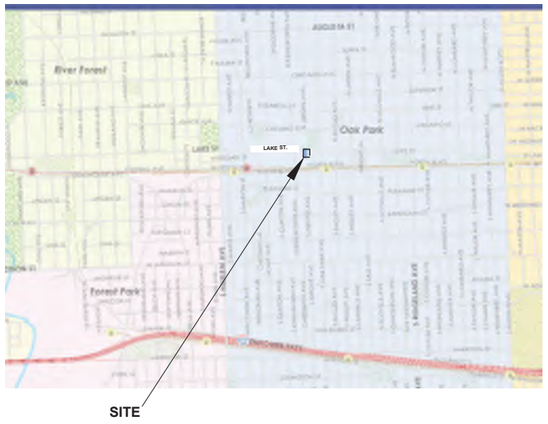
ELEVATION = 621.36 FEET NAVD 1988

NEW MULTI-FAMILY RESIDENTIAL BUILDING
SITE DEVELOPMENT PLAN
835 LAKE ST. & 822 NORTH BLVD.,
OAK PARK, COOK COUNTY, IL
PRELIMINARY PLAN

SECTION: 7
TOWNSHIP: 39N
RANGE: 13E

PIN: 16-07-129-013,
16-07-129-014,
16-07-129-020

SITE LOCATION MAP



AERIAL MAP

DRAWING INDEX:

PROJECT NARRATIVE

GENERAL: PROPOSED RESIDENTIAL BUILDING WITH PARKING LOT ON GROUND FLOOR IS PROPOSED ON A 0.859 AC. PARCEL.

AREA SUMMARY:
TOTAL AREA OF SITE: 0.859 ACRES + 0.230 ACRES = 1.089 ACRES
DISTURBED AREA OF SITE: 0.859 ACRES + 0.018 ACRES = 0.877 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF SITE. THERE ARE NO WETLANDS WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN A COMBINED SEWER AREA.

DETENTION/VOLUME CONTROL FACILITY: DETENTION (SITE AREA<3AC.) IS NOT REQUIREMENT PER MWRD AND VOLUME CONTROL (SITE AREA>0.5AC.) IS REQUIRED PER MWRD REGULATIONS.

SANITARY SEWERS: TWO SERVICES 6" SANITARY SERVICE & 8" STORM SEWER FROM THE BUILDING ARE PROPOSED TO CONNECT TO A NEW 8" COMBINED SEWER AND CONNECT TO THE EXISTING COMBINED SEWER MAIN.

SOILS/INFILTRATION RATE: N/A.

GROUNDWATER ELEVATION: N/A.

COMBINED SEWER ROUTE MAP

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT–OF–WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.
2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

_____ _____

ENGINEER DATE

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892–0123

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE		
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		
WATER VALVE		
GRADE		
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		
DOWNSPOUT (ROOF DRAINS)		
WATER B. BOX		
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK		W XXX.XX B/W XXX.XX
DESPRESSED CURB BOTTOM OF GUTTER		D/C XXX.XX B/G XXX.XX
MOUNTABLE CURB		M/C XXX.XX B/C XXX.XX

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED

REVISIONS	ISSUE	DATE
PRELIMINARY PLAN PER PD	A	08/30/2020
REVISED PER PD COMMENTS	B	09/14/2020
REVISED PER PD COMMENTS	C	10-13-2020

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HERRAN
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
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PARK RIDGE, IL 60068 FAX: (847) 823-3303
bono@bonoconsulting.com

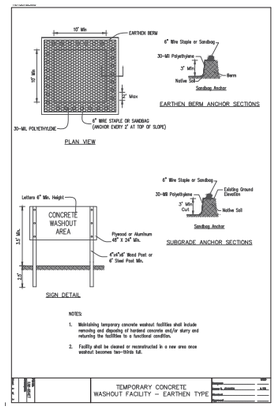
TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP

NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT
835 LAKE ST. & 822 NORTH BLVD., OAK PARK, ILLINOIS

NOT FOR CONSTRUCTION

PROJECT NUMBER: 20208
START DATE: JUNE 18, 2020
GRAPHIC SCALE
SCALE: NTS

SHEET NUMBER
1 OF 7



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 6 (EXCEPT THE EAST HALF THEREOF), ALL OF LOTS 7 AND 8 AND LOT 9 (EXCEPT THE WEST 15 FEET OF LOT 9) IN HOLLEY AND SMITH'S SUBDIVISION OF LOT 18 AND OF SUB LOTS 1 AND 2 IN SCOVILLE'S SUBDIVISION OF LOT 17 IN KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **835 LAKE STREET, OAK PARK, ILLINOIS**

PERMANENT INDEX NUMBERS:
16 - 07 - 129 - 013 - 0000
16 - 07 - 129 - 014 - 0000

AREA = 37,435 SQ. FT. OR 0.859 ACRES

LOT 17 IN HOLLEY AND SMITHS SUBDIVISION OF LOT 18 AND LOTS 1 AND 2 IN J.W. SCOVILLES SUBDIVISION OF LOT 17 IN KETTLESTRINGS SUBDIVISION OF LAND IN SOUTH EAST CORNER OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **822 NORTH BOULEVARD, OAK PARK, ILLINOIS**

PERMANENT INDEX NUMBER: 16 - 07 - 129 - 020 - 0000

AREA = 10,003 SQ. FT. OR 0.230 ACRE

CALL JULIE TOLL FREE 1-800-892-0123

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

REFERENCE BENCHMARK #DQ5314:
THE STATION IS LOCATED ABOUT 7.6MI EAST OF ELMHURST, 2.7MI NORTH OF BERWIN AND 1.2 MI EAST -SOUTH EAST OF RIVER FOREST IN THE VILLAGE OF OAK PARK. THE STATION IS IN GRASS PARKWAY OF ONTARIO STREET AT THE NORTHEAST QUADRANT OF EUCLID AVENUE AND ONTARIO STREET, 36FT EAST OF THE CENTER LINE OF EUCLID AVENUE, 14.5 FT SOUTH-SOUTHEAST OF A BRICK PILLAR FOR A WROUGHT IRON FENCE AND 3 FT NORTHWESTERLY OF A STOP SIGN. THE MARK IS THE TOP OF A STAINLESS STEEL ROD DRIVEN TO REFUSAL.
ELEVATION = 621.36 FEET NAVD 1988

#835

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
REGULAR	43
HANDICAP	2
TOTAL	45

#822

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
REGULAR	39
HANDICAP	0
TOTAL	39

NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the faciliities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE –2021

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
TEMPORARY CONSTRUCTION EXITS			■																						
TEMPORARY CONTROL MEASURES			■	■	■	■	■	■	■	■	■														
SEDIMENT CONTROL BASINS			■	■																					
STRIP & STOCKPILE TOPSOIL			■																						
ROUGH GRADE			■	■																					
STORM FACILITIES			■	■	■																				
SITE CONSTRUCTION			■	■	■																				
PERMANENT CONTROL STRUCTURES			■	■	■	■	■	■																	
FOUNDATION / BUILDING CONSTRUCTION			■	■	■	■	■	■																	
FINISH GRADING						■	■	■																	
LANDSCAPING/SEED/FINAL STABILIZATION										■	■														

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

SEEDING INFORMATION
CONTRACTOR TO SEED ALL DISTURBED AREA.
TURF GRASS SEED MIX:
FURNISH AND APPLY SUNNY TURF GRASS SEED MIX (TIMOTHY–33.3% / ORCHARDGRASS–33.3% / KENTUCKY BLUEGRASS–33.3%, SEEDING RATE=70 LBS./ACRE AND COMMON OATS=30 LBS./ACRE FOR A TOTAL 100 LBS./ACRE. OVERSEED WITH 10 LBS./ACRE ANNUAL RYE. SEEDING MUST COMMENCE WITHIN 1 WEEK OF THE COMPLETION OF FINAL GRADING.

TEMPORARY SEEDING, SPECIES, RATES, & DATES

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

SPECIES	LBS/ ACRE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
OATS	90			■	■	■							
CEREAL RYE	90						■	■	■				
WINTER WHEET	90									■	■	■	
WINTER MULCH	25	■	■										■

SILT FENCE PLAN

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO.
IUM-620
SHEET 1 OF 2
DATE 3-16-12

TEMPORARY SOIL STOCKPILE DETAIL

NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access to the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO.
IUM-627
SHEET 1 OF 1
DATE JANUARY 2017

BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA–POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF–SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE – I
1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH OUT PROJECT.
2. USE LAKE AVE. FOR CONSTRUCTION ACCESS, USE DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. ~~CLEAR AND REMOVE BRUSH AND TREES~~.
5. ~~CONSTRUCT DETENTION FACILITY WITHIN 30DAYS OF TREE REMOVAL/BRUSH CLEARING~~.
6. INSTALL UTILITIES AND PERFORM MASS GRADING.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE–CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND–DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24–HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24–HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

7. CONSTRUCT ~~AND STABILIZE SEDIMENT BASIN(S) AND~~ SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
8. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
9. BEGIN CLEARING/DEMO AND GRUBBING THE SITE.
10. BEGIN GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. ~~INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED~~.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. ~~PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE~~.
6. PREPARE SITE FOR PAVING.
7. PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
12. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION–RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
   a) ~~Submittal of a Notice of Intent (NOI) to IEPA.~~
   b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
   c) Implementation of the SWPPP.
   d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
   e) Weekly reports after ½" rainfall or 5" snowfall.
   f) Documentation of changes to ESC plan.
   g) ~~Submittal of a Notice of Termination (NOT) when final stabilization is achieved~~.
   h) Follow Illinois Urban Manual (IUM) for sediment and erosion control guidelines.
2) ~~Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.~~
3) ~~In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1') foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds~~.
4) The contractor shall maintain existing positive drainage from off-site at all times during construction.
5) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
   a) Under structures. Building slabs, steps and pavements. Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
   b) Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
   c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
6) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
7) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
10) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
11) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
13) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
16) ~~Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any and all **other** site seeding **may** be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer~~.
17) The contractor shall install all erosion control items prior to commencement of any work.
18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

GENERAL NOTES:

FRAME: TOP FLANGE FABRICATED FROM 1¼"X1¼"X1/8" ANGLE. BASE RIM FABRICATED FROM 1½"X1/2"X1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1¼"X1/4" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./ SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.
FILTER FOR OTHER SHAPE GRATES SHALL BE APPROVED IN ADVANCE OF PLACEMENT BY VILLAGE ENGINEERING.

NOT TO SCALE

REVISED:01-01-09

FILTER FOR ROUND OPEN (TYPE 1) GRATE & FRAME DETAIL

NOTES:
1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA–1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

REVISED:01-01-08

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work..
2. Install temporary 8' high chain link fence with fabric around the proposed work area as shown on the drawing.
3. Contractor to call JULIE at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety**. Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by United Survey, Bono Consulting Inc. assumes no liability in errors or omissions in the survey.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	A	PRELIMINARY PLAN FOR PD	06-30-2020
ENGINEER:	A. VEER P.E.	B	REVISED PER PD COMMENTS	09-01-2020
ENGINEER:	W. HEPBURN	C	REVISED PER PD COMMENTS	10-13-2020
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
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PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

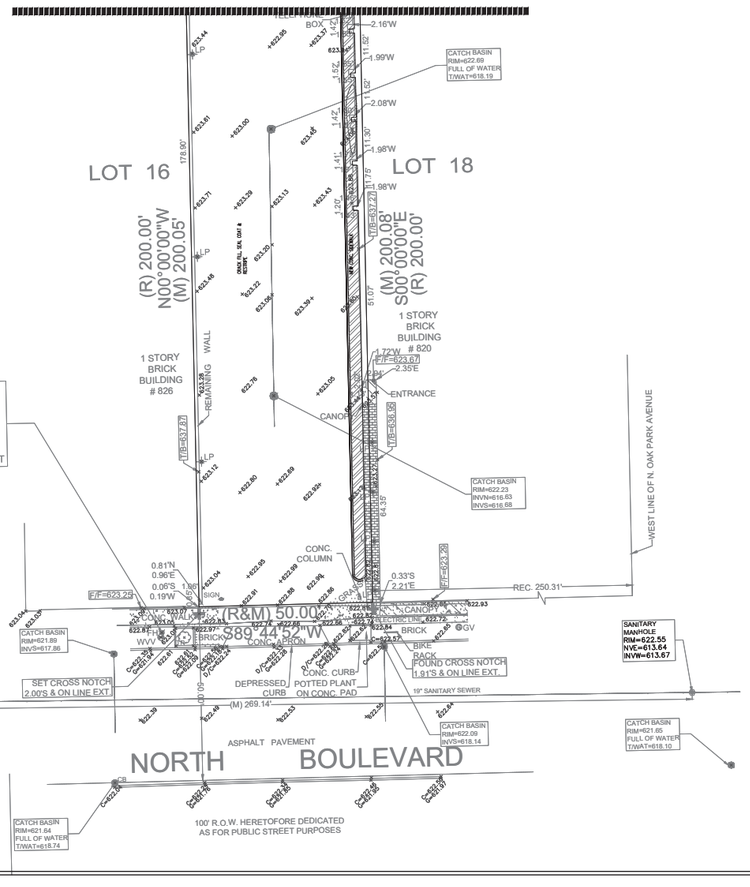
EXISTING TOPOGRAPHY, DEMOLITION PLAN, SOIL EROSION & SEDIMENTATION CONTROL PLAN

NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT
835 LAKE ST. & 822 NORTH BLVD., OAK PARK, ILLINOIS

NOT FOR CONSTRUCTION

PROJECT NUMBER: 20208
START DATE: JUNE 18, 2020
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
2 OF 7



VOLUME CONTROL SUMMARY (MWRD REQUIREMENTS – IN PIPES & STONE VOIDS)

TOTAL VOLUME CONTROL REQUIRED = 2,812 CU. FT.

VOLUME IN PIPES	= 1,281 CU. FT.
VOLUME IN STONE VOIDS	= 1,699 CU. FT.
TOTAL DETENTION PROVIDED	= 2,980 CU. FT.

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	A	PRELIMINARY PLAN SUBMITTED	06-30-2020
ENGINEER:	A. KEEFE P.E.	B	PRELIMINARY PLAN RESUBMITTED PER COMMENTS	08-20-2020
ENGINEER:	M. HEFFERON	C	REVISED PER PER COMMENTS	10-13-2020
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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FAX: (847) 823-3303
bbono@bonoconsulting.com

PROPOSED GRADING & DRAINAGE PLAN
OVERALL SITE
NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT
835 LAKE ST. & 822 NORTH BLVD., OAK PARK, ILLINOIS

NOT FOR CONSTRUCTION

PROJECT NUMBER: 20208
START DATE: JUNE 18, 2020
GRAPHIC SCALE 20 0 20
SCALE: 1"=20'-0"

SHEET NUMBER
3 OF 7

835 Lake, Oak Park

Date:09.28.2020

	Existing Sq. Ft.	Acres	Proposed Sq. Ft.	Acres
Project Area	37,434.73	0.859		
Building	928.31	0.021	27,518.19	0.632
Walks, Steops & Patio	2,768.23	0.064	4,505.15	0.103
Access & Parking	26,055.25	0.598	942.06	0.022
Impervious Area	29,751.79	0.683	32,965.40	0.757
Pervious Area	7,682.94	0.176	4,469.33	0.103
Disturbed area of Site	0.859	Ac.		
Increase in Impervious Area	0.074			

822 North Blvd., Oak Park

Date:08.24.2020

	Existing Sq. Ft.	Acres	Proposed Sq. Ft.	Acres
Project Area	10,003.00	0.230		
Walks, Steops & Patio	0.00	0.000	782.00	0.018
Access & Parking	10,003.00	0.230	9,221.00	0.212
Impervious Area	10,003.00	0.230	10,003.00	0.230
Pervious Area	0.00	0.000	0.00	0.000
Disturbed area of Site	782.000	Ac.		
Increase in Impervious Area	0.000			

BEST MANAGEMENT PRACTICES

Impervious Area (New) 33,747 s.f. (32965.40+782)

VOLUME CONTROL BEST MANAGEMENT PRACTICES

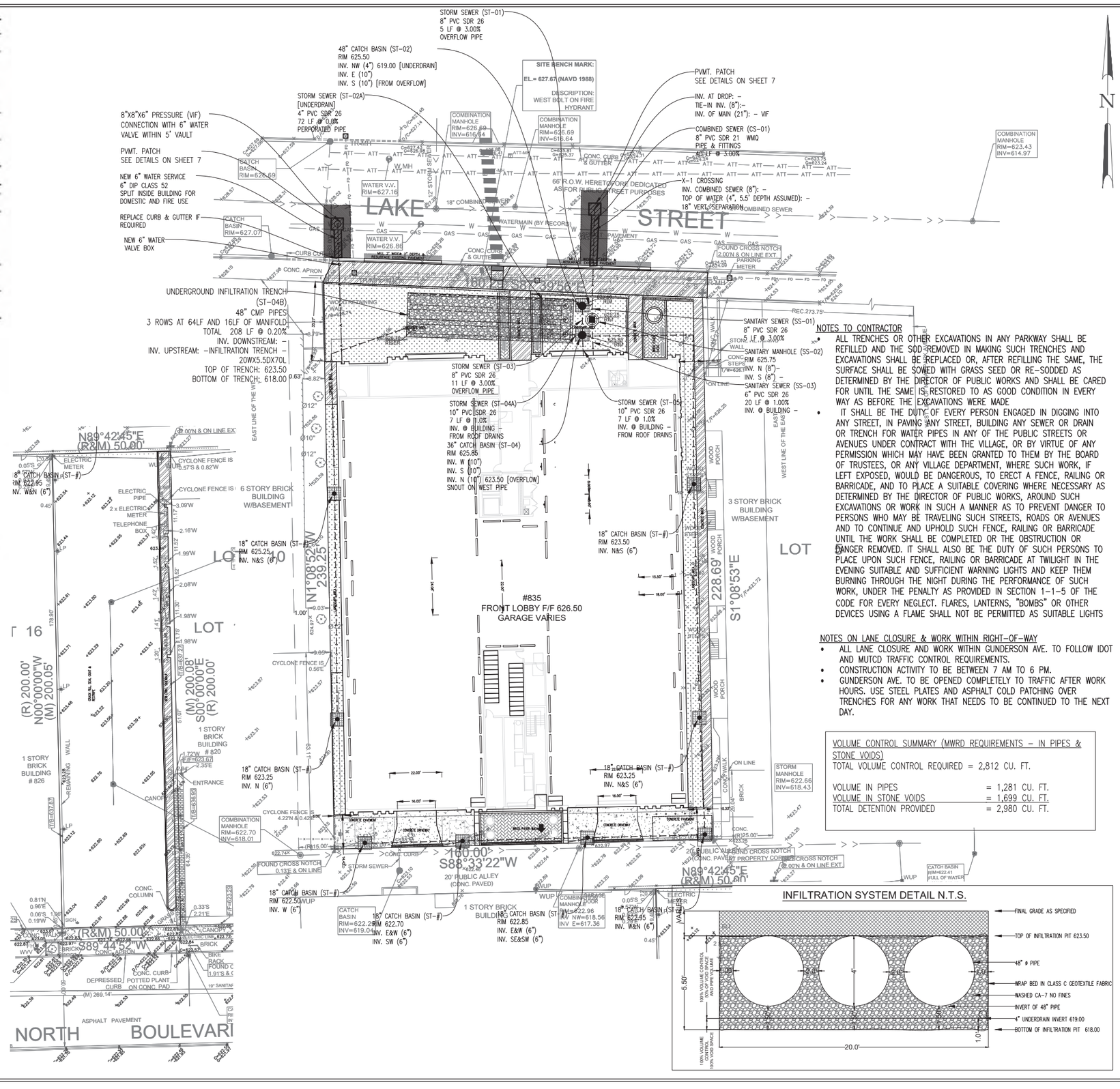
Volume Control Requirements	1"	Rainfall
Volume Control Storage Required	2,812	Cu. Ft.

PROPOSED

Size of Infiltration Trench, Vv' = 25'*20'*1.5	4800	Cu. Ft.
[minus pipe volume] Vv =	4238	Cu. Ft.
Vp = 25'*20'*1	2600	Cu. Ft.

MWRD Infiltration Calculations

VOLUME TYPE:	POROSITY	MEDIA VOLUME:	STORAGE VOLUME	
In pipe (Below Outlet invert)	0.50	V 2562.24	0.5 x V	1,281
Course Agg. (Above Invert)	0.36	Vc 4238	0.5 x 0.36 x Vc	763
Course Agg. (Below Invert)	0.36	Vp 2600	0.36 x Vp	936
				2,980 Cu. Ft.
Total Volume Control Provided =		2,980	>	2,812 Cu. Ft.
		0.068		0.065 ac-ft



NOTES TO CONTRACTOR

- ALL TRENCHES OR OTHER EXCAVATIONS IN ANY PARKWAY SHALL BE REFILLED AND THE SOD REMOVED IN MAKING SUCH TRENCHES AND EXCAVATIONS SHALL BE REPLACED OR, AFTER REFILLING THE SAME, THE SURFACE SHALL BE SOWED WITH GRASS SEED OR RE–SODDED AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE CARED FOR UNTIL THE SAME IS RESTORED TO AS GOOD CONDITION IN EVERY WAY AS BEFORE THE EXCAVATIONS WERE MADE
- IT SHALL BE THE DUTY OF EVERY PERSON ENGAGED IN DIGGING INTO ANY STREET, IN PAVING ANY STREET, BUILDING ANY SEWER OR DRAIN OR TRENCH FOR WATER PIPES IN ANY OF THE PUBLIC STREETS OR AVENUES UNDER CONTRACT WITH THE VILLAGE, OR BY VIRTUE OF ANY PERMISSION WHICH MAY HAVE BEEN GRANTED TO THEM BY THE BOARD OF TRUSTEES, OR ANY VILLAGE DEPARTMENT, WHERE SUCH WORK, IF LEFT EXPOSED, WOULD BE DANGEROUS, TO ERECT A FENCE, RAILING OR BARRICADE, AND TO PLACE A SUITABLE COVERING WHERE NECESSARY AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS, AROUND SUCH EXCAVATIONS OR WORK IN SUCH A MANNER AS TO PREVENT DANGER TO PERSONS WHO MAY BE TRAVELING SUCH STREETS, ROADS OR AVENUES AND TO CONTINUE AND UPHOLD SUCH FENCE, RAILING OR BARRICADE UNTIL THE WORK SHALL BE COMPLETED OR THE OBSTRUCTION OR DANGER REMOVED. IT SHALL ALSO BE THE DUTY OF SUCH PERSONS TO PLACE UPON SUCH FENCE, RAILING OR BARRICADE AT TWILIGHT IN THE EVENING SUITABLE AND SUFFICIENT WARNING LIGHTS AND KEEP THEM BURNING THROUGH THE NIGHT DURING THE PERFORMANCE OF SUCH WORK, UNDER THE PENALTY AS PROVIDED IN SECTION 1–1–5 OF THE CODE FOR EVERY NEGLECT. FLARES, LANTERNS, "BOMBS" OR OTHER DEVICES USING A FLAME SHALL NOT BE PERMITTED AS SUITABLE LIGHTS

NOTES ON LANE CLOSURE & WORK WITHIN RIGHT–OF–WAY

- ALL LANE CLOSURE AND WORK WITHIN GUNDERSON AVE. TO FOLLOW IDOT AND MUTCD TRAFFIC CONTROL REQUIREMENTS.
- CONSTRUCTION ACTIVITY TO BE BETWEEN 7 AM TO 6 PM.
- GUNDERSON AVE. TO BE OPENED COMPLETELY TO TRAFFIC AFTER WORK HOURS. USE STEEL PLATES AND ASPHALT COLD PATCHING OVER TRENCHES FOR ANY WORK THAT NEEDS TO BE CONTINUED TO THE NEXT DAY.

VOLUME CONTROL SUMMARY (MWRD REQUIREMENTS – IN PIPES & STONE VOIDS)

TOTAL VOLUME CONTROL REQUIRED = 2,812 CU. FT.

VOLUME IN PIPES	= 1,281 CU. FT.
VOLUME IN STONE VOIDS	= 1,699 CU. FT.
TOTAL DETENTION PROVIDED	= 2,980 CU. FT.

INFILTRATION SYSTEM DETAIL N.T.S.

	DATE
REVISIONS	
A. PRELIMINARY PLAN FOR PD	06-30-2020
B. REVISED PER PD COMMENTS	09-01-2020
C. REVISED PER PD COMMENTS	10-13-2020

PROJECT STAFF		ISSUE
PROJECT MANAGER:	B. BONO P.E	A.
ENGINEER:	A. VERS P.E	B
ENGINEER:	W. HEFRUN	C
TECHNICIAN		

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BLUSSE HIGHWAY
PARK RIDGE, IL 60068
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PROPOSED UTILITY PLAN
OVERALL SITE
NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT
835 LAKE ST. & 822 NORTH BLVD., OAK PARK, ILLINOIS

NOT FOR CONSTRUCTION

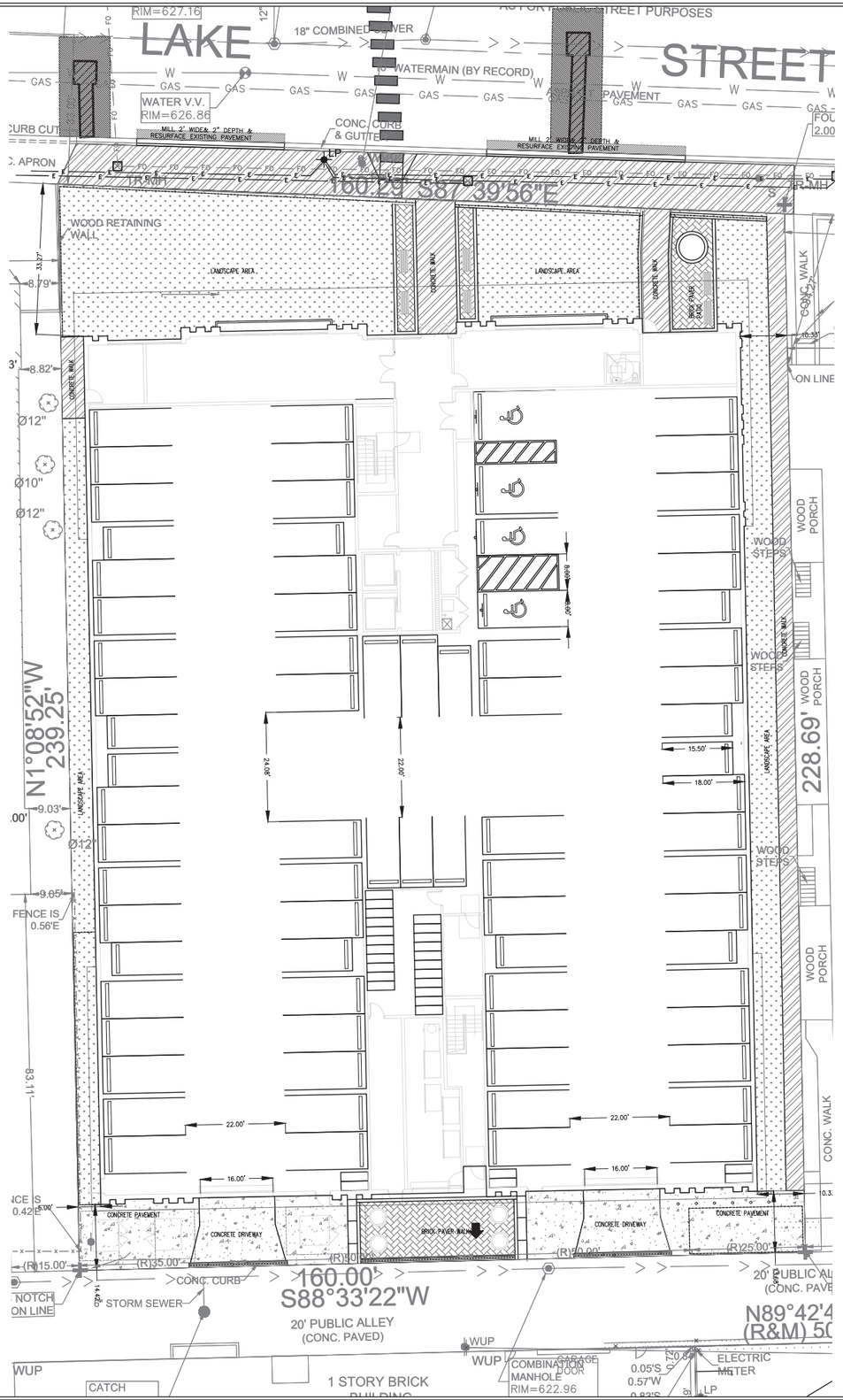
PROJECT NUMBER: 20208

START DATE: JUNE 18, 2020

GRAPHIC SCALE
20 0 20

SCALE: 1"=20'-0"

SHEET NUMBER
4 OF 7



SITE PLAN NOTES:

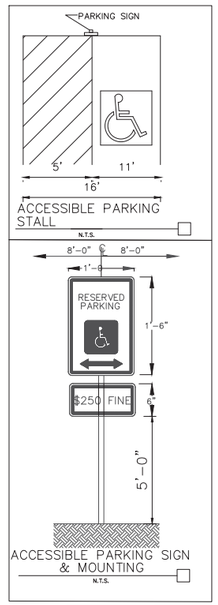
A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
B. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
D. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
F. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY UNITED SURVEY SERVICE, LLC. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
H. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
I. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
K. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
L. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
M. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
N. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
O. TOTAL LAND AREA IS 1.089+/- ACRES, DISTURBED AREA IS 0.877+/-.
P. NO WETLANDS WERE PRESENT ON THIS SITE.
Q. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
R. MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
S. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
T. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
U. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
V. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE
W. ALL SIDEWALK CROSS-SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.

PAVEMENT MARKING LEGEND

- (A) ~~24" WHITE SOLID STOP BAR~~
- (B) 4" YELLOW SOLID LINE
- (C) ~~8" SOLID WHITE LINE~~
- (D) ~~LETTERS & SYMBOLS PAVEMENT MARKINGS~~
- (E) ~~TRAFFIC FLOW DIRECTIONAL ARROWS~~
- (F) ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
- (G) 4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
- (H) ~~4" SOLID WHITE LINE~~

SIGNAGE LEGEND

- (1) STOP SIGN (R1-1)
- (2) ACCESSIBLE PARKING SIGN (R7-8)
- (3) ~~NO PARKING SIGN FIRE LANE (R8-31)~~
- (4) ~~DO NOT ENTER (R5-1)~~
- (5) ~~PEDESTRIAN CROSSING SIGN~~
- (6) RIGHT TURN ONLY SIGN (R3-5R)
- (7) NO PARKING LOADING ZONE SIGN (ARROW POINTING LEFT AND RIGHT) (R7-6)
- (8) ~~NO LEFT TURN (R3-2)~~



PAVEMENT LEGEND

HEAVY DUTY PAVEMENT (NOT USED)
2 INCHES OF HMA SURFACE COURSE, MIX "D", N70
7.25 INCHES OF HMA BASE COURSE, IL-19.0, N70
12 INCHES OF AGGREGATE SUBGRADE IMPROVEMENT

ALLEY PAVEMENT
8" PCC
6" AGGREGATE BASE COURSE CA-6, TYPE B
FILTER FABRIC PER VILLAGE'S TYPICAL ALLEY DESIGN

CONCRETE APRON/PAVEMENT
8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF)*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

CONCRETE PADS - TRASH CORAL & UTILITY PADS (NOT USED)
8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

SIDEWALKS
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

PAVEMENT RESURFACING
2" SURFACE COURSE

DETECTABLE WARNING TILES
GRAY CAST IRON OR DUCTILE IRON WARNING TILES PER ARTICLE 1006 & STAINLESS STEEL FASTENERS PER 1006.29(d) OF STANDARD SPECIFICATIONS.

*REFER TO CONCRETE JOINT DETAILS (IF ANY).

REVISIONS	ISSUE	DATE
PRELIMINARY PLAN FOR PD	A	04-30-2020
REVISED PER PD COMMENTS	B	09-01-2020
REVISED PER PD COMMENTS	C	10-13-2020

PROJECT STAFF	
PROJECT MANAGER:	B. BONO P.E.
ENGINEER:	A. VEERP.E.
ENGINEER:	W. HERMJEN
TECHNICIAN:	

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SITE PLAN & GEOMETRIC PLAN
OVERALL SITE
NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT
835 LAKE ST. & 822 NORTH BLVD., OAK PARK, ILLINOIS

NOT FOR CONSTRUCTION

PROJECT NUMBER: 20208
START DATE: JUNE 18, 2020
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0"

SHEET NUMBER 5 OF 7

PD Application
Item 9
Inclusionary Housing Plan

The Developer's Plan is to be in full compliance with Oak Park's Inclusionary Housing Ordinance as found in Article 5 of the Village's Zoning Ordinance.

As such, the Developer provides the following outline of the Development as required by Section 12-5-4

A. General description: the development The proposed development consists of the construction of a five-story building with eighty-four (84) units and eighty-eight (88) parking spaces – 78 inside of the building and 10 parking spaces on a remote lot owned by the developer. The ground floor consists of the residential lobby, residential fitness center, building management office, elevator, surface parking, waste and recycling center, bicycle storage, mechanical and one commercial space. The upper floors consist of one, two, and three-bedroom units – 18 units per floor on floors 2-5 and 12 units on the 6th floor.
B. The total number of market rate units is 84. The Developer has elected, pursuant to Section 12-5-7, to make a payment in lieu of providing affordable dwelling units.
C. The development has 8 one-bedroom units and 74 two-bedroom units and 2 – 3-bedroom units.
D. The square footage for a one-bedroom unit is 729-778 SF ; The square footage for a two-bedroom unit is 1,112-1,322 SF; The square footage for a three-bedroom unit is 1,429-1,472 SF
E. Since the Developer has elected not to provide affordable units on site, this metric is not applicable.
F. Since the Developer has elected not to provide affordable units on site, this metric is not applicable.
G. Since the Developer has elected not to provide affordable units on site, this metric is not applicable.
H. The Developer has elected to provide a payment in lieu of providing affordable units on site pursuant to Section 12-5-7. The Developer shall, in accordance with Oak Park's Inclusionary Housing Ordinance, deposit $900,000 into the Housing Fund

PD Application
Item 10
Model

Since this development is in the Downtown Business district, the Applicant will commission a contractor to construct a scale model of the proposed development using cherry wood at the proscribed scale of 1”= 60’ The model shall be delivered to the Village Planner, Mr. Craig Failor, no later than 30 days after final PD approval.

PD Application
Item 11
RESPONSIBILITY TO RECORD

The Applicant hereby commits to record a certified copy of the Planned Development Ordinance with the Cook County Recorder of Deeds within 30 days of passage of the ordinance by the Village Board.

PD Application
Item 12
PROPERTY OWNER NOTICES

A list of property owners within 300 feet of the development site was prepared by Real Info, Inc. A copy of this list is included in this Application.

See Exhibit M

The property owners within 300 feet of the development site were notified via first class mail on Wednesday, August 12, 2020 of the scheduled Neighborhood Meeting which was conducted via ZOOM on Wednesday, August 26th, 2020 at 5:30 PM

See Exhibit P for Meeting attendance and comments

The property owners within 300 feet of the development site were notified via first class mail on Friday, October 9, 2020 of the scheduled Plan Commission Hearing which will be held on Tuesday, October 27, 2020 at 7:00 PM

List of Exhibits

EXHIBIT A - Zoning Analysis

EXHIBIT B – *purposely omitted*

EXHIBIT C – Professional Qualifications , Space Architects

EXHIBIT D – Professional Qualifications , Bono Engineering

EXHIBIT E – Professional Qualifications , AvenueOne

EXHIBIT F – Professional Qualifications , Gewalt Hamilton Associates

EXHIBIT G – Letter from Construction Lender

EXHIBIT H – Environmental Assessment Reports

EXHIBIT I – *purposely omitted*

EXHIBIT J – Market Feasibility Report

EXHIBIT K - Traffic Impact and Parking Study

EXHIBIT L – Project Schedule

EXHIBIT M – Notices to Property Owners

EXHIBIT N – Compliance with Goals and Objectives, Envision Oak Park 2014

EXHIBIT O – *purposely omitted*

EXHIBIT P – Neighborhood and Stakeholder Presentations + Meeting Notes

EXHIBIT Q – Application for Public Hearing

EXHIBIT R – Title Policies

EXHIBIT S – Parking Lot 96 Calculation of Value

EXHIBIT T – Proposed Sidewalk Easement for 815 Lake Condominiums

EXHIBIT U – Fire & Police Impact Letters

EXHIBIT V – Water & Sewer Utility Impact Letter and Fire Flow Test Results

EXHIBIT W – Letters of Support

EXHIBIT X – Private Tree Restitution Report

EXHIBIT Y – Historic Preservation Commission Advisory Review Letter

END OF EXHIBITS

EXHIBIT A

Zoning Analysis

This area intentionally left blank
(refer to following pages for exhibit information)

ZONING ANALYSIS

Prepared by: Jay Keller date: 09.24.2020

A. Description:

Project Name: Lake St. Place
Location: 835 Lake St. – Oak Park, IL

- Current Building/Property Use(s): 1 Story Commercial building and Parking Lot
- Allowed Building/Property Use(s): Residential Multi Unit Building
- Site Area: 37,435 sf
- Lot Depth: Varies – 229' to 239'
- Lot Width: +/- 160'

B. Zoning Requirements:

- District: R-7 – Multi Family, **Ridgeland Historic District**
- TOD (yes/no): No – Only Applies to Commercial properties
- Floor area ratio: N/A – based on height and setbacks
- Maximum building coverage: 70% of Lot - **Zoning Relief required, 75% Proposed**
- Maximum Impervious surface: 80% of Lot - 80% Proposed
- Min. commercial space area: Limited Non-Residential compatible uses only
- Lot Area per unit: 2 units for first 5,000 sf then 700 sf / unit
- Maximum number of units: 46 – **Zoning Relief required, 84 Proposed**
- Maximum Building Height: 45'– **Zoning Relief required, +/-74'-0" Proposed**
- Front Yard Setback: 19'-10 1/2"
- East Side Yard Setback: 10'-0" – 10'-0" Proposed
- West Side Yard Setback: 10'-0" – **Zoning Relief required, 5'-0" Proposed**
- Rear Yard Setback: 25'-0" - **Zoning Relief required +/- 14'-0" Proposed**
- Off Street Loading: 1 berth at 10' x 25' required
- Off Street Parking: 1 per DU + (4) Accessible – located at rear of bldg.
  1 per 500 gsf Comm.
  (10) spots located offsite
  - Compact space – 7.25' x 15.5' w/ 19' aisle – **20% Allowed**
  - Regular space – 8.25' x 18.0' w/ 22' aisle
- Bicycle Parking: 1 per 4 DU's – 2' x 6'
- Non-Conforming Property (yes/no): **YES**
  - Zoning Relief required – **Req'd for Density, Coverage, Height and yards, Allowance for Indoor ATM in Res. District**
  - Recommended path - **Planned Development**

SPACE
ARCHITECTS + PLANNERS

OFFICES
2149 North Talman Avenue
Chicago Illinois 60647

CONTACT
312 829 6666
info@spacearchplan.com

ONLINE
spacearchplan.com
@spacearchplan

EXHIBITS C - F

Professional Qualifications

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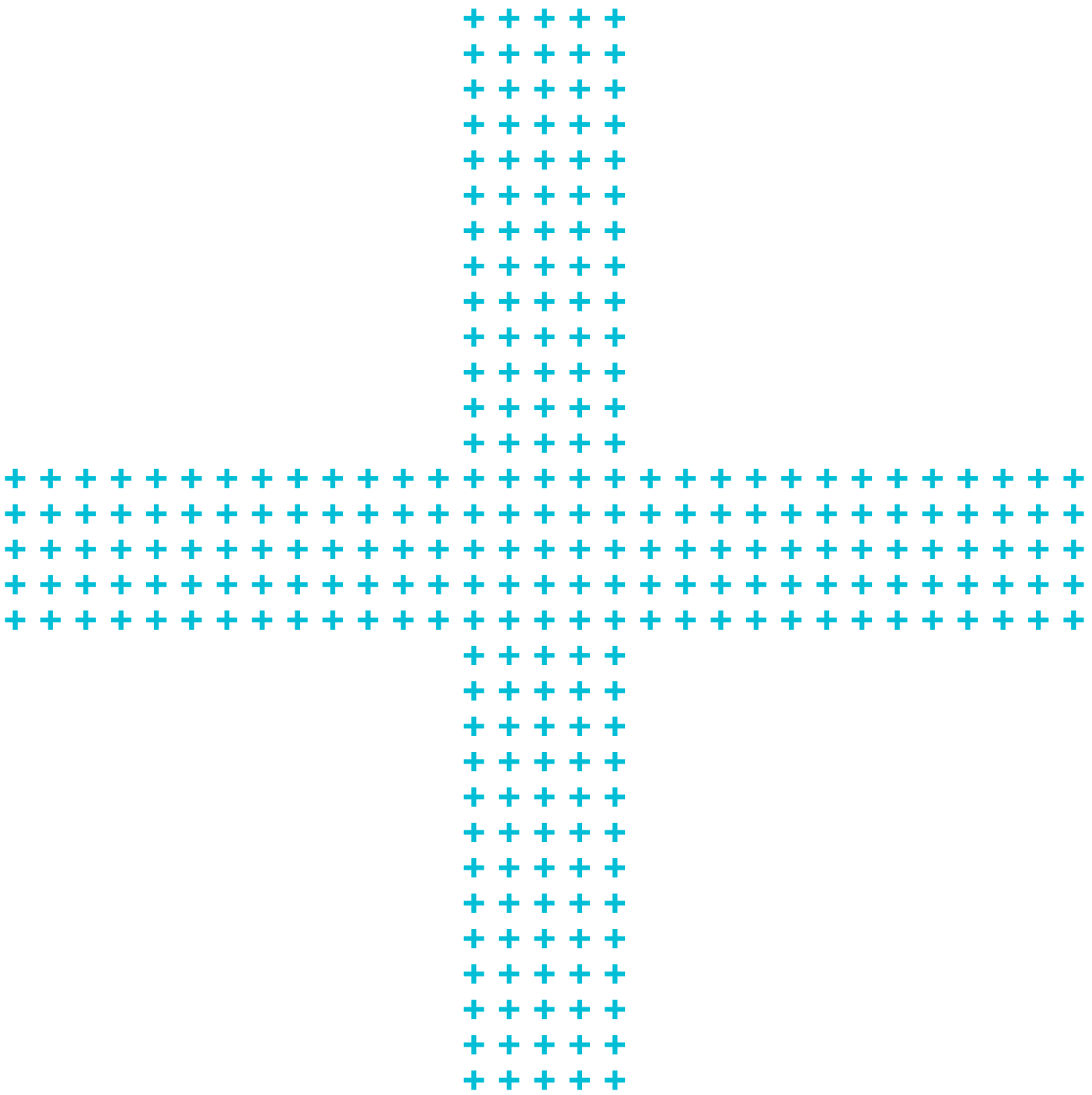
(refer to following pages for exhibit information)



SPACE
ARCHITECTS + PLANNERS

SPACE forward

MEET THE TEAM

JAY KELLER

AIA NCARB LEED AP BD+C

Principal + Co-Founder

Licensed Architect in Illinois
LEED Accredited Professional Building Design + Construction
Registered Interior Designer in Illinois
Self-Certified Architect with the City of Chicago Department of Buildings
Registered Energy Professional with the City of Chicago Department of Buildings

CONTACT INFORMATION

P: 312.829.6666 x100
M: 773.844.3252
E: jay@spacearchplan.com

ASSOCIATIONS

AIA
Member
NCARB
Member
USGBC
Member
City of Chicago Special Olympics
Volunteer
Breakthrough Ministries Women's Shelter
Volunteer

EDUCATION

University of Illinois at Urbana-Champaign – Champaign, IL
Master of Architecture
Bachelor of Science and Architectural Studies

AWARDS + HONORS

Master Design Awards Qualified Remodeler – Gold Medal recipient – Siegel Residence
Master Design Awards – Qualified Remodeler – Gold Medal recipient – Evermen Lofts
Ones to watch: Architecture – Modern Luxury magazine, 2014
I4 Design Emerging Leader "The Team Players" Award, 2011
Landmark Chicago Preservation Excellence Award, 2007 – 1555 N. Hoyne
Landmark Chicago Preservation Excellence Award, 2015 – Evermen Lofts
Chicago Association of Realtors Good Neighbor Award recipient, 2009, 2010, 2011, 2012

ACTIVITIES

Presenter at the Chicago Center for Green Technology
Guest critic at the DuPage College School of Architecture
Guest critic for Dirk Denison's studio at IIT
CPS House Tour - Chicago Green Home
Volunteer for Rebuilding Together
Volunteer for Habitat for Humainty

KEY PROJECTS

133 S. Ashland - New Construction - 89 Units - In Progress - 2020 Delivery
30 E. Adams - Adaptive Re-use - 176 Units - In Progress - 2019 Delivery
Monroe Aberdeen Place - New Construction - 120 Units - 2018
TAO - Restaurant and Nightclub - Adaptive Re-use - 2018
Bixi Beer - Restaurant and Event Space - Adaptive Re-use - 2018
33 S. Ashland - New Construction - 47 Units - 2017

MEET THE TEAM

CONTACT INFORMATION
P: 312.829.6666 x121
E: daniel@spacearchplan.com

DAN CAMPBELL

AIA
Manager

Licensed Architect in Wisconsin

EDUCATION

Tokyo Institute of Technology - Tokyo, Japan
Master of Engineering in Architecture & Building Engineering

University of Illinois at Urbana-Champaign – Champaign, IL
Bachelor of Science in Architectural Studies

ASSOCIATIONS

AIA
Member

AWARDS + HONORS

Landmark Chicago Preservation Excellence Award, 2019 – 2900 Logan Blvd

KEY PROJECTS

Chicago Market - Food Co-op - Adaptive Re-use - In Progress
19 S. Wabash - Hotel - Adaptive Re-use of Louis Sullivan Building -In Progress
Pacific Standard Time - Restaurant- Interior Build out - 2018 (A.O.R.)
Big Star Wrigleyville - Restaurant - Interior Build Out - 2018 (A.O.R.)
2900 Logan Blvd. - Adaptive re-use of Church - 9 Units - 2018
Half Acre Beer Company - Restaurant and Tap Room- Adaptive Re-use - 2017

SPACE Architects + Planners is driven by possibility.

We are generators of the what-ifs and the why-nots. Bringing blank slates to life, transforming empty shells into new beginnings. We look to our community for inspiration while seeking to enrich the lives of those around us.

AT A GLANCE

16
YEARS

1250
TOTAL PROJECTS

320
MULTI-UNIT PROJECTS

52
RESTAURANTS

238
SINGLE-FAMILY HOMES

18
TRANSIT ORIENTED DEVELOPMENTS

GOOD ARCHITECTURE EVOLVES THROUGH HUMBLE, TEAM-BASED EFFORTS.

ABOUT US

SPACE Architects + Planners is a collective of design professionals with a common vision and a passion for architecture, planning and design. Our growing team is firmly dedicated to its clients, for projects both large and small. We enjoy successful working relationships with all of our clients, and are determined to establish SPACE Architects + Planners as one of the premier architectural firms in Chicago.

We believe good architecture evolves through humble, team-based efforts. Our office thrives in an open and collaborative atmosphere, which favors cohesiveness between team members and, as a result, directly benefits our projects and clients.

ACCOUNTABILITY

TEAMWORK

CREATIVITY

TRANSPARENCY

INTEGRITY

SERVICES

+ Zoning and Code Analysis
+ Site Analysis and Planning
+ Existing Conditions and As-Builts
+ Schematic Design
+ Design Development
+ Permit Documents and Procurement
+ Construction Documents
+ Construction Administration
+ Interior Design and FF&E
+ Renderings and Marketing Materials

PROCESS

+ 01
ANALYSIS
SITE ANALYSIS
CODE ANALYSIS

+ 02
DESIGN
SCHEMATIC DESIGN
DESIGN DEVELOPMENT

+ 03
PERMITS & DOCUMENTS
PERMIT PROCUREMENT
CONSTRUCTION DOCUMENTS

+ 04
BUILD
CONSTRUCTION
ADMINISTRATION

+ 05
ENJOY
LIVE, PLAY, DINE,
SHOP, MEET

PRINCIPALS

JEAN DUFRESNE

CO-FOUNDER, PRINCIPAL
AIA NCARB

Licensed Architect, IL, MI, PA and IN

Self-Certified Architect,
City of Chicago

Registered Interior Designer

Bachelor of Architecture,
McGill University

jean@spacearchplan.com

JAY KELLER

CO-FOUNDER, PRINCIPAL
AIA NCARB LEED AP BC+C

Licensed Architect, IL

Self-Certified Architect,
City of Chicago

LEED Accredited Professional

Master of Architecture,
University of Illinois at Urbana-Champaign

jay@spacearchplan.com

RAMIEL KENOUN

PRINCIPAL
AIA

Licensed Architect, IL, AZ

Self-Certified Architect,
City of Chicago

Bachelor of Architecture,
University of Illinois at Chicago

ramiel@spacearchplan.com

MANAGERS

MEREDITH VLAHAKIS

MANAGER
AIA NCARB LEED AP BD+C

Licensed Architect, IL

Master of Architecture,
Illinois Institute of Technology

meredith@spacearchplan.com

DANIEL CAMPBELL

MANAGER
AIA

Licensed Architect, WI

Master of Engineering in Architecture,
Tokyo Institute of Technology

daniel@spacearchplan.com

SARAH REINDL

MANAGER
AIA NCARB

Licensed Architect, IL

Bachelor of Architecture,
University of Tennessee

sarah@spacearchplan.com

BRAEDY BULMAN

MANAGER

Master of Architecture,
State University of New York at Buffalo

braedy@spacearchplan.com

BRITT LANG

INTERIOR DESIGNER

Bachelor of Fine Arts,
Fashion Institute of Design & Merchandising

britt@spacearchplan.com

NATASHA COOK

INTERIOR DESIGNER

Bachelor of Fine Arts in Interior Architecture,
Columbia College

natasha@spacearchplan.com

SPACE is located in the Logan Square neighborhood of Chicago.

Please contact us with any inquiries or to request additional samples.

ONLINE

spacearchplan.com

OFFICES

2149 North Talman Avenue
Chicago, Illinois 60647

GET IN TOUCH

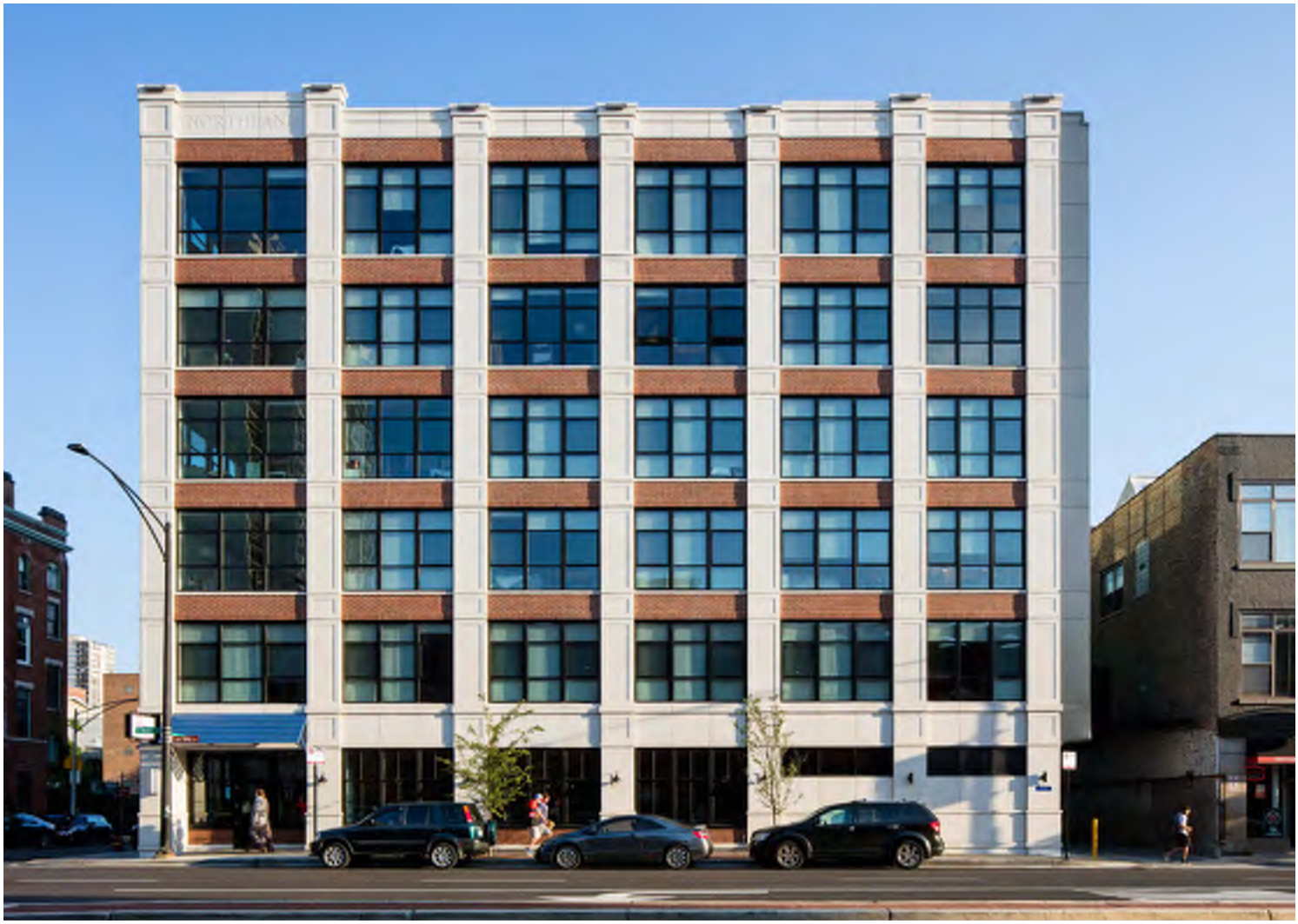
312 829 6666
info@spacearchplan.com

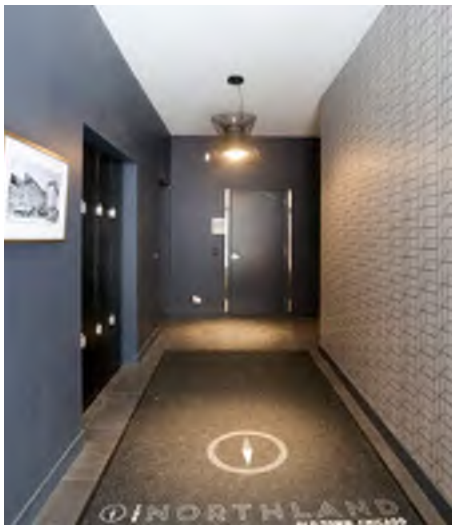
SOCIAL

@spacearchplan

THE NORTHLAND

CASE STUDY_





WHAT
MULTI UNIT
OLD TOWN
56,730 SQ FT
COMPLETED 2018

WHO
PRIVATE CLIENT
BUDGET WITHELD

SERVICES
ARCHITECTURE
INTERIORS

PRINDIVILLE TOWNHOMES

CASE STUDY_

WHAT
MULTI UNIT
LOGAN SQUARE
? SQ FT
COMPLETED 2018

WHO
PRIVATE CLIENT

SERVICES
ARCHITECTURE

MONROE ABERDEEN

CASE STUDY_

WHAT

MULTI UNIT

WEST LOOP

191,000 SQ FT

COMPLETED 2018

WHO

MICHIGAN AVE REAL ESTATE GROUP

$ 29 K BUDGET

SERVICES

ARCHITECTURE

DIVISION MARION

CASE STUDY_

WHAT

MULTI UNIT

WICKER PARK

34,000 SQ FT

COMPLETED 2010

WHO

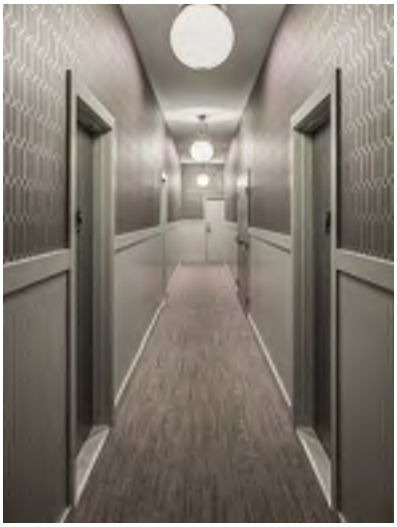
THE PRIME GROUP

SERVICES

ARCHITECTURE

EVERMAN LOFTS

CASE STUDY_



WHAT

MULTI UNIT
WICKER PARK
12,700 SQ FT
COMPLETED 2014

WHO

JAB REAL ESTATE

SERVICES

ARCHITECTURE
INTERIORS

POTOMAC RESIDENCES

CASE STUDY_

WHAT

MULTI UNIT

WICKER PARK

5,100 SQ FT

COMPLETED 2008

WHO

DAVE KRUG

$ 1 M BUDGET

SERVICES

ARCHITECTURE

EXHIBIT D

BONO CONSULTING, INC.

Civil Engineers Specializing in Site Development

bbono@bonoconsulting.com

Bono Consulting Civil Engineers provides site engineering, topographic surveys and permitting for building & land development projects.

- ***Commercial:*** Car Washes, Restaurants, Storage Buildings, Child Care Facilities, Hotels, Retirement Communities, Parking Lots
  Clients: Cinespace Film Studios, Lou Malnati's, Dunkin, Jet Brite 40+ Carwashes, 30+ Self-Storage Facilities, 150+ Restaurants
- ***Residential:*** Apartment Buildings, Townhouses, Subdivisions, Single Family Homes, Pools, Drainage Improvements
  Clients: Morgante Wilson, Antunovich, Sullivan Goulette, Space, Hanna 300+ Apartment Buildings, 35+ Townhouses, 3500+ Houses

- ***Industrial:*** Warehouses, Truck Docks, Freight Terminals, Truck Storage; Concrete Plants
  Clients: Ozinga Ready Mix, Amerifreight Systems, Delta Freight Systems
- ***Parks, Schools, & Places of Worship:*** Golf Courses, Sport Fields, & ADA Improvements; New Schools and Additions; New Places of Worship, Additions, Parking Lot Expansions
  Clients: Niles, Park Ridge & Morton Grove Park Districts; Carpenter Elementary School, Cement Mason's Training Facility, Carpenter's Training Facility; Churches, Mosques, Temples and Synagogues
- ***Municipal:*** Water, Sanitary and Storm Mains; Alleys, Roads, Sidewalks, Cul-de-sacs, Construction Observation
  Clients: Village of Glenview, Village of Glencoe, City of Chicago (Cinespace Campus); Wilmette Library

Direct Access
- *BCI Principals and Project Managers easily accessible to discuss project details.*

Development Plan Feasibility
- *Assess regulatory requirements and cost implications **before** the property is purchased.*
- *Review cost implications of site characteristics such as topography, floodplain, adjacent properties, etc.*

Quick Turnaround
- *Prepare Plan Sets quickly after site plan is finalized.*
- *Address Agency comments and resubmit promptly.*

Coordination
- *Coordinate plans with design team to minimize construction conflicts and costs.*
- *Follow up with agencies to expedite the permit process.*

SUMMARY

We have helped clients navigate the site development process since 1997 and have successfully completed over 7,500 projects. We have significant experience with flood plain development. We have extensive experience with Chicago, Suburban Municipalities, MWRD, IEPA, DuPage, Kane and Lake County permitting agencies and we have also completed numerous projects in downstate Illinois, Indiana, Wisconsin and Iowa.

B C I

B O N O C O N S U L T I N G, I N C.

BERNARD A. BONO, P.E, C.F.M.

PRINCIPAL ENGINEER

EDUCATION:

B.S., Civil Engineering (Environmental) University of Illinois, Urbana Campus 1982
M.S., Civil Engineering (Geotechnical) Illinois Institute of Technology 1987 (Nights)

REGISTRATION:

Registered Professional Engineer: Illinois, Indiana, Wisconsin, Iowa

WORK HISTORY:

BONO CONSULTING CIVIL ENGINEERS

(1997 to Present)
President/Senior Project Manager

Bono Consulting has successfully completed over 7,500 civil projects for land development and residential clients; including over 425 developments in the City of Chicago. Bono Consulting specializes in commercial developments including office, mixed use, retail, restaurants, and industrial. We are very experienced with regulated sites requiring storm water detention and storm water infiltration, OUC permitting, and sunken driveway permitting. Significant experience with development of projects in or adjacent to flood plain.

Mr. Bono has extensive project management and safety training and oversees all the construction services projects in the office.

FLUOR DANIEL

(1990 to 1997)
Senior Project Manager in Environmental Services Group.

Responsible for business development, project management and civil engineering design. Designed landfill caps for 102nd Street CERCLA Site in New York, and 9th Avenue Dump in Gary, Indiana. Project manager for numerous CERCLA Site remediations and UST removal projects.

DONOHUE AND ASSOCIATES (1987-90)

Performed Project Management, Construction Supervision, and Design Engineering for numerous landfill, CERCLA and RCRA projects:

MCDONOUGH AND ASSOCIATES (1984-87)

Performed land surveying and construction inspection for highway projects. Designed grading for new I-355 tollway at the intersection with I-88. Inspector on the I-290 reconstruction project.

PROFESSIONAL ASSOCIATIONS:

Illinois Society of Professional Engineers (Past President-Chicago Chapter)
Illinois Society of Civil Engineers (Past President of Urban Planning Group)

COMMUNITY INVOLVEMENT

Go Green Park Ridge - Corporate Sponsor
Treasurer –Chicagoland Musky Hunters
Retired Commissioner – Park Ridge Planning & Zoning Commission

B C I

B O N O C O N S U L T I N G, I N C.

ABHIJIT VEER, P.E, LICENSED ARBORIST

SENIOR PROJECT MANAGER

EDUCATION

University of Illinois, Edwardsville
M.S. Civil Engineering, 2003

REGISTRATION

Registered Professional Engineer : Illinois
ISA – Certified Arborist 4809A

WORK HISTORY

BONO CONSULTING CIVIL ENGINEERS

August, 2003 – Present
Senior Project Manager / Engineer IV

Project Manager and Senior Design Engineer for over 2,000 projects, including more than 150 projects in Chicago. Excellent working relationship with engineering reviewers in Building Department. Specializes in complicated sites with limited available space for storm water management.

Lead Project Engineer for the Touhy Centre Project, Skokie, IL. 14 acre Shopping Plaza. Site design included widening of 1,000 Lin. Ft. of Touhy Avenue (IDOT Route), preparing plans for traffic consultant for two signalized intersections, preparing cross sections and roadway profiles. On site design included site grading , storm sewer and detention design, water main and sewer main, including IEPA and MWRD permitting.

Project Engineer for a multitude of Single Family Homes, Multi-Family Homes and Commercial Developments. Tasks include site plan development, water main and sanitary sewer main design, storm sewer design and grading and floodplain coordination.

AvenueOne

Marketing and Sales

AvenueOne is committed to providing a positive real estate experience for our clients, associates, and the community. We provide superior service through professional guidance and client tailoring.

The combined experience of our brokers and marketing team paired with inventive strategies and pricing structures provide our clients with the necessary advantages to succeed in today's real estate market.

Our core values are the fundamental drive of our business, energy, creativity and innovation surpassing the industry standards.

Over the past two decades AvenueOne has been consult and marketing team to many of the areas most noted developments. From single family homes to large scale developments AvenueOne is a trusted development partner from ideation to close and beyond.

energy creativity and innovation in home sales

DEVELOPMENT

Mariano Mollo
Managing Broker

Stephanie Mack
Broker

Riley Mockler
Broker

EXHIBIT F

GEWALT HAMILTON ASSOCIATES, INC. is a multidisciplinary civil engineering and surveying firm. Founded in 1981 in a small home office, the firm began with two engineers – Dave Gewalt and Bob Hamilton – driven to deliver service that exceeded clients' expectations. Through decades of diversification and growth, we have continuously provided an increasing array of professional services to municipalities, educational institutions, recreation districts, transportation agencies, healthcare institutions, and commercial developers. Today, Gewalt Hamilton is a multi-disciplinary organization providing comprehensive services in the fields of Civil Engineering, Land Surveying, Construction Engineering, Traffic Engineering and Transportation Planning, Traffic Data Collection, and Environmental Consulting.

Gewalt Hamilton Associates, Inc. I Corporate Headquarters
625 Forest Edge Drive I Vernon Hills, IL 60061
P 847-478-9700 I F 847-478-9701
www.gha-engineers.com

TRANSPORTATION

At Gewalt Hamilton, we understand the inseparable link between transportation and land use. No matter the project – a site, corridor, community or region – we will plan and design a livable, buildable and cost-conscious transportation system that considers all modes of travel, as well as the physical and aesthetic impacts of the surrounding environment. Our years of experience working with public agencies and reviewing plans on their behalf, gives us an unparalleled perspective to the services we provide our clients.

Our firm is pre-qualified with IDOT in the following categories:

- Highways – Roads & Streets
- Hydraulic Reports – Waterways Complex
- Hydraulic Reports – Waterways Typical
- Location Design Studies – Reconstruction/Major Rehabilitation
- Location Design Studies – Rehabilitation
- Special Services – Electrical Engineering
- Special Services – Construction Inspection
- Special Services – Sanitary
- Special Services – Surveying
- Special Studies – Feasibility
- Special Studies – Location Drainage
- Special Studies – Safety
- Special Studies – Signal Coordination & Timing (SCAT)
- Special Studies – Traffic Signals
- Special Studies – Traffic Studies

SURVEY

Gewalt Hamilton offers professional land surveying services to meet the demands of businesses, developers, law firms, architects, engineers and contractors. Our surveying team utilizes state-of-the-art equipment, including Global Positioning Systems (GPS), Robotic Total Stations, and High Definition Scanning (HDS) for the most efficient and cost-effective systems for delivering timely, accurate results. Our computer-aided operators enjoy the benefit of utilizing high performance workstations running a vast array of software packages including the latest version of Autodesk and Microstation products for post process of field data. Gewalt Hamilton is a member of the Illinois Society of Professional Land Surveyors.

We are continuously expanding our surveying operations to include a diverse spectrum of services employing the latest technological advances.

SIGNAL COORDINATION & TIMING

Using system review, optimization, implementation, and field refinement, Gewalt Hamilton performs timely, cost-effective reviews of intersection operations in all traffic signal platforms, helping reduce delays, emissions, and energy costs. We offer monitoring of traffic signal operations and maintenance; temporary and permanent traffic signal coordination, timing, and optimization; transit signal priority; adaptive control strategies, and railroad interconnect studies.

DATA COLLECTION

Gewalt Hamilton provides a wide range of traffic data collection services to clients throughout the United States, including volume and classification counts, turning movement counts, speed and congestion studies, origin-destination and travel time studies, and parking counts. With nearly 20 years of experience collecting traffic and parking data, Gewalt Hamilton has one of the largest inventories of road tubes, plate counters, and video collection units in the country – we have the equipment and trained technical staff to handle any size project, and the processes to complete the work quickly, efficiently and accurately. We have partnered with Miovision Technologies to collect video data, using the most advanced video processing capabilities for quick and accurate counts.

CONSTRUCTION

Our field staff represents clients in dealings with contractors, cooperating governmental agencies, the traveling public and the taxpayer. It is our practice to collaborate with the construction industry to achieve maximum efficiency in producing a quality product. We are devoted to being proactive and keeping an open line of communication with you and the community. Each of our construction staff is equipped with state-of-the-art equipment required for the most efficient and cost-effective systems for delivering timely, budget-sensitive results. Our construction phase services are provided by licensed professional engineers, career-degreed professionals and technicians with a wealth of experience and knowledge in all types of public and private site construction.

Our engineering team works tirelessly on behalf of our clients and is dedicated to careful project management, the latest technological advances and monitoring of the construction process.

Gewalt Hamilton Associates, Inc. I Corporate Headquarters
625 Forest Edge Drive I Vernon Hills, IL 60061
P 847-478-9700 I F 847-478-9701
www.gha-engineers.com

SITE DESIGN

Our site design team approaches every site improvement project with the intent that it will serve as an example of stewardship within the community. We take pride in our work and the legacy each project leaves behind.

Our familiarity with the approval process allows us to prepare plans that address regulatory requirements up front and facilitate quick turnaround. While keeping our clients' goals in mind, we work closely with local officials and county, state and federal agencies to ensure compliance with stormwater management, floodplain development, zoning and other applicable regulations.

Projects range from development and implementation of campus- or district-wide improvement programs to building additions, flood reduction and drainage improvements, and new developments for public and private sector clients.

WATER RESOURCES

For nearly every project, the competing concerns of site drainage, offsite impacts and preservation of water quality must all be addressed in compliance with overlapping and sometimes conflicting federal, state and local regulations.

Gewalt Hamilton is thoroughly familiar with the requirements of Chicago-area county and municipal stormwater ordinances, and we regularly prepare documentation and permit submittals to meet these regulatory requirements. Our strategies combine proven stormwater management approaches with innovative naturalized systems to both reduce stormwater runoff volume and enhance downstream water quality.

Our engineering staff combines design expertise with thorough regulatory understanding to provide clients superior water resources solutions.

MUNICIPAL

For more than 30 years, Gewalt Hamilton has partnered with municipalities, county and state agencies, transportation agencies, stormwater commissions, and townships. We are particularly aware of the potentially controversial nature of public projects, planning issues, and the need to maintain a positive relationship with local residents and businesses.

A number of our professionals currently serve as full-time municipal engineers for 13 Chicago-area municipalities and on an as-need basis for more than 40 additional communities. Our wide range of services allows communities access to the resources of a full-service engineering firm without having to fund these services on a full-time basis.

SUSTAINABLE DESIGN

Gewalt Hamilton focuses on designing solutions with enduring results. Our relationship with sustainable design is fostered not only through ordinance provisions and best management practices, but also through our commitment to making positive impacts on the world around us.

For every project, we analyze the potential for applied best management practices and sustainable design. Whether you are considering rain gardens, restoring natural areas or installing permeable pavement, we strive to achieve effective sustainable benefits while providing exceptional site functionality. To forward our commitment, our firm actively participates in sustainability discussions and our associates sit on various committees focused on sustainable goals. We often look to increase the feasibility of sustainable design by searching for and winning grant monies for our clients.

ENVIRONMENT & FORESTRY CONSULTING

Our environmental staff works closely with civil design and water resources teams to incorporate sustainable design elements that minimize the impact of development on the environment.

Gewalt Hamilton helps clients understand and abide by the often complicated range of federal, state and local regulations relating to wetlands and environmentally sensitive areas. We consistently produce designs that balance project function and economics with natural resource preservation, increasing project appeal to both the public and regulatory agencies.

Many of our clients have been with us for years, providing us with the most authentic assurance that our work consistently meets expectations – their loyalty. Both public and private agencies have come to rely on the professional, personal and timely service we provide. At Gewalt Hamilton, we treat every project as just one shared experience in what we hope will be a long-term relationship. We work with our clients, not for them, bringing a team approach to every assignment. Our clients trust us to listen to their needs, provide honest and thoughtful feedback, and deliver exceptional results.

We invite you to experience the Gewalt Hamilton difference and find out why dozens of repeat clients choose Gewalt Hamilton for their civil engineering and surveying projects, large and small.

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625 Forest Edge Drive I Vernon Hills, IL 60061
P 847-478-9700 I F 847-478-9701
www.gha-engineers.com

EXHIBIT G

Letter from Construction Lender

This area intentionally left blank
(refer to following pages for exhibit information)

WINTRUST
COMMERCIAL REAL ESTATE

July 3, 2020

Michigan Avenue Real Estate Group
1235 West Madison Street
Chicago, IL 60607

RE: 84 unit rental development
835 Lake Street, Oak Park, IL

To whom it may concern:

I have had a longstanding lending and banking relationship with Tom Meador and Michigan Avenue Real Estate Group. During this time period, I have provided acquisition and construction financing for several of Michigan Avenue's properties.

After review of the financial salient information, the Bank has determined the proposed development located at 835 Lake Street in Oak Park is qualified for up to 75% financing of the projected total budget. Final approval and terms remain subject to final diligence as determined by our Bank.

Please know that Michigan Avenue Real Estate Group has extensive experience in both the management acquisition and construction of real estate. Their experience will allow them to close and develop the subject property with customary due diligence, but with no concerns in regards their performance or ability to close on this transaction.

If you have any further questions, please feel free to contact me at 312-291-2932.

Best regards,

Bartlett Q. Johnson
Executive Vice President

EXHIBIT H

Environmental Assessment Reports

This area intentionally left blank
(refer to following pages for exhibit information)

AMERECO, INC.
CONSULTING • ENGINEERING • PROJECT MANAGEMENT
OVER 25 YEARS OF EXCEPTIONAL SERVICE

February 26, 2020

Dr. Ed Cooney
E. Cooney & Associates
15760 Willows Drive
Spring Lake, MI 49456

Re: Limited Lead-Based Paint Survey
835 Lake Street
Oak Park, IL 60301
Project No. 20.1047

Dear Dr. Cooney:

In accordance with the scope of work assigned, this letter presents the results of the lead-based paint survey conducted by Amereco Engineering of the concrete painted components located at the above-mentioned location.

A limited lead-based paint inspection was conducted at 835 Lake Street, Oak Park, Illinois, on February 13, 2020. The Assessment was conducted by Amereco Engineering, 54 Michigan Avenue, Valparaiso, IN 46383, by Jeff Rugg, an Illinois Department of Public Health (IDPH) licensed Risk Assessor, License No. IND000324, Expiration Date: 08/12/2021.

The limited lead-based paint survey was performed using a Viken Detection Pb200i, Cobalt-57 sourced, X-Ray Fluorescent (XRF) device. This survey was intended for the purchase of the building and is not a comprehensive evaluation for the presence of lead-based paint. The Illinois Department of Public Health (IDPH) and the Environmental Protection Agency (EPA) define lead-based paint as being ≥1.0 mg/cm².

The sides of the building were labeled A, B, C, or D side during the lead paint survey. By convention, Side A is the side from which the building address is taken, and the other sides follow in a clockwise direction.

A total of three (3) representative samples were collected throughout the building. Of the samples collected, none were identified to contain lead-based paint. Please refer to the attached XRF lead-based paint results for detailed findings.

The sampling was performed in accordance with all applicable state and federal rules and regulations governing lead based paint in public and commercial buildings. Quality control criteria specific to the analytical method have been met. All QA/QC documentation will remain on file for future reference.

Please call if you have any questions or if I can be of additional assistance in the future.

Respectfully,

Jeff Rugg
Senior Environmental Manager

Attachments

XRF Results
835 Lake Street
Oak Park, IL 60301

Reading #	Concentration	Units	Result	Date	Time	Room	Component	Side	Substrate	Condition	Color	Note 1
3506	1	mg/cm2	Positive	2/13/2020	10:30:42		Calibration					1.0 Front
3507	1	mg/cm2	Positive	2/13/2020	10:31:42		Calibration					1.0 Front
3508	1	mg/cm2	Positive	2/13/2020	10:32:52		Calibration					1.0 Front
3509	1.1	mg/cm2	Positive	2/13/2020	11:10:11	Lobby	Window Sill	D	Plaster	Deteriorated	White	
3510	1.1	mg/cm2	Positive	2/13/2020	11:10:23	Lobby	Window Sill	A	Plaster	Deteriorated	White	
3511	1.2	mg/cm2	Positive	2/13/2020	11:10:34	Lobby	Window Sill	B	Plaster	Deteriorated	Whie	
3557	1	mg/cm2	Positive	2/13/2020	14:15:32		Calibration					1.0 Front
3558	1	mg/cm2	Positive	2/13/2020	14:15:42		Calibration					1.0 Front
3559	1	mg/cm2	Positive	2/13/2020	14:15:52		Calibration					1.0 Front

Make: Vlken Detection
Model: Pb 200i
Source: 57Co
Serial Number: 2510

Amereco Engineering
54 Michigan Avenue
Valparaiso, IN 46383

AMERECO, INC.
CONSULTING • ENGINEERING • PROJECT MANAGEMENT
OVER 25 YEARS OF EXCEPTIONAL SERVICE

February 26, 2020

Dr. Ed Cooney
E. Cooney Associates, Inc.
15760 Willows Drive
Spring Lake, MI 49456

Re: Pre-Demolition Asbestos Survey
835 Lake Street
Oak Park, IL 60301
Project No. 20.1047

Dear Dr. Cooney:

Thank you for the opportunity to provide you and E. Cooney Associates, Inc. with this service. Attached please find the report associated with the pre-demolition asbestos survey completed at the above-captioned location. This survey was conducted on February 13, 2020, by Jeff Rugg, an Illinois Department of Public Health Licensed Inspector, License No. 100-11334. All sampling and analyses were performed in accordance with all applicable local, state, and federal rules and regulations.

Non-friable suspect materials that are in good condition and may be demolished along with the building were "assumed" to contain asbestos.

Asbestos-Containing Material	Confirmed Location	Estimated Quantity
Asphalt Roofing	Exterior	3,100 SF

Suspect accessible asbestos-containing materials were sampled and analyzed for asbestos content by Polarized Light Microscopy (EPA Method 600/R-93/116). The following asbestos materials were identified:

Asbestos-Containing Material	Location	Friability	Estimated Quantity
12"x12" Floor Tile – Tan with White and Brown Specks	Men's and Women's Restrooms	Non-Friable	100 SF

Please be advised that selective demolition could not be performed during the inspection due to the building being occupied. Therefore, if suspect asbestos-containing materials are encountered during demolition activities, a licensed inspected should be consulted to sample the material.

All asbestos-containing materials must be handled following all applicable local, state and federal rules and regulations.

Please call if you have any questions or if additional assistance can be provided.

Respectfully,

Jeff Rugg
Senior Environmental Manager

Attachments

AMERECO, INC.

Consulting ▫ Engineering ▫ Project Management
54 Michigan Avenue
Valparaiso, IN 46383
(219) 531-0531
Fax: (219) 464-9166

SAMPLE LOG FORM AND ANALYTICAL REPORT

Client: Mr. Ed Cooney
E. Cooney Associates, Inc.
15760 Willows Drive
Spring Lake, MI 49456

Project: 835 Lake Street
Oak Park, IL 60301

Project No. 20.1047

Date Sampled: February 13, 2020

Analysis: Asbestos - Bulk

Method: Polarized Light Microscopy (PLM) (EPA 600/R-93/116)

SAMPLE ID	MATRIX	DESCRIPTION AND LOCATION	ASBESTOS	NON-ASBESTOS
801-A	MISC	24"x48" Lay-in Ceiling Tile Random Flecks, Fissures, and Pinholes Teller Storage Area – Near Electrical Panel	ND	Cellulose 30-35% Binder 30-35% Glass 30-35%
801-B	MISC	24"x48" Lay-in Ceiling Tile Random Flecks, Fissures, and Pinholes Break Room	ND	Cellulose 30-35% Binder 30-35% Glass 30-35%
801-C	MISC	24"x48" Lay-in Ceiling Tile Random Flecks, Fissures, and Pinholes Men's Restroom	ND	Cellulose 30-35% Binder 30-35% Glass 30-35%
802-A-DW	MISC	Drywall – Wall Men's Restroom	ND	Cellulose 5-10% Binder 90-95%
802-B-DW	MISC	Drywall – Wall Men's Restroom	ND	Cellulose 5-10% Binder 90-95%
802-C-DW	MISC	Drywall – Wall Break Room	ND	Cellulose 5-10% Binder 90-95%
802-A-JC	MISC	Drywall Joint Compound Associated with Sample 802-A-DW	ND	Binder 99-100%
802-B-JC	MISC	Drywall Joint Compound Associated with Sample 802-B-DW	ND	Binder 99-100%
802-C-JC	MISC	Drywall Joint Compound Associated with Sample 802-C-DW	ND	Binder 99-100%
803-A	MISC	12"x12" Floor Tile Tan with White and Brown Specks Women's Restroom	Chrysotile 1-5%	Binder 95-99%

SAMPLE ID	MATRIX	DESCRIPTION AND LOCATION	ASBESTOS	NON-ASBESTOS
803-B	MISC	12"x12" Floor Tile Tan with White and Brown Specks Men's Restroom	NA	NA
803-A-M	MISC	12"x12" Floor Tile Mastic Yellow Associated with Sample 803-A	ND	Binder 99-100%
803-B-M	MISC	12"x12" Floor Tile Mastic Yellow Associated with Sample 803-B	ND	Binder 99-100%
804-A	MISC	Carpet Mastic Brown Teller Area	ND	Binder 99-100%
805-A	MISC	Carpet Mastic Green Teller Area	ND	Binder 99-100%
806-A	MISC	Vinyl Base Cove Brown Men's Restroom	ND	Binder 99-100%
806-B	MISC	Vinyl Base Cove Brown Small Storage Closet – Teller Area – Security Area	ND	Binder 99-100%
806-A-M	MISC	Vinyl Base Cove Mastic Tan Associated with Sample 806-A	ND	Binder 99-100%
806-B-M	MISC	Vinyl Base Cove Mastic Tan Associated with Sample 806-A	ND	Binder 99-100%
807-A	MISC	Coating on Window Sill Lobby Area	ND	Binder 99-100%
807-B	MISC	Coating on Window Sill Lobby Area	ND	Binder 99-100%
808-A	MISC	QAQC Duplicate of Sample 802-A-DW	ND	Cellulose 5-10% Binder 90-95%
808-A-JC	MISC	QAQC Duplicate of Sample 802-A-JC Associated with Sample 808-A	ND	Binder 99-100%

ND = None Detected = Asbestos not detected above the detection limit of PLM Methodology.

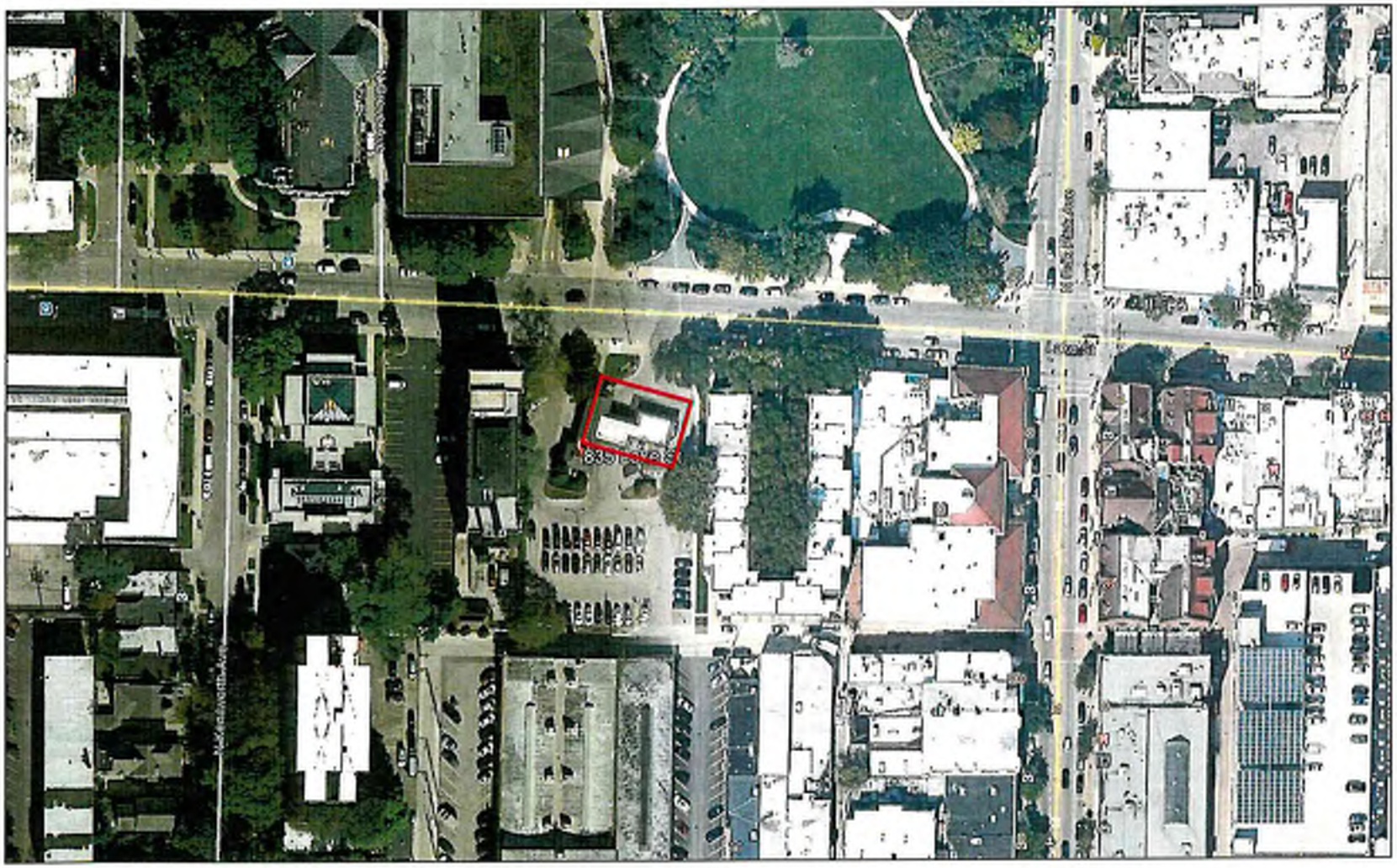
Analyzed by: SAC

Ref Number: 346025

BUR = Built-up Roofing
TSI = Thermal System Insulation
SURF = Surfacing Material
MISC = Miscellaneous Material
Other = Binder Constituents

Inspector: _____
Jeff Rugg
License No. 100-11334
Expiration Date: 5/15/2020

Site Location Map
835 Lake Street
Oak Park, IL 60301



Amereco Engineering
54 Michigan Avenue
Valparaiso, IN 46383
(219) 531-0531

EXHIBIT J

Market Feasibility Report

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(refer to following pages for exhibit information)

TRACY CROSS & ASSOCIATES, INC.

Residential Market Analysis
--- 835 Lake Street Apartments -- An Update ----
Oak Park, Illinois

TO: Mr. Thomas Meador
Ms. Liz Meador
Michigan Avenue Real Estate Group

FROM: Ms. HollyAnn Eageny
Tracy Cross & Associates, Inc.

SUBJECT: Rental Apartment Development
A Competitive Update

DATE: August 18, 2020

INTRODUCTION

At the request of Michigan Avenue Real Estate Group, Tracy Cross & Associates, Inc. conducted selected research services to assess market conditions as they may impact upon rent strategies and absorption potentials of the *835 Lake Street Apartments*, a proposed 84-unit apartment community. This future community reflects redevelopment of an approximate 37,435 square foot parcel aligning Lake Street immediately west of Oak Park Avenue in Oak Park, Illinois. Specifically, this memorandum highlights the current state of the competitive marketplace and relevant changes which have occurred since our November 2019 analysis.

GEOGRAPHIC DELINEATION: 835 LAKE STREET PROPERTY
-- OAK PARK, ILLINOIS --

Source: Michigan Avenue Real Estate Group and Google Maps

REAL ESTATE MARKET ANALYSIS
1375 E. WOODFIELD ROAD, SUITE 520
SCHAUMBURG, IL 60173
t 847.925.5400 f 847.925.5415
www.tcrossinc.com

835 LAKE STREET APARTMENTS – A PERSPECTIVE

As conceptualized, 835 Lake Street Apartments will consist of 84 apartments distributed within a six-story residential building to include 78 private structured parking spaces, along with 10 private surface stalls at grade. Parking allocations translate to an enclosed parking ratio of 1.05 stalls per residential unit which is fully consistent with the transit-oriented nature of the proposed community and viewed as sufficient. The parking garage will also provide secured bicycle storage. The first floor will also include a residential lobby, leasing office and mail/package room with technology concierge, along with a fitness studio. Final design concepts *may* also include a small retail component such as an ATM banking center. Designed to achieve a LEED Silver rating, the development will feature architectural design aesthetics complimentary to its Oak Park environs including balconies with clear glass handrail systems. As summarized in the following text table, residential design concepts primarily consist of two bedroom two bath designs, along with a modicum of one bedroom and larger three bedroom plan types, which range in unit size from 827 to 1,499 square feet. Overall, 835 Lake Street Apartments will provide 102,508 net leasable square feet, with the average apartment residence containing 1,220 square feet of living area, *exclusive* of balcony.

PROPOSED RESIDENTIAL MATRIX: 835 LAKE STREET APARTMENTS

Plan Type	Total Units	Percent of Total	Bedrooms/ Baths	Net Rentable Square Feet	
				Per Unit	Total
Plan A-1	4	4.8	1 / 1.0	827	3,308
Plan A-2	4	4.8	1 / 1.0	875	3,500
Plan B-1[1]	2	2.4	2 / 2.0	1,092	2,184
Plan B-2	16	19.0	2 / 2.0	1,159	18,544
Plan B-3	1	1.2	2 / 2.0	1,162	1,162
Plan B-4[1]	16	19.0	2 / 2.0	1,167	18,672
Plan B-5	39	46.4	2 / 2.0	1,338	52,182
C-1[1]	1	1.2	3 / 2.0	1,457	1,457
C-2[1]	1	1.2	3 / 2.0	1,499	1,499
Total/Average:	***84***	***100.0***	**---**	***1,220***	***102,508***

[1] Indicates a corner-unit orientation.

Source: Michigan Avenue Real Estate Group Concept Schematic dated 8/18/2020.

All apartments are expected to feature quality interior appointments commensurate with new construction apartment development throughout the region. These include ten-foot ceiling height, plank-style engineered wood flooring in kitchens and living areas, with carpeted bedrooms and bedroom-wing hallways; designer kitchens with quartz/granite countertops and islands, ceramic tile backsplash, stainless steel undermount sinks, energy-efficient stainless steel kitchen and laundry appliances; walk-in master bedroom closets; and designer baths with ceramic tile flooring, quartz/granite vanity tops, ceramic bath/shower surrounds and frameless glass shower doors. All apartments will provide internet/cable connectivity, some level of Smart technology, and

adequate secondary closeting. Water/refuse collection will be included in the monthly rent with the resident billed directly for all other utilities.

Pending final approval, construction of 835 Lake Street Apartments is expected to commence in 2021 in anticipation of initial occupancies beginning in the spring of 2023.

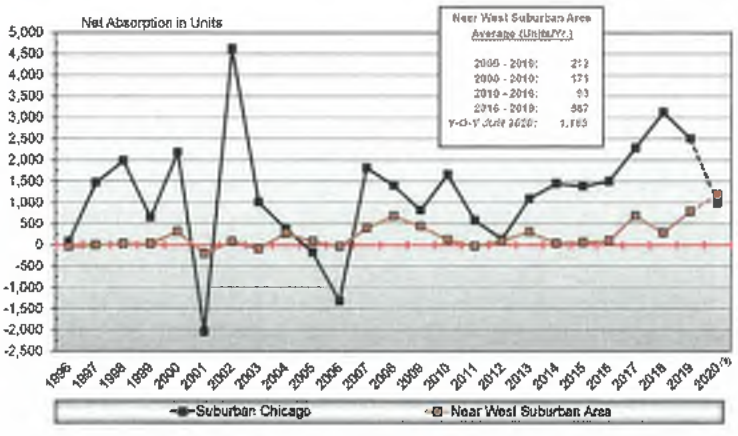
CONCLUSION

Based upon a thorough analysis of current market dynamics, Tracy Cross & Associates ***affirms*** our conclusion that 835 Lake Street Apartments represents a *viable development opportunity*. This conclusion is (again) based upon the development's *excellent* location proximate to significant concentrations of employment and ease of access to multiple modes of transportation, healthcare, shopping, and other established ancillary support, along with long term strength seen in economic demand variables.

Our conclusion assumes market introduction in 2023, balancing a well-conceived apartment development with renter construction requirements over the 2020-2025 forecast period. Specifically, the defined Oak Park Market Area could support construction of 235 new rental units annually (or a total of 1,175 units through 2025) without creating market weakness ***if competitive rents are maintained***. This new construction requirement considers Census estimates of household growth over the five-year forecast period, expected levels of renter tenure, multifamily construction trends over the past three decades, replacement demand, as well as a 5.0 to 6.0 percent vacancy allowance necessary to maintain market balance. The 235-unit yearly rental construction requirement represents more than adequate support for the proposed development.

Also lending support to the marketability of 835 Lake Street Apartments, since 2000 and through 2019, Chicago's suburban rental marketplace maintained strong levels of net absorption. Over the last 19 years, for example, the suburban marketplace averaged an estimated net absorption of 1,167 units yearly, with absorption levels accelerating to an annual pace of 2,637 units during the more recent 2016-2019 timeframe. In tandem with the suburban region overall, net absorption in the more localized near west suburbs (which includes Oak Park) has averaged 212 units yearly since 2000, *alone* accounting for 18.2 percent of net suburban Chicago absorption over the last 19 years. Notably, net absorption in the near west suburban area over during the 2016-2019 timeframe *more than doubled* long term trends, averaging 587 units yearly. In fact, the 790 units absorption in 2019 *represented the highest absorption level noted in this localized suburban area since 1995.* Moreover, although the pace of net suburban absorption moderated during the most recent June 2019-June 2020 period, absorption levels in the near west suburbs advanced to 1,183 units, attributed in large part to increased occupancies among existing post-1985 developments, coupled with accelerated new construction of late concentrated in areas *east of I-355.*

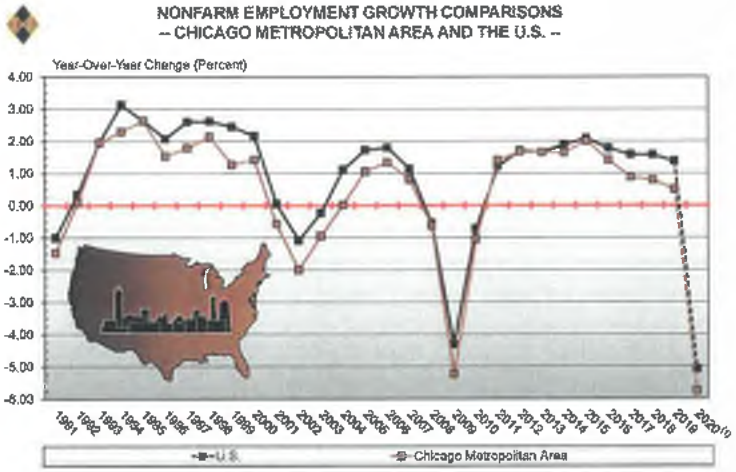
NET ABSORPTION: POST-1985 RENTAL APARTMENT DEVELOPMENTS
-- NEAR WEST SUBURBAN AREA --



(1) Y-O-Y June 2020.

Source: Tracy Cross & Associates, Inc.

On a cautionary note, in the current environment we would be remiss not to address the impact of the Covid-19 pandemic upon the national and regional economy, exacerbated by the recent period of social unrest, and their implications for the housing market near term. While impossible to quantify given the very fluid nature of the situation, we expect the residential marketplace will be ***significantly impacted*** over the next six- to nine months as employment uncertainty (in particular) continues to grip the nation. As illustrated in the following graphic, for example, total non-agricultural employment in the Chicago, IL Metropolitan Statistical Area stood at 3,557,600, reflecting year-over-year losses of 255,800 jobs or 5.8 percent of total employment. This compares with the 5.1 percent employment contraction witnessed nationwide during the twelve-month period. As might be expected, the majority of contractions occurred during the April-June 2020 period when regional job losses *averaged* 432,400 per month.



(1) YTD June.
Source: U.S. Department of Labor, Bureau of Labor Statistics

Nonetheless, federal stimulus efforts coupled with coordinated reboot of business regionally and nationally have now begun to stabilize the economy with discernible growth anticipated beginning in the 4th Quarter 2020. Regionally, home sales (in particular) have begun to respond with for-sale housing sectors expected to continue to gain traction through the end of 2020 and achieve tangible growth during the 2021-2025 forecast period, especially given today's historic mortgage interest climate and expected favorable conditions for at least the next 24 to 36 months.

Given typical renter profiles, absorption, lease renewals and rents will be *directly impacted* by economic and/or social order disruptions for at least the next twelve months, likely reflected in strong lease incentives, discounting, or rent rollbacks. For example, the service-oriented hospitality industry has endured the most significant employment losses over the last several months *and* is expected to experience a more prolonged recovery period which will have a near term impact upon the rental market. This is especially true considering additional stimulus dollars for the unemployed are not likely to replicate the support given during the April-July 2020 period. That said, the overall impact on this housing subset will vary *dramatically from region to region* and could potentially also result in *intra-regional* shifts in levels of demand. It is notable that according to the Illinois Department of Employment Security, in 2019 there were nearly 2.0 million *private sector* jobs alone within a convenient 40-minute commuting distance of Oak Park, representing major employers across a broad base of industry sectors. Recent employment losses notwithstanding, our favorable conclusion considers the expectation of tangible yet reserved regional economic growth beginning in 2021 and continuing through the 2025 forecast period, in concert with anticipated 2023 market introduction of 835 Lake Street Apartments.

Lastly, in the aftermath of the Covid-19 experience, it is also very likely that consumers across-the-board and (particularly) among profile lifestyle segments, will prioritize health and wellness factors in their housing choices. Incorporating this anticipated shift in lifestyle behaviors in the moderate scale of the proposed development, its unit types and sizes, as well as interior appointments and community amenities, coupled with the energy-efficient technologies of new construction will enable Michigan Avenue Real Estate Group to establish a competitive position in the marketplace of tomorrow.

A BENCHMARK RENTAL STRATEGY

Exhibit 1 forwards a benchmark rental strategy to competitively position the conceptualized 84-unit 835 Lake Street Apartments in context with new construction alternatives throughout the greater near west region which offer similar lifestyle environs. As shown, benchmark posted base rents, which are presented in August 2020 dollars, extend from $1,915 to $3,400 monthly and average $2,724 which includes a 1,220 square foot residence. Benchmark posted base rents yield a value ratio of $2.25 per square foot. For clarity, benchmark posted *base* rents *are established on Floor 2 and include corner-unit premiums for Plans B1, B4, C1 and C2*. They also include Floor 6 premiums for Plans B1, C1 and C2 *only*, but do not include incremental revenues derived from optional enclosed parking, pet fees, administrative fees, or other landlord-provided services. Benchmark rents assume quality interior appointments and community amenities as outlined in Exhibit 1.

A FORECAST OF ABSORPTION

Assuming market introduction in 2023, benchmark posted base rents are established to generate an overall absorption rate of 6.7 units per month. This projected absorption rate would enable the 84-unit community to achieve stabilization at 95.0 percent or 80 units occupied within a twelve-month timeframe ***from first occupancy***. This leasing period assumes extensive marketing commence with site improvements and three- to six months of lease reservations prior to initial deliveries. While the marketplace is expected to maintain balance during the 2020-2025 forecast period, over the course of lease-up it may be necessary to offer a nominal discount or lease incentive on *select* units as the market dictates.

A FORECAST OF ABSORPTION BY TIME PERIOD
-- 835 LAKE STREET APARTMENTS --

Monthly Absorption in Units
-- An 84-Unit Development --

	Monthly Rate	Total Units	Cumulative Total
Months 1 - 3[1]	8.5	26	26
Months 4 - 6	7.0	21	47
Months 7 - 12	5.5	33	80
Average Absorption Rate:		***6.7 Units / Month***	
Months to Stabilization (80 units @ 95% Occupancy)		***12.0 Months***	

[1] Lease reservation marketing, assumed to commence at least three (3) months prior to initial occupancy, are factored into this forecast.

Source: Tracy Cross & Associates, Inc.

COMPETITIVE POSITIONING

From a practical standpoint, 835 Lake Street Apartments will experience its strongest levels of competitive influence from nine new construction and/or fully renovated apartment developments marketing in Oak Park itself and in nearby La Grange which share commonalities in terms of access to multiple modes of transit, sources of employment, and strong in-place ancillary shopping, dining and entertainment. These localized urban-oriented developments were built and/or fully renovated during the 2008-2020 timeframe and all represent product forms with structured parking available for an incremental fee. All are within walking distance of public transit and offer a broad range of plan types and unit sizes thus expanding market appeal from an affordability standpoint. **Exhibit 2** provides a geographic orientation of the nine newer developments, along with projects now under construction and/or in the planning pipeline in the immediate area, while a composite summary is provided in **Exhibit 3**. This table also summarizes characteristics of newer apartment developments of similar scale found in the Near West and West Town community areas of Chicago as these latter communities may represent a source of competitive substitution.

1

A BENCHMARK RENTAL STRATEGY[1;2]: 835 LAKE STREET APARTMENTS
-- OAK PARK, IL --



MULTI-STORY ELEVATOR-SERVED BUILDING WITH STRUCTURED PARKING: 84 UNITS / 90 ENCLOSED PARKING SPACES

Plan Designation	A1	A2	B1[3]	B2	B3	B4[3]	B5	C1[3]	C2[3]
Number of Units	4	4	2	16	1	16	39	1	1
Percent Distribution	4.8	4.8	2.4	19.0	1.2	19.0	46.4	1.2	1.2
Bedrooms	1	1	2	2	2	2	2	3	3
Baths	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Plan Size Average (Sq. Ft.)	827	875	1,092	1,159	1,162	1,167	1,338	1,457	1,499
Benchmark Posted *Base* Rent[1]	$1,915	$2,015	$2,560	$2,600	$2,600	$2,670	$2,970	$3,320	$3,400
Per Sq. Ft.	$2.32	$2.30	$2.34	$2.24	$2.24	$2.29	$2.22	$2.28	$2.27

Community Summary[1;2]

Total Number of Units:	**84**
Total Net Leasable Square Feet:	**102,508**
Weighted Average Unit Size (Sq. Ft.):	**1,220**
Average Posted *Base* Rent/Sq. Ft.[1]:	**$2.742**
Rent/Sq. Ft.[1]:	**$2.25**
Estimated Overall Average Posted Rent[2]:	**$2,758**
Rent/Sq. Ft.[2]:	**$2.26**

Absorption at Benchmark

Average Monthly Absorption to Stabilization: (In Units)	**6.7**
Months to Stabilization: (80 Total Units at 95% Occupancy)	**12.0**

BENCHMARK STANDARDS / COMMUNITY AMENITIES / SUGGESTED PREMIUMS AND FEES[4]

- Individually Controlled Heat/Air Conditioning
- Internet/Cable/Smart Technology Connectivity
- Ten-Foot Ceiling Height
- Designer Finishes Throughout
- Plank-Style Engineered Wood Flooring in Kitchen/Living Areas
- Carpeted Bedrooms and Bedroom-wing Hallways
- Walk-in Master Bedroom Closet w/Organizer; Adequate Secondary Closeting
- Designer Baths with Ceramic Flooring, Quartz/Granite Vanity Top, Frameless Glass Shower Doors, Ceramic Tub/Shower Surround
- Designer Kitchen Cabinetry and Lighting
- Quartz/Granite Kitchen Countertop/Island
- Energy Efficient Stainless Steel Appliances
  - Range
  - Dishwasher
  - Refrigerator
  - Microwave/Hood Vent
  - Full-Size Washer and Dryer
- Undermount Stainless Steel Sink with Garbage Disposal
- Balcony

- LEED-Certified Construction Technologies
- Non-Smoking Environment
- Secured Reception Lobby
- Secured Mail/Package Room with Technology Concierge
- Secured Bicycle Storage
- Fitness Studio
- 24-Hour Maintenance Service
- Water/Refuse Service Included
- Individually Metered Utilities
- On-Site Leasing/Management Office

Suggested Premiums/Incremental Fees:

- Corner-Unit Premium: Included (Value at $50 per Month)
- Floor Premium: Floors 3 through 5 @ $10; Floor 6 Included (Value at $20)
- View Premium: $25 to $50 (Assumes maximum of 15% or +/-12 Units)
- Assigned Enclosed Single Parking Space @ $125 per Month
- Pet Fees (Deposit/Mo. Rent): $350 / $30

[1] Benchmarkposted base rents are presented in August 2020 dollars and ***include*** premiums for corner-unit orientation as well as floor premiums Plans B1, C1 and C2 ***only***. ***They do not include*** premiums for floors 3-5 or enhanced views. Nor do they include incremental revenues derived from optional enclosed parking, pet fees, administrative fees or other landlord-provided services.

[2] Overall rents, which are presented in August 2020 dollars, include ***estimates*** of floor and corner-unit premiums only. They ***do not include*** premiums for enhanced views or revenues derived from optional enclosed parking, pet fees, administrative fees or other landlord-provided services.

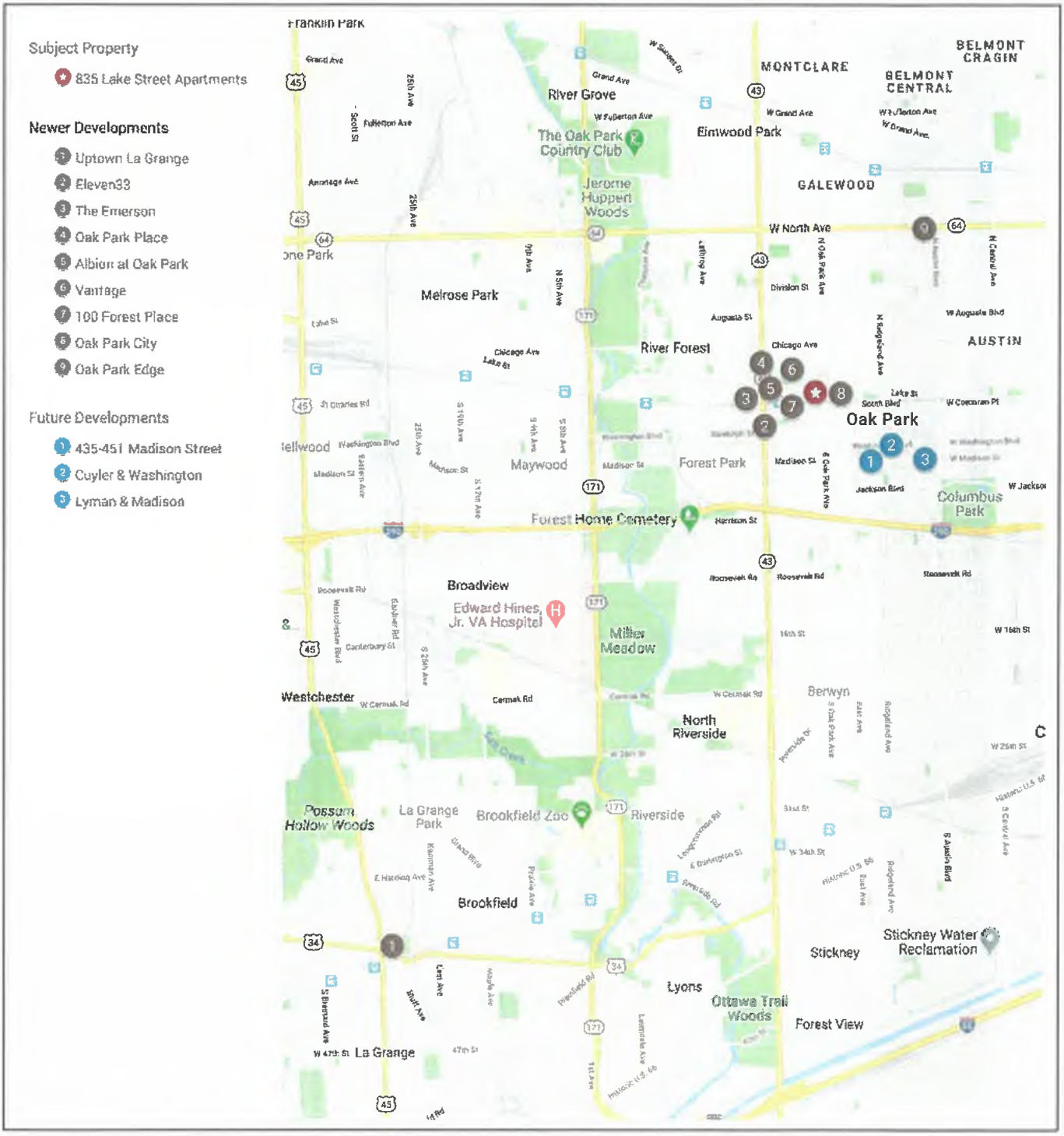
[3] Indicates a corner-unit orientation.

[4] Benchmark rents and absorption forecast ***assume a minimum*** of 88 structured and surface parking spaces will be provided as outlined in the Concept Plan dated 8/18/2020. Proposed parking allocations yield a sufficient parking ratio of 1.05 parking stalls per residential unit.

Source: Michigan Avenue Real Estate Group: Conceptual Site Plan dated 8/18/2020 and Tracy Cross & Associates, Inc.

2

GEOGRAPHIC ORIENTATION:
REPRESENTATIVE NEWER/PLANNED APARTMENT DEVELOPMENTS
-- OAK PARK CMA --



Source: Google Maps and Tracy Cross & Associates, Inc.

COMPOSITE SUMMARY: REPRESENTATIVE NEWER APARTMENT DEVELOPMENTS
-- OAK PARK CMA - JUNE 2020 --

Municipality/ Development	Year Built/ Renovated	Number of Units	Number Vacant	Percent Vacant	Average Unit Size (Sq. Ft.)	Rent Characteristics: Average Posted June 2019	Rent Characteristics: June 2020 Average Posted $	Rent Characteristics: June 2020 Average Posted $/Sq.	Rent Characteristics: June 2020 Average Effective $	Rent Characteristics: June 2020 Average Effective $/Sq. Ft.	Stabilized Developments[1] Number of Units	Stabilized Developments[1] Number Vacant	Stabilized Developments[1] Percent Vacant
Oak Park Market Area Total/Average:	—	***1,906***	***369***	***19.4***	***855***	***$2,106***	***$2,070***	***$2.42***	***$1,866***	***$2.18***	***1,354***	***109***	***8.1***
La Grange	—	**254**	**9**	**3.5**	**961**	**$2,225**	**$2,020**	**$2.10**	**$1,865**	**$1.94**	**254**	**39**	**15.4**
Uptown La Grange	2017	254	9	3.5	961	2,225	2,020	2.10	1,865	1.94	254	39	15.4
Oak Park	—	**1,652**	**360**	**21.8**	**839**	**$2,086**	**$2,078**	**$2.48**	**$1,866**	**$2.22**	**1,100**	**70**	**6.4**
100 Forest Place	1986	234	4	1.7	917	1,907	1,881	2.05	1,857	2.03	234	19	8.1
Albion at Oak Park[2]	2019	265	202	76.2	819	2,341	2,403	2.93	2,136	2.61	—	—	—
Eleven33[3]	2019	263	103	39.2	834	2,160	2,166	2.60	1,999	2.40	—	—	—
The Emerson[4]	2017	271	2	0.7	841	2,099	2,038	2.42	1,747	2.08	271	11	4.1
Oak Park City	1987/2007-08	125	4	3.2	846	1,810	1,698	2.01	1,455	1.72	125	14	11.2
Oak Park Edge[6]	2020	24	23	95.8	1,250	—	2,050	1.64	1,550	1.24	—	—	—
Oak Park Place	2008	200	1	0.5	799	2,025	1,907	2.39	1,696	2.12	200	10	5.0
Vantage[5]	2016	270	21	7.8	894	2,089	2,188	2.45	1,945	2.18	270	16	5.9
Representative Newer Moderate-Scale Apartment Developments: Select City of Chicago Neighborhoods[7]													
Chicago-Near West/West Town	—	*628*	*65*	*10.4*	*1,095*	*$2,941*	*$2,937*	*$2.68*	*$2,759*	*$2.52*	*576*	*50*	*8.7*
The Aberdeen West Loop I/Near West	2013	27	2	7.4	1,132	3,017	3,006	2.66	2,577	2.28	27	2	7.4
The Aberdeen West Loop II/Near West	2014	51	12	23.5	1,001	3,011	3,035	3.03	2,601	2.60	51	12	23.5
Adams Laflin Place/Near West[8]	2020	52	15	28.8	1,132	—	3,079	2.72	2,842	2.51	—	—	—
Ashland Place/Near West	2018	47	3	6.4	1,185	2,657	2,585	2.18	2,567	2.17	47	3	6.4
Jackson Throop Place/Near West	2016	93	2	2.2	1,027	2,742	2,741	2.67	2,741	2.67	93	2	2.2
Madison Throop Place/Near West	2016	72	4	5.6	1,008	2,994	2,924	2.90	2,924	2.90	72	4	5.6
Monroe Aberdeen Place/Near West	2018	120	16	13.3	1,114	3,403	3,457	3.10	3,073	2.76	120	16	13.3
The Van Morgan/Near West	2014	26	3	11.5	1,183	3,016	2,844	2.40	2,528	2.14	26	3	11.5
The Warren/Near West	2014	52	0	0.0	1,123	2,394	2,369	2.11	2,172	1.93	52	0	0.0
Luxe on Chicago/West Town	2018	55	6	10.9	986	2,736	2,666	2.70	2,666	2.70	55	6	10.9
Vision/West Town	2010	33	2	6.1	1,394	3,065	3,109	2.23	3,109	2.23	33	2	6.1

[1] Excludes rental programs currently undergoing renovation and/or new programs undergoing initial absorption.
[2] Leasing commenced May 2019; initial occupancy August 2019. Absorption rate of 13.0 units per month reflects 140 units occupied as of June 2020.
[3] Leasing commenced January 2019; initial occupancy March 2019. Absorption rate of 13.2 units per month reflects 208 units occupied as of June 2020.
[4] Initial occupancy September 2017; stabilized November 2018 at an overall absorption rate of 17.0 units per month.
[5] Initial occupancy August 2016; stabilized May 2018 at an overall absorption rate of 11.9 units per month.
[6] Leasing commenced July 22, 2020; one (1) unit leased.
[7] Developments not included in market area statistics; utilized for analytical purposes only.
[8] Leasing commenced May 2020; initial occupancy June 2020. Absorption rate of 30.0 units per month reflects 15 units occupied as of August 2020; 32 total units leased translates to leasing rate of 12.0 units per month.

Source: Tracy Cross & Associates, Inc.

- **Exhibits 4 and 5** illustrate the competitive benchmark positioning of the proposed development (in both whole dollars and for comparable footage) relative to newer localized communities. For example, ...

  - On a *comparable footage basis*, benchmark rents appropriately position 835 Lake Street modestly below the market average among the six newest construction developments in the marketplace. This competitive posture balances the expected quality new construction alternative with variances in location, project scale and levels of community amenities. However, benchmark rents also position 835 Lake Street *well above* the two older renovated projects in downtown Oak Park (again) for comparable footage.

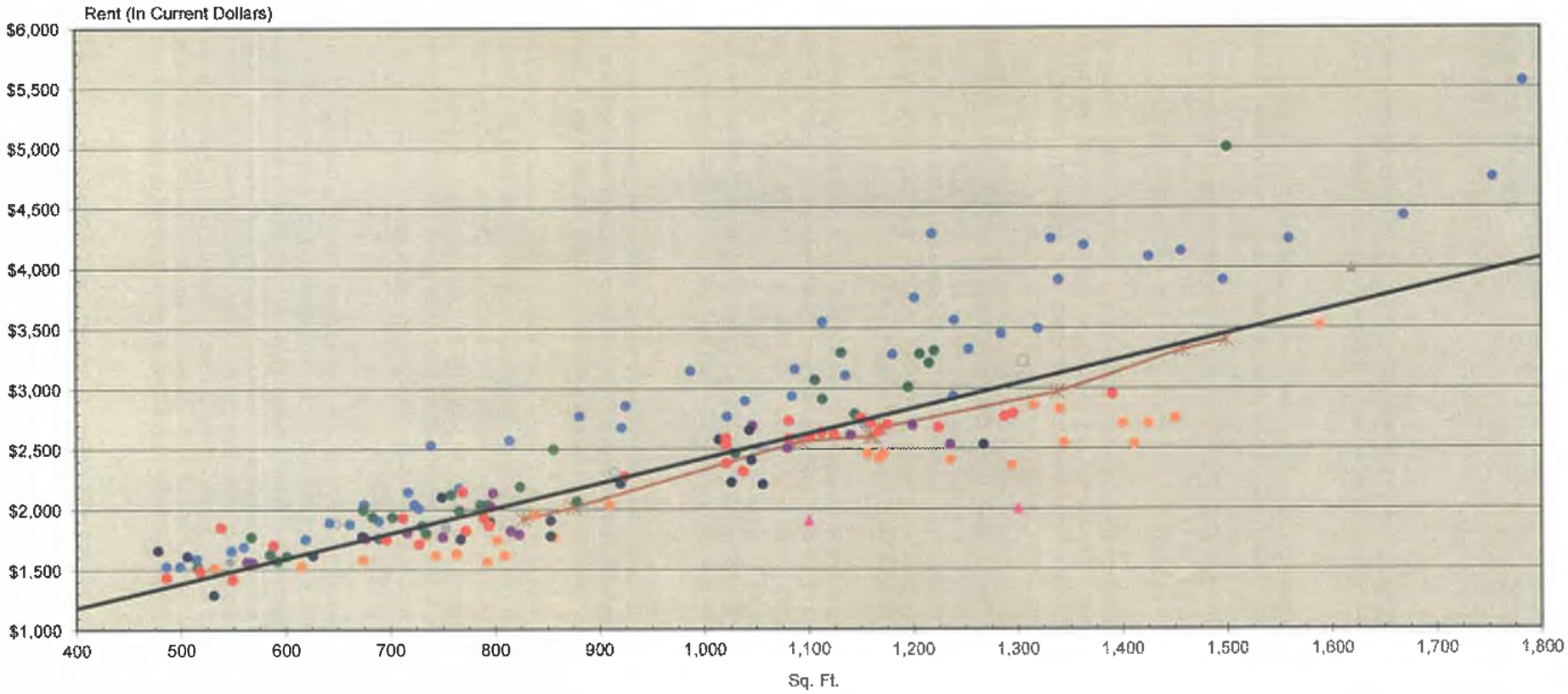
  - The benchmark value positioning also considers the dramatic shift in vacancies over the last twelve months. Specifically, as detailed in Exhibit 3, vacancies among the four *stabilized* projects in the local area currently stand at 8.1 percent, *nearly three times* the 3.0 percent vacancy factor noted in June 2019. The impact of the current environment is even more pronounced among similar projects in the Near West and West Town areas, where vacancies have surged to an overall average of 8.7 percent from a very tight 1.9 percent vacancy factor one year ago. Exhibit 3 also illustrates that, across-the-board, vacancies in the marketplace have resulted in accelerated levels of lease incentives and discounts, with effective rents among localized projects now *averaging* $2.18 per square foot or roughly a 10.0 percent discount from posted rents.

  - Similarly, **Exhibits 6 and 7** illustrate the competitive value positioning of 835 Lake Street relative to projects of similar scale and design marketing throughout the Near West and West Town neighborhoods of Chicago. As shown, after adjusting benchmark rents to include the value of an enclosed parking space consistent with most of these latter communities, the benchmark rent structure represents a strong competitive positioning in both whole dollars *and* for comparable footage relative to these potential truly urban alternatives.

- On a cautionary note, it cannot be overstated that ***in whole dollars*** benchmark rents position 835 Lake Street among the ***highest posted rents*** in the whole of the near west suburbs, some $600 higher (on average) than amenity-enhanced counterparts locally as well as in transit-oriented and/or mixed-use locales in Downers Grove, Elmhurst, Lombard, Oakbrook Terrace and Wheaton. These variances suggest that Michigan Avenue Real Estate Group *must maintain an aggressive marketing posture through stabilization* and a ***judicious approach to rent growth thereafter*** in order to maintain a competitive advantage in the marketplace. To this point, and consistent with new projects now undergoing lease-up throughout the general area, in order to achieve the projected absorption rate, it may be necessary to also offer some form of incentive such as one month free with a 13-month lease through stabilization, while planning for similar promotions thereafter as competitive conditions dictate.

- The 6.7-unit per month absorption forecast is modestly lower than the average 11.6-unit monthly absorption levels generated by newer localized developments during their respective stabilization periods, reflecting the larger scale of these latter projects, coupled with broader continuums of plan types and unit sizes, as well as variances in location and levels of amenities. To this point, in relative terms, the projected absorption rate appropriately reflects variances between the two newest Oak Park developments, namely *Albion at Oak Park* and *Eleven33* where absorption rates as of June 2020 average 13.1 units monthly. However, as detailed in Exhibit 3, each of these communities is also marketing aggressive lease incentives to encourage lease-up.

Rent/Value Analysis
Representative Newer Apartments
Oak Park CMA
June 2020



Project (Vacancy/Absorption)

Studio	JR-1/Convertible	One Bedroom	One Bedroom & Den	Two Bedroom	Two Bedroom & Den
Three Bedroom	Uptown La Grange (15.4)	Albion at Oak Park (13.0/Mo.)	Eleven33 (13.2/Mo.)	The Emerson (4.1)	Oak Park Place (5.0)
Vantage (5.9)	Oak Park Edge (NA)	835 Lake Street Apartments	Market Line		

Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.

Source: Tracy Cross & Associates, Inc.

Rent/Value Analysis
Representative Newer Apartments
Oak Park CMA
June 2020

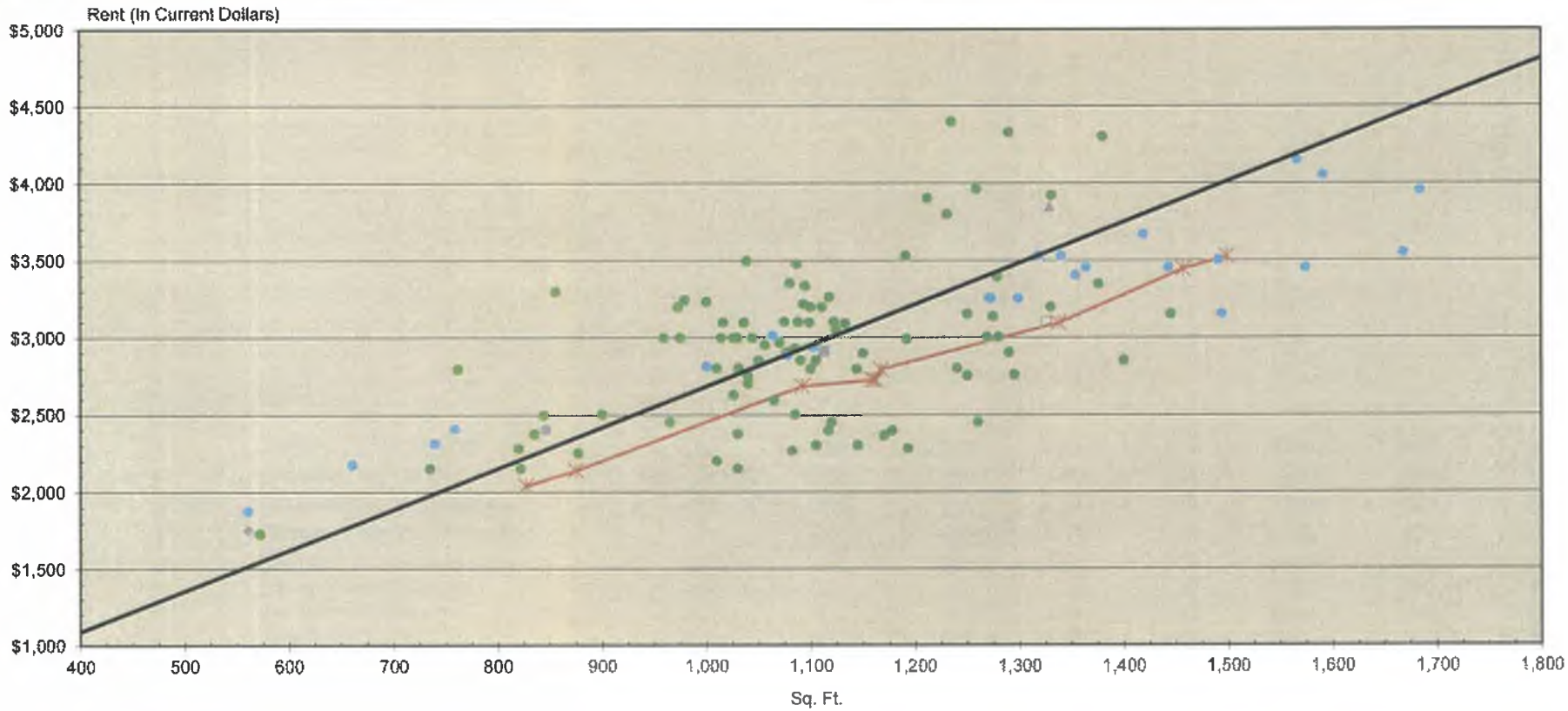
Plan Size (Sq. Ft.)	Average Market Rent	Development/Location	Year Built / Renovated	Total Units	Average Plan Size (Sq. Ft.)	Average Posted Rent		Average Market Rent	Variance From Market	Vacancy Rate / Absorption (Units/Mo.)
						Dollars	Rent per Sq. Ft.			
400	$1,178	Albion at Oak Park/Oak Park	2019	265	819	$2,403	$2.93	$2,045	$+358	(13.0/Mo.)
500	1,385	Eleven33/Oak Park	2019	263	834	2,166	2.60	2,076	+90	(13.2/Mo.)
600	1,592									
700	1,799	***---- Market ----***	***2016***	***1,523 / 254***	***861***	***2,132***	***2.48***	***2,132***	***0***	***7.6 / (13.1/Mo.)***
800	2,006									
900	2,213	Vantage/Oak Park	2016	270	894	2,188	2.45	2,201	-13	5.9
1,000	2,420	The Emerson/Oak Park	2017	271	841	2,038	2.42	2,091	-53	4.1
1,100	2,627	Oak Park Place/Oak Park	2008	200	799	1,907	2.39	2,004	-97	5.0
1,200	2,834	835 Lake Street-Bnmk Base	2023	84	1,220	2,742	2.25	2,875	-133	6.7/Mo. Fcst
1,300	3,041	Uptown La Grange/La Grange	2017	254	961	2,020	2.10	2,339	-319	15.4
1,400	3,248	(1) 100 Forest Place/Oak Park	1986	234	917	1,881	2.05	2,248	-367	8.1
1,500	3,455	(1) Oak Park City/Oak Park	1987/2007-08	125	846	1,698	2.01	2,101	-403	11.2
1,600	3,662	(1) Oak Park Edge/Oak Park	2020	24	1,250	2,050	1.64	2,938	-888	NA
1,700	3,869									
1,800	4,076									
1,900	4,283									
2,000	4,490									

Slope: $2.07 per sq. ft.

(1) Development not included in derivation of market line.

Source: Tracy Cross & Associates, Inc.

Rent/Value Analysis
Representative Newer Apartments
Chicago: Near West/West Town Community Areas
June 2020



Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.

Source: Tracy Cross & Associates, Inc.

Rent/Value Analysis
Representative Newer Apartments
Chicago: Near West/West Town Community Areas
June 2020

Plan Size (Sq. Ft.)	Average Market Rent
400	$1,088
500	1,354
600	1,620
700	1,886
800	2,152
900	2,418
1,000	2,684
1,100	2,950
1,200	3,216
1,300	3,482
1,400	3,748
1,500	4,014
1,600	4,280
1,700	4,546
1,800	4,812
1,900	5,078
2,000	5,344

Slope: $2.66 per sq. ft.

	Development/Community Area	Year Built / Renovated	Total Units	Average Plan Size (Sq. Ft.)	Average Posted Rent		Average Market Rent	Variance From Market	Vacancy Rate / Absorption (Units/Mo.)
					Dollars	Rent per Sq. Ft.			
	Aberdeen West Loop I/Near West	2013	27	1,132	$3,844	$3.40	$3,035	$+809	7.4
	Monroe Aberdeen Place/Near West	2018	120	1,114	3,457	3.10	2,988	+469	13.3
	Aberdeen West Loop II/Near West	2014	51	1,001	3,035	3.03	2,687	+348	23.5
	Madison Throop Place/Near West	2016	72	1,008	2,924	2.90	2,706	+218	5.6
(1)	Adams Laflin Place/Near West	2020	52	1,132	3,229	2.85	3,035	+194	(30.0/Mo.)(2)
(1)	Luxe on Chicago/West Town	2016	55	986	2,791	2.83	2,647	+144	10.9
	---- Market ----	***2016***	***628 / 57***	***1,095***	***2,937***	***2.68***	***2,937***	***0***	***8.7 (NA)(2)***
	Jackson Throop Place/Near West	2016	93	1,027	2,741	2.67	2,756	-15	2.2
	The Van Morgan/Near West	2014	26	1,183	2,844	2.40	3,171	-327	11.5
(1)	Vision/West Town	2010	33	1,394	3,359	2.41	3,732	-373	6.1
(1)	**835 Lake Street Apartments-Bnmk Base**	**2023**	**84**	**1,220**	**2,867**	**2.35**	**3,270**	**-403**	**6.7/Mo. Fcst.**
	Ashland Place/Near West	2018	47	1,185	2,585	2.18	3,176	-591	6.4
	The Warren/Near West	2014	52	1,123	2,369	2.11	3,012	-643	0.0

(1) Posted rents adjusted to include value of optional enclosed parking; utilized for analytical purposes only.
(2) Statistics reflect initial two months of occupancies; excluded from market average.

Source: Tracy Cross & Associates, Inc.

ABSORPTION TRENDS: SELECT NEWER APARTMENT DEVELOPMENTS
-- OAK PARK MARKET AREA - JUNE 2020 --

Development/Location	Total Units	Occupancy (Month/Year)	Stabilization (Month/Year)	Average Unit Absorption Per Month Since Opening
Oak Park Place/Oak Park	200	November 2008	December 2010	6.9
Vantage/Oak Park	270	August 2016	May 2018	11.9
Uptown La Grange/La Grange	271	May 2017	April 2019	10.7
The Emerson/Oak Park	271	September 2017	November 2018	17.0
Total Units/Average Unit Absorption:	**1,012**	---	---	**11.6**
Average Development Size:	**253**	---	---	---

Source: Tracy Cross & Associates, Inc.

- The forecasted pace of absorption can also be supported by turnover in the market area's existing rental stock. As previously noted, some 30,000 Oak Park Market Area householders are renters. Of these, approximately 9,000 will move annually, with at least 50 percent of these mobile households remaining renters, staying in the local area, and thus representing part of the subject development's pool of prospective residents. Hence, the forecasted overall absorption rate of 6.7 units per month represents *less than 2.0 percent* of aggregate new construction requirements and turnover potentials.

- As also noted in our initial analysis, the conceptualized apartment development *fully addresses* current and expected future trends in the residential marketplace; is representative of the newest urban apartment offerings in the region; and is designed to appeal across a broad spectrum of consumer segments, including not only younger professional singles and childless couples, but also more mature consumers desirous of a lifestyle environment.

UNIT MIX ANALYSIS: SELECTED NEWER APARTMENT FLATS
-- OAK PARK CMA - JUNE 2020 --

	835 Lake Street Apartments				Selected Newer Apartment Flats[1]			
	Total Units		Plan Size (Sq. Ft.)		Total Units		Plan Size (Sq. Ft.)	
Unit Type	Number	Percent	Range	Average	Number	Percent	Range	Average
Studio	---	---	---	---	207	13.6	478 - 619	547
Convertible/JR-1	---	---	---	---	94	6.2	516 - 727	649
One Bedroom	8	9.5	827 - 875	851	657	43.1	626 - 921	753
One Bedroom+Den	---	---	---	---	100	6.6	798 - 1,238	914
Two Bedroom	74	88.1	1,092 - 1,338	1,253	408	26.9	920 - 1,496	1,153
Two Bedroom+Den	---	---	---	---	42	2.8	1,124 - 1,559	1,305
Three Bedroom	2	2.4	1,457 - 1,499	1,478	14	0.9	1,500 - 1,783	1,619
Three Bedroom+Den	---	---	---	---	---	---	---	---
Total/Averages:	***84***	***100.0***	***827 - 1,499***	***1,220***	***1,523***	***100.0***	***478 - 1,783***	***861***

[1] Includes developments outlined in Exhibits 2 through 5.

Source: Michigan Avenue Real Estate Group and Tracy Cross & Associates, Inc.

- To this latter point, lifestyle rental alternatives are generating strong interest among consumers between the ages of 45 and 74 given, in most cases, the high level of amenities and/or concierge services available to residents. Lending support to absorption potentials at 835 Lake Street, it is again noted that roughly 56.0 percent of Oak Park Market Area householders align age categories between 45 and 74, while American Community Survey estimates derived from the 2010 Census reveal that roughly 40.0 percent of the market area's *existing renters* also reflect these profile age categories. That said, and with specific focus upon potential profile mature/move-down consumer segments, factors related to mobility and lifestyle preferences indicate that despite the aging of the general population, householders in their maturing lifecycle move infrequently. In fact, most householders in age categories of 55 and older are completely satisfied with their current residence, with less than 6.0 percent moving on an annual basis. The projected absorption pace reflects mobility factors among profile cohort consumer groups and limited plan differentiation versus the market overall, coupled with a benchmark rent strategy which positions the community at the highest income echelons of profile consumer segments where demand levels begin to thin. For this reason, it is strongly recommended that dedicated marketing efforts begin with site improvements, with lease reservations beginning *at least three (3) months prior to initial deliveries.*

- Lastly, the benchmark rent strategy and absorption forecast also consider an *intensely competitive environment* marked by periods of accelerated apartment construction. This pattern of development will continue for the foreseeable future and intensify short term as, apart from the proposed 835 Lake Street Apartments, there are currently eleven *announced* rental projects and no fewer than 1,600 new apartment units under construction and/or in various stages of the planning pipeline in west suburban areas proximate to Oak Park **(Exhibit 8)**. Of these, three projects and a collective 594 units are expected to begin lease reservation marketing and/or occupancy within the next 12- to 18 months, reinforcing the necessity to maintain an aggressive marketing approach through stabilization and beyond. While it is acknowledged that only three boutique projects (including the Client's Madison Gunderson Place) are planned in Oak Park itself, several developments in west suburban Elmhurst, Lombard, Westmont and Oak Brook (in particular) will offer plan styles and amenity-enhanced living environments which also have an appeal to profile mature/move-down and or discretionary-income consumers. The marketplace, however, is expected to maintain balanced occupancies despite the number of units which could be introduced over the 2020-2025 timeframe, save for short periods should multiple developments come on-line within six- to nine months of one another.

ALTERNATIVE BENCHMARK RENT STRATEGIES

To reiterate, benchmark strategies are established to provide a competitive position in the marketplace and allow for an acceptable absorption period for the proposed 84-unit development. As these lease rates may differ from Michigan Avenue Real Estate Group's financial objectives, the following text table outlines alternative benchmark strategies and attendant absorption forecasts to assist in continued pro forma financial modeling.

8 RENTAL APARTMENT PROJECTS IN PLANNING[1]: NEAR WEST SUBURBAN AREAS PROXIMATE TO OAK PARK

Municipality/ Proposed Development	Location	Builder/Developer	Current Status[2;3]	Number of Units
Elmhurst				
The Flynn	183-191 Addison Avenue	Lennar Multifamily Comm.	UC	212
Lombard				
Lilac Station	Main Street and Parkside Avenue	Holladay Properties	Approved	115
Yorktown Apartments III	2201 Highland Avenue	AIMCO Residential	Approved	78
Yorktown Commons	Grace Street and Yorktown Ring Road	Gilbane Development	Approved	336
The 450	Finley Road and Oak Creek Drive	Urban Street Group	UC	288
Oak Brook				
Oak Brook Commons	2111 McDonald Drive	Hines Interests LP	Approved	250
Oak Park				
TBD	SE Corner Madison Street and Lyman Avenue	Ambrosia Homes	Approved	23
TBD	Washington Boulevard and Cuyler Avenue	Ambrosia Homes	PP	24
Madison Gunderson Place	435-451 Madison Street	Michigan Avenue RE Group	Approved	42
Westmont				
Quincy Station	Cass Avenue at Quincy Street	Holladay Properties	UC	94
Willow Springs				
Willow Glen Lofts	Archer Avenue and Vana Street	West Point Builders	Approved	224
			Total[4]	***1,686***

[1] Excludes age and/or income-restricted, service-enhanced, and congregate care senior developments.
[2] As of August 2020.
[3] Status key: Concept Stage (CS); Preliminary Plat Approval (PP); Final Plat Approval (FP); Site Improvements started (INF); Permits issued/under construction (UC).
[4] Excludes developments with unit counts and product idioms yet to be determined.

Source: Tracy Cross & Associates, Inc.

ALTERNATIVE RENT/ABSORPTION SCENARIOS: 835 LAKE STREET
-- OAK PARK, ILLINOIS --

An 84-Unit Development						
Benchmark Posted *Base* Rent[1] for an 1,220 Sq. Ft. Residence		Variance From Benchmark	Anticipated Monthly Absorption		Average Monthly Absorption Rate[2]	Months to Stabilization @ 95% (80 Units)
$	$/Sq. Ft.		First Three (3) Months of Occupancy	Thereafter		
$2,842	$2.33	+$100	7.0	4.6	5.0	15.8
2,817	2.31	+75	7.4	4.8	5.3	15.0
2,792	2.29	+50	7.8	5.0	5.6	14.4
2,767	2.27	+25	8.2	5.3	6.0	13.4
2,742	***2.25***	***Benchmark***	***8.5***	***6.0***	***6.7***	***12.0***
2,717	2.23	-25	8.7	6.1	6.8	11.8
2,692	2.21	-50	9.0	6.3	7.0	11.4
2,667	2.19	-75	9.3	6.5	7.3	11.0
2,642	2.17	-100	9.6	6.7	7.5	10.6

(1) Benchmark posted base rents are presented in August 2020 dollars. They *include* premiums for corner-unit orientation and Floor 6, but do not include premiums for Floors 3-5 or enhanced views. Nor do they include incremental revenues derived from optional enclosed parking, pet fees, administrative fees, etc.

(2) Starting at the first month of occupancy. Marketing and lead list generation assumed to commence with site improvements. Lease reservations, which are anticipated to begin *at least* three (3) months prior to initial occupancies, are factored into this forecast.

Source: Tracy Cross & Associates, Inc.

It is again noted that the benchmark rents and associated absorption potentials are presented in current 2020 dollars. Given anticipated market conditions, it is likely that area rents will continue to moderate near term. For pro forma comparisons and barring *additional* unforeseen economic turmoil, it is therefore *strongly suggested* that posted benchmark rents ***be held constant through at least 2021***, with modest annual rent appreciation in the range of 1.5 to 2.0 percent applied to benchmark rents *beginning in 2022*.

GENERAL LIMITING CONDITIONS

Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

Conclusions and recommendations established in this analysis represent a professional opinion and are based upon forecasts into the future which could be significantly altered by outside occurrences. These include, among others, the possible interplay of unforeseen social, economic, physical/environmental, and governmental actions. In this regard, Tracy Cross & Associates, Inc., its owners, and its employees shall be held harmless of changes in conditions that may materially result from these occurrences.

EXHIBIT K

Traffic Impact and Parking Study

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(refer to following pages for exhibit information)

Traffic Impact and Parking Study

835 Lake Street Place

Oak Park, Illinois

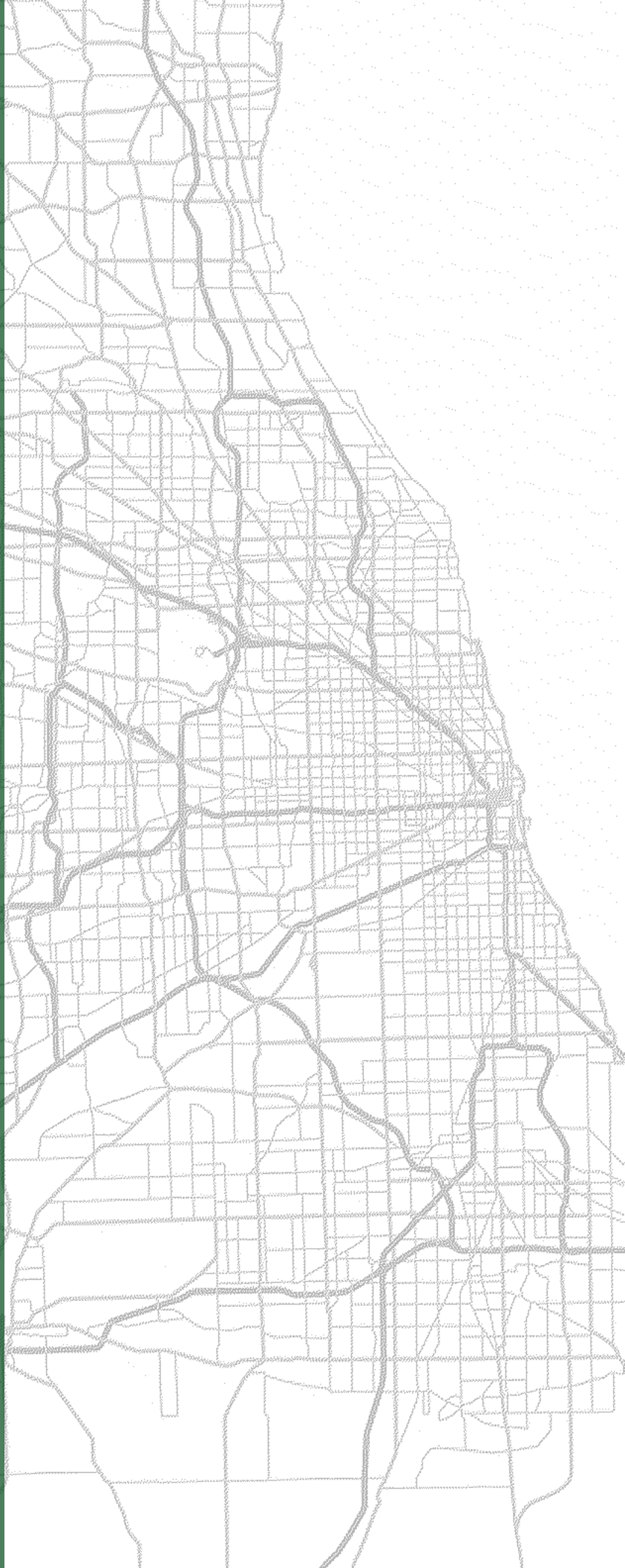
August 28, 2020

Prepared for:

Michigan Avenue
Real Estate Group

Prepared by:
Bill Grieve, P.E., PTOE
Senior Transportation Engineer

GHA



GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
Tel 847.478.9700 ▪ Fax 847.478.9701
www.gha-engineers.com

Traffic Impact and Parking Study

To: Tom Meador
Michigan Avenue Real Estate Group

Copy To: John Schiess, JCSA | Jay Keller, AIA NCARB LEED AP BD+C, SA+P

From: Bill Grieve, P.E., PTOE
Senior Transportation Engineer

Justin Opitz, AICP
Transportation Planner

Date: August 28, 2020

Subject: *Proposed Residential Development*
835 Lake Street – Oak Park, Illinois

Part I. Project Context and Summary Statement

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Impact Study (TIS) for the above captioned project. The site is located at 835 W. Lake Street: the former US Bank building. As proposed, the 6-story building would have 84 multi-family units and 78 indoor parking spaces, including four ADA spaces. An additional 10 required spaces and two additional guest spaces will be provided via Lot 96 to the south, accessed via North Boulevard, to meet the Village required one to one parking ratio (one space per unit). Lake Street, Oak Park Avenue, Kenilworth Avenue, South Boulevard, and North Boulevard are all under the Village of Oak Park jurisdiction.

The following summarizes our TIS findings and provides various recommendations for your consideration. *Exhibits* and *Appendices* referenced are centrally located at the end of this document. Briefly summarizing, we believe that the development traffic can be accommodated on the adjacent streets. Reasons include:

- The site is served well by all modes of transportation, including major streets and Pace bus routes 309, 311, and 313. Additionally, the development is located within walking distance of both the CTA Green Line (Oak Park) and the Metra Union Pacific West (UP-W) Line.
- Per US Census data, the apartments will generate a significant portion of non-auto trips, approximately 30%.
- Apartment traffic will have a very limited impact on current operations along Lake Street and Oak Park Avenue and at their intersection.

- The parking supply of 78 indoor spaces plus the required 10 outdoor spaces and two additional guest spaces in Lot 96 meets the Village code requirement of 1.0 spaces per dwelling unit.

Part II. Background Information

Site Location Map, Existing Traffic Operations, and Roadway Inventory

Exhibit 1 provides a site location map, *Exhibit 2A* illustrates the surrounding area land uses, while *Exhibit 2B* depicts the existing traffic operations. *Exhibit 2C* outlines the parking operations within the study area and *Appendix A* provides a photo inventory of the site vicinity. Pertinent comments regarding land-uses in the site vicinity and transportation components, both vehicular and non-auto mobility include:

Roadway Inventory

Lake Street

- Lake Street is an east-west route and is under the jurisdiction of the Village of Oak Park.
- Lake Street is classified as a "Major Collector" on the Illinois Department of Transportation (IDOT) functional classification map, with a posted speed limit of 25-miles per hour (mph).
- Lake Street provides separate left and right turn lanes on eastbound/westbound approaches at its signalized intersection with Oak Park Avenue. Right turns on red are prohibited between 7 AM – 7 PM at each leg of the intersection.
- Lake Street provides separate left and through-right lanes on eastbound/westbound approaches at its signalized intersection with Kenilworth Avenue.

Oak Park Avenue

- Oak Park Avenue is a north-south route and is under the jurisdiction of the Village of Oak Park.
- Oak Park Avenue is classified as a "Major Collector" on the IDOT functional classification map, with a posted speed limit of 25-mph.
- On the northbound/southbound approaches, Oak Park Avenue provides separate left, through, and through-right lanes with Lake Street. Right turns on red are prohibited between 7 AM – 7 PM at each leg of the intersection.
- At its intersection with North Boulevard, Oak Park Avenue provides a separate left turn lanes in the southbound direction and a separate right turn lane in the northbound direction. North Boulevard is one-way eastbound.
- Oak Park Avenue provides shared through-left and through-right lanes in the both the northbound and southbound direction at its intersection with South Boulevard. South Boulevard is one-way westbound while travelling west of Oak Park Avenue and two-way operations while travelling east of Oak Park Avenue.

North Boulevard

- North Boulevard is an east-west street that is under local jurisdiction.
- North Boulevard supports one-way operations eastbound. North Boulevard has no posted speed limit within the site vicinity.
- North Boulevard supports an eastbound bike lane.
- At its intersection with Oak Park Avenue, North Boulevard provides a separate through-left and right-turn lane in the eastbound direction.

- North Boulevard provides a shared left-through-right lane in the eastbound direction at its intersection with Kenilworth Ave.

South Boulevard

- South Boulevard is an east-west street that is under local jurisdiction.
- South Boulevard supports one-way operations westbound while travelling west of Oak Park Avenue. South Boulevard switches to two-way operations while travelling east of Oak Park Avenue. South Boulevard has no posted speed limit within the site vicinity.
- At its intersection with Oak Park Avenue, South Boulevard provides a shared through-left-right lane in the westbound direction.
- South Boulevard provides a shared left-through-right lane in the westbound direction at its intersection with Kenilworth Ave.

Non-Motorized Mobility

- Pace operates bus route #311 along Oak Park Avenue with stops at both the intersections of South Boulevard and Lake Street. Additionally, Pace operates bus routes #309 and #313 along Lake Street, with stops at the intersections of Kenilworth Avenue and Oak Park Avenue with Lake Street.
- Pedestrian crosswalks are striped on all major approaches at each study area intersection.
- Sidewalks are provided on both sides of the street for all roadways in the site vicinity, with the exception of the south side of North Boulevard due to railroad tracks.
- North Boulevard supports an eastbound bike lane.
- The CTA Green Line runs parallel to Lake Street about 300 feet south of the site. The closest station (Oak Park) is located at the intersection of Oak Park Avenue and South Boulevard.
- The CTA Blue Line is located about 1 mile south of the site, along Interstate-290.
- The Metra Union Pacific West Line runs alongside the CTA Green Line in Oak Park, with the Oak Park station located at 1115 W. North Boulevard, about ¼ mile to the west of the site.

2028 No-Build Traffic

Due to abnormal conditions in connection with the COVID-19 pandemic, no new traffic data was collected for this study. GHA and the Illinois Department of Transportation (IDOT) have observed that traffic volumes have decreased as much as 40% in some cases throughout Chicagoland. Due to this, it is counterproductive to conduct new traffic counts as the data would not represent normal travel patterns. Fortunately, the Village of Oak Park had previously conducted traffic counts at all of the study area intersections that were provided via a robust and thorough Synchro Traffic Model.

IDOT generally requires that the traffic volumes be increased to reflect other growth in the area for a "Buildout + 5 year" analysis. The Village Synchro Model provided 2025 no-build traffic volumes, which encompasses projected growth within the site vicinity through 2020.

835 Lake Street full buildout and occupancy is expected to be completed in the Year 2023, so the analysis horizon becomes the Year 2028. In order to project traffic volumes into the future, the Chicago Metropolitan Agency for Planning (CMAP) was contacted to provide Year 2050 traffic projections (see ***Appendix B***). Per the CMAP information, an overall annual, compounded growth rate of 0.4 percent per year can be anticipated on Lake Street and Oak Park Avenue north of Lake Street. Additionally, a growth rate of 0.25 percent per year

is anticipated along Oak Park Avenue south of Lake Street. To provide a conservative analysis scenario, an overall annual, compounded growth rate of 0.5 percent was applied to all the roadways in the site vicinity. *Exhibit 3* illustrates the 2028 No-Build Weekday Morning and Evening Peak Hour traffic volumes and the Annual Average Daily Traffic (AADT) volumes obtained from the IDOT Website gettingaroundillinois.com.

Crash Analysis

Crash data was obtained from the IDOT Division of Transportation and Safety for the last five calendar years, 2014 through 2018[i]. A summary of the crash data is provided in *Table 1* with the locations mapped on the exhibit contained in *Appendix C*.

Table 1: Crash Summary (2014-2018) [A]

Location / Year	No. of Crashes	Severity [B]					Crash Type [D]						Percent During Wet/Icy Conditions
		PD	PI [C]			F	CM	RE	HO	FO	Ped	Bike	
			A	B	C								
Intersections - Crashes within 200' of intersection													
Kenilworth Ave & South Blvd	8	6	1	1	-	-	2	-	-	4	2	-	50%
Kenilworth Ave & North Blvd	5	2	-	2	1	-	2	-	-	2	1	-	0%
Kenilworth Ave & Lake St	26	14	-	3	9	-	8	9	-	4	2	3	15%
Lake St & Oak Park Ave	71	53	5	6	7	-	30	28	-	8	3	2	23%
Oak Park Ave & North Blvd	24	18	-	2	4	-	11	5	-	5	3	-	25%
Oak Park Ave & South Blvd	23	18	1	2	2	-	9	1	-	10	2	1	13%
Segments													
Along Kenilworth Ave between North Blvd & Lake St	4	4	-	-	-	-	1	-	-	3	-	-	0%
Along Lake St between Kenilworth Ave and Oak Park Ave	7	6	-	1	-	-	3	2	-	2	-	-	0%
Along Oak Park Ave between Lake St & North Blvd	8	7	-	1	-	-	1	5	-	2	-	-	13%
Along North Blvd between Kenilworth Ave & Oak Park Ave	4	4	-	-	-	-	-	-	-	4	-	-	25%
Along South Blvd between Kenilworth Ave & Oak Park Ave	2	2	-	-	-	-	1	-	-	1	-	-	0%
Total (2014-18)	182	134	7	18	23	0	68	50	0	45	13	6	19%

[A] Source: IDOT Division of Transportation Safety for the 2014-2018 calendar years. [B] PD = property damage only; PI = personal injury; F = fatality.
[C] Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).
[D] CM = cross movement/angle; RE = rear end; HO = head on; FO = fixed object; Ped = pedestrian.

[i] Complete year 2019, as well as year 2020 crash data was not available from IDOT at the time of this study.

As shown in Table 1, the intersection of Lake Street and Oak Park Avenue has experienced the highest number of crashes within the study area over the five-year analyses period, with an average of approximately 14 crashes per year. Approximately 75 percent (53 of 71) of the crashes involved property damage only and approximately 39 percent (28 of 71) were rear-end type collisions. There was three crashes at this intersection over the five-year analysis period that involved a pedestrian and two crashes that involved bicyclists. Additionally, there were 16 additional crashes throughout the study area intersections that involved a pedestrian or bicyclist.

Part III. Project Traffic Characteristics

Site Plan

Per the site plan prepared by Space Architects + Planners dated September 1, 2020, (see ***Exhibit 4***), the existing US Bank building at the site is to be razed, and a new 6-story building is to be constructed with 84 apartments, a fitness center, and a small 300 SF US Bank ATM Kiosk. It should be noted that no employees will be present at the US Bank ATM Kiosk. The main pedestrian entrance will be located off Lake Street. Alternatively, a pedestrian entrance will also be located off of the alleyway behind the building (south side) as this gives residents access to the east/west pedestrianized alleyway that intersects with Oak Park Avenue. Parking will be provided via a first-floor parking garage with 78 parking spaces (including four ADA spaces) along with a dedicated bike parking room. Additionally, Parking Lot 96, which is located at 822 North Boulevard is being acquired with the property and will provide an additional 10 required parking spaces for residents of the development in order to meet the Village required one to one parking ratio (one space per unit). Lot 96 will also provide two additional guest spaces for the development. Parking Lot 13, which is located within the site boundaries, will be removed and all of the current occupants can be readily accommodated in the Avenue Public Parking Garage at 720 North Boulevard.

Vehicular access to the parking garage will be provided via the public alleyway located to the south of the building. As mentioned previously, Parking Lot 96 will be acquired as part of the development. Through coordination with Village staff, a circulation plan for entry/exit to the parking garage was formulated. The parking spaces along the west side of Parking Lot 96 will be turned into parallel spaces and a drive-aisle will be provided, still supporting one-way northbound operations with the entrance off of North Boulevard. The spaces along the east side of the parking lot will be maintained as angled spaces. Circulation into the parking garage will operate counterclockwise, with Parking Lot 96 acting as the one-way northbound entry and the alleyway immediately west of Parking Lot 55 operating as the one-way southbound exit.

> *Discussion Point.* The two existing curb cuts along Lake Street are to be removed and no vehicular access will be provided along Lake Street. Removing these curb cuts creates a more pedestrian friendly environment along Lake Street and also increases safety for both motorists and pedestrians as there will be reduced conflict points. This is an excellent example of access management strategy.

Traffic Generations and Trip Distribution

Exhibit 5 – Part A summarizes the weekday morning and evening peak hour and daily auto trip generations for the apartments that were based on rate information published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual* – 10th Edition (see ***Appendix D***).

Discussion Point. The trip generations do reflect the various non-auto travel mode alternatives that are in abundance near 835 Lake Street. US Census data for census tracts surrounding the site indicate that about 30% of trips are non-auto oriented. Due to the close proximately of both the CTA Green Line, Metra UP-W Line, and bike lanes – a 30% reduction in trips was applied. This is exhibited on the volumes shown on *Exhibit 5 – Part A*. Additionally, a comparison was made to the previous site use, a Drive-In Bank (US Bank). As can be seen, the new residential development land use is expected to generate 23 fewer trips during the AM peak hour, 110 fewer trips during the PM peak hour, and 304 fewer trips during an average weekday.

Exhibit 5 – Part B lists the anticipated trip distribution and reflects the anticipated travel patterns. Based upon the Village Synchro Model traffic volumes and knowledge of local travel patterns, the majority of apartment trips will be oriented to/from Interstate-290 via both Oak Park Avenue and Lake Street.

Part IV – Traffic and Parking Evaluation

Traffic Assignments

Site traffic was assigned to the adjacent streets based on the project characteristics (see *Exhibit 5*) and is illustrated in *Exhibit 6*. Site traffic and the 2028 No-Build volumes (see *Exhibit 3*) were added together added to produce the Year 2028 total traffic assignment, which is illustrated in *Exhibit 7*.

Intersection Capacity and Queue Analyses

Capacity analyses are a standard measurement in the transportation industry that identifies how an intersection operates. *Exhibit 8 – Part A* lists the analysis parameters, as published in the Transportation Research Board's (TRB) Highway Capacity Manual – 6th Edition, 2016 (HCM). They are measured in terms of level of service (LOS). LOS A is the best rating, with LOS F being the worst. LOS C is considered appropriate for "design" purposes and LOS D is usually considered as providing the lower threshold of "acceptable" operations. LOS E and F are usually considered unacceptable.

Exhibit 8 - Part B summarizes the intersection capacity and queue analysis results. The capacity analysis summary printouts are provided in *Appendix E*. As can be seen from *Exhibit 8*, site traffic will have a minimal impact on operations at all intersections tested, with most results at or better than the "acceptable" LOS C with the exception being Kenilworth Avenue and Lake Street. In fact, the additional morning and evening peak hour delays at almost all the study area intersections will be less than one second, with the exception again being Kenilworth Avenue and Lake Street during the AM peak hour with a delay increase of 1.3 seconds.

Traffic Impact Discussion

Apartment traffic will represent the following volumes traveling through the Lake Street intersection with Oak Park Avenue:

- During the weekday morning peak hour (see *Exhibit 3*), there are currently about 2,250 vehicles or about 37 vehicles per minute. The apartments would add only 9 trips or about 1 trip every 6-7 minutes.

- During the weekday evening peak hour, there are currently about 2,480 vehicles or about 41 vehicles per minute. The apartments would add only 9 trips or about 1 trip every 6-7 minutes.

Key Finding. Based on the above, it can be concluded that no street or intersection improvements would be necessary to specifically accommodate site traffic. Thus, our recommendations focus on the on-site planning elements (e.g. access operations and parking) and on enhancing pedestrian and bicycle mobility.

On-Site Planning Elements

Site Access

- No vehicular access will be provided along Lake Street and the two existing curb cuts will be removed, which will enhance the pedestrian experience and improve safety.
- Vehicular access to the parking garage will be provided via the public alleyway located to the south of the building.
- Existing site traffic should have signage that directs residents to head westbound (right-turn only) as they exit the garage.
- Exiting site traffic should have Stop control at the parking garage and at North Boulevard.
- Any disrupted sidewalk along the site should be replaced.

Parking Evaluation

Parking will be provided via a first-floor parking garage with 78 parking spaces (including four ADA spaces) along with a dedicated bike parking room. The parking garage will be accessed exclusively from the public alleyway to the south of the property. The garage will provide garage doors that will require a remote key fob to open and close to ensure safety.

Additionally, Parking Lot 96 (see ***Exhibit 2C***), which is located at 822 North Boulevard is being acquired with the property and will provide 10 required parking spaces for residents of the development. This brings the total parking spaces provided by the development up to the required 88 parking spaces, which meets the Village required one to one parking ratio (one space per unit). Parking Lot 96 will also provide two additional guest parking spaces for the development. ***Appendix F*** depicts the parking operations and traffic circulation for both the site parking garage and Parking Lot 96.

According to data provided by the Village of Oak Park, parking Lot 96 currently provides 37 permit parking spaces and has 34 out of its 37 parking permits sold. Repurposing a portion of the west side of the parking lot into a one-way northbound drive aisle and installing parallel parking will reduce the number of spaces by 9 to a total number of 28 spaces. 12 of the remaining 28 spaces will be dedicated to the 835 Lake Street development, leaving 16 permit spaces available in Parking Lot 96. 18 permit parking spaces will need to be accommodated in other adjacent Village parking lots.

Parking Lot 13 (see ***Exhibit 2C***), which is located within the site boundaries, will be removed and all current occupants will need to be accommodated in neighboring parking lots. Lot 13 currently provides 36 permit spaces and has 30 out its 36 permit spaces sold. 30 permit parking spaces will need to be accommodated in other adjacent Village parking lots.

Table 2 depicted below provides adjacent Village parking lots that are located close enough to accommodate the 48 permit parking spaces that will be displaced:

Table 2: Village Parking Lots

Parking Lot Location/Name	Supply	Permits Sold	% Occupancy	Permits Available
The Avenue Public Parking Garage at 720 North Blvd	526 permit Spaces	321 permits sold (449 permits sold) [A]	61% (85%) [A]	205 (77) [A]
Lot 55 at 832 North Blvd	27 permit Spaces	27 permits sold	100%	0
Along North Blvd from Kenilworth Ave to Oak Park Ave	14 permit Spaces	14 permits sold	100%	0

[A] Permits sold, occupancy percentage, and permits available based upon Pre-COVID data provided by the Village

As can be seen the Avenue Pubic Parking Garage will be able to accommodate the 48 permit parking spaces that will be displaced. Currently there are 205 permit spaces available within the garage. Village data has shown that due to the COVID-19 pandemic, occupancy percentages are lower than normal (from 85% down to 61%) and as such, we tested how many permit spaces would be available under normal circumstances. While at 85% occupancy, 77 permit spaces would be available within the Avenue Public Parking Garage, which is about 29 spaces more than the 48 that will be needed.

Part V. Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

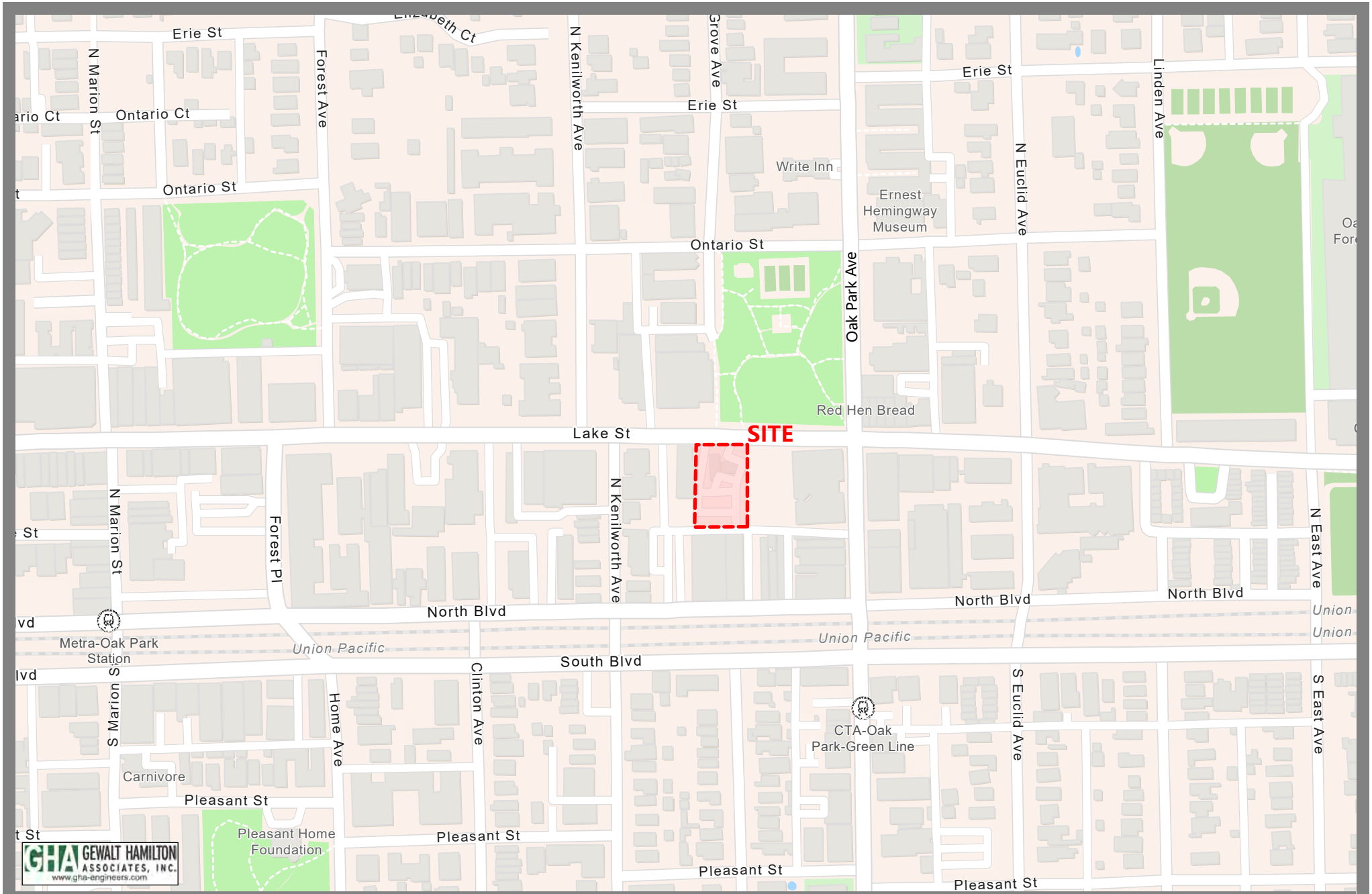
Exhibits

1. Site Location Map
2A. Nearby Land Uses
2B. Existing Traffic Operations
2C. Existing Parking Operations
3. 2028 No-Build Traffic
4. Site Plan
5. Project Traffic Characteristics
6. Site Traffic
7. 2028 Total Traffic
8. Intersection Capacity Analyses

Appendices

A. Photo Inventory
B. CMAP Correspondence
C. Crash Map
D. ITE Trip Generation Excerpts
E. Capacity Analysis Worksheets
F. Parking Operations

EXHIBITS



N

1 inch = 510 Feet

Exhibit 1 - Location Map

Proposed Residential Development
Oak Park, IL

Map Center: 87.79633°W 41.88824°N

NOTE: PARCEL LINES AND LAND USE DESIGNATIONS ARE NOT EXACT AND MAY NOT MATCH THE VILLAGE OF OAK PARK ZONING MAP.

GHA GEWALT HAMILTON ASSOCIATES, INC.

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Not to Scale

Exhibit 2A
Nearby Land Uses

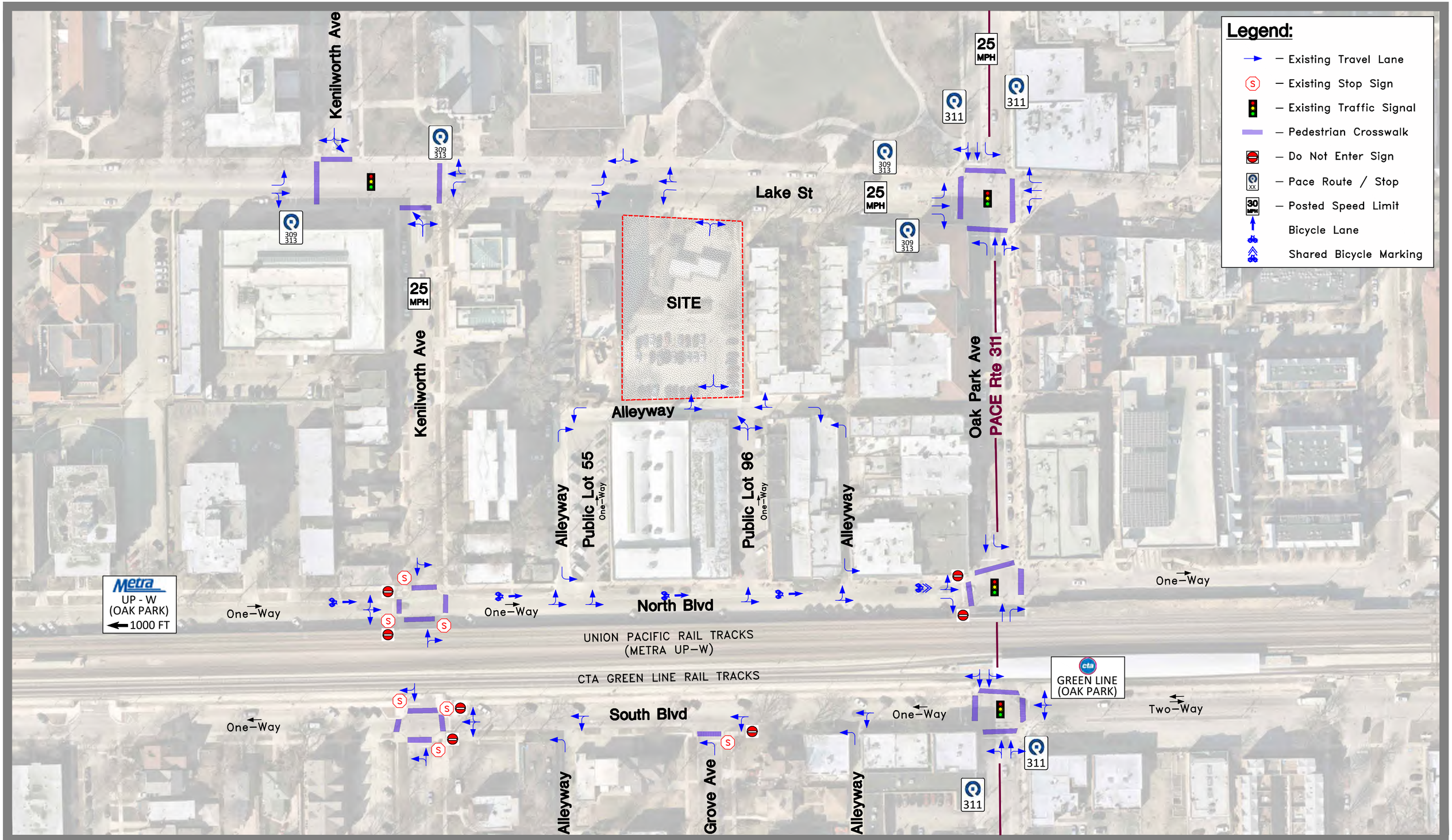

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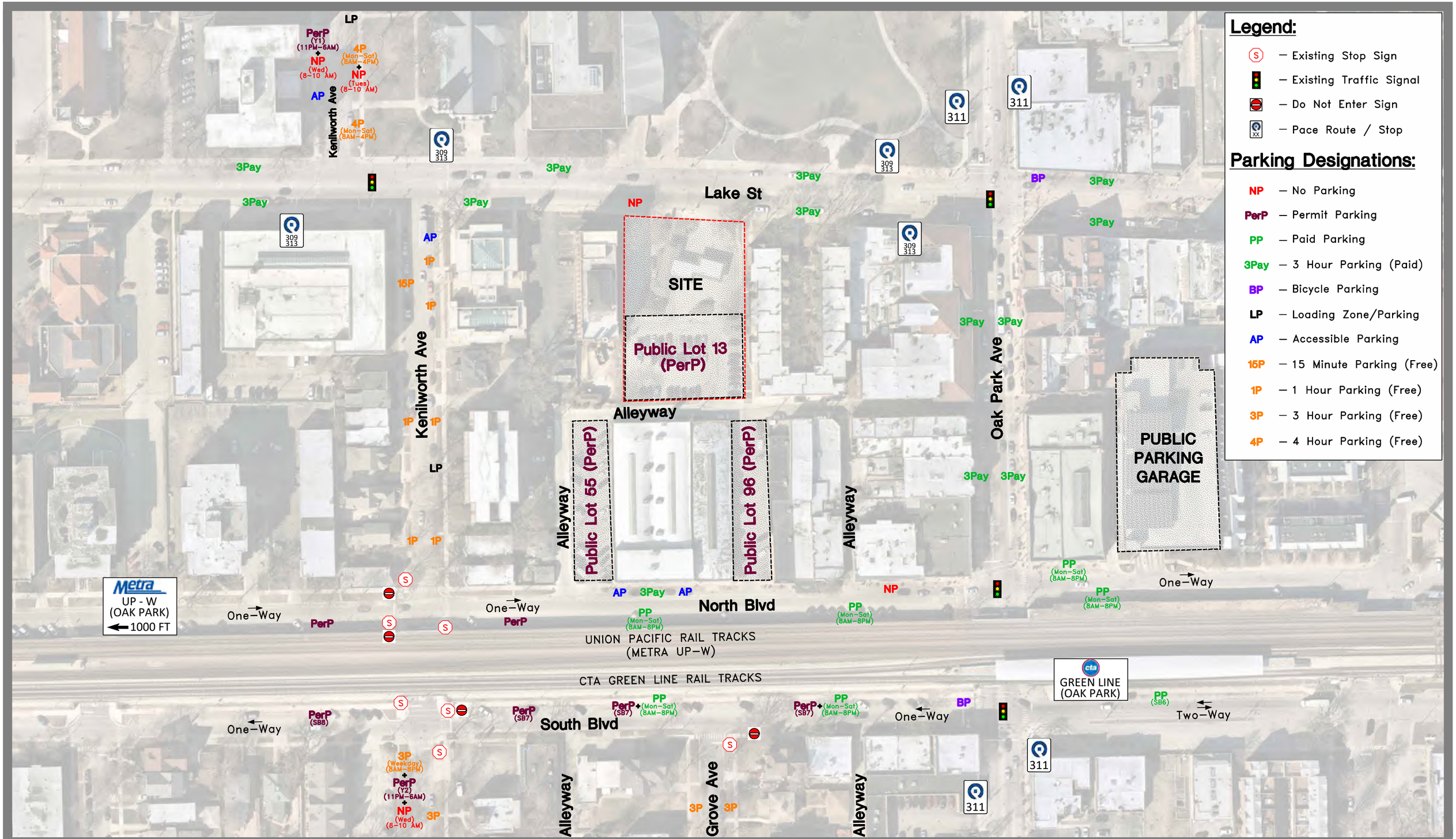
Exhibit 2B
Existing Traffic Operations



Legend:

- S — Existing Stop Sign
- — Existing Traffic Signal
- — Do Not Enter Sign
- XX — Pace Route / Stop

Parking Designations:

- NP — No Parking
- PerP — Permit Parking
- PP — Paid Parking
- 3Pay — 3 Hour Parking (Paid)
- BP — Bicycle Parking
- LP — Loading Zone/Parking
- AP — Accessible Parking
- 15P — 15 Minute Parking (Free)
- 1P — 1 Hour Parking (Free)
- 3P — 3 Hour Parking (Free)
- 4P — 4 Hour Parking (Free)

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Exhibit 2C
Existing Parking Operations

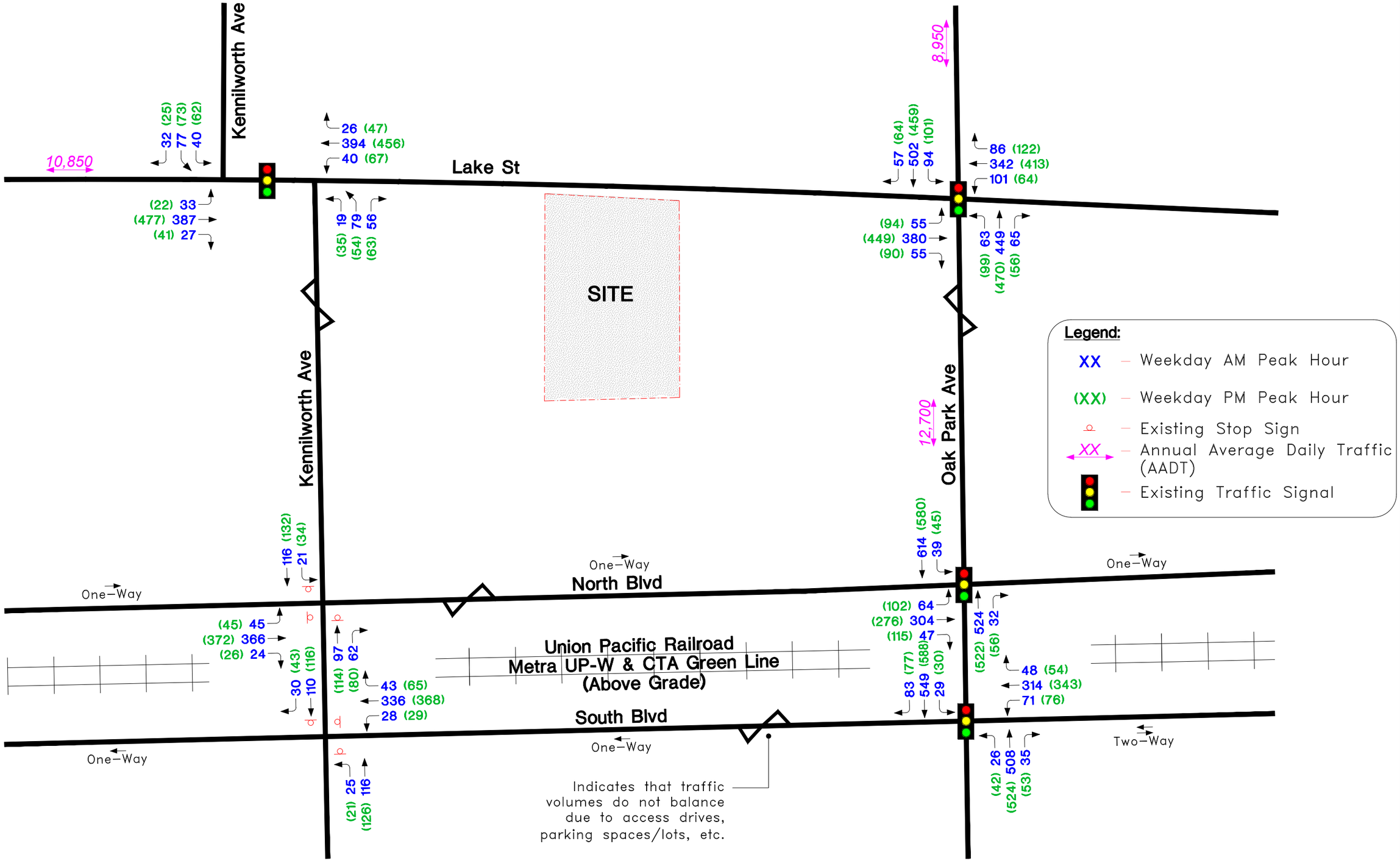

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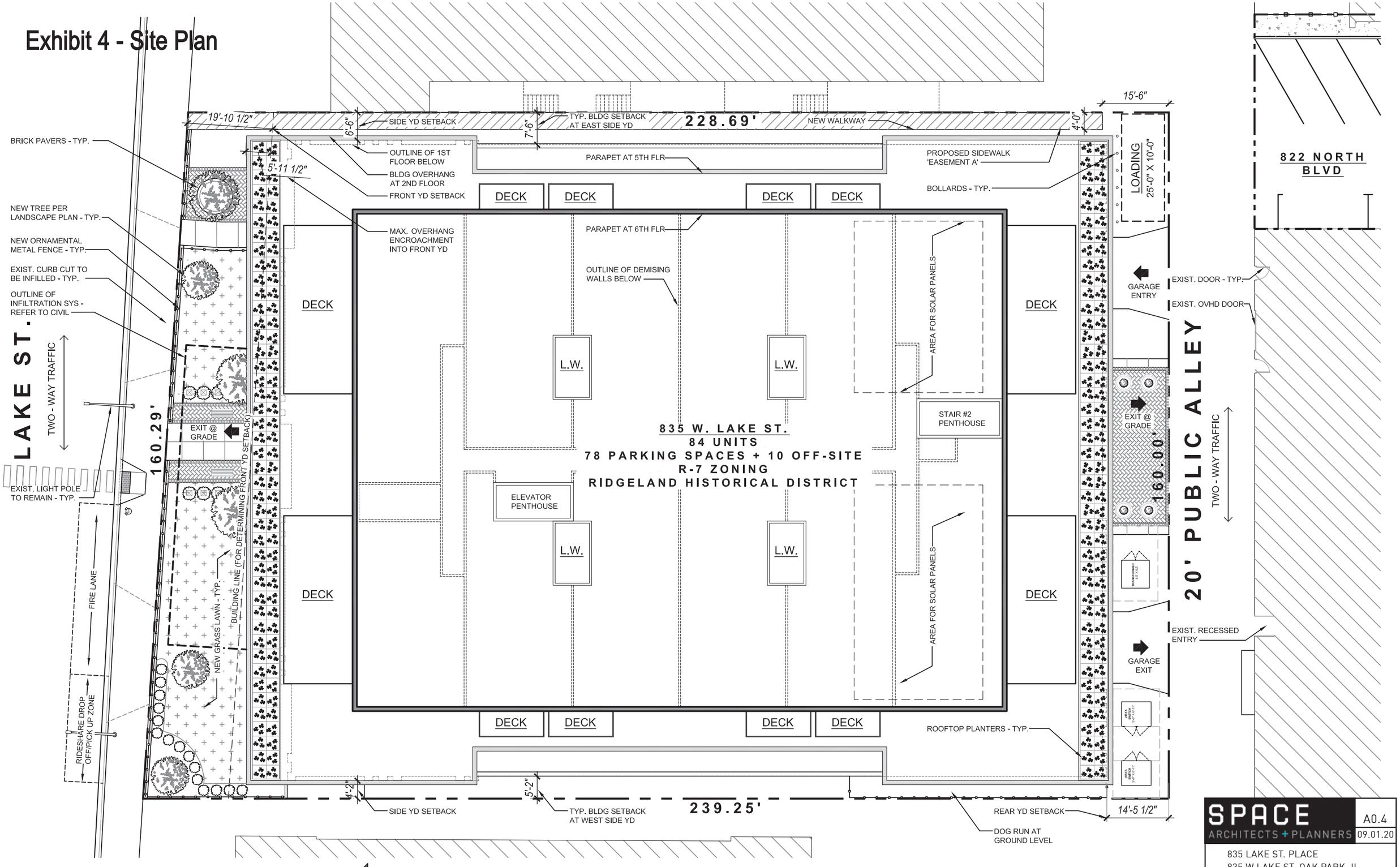
Exhibit 3

2028 No-Build Traffic

Sources: 1) Village Synchro Model 2) IDOT AADT 2018

Exhibit 4 - Site Plan



1 SITE / ROOF PLAN
SCALE: 1" = 20'-0"

SPACE ARCHITECTS + PLANNERS

A0.4
09.01.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

Exhibit 5
Project Traffic Characteristics
Proposed Residential Development - 835 W Lake Street, Oak Park, IL

Part A. Traffic Generation Calculations

			Weekday								
		ITE	Morning Peak Hour			Evening Peak Hour			Daily		
Land Use	Size	Code	In	Out	Sum	In	Out	Sum	In	Out	Sum
Multifamily Housing (Mid-Rise)	84 Dwelling Units	#221	8	22	30	23	14	37	228	229	457
30% Non-Auto Trip Discount =			-2	-7	-9	-7	-4	-11	-68	-69	-137
Totals =			6	15	21	16	10	26	160	160	320
Drive-In Bank	5 Drive-Up Lane	#912	27	17	44	67	69	136	312	312	624
Comparison to Existing Use (Drive-In Bank) =			-21	-2	-23	-51	-59	-110	-152	-152	-304

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

Part B. Trip Distribution

	Percent Use	
Route & Direction	Approach Site From	Depart Site To
Lake Street		
-West of Kennilworth Ave	15%	15%
-East of Oak Park Ave	15%	15%
Oak Park Avenue		
-North of Lake St	20%	20%
-South of South Blvd	20%	25%
North Boulevard		
-West of Kennilworth Ave	10%	0%
-East of Oak Park Ave	0%	5%
South Boulevard		
-West of Kennilworth Ave	0%	5%
-East of Oak Park Ave	5%	5%
Kennilworth Avenue		
-North of Lake St	5%	5%
-South of South Blvd	10%	5%
Totals =	100%	100%

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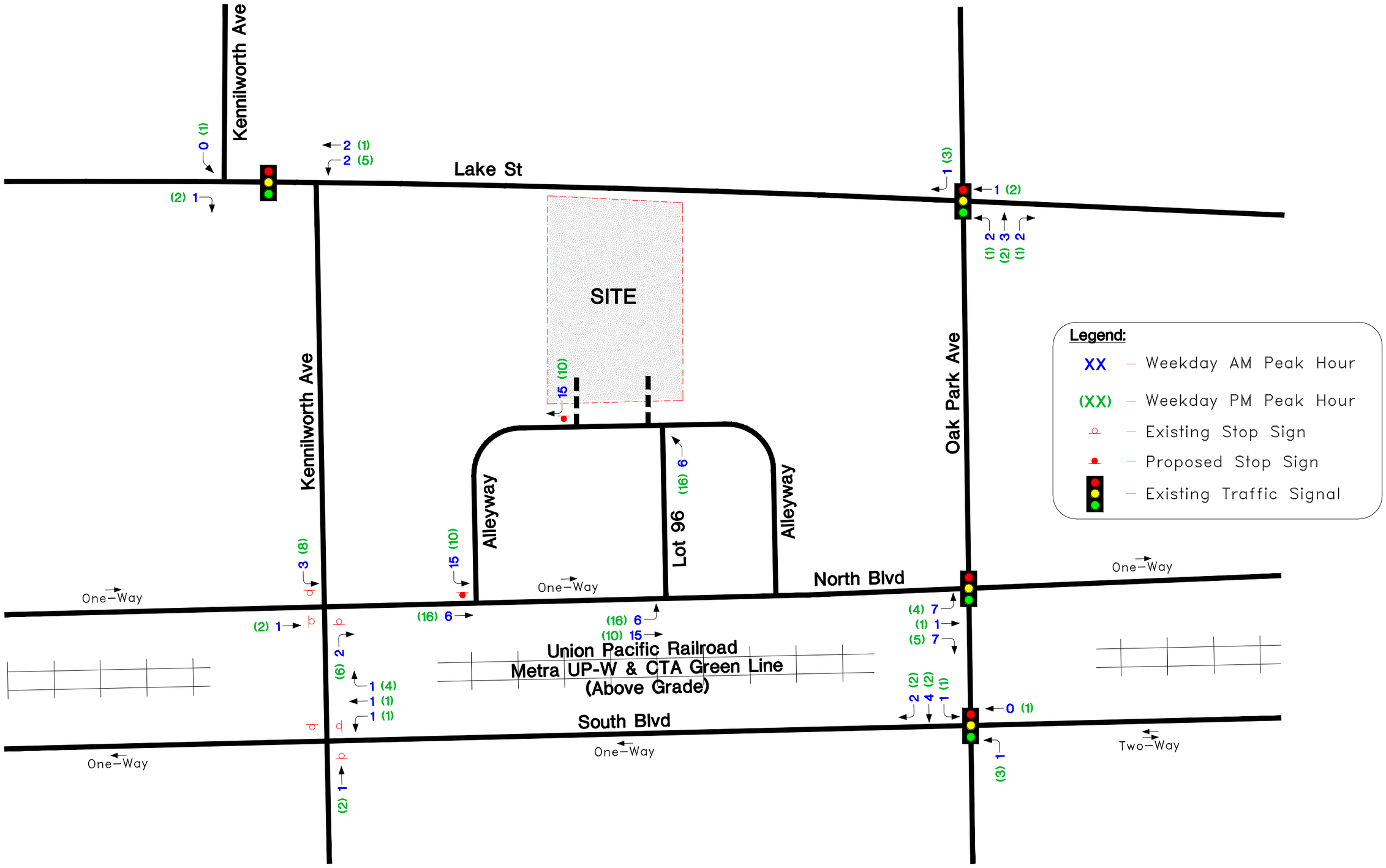

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Exhibit 6
Site Traffic

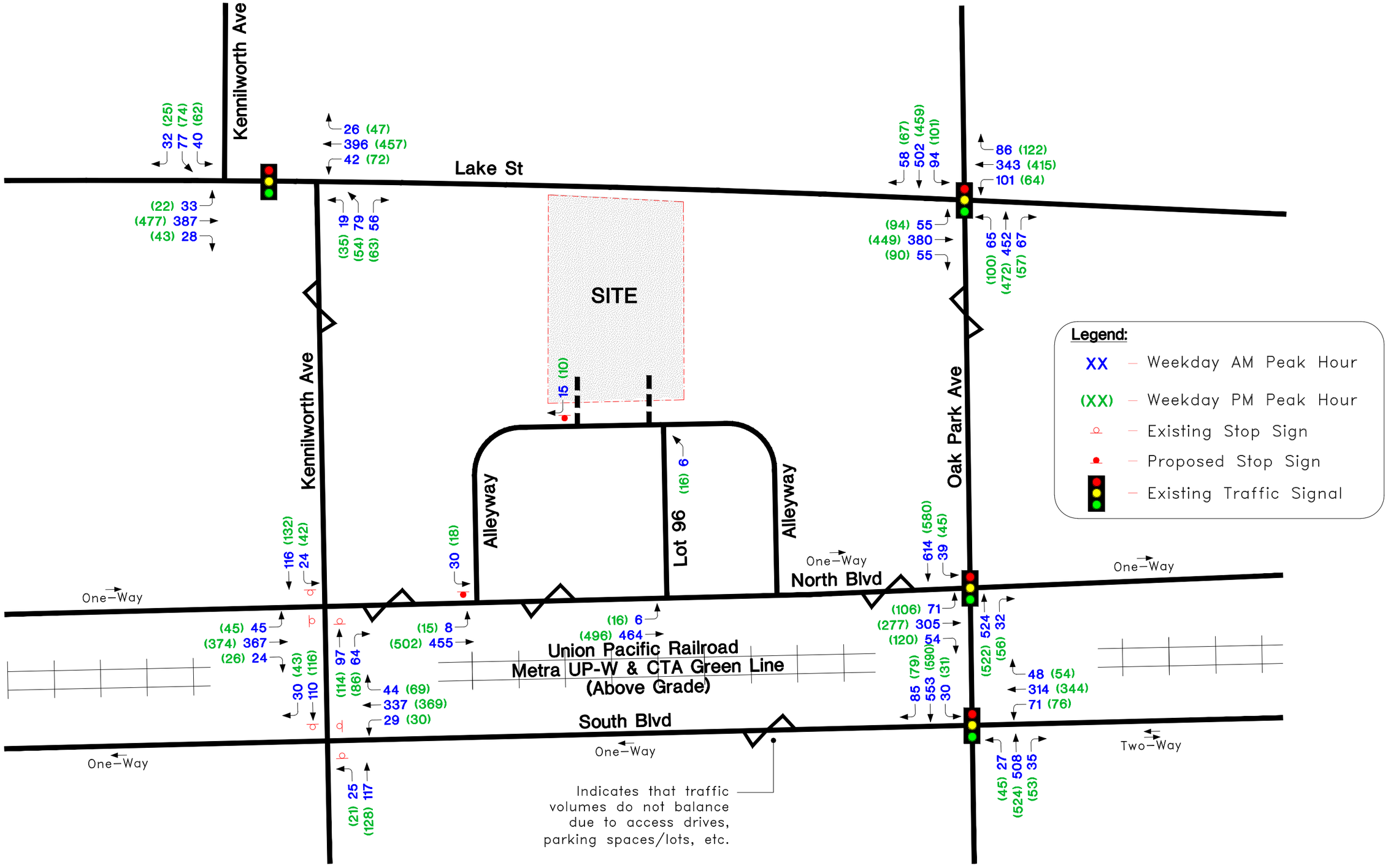

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Exhibit 7
2028 Total Traffic

Exhibit 8

Intersection Capacity and Queue Analyses

Proposed Multi-Family Development - 835 Lake Street, Oak Park, IL

Part A. Parameters - Type of Traffic Control *(Source: Highway Capacity Manual 6th Edition)*

I. Traffic Signals

LOS	Delay (sec / veh)	Description
A	<10	All signal phases clear waiting vehicles without delay
B	>10 and < 20	Minimal delay experienced on select signal phases
C	>20 and < 35	Some delay experienced on several phases; often used as design criteria
D	>35 and < 55	Usually considered as the acceptable delay standard
E	>55 and < 80	Very long delays experienced during the peak hours
F	>80	Unacceptable delays experienced throughout the peak hours

II. Stop Sign

LOS	Delay (sec / veh)
A	< 10
B	>10 and < 15
C	>15 and < 25
D	>25 and < 35
E	>35 and < 50
F	>50

Intersection	Roadway Conditions	LOS Per Movement By Approach (> = Shared Lane - = Non Critical or not Allowed Movement)												Intersection / Approach	
		Eastbound			Westbound			Northbound			Southbound			Delay	
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	(sec / veh)	LOS
1. Kenilworth Ave & Lake St	Signalized	Eastbound			Westbound			Northbound			Southbound			Intersection Delay	
A. Weekday Morning Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	C	D	<	A	C	<	>	F	<	>	F	<	55.2	E
	• 95th Queue Length (ft)	40	459	-	21	416	-	-	228	-	-	236	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	C	D	<	B	C	<	>	F	<	>	F	<	56.5	E
	• 95th Queue Length (ft)	40	459	-	22	417	-	-	228	-	-	236	-	-	-
B. Weekday Evening Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	C	E	<	B	C	<	>	E	<	>	F	<	55.7	E
	• 95th Queue Length (ft)	28	556	-	30	473	-	-	199	-	-	249	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	C	E	<	B	C	<	>	E	<	>	F	<	56.2	E
	• 95th Queue Length (ft)	28	560	-	32	474	-	-	199	-	-	249	-	-	-
2. Lake St & Oak Park Ave	Signalized	Eastbound			Westbound			Northbound			Southbound			Intersection Delay	
A. Weekday Morning Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	B	D	C	C	D	C	B	C	B	B	C	B	30.5	C
	• 95th Queue Length (ft)	28	308	36	75	313	79	43	393	55	60	391	49	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	B	D	C	C	D	C	B	C	B	B	C	B	30.3	C
	• 95th Queue Length (ft)	28	300	35	75	315	79	44	397	56	60	391	50	-	-
B. Weekday Evening Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	B	D	B	C	D	C	B	C	B	B	C	B	31.2	C
	• 95th Queue Length (ft)	44	332	55	50	406	103	63	436	48	64	342	55	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	B	D	B	C	D	C	B	C	B	B	C	B	31.3	C
	• 95th Queue Length (ft)	44	331	55	50	407	103	63	440	49	64	342	57	-	-
3. Oak Park Ave & North Blvd	Signalized	Eastbound			Westbound			Northbound			Southbound			Intersection Delay	
A. Weekday Morning Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	>	C	A	-	-	-	-	B	A	B	C	-	20.8	C
	• 95th Queue Length (ft)	-	296	18	-	-	-	-	64	0	29	521	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	>	C	A	-	-	-	-	B	A	B	C	-	20.9	C
	• 95th Queue Length (ft)	-	303	22	-	-	-	-	64	0	29	521	-	-	-
B. Weekday Evening Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	>	C	A	-	-	-	-	A	A	B	C	-	18.1	B
	• 95th Queue Length (ft)	-	296	36	-	-	-	-	63	0	30	411	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	>	C	A	-	-	-	-	A	A	B	C	-	18.2	B
	• 95th Queue Length (ft)	-	301	37	-	-	-	-	63	0	30	411	-	-	-

Intersection	Roadway Conditions	LOS Per Movement By Approach (> = Shared Lane - = Non Critical or not Allowed Movement)												Intersection / Approach	
		Eastbound			Westbound			Northbound			Southbound			Delay	
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	(sec / veh)	LOS
4. Oak Park Ave & South Blvd	Signalized	Eastbound			Westbound			Northbound			Southbound			Intersection Delay	
A. Weekday Morning Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	-	-	-	>	D	<	>	B	<	>	A	<	21.5	C
	• 95th Queue Length (ft)	-	-	-	-	431	-	-	185	-	-	41	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	-	-	-	>	D	<	>	B	<	>	A	<	21.5	C
	• 95th Queue Length (ft)	-	-	-	-	431	-	-	185	-	-	44	-	-	-
B. Weekday Evening Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	-	-	-	>	E	<	>	B	<	>	A	<	23.8	C
	• 95th Queue Length (ft)	-	-	-	-	485	-	-	196	-	-	49	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	-	-	-	>	E	<	>	B	<	>	A	<	23.9	C
	• 95th Queue Length (ft)	-	-	-	-	486	-	-	198	-	-	52	-	-	-
5. Kenilworth Ave & North Blvd	All-way Stop	Eastbound			Westbound			Northbound			Southbound			Intersection Delay	
A. Weekday Morning Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	>	C	<	-	-	-	-	B	<	>	B	-	17.9	C
	• 95th Queue Length (ft)	-	180	-	-	-	-	-	33	-	-	28	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	>	C	<	-	-	-	-	B	<	>	B	-	18.1	C
	• 95th Queue Length (ft)	-	183	-	-	-	-	-	33	-	-	30	-	-	-
B. Weekday Evening Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	>	C	<	-	-	-	-	B	<	>	B	-	14.7	B
	• 95th Queue Length (ft)	-	135	-	-	-	-	-	33	-	-	30	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	>	C	<	-	-	-	-	B	<	>	B	-	15.1	C
	• 95th Queue Length (ft)	-	138	-	-	-	-	-	35	-	-	33	-	-	-
6. Kenilworth Ave & South Blvd	All-way Stop	Eastbound			Westbound			Northbound			Southbound			Intersection Delay	
A. Weekday Morning Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	-	-	-	>	C	<	>	B	-	-	B	<	13.9	B
	• 95th Queue Length (ft)	-	-	-	-	123	-	-	28	-	-	25	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	-	-	-	>	C	<	>	B	-	-	B	<	14.0	B
	• 95th Queue Length (ft)	-	-	-	-	125	-	-	28	-	-	25	-	-	-
B. Weekday Evening Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	-	-	-	>	C	<	>	B	-	-	B	<	14.9	B
	• 95th Queue Length (ft)	-	-	-	-	140	-	-	28	-	-	28	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	-	-	-	>	C	<	>	B	-	-	B	<	15.2	C
	• 95th Queue Length (ft)	-	-	-	-	145	-	-	28	-	-	28	-	-	-
7. North Blvd & West Alleyway Access	Two-way Stop (SB Stops)	Eastbound			Westbound			Northbound			Southbound			SB Approach Delay	
A. Weekday Morning Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	-	-	-	-	-	-	-	-	-	B	-	-	12.2	B
	• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	5	-	-	-	-
B. Weekday Evening Peak Hour															
2028 No-Build Traffic (See Exhibit 3)	• LOS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2028 Total Traffic (See Exhibit 7)	• LOS	-	-	-	-	-	-	-	-	-	B	-	-	12.7	B
	• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	3	-	-	-	-

APPENDIX A

Photo Inventory

Looking north along Kenilworth Ave at South Blvd

Looking west along South Blvd at Kenilworth Ave

Looking south along Kenilworth Ave at South Blvd

Looking east along South Blvd at Kenilworth Ave

Looking north along Oak Park Ave at South Blvd

Looking west along South Blvd at Oak Park Ave

Looking north along Oak Park Ave at North Blvd

Looking south along Oak Park Ave at North Blvd

Looking east along North Blvd at Oak Park Ave

Looking east along North Blvd from Lot 96

Looking north along Lot 96

Looking west along North Blvd at Oak Park Ave

Looking north along Oak Park Ave from North Blvd

Looking west along pedestrian alleyway from Oak Park Ave

Looking north along Oak Park Ave at Lake St

Looking west along Lake St at Oak Park Ave

Looking south along Oak Park Ave at Lake St

Looking east along Lake St at Oak Park Ave

Looking west along Lake St near Site vicinity

Looking south across Lake St at Site vicinity

Looking west along Lake St at Kenilworth Ave

Looking north along Kenilworth Ave at Lake St

Looking south along Kenilworth Ave at Lake St

Looking west along Oak Park Ave at Kenilworth Ave

Looking east along North Blvd at Kenilworth Ave

Looking west along North Blvd at Kenilworth Ave

Looking north along Lot 55

Looking north along Lot 55 into public alleyway

Looking east along North Blvd from Kenilworth Ave

Looking west along North Blvd from Suburban Automotive

APPENDIX B

CMAP Correspondence

Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

June 19, 2020

Justin Opitz, AICP
Transportation Planner
Gewalt Hamilton Associates
625 Forest Edge Drive
Vernon Hills, IL 60061

Subject: Lake Street @ Oak Park Avenue
IDOT

Dear Mr. Opitz:

In response to a request made on your behalf and dated June 19, 2020, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
Oak Park Ave north of Lake St	8,950	10,000
Oak Park Ave south of Lake St	12,700	13,800
Lake St, @ Oak Park Ave	10,850	12,300

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2020 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

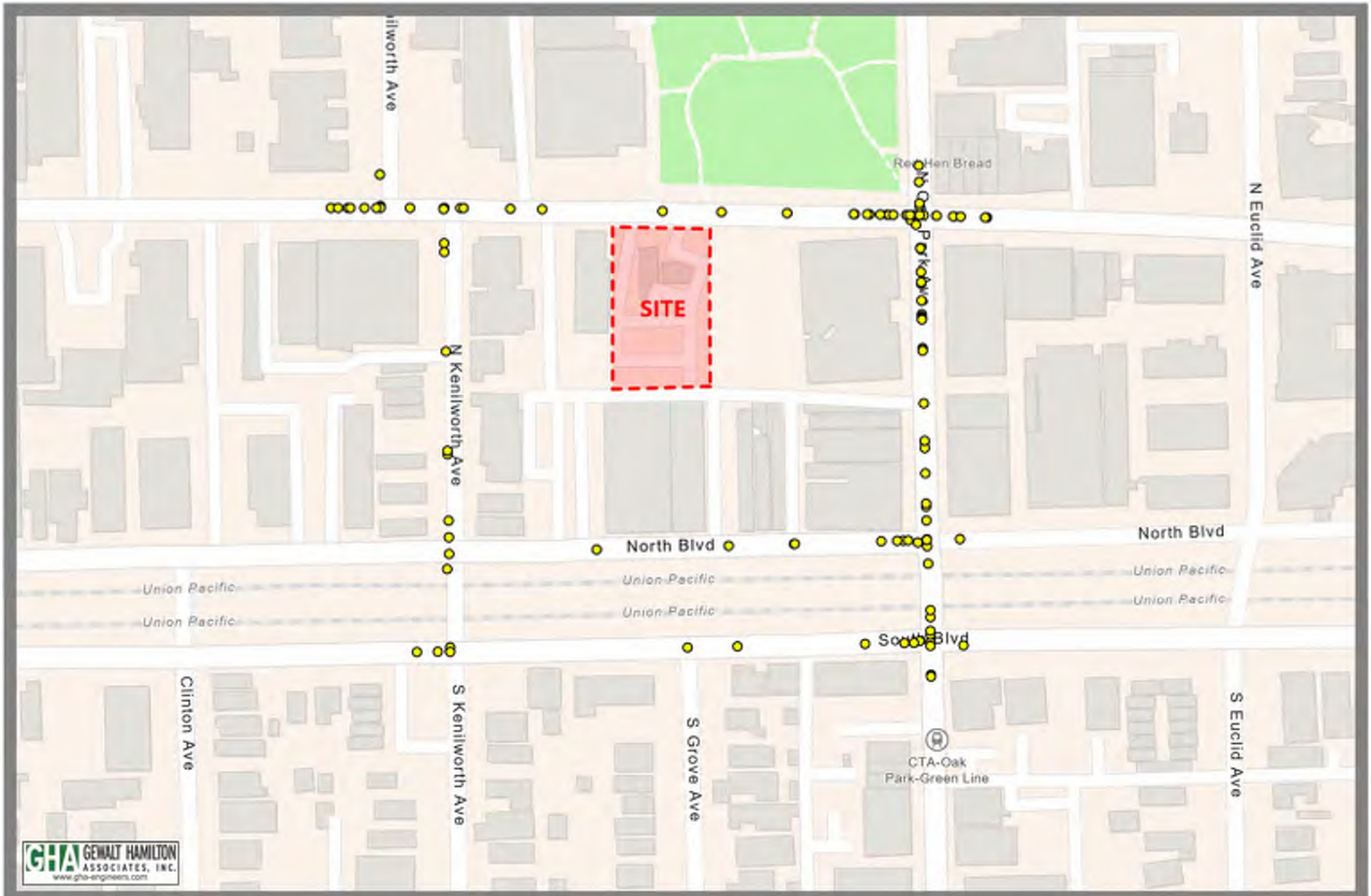
If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Quigley (IDOT)
2020_TrafficForecast\OakPark\ck-65-20\ck-65-20.docx

APPENDIX C
Crash Map



IDOT Crash Data (2014-2018)

Proposed Multi-Family Residential Development
Oak Park, IL

Map Center: 87.79581°W 41.88752°N

APPENDIX D

ITE Trip Generation Excerpts

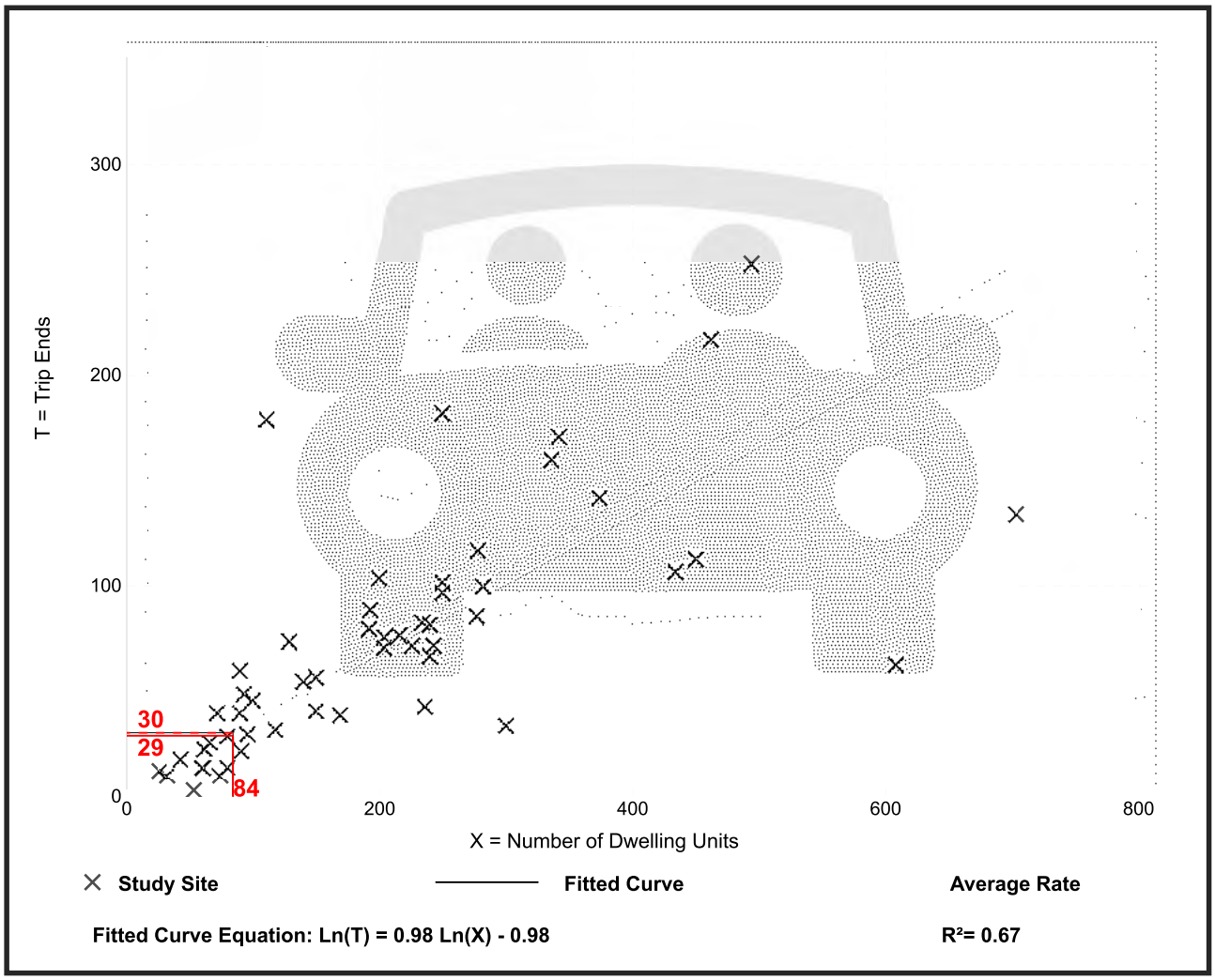
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	53
Avg. Num. of Dwelling Units:	207
Directional Distribution:	26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



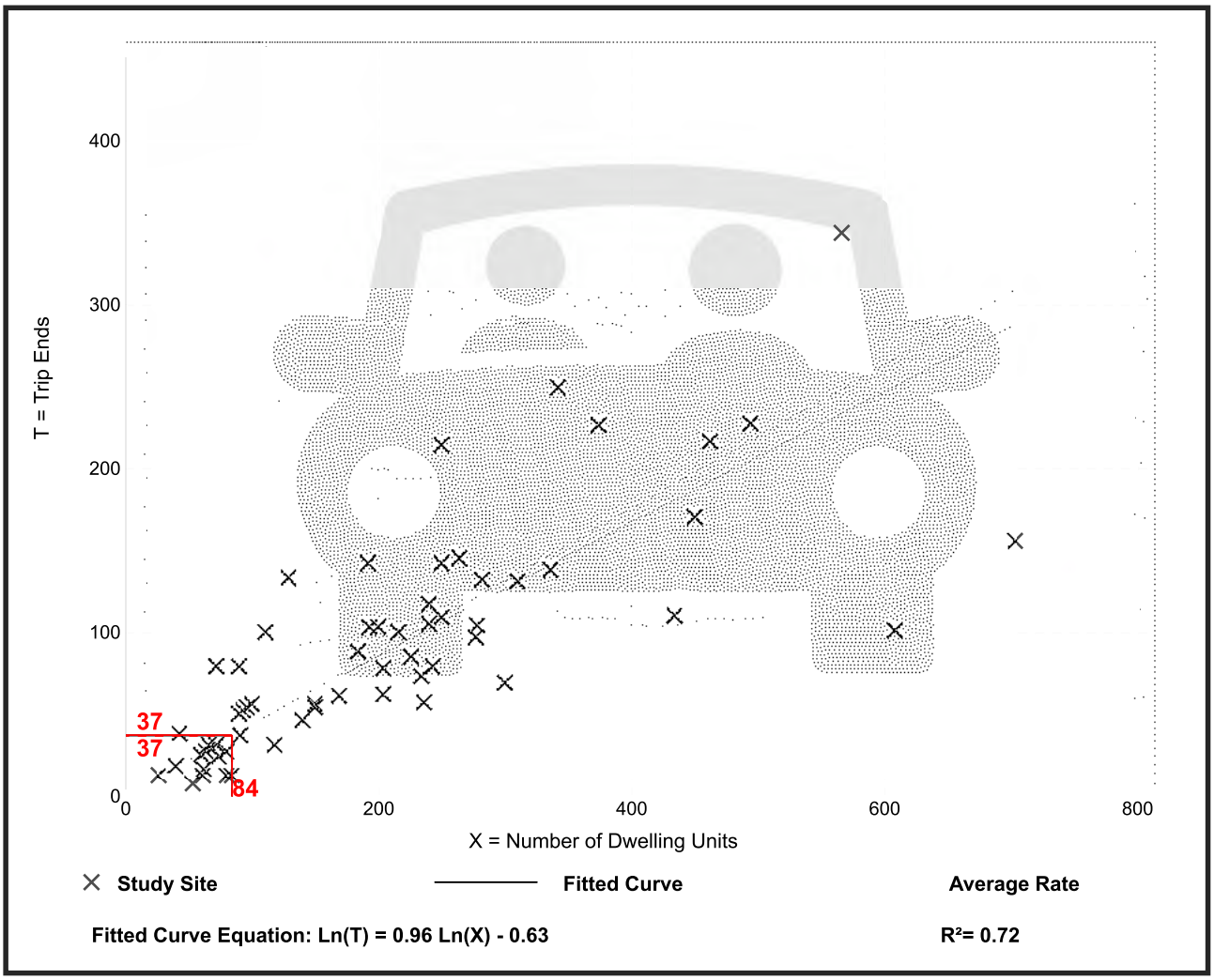
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	60
Avg. Num. of Dwelling Units:	208
Directional Distribution:	61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise)
(221)

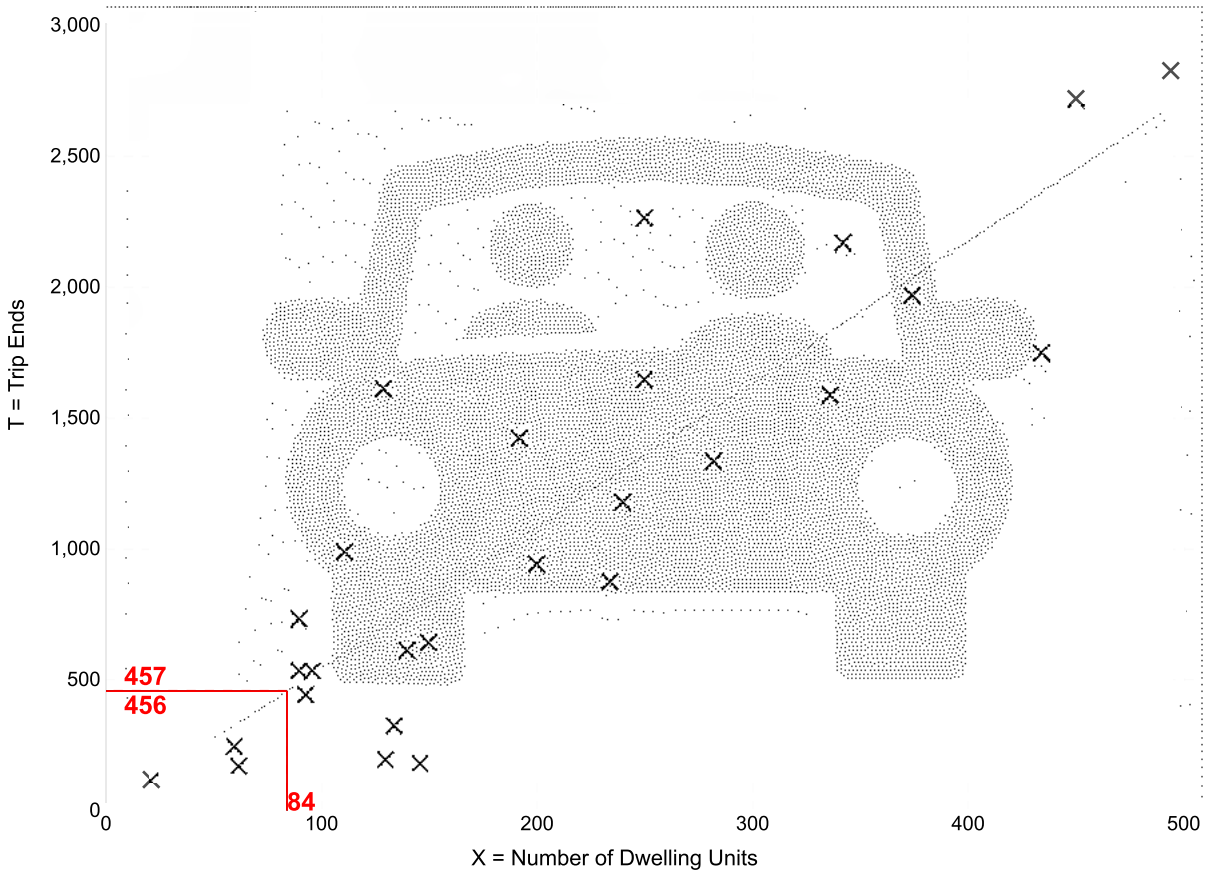
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Fitted Curve Equation: T = 5.45(X) - 1.75

R^2= 0.77

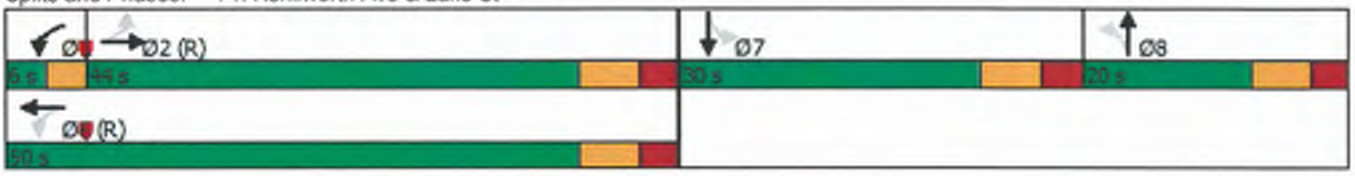
APPENDIX E

Capacity Analysis Worksheets

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	33	387	40	394	19	79	40	77
Future Volume (vph)	33	387	40	394	19	79	40	77
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases		2	1	6		8		7
Permitted Phases	2		6		8		7	
Detector Phase	2	2	1	6	8	8	7	7
Switch Phase								
Minimum Initial (s)	15.0	15.0	3.0	15.0	6.0	6.0	10.0	10.0
Minimum Split (s)	22.5	22.5	6.0	22.5	13.5	13.5	17.5	17.5
Total Split (s)	44.0	44.0	6.0	50.0	20.0	20.0	30.0	30.0
Total Split (%)	44.0%	44.0%	6.0%	50.0%	20.0%	20.0%	30.0%	30.0%
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	3.0	3.0	0.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	7.5	7.5	3.0	7.5		7.5		7.5
Lead/Lag	Lag	Lag	Lead		Lag	Lag	Lead	Lead
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	38.9	38.9	47.0	42.5		12.5		22.5
Actuated g/C Ratio	0.39	0.39	0.47	0.42		0.12		0.22
v/c Ratio	0.16	0.85	0.16	0.78		0.98		1.05
Control Delay	23.4	45.8	9.9	30.1		102.9		122.0
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	23.4	45.8	9.9	30.1		102.9		122.0
LOS	C	D	A	C		F		F
Approach Delay		44.1		28.4		102.9		122.0
Approach LOS		D		C		F		F

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 73 (73%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.05	
Intersection Signal Delay: 55.2	Intersection LOS: E
Intersection Capacity Utilization 62.9%	ICU Level of Service B
Analysis Period (min) 15	

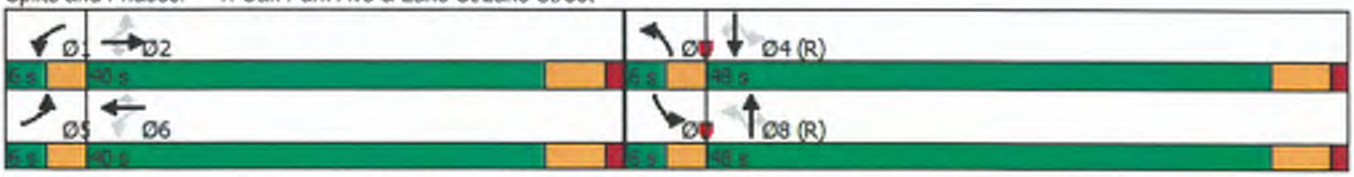
Splits and Phases: 71: Kenilworth Ave & Lake St



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	380	55	101	342	86	63	449	65	94	502	57
Future Volume (vph)	55	380	55	101	342	86	63	449	65	94	502	57
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0	15.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	6.0	21.0	21.0	6.0	21.0	21.0	6.0	21.0	21.0	6.0	21.0	21.0
Total Split (s)	6.0	40.0	40.0	6.0	40.0	40.0	6.0	48.0	48.0	6.0	48.0	48.0
Total Split (%)	6.0%	40.0%	40.0%	6.0%	40.0%	40.0%	6.0%	48.0%	48.0%	6.0%	48.0%	48.0%
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5	4.5
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	38.4	32.4	32.4	39.0	33.6	33.6	50.2	44.7	44.7	50.2	44.7	44.7
Actuated g/C Ratio	0.38	0.32	0.32	0.39	0.34	0.34	0.50	0.45	0.45	0.50	0.45	0.45
v/c Ratio	0.21	0.86	0.13	0.44	0.74	0.19	0.24	0.72	0.11	0.32	0.64	0.10
Control Delay	17.1	41.8	21.1	25.4	39.7	24.8	15.0	31.5	18.3	16.5	26.8	18.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	17.1	41.8	21.1	25.4	39.7	24.8	15.0	31.5	18.3	16.5	26.8	18.3
LOS	B	D	C	C	D	C	B	C	B	B	C	B
Approach Delay		36.7			34.6			28.2			24.5	
Approach LOS		D			C			C			C	

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 72 (72%), Referenced to phase 4:SBTL and 8:NBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 30.5	Intersection LOS: C
Intersection Capacity Utilization 72.1%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 1: Oak Park Ave & Lake St/Lake Street

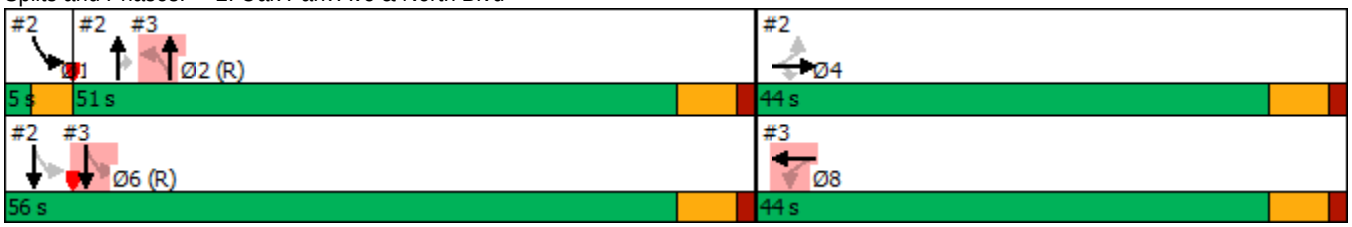


Lane Group	EBT	EBR	NBT	NBR	SBL	SBT	Ø8
Lane Configurations							
Traffic Volume (vph)	304	47	524	32	39	614	
Future Volume (vph)	304	47	524	32	39	614	
Lane Group Flow (vph)	396	51	563	34	42	660	
Turn Type	NA	Perm	NA	Perm	pm+pt	NA	
Protected Phases	4		2		1	6	8
Permitted Phases		4		2	6		
Detector Phase	4	4	2	2	1	6	
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	15.0	2.0	15.0	15.0
Minimum Split (s)	21.0	21.0	21.0	21.0	5.0	21.0	21.0
Total Split (s)	44.0	44.0	51.0	51.0	5.0	56.0	44.0
Total Split (%)	44.0%	44.0%	51.0%	51.0%	5.0%	56.0%	44%
Yellow Time (s)	4.5	4.5	4.5	4.5	3.0	4.5	4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	0.0	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	6.0	6.0	3.0	6.0	
Lead/Lag			Lag	Lag	Lead		
Lead-Lag Optimize?							
Recall Mode	None	None	C-Max	C-Max	None	C-Max	None
Act Effct Green (s)	34.8	34.8	50.1	50.1	56.2	53.2	
Actuated g/C Ratio	0.35	0.35	0.50	0.50	0.56	0.53	
v/c Ratio	0.64	0.10	0.64	0.05	0.13	0.76	
Control Delay	32.1	4.1	9.1	0.1	12.1	26.9	
Queue Delay	0.0	0.0	0.0	0.3	0.0	0.0	
Total Delay	32.1	4.1	9.1	0.4	12.1	26.9	
LOS	C	A	A	A	B	C	
Approach Delay	28.9		8.6			26.0	
Approach LOS	C		A			C	
Queue Length 50th (ft)	201	0	54	0	12	334	
Queue Length 95th (ft)	296	18	m64	m0	29	#521	
Internal Link Dist (ft)	636		81			144	
Turn Bay Length (ft)					60		
Base Capacity (vph)	676	550	883	698	322	865	
Starvation Cap Reductn	0	0	0	455	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	
Reduced v/c Ratio	0.59	0.09	0.64	0.14	0.13	0.76	

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 7 (7%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.89	
Intersection Signal Delay: 20.8	Intersection LOS: C
Intersection Capacity Utilization 61.9%	ICU Level of Service B
Analysis Period (min) 15	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

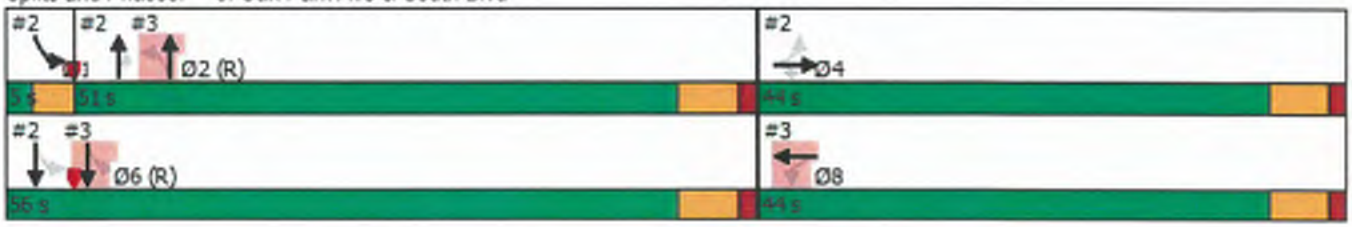
Splits and Phases: 2: Oak Park Ave & North Blvd



Lane Group	WBT	NBL	NBT	SBL	SBT	Ø1	Ø4
Lane Configurations							
Traffic Volume (vph)	314	26	508	29	549		
Future Volume (vph)	314	26	508	29	549		
Turn Type	NA	Perm	NA	Perm	NA		
Protected Phases	8		2		6	1	4
Permitted Phases		2		6			
Detector Phase	8	2	2	6	6		
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	2.0	15.0
Minimum Split (s)	21.0	21.0	21.0	21.0	21.0	5.0	21.0
Total Split (s)	44.0	51.0	51.0	56.0	56.0	5.0	44.0
Total Split (%)	44.0%	51.0%	51.0%	56.0%	56.0%	5%	44%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	3.0	4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	0.0	1.5
Lost Time Adjust (s)	0.0		0.0		0.0		
Total Lost Time (s)	6.0		6.0		6.0		
Lead/Lag		Lag	Lag			Lead	
Lead-Lag Optimize?							
Recall Mode	None	C-Max	C-Max	C-Max	C-Max	None	None
Act Effct Green (s)	34.8		50.1		53.2		
Actuated g/C Ratio	0.35		0.50		0.53		
v/c Ratio	0.89		0.41		0.44		
Control Delay	51.0		18.0		4.1		
Queue Delay	0.0		0.0		1.0		
Total Delay	51.0		18.0		5.1		
LOS	D		B		A		
Approach Delay	51.0		18.0		5.1		
Approach LOS	D		B		A		

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 7 (7%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.89	
Intersection Signal Delay: 21.5	Intersection LOS: C
Intersection Capacity Utilization 73.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: Oak Park Ave & South Blvd



Intersection	
Intersection Delay, s/veh	17.9
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	366	24	0	0	0	0	97	62	21	116	0
Future Vol, veh/h	45	366	24	0	0	0	0	97	62	21	116	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles, %	5	1	5	0	0	0	0	7	0	5	2	0
Mvmt Flow	56	458	30	0	0	0	0	121	78	26	145	0
Number of Lanes	0	1	0	0	0	0	0	1	0	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	22.5	11.1	11.1
HCM LOS	C	B	B

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	0%	10%	15%
Vol Thru, %	61%	84%	85%
Vol Right, %	39%	6%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	159	435	137
LT Vol	0	45	21
Through Vol	97	366	116
RT Vol	62	24	0
Lane Flow Rate	199	544	171
Geometry Grp	1	1	1
Degree of Util (X)	0.307	0.764	0.277
Departure Headway (Hd)	5.564	5.056	5.832
Convergence, Y/N	Yes	Yes	Yes
Cap	644	718	615
Service Time	3.611	3.056	3.88
HCM Lane V/C Ratio	0.309	0.758	0.278
HCM Control Delay	11.1	22.5	11.1
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.3	7.2	1.1

Intersection	
Intersection Delay, s/veh	13.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	28	336	43	25	116	0	0	110	30
Future Vol, veh/h	0	0	0	28	336	43	25	116	0	0	110	30
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	0	2	3	0	3	0	0	2	4
Mvmt Flow	0	0	0	34	410	52	30	141	0	0	134	37
Number of Lanes	0	0	0	0	1	0	0	1	0	0	1	0

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay	16.3	10.5	10.2
HCM LOS	C	B	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	18%	7%	0%
Vol Thru, %	82%	83%	79%
Vol Right, %	0%	11%	21%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	141	407	140
LT Vol	25	28	0
Through Vol	116	336	110
RT Vol	0	43	30
Lane Flow Rate	172	496	171
Geometry Grp	1	1	1
Degree of Util (X)	0.263	0.651	0.255
Departure Headway (Hd)	5.498	4.723	5.373
Convergence, Y/N	Yes	Yes	Yes
Cap	657	754	671
Service Time	3.503	2.816	3.38
HCM Lane V/C Ratio	0.262	0.658	0.255
HCM Control Delay	10.5	16.3	10.2
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.1	4.9	1

Lane Group	EBL	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	38	471	45	478	176	169
v/c Ratio	0.16	0.85	0.16	0.78	0.98	1.05
Control Delay	23.4	45.8	9.9	30.1	102.9	122.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.4	45.8	9.9	30.1	102.9	122.0
Queue Length 50th (ft)	16	281	17	292	99	~111
Queue Length 95th (ft)	40	#459	m21	416	#228	#236
Internal Link Dist (ft)		686		684	443	458
Turn Bay Length (ft)	105		100			
Base Capacity (vph)	244	551	278	613	179	161
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.16	0.85	0.16	0.78	0.98	1.05

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	59	404	59	107	364	91	67	478	69	100	534	61
v/c Ratio	0.21	0.86	0.13	0.44	0.74	0.19	0.24	0.72	0.11	0.32	0.64	0.10
Control Delay	17.1	41.8	21.1	25.4	39.7	24.8	15.0	31.5	18.3	16.5	26.8	18.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	17.1	41.8	21.1	25.4	39.7	24.8	15.0	31.5	18.3	16.5	26.8	18.3
Queue Length 50th (ft)	27	267	34	41	202	41	21	255	26	32	269	23
Queue Length 95th (ft)	m28	m308	m36	75	313	79	43	#393	55	60	391	49
Internal Link Dist (ft)		684			420			177			197	
Turn Bay Length (ft)	85		50	125		50	105		50	85		100
Base Capacity (vph)	279	496	460	244	500	480	280	662	618	316	838	613
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.81	0.13	0.44	0.73	0.19	0.24	0.72	0.11	0.32	0.64	0.10

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	WBT	NBT	SBT
Lane Group Flow (vph)	461	605	703
v/c Ratio	0.89	0.41	0.44
Control Delay	51.0	18.0	4.1
Queue Delay	0.0	0.0	1.0
Total Delay	51.0	18.0	5.1
Queue Length 50th (ft)	263	136	18
Queue Length 95th (ft)	#431	185	41
Internal Link Dist (ft)	371	24	81
Turn Bay Length (ft)			
Base Capacity (vph)	566	1464	1581
Starvation Cap Reductn	0	0	585
Spillback Cap Reductn	0	53	0
Storage Cap Reductn	0	0	0
Reduced v/c Ratio	0.81	0.43	0.71

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Intersection	
Intersection Delay, s/veh	17.9
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	366	24	0	0	0	0	97	62	21	116	0
Future Vol, veh/h	45	366	24	0	0	0	0	97	62	21	116	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles, %	5	1	5	0	0	0	0	7	0	5	2	0
Mvmt Flow	56	458	30	0	0	0	0	121	78	26	145	0
Number of Lanes	0	1	0	0	0	0	0	1	0	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	22.5	11.1	11.1
HCM LOS	C	B	B

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	0%	10%	15%
Vol Thru, %	61%	84%	85%
Vol Right, %	39%	6%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	159	435	137
LT Vol	0	45	21
Through Vol	97	366	116
RT Vol	62	24	0
Lane Flow Rate	199	544	171
Geometry Grp	1	1	1
Degree of Util (X)	0.307	0.764	0.277
Departure Headway (Hd)	5.564	5.056	5.832
Convergence, Y/N	Yes	Yes	Yes
Cap	644	718	615
Service Time	3.611	3.056	3.88
HCM Lane V/C Ratio	0.309	0.758	0.278
HCM Control Delay	11.1	22.5	11.1
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.3	7.2	1.1

Intersection	
Intersection Delay, s/veh	13.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	28	336	43	25	116	0	0	110	30
Future Vol, veh/h	0	0	0	28	336	43	25	116	0	0	110	30
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	0	2	3	0	3	0	0	2	4
Mvmt Flow	0	0	0	34	410	52	30	141	0	0	134	37
Number of Lanes	0	0	0	0	1	0	0	1	0	0	1	0

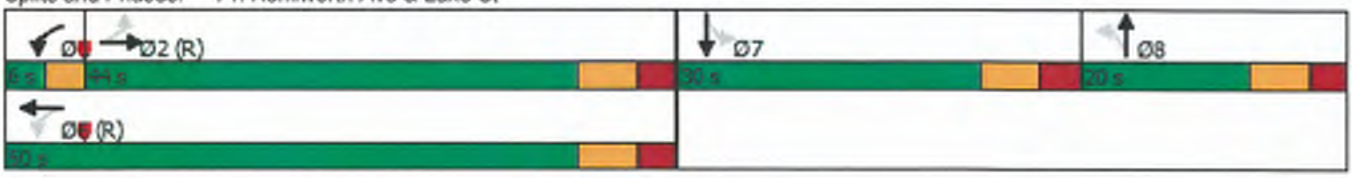
Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay	16.3	10.5	10.2
HCM LOS	C	B	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	18%	7%	0%
Vol Thru, %	82%	83%	79%
Vol Right, %	0%	11%	21%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	141	407	140
LT Vol	25	28	0
Through Vol	116	336	110
RT Vol	0	43	30
Lane Flow Rate	172	496	171
Geometry Grp	1	1	1
Degree of Util (X)	0.263	0.651	0.255
Departure Headway (Hd)	5.498	4.723	5.373
Convergence, Y/N	Yes	Yes	Yes
Cap	657	754	671
Service Time	3.503	2.816	3.38
HCM Lane V/C Ratio	0.262	0.658	0.255
HCM Control Delay	10.5	16.3	10.2
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.1	4.9	1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	33	387	42	396	19	79	40	77
Future Volume (vph)	33	387	42	396	19	79	40	77
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases		2	1	6		8		7
Permitted Phases	2		6		8		7	
Detector Phase	2	2	1	6	8	8	7	7
Switch Phase								
Minimum Initial (s)	15.0	15.0	3.0	15.0	6.0	6.0	10.0	10.0
Minimum Split (s)	22.5	22.5	6.0	22.5	13.5	13.5	17.5	17.5
Total Split (s)	44.0	44.0	6.0	50.0	20.0	20.0	30.0	30.0
Total Split (%)	44.0%	44.0%	6.0%	50.0%	20.0%	20.0%	30.0%	30.0%
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	3.0	3.0	0.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	7.5	7.5	3.0	7.5		7.5		7.5
Lead/Lag	Lag	Lag	Lead		Lag	Lag	Lead	Lead
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	37.7	37.7	47.0	42.5		12.5		22.5
Actuated g/C Ratio	0.38	0.38	0.47	0.42		0.12		0.22
v/c Ratio	0.16	0.88	0.18	0.78		0.98		1.05
Control Delay	23.8	49.8	10.1	30.3		102.9		122.0
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	23.8	49.8	10.1	30.3		102.9		122.0
LOS	C	D	B	C		F		F
Approach Delay		47.8		28.5		102.9		122.0
Approach LOS		D		C		F		F

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 73 (73%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.05	
Intersection Signal Delay: 56.5	Intersection LOS: E
Intersection Capacity Utilization 64.6%	ICU Level of Service C
Analysis Period (min) 15	

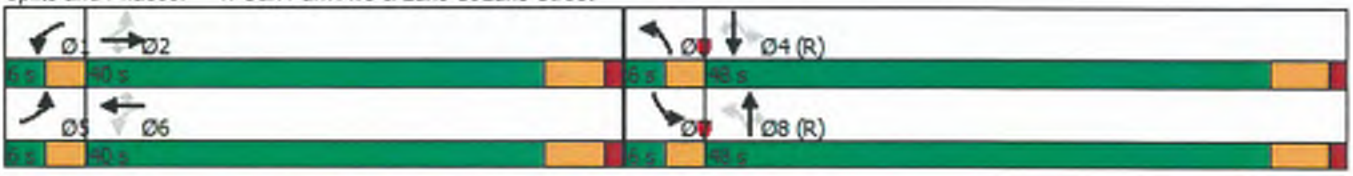
Splits and Phases: 71: Kenilworth Ave & Lake St



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	380	55	101	343	86	65	452	67	94	502	58
Future Volume (vph)	55	380	55	101	343	86	65	452	67	94	502	58
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0	15.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	6.0	21.0	21.0	6.0	21.0	21.0	6.0	21.0	21.0	6.0	21.0	21.0
Total Split (s)	6.0	40.0	40.0	6.0	40.0	40.0	6.0	48.0	48.0	6.0	48.0	48.0
Total Split (%)	6.0%	40.0%	40.0%	6.0%	40.0%	40.0%	6.0%	48.0%	48.0%	6.0%	48.0%	48.0%
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5	4.5
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	38.4	32.4	32.4	39.0	33.6	33.6	50.2	44.7	44.7	50.2	44.7	44.7
Actuated g/C Ratio	0.38	0.32	0.32	0.39	0.34	0.34	0.50	0.45	0.45	0.50	0.45	0.45
v/c Ratio	0.21	0.86	0.13	0.44	0.74	0.19	0.25	0.73	0.11	0.32	0.64	0.10
Control Delay	16.6	40.5	20.6	25.4	39.8	24.8	15.2	31.8	18.4	16.5	26.8	18.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.6	40.5	20.6	25.4	39.8	24.8	15.2	31.8	18.4	16.5	26.8	18.3
LOS	B	D	C	C	D	C	B	C	B	B	C	B
Approach Delay		35.5			34.6			28.4			24.5	
Approach LOS		D			C			C			C	

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 72 (72%), Referenced to phase 4:SBTL and 8:NBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 30.3	Intersection LOS: C
Intersection Capacity Utilization 72.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 1: Oak Park Ave & Lake St/Lake Street

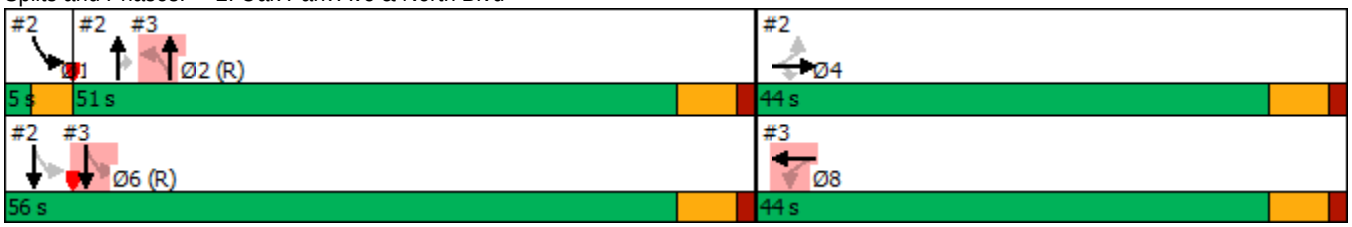


Lane Group	EBT	EBR	NBT	NBR	SBL	SBT	Ø8
Lane Configurations							
Traffic Volume (vph)	305	54	524	32	39	614	
Future Volume (vph)	305	54	524	32	39	614	
Lane Group Flow (vph)	404	58	563	34	42	660	
Turn Type	NA	Perm	NA	Perm	pm+pt	NA	
Protected Phases	4		2		1	6	8
Permitted Phases		4		2	6		
Detector Phase	4	4	2	2	1	6	
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	15.0	2.0	15.0	15.0
Minimum Split (s)	21.0	21.0	21.0	21.0	5.0	21.0	21.0
Total Split (s)	44.0	44.0	51.0	51.0	5.0	56.0	44.0
Total Split (%)	44.0%	44.0%	51.0%	51.0%	5.0%	56.0%	44%
Yellow Time (s)	4.5	4.5	4.5	4.5	3.0	4.5	4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	0.0	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	6.0	6.0	3.0	6.0	
Lead/Lag			Lag	Lag	Lead		
Lead-Lag Optimize?							
Recall Mode	None	None	C-Max	C-Max	None	C-Max	None
Act Effct Green (s)	34.8	34.8	50.1	50.1	56.2	53.2	
Actuated g/C Ratio	0.35	0.35	0.50	0.50	0.56	0.53	
v/c Ratio	0.65	0.11	0.64	0.05	0.13	0.76	
Control Delay	32.6	5.2	9.1	0.1	12.1	26.9	
Queue Delay	0.0	0.0	0.0	0.3	0.0	0.0	
Total Delay	32.6	5.2	9.1	0.4	12.1	26.9	
LOS	C	A	A	A	B	C	
Approach Delay	29.1		8.6			26.0	
Approach LOS	C		A			C	
Queue Length 50th (ft)	206	0	53	0	12	334	
Queue Length 95th (ft)	303	22	m64	m0	29	#521	
Internal Link Dist (ft)	636		81			144	
Turn Bay Length (ft)					60		
Base Capacity (vph)	676	550	883	698	322	865	
Starvation Cap Reductn	0	0	0	455	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	
Reduced v/c Ratio	0.60	0.11	0.64	0.14	0.13	0.76	

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 7 (7%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.89	
Intersection Signal Delay: 20.9	Intersection LOS: C
Intersection Capacity Utilization 62.4%	ICU Level of Service B
Analysis Period (min) 15	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: Oak Park Ave & North Blvd



Lane Group	WBT	NBL	NBT	SBL	SBT	Ø1	Ø4
Lane Configurations							
Traffic Volume (vph)	314	27	508	30	553		
Future Volume (vph)	314	27	508	30	553		
Turn Type	NA	Perm	NA	Perm	NA		
Protected Phases	8		2		6	1	4
Permitted Phases		2		6			
Detector Phase	8	2	2	6	6		
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	2.0	15.0
Minimum Split (s)	21.0	21.0	21.0	21.0	21.0	5.0	21.0
Total Split (s)	44.0	51.0	51.0	56.0	56.0	5.0	44.0
Total Split (%)	44.0%	51.0%	51.0%	56.0%	56.0%	5%	44%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	3.0	4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	0.0	1.5
Lost Time Adjust (s)	0.0		0.0		0.0		
Total Lost Time (s)	6.0		6.0		6.0		
Lead/Lag		Lag	Lag			Lead	
Lead-Lag Optimize?							
Recall Mode	None	C-Max	C-Max	C-Max	C-Max	None	None
Act Effct Green (s)	34.8		50.1		53.2		
Actuated g/C Ratio	0.35		0.50		0.53		
v/c Ratio	0.89		0.42		0.45		
Control Delay	51.0		18.0		4.3		
Queue Delay	0.0		0.0		1.1		
Total Delay	51.0		18.1		5.3		
LOS	D		B		A		
Approach Delay	51.0		18.1		5.3		
Approach LOS	D		B		A		

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 7 (7%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.89	
Intersection Signal Delay: 21.5	Intersection LOS: C
Intersection Capacity Utilization 74.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: Oak Park Ave & South Blvd

Intersection	
Intersection Delay, s/veh	18.1
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	367	24	0	0	0	0	97	64	24	116	0
Future Vol, veh/h	45	367	24	0	0	0	0	97	64	24	116	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles, %	5	1	5	0	0	0	0	7	0	5	2	0
Mvmt Flow	56	459	30	0	0	0	0	121	80	30	145	0
Number of Lanes	0	1	0	0	0	0	0	1	0	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	22.9	11.2	11.2
HCM LOS	C	B	B

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	0%	10%	17%
Vol Thru, %	60%	84%	83%
Vol Right, %	40%	6%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	161	436	140
LT Vol	0	45	24
Through Vol	97	367	116
RT Vol	64	24	0
Lane Flow Rate	201	545	175
Geometry Grp	1	1	1
Degree of Util (X)	0.312	0.769	0.284
Departure Headway (Hd)	5.577	5.077	5.851
Convergence, Y/N	Yes	Yes	Yes
Cap	644	719	613
Service Time	3.625	3.077	3.9
HCM Lane V/C Ratio	0.312	0.758	0.285
HCM Control Delay	11.2	22.9	11.2
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.3	7.3	1.2

Intersection	
Intersection Delay, s/veh	14
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	29	337	44	25	117	0	0	110	30
Future Vol, veh/h	0	0	0	29	337	44	25	117	0	0	110	30
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	0	2	3	0	3	0	0	2	4
Mvmt Flow	0	0	0	35	411	54	30	143	0	0	134	37
Number of Lanes	0	0	0	0	1	0	0	1	0	0	1	0

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay	16.5	10.5	10.2
HCM LOS	C	B	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	18%	7%	0%
Vol Thru, %	82%	82%	79%
Vol Right, %	0%	11%	21%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	142	410	140
LT Vol	25	29	0
Through Vol	117	337	110
RT Vol	0	44	30
Lane Flow Rate	173	500	171
Geometry Grp	1	1	1
Degree of Util (X)	0.265	0.656	0.255
Departure Headway (Hd)	5.508	4.726	5.387
Convergence, Y/N	Yes	Yes	Yes
Cap	656	755	669
Service Time	3.513	2.819	3.393
HCM Lane V/C Ratio	0.264	0.662	0.256
HCM Control Delay	10.5	16.5	10.2
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.1	5	1

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑			↰	
Traffic Vol, veh/h	8	455	0	0	30	0
Future Vol, veh/h	8	455	0	0	30	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Stop	Stop	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	-	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	479	0	0	32	0

Major/Minor	Major1		Minor2	
Conflicting Flow All	0	0	495	-
Stage 1	-	-	0	-
Stage 2	-	-	495	-
Critical Hdwy	4.12	-	6.42	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	5.42	-
Follow-up Hdwy	2.218	-	3.518	-
Pot Cap-1 Maneuver	-	-	534	0
Stage 1	-	-	-	0
Stage 2	-	-	613	0
Platoon blocked, %		-		
Mov Cap-1 Maneuver	-	-	534	-
Mov Cap-2 Maneuver	-	-	534	-
Stage 1	-	-	-	-
Stage 2	-	-	613	-

Approach	EB	SB
HCM Control Delay, s		12.2
HCM LOS		B

Minor Lane/Major Mvmt	EBL	EBT	SBLn1
Capacity (veh/h)	-	-	534
HCM Lane V/C Ratio	-	-	0.059
HCM Control Delay (s)	-	-	12.2
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.2

Lane Group	EBL	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	38	471	48	480	176	169
v/c Ratio	0.16	0.88	0.18	0.78	0.98	1.05
Control Delay	23.8	49.8	10.1	30.3	102.9	122.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.8	49.8	10.1	30.3	102.9	122.0
Queue Length 50th (ft)	16	281	17	292	99	~111
Queue Length 95th (ft)	40	#459	m22	417	#228	#236
Internal Link Dist (ft)		686		684	443	458
Turn Bay Length (ft)	105		100			
Base Capacity (vph)	240	534	273	613	179	161
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.16	0.88	0.18	0.78	0.98	1.05

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	59	404	59	107	365	91	69	481	71	100	534	62
v/c Ratio	0.21	0.86	0.13	0.44	0.74	0.19	0.25	0.73	0.11	0.32	0.64	0.10
Control Delay	16.6	40.5	20.6	25.4	39.8	24.8	15.2	31.8	18.4	16.5	26.8	18.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.6	40.5	20.6	25.4	39.8	24.8	15.2	31.8	18.4	16.5	26.8	18.3
Queue Length 50th (ft)	27	267	34	41	202	41	21	257	27	32	269	23
Queue Length 95th (ft)	m28	m300	m35	75	315	79	44	#397	56	60	391	50
Internal Link Dist (ft)		684			420			177			197	
Turn Bay Length (ft)	85		50	125		50	105		50	85		100
Base Capacity (vph)	278	496	460	244	500	480	280	662	618	314	838	613
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.81	0.13	0.44	0.73	0.19	0.25	0.73	0.11	0.32	0.64	0.10

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	WBT	NBT	SBT
Lane Group Flow (vph)	461	606	710
v/c Ratio	0.89	0.42	0.45
Control Delay	51.0	18.0	4.3
Queue Delay	0.0	0.0	1.1
Total Delay	51.0	18.1	5.3
Queue Length 50th (ft)	263	136	20
Queue Length 95th (ft)	#431	185	44
Internal Link Dist (ft)	371	24	81
Turn Bay Length (ft)			
Base Capacity (vph)	566	1458	1577
Starvation Cap Reductn	0	0	582
Spillback Cap Reductn	0	50	0
Storage Cap Reductn	0	0	0
Reduced v/c Ratio	0.81	0.43	0.71

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Intersection	
Intersection Delay, s/veh	18.1
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	367	24	0	0	0	0	97	64	24	116	0
Future Vol, veh/h	45	367	24	0	0	0	0	97	64	24	116	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles, %	5	1	5	0	0	0	0	7	0	5	2	0
Mvmt Flow	56	459	30	0	0	0	0	121	80	30	145	0
Number of Lanes	0	1	0	0	0	0	0	1	0	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	22.9	11.2	11.2
HCM LOS	C	B	B

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	0%	10%	17%
Vol Thru, %	60%	84%	83%
Vol Right, %	40%	6%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	161	436	140
LT Vol	0	45	24
Through Vol	97	367	116
RT Vol	64	24	0
Lane Flow Rate	201	545	175
Geometry Grp	1	1	1
Degree of Util (X)	0.312	0.769	0.284
Departure Headway (Hd)	5.577	5.077	5.851
Convergence, Y/N	Yes	Yes	Yes
Cap	644	719	613
Service Time	3.625	3.077	3.9
HCM Lane V/C Ratio	0.312	0.758	0.285
HCM Control Delay	11.2	22.9	11.2
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.3	7.3	1.2

Intersection	
Intersection Delay, s/veh	14
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	29	337	44	25	117	0	0	110	30
Future Vol, veh/h	0	0	0	29	337	44	25	117	0	0	110	30
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	0	2	3	0	3	0	0	2	4
Mvmt Flow	0	0	0	35	411	54	30	143	0	0	134	37
Number of Lanes	0	0	0	0	1	0	0	1	0	0	1	0

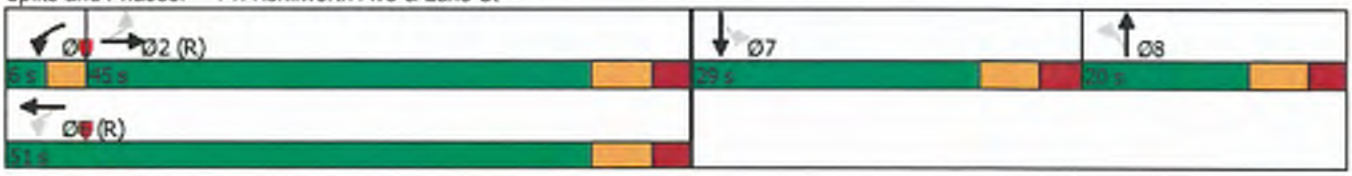
Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay	16.5	10.5	10.2
HCM LOS	C	B	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	18%	7%	0%
Vol Thru, %	82%	82%	79%
Vol Right, %	0%	11%	21%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	142	410	140
LT Vol	25	29	0
Through Vol	117	337	110
RT Vol	0	44	30
Lane Flow Rate	173	500	171
Geometry Grp	1	1	1
Degree of Util (X)	0.265	0.656	0.255
Departure Headway (Hd)	5.508	4.726	5.387
Convergence, Y/N	Yes	Yes	Yes
Cap	656	755	669
Service Time	3.513	2.819	3.393
HCM Lane V/C Ratio	0.264	0.662	0.256
HCM Control Delay	10.5	16.5	10.2
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.1	5	1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	22	477	67	456	35	54	62	73
Future Volume (vph)	22	477	67	456	35	54	62	73
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases		2	1	6		8		7
Permitted Phases	2		6		8		7	
Detector Phase	2	2	1	6	8	8	7	7
Switch Phase								
Minimum Initial (s)	15.0	15.0	3.0	15.0	6.0	6.0	10.0	10.0
Minimum Split (s)	22.5	22.5	6.0	22.5	13.5	13.5	17.5	17.5
Total Split (s)	45.0	45.0	6.0	51.0	20.0	20.0	29.0	29.0
Total Split (%)	45.0%	45.0%	6.0%	51.0%	20.0%	20.0%	29.0%	29.0%
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	3.0	3.0	0.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	7.5	7.5	3.0	7.5		7.5		7.5
Lead/Lag	Lag	Lag	Lead		Lag	Lag	Lead	Lead
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	39.0	39.0	48.3	43.8		12.2		21.5
Actuated g/C Ratio	0.39	0.39	0.48	0.44		0.12		0.22
v/c Ratio	0.10	0.94	0.30	0.82		0.87		1.07
Control Delay	21.9	57.5	11.6	31.3		76.1		130.3
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	21.9	57.5	11.6	31.3		76.1		130.3
LOS	C	E	B	C		E		F
Approach Delay		56.0		28.9		76.1		130.3
Approach LOS		E		C		E		F

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.07	
Intersection Signal Delay: 55.7	Intersection LOS: E
Intersection Capacity Utilization 74.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 71: Kenilworth Ave & Lake St



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	94	449	90	64	413	122	99	470	56	101	459	64
Future Volume (vph)	94	449	90	64	413	122	99	470	56	101	459	64
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0	15.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	6.0	21.0	21.0	6.0	21.0	21.0	6.0	21.0	21.0	6.0	21.0	21.0
Total Split (s)	6.0	41.0	41.0	6.0	41.0	41.0	6.0	47.0	47.0	6.0	47.0	47.0
Total Split (%)	6.0%	41.0%	41.0%	6.0%	41.0%	41.0%	6.0%	47.0%	47.0%	6.0%	47.0%	47.0%
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5	4.5
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	39.5	34.1	34.1	39.5	34.1	34.1	49.7	44.3	44.3	49.7	44.3	44.3
Actuated g/C Ratio	0.40	0.34	0.34	0.40	0.34	0.34	0.50	0.44	0.44	0.50	0.44	0.44
v/c Ratio	0.42	0.90	0.21	0.33	0.83	0.26	0.32	0.73	0.10	0.34	0.56	0.12
Control Delay	19.5	40.6	19.9	21.9	45.0	25.3	16.9	32.4	18.9	17.6	25.2	19.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.5	40.6	19.9	21.9	45.0	25.3	16.9	32.4	18.9	17.6	25.2	19.2
LOS	B	D	B	C	D	C	B	C	B	B	C	B
Approach Delay		34.5			38.5			28.8			23.3	
Approach LOS		C			D			C			C	

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 99 (99%), Referenced to phase 4:SBTL and 8:NBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay: 31.2	Intersection LOS: C
Intersection Capacity Utilization 74.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: Oak Park Ave & Lake St/Lake Street

Lane Group	EBT	EBR	NBT	NBR	SBL	SBT	Ø8
Lane Configurations							
Traffic Volume (vph)	276	115	522	56	45	580	
Future Volume (vph)	276	115	522	56	45	580	
Turn Type	NA	Perm	NA	Perm	pm+pt	NA	
Protected Phases	4		2		1	6	8
Permitted Phases		4		2	6		
Detector Phase	4	4	2	2	1	6	
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	15.0	2.0	15.0	15.0
Minimum Split (s)	21.0	21.0	21.0	21.0	5.0	21.0	21.0
Total Split (s)	43.0	43.0	52.0	52.0	5.0	57.0	43.0
Total Split (%)	43.0%	43.0%	52.0%	52.0%	5.0%	57.0%	43%
Yellow Time (s)	4.5	4.5	4.5	4.5	3.0	4.5	4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	0.0	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	6.0	6.0	3.0	6.0	
Lead/Lag			Lag	Lag	Lead		
Lead-Lag Optimize?							
Recall Mode	None	None	C-Max	C-Max	None	C-Max	None
Act Effct Green (s)	35.5	35.5	49.5	49.5	55.5	52.5	
Actuated g/C Ratio	0.36	0.36	0.50	0.50	0.56	0.52	
v/c Ratio	0.62	0.22	0.60	0.08	0.15	0.68	
Control Delay	31.2	5.1	8.5	0.2	12.1	23.0	
Queue Delay	0.0	0.0	0.0	0.5	0.0	0.0	
Total Delay	31.2	5.1	8.5	0.7	12.1	23.0	
LOS	C	A	A	A	B	C	
Approach Delay	25.1		7.7			22.2	
Approach LOS	C		A			C	

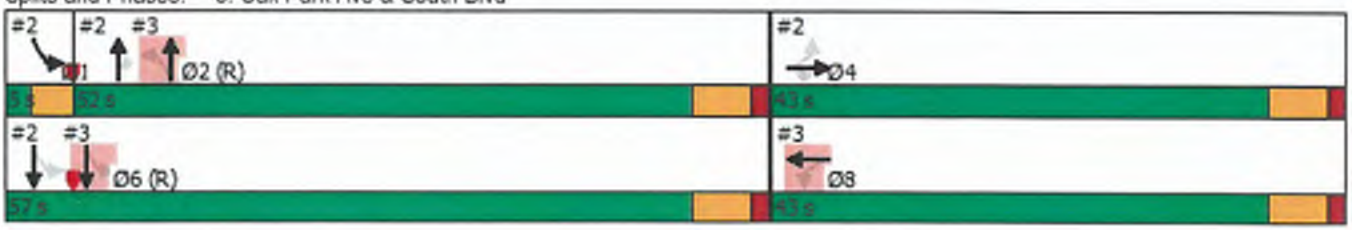
Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 4 (4%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.93	
Intersection Signal Delay: 18.1	Intersection LOS: B
Intersection Capacity Utilization 64.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: Oak Park Ave & North Blvd

Lane Group	WBT	NBL	NBT	SBL	SBT	Ø1	Ø4
Lane Configurations							
Traffic Volume (vph)	343	42	524	30	588		
Future Volume (vph)	343	42	524	30	588		
Turn Type	NA	Perm	NA	Perm	NA		
Protected Phases	8		2		6	1	4
Permitted Phases		2		6			
Detector Phase	8	2	2	6	6		
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	2.0	15.0
Minimum Split (s)	21.0	21.0	21.0	21.0	21.0	5.0	21.0
Total Split (s)	43.0	52.0	52.0	57.0	57.0	5.0	43.0
Total Split (%)	43.0%	52.0%	52.0%	57.0%	57.0%	5%	43%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	3.0	4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	0.0	1.5
Lost Time Adjust (s)	0.0		0.0		0.0		
Total Lost Time (s)	6.0		6.0		6.0		
Lead/Lag		Lag	Lag			Lead	
Lead-Lag Optimize?							
Recall Mode	None	C-Max	C-Max	C-Max	C-Max	None	None
Act Effct Green (s)	35.5		49.5		52.5		
Actuated g/C Ratio	0.36		0.50		0.52		
v/c Ratio	0.93		0.45		0.45		
Control Delay	56.5		18.6		5.1		
Queue Delay	0.0		0.0		1.1		
Total Delay	56.5		18.6		6.2		
LOS	E		B		A		
Approach Delay	56.5		18.6		6.2		
Approach LOS	E		B		A		

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 4 (4%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.93	
Intersection Signal Delay: 23.8	Intersection LOS: C
Intersection Capacity Utilization 78.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: Oak Park Ave & South Blvd



Intersection	
Intersection Delay, s/veh	14.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	372	26	0	0	0	0	114	80	34	132	0
Future Vol, veh/h	45	372	26	0	0	0	0	114	80	34	132	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	2	2	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	49	409	29	0	0	0	0	125	88	37	145	0
Number of Lanes	0	1	0	0	0	0	0	1	0	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	18	10.7	10.8
HCM LOS	C	B	B

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	0%	10%	20%
Vol Thru, %	59%	84%	80%
Vol Right, %	41%	6%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	194	443	166
LT Vol	0	45	34
Through Vol	114	372	132
RT Vol	80	26	0
Lane Flow Rate	213	487	182
Geometry Grp	1	1	1
Degree of Util (X)	0.312	0.679	0.283
Departure Headway (Hd)	5.265	5.021	5.589
Convergence, Y/N	Yes	Yes	Yes
Cap	682	725	642
Service Time	3.305	3.021	3.631
HCM Lane V/C Ratio	0.312	0.672	0.283
HCM Control Delay	10.7	18	10.8
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.3	5.4	1.2

Intersection	
Intersection Delay, s/veh	14.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	29	368	65	21	126	0	0	116	43
Future Vol, veh/h	0	0	0	29	368	65	21	126	0	0	116	43
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	0	0	0	0	1	0	5	0	0	0	0	0
Mvmt Flow	0	0	0	33	418	74	24	143	0	0	132	49
Number of Lanes	0	0	0	0	1	0	0	1	0	0	1	0

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay	17.8	10.7	10.4
HCM LOS	C	B	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	14%	6%	0%
Vol Thru, %	86%	80%	73%
Vol Right, %	0%	14%	27%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	147	462	159
LT Vol	21	29	0
Through Vol	126	368	116
RT Vol	0	65	43
Lane Flow Rate	167	525	181
Geometry Grp	1	1	1
Degree of Util (X)	0.263	0.689	0.27
Departure Headway (Hd)	5.672	4.722	5.385
Convergence, Y/N	Yes	Yes	Yes
Cap	636	756	670
Service Time	3.679	2.82	3.39
HCM Lane V/C Ratio	0.263	0.694	0.27
HCM Control Delay	10.7	17.8	10.4
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.1	5.6	1.1

Lane Group	EBL	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	23	540	70	524	158	167
v/c Ratio	0.10	0.94	0.30	0.82	0.87	1.07
Control Delay	21.9	57.5	11.6	31.3	76.1	130.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	21.9	57.5	11.6	31.3	76.1	130.3
Queue Length 50th (ft)	9	335	24	319	81	~114
Queue Length 95th (ft)	28	#556	m30	m#473	#199	#249
Internal Link Dist (ft)		686		684	443	458
Turn Bay Length (ft)	105		100			
Base Capacity (vph)	235	573	237	636	185	156
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.94	0.30	0.82	0.85	1.07

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	98	468	94	67	430	127	103	490	58	105	478	67
v/c Ratio	0.42	0.90	0.21	0.33	0.83	0.26	0.32	0.73	0.10	0.34	0.56	0.12
Control Delay	19.5	40.6	19.9	21.9	45.0	25.3	16.9	32.4	18.9	17.6	25.2	19.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.5	40.6	19.9	21.9	45.0	25.3	16.9	32.4	18.9	17.6	25.2	19.2
Queue Length 50th (ft)	40	305	50	24	245	57	34	267	22	34	235	26
Queue Length 95th (ft)	m44	m332	m55	50	#406	103	63	#436	48	64	342	55
Internal Link Dist (ft)		684			420			177			197	
Turn Bay Length (ft)	85		50	125		50	105		50	85		100
Base Capacity (vph)	232	535	456	201	535	494	322	670	595	307	848	558
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.42	0.87	0.21	0.33	0.80	0.26	0.32	0.73	0.10	0.34	0.56	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	390	119	538	58	46	598
v/c Ratio	0.62	0.22	0.60	0.08	0.15	0.68
Control Delay	31.2	5.1	8.5	0.2	12.1	23.0
Queue Delay	0.0	0.0	0.0	0.5	0.0	0.0
Total Delay	31.2	5.1	8.5	0.7	12.1	23.0
Queue Length 50th (ft)	198	0	50	0	13	278
Queue Length 95th (ft)	296	36	m63	m0	30	411
Internal Link Dist (ft)	636		81			144
Turn Bay Length (ft)					60	
Base Capacity (vph)	660	561	899	690	312	879
Starvation Cap Reductn	0	0	0	427	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.21	0.60	0.22	0.15	0.68

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	WBT	NBT	SBT
Lane Group Flow (vph)	492	645	724
v/c Ratio	0.93	0.45	0.45
Control Delay	56.5	18.6	5.1
Queue Delay	0.0	0.0	1.1
Total Delay	56.5	18.6	6.2
Queue Length 50th (ft)	291	146	30
Queue Length 95th (ft)	#485	196	49
Internal Link Dist (ft)	371	20	81
Turn Bay Length (ft)			
Base Capacity (vph)	553	1423	1597
Starvation Cap Reductn	0	0	588
Spillback Cap Reductn	0	4	0
Storage Cap Reductn	0	0	0
Reduced v/c Ratio	0.89	0.45	0.72

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Intersection	
Intersection Delay, s/veh	14.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	372	26	0	0	0	0	114	80	34	132	0
Future Vol, veh/h	45	372	26	0	0	0	0	114	80	34	132	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	2	2	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	49	409	29	0	0	0	0	125	88	37	145	0
Number of Lanes	0	1	0	0	0	0	0	1	0	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	18	10.7	10.8
HCM LOS	C	B	B

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	0%	10%	20%
Vol Thru, %	59%	84%	80%
Vol Right, %	41%	6%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	194	443	166
LT Vol	0	45	34
Through Vol	114	372	132
RT Vol	80	26	0
Lane Flow Rate	213	487	182
Geometry Grp	1	1	1
Degree of Util (X)	0.312	0.679	0.283
Departure Headway (Hd)	5.265	5.021	5.589
Convergence, Y/N	Yes	Yes	Yes
Cap	682	725	642
Service Time	3.305	3.021	3.631
HCM Lane V/C Ratio	0.312	0.672	0.283
HCM Control Delay	10.7	18	10.8
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.3	5.4	1.2

Intersection	
Intersection Delay, s/veh	14.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	29	368	65	21	126	0	0	116	43
Future Vol, veh/h	0	0	0	29	368	65	21	126	0	0	116	43
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	0	0	0	0	1	0	5	0	0	0	0	0
Mvmt Flow	0	0	0	33	418	74	24	143	0	0	132	49
Number of Lanes	0	0	0	0	1	0	0	1	0	0	1	0

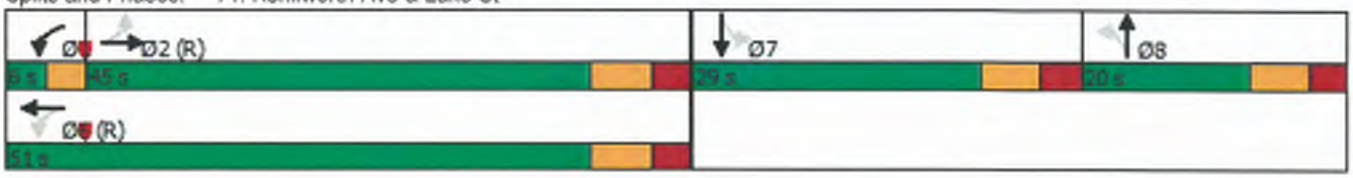
Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay	17.8	10.7	10.4
HCM LOS	C	B	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	14%	6%	0%
Vol Thru, %	86%	80%	73%
Vol Right, %	0%	14%	27%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	147	462	159
LT Vol	21	29	0
Through Vol	126	368	116
RT Vol	0	65	43
Lane Flow Rate	167	525	181
Geometry Grp	1	1	1
Degree of Util (X)	0.263	0.689	0.27
Departure Headway (Hd)	5.672	4.722	5.385
Convergence, Y/N	Yes	Yes	Yes
Cap	636	756	670
Service Time	3.679	2.82	3.39
HCM Lane V/C Ratio	0.263	0.694	0.27
HCM Control Delay	10.7	17.8	10.4
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.1	5.6	1.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	22	477	72	457	35	54	62	74
Future Volume (vph)	22	477	72	457	35	54	62	74
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases		2	1	6		8		7
Permitted Phases	2		6		8		7	
Detector Phase	2	2	1	6	8	8	7	7
Switch Phase								
Minimum Initial (s)	15.0	15.0	3.0	15.0	6.0	6.0	10.0	10.0
Minimum Split (s)	22.5	22.5	6.0	22.5	13.5	13.5	17.5	17.5
Total Split (s)	45.0	45.0	6.0	51.0	20.0	20.0	29.0	29.0
Total Split (%)	45.0%	45.0%	6.0%	51.0%	20.0%	20.0%	29.0%	29.0%
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	3.0	3.0	0.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	7.5	7.5	3.0	7.5		7.5		7.5
Lead/Lag	Lag	Lag	Lead		Lag	Lag	Lead	Lead
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	39.0	39.0	48.3	43.8		12.2		21.5
Actuated g/C Ratio	0.39	0.39	0.48	0.44		0.12		0.22
v/c Ratio	0.10	0.95	0.32	0.83		0.87		1.08
Control Delay	21.9	58.5	12.2	31.3		76.1		132.2
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	21.9	58.5	12.2	31.3		76.1		132.2
LOS	C	E	B	C		E		F
Approach Delay		57.0		28.9		76.1		132.2
Approach LOS		E		C		E		F

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.08	
Intersection Signal Delay: 56.2	Intersection LOS: E
Intersection Capacity Utilization 75.0%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 71: Kenilworth Ave & Lake St



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	94	449	90	64	415	122	100	472	57	101	459	67
Future Volume (vph)	94	449	90	64	415	122	100	472	57	101	459	67
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0	15.0	3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	6.0	21.0	21.0	6.0	21.0	21.0	6.0	21.0	21.0	6.0	21.0	21.0
Total Split (s)	6.0	41.0	41.0	6.0	41.0	41.0	6.0	47.0	47.0	6.0	47.0	47.0
Total Split (%)	6.0%	41.0%	41.0%	6.0%	41.0%	41.0%	6.0%	47.0%	47.0%	6.0%	47.0%	47.0%
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5	4.5
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	39.5	34.1	34.1	39.5	34.1	34.1	49.7	44.3	44.3	49.7	44.3	44.3
Actuated g/C Ratio	0.40	0.34	0.34	0.40	0.34	0.34	0.50	0.44	0.44	0.50	0.44	0.44
v/c Ratio	0.43	0.90	0.21	0.33	0.83	0.26	0.32	0.73	0.10	0.34	0.56	0.13
Control Delay	19.5	40.4	19.9	21.9	45.4	25.3	16.9	32.6	18.9	17.6	25.2	19.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.5	40.4	19.9	21.9	45.4	25.3	16.9	32.6	18.9	17.6	25.2	19.2
LOS	B	D	B	C	D	C	B	C	B	B	C	B
Approach Delay		34.4			38.8			28.9			23.3	
Approach LOS		C			D			C			C	

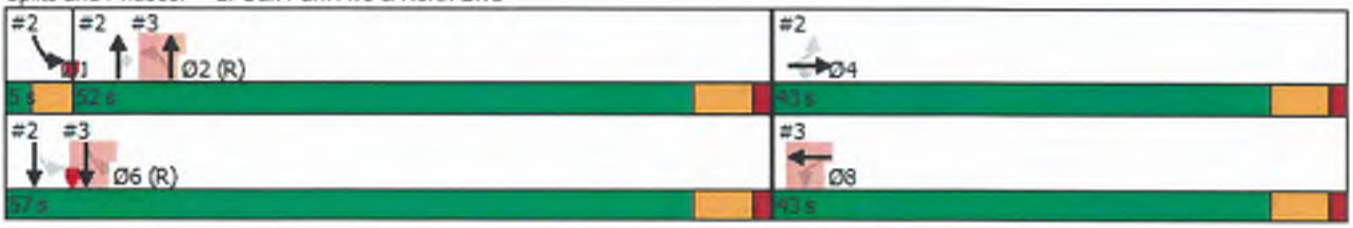
Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 99 (99%), Referenced to phase 4:SBTL and 8:NBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay: 31.3	Intersection LOS: C
Intersection Capacity Utilization 74.3%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: Oak Park Ave & Lake St/Lake Street

Lane Group	EBT	EBR	NBT	NBR	SBL	SBT	Ø8
Lane Configurations							
Traffic Volume (vph)	277	120	522	56	45	580	
Future Volume (vph)	277	120	522	56	45	580	
Turn Type	NA	Perm	NA	Perm	pm+pt	NA	
Protected Phases	4		2		1	6	8
Permitted Phases		4		2	6		
Detector Phase	4	4	2	2	1	6	
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	15.0	2.0	15.0	15.0
Minimum Split (s)	21.0	21.0	21.0	21.0	5.0	21.0	21.0
Total Split (s)	43.0	43.0	52.0	52.0	5.0	57.0	43.0
Total Split (%)	43.0%	43.0%	52.0%	52.0%	5.0%	57.0%	43%
Yellow Time (s)	4.5	4.5	4.5	4.5	3.0	4.5	4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	0.0	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	6.0	6.0	3.0	6.0	
Lead/Lag			Lag	Lag	Lead		
Lead-Lag Optimize?							
Recall Mode	None	None	C-Max	C-Max	None	C-Max	None
Act Effct Green (s)	35.6	35.6	49.4	49.4	55.4	52.4	
Actuated g/C Ratio	0.36	0.36	0.49	0.49	0.55	0.52	
v/c Ratio	0.62	0.23	0.60	0.08	0.15	0.68	
Control Delay	31.5	5.1	8.4	0.2	12.1	23.1	
Queue Delay	0.0	0.0	0.0	0.5	0.0	0.0	
Total Delay	31.5	5.1	8.4	0.7	12.1	23.1	
LOS	C	A	A	A	B	C	
Approach Delay	25.2		7.7			22.3	
Approach LOS	C		A			C	

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 4 (4%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.93	
Intersection Signal Delay: 18.2	Intersection LOS: B
Intersection Capacity Utilization 64.6%	ICU Level of Service C
Analysis Period (min) 15	

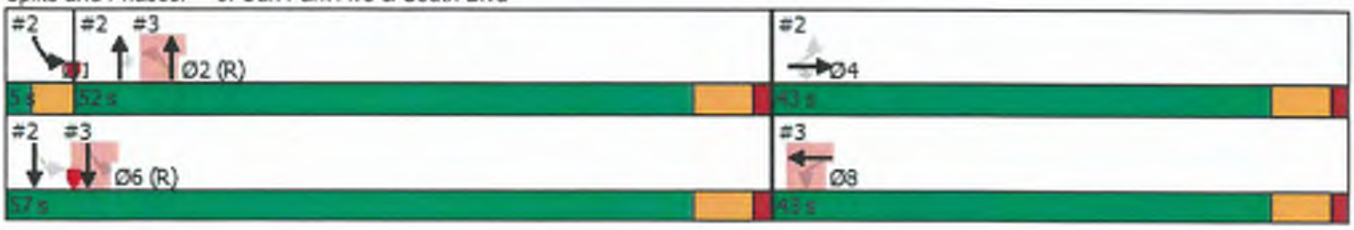
Splits and Phases: 2: Oak Park Ave & North Blvd



Lane Group	WBT	NBL	NBT	SBL	SBT	Ø1	Ø4
Lane Configurations							
Traffic Volume (vph)	344	45	524	31	590		
Future Volume (vph)	344	45	524	31	590		
Turn Type	NA	Perm	NA	Perm	NA		
Protected Phases	8		2		6	1	4
Permitted Phases		2		6			
Detector Phase	8	2	2	6	6		
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	2.0	15.0
Minimum Split (s)	21.0	21.0	21.0	21.0	21.0	5.0	21.0
Total Split (s)	43.0	52.0	52.0	57.0	57.0	5.0	43.0
Total Split (%)	43.0%	52.0%	52.0%	57.0%	57.0%	5%	43%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	3.0	4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	0.0	1.5
Lost Time Adjust (s)	0.0		0.0		0.0		
Total Lost Time (s)	6.0		6.0		6.0		
Lead/Lag		Lag	Lag			Lead	
Lead-Lag Optimize?							
Recall Mode	None	C-Max	C-Max	C-Max	C-Max	None	None
Act Effct Green (s)	35.6		49.4		52.4		
Actuated g/C Ratio	0.36		0.49		0.52		
v/c Ratio	0.93		0.46		0.46		
Control Delay	56.6		18.7		5.4		
Queue Delay	0.0		0.0		1.1		
Total Delay	56.6		18.7		6.5		
LOS	E		B		A		
Approach Delay	56.6		18.7		6.5		
Approach LOS	E		B		A		

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 4 (4%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.93	
Intersection Signal Delay: 23.9	Intersection LOS: C
Intersection Capacity Utilization 79.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: Oak Park Ave & South Blvd



Intersection	
Intersection Delay, s/veh	15.1
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	374	26	0	0	0	0	114	86	42	132	0
Future Vol, veh/h	45	374	26	0	0	0	0	114	86	42	132	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	2	2	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	49	411	29	0	0	0	0	125	95	46	145	0
Number of Lanes	0	1	0	0	0	0	0	1	0	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	18.5	10.9	11.1
HCM LOS	C	B	B

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	0%	10%	24%
Vol Thru, %	57%	84%	76%
Vol Right, %	43%	6%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	200	445	174
LT Vol	0	45	42
Through Vol	114	374	132
RT Vol	86	26	0
Lane Flow Rate	220	489	191
Geometry Grp	1	1	1
Degree of Util (X)	0.323	0.688	0.299
Departure Headway (Hd)	5.29	5.068	5.627
Convergence, Y/N	Yes	Yes	Yes
Cap	679	719	639
Service Time	3.331	3.068	3.67
HCM Lane V/C Ratio	0.324	0.68	0.299
HCM Control Delay	10.9	18.5	11.1
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.4	5.5	1.3

Intersection	
Intersection Delay, s/veh	15.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	30	369	69	21	128	0	0	116	43
Future Vol, veh/h	0	0	0	30	369	69	21	128	0	0	116	43
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	0	0	0	0	1	0	5	0	0	0	0	0
Mvmt Flow	0	0	0	34	419	78	24	145	0	0	132	49
Number of Lanes	0	0	0	0	1	0	0	1	0	0	1	0

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay	18.2	10.8	10.4
HCM LOS	C	B	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	14%	6%	0%
Vol Thru, %	86%	79%	73%
Vol Right, %	0%	15%	27%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	149	468	159
LT Vol	21	30	0
Through Vol	128	369	116
RT Vol	0	69	43
Lane Flow Rate	169	532	181
Geometry Grp	1	1	1
Degree of Util (X)	0.268	0.698	0.271
Departure Headway (Hd)	5.692	4.727	5.408
Convergence, Y/N	Yes	Yes	Yes
Cap	635	755	667
Service Time	3.698	2.827	3.415
HCM Lane V/C Ratio	0.266	0.705	0.271
HCM Control Delay	10.8	18.2	10.4
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.1	5.8	1.1

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑			↰	
Traffic Vol, veh/h	15	502	0	0	18	0
Future Vol, veh/h	15	502	0	0	18	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	-	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	528	0	0	19	0

Major/Minor	Major1		Minor2	
Conflicting Flow All	0	0	560	-
Stage 1	-	-	0	-
Stage 2	-	-	560	-
Critical Hdwy	4.12	-	6.42	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	5.42	-
Follow-up Hdwy	2.218	-	3.518	-
Pot Cap-1 Maneuver	-	-	489	0
Stage 1	-	-	-	0
Stage 2	-	-	572	0
Platoon blocked, %		-		
Mov Cap-1 Maneuver	-	-	489	-
Mov Cap-2 Maneuver	-	-	489	-
Stage 1	-	-	-	-
Stage 2	-	-	572	-

Approach	EB	SB
HCM Control Delay, s		12.7
HCM LOS		B

Minor Lane/Major Mvmt	EBL	EBT	SBLn1
Capacity (veh/h)	-	-	489
HCM Lane V/C Ratio	-	-	0.039
HCM Control Delay (s)	-	-	12.7
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.1

Lane Group	EBL	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	23	542	75	525	158	168
v/c Ratio	0.10	0.95	0.32	0.83	0.87	1.08
Control Delay	21.9	58.5	12.2	31.3	76.1	132.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	21.9	58.5	12.2	31.3	76.1	132.2
Queue Length 50th (ft)	9	337	26	319	81	~115
Queue Length 95th (ft)	28	#560	m32	m#474	#199	#249
Internal Link Dist (ft)		686		684	443	458
Turn Bay Length (ft)	105		100			
Base Capacity (vph)	235	572	236	636	185	156
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.95	0.32	0.83	0.85	1.08

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	98	468	94	67	432	127	104	492	59	105	478	70
v/c Ratio	0.43	0.90	0.21	0.33	0.83	0.26	0.32	0.73	0.10	0.34	0.56	0.13
Control Delay	19.5	40.4	19.9	21.9	45.4	25.3	16.9	32.6	18.9	17.6	25.2	19.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.5	40.4	19.9	21.9	45.4	25.3	16.9	32.6	18.9	17.6	25.2	19.2
Queue Length 50th (ft)	40	305	49	24	247	57	34	268	23	34	235	27
Queue Length 95th (ft)	m44	m331	m55	50	#407	103	63	#440	49	64	342	57
Internal Link Dist (ft)		684			420			177			197	
Turn Bay Length (ft)	85		50	125		50	105		50	85		100
Base Capacity (vph)	230	535	456	201	535	494	322	670	595	306	848	558
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.43	0.87	0.21	0.33	0.81	0.26	0.32	0.73	0.10	0.34	0.56	0.13

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	395	124	538	58	46	598
v/c Ratio	0.62	0.23	0.60	0.08	0.15	0.68
Control Delay	31.5	5.1	8.4	0.2	12.1	23.1
Queue Delay	0.0	0.0	0.0	0.5	0.0	0.0
Total Delay	31.5	5.1	8.4	0.7	12.1	23.1
Queue Length 50th (ft)	201	0	50	0	13	278
Queue Length 95th (ft)	301	37	m63	m0	30	411
Internal Link Dist (ft)	222		81			144
Turn Bay Length (ft)					60	
Base Capacity (vph)	658	565	899	690	311	878
Starvation Cap Reductn	0	0	0	427	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.60	0.22	0.60	0.22	0.15	0.68

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Lane Group	WBT	NBT	SBT
Lane Group Flow (vph)	493	648	729
v/c Ratio	0.93	0.46	0.46
Control Delay	56.6	18.7	5.4
Queue Delay	0.0	0.0	1.1
Total Delay	56.6	18.7	6.5
Queue Length 50th (ft)	291	147	32
Queue Length 95th (ft)	#486	198	52
Internal Link Dist (ft)	371	20	81
Turn Bay Length (ft)			
Base Capacity (vph)	553	1407	1577
Starvation Cap Reductn	0	0	577
Spillback Cap Reductn	0	4	0
Storage Cap Reductn	0	0	0
Reduced v/c Ratio	0.89	0.46	0.73

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Intersection	
Intersection Delay, s/veh	15.1
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	374	26	0	0	0	0	114	86	42	132	0
Future Vol, veh/h	45	374	26	0	0	0	0	114	86	42	132	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	2	2	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	49	411	29	0	0	0	0	125	95	46	145	0
Number of Lanes	0	1	0	0	0	0	0	1	0	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	18.5	10.9	11.1
HCM LOS	C	B	B

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	0%	10%	24%
Vol Thru, %	57%	84%	76%
Vol Right, %	43%	6%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	200	445	174
LT Vol	0	45	42
Through Vol	114	374	132
RT Vol	86	26	0
Lane Flow Rate	220	489	191
Geometry Grp	1	1	1
Degree of Util (X)	0.323	0.688	0.299
Departure Headway (Hd)	5.29	5.068	5.627
Convergence, Y/N	Yes	Yes	Yes
Cap	679	719	639
Service Time	3.331	3.068	3.67
HCM Lane V/C Ratio	0.324	0.68	0.299
HCM Control Delay	10.9	18.5	11.1
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.4	5.5	1.3

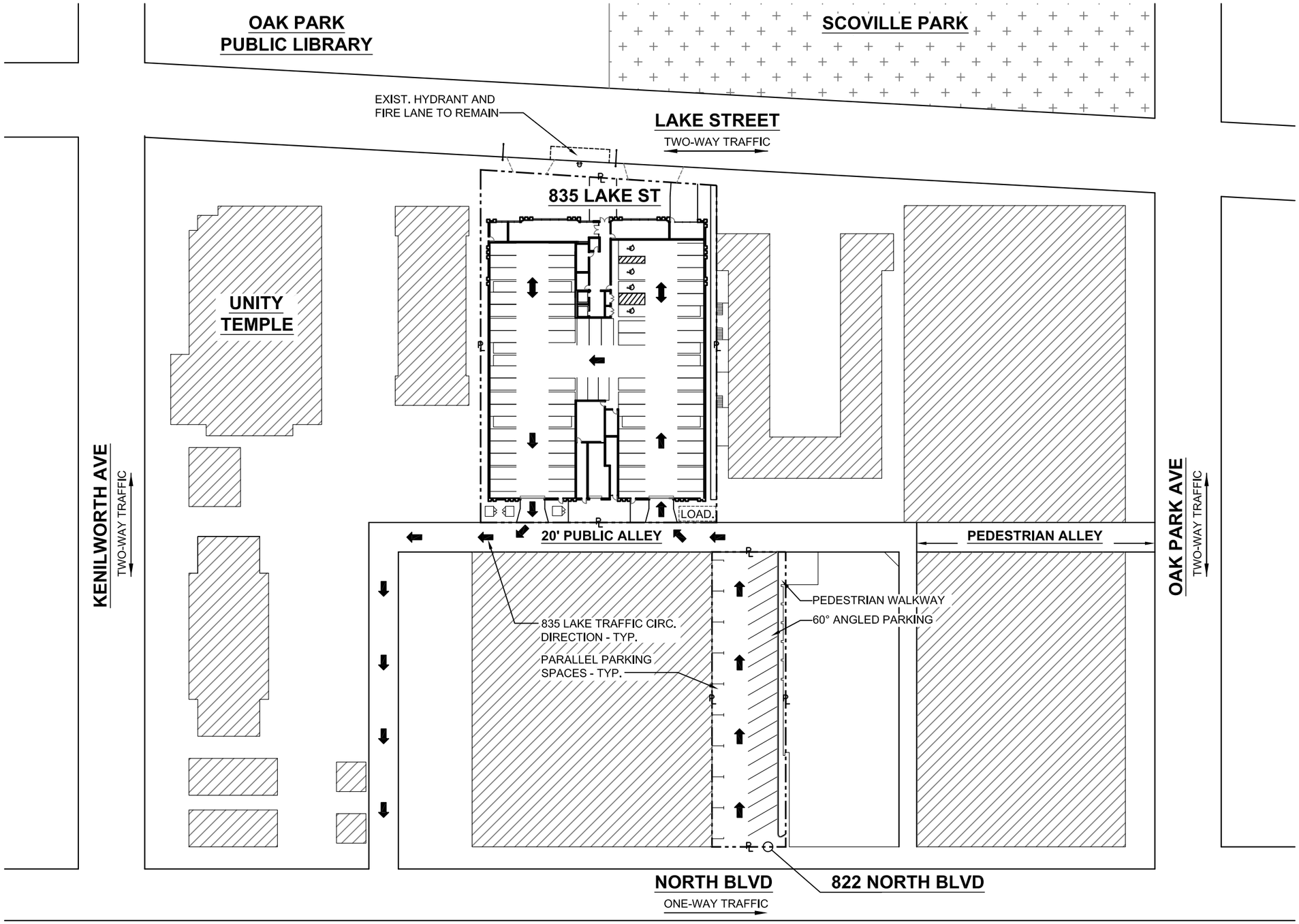
Intersection	
Intersection Delay, s/veh	15.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	30	369	69	21	128	0	0	116	43
Future Vol, veh/h	0	0	0	30	369	69	21	128	0	0	116	43
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	0	0	0	0	1	0	5	0	0	0	0	0
Mvmt Flow	0	0	0	34	419	78	24	145	0	0	132	49
Number of Lanes	0	0	0	0	1	0	0	1	0	0	1	0

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay	18.2	10.8	10.4
HCM LOS	C	B	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	14%	6%	0%
Vol Thru, %	86%	79%	73%
Vol Right, %	0%	15%	27%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	149	468	159
LT Vol	21	30	0
Through Vol	128	369	116
RT Vol	0	69	43
Lane Flow Rate	169	532	181
Geometry Grp	1	1	1
Degree of Util (X)	0.268	0.698	0.271
Departure Headway (Hd)	5.692	4.727	5.408
Convergence, Y/N	Yes	Yes	Yes
Cap	635	755	667
Service Time	3.698	2.827	3.415
HCM Lane V/C Ratio	0.266	0.705	0.271
HCM Control Delay	10.8	18.2	10.4
HCM Lane LOS	B	C	B
HCM 95th-tile Q	1.1	5.8	1.1

APPENDIX F
Parking Operations



1 TRAFFIC CIRCULATION EXHIBIT

SCALE: 1" = 70'-0"

SPACE ARCHITECTS + PLANNERS

A3.4

06.30.20

835 LAKE ST. PLACE
835 W LAKE ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

EXHIBIT L

SCHEDULE OF DEVELOPMENT

After the approval by the Village Board, the process of developing the project will be according to the following schedule after receipt of a Building Permit:

Plan and schedule of construction

	Months						
	1	4	8	12	16	20	22
Demolition and site prep	X						
Drawings and permits			X				
Excavation			X				
Foundation			X				
Rough Framing				X			
Roof				X			
Brick and masonry				X			
Mechanical rough					X		
Drywall					X		
Trim and paint							X
Cleaning and Landscaping						X	

EXHIBIT M

Notices to Property Owners

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(refer to following pages for exhibit information)

16-07-122-012-0000
OAK PARK PUB LIBRARY
834 LAKE ST
OAK PARK, IL 60301

16-07-122-014-0000
OAK PARK LIBRARY
834 LAKE STREET
OAK PARK, IL 60301

16-07-122-018-0000
NOT VALID

16-07-122-018-1001
MARY VANEECKE
2000 S HERMOSA DR
TUCSON, AZ 85713

16-07-122-018-1002
ANDREW F LARKIN
169 N GROVE AVE 1A
OAK PARK, IL 60301

16-07-122-018-1003
TIMOTHY JOHN STECKER
169 N GROVE AVE APT 1C
OAK PARK, IL 60301

16-07-122-018-1004
FERUZA SUPIKHODJAEVA
169 N GROVE AV #1D
OAK PARK, IL 60301

16-07-122-018-1005
SCOTT PHILLIPS
169 N GROVE AVE
OAK PARK, IL 60301

16-07-122-018-1006
KATHLEEN R GOGGIN
169 N GROVE 2B
OAK PARK, IL 60301

16-07-122-018-1007
CARLA P GINI
169 N GROVE AVE APT 2C
OAK PARK, IL 60301

16-07-122-018-1008
A BRUAH
169 N GRV AVE APT 2D
OAK PARK, IL 60301

16-07-122-018-1009
ANGELA R BUNNEY
169 N GROVE AVE APT 3B
OAK PARK, IL 60301

16-07-122-018-1010
B SWEENEY
169 N GROVE AVAE 3A
OAK PARK, IL 60301

16-07-122-018-1011
DOLORES WAHL
169 N GROVE 3C
OAK PARK, IL 60301

16-07-122-018-1012
STACY VEITENGRUBER
169 N GROVE 3D
OAK PARK, IL 60301

16-07-122-018-1013
BARBARA C SULLIVAN
169 N GROVE 4A
OAK PARK, IL 60301

16-07-122-018-1014
RUFFIN KIMBERLY N
169 N GROVE AVE
OAK PARK, IL 60301

16-07-122-018-1015
P REEG
169 N GROVE 4C
OAK PARK, IL 60301

16-07-122-018-1016
JIE YAO HUAYI HE
544 BONNIE BRAE PL
RIVER FOREST, IL 60305

16-07-122-018-1017
HUA LIU
224 S OAK PARK AV 4C
OAK PARK, IL 60302

16-07-122-018-1018
LISA DURE
169 N GROVE AVE APT 5B
OAK PARK, IL 60301

16-07-122-018-1019
JANE KIM
169 N GROVE 5C
OAK PARK, IL 60301

16-07-122-018-1020
THOMAS WILLIAMS
169 N GROVE AVE APT 5D
OAK PARK, IL 60301

16-07-122-018-1021
THOMAS BARBARA BURKE
169 N GROVE AVE #6B
OAK PARK, IL 60301

16-07-122-018-1022
LAI WANG
169 N GROVE AVE 6A
OAK PARK, IL 60301

16-07-122-018-1023
T B BURKE
169 N GROVE AVE #6B
OAK PARK, IL 60301

16-07-122-018-1024
RICHARD L FLESHMAN
169 N GROVE 6D
OAK PARK, IL 60301

16-07-122-018-1025
THOMAS BARBARA BURKE
169 N GROVE AVE #6B
OAK PARK, IL 60301

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EXEMPT

16-07-128-009-0000
U.S. POSTAL SERVICE
901 LAKE ST
OAK PARK, IL 60301

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GREENPLAN 914 NB LLC
41 CHICAGO AVE
OAK PARK, IL 60302

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ALFREDE SUTHERLAND
121 N KENILWORTH AV
OAK PARK, IL 60301

16-07-128-020-0000
FIRST MIDWEST BK TTEE
24509 W LOCKPORT ST
PLAINFIELD, IL 60544

16-07-128-021-0000
JOHN F DICKENS
117 NORTH KENILWORTH A
OAK PARK, IL 60301

16-07-128-022-0000
JASON MORI
115 N KENILWORTH AVE
OAK PARK, IL 60301

16-07-128-023-0000
ALVARO ALVAREZ
111 N KENILWORTH AVE
OAK PARK, IL 60301

16-07-128-024-0000
DONALD E JURKOWSKI
109 N KENILWORTH AVE
OAK PARK, IL 60301

16-07-128-025-0000
DONALD E JURKOWSKI
109 N KENILWORTH AVE
OAK PARK, IL 60301

16-07-128-035-0000
PO HUA LIN
105 N KENILWORTH AVE
OAK PARK, IL 60301

16-07-128-036-0000
JAMES M SOLNES
1583 CAMPBELL AVE
DES PLAINES, IL 60016

16-07-129-002-0000
ICON CLARK
3324 W NORTH AVE
CHICAGO, IL 60647

16-07-129-009-0000
HEATHER L MOORE
400 FOREST AVENUE
OAK PARK, IL 60302

16-07-129-010-0000
MICHAEL HANLINE
102 N KENILWORTH AVE
OAK PARK, IL 60301

16-07-129-011-0000
ICON CLARK
3324 W NORTH AVE
CHICAGO, IL 60647

16-07-129-012-0000
ICON CLARK LLC
3324 W NORTH AVE
CHICAGO, IL 60647

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US BANK FACILITY MGMT
2800 EAST LAKE ST
MINNEAPOLIS, MN 55406

16-07-129-014-0000
US BANK FACILITY MGMT
2800 EAST LAKE ST
MINNEAPOLIS, MN 55406

16-07-129-016-0000
SCOVILLE SQUARE ASSCO
137 N OAK PARK
OAK PARK, IL 60301

16-07-129-017-0000
EXEMPT

16-07-129-018-0000
NORTH GROUP LLC
830 N BLVD
OAK PARK, IL 60301

16-07-129-019-0000
DANIEL F BRENNAN
826 NORTH BLVD
OAK PARK, IL 60301

16-07-129-020-0000
US BANK CORP RE
2800 E LAKE ST
MINNEAPOLIS, MN 55406

16-07-129-021-0000
820 N BLVD LLC
136 S CUYLER
OAK PARK, IL 60302

16-07-129-023-0000
GARY COLLINS 115
PO BOX 887
OAK PARK, IL 60303

16-07-129-024-0000
GERPAPA LLC
125 LAKEVIEW DR#514
BLOOMINGDALE, IL 60108

16-07-129-025-0000
SMART PROPERTIES LLC
1807 W DIEHL RD#105
NAPERVILLE, IL 60563

16-07-129-027-0000
JOHN D TOOMEY
818 NORTH BLVD
OAK PARK, IL 60301

16-07-129-028-0000
PAM STRINGER
1010 S MAPLE ST
OAK PARK, IL 60304

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UTP LLC
200 W. MADISON STE3900
CHICAGO, IL 60606

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GALE HOUSE
124 N KENILWORTH AVE
OAK PARK, IL 60301

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KENILWORTH TOWERS
664 N MILWAUKEE AV 200
PROSPECT HTS, IL 60070

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NOT VALID

16-07-129-034-0000
NOT VALID

16-07-129-034-1001
CAROLE J SCHAEFER
813 LAKE STREET UNIT G
OAK PARK, IL 60301

16-07-129-034-1002
JENNIFER SOLHEIM
813 LAKE ST UNIT 1N
OAK PARK, IL 60301

16-07-129-034-1003
RICHARD L ASKAM
813 W LAKE ST 1S
OAK PARK, IL 60301

16-07-129-034-1004
MARY K STONER
813 LAKE ST
OAK PARK, IL 60301

16-07-129-034-1005
JEFFREY FELDMAN
813 W LAKE ST 2S
OAK PARK, IL 60301

16-07-129-034-1006
CLARE MULCRONE
813 LAKE ST 3N
OAK PARK, IL 60301

16-07-129-034-1007
NEDRA BOYER
813 W LAKE ST 3S
OAK PARK, IL 60301

16-07-129-034-1008
M KRAUSE
815 LAKE ST 1N
OAK PARK, IL 60301

16-07-129-034-1009
DARRIN JOSEPH SHAROSS
815 LAKE ST APT 1S
OAK PARK, IL 60301

16-07-129-034-1010
ANABEL GONZALEZ
815 LAKE ST #2N
OAK PARK, IL 60301

16-07-129-034-1011
MICHAEL KOSIBA
815 W LAKE ST 2S
OAK PARK, IL 60301

16-07-129-034-1012
MATTHEW WASSON
815 LAKE STREET #3N
OAK PARK, IL 60301

16-07-129-034-1013
ROBERT A MOSER
815 W LAKE ST
OAK PARK, IL 60301

16-07-129-034-1014
ANDREA MANNING
817 LAKE STREET 1N
OAK PARK, IL 60301

16-07-129-034-1015
PHILIP MONACO
817 LAKE ST #1S
OAK PARK, IL 60301

16-07-129-034-1016
OLGA Y GALAN
817 LAKE ST APT 2N
OAK PARK, IL 60301

16-07-129-034-1017
KAREN COSTANTINO
817 LAKE ST APT 2S
OAK PARK, IL 60301

16-07-129-034-1018
DAVID SCHAEFER
817 W LAKE ST 3N
OAK PARK, IL 60301

16-07-129-034-1019
CLAUDIA SOLIS
817 LAKE ST #3S
OAK PARK, IL 60301

16-07-129-034-1020
SALLY SIMMEL
511 W 6TH ST
CLAREMONT, CA 91711

16-07-129-034-1021
CAGRI ICEN ARSIN
620 FERDINAND AVENUE
FOREST PARK, IL 60130

16-07-129-034-1022
ANDREW ZAWISZA
819 LAKE ST APT 2E
OAK PARK, IL 60301

16-07-129-034-1023
ALLISON PORTERFIELD
819 W LAKE ST #2W
OAK PARK, IL 60301

16-07-129-034-1024
LAUREN NICOLAI
819 LAKE ST APT 3E
OAK PARK, IL 60301

16-07-129-034-1025
JERRY W DIGILIO
819 LAKE ST APT 3W
OAK PARK, IL 60301

16-07-129-034-1026
GEORGE W ZEHENDER
4107 YACHT HARBOR DR
STOCKTON, CA 95204

16-07-129-034-1027
EILEEN M BRANN
821 LAKE ST
OAK PARK, IL 60301

16-07-129-034-1028
BENTE CLAUSEN
821 W LAKE ST 1S
OAK PARK, IL 60301

16-07-129-034-1033
P HAJEK 311174543
823 LAKE ST 1
OAK PARK, IL 60301

16-07-129-034-1034
SANDRA M GEORGE
823 W LAKE ST 1S
OAK PARK, IL 60301

16-07-129-034-1035
NORMAN AXELROOD
823 LAKE ST #2N
OAK PARK, IL 60301

16-07-129-034-1036
KASEY DIONISIO
823 LAKE STREET #2S
OAK PARK, IL 60301

16-07-129-034-1037
CARALYN F SHEEHAN
823 W LAKE ST 3N
OAK PARK, IL 60301

16-07-129-034-1038
LORI SUTER
823 LAKE ST #3S
OAK PARK, IL 60301

16-07-129-034-1039
DONNA M GIAMMARESE
825 W LAKE ST
OAK PARK, IL 60301

16-07-129-034-1040
SELMA M REHM
825 W LAKE ST 1N
OAK PARK, IL 60301

16-07-129-034-1041
KELLY
825 LAKE ST IS
OAK PARK, IL 60301

16-07-129-034-1042
JANET M SEBASTIAN
825 W LAKE ST
OAK PARK, IL 60301

16-07-129-034-1043
SANDRA L CZAJKA
825 W LAKE ST 2 S
OAK PARK, IL 60301

16-07-129-034-1044
GARY HANLEY
825 LAKE ST #3N
OAK PARK, IL 60301

16-07-129-034-1045
BRUCE DEVILLER
825 W LAKE ST #3S
OAK PARK, IL 60301

16-07-129-034-1046
MARGARET PILEWICZ
821 LAKE ST APT 2N
OAK PARK, IL 60301

16-07-129-034-1047
MARK ANTHONY VEGA
821 LAKE ST APT 2S
OAK PARK, IL 60301

16-07-129-034-1048
STEVEN M EDWARDS KYL
821 LAKE ST APT 3N
OAK PARK, IL 60301

16-07-129-034-1049
MARY J RASMUSSON
821 LAKE ST 3S
OAK PARK, IL 60301

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NOT VALID

16-07-129-036-1001
NICKEL INVEST GROUP
101 N OAK PARK AVEC
OAK PARK, IL 60301

16-07-129-036-1002
NORA CURTIN
2 S074 WILLOW CREEK DR
ELBURN, IL 60119

16-07-129-036-1003
AJAY BHATIA
23 W341 HAMPTON CR
NAPERVILLE, IL 60540

16-07-129-036-1004
NICKEL INVEST GROUP
101 N OAK PARK AVEC
OAK PARK, IL 60301

16-07-129-036-1005
NICKEL INVEST GROUP AN
105 N OAK PARK#1C
OAK PARK, IL 60301

16-07-129-036-1006
FAMILY CREDIT COUNSELI
4306 CHARLES ST
ROCKFORD, IL 61108

16-07-129-036-1007
PROFESSIONAL SERV PROP
4843 LEES CT
OSWEGO, IL 60543

16-07-129-036-1008
JILL JEROME
125 WESLEY AVE
OAK PARK, IL 60302

16-07-129-036-1009
MICHAEL WARD
10218 DONLEIGH DR
COLUMBIA, MD 21046

16-07-129-036-1010
EVAN AMY MCKERNS
305 N ELMWOOD AVE
OAK PARK, IL 60302

16-07-129-036-1011
C SANDERS NIELSEN
19 W124 AVE NORMANDY N
OAK BROOK, IL 60523

16-07-129-036-1012
CHRISTIAN LAUREN DAWES
806 NORTH BLVD #202
OAK PARK, IL 60301

16-07-129-036-1013
RICHARD CASQUEJO
1925 RIVER RD 11202
TUCSON, AZ 85704

16-07-129-036-1014
812 NORTH 302 LLC
4436 STERLING RD
DOWNERS GRV, IL 60515

16-07-129-036-1015
MICHAL RUSNAK
806 NORTH BLVD APT 301
OAK PARK, IL 60301

16-07-129-036-1016
CATHERINE AMATO
806 NORTH BLVD #302
OAK PARK, IL 60301

16-07-218-016-0000
R P FOX
1110 PLEASANT
OAK PARK, IL 60302

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GEOFFREY H PRUDENCE &
156 N OAK PARK AVE#1A
OAK PARK, IL 60301

16-07-218-028-1002
JOHN L YAGER
156 N OAK PK AVE 1B
OAK PARK, IL 60301

16-07-218-028-1003
ELIZABETH KINCAID
156 N OAK PARK AVE#1C
OAK PARK, IL 60301

16-07-218-028-1004
JOSEPHINE M ROWDER
156 N OAK PARK AVE 1D
OAK PARK, IL 60301

16-07-218-028-1005
CIMPAR INVESTMENTS
101 MADISON ST STE 300
OAK PARK, IL 60302

16-07-218-028-1006
JAMES JOHNSON
156 N OAK PARK AVE 2B
OAK PARK, IL 60301

16-07-218-028-1007
JANE G LLEWELLYN
156 N OAK PARK AV
OAK PARK, IL 60301

16-07-218-028-1008
SHANNON O PIERCE
156 N OAK PARK AVE#3A
OAK PARK, IL 60301

16-07-218-028-1009
RICHARD M SCHULTZ
156 N OAK PARK AVE #3B
OAK PARK, IL 60301

16-07-218-028-1010
LEONARD W PARRISH
156 N OAK PARK AVE #3C
OAK PARK, IL 60301

16-07-218-028-1011
NORMA MILLER
156 N OAK PARK AV
OAK PARK, IL 60301

16-07-218-028-1012
DAVID B EILERS
156 N OAK PARK AV 4B
OAK PARK, IL 60301

16-07-218-028-1013
BARBARA MOLINE TRUST
156 N OAK PARK AV 1E
OAK PARK, IL 60301

16-07-218-028-1014
DANIEL E WOODS JR JU
156 N OAK PARK AVE#1F
OAK PARK, IL 60301

16-07-218-028-1015
STEVEN DAUBE
156 N OAK PARK AVE#1G
OAK PARK, IL 60301

16-07-218-028-1016
CHIA FANG HOU
156 N OAK PK AVE #1H
OAK PARK, IL 60301

16-07-218-028-1017
PAUL DICKERSON
156 N OAK PARK AVE 2E
OAK PARK, IL 60301

16-07-218-028-1018
GAIL JARED NOURSE
156 N OAK PARK
OAK PARK, IL 60301

16-07-218-028-1019
WHITSON CATHY DAILY
PO BOX 512
ANNA MARIA, FL 34216

16-07-218-028-1020
LAWRENCE JANET CLOUGH
156 N OAK PARK AVE #2H
OAK PARK, IL 60301

16-07-218-028-1021
JANE BROWNLEY
156 N OAK PARK AV 3E
OAK PARK, IL 60301

16-07-218-028-1022
TAVIA L FRAZIER
156 N OAK PARK AVE 3F
OAK PARK, IL 60301

16-07-218-028-1023
DONNA O BONDI
156 N OAK PARK AV 3G
OAK PARK, IL 60301

16-07-218-028-1024
ELAINE ARMSTRONG
156 N OAK PARK AVE#3H
OAK PARK, IL 60301

16-07-218-028-1025
MARVIN R COHEN
156 N OAK PARK AV 2S
OAK PARK, IL 60301

16-07-218-028-1026
EDMUND AUSTIN
156 N OAK PARK AV 4F
OAK PARK, IL 60301

16-07-218-028-1027
936 WASHINGTON BLVD
156 N OAK PARK AVE #4G
OAK PARK, IL 60301

16-07-218-028-1028
BRANDO CRAWFORD
509 N OAK PARK AVE
OAK PARK, IL 60302

16-07-218-028-1029
DANIEL E WOODS JR JU
156 N OAK PARK AVE #1F
OAK PARK, IL 60301

16-07-218-028-1030
MARVIN COHEN
156 N OAK PARK AVE #4E
OAK PARK, IL 60301

16-07-218-028-1031
JANE G LLEWELLYN
156 N OAK PARK AV
OAK PARK, IL 60301

16-07-218-028-1032
BARBARA MOLINE TRUST
156 N OAK PARK AV
OAK PARK, IL 60301

16-07-218-028-1033
DAVID EILERS
156 N OAK PARK AVE #4B
OAK PARK, IL 60301

16-07-218-028-1034
STEVEN DAUBE
156 N OAK PARK AVE#1G
OAK PARK, IL 60301

16-07-218-028-1035
JAMES JOHNSON
156 N OAK PARK AV 2B
OAK PARK, IL 60301

16-07-218-028-1036
GEOFFREY H PRUDENCE &
156 N OAK PARK AVE #1A
OAK PARK, IL 60301

16-07-218-028-1037
JOSEPHINE M ROWDER
156 N OAK PARK AVE 1D
OAK PARK, IL 60301

16-07-218-028-1038
NORMA MILLER
156 N OAK PARK AV
OAK PARK, IL 60301

16-07-218-028-1039
LAWRENCE JANET CLOUGH
156 N OAK PARK AVE #2H
OAK PARK, IL 60301

16-07-218-028-1040
CIMPAR INVESTMENTS
101 MADISON ST STE 300
OAK PARK, IL 60302

16-07-218-028-1041
CHIA FANG HOU
156 N OAK PARK AV #1H
OAK PARK, IL 60301

16-07-218-028-1042
TAVIA L FRAZIER
156 N OAK PARKI AVE 3F
OAK PARK, IL 60301

16-07-218-028-1043
JOSEPHINE M ROWDER
156 N OAK PARK AV 1D
OAK PARK, IL 60301

16-07-218-028-1044
BRANDO CRAWFORD
509 N OAK PARK AV
OAK PARK, IL 60302

16-07-218-028-1045
ELIZABETH KINCAID
156 N OAK PARK AVE#1C
OAK PARK, IL 60301

16-07-224-001-0000
JAMES BUSHOUSE
120 N OAK PARK AV 100
OAK PARK, IL 60301

16-07-224-022-0000
US BANK FACILITY
2800 EAST LAKE ST
MINNEAPOLIS, MN 55406

16-07-224-024-0000
US BANK FACILITY MGMT
2800 EAST LAKE ST
MINNEAPOLIS, MN 55406

16-07-304-008-0000
US BANK FACILITY MGMT
2800 EAST LAKE ST
MINNEAPOLIS, MN 55406

16-07-305-001-0000
BYEONG OK CHEON
100 S KENILWORTH AV
OAK PARK, IL 60302

16-07-305-002-0000
FOX PARTNERS L P
1110 PLEASANT
OAK PARK, IL 60302

16-07-306-001-0000
MR MRS J KOZLOWSKI
102 S GROVE
OAK PARK, IL 60302

16-07-306-002-0000
NCS MGMT CO
PO BOX 5516
RIVER FOREST, IL 60305

16-07-306-003-0000
KIRSTEN D NELSON
106 S GROVE AV
OAK PARK, IL 60302

16-07-306-020-0000
SCOVILLE SQUARE
137 N OAK PARK AVE 406
OAK PARK, IL 60301

16-07-306-021-0000
OAK PARK TOWNSHIP
105 S OAK PARK AVE
OAK PARK, IL 60302

16-07-500-002-0000
RAILROAD

16-07-500-003-0000
RAILROAD

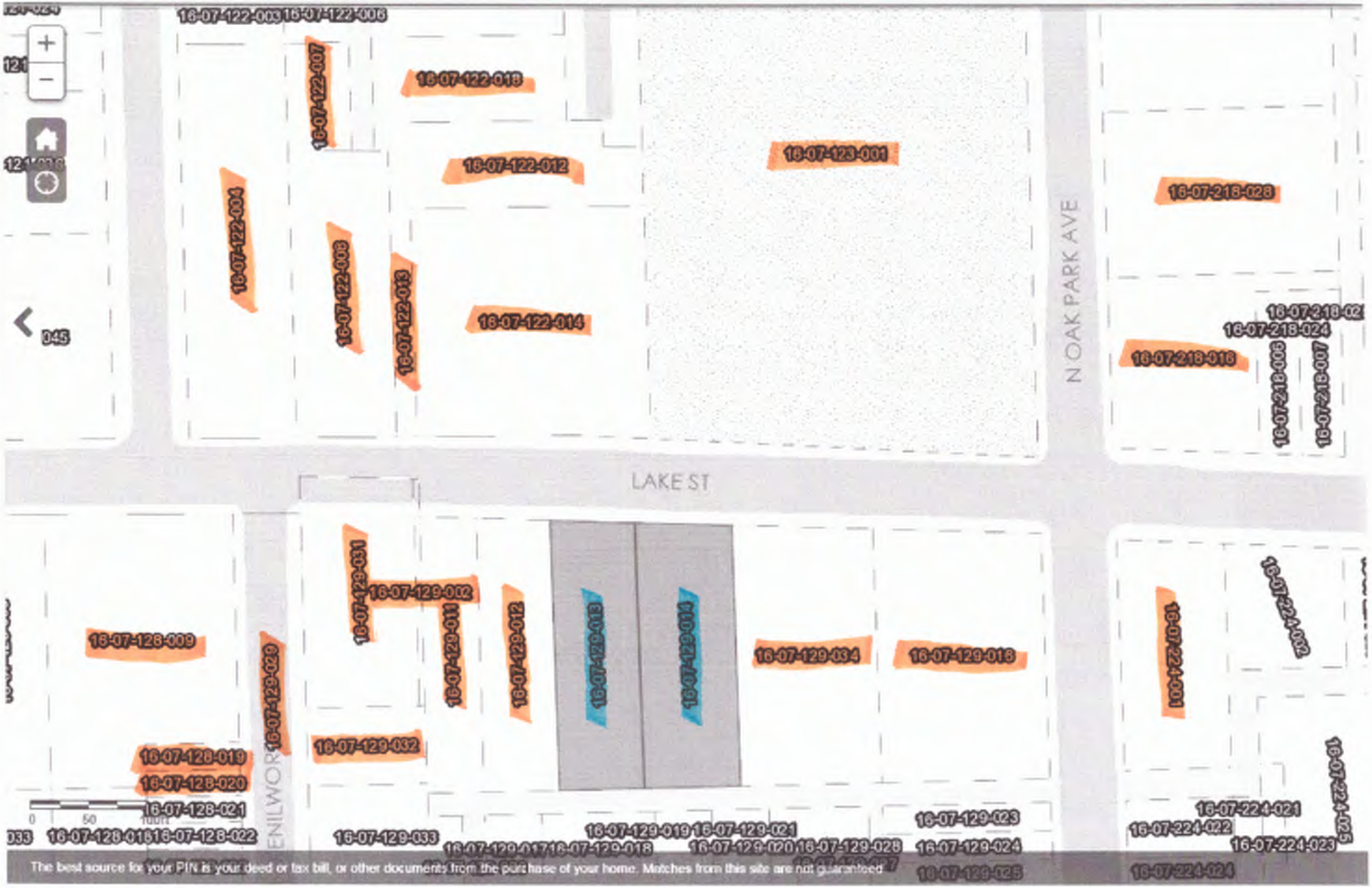
16-07-122-004-0000
FIRST UNITED CHURCH
848 LAKE ST
OAK PARK, IL 60301

16-07-122-007-0000
FIRST UNITED CHURCH
848 LAKE ST
OAK PARK, IL 60301

16-07-122-008-0000
FIRST UNITED CHURCH
848 LAKE ST
OAK PARK, IL 60301

16-07-305-012-0000
THE ECONOMY SHOP
103 S GROVE AVE
OAK PARK, IL 60302

Client Map - North



Client Map - South

EXHIBIT N

Compliance with Oak Park's Comprehensive Plan
Envision Oak Park 2014

The 835 Lake Street Place development will contribute to achieving many of the goals and objectives established in the Village's Envision Oak Park Comprehensive Plan. The specific Goals and Objectives are identified below, and reasons cited for the Development's assistance in the Village attaining the listed goals.

Vision Statement Section 4

"The close proximity between housing, shopping, and jobs fosters a walkable environment with convenient access to everyday needs. New infill development exhibits quality architecture and has been context sensitive. This has served to transform vacant and underutilized properties, creating more intact and sustainable neighborhoods, corridors, and commercial districts".

This development is a textbook example of the Vision as outlined above. The property, while adequately maintained, is underutilized and does not allow for maximum highest and best use as a Village asset. As the banking industry changes and brick-and-mortar branches are replaced by bank's online service to their customers, drive thru facilities as the one currently occupying the property at 835 Lake Street have become virtually obsolete. This provides Oak Park with a unique opportunity to meet its Vision by transforming this property.
Of note, is the property's **Walk Score: 93 " Walker's Paradise" Daily errands do not require a car.**

Goal 4.1.2 Strengthen the community's urban fabric through context sensitive infill development that is complementary to the scale and character of surrounding residential neighborhoods.

The architect has worked in collaboration with Wight and Company, the Village's design consultant to develop the plan, scale and massing of the proposed building including setbacks and sightline simulations so as to complement the scale and character of the surrounding neighborhood. It is important to note that the architect carefully mapped the height of the proposed building and "broke down" the scale of the façade elements to articulate a more human scale. The building then is able to contribute to the character of the streetscape.

Compliance with Oak Park's Comprehensive Plan, continued
Envision Oak Park 2014

Goal 4.2.4 Support innovative building design and construction practices within the village and continue award program to recognize innovative design and the application of "green" building techniques.

The developer's Design Team has proposed that the development be designed under the LEED program. The target is for a LEED Silver rating. The building will feature a green roof, water saving faucets and toilets, energy efficient appliances, and Electric Vehicle charging stations in the garage.

Goal 4.3.1 Promote a mix of local commercial land uses throughout the community that support and respond to the needs of nearby residents.

As noted by the Applicant's Market Consultant, Tracy Cross, there is a demand for this type of newly constructed, elevator building with high level of security in Oak Park.

Goal 4.3.4 Encourage the growth of transit-oriented development (TOD) in order to provide greater access to local goods and services, expand the variety of housing options, and maximize transit, bicycle, and pedestrian access throughout the Village.

While the proposed Development is not in a TOD zone, the Development's proximity to the Rapid Transit Line does encourage the future residents to use mass transit for most commuting. It is worth noting that the property's Transit Score from the Web Application Walkscore.com is: **62 "Good Transit"**

Goal 4.4.1 Provide mixed-use development within the village to maximize the use of land, and to foster more compact, walkable, and vibrant neighborhoods.

The proposed development is not located in close proximity to a commercial district and Its neighbors to the east and to the west along Lake Street are non-commercial uses. Moreover, the need for retail in this location was not supported by stakeholders or business groups. Nevertheless, the proposed development contains a walk in Kiosk for a Bank ATM.

Additionally, while the proposed Development is primarily a residential use, future residents will help to patronize existing and future Oak Park businesses. By helping add to Oak Park's resident base, the Development, in a demonstrable way, assists Oak Park in attaining this Goal.

Compliance with Oak Park's Comprehensive Plan, continued
Envision Oak Park 2014

Goal 4.4.4 Create focus nodes of commercial activity in areas with high levels of accessibility along the village's commercial corridors, allowing other areas of the corridors to become more residential in nature.

Lake Street is a primary corridor in Oak Park. The intersection of Oak Park Avenue and Lake Street has the distinction of being the "center of Oak Park's commercial life, restaurant life and civic life. With the main branch of the Oak Park Library, Scoville Park and Unity Temple, this location in Oak Park is like no other. To bring a residential use, as the Applicant proposes, is to fully comply with this Goal.

Goal 7.3.4 Encourage housing variety in each neighborhood that responds to the specific needs of residents of various ages, incomes, and levels of mobility, especially in areas that provide unique access to transit, local goods and services, government services, recreation, etc.

In a very real sense, this development responds to the call for housing that addresses the needs of residents various ages, incomes, and levels of mobility. The development's barrier free designs cannot readily be found in many of Oak Park's housing stock – whether single family or multi-family. Therefore, the Development assists the Village in attaining this Goal.

12.1.2 Maintain the condition and capacity of village infrastructure and technology to ensure that it is suitable for all types of development.

The proposed Development will significantly add to the Village and the County's tax base compared to its current use. It is estimated that the real estate taxes for the property will increase from $36,000 paid in 2019 to $420,000 after the development has been completed and is operational. The increased taxes collected after offsetting for any impact, may be used by the Village and County to maintain the condition and capacity of Village infrastructure and technology to ensure that it is suitable for all types of development.

END OF STATEMENTS

EXHIBIT P

Neighborhood and Stakeholder Meeting Notes

As part of the Applicant and Developer's approval process, the following stake holders have identified:

1. The condominium association at 815 Lake Street
2. The Unity Temple Foundation
3. The Unity Temple Congregation
4. The Oak Park Library
5. The Park District of Oak Park

For a list of the presentation dates to the above listed stakeholders, their comments and questions, please see below:

Stakeholder Presentations

Oak Park, Park District
Contact: Jan Arnold **Thursday , July 23rd** **2 PM**

Questions + Comments:

Q: What is the setback to the East?

A: 6 feet, six inches

C: that appears to be tight.

R: we have moved the building as far to the west as possible.

Q: What is the height of the (proposed) building?

A: 74 feet

Q: What is the schedule?

A: We expect to take about 3-4 months in the approval process, then about 9 months in permitting with construction lasting about 18-20 moths and occupancy in 2023

Park District Presentation, continued

Q: Will the building cast shadows onto Scoville Park?

A: Only on limited days and limited times during those days. We don't believe the shadows will affect the trees at the Park.

Q: Can you send us the shadows studies you showed us?

A: Yes.

Q: What is your policy on dogs?

A: The building will be pet friendly.

Q: Since Scoville Park does not allow dogs, how will you manage that?

A: The building management we use is very proactive. We will inform all of our residents of the Park District policy and will monitor our residents so that they will behave as good neighbors. Moreover, we are considering adding a dog run at the rear of our building.

C: We think a dog run will be well received.

R: Thank you

C: Nice setback at the front of the building.

R: Thank you

C: Upper setback (at the sixth floor) of the building is good.

R: Thank you

C: Great green roof!

R: Thank you

Oak Park Public Library
Contact: David Seleb **Friday , July 24th** **11 AM**

Questions + Comments:

Q: What is the status of your plans?

A: We submitted a preliminary application to the Village of Oak Park. We will be submitting a final application for Plan Development the beginning of September.

Q: What is the schedule?

A: We expect to take about 3-4 months in the approval process, then about 9 months in permitting with construction lasting about 18-20 moths and occupancy in 2023

Q: How will traffic affect us (the library)?

A: The General Contractor has a logistics plan that they will submit to the Village. That plan has most of the construction traffic routed on North Boulevard.

Unity Temple Restoration Foundation
Contact: Heidi Ruehle Tuesday , August 18th 10 AM

Questions + Comments:

Q: What is the plan to manage trucks on Lake Street during construction?

A: (Showed the slide with the Construction Logistics Plan) Fortunately, we have full access to Lot 96 during construction and almost all of our traffic and deliveries will come from North Boulevard. All materials that cannot be store on site during construction will be stored on Lot 96.

Q: What impact will shadows (cast from your building) have on Unity Temple?

A: (Showed shadow study slides) We believe based on our virtual models that there will be no negative impact to the Unity Temple from shadows. Only on limited days will shadows from our building appear on Unity Temple. And, no shadows from our building will affect any window on Unity Temple.

Q: What is your policy on dogs?

A: The building will be dog friendly.

Q: Since Scoville Park does not allow dogs, how will you manage that?

A: The building management we use is very proactive. We will inform all of our residents of the Park District policy and will monitor our residents so that they will behave as good neighbors. Moreover, we are considering adding a dog run at the rear of our building.

Q: What is the schedule?

A: We expect to take about 3-4 months in the approval process, then about 9 months in permitting with construction lasting about 18-20 moths and occupancy in 2023

Q: What is a way to keep in communication?

A: We will set up a website where we will post construction schedule information and other relevant information regarding the development. We will also post a phone number monitored by a senior level construction person who will have the authority to take any necessary action on site related issues.

Unity Temple Restoration Foundation Presentation, continued

Q: How many residents are expected?

A: We expect to have approximately 140 residents

Unity Temple Congregation
Contact: Rev Alan Taylor Thursday , August 20th 7:00 PM

Questions + Comments:

Q: What is the height of the (proposed) building?
A: The building we are proposing is 6 stories tall and 74 feet tall.

Q: What relief in height are you seeking?
A: We are seeking relief of about 20 feet in height.

Q: What kind of foundation will the (proposed) building have?
A: The building construction type is slab-on-grade. This means that we are not planning for any basement or deep foundations. Our planned excavations will only go about 5-6 feet.

Q: Will you own the building, or will you flip it?
A: We plan to own and manage the building.

Q: Would you consider greenspace at the rear of the (proposed) building for pets to use?
A: Yes. We think that is a good idea.

Q: Will the building have ADA units?
A: Yes. We will meet the code requirement for accessible units.

Q: Where do you all live?
A: Tom Meador: I live in Lake Forest; Jay Keller: I live in Chicago; Mariano Mollo: I live in Forest Park; John Schiess: I live in California. But, until about two years ago, I have lived in the Oak Park area since 1964.

815 Lake Condominium Association Tuesday , July 28th 7 PM

Questions + Comments:

Q: What will be the status of the parking in Lot 96?
A: We are working with Village Staff on the disposition of any remaining spaces beyond what we will need for the building operations.

Q: What is the schedule?
A: We expect to take about 3-4 months in the approval process, then about 9 months in permitting with construction lasting about 18-20 moths and occupancy in 2023

Q: Will you add our building as insured to your policy in case there is damage to our building?
A: We will look into that. But we don't see a problem with that.

Q: What is the limit of 24-hour spaces at the Village Lot at Oak Park Avenue and North Boulevard?
A: We are not sure. We can ask the Village. You also can call the Parking Services Department at the Village.

C: Please be aware that persons hang out in the alley in what will be the back of your building.
R: Thank you. We will let our security advisor know so they can position cameras to monitor that.

815 Lake Condominium Association Presentation, continued

C: I am concerned about the two-way traffic in the alley (to the south).
R: We have set the building away from the alley and our two drives allow for cars to maneuver. Moreover, there are about 73 cars parked there today. So, we don't believe that the small increase in cars will have a significant negative impact on maneuverability in the alley.

C: I am concerned about the privacy for porches at the west side of our building.
Q: How many of your balconies face our building?
R: Four of the proposed balconies look east toward your building.

In addition to the stakeholder groups outlined above, the Applicant and Developer held a **Neighborhood Meeting**, as required by the PD Application process on **Wednesday, August 26, 2020 at 5:30 PM** via the Zoom platform.

The attendance list and a summary of comments and questions can be found below:

Neighborhood Meeting Attendees
as requested via email

Rschult@luc.edu	Richard Schultz
billplanek@oakparkapartments.com	Bill Planek
kmcostantino@gmail.com	Karen Constantino
jvajda@ariainc.com	Joe Vajda
davidschaefer@mac.com	David Schaefer
karenstoner2481@gmail.com	Karen Stoner
johnson1035@sbcglobal.net	Jim Johnson
bmoser3@comcast.net	Bob Moser
janseb0411@gmail.com	Jan Sebastian
mrasmusson2@gmail.com	Mary Rasmusson
digilio@gmail.com	Jerry Digilio
sanjgeorge@gmail.com	Sandra George
caralyn22@gmail.com	Caralyn Sheehan
alm5812@yahoo.com	Andrea Manning
mjh0928@gmail.com	Mike Hanline
bentec100@gmail.com	Bente Clausen
lorisuter5@gmail.com	Lori Suter
candicerv6029@gmail.com	Candice Vega
gmarsey@sbcglobal.net	Greg Marsey
laurenmn88@yahoo.com	Lauren Nicoli
eileenbrann@gmail.com	Eileen Brann
jbrownley@sbcglobal.net	Jan Brownley

Neighborhood Meeting

Questions + Comments:

Q: What is the setback to the East?
A: 6 feet, 6 inches

Q: What is the setback from balcony to balcony (at East)?
A: 15 feet

Q: Do the balconies (on your building) overhang the side yard (setback)?
A: No

Q: What security measures are you planning for the area between buildings (at East)?
A: spaced lighting mounted to the building, security cameras and management oversight of the area

Q: What is the disposition of the tree near our balconies (at East)?
A: The tree overhangs the property line. So, our plan is to remove it.

Q: Are there any affordable units planned for inside the building?
A: Per the Affordable Housing Ordinance, the developer is electing the option to contribute $900,000 to the Oak Park Housing Fund.

Q: How many units are planned and are they for sale or rental?
A: The development proposes 84 apartment units. The units are for rent.

Neighborhood Meeting, continued

Q: How do you plan to manage the parking, waste and recycling?
A: The parking will be managed by the apartment manager. There will be an on-site manager and other staff. The waste and recycling are inside the building and will also be managed by the on-site manager

Q: How long will we (the residents of the 815 condominium building) be allowed to park in the US Bank lot?
A: After approvals and permits and about 2 months prior to construction, we will notify any person parking there that the lot will be fenced off.

Q: What steps are you taking to minimize vibrations during construction?
A: Given that the construction for the proposed building is slab-on-grade type, and that no deep foundations are required, there will be minimal vibrations from construction activities. Nevertheless, the builder will set up vibration monitoring systems on the adjacent buildings so as to monitor any vibrations.

Q: Can the Developer ask the builder to monitor our building (815 Lake Street) ?
A: Absolutely.

Q: Will the architect consider using red brick on the building so as to match our building (815 Lake Street) and that of the building to the west (between US Bank and Unity Temple)?
A: The color of materials was selected in collaboration with Wight and Company, the Village's design consultant. Moreover, we think the color proposed is appropriate.

Neighborhood Meeting, continued

Q: Can we see any of the other designs that were presented to Wight and Company?
A: At this point in the process, we don't see much value in that. We are following a process as outlined in the Plan Development ordinance by working in collaboration with Wight and Company on the design of the building.

Q: Is there a need for a fire lane between the two buildings (to the East)?
A: No. We met with the Fire Chief and Police Chief and confirmed that a fire lane is not required.

Q: What will happen to the parking spaces that will be displaced in Lot #13?
A: Our traffic and parking consultant has been working with the Village's Parking Services department so as to identify available parking spaces in the area.

Q: Can you move your building to the West?
A: We are as far west as possible without violating a building code setback that will allow us to place windows on the west face of our building. Further, we have placed our building closer to the building on the West than to the building on the East recognizing that there are porches on the East building.

Q: What plantings are being proposed in the space between your building and the building to the east? And, do you have an arborist?
A: There is an arborist consulting on the Landscape plan. We can send you the planting list.

Q: What will you do to mitigate rodents during construction?
A: The builder has a plan to mitigate for rodents prior to and during construction.

Neighborhood Meeting, continued

Q: Will you send us a copy of the recorded meeting?

A: Yes.

END

EXHIBIT Q

Application for Public Hearing

This area intentionally left blank
(refer to following pages for exhibit information)

Petition for Public Hearing
PLANNED DEVELOPMENTS

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

Name of Development : 835 LAKE ST PLACE

Address/Location of Property in Question: 835 Lake Street. Oak Park, Illinois 60301

Property Identification Number(s)(PIN): 16-07-129-013-000 16-07-129-014-000

Name of Property Owner(s): WS Partners, LLC an Illinois Limited Liability Company

Address of Property Owner(s): 3611 North Kedzie Chicago, Illinois 60618

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

As Listed in Trust Documents - Chicago Title Land Trust Company trust #1250

Name of Applicant(s): OAK PARK LAND II, LLC

Applicant's Address: 1259 West Madison Street Chicago, Illinois 60607

Applicant's Phone Number: Office (312) 248-8397 E-Mail tom@mavegroup.com

Other:

Project Contact: (if Different than Applicant) Jay Keller

Contact's Address: 2149 North Talman Avenue Chicago, Illinois 60647

Contact's Phone Number: Office (312) 829-6666 E-Mail jay@spacesarchplan.com

Other:

Property Interest of Applicant: X Owner _____Legal Representative _____Contract Purchaser _____Other

(Describe):

Existing Zoning: R-7 Multi Family **Describe Proposal**: Development and construction of a commercial + 84 unit rental apartment building with 88 ground floor parking spaces.

Proposed Planned Development Type:

☐ Residential PD ☐ Non-Residential PD ☑ Mixed Use PD

Size of Parcel (from Plat of Survey): 37,435 sq ft Square Feet

Adjacent:	**Zoning Districts**	**Land Uses**
To the North:	I	Institutional
To the South:	DT	Downtown
To the East:	R-7	Multi-Family
To the West:	R-7	Multi-Family

How the property in question is currently improved?

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

Describe Improvement: One Story Commercial Use Building

Is the property in question currently in violation of the Zoning Ordinance? _____Yes __X__No

If *Yes*, how? _____

Is the property in question presently subject to a Special Use or Planned Development? __X__Yes _____No

If *Yes*, how? _____

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

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

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

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

BUILDING COVERAGE - SECTION 4.4 GENERAL STANDARDS (TABLE 4-1)

DENSITY - SECTION 4.4 GENERAL STANDARDS (TABLE 4-1)

BUILDING HEIGHT - SECTION 4.4 GENERAL STANDARDS (TABLE 4-1)

BUILDING SETBACK (SIDE AND REAR YARD) - SECTION 4.4 GENERAL STANDARDS (TABLE 4-1)

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;

The request sought here are keeping with zoning ordinance and comprehensive plan in terms of use, target density for R-7 District

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.

THOMAS E MEADOR
(Printed Name) Applicant

Thomas E Meador
(Signature) Applicant

Date

WS Partners, LLC By Alan Schwartz, manager
(Printed Name) Owner

WS Partners, LLC
By Alan D. Schwartz, manager
(Signature) Owner

7/2/20
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
2nd DAY OF July, 2020

Patricia L. Allen
(Notary Public)

OFFICIAL SEAL
PATRICIA L ALLEN
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 05/18/2023

Updated September 2017

EXHIBIT R

Title Policies

This area intentionally left blank
(refer to following pages for exhibit information)

ALTA Owners Policy
(10-21-87)

Policy No. OP 155774
C20816-A-6

POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company of the Mid-West

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

100 N. LA SALLE STREET
SUITE 400
CHICAGO, IL 60602
(312) 750-6780

First American Title Insurance Company of the Mid-West

BY _____ *PRESIDENT*

ATTEST _____ *SECRETARY*

COUNTERSIGNED BY _____

835 Lake

FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST
ALTA OWNER'S POLICY 1987
SCHEDULE A
DISK NO. 728P

AMOUNT OF INSURANCE:$280,000.00 DATE OF POLICY: JANUARY 5, 1988
POLICY NO.: C20816-A-6

NAME OF INSURED: COLONIAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 14, 1987 AND KNOWN AS TRUST NUMBER 1250

1. The estate or interest in the land described herein and which is covered by this policy is:

FEE SIMPLE

. Title to the estate or interest in the land is vested in:

COLONIAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 14, 1987 AND KNOWN AS TRUST NUMBER 1250

3. The land referred to in this policy is described as follows:

LOT 6 (EXCEPT THE EAST HALF THEREOF), ALL OF LOTS 7 AND 8 AND LOT 9 (EXCEPT THE WEST 15 FEET OF LOT 9) IN HOLLEY AND SMITH'S SUBDIVISION OF LOT 18 AND OF SUB LOTS 1 AND 2 IN SCOVILLE'S SUBDIVISION OF LOT 17 IN KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTH EAST CORNER OF THE NORTH WEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST
ALTA OWNER'S POLICY 1987
SCHEDULE B

POLICY NO.: C20816-A-6

This policy does not insure against (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

A. STANDARD EXCEPTIONS-

(1) Rights or claims of parties in possession not shown by the public records.
(2) Easements, or claims of easements not shown by the public records.
(3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
(4) Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
(5) Taxes, or special assessments which are not shown as existing liens by the public records.

B. SPECIAL EXCEPTIONS-

1. GENERAL TAXES FOR THE YEARS 1987, 1988 AND SUBSEQUENT YEARS WHICH ARE NOT YET ASCERTAINABLE OR PAYABLE.
TAX NO.: 16-07-129-013

2. GENERAL TAXES FOR THE YEARS 1987, 1988 AND SUBSEQUENT YEARS WHICH ARE NOT YET ASCERTAINABLE OR PAYABLE.
TAX NO.: 16-07-129-014

3. TRUST DEED DATED DECEMBER 28, 1987 AND RECORDED JANUARY 5, 1988 AS DOCUMENT NO. 88005205 AND FILED JANUARY 5, 1988 AS DOCUMENT NO. LR3678937 IN THE AMOUNT OF $9,304,333.00 MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 14, 1987 AND KNOWN AS TRUST NUMBER 1250 TO MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, AS TRUSTEE AND MADE PAYABLE TO BEARER.

4. ASSIGNMENT OF RENTS MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 14, 1987 AND KNOWN AS TRUST NUMBER 1250 TO MICHIGAN AVENUE BANK OF CHICAGO DATED DECEMBER 28, 1987 RECORDED ON JANUARY 5, 1988 AS DOCUMENT NO. 88005204 AND FILED JANUARY 5, 1988 AS DOCUMENT NO. LR3678938.

5. LEASE MADE BY COLONIAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 14, 1987 AND KNOWN AS TRUST NUMBER 1250 TO FIRST COLONIAL BANKSHARES CORPORATION FOR A TERM OF YEARS AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED AS DISCLOSED BY MEMORANDUM DATED JANUARY 5, 1988 AND RECORDED JANUARY 5, 1988 AS DOCUMENT NO. 88005206 AND FILED JANUARY 5, 1988 AS DOCUMENT NO. LR3678939.

6. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO SAID LAND IS HELD.

END OF SCHEDULE B

First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: NCS-988056-3-CHI2

COMMITMENT FOR TITLE INSURANCE

Issued By
FIRST AMERICAN TITLE INSURANCE COMPANY
NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements;
(f) Schedule B, Part II—Exceptions;

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

Transaction Identification Data for reference only:

Commitment No.: NCS-988056-3-CHI2

Issuing Office: 30 North La Salle, Suite 2700, Chicago, IL 60602-3847

Property Address: 835 Lake Street, Chicago, IL

Customer Reference:

Revision Date:

Title Inquiries to: 312-553-0471
Escrow Inquiries to: 312-917-7234

SCHEDULE A

1. Commitment Date: October 25, 2019

2. Policy to be issued:
   (a) ☒ 2006 ALTA® Owner Policy
   Proposed Insured: To Be Furnished
   Proposed Policy Amount: $1,000.00
   (b) ☒ 2006 ALTA® Lender Policy
   Proposed Insured:To Be Furnished
   Proposed Policy Amount: $1,000.00

3. The estate or interest in the Title described or referred to in this Commitment and covered herein is Fee Simple and Title to the estate or interest in said Land is at the effective date hereof vested in:

   Chicago Title Land Trust Company, as successor Trustee to North Star Trust Company, as successor Trustee to Colonial Bank & Trust Company, as Trustee under trust agreement dated December 14, 1987 and known as Trust no. 1250

4. The Land referred to in this Commitment is described as follows:

   LOT 6 (EXCEPT THE EAST HALF THEREOF), ALL OF LOTS 7 AND 8 AND LOT 9 (EXCEPT THE WEST 15 FEET OF LOT 9) IN HOLLEY AND SMITH'S SUBDIVISION OF LOT 18 AND OF SUB LOTS 1 AND 2 IN SCOVILLE'S SUBDIVISION OF LOT 17 IN KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

   THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. The Land covered by this Commitment is subject to the Predatory Lending Database Program (765 ILCS 77/70 et seq.). Effective July 1, 2008, valid Certificates of Compliance or Exception Issued in conformity with the act must be obtained at the time of closing in order to record any Mortgage. For additional information, go to https://www.ilapld.com/. Effective July 1, 2010, the counties affected are Cook, Will, Kane and Peoria.

6. The Land is located within Cook, DuPage, Grundy, Jackson, Kane, Kankakee, Lake, La Salle, Logan, McDonough, McLean, Madison, Marion, Ogle, Peoria, Rock Island, Sangamon, Tazewell, Whiteside, Winnebago or Woodford counties which use the MyDec system for the completion of the state and county transfer tax forms. As of January 1, 2016, The City of Chicago Transfer Tax declaration must be completed in the MyDec system. The form and instructions can be found at https://mytax.illinois.gov/MyDec/_/.

   Note: If the county is listed in MyDec, but the municipality is not, you may prepare your State and County Declaration with this site. However, you must contact the municipality for their current procedures and requirements.

7. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

8. We should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.

9. The land is located within the City of Chicago, and may be subject to:

(a) Section 200.1-2 of the Municipal Code requiring the City of Chicago Transfer Tax.

At the date of commitment, the real estate transfer tax rate is $3.75 per $500.00 of consideration charged to the Buyer (City) and $1.50 per $500.00 of consideration charged to the Seller (CTA).

(b) Section 185-46.3 of the Municipal Code requiring full payment certification for sewer and water charges.

Full payment certification should be applied for by submitting a fully completed and an executed Water Certification Form to the City of Chicago Water Department accompanied by a $50.00 application fee at least 30 days prior to closing.

As of January 1, 2016, The City of Chicago Transfer Tax declaration must be completed in the MyDec system. The form and instructions can be found at https://mytax.illinois.gov/MyDec/_/.

NOTE: Possible liabilities, interest and penalties due under Chapters 3-4 and 3-33 of the Municipal Code of Chicago regarding real property transfer taxes and the consequences of the failure or inability to record the deed vesting title in the grantee **within 5 business days after the date of closing** because of the nonexistence of appropriate water certification from the City of Chicago, including but not limited to, tax, penalties and interest imposed by the City of Chicago for purchase of municipal transfer stamps after the date of closing.

(c) Section 3-33-045 requiring a valid Certificate of Zoning Compliance.

A certificate of Zoning Compliance is required for residential property zoned for, or occupied by, buildings having 5 or fewer units (except if the building is a condominium, a co-op or a newly constructed dwelling to the initial occupant) The certificate may be obtained from the Department of Zoning, Room 905 of City Hall. The application for the Zoning Compliance Certificate should be submitted at least 30 days prior to closing with a $90.00 fee.

10. Relative to the deletion of Standard Exceptions 1 through 5, we should be furnished the following:

1) A sworn statement disclosing all parties in possession of the land, including parties in possession under unrecorded leases and the terms and provisions thereof; options; and unrecorded contracts to purchase the land.

2) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and American Congress on Survey and Mapping; and (ii) the Laws of the State of Illinois.

3) An ALTA Extended Coverage Policy Statement. If new construction has taken place within the last six months, the following should be produced: Satisfactory evidence of the payment in full of the cost of furnishing services, labor and materials in connection with any improvements made on the land within six months of the date of this commitment. This evidence should consist of sworn contractors' and subcontractors' affidavits, together with all necessary waivers of lien.

11. Terms, powers, provisions and limitations of the Trust under which title to said land is held.

12. Submit proof satisfactory to the Company of completion of improvements, including tenant improvements, and satisfactory evidence that all contracts for labor, materials and services have been paid in full.

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Part One:

1. Rights or claims of parties in possession not shown by the Public Records.

2. Easements or claims of easements, not shown by Public Records.

3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.

4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

SCHEDULE B, PART II (Continued)

Exceptions (Continued)

Part Two:

1. General real estate taxes for the year(s) 2019 and subsequent years.

   The first installment of the 2018 taxes in the amount of $15,345.18 is Paid.

   The final installment of the 2018 taxes in the amount of $13,180.31 is Paid.

   The 2019 taxes are not yet ascertainable or payable.

   Permanent Index Number: 16-07-129-013-0000 Vol. 141

   If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

   (Affects West 40 feet of Lot 8 and East 35 feet of Lot 9)

2. General real estate taxes for the year(s) 2019 and subsequent years.

   The first installment of the 2018 taxes in the amount of $17,244.85 is Paid.

   The final installment of the 2018 taxes in the amount of $14,812.04 is Paid.

   The 2019 taxes are not yet ascertainable or payable.

   Permanent Index Number: 16-07-129-014-0000 Vol. 141

   If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

   (Affects Lot 6 (Except East half), Lot 7 and East 10 feet of Lot 8)

3. Terms, provisions and conditions contained in Lease by and between Chicago Title Land Trust Company, not individually but solely as successor Trustee to North Star Trust Company, not individually but solely as successor Trustee to Colonial Bank & Trust Company under a certain Trust Agreement dated the 14th day of December, 1987, and known as Trust No. 1250, Lessor, and U.S. Bank National Association, the successor in interest to First Colonial Bankshare Corporation, Lessee, dated December 1, 2012 as disclosed by a Memorandum of Lease recorded December 18, 2012 as

document 1235316015, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Note : Said lease is for a term of years ending on January 31, 2023.

Note : Said lease provides for two (2) consecutive periods of ten (10) years each.

Affects: The land and other property.

4. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

End of Schedule B las

First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: NCS-988056-2-CHI2

COMMITMENT FOR TITLE INSURANCE

Issued By
FIRST AMERICAN TITLE INSURANCE COMPANY
NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements;
(f) Schedule B, Part II—Exceptions;

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

Transaction Identification Data for reference only:

Commitment No.: NCS-988056-2-CHI2

Issuing Office: 30 North La Salle, Suite 2700, Chicago, IL 60602-3847

Property Address: 822 North Boulevard, Chicago, IL

Customer Reference:

Revision Date:

Title Inquiries to: 312-553-0471
Escrow Inquiries to: 312-917-7234

SCHEDULE A

1. Commitment Date: October 25, 2019

2. Policy to be issued:
   (a) ☒ 2006 ALTA® Owner Policy
   Proposed Insured: To be Furnished
   Proposed Policy Amount: $1,000.00
   (b) ☒ 2006 ALTA® Lender Policy
   Proposed Insured:To be Furnished
   Proposed Policy Amount: $1,000.00

3. The estate or interest in the Title described or referred to in this Commitment and covered herein is Fee Simple and Title to the estate or interest in said Land is at the effective date hereof vested in:

   Chicago Title Land Trust Company, as successor Trustee to North Star Trust Company, as successor Trustee to Colonial Bank & Trust Company, as Trustee under trust agreement dated December 14, 1987 and known as Trust no. 1250

4. The Land referred to in this Commitment is described as follows:

   LOT 17 IN HOLLEY AND SMITHS SUBDIVISION OF LOT 18 AND LOTS 1 AND 2 IN J.W. SCOVILLES SUBDIVISION OF LOT 17 IN KETTLESTRINGS SUBDIVISION OF LAND IN SOUTH EAST CORNER OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

   THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. The Land covered by this Commitment is subject to the Predatory Lending Database Program (765 ILCS 77/70 et seq.). Effective July 1, 2008, valid Certificates of Compliance or Exception Issued in conformity with the act must be obtained at the time of closing in order to record any Mortgage. For additional information, go to https://www.ilapld.com/. Effective July 1, 2010, the counties affected are Cook, Will, Kane and Peoria.

6. The Land is located within Cook, DuPage, Grundy, Jackson, Kane, Kankakee, Lake, La Salle, Logan, McDonough, McLean, Madison, Marion, Ogle, Peoria, Rock Island, Sangamon, Tazewell, Whiteside, Winnebago or Woodford counties which use the MyDec system for the completion of the state and county transfer tax forms. As of January 1, 2016, The City of Chicago Transfer Tax declaration must be completed in the MyDec system. The form and instructions can be found at https://mytax.illinois.gov/MyDec/_/.

   Note: If the county is listed in MyDec, but the municipality is not, you may prepare your State and County Declaration with this site. However, you must contact the municipality for their current procedures and requirements.

7. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

8. We should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.

9. The municipality imposes certain requirements at the time of conveyance. Contact (708) 383-6400 / www.oak-park.us at Oak Park prior to closing for its specific requirements, which may include the payment of the final water bill, other fees, an inspection or other approvals.

10. Relative to the deletion of Standard Exceptions 1 through 5, we should be furnished the following:

    1) A sworn statement disclosing all parties in possession of the land, including parties in possession under unrecorded leases and the terms and provisions thereof; options; and unrecorded contracts to purchase the land.

    2) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and American Congress on Survey and Mapping; and (ii) the Laws of the State of Illinois.

    3) An ALTA Extended Coverage Policy Statement. If new construction has taken place within the last six months, the following should be produced: Satisfactory evidence of the payment in full of the cost of furnishing services, labor and materials in connection with any improvements made on the land within six months of the date of this commitment. This evidence should consist of sworn contractors' and subcontractors' affidavits, together with all necessary waivers of lien.

11. Terms, powers, provisions and limitations of the Trust under which title to said land is held.

12. Submit proof satisfactory to the Company of completion of improvements, including tenant improvements, and satisfactory evidence that all contracts for labor, materials and services have been paid in full.

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Part One:

1. Rights or claims of parties in possession not shown by the Public Records.

2. Easements or claims of easements, not shown by Public Records.

3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.

4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

SCHEDULE B, PART II (Continued)

Exceptions (Continued)

Part Two:

1. General real estate taxes for the year(s) 2019 and subsequent years.

   The first installment of the 2018 taxes in the amount of $8,083.07 is Paid.

   The final installment of the 2018 taxes in the amount of $6,942.86 is Paid.

   The 2019 taxes are not yet ascertainable or payable.

   Permanent Index Number: 16-07-129-020-0000 Vol. 141

   If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

2. Terms, provisions and conditions contained in Lease by and between Chicago Title Land Trust Company, not individually but solely as successor Trustee to North Star Trust Company, not individually but solely as successor Trustee to Colonial Bank & Trust Company under a certain Trust Agreement dated the 14th day of December, 1987, and known as Trust No. 1250, Lessor, and U.S. Bank National Association, Lessee, dated December 1, 2012 as disclosed by a This Memorandum of Lease recorded December 18, 2012 as document 1235316015, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

   Note: Said Lease term end on January 31, 2023.

   Note: Said Lease term has option to extend the term for two (2) consecutive periods of ten (10) years each.

   Affects: The land and other property.

3. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

End of Schedule B las

EXHIBIT S

Parking Lot 96 Calculation of Value

The Applicant hereby submits this Estimate of Value based on documentation provided to the Applicant by the Village of Oak Park Staff.

Number of parking spaces made available to the public will be 16

The Applicant and the Developer will not collect any fees, licenses or any other revenue for the 16 spaces for five years.

The Village of Oak Park documented revenue in Lot 96 for 2019 at an average of $220 per space, per quarter for permit parking in Lot 96 for the combination of Day Permits, Night Permits and 24-hour Permits with a yearly income of $880 per space per year. See the Village of Oak Park Chart below.

Since there are 16 spaces with an income of $880 per space, per year, the total yearly revenue is $14,080.

For a 5-year period, the calculated amount for the donation is therefore **$70,400**

Data Chart received from the Village of Oak Park on 8.31.20

LOTS IN HIGH DEMAND AREAS (55, 59, 96, SB10)

Resident (per quarter)		Non-resident (per quarter)		Renewal Dates	
Day Permit	$227	Day Permit	$282 (plus $16.92 county tax)	1st Quarter	01/01 - 03/31
Night Permit	$177	Night Permit	$197	2nd Quarter	04/01 - 06/30
24-Hour Permit	$257	24-hour Permit	$332 (plus $19.92 county tax)	3rd Quarter	07/01 - 09/30

EXHIBIT T

Proposed Sidewalk Easement for 815 Lake Condominiums

This area intentionally left blank
(refer to following pages for exhibit information)

PREPARED BY AND UPON RECORDING, RETURN TO:
Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, IL 60661
Attn: Tim Cross

(The Above Space for Recorder's Use Only)

SIDEWALK EASEMENT AGREEMENT

This Sidewalk Easement Agreement ("**Agreement**") is executed as of _____, 20__, by and between Oak Park Land II, LLC, a Delaware limited liability company ("**Grantor**"), and [The Courtland Condominium Association, an Illinois not-for-profit corporation] ("**Grantee**").

RECITALS

A. Grantor is the fee owner of that certain improved real property (the "**Grantor Parcel**") located in the Village of Oak Park, Cook County, Illinois, and more particularly described on **Exhibit A** attached hereto.

B. Grantee is the homeowners' association representing the owners (the "**Unit Owners**") of condominium units in the condominium development known as the [Courtland Condominiums] certain real property located immediately adjacent to the Grantor Parcel in the Village of Oak Park, Cook County, Illinois, and more particularly described on **Exhibit B** attached hereto (the "**Grantee Parcel**").

C. Grantor has agreed to grant to Grantee certain non-exclusive rights over that certain sidewalk located on the Grantor Parcel and as visually depicted on **Exhibit C** attached hereto (the "**Sidewalk**") upon the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, the above recitals which are by this reference incorporated herein, the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Definitions.

For the purposes of this Agreement (including the recitals above), reference to the following defined terms shall have the meanings set forth in this Section 1 below unless otherwise provided or qualified in any other article in this Agreement:

(a) "**Parcels**" shall mean, collectively, the Grantee Parcel and the Grantor Parcel, and each may be referred to herein generically as a "**Parcel**".

(b) "**Permittee**" shall mean Grantee, any Unit Owner, and any, agent, contractor, vendor, supplier, visitor, invitee, guest, licensee, assignee, subtenant, and concessionaire of a Unit Owner.

2. Easement. Grantor hereby grants and conveys to Grantee, for the benefit of Grantee, other Permittees and the Grantee Parcel, a perpetual, non-exclusive easement over the Sidewalk for purposes of pedestrian ingress, and egress, so as to provide pedestrian access from Lake Street through and over the Sidewalk to the Grantee Parcel (the "**Sidewalk Easement**").

3. Reservations. The Sidewalk Easement shall be subject to the following reservations and agreements:

a. Grantee shall not, in any manner, block, obstruct, or encumber access or free passage upon or along any part of the Sidewalk or otherwise use the Sidewalk Easement in such a manner so as to obstruct or unreasonably interfere with Grantor's use and enjoyment of Grantor's Parcel. Without limiting the foregoing, in no event shall the Sidewalk Easement be used for any commercial purposes, deliveries or construction traffic;

b. Grantor reserves the right to, from time to time, impose reasonable rules and regulations governing the use of the Sidewalk Easement by Grantee and other Permittees, provided that such rules and regulations do not unreasonably, materially and adversely interfere with the use of the easement granted to Grantee herein;

c. Grantor reserves the right to, from time to time, close off or otherwise restrict the use of all or any portion(s) of the Sidewalk to perform any cleaning, maintenance, repairs, construction or other activities deemed necessary or prudent by Grantor in Grantor's sole discretion;

d. Grantor reserves the right to relocate the Sidewalk as deemed necessary in Grantor's sole discretion, so long as such relocation continues to provide for pedestrian access from Lake Street through and over the Sidewalk to the Grantee Parcel; and

e. Grantor and Grantee acknowledge that the Sidewalk Easement granted herein is a non-exclusive easement, and Grantor reserves for itself, and its successors and assigns, the use and enjoyment of the Sidewalk for all lawful purposes, including, without limitation, the right to grant further easements on, over and across the Sidewalk, provided that any such use by Grantor or its successors and assigns, shall not materially and adversely interfere with the easement granted to Grantee herein.

4. Insurance. Grantee shall obtain, maintain and keep in force, or cause to be obtained, maintained and kept in force, for the period commencing upon the date hereof and continuing thereafter during the term of this Agreement, commercial general liability insurance endorsed for broad term all risk coverage against claims for personal injury, death, or property damage occurring upon, in or about the Sidewalk, and Grantor's Parcel in the amounts of [$2,000,000.00] for single limit coverage for bodily or personal injury or death and for property damage arising out of any one occurrence and [$5,000,000.00] umbrella coverage in the aggregate. Such amounts shall be increased over time to maintain comparable coverage amounts as dollar values erode with inflation or if reasonably required under then prevailing industry standards. Grantee will deliver Grantor upon written request a certificate of insurance and endorsement evidencing the insurance required to be carried hereunder.

5. Mutual Indemnity. Grantor and Grantee hereby agree to indemnify and hold harmless the other party from and against any and all costs, damages, claims, liens, judgments, liabilities or expenses (including, without limitation, reasonable attorneys' fees) resulting or in any way arising from each of Grantor's and Grantee's use of the Sidewalk, or the use of each of their respective officers, agents, representatives, employees, contractors, customers, utility suppliers, licensees and/or invitees, except as may result from the negligence or intentional misconduct of such party being indemnified. Without limiting the foregoing, if any repair, maintenance or replacement of the Grantor Parcel is required as a result of the use of the Sidewalk by Grantee or any other Permittee, Grantee shall be solely responsible for the cost to complete such repair, maintenance or replacement and shall reimburse Grantor for such costs within ten (10) days of written demand.

6. Representations and Warranties. As of the date of this Agreement, each party hereby represents, warrants and covenants to the other party that this Agreement has been duly authorized, executed and delivered by such party and constitutes the valid, legal and binding agreements and obligations of such party enforceable against such party in accordance with the terms hereof.

7. Termination. In the event that either (a) the Grantee Parcel no longer contains the currently constructed multi-unit residential improvements requiring the Sidewalk Easement, or (b) the Grantee Parcel is no longer owned as a residential condominium building, then (i) the Sidewalk Easement shall automatically and immediately terminate , and (ii) the effectiveness of such termination shall require no further action on the part of Grantor or Grantee. For the purposes of formal documentation and clarity in the chain of title, upon the termination of the Sidewalk Easement, Grantor and Grantee shall execute a recordable easement termination agreement to be promptly recorded in the real property records of Cook County, Illinois, which obligations shall survive termination of this Agreement.

8. No Dedication. Notwithstanding anything herein to the contrary, nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Grantor Parcel to the general public or for any public purpose whatsoever.

9. No Third Party Beneficiary. This Agreement (a) is solely for the benefit of Grantor, Grantee and Grantor's permitted successors and assigns, and (b) shall not be deemed to have conferred any rights, express or implied, upon any third person. No other person or entity

is entitled to the benefit or may enforce any of the provisions of this Agreement. Permittees who are not Grantee are not intended third-party beneficiaries of this Agreement, it being understood and agreed that references to use of the Sidewalk Easement by Permittees are for the benefit of Grantee and may not be directly enforced by any Permittee that is not Grantee.

10. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

11. Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

12. Multiple Counterparts; Recording. To facilitate execution, this instrument may be executed in as many counterparts as may be convenient or required. All counterparts shall collectively constitute a single instrument. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature pages. This Agreement shall be recorded in the real property records of Cook County, Illinois.

13. Running of Benefits and Burdens. The terms of this Agreement are binding upon and shall inure to the benefit of, or burden to, Grantor and Grantee as the owners of the Grantor Parcel and the Grantee Parcel, respectively, and their successors and assigns, and shall be covenants running with the land. Any party may freely convey its Parcel hereunder.

14. Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by overnight air express service or by registered or certified mail, postage prepaid, return receipt requested, or by E-mail, addressed to the parties hereto at their respective addresses set forth below. Such notice or other communication shall be deemed given (a) upon receipt or upon refusal to accept delivery if delivered by personal delivery; (b) one (1) business day after tendering to an overnight air express service; (c) five (5) business days after mailing if by registered or certified mail; or (d) the same day as delivery if by E-mail if delivered prior to 5:00pm Central on such day.

To Grantee: _____
_____
_____
_____

To Grantor: Oak Park Land II, LLC
c/o Michigan Avenue Real Estate Group
1259 W. Madison Avenue
Chicago, Illinois 60607
Attn: Thomas Meador
E-mail: tom@mavegroup.com

Notice of change of address shall be given by written notice in the manner detailed in this Section.

15. Entire Agreement. This Agreement, including the exhibits hereto, constitutes the entire agreement of the parties with respect to the subject matter hereof, and supersedes all previous oral and written (and all contemporaneous oral) negotiations, commitments, agreements, and understandings relating hereto. Grantor and its respective successors and assigns in and to any part of or interest in the Sidewalk, and Grantee and its respective successors and assigns in and to the Sidewalk, shall have the right to compel performance of other terms and provisions of this Agreement by suit for specific performance or mandatory injunction and the further right to restrain or enjoin any threatened or continuing violation of the terms of this Agreement. The right herein granted to seek and obtain injunctive relief or specific performance shall not preclude an aggrieved party from recovering any damages sustained by it by reason of breach of any of the covenants and agreements herein and shall not preclude such party from seeking and obtaining any other remedy or relief afforded by the terms of this Agreement or by law for breach of the covenants and agreements herein contained. In any such action seeking injunctive relief and/or specific performance and/or damages or violation hereof, the prevailing party or parties shall be entitled to recover from the party not prevailing all reasonable expenses incurred by the prevailing party, including reasonable attorneys' fees.

[*signature pages follow*]

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Agreement as of the date first written above.

GRANTOR:

Oak Park Land II, LLC,
a Delaware limited liability company

By: _____
Name: Thomas E. Meador
Title: Manager

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Thomas E. Meador, the Manager of Oak Park Land, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____day of _____, 2020.

_____
(Signature)

_____, Notary Public
(Printed Name)

My Commission Expires:

_____

GRANTEE:

[The Courtland Condominium Association, an Illinois not-for-profit corporation**]**

By: _____
Name: _____
Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT _____, the _____ of _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____day of _____, 2020.

_____
(Signature)

_____, Notary Public
(Printed Name)

My Commission Expires:

_____

EXHIBIT A

Legal Description for Grantor Parcel

LOT 6 (EXCEPT THE EAST HALF THEREOF), ALL OF LOTS 7 AND 8 AND LOT 9 (EXCEPT THE WEST 15 FEET OF LOT 9) IN HOLLEY AND SMITH'S SUBDIVISION OF LOT 18 AND OF SUB LOTS 1 AND 2 IN SCOVILLE'S SUBDIVISION OF LOT 17 IN KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Legal Description for Grantee Parcel

[TBD]

EXHIBIT C

Sidewalk

[see attached]

EXHIBIT U

Fire & Police Impact Letters

This area intentionally left blank
(refer to following pages for exhibit information)

Oak Park

Members of the Plan Commission
Village of Oak Park

August 19, 2020

RE: Village Impact Review

Dear Members of the Plan Commission:

I have reviewed the proposed 84-unit apartment development to be located at 835 Lake Street by Oak Park Land II, LLC as presented by Jay Keller. Pursuant to my review on Tuesday, August 18, 2020 I have determined that the development proposal will not have a negative impact on the Fire Department.

Sincerely,

Thomas Ebsen,
Fire Chief, Village of Oak Park

Members of the Plan Commission
Village of Oak Park

August 19, 2020

RE: Village Impact Review

Dear Members of the Plan Commission:

I have reviewed the proposed 84-unit apartment development to be located at 835 Lake Street by Oak Park Land II, LLC as presented by Jay Keller. Pursuant to my review on Tuesday, August 18, 2020 I have determined that the development proposal will not have a negative impact on the Police Department.

Sincerely,

LaDon Reynolds
Police Chief, Village of Oak Park

EXHIBIT V

Water & Sewer Utility Impact Letter and Fire Flow Test Results

This area intentionally left blank
(refer to following pages for exhibit information)

The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302-4272

708.383.6400
Fax 708.383.6692
www.oak-park.us
village@oak-park.us

September 4, 2020

Jay Keller
2149 N. Talman Ave.
Chicago, IL 60647

Re: 835 Lake Street Place Planned Development
Impact to Village of Oak Park Water and Sewer Utilities

Dear Mr. Keller:

The Engineering Division has reviewed the application request for a Planned Development at 835 Lake Street for impacts to the Village's water distribution network and the combined sewer system.

The proposed development does not create any adverse impacts to the water distribution system. The Village's water distribution has adequate capacity to supply drinking water and fire protection to the proposed development.

The proposed development does not create any adverse impacts to the sewer collection systems and actually reduces the burden on the Village's combined sewer system. The existing site is about 80% impervious with and existing bank and parking lot with no storm water management. The proposed development will increase the amount of impervious area slightly to about 88% but is required to include storm water volume controls for the first 1-inch of rain (equivalent to 2,747 cubic feet of water) per the Metropolitan Water Reclamation District's requirements. The development will manage this storm water by retaining it in underground pipes and an infiltration trench. This will reduce the burden on the Village's sewer system as compared to the existing conditions.

Sincerely,

Bill McKenna, PE
Village Engineer
mckenna@oak-park.us
708.358.5722

CARTLAND ❖ KRAUS
ENGINEERING, LTD.

Mr. Velasquez,

We would like to request a fire flow test for an upcoming 6 story apartment complex at 835 Lake St. Oak park. Please provide us with any required forms to get this procedure started.

Sincerely,

Dan Arnold

760 Telser Road Lake Zurich, IL 60047 v T (847) 719-1708 v F (847) 719-1738

Fire Flow Field Test Report

Test # 1

Work Performed By	Date
BB / JK	9/9/2020 ~~8/25/2020~~ OV
Address	**Time**
835 LAKE ST	2:10 pm

Hydrant 1	
Static Pressure	125 psi
Flowing Pressure	-
Residual Pressure	122 psi

2.5 inch port used unless otherwise noted

Hydrant 2	
Static Pressure	-
Flowing Pressure	20 psi
Residual Pressure	-

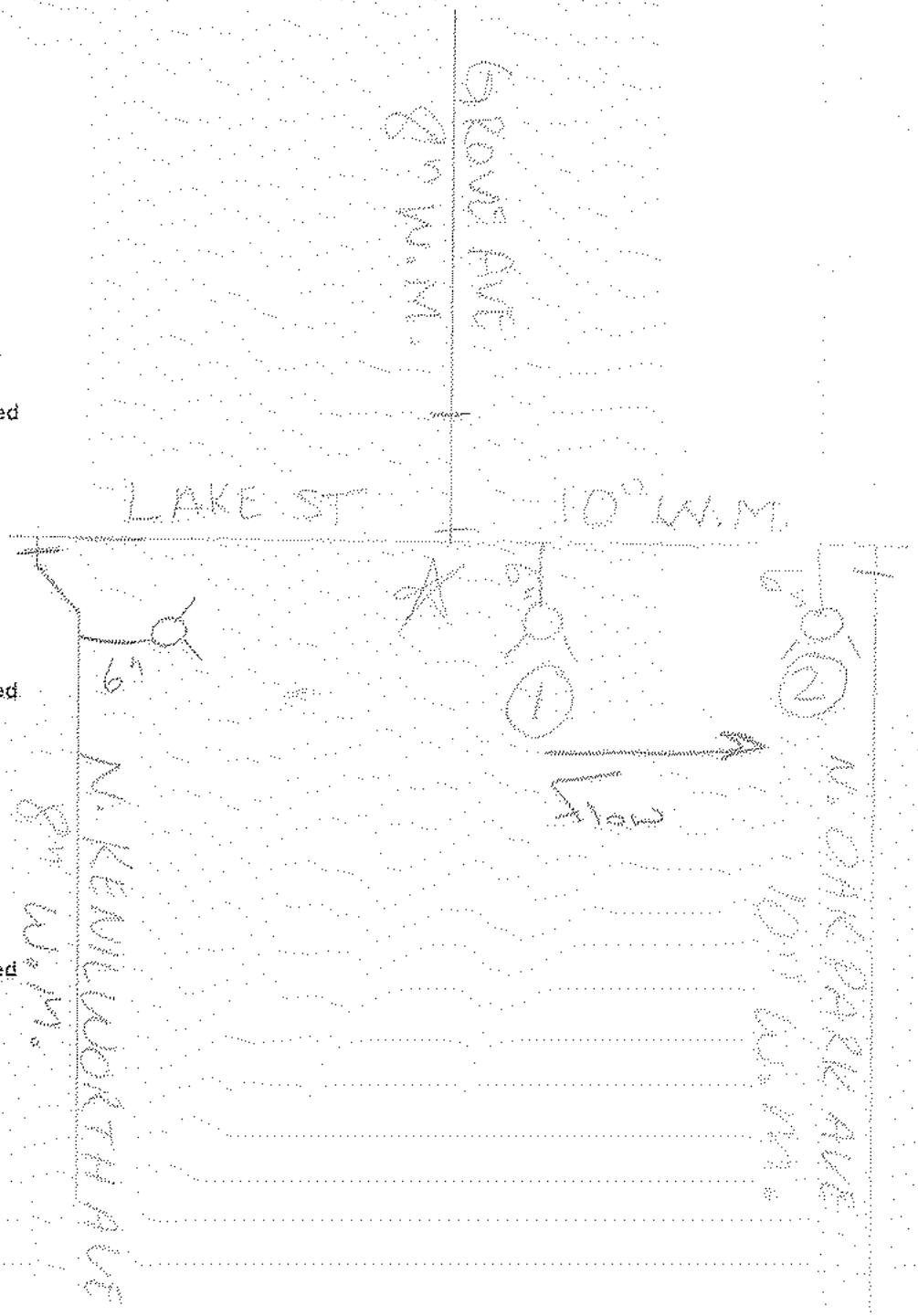
2.5 inch port used unless otherwise noted

Hydrant 3	
Static Pressure	NA
Flowing Pressure	
Residual Pressure	

2.5 inch port used unless otherwise noted

Gauge Number	3687210
Does Gauge zero?	YES

Gauge Number	1008
Does Gauge zero?	YES



Fire Flow Calculations

Location: 835 Lake St

Test # 1

NFPA 291:4.6 & 4.7

The formula used to compute the discharge, "Q", in gpm is as follows:

$$29.84 * c * d^2 * \sqrt{p} = Q$$

Where:

c = coefficient of discharge (0.90)

d = diameter of the outlet in inches (2.5)

p = pitot pressure (velocity head) in psi, commonly called flowing pressure.

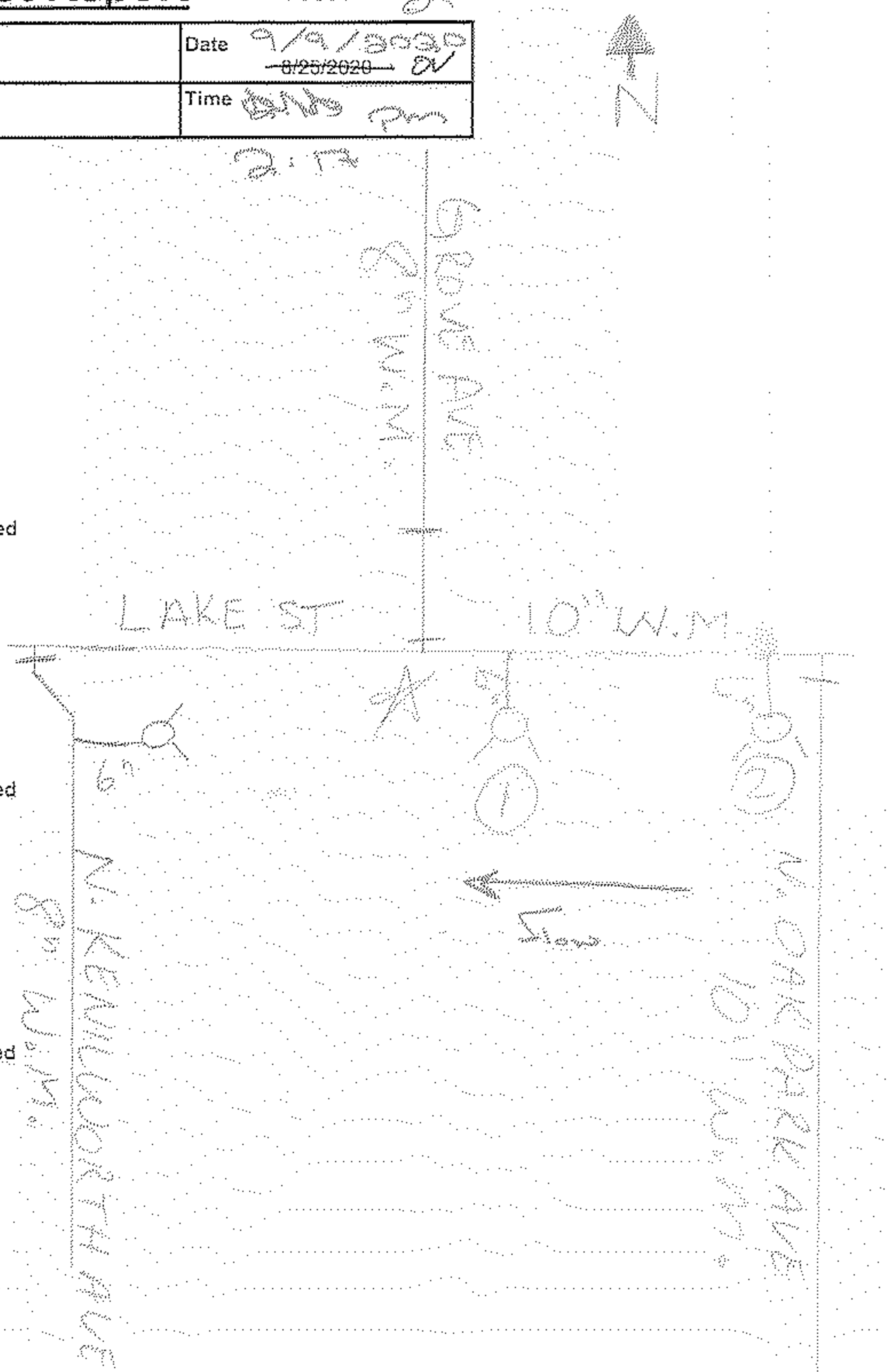
29.84 * 0.90 * 6.25 * 4.47= 750.29 gallons per minute

Orlando Velasquez
Water & Sewer Division
Village of Oak Park
Office: (708) 358-5749

Fire Flow Field Test Report

Test # 2

Work Performed By BB / JK	Date ~~8/25/2020~~ 9/9/2020 DV
Address 835 LAKE ST	Time [illegible] pm 2:17



Hydrant 1	
Static Pressure	—
Flowing Pressure	150 psi
Residual Pressure	—

2.5 inch port used unless otherwise noted

Hydrant 2	
Static Pressure	27.75 psi
Flowing Pressure	—
Residual Pressure	46 psi

2.5 inch port used unless otherwise noted

Hydrant 3	
Static Pressure	NA
Flowing Pressure	
Residual Pressure	

2.5 inch port used unless otherwise noted

Gauge Number	[illegible] 710
Does Gauge zero?	YES

Gauge Number	[illegible]
Does Gauge zero?	YES

Fire Flow Calculations

Location: 835 Lake St

Test # 2

NFPA 291:4.6 & 4.7

The formula used to compute the discharge, "Q", in gpm is as follows:

$$29.84 * c * d^2 * \sqrt{p} = Q$$

Where:

c = coefficient of discharge (0.90)

d = diameter of the outlet in inches (2.5)

p = pitot pressure (velocity head) in psi, commonly called flowing pressure.

29.84 * 0.90 * 6.25 * 4.24= 711.68 gallons per minute

Orlando Velasquez

Orlando Velasquez
Water & Sewer Division
Village of Oak Park
Office: (708) 358-5749

EXHIBIT W

Letters of Support

This area intentionally left blank
(refer to following pages for exhibit information)

UNITY TEMPLE
RESTORATION FOUNDATION
A UNESCO WORLD HERITAGE SITE

14 September 2020

Michigan Avenue Real Estate Group
Attn: Tom Meador

Re: 835 Lake Street Development

Dear Mr. Meador:

This is in reference to the presentation given to the Unity Temple Restoration Foundation (UTRF) board of directors on August 18, 2020, regarding the proposed residential development at 835 Lake Street, Oak Park. It is the mission of UTRF to restore and preserve Unity Temple, a National Historic Landmark and part of a UNESCO World Heritage site, and advocate for the safety of Frank Lloyd Wright's modern masterpiece.

UTRF appreciates the opportunity to comment on this proposal. In general, UTRF does not take exception to the proposed development as presented at this time. According to the presentation, it does not appear to create significant additional shadows, and the height and massing is in scale to the surrounding buildings.

As discussed in August, UTRF requests a wireless vibration monitoring device on site during construction to mitigate any damage to Unity Temple. UTRF would want to maintain open communications with building management should any adverse situations arise that might affect Unity Temple during or post-construction, as well as engaging and welcoming new residents.

Please do not hesitate to contact me with any questions.

Best regards,

Heidi Ruehle

Heidi Ruehle
UTRF Executive Director

53 W. Jackson Blvd. Suite 1120 | Chicago, IL 60604 | T 312.663.5500 | F 312.663.5505
savewright.org | preservation@savewright.org

DRAFT

MEMORANDUM

To:	Craig M. Failor – Oak Park Village Planner
From:	Floyd D. Anderson, AIA & Rich Van Zeyl, AIA
Date:	9/24/2020
Subject:	835 Lake Street
PD #:	PL202000030
Developer:	Michigan Avenue Real Estate Group
Architect:	Space Architects

The purpose of this memo is to review the proposed Planned Development at 835 Lake Street, a six-story apartment building with 84 units and 88 parking spaces. Wight met with Space Architects starting in early March 2020 and reviewed several design iterations over the next several months prior to the PD submittal. The primary focus of the discussions was on materiality, detailing, and landscaping, as the basic massing of the project did not change from the original sketches.

GENERAL COMMENTS

The style of the architecture for the development is characterized as contemporary, with the primary feature being the strong, continuous horizontal bands at each floor line. Between each horizontal are floor to ceiling windows and a staggered pattern of vertical elements that define the balconies. The materials are a combination of metal panel and faux wood composite panels at the upper floors, and long format brick with stone accents at the ground floor, which all work well together. The ground floor plan has been arranged to place the lobby, fitness center, leasing office, and small ATM retail space along Lake Street to activate the streetscape and avoid views into the parking garage.

CONCLUSION

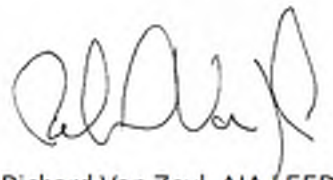
We support this project because we feel the scale and massing is appropriately scaled for its location on Lake Street and proximity to important Oak Park landmarks like Unity Temple and the library. The building was set back along Lake Street to align with the apartment buildings on either side, resulting in a consistent street wall and generous landscaped area in front of the building. The detailing allows for the major horizontal elements to run through across the building and cast deep shadows on the façade, which was intended to be a contemporary interpretation of the strong horizontals seen in other

DRAFT

buildings throughout Oak Park. The material palette of champagne colored metal panels, wood and glass will have a warm feel, appropriate for a residential building.

Wight & Company
211 N. Clinton Street
Suite 3N
Chicago, IL 60601

Floyd D. Anderson, AIA
Principal



Richard Van Zeyl, AIA LEED AP
Associate Principal

ICON CLARK, LLC
3324 W. North Ave
773-276-4266
Chicago IL 60647

September 23, 2020

Mr. Craig Failor, Village Planner
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60301

Re: 835 Lake Street Development

Dear Mr. Failor,

After reviewing the proposed development plans for the property at 835 Lake Street; and, after a discussion with Tom Meador, the developer, I would like to submit this letter of support for the proposed development.

I believe Mr. Meador's development and our property will be harmonious neighbors in the Oak Park community and beneficial to the real estate market overall.

Therefore, as the owners authorized agent of the building at 855 Lake Street, I support the Application for Planned Development.

Sincerely,

A Khalil

ICON CLARK, LLC

cc: ak & Oak Park file

ARIA GROUP ARCHITECTS, INC.
830 North Boulevard, Oak Park, Illinois 60301 tel 708.445.8400 web ariainc.com

Tom Meador
President & CEO
Michigan Avenue RE Group
1259 W. Madison St.
Chicago IL, 60607
Tom@mavegroup.com

RE: 835 Lake St.

Dear Tom,

We appreciate your sending us a copy of your preliminary design packet for the proposed residential development at 835 Lake St. in Oak Park. As you know our Office (830 North Blvd) is directly across the alley to the south of the project.

I know you will be refining the design to respond the neighbor and village comments, however we believe your design team did a good job in responding to the site and its impact on the neighborhood. We are in support of this project.

Sincerely,
James Lencioni
President

EXHIBIT X

Private Tree Restitution Report

This area intentionally left blank
(refer to following pages for exhibit information)

VILLAGE OF OAK PARK

PRIVATE TREE RESTITUTION REPORT

9/16/2020	835 Lake St.
DATE	ADDRESS

PROPOSED REMOVALS

TREE DESCRIPTION	VALUE
NWC - 1: 25" Gleditsia triacanthos (common honeylocust)	$3,774.25
NWC - 2: Acer platanoides (Crimson King Norway Maple)	$3,477.27
NEC - 1: 22" Gleditsia triacanthos (common honeylocust)	$3,422.32
East - 1: 33" Ulmus americana (American elm)	$3,685.56
West - 1: 14" Malus spp (Crabapple)	$0.00
SWC - 1: 19" Gleditsia triacanthos (common honeylocust)	$1,592.28
TREE TOTAL:	$15,951.68

TREE REPLACEMENT

QUANTITY	TREE SPECIES	SIZE	VALUE
			$0.00
			$0.00
		REPLACEMENT TOTAL:	$0.00

REMOVAL TOTAL:	$15,951.68
REPLACEMENT TOTAL	$0.00

TOTAL RESITUTION DUE TO VILLAGE:	$15,951.68

PREPARED BY: Rob Sproule
Forestry Superintendent

DEPT: FORESTRY DIVISION

Village of Oak Park
Tree Appraisal Form
Pre-Construction Tree Value

Appraiser:	Robert Sproule	**Address:**	835 Lake
	Forestry Superintendent	**Tree Number:**	Private 1
Date:	8/29/2020	**Tree Location:**	NWC - 1

Field Observations

Species:	Gleditsia triacanthos (common honeylocust)

Condition Rating

Factor	Structure	Health	
Roots	2	2	
Trunk	3	3	
Scaffold Branches	3	3	
Small Branches and Twigs	*	3	
Foliage and/or Buds	*	3	
		Condition %:	68.75%

Trunk Diameter (in)	25	

Location Rating

Site %	50.00%		
Contribution%	80.00%		
Placement %	30.00%		
		Location %:	53.33%

Illinois Arborist Association (IAA) Provided Information

Species Rating	30%
Installed Tree Cost	$400.00
Unit Tree Cost	$71/sq. in.

Calculations by Appraiser using Field and IAA Information

Appraised Trunk Area (sq. in.)	490.625		
Basic Tree Cost	$34,311.38		
		Appraised Value:	$3,774.25

Appraised Tree Values are based on Replacement Cost - Trunk Formula Method from the Council of Tree and Landscape Appraisers *Guide for Plant Appraisal* , 9th Edition (International Society of Arboriculture, 2000)

Village of Oak Park
Tree Appraisal Form
Pre-Construction Tree Value

Appraiser:	Robert Sproule	**Address:**	835 Lake St.
	Forestry Superintendent	**Tree Number:**	Private 2
Date:	9/16/2020	**Tree Location:**	NWC - 2

Field Observations

Species:	Acer platanoides (Crimson King Norway Maple)

Condition Rating

Factor	Structure	Health	
Roots	2	3	
Trunk	2	3	
Scaffold Branches	2	3	
Small Branches and Twigs	*	3	
Foliage and/or Buds	*	3	
		Condition %:	65.63%

Trunk Diameter (in)	17		

Location Rating

Site %	50.00%		
Contribution%	80.00%		
Placement %	40.00%		
		Location %:	56.67%

Illinois Arborist Association (IAA) Provided Information

Species Rating	60%
Installed Tree Cost	$400.00
Unit Tree Cost	$71/sq. in.

Calculations by Appraiser using Field and IAA Information

Appraised Trunk Area (sq. in.)	226.865		
Basic Tree Cost	$15,584.42		
		Appraised Value:	$3,477.27

Appraised Tree Values are based on Replacement Cost - Trunk Formula Method from the Council of Tree and Landscape Appraisers *Guide for Plant Appraisal* , 9th Edition (International Society of Arboriculture, 2000)

Village of Oak Park
Tree Appraisal Form
Pre-Construction Tree Value

Appraiser:	Robert Sproule	**Address:**	835 Lake
	Forestry Superintendent	**Tree Number:**	Private 3
Date:	8/29/2020	**Tree Location:**	NEC - 1

Field Observations

Species:	Gleditsia triacanthos (common honeylocust)

Condition Rating

Factor	Structure	Health	
Roots	2	3	
Trunk	3	3	
Scaffold Branches	3	3	
Small Branches and Twigs	*	3	
Foliage and/or Buds	*	3	
		Condition %:	71.88%

Trunk Diameter (in)	22	

Location Rating

Site %	50.00%		
Contribution%	80.00%		
Placement %	50.00%		
		Location %:	60.00%

Illinois Arborist Association (IAA) Provided Information

Species Rating	30%
Installed Tree Cost	$400.00
Unit Tree Cost	$71/sq. in.

Calculations by Appraiser using Field and IAA Information

Appraised Trunk Area (sq. in.)	379.94		
Basic Tree Cost	$26,452.74		
		Appraised Value:	$3,422.32

Appraised Tree Values are based on Replacement Cost - Trunk Formula Method from the Council of Tree and Landscape Appraisers *Guide for Plant Appraisal* , 9th Edition (International Society of Arboriculture, 2000)

Village of Oak Park
Tree Appraisal Form
Pre-Construction Tree Value

Appraiser:	Robert Sproule	**Address:**	835 Lake St
	Forestry Superintendent	**Tree Number:**	Private -4
Date:	8/29/2020	**Tree Location:**	East - 1

Field Observations

Species:	Ulmus americana (American elm)

Condition Rating

Factor	Structure	Health	
Roots	2	2	
Trunk	3	3	
Scaffold Branches	2	3	
Small Branches and Twigs	*	3	
Foliage and/or Buds	*	3	
		Condition %:	65.63%

Trunk Diameter (in)	33	

Location Rating

Site %	50.00%		
Contribution%	80.00%		
Placement %	10.00%		
		Location %:	46.67%

Illinois Arborist Association (IAA) Provided Information

Species Rating	20%
Installed Tree Cost	$400.00
Unit Tree Cost	$71/sq. in.

Calculations by Appraiser using Field and IAA Information

Appraised Trunk Area (sq. in.)	854.865		
Basic Tree Cost	$60,172.42		
		Appraised Value:	$3,685.56

Appraised Tree Values are based on Replacement Cost - Trunk Formula Method from the Council of Tree and Landscape Appraisers *Guide for Plant Appraisal* , 9th Edition (International Society of Arboriculture, 2000)

Village of Oak Park
Tree Appraisal Form
Pre-Construction Tree Value

Appraiser:	Robert Sproule	**Address:**	835 Lake
	Forestry Superintendent	**Tree Number:**	Private 5
Date:	8/29/2020	**Tree Location:**	SWC - 1

Field Observations

Species:	Gleditsia triacanthos (common honeylocust)

Condition Rating

Factor	Structure	Health	
Roots	2	2	
Trunk	3	3	
Scaffold Branches	2	2	
Small Branches and Twigs	*	3	
Foliage and/or Buds	*	3	
		Condition %:	62.50%

Trunk Diameter (in)	19	

Location Rating

Site %	50.00%		
Contribution%	80.00%		
Placement %	0.00%		
		Location %:	43.33%

Illinois Arborist Association (IAA) Provided Information

Species Rating	30%
Installed Tree Cost	$400.00
Unit Tree Cost	$71/sq. in.

Calculations by Appraiser using Field and IAA Information

Appraised Trunk Area (sq. in.)	283.385		
Basic Tree Cost	$19,597.34		
		Appraised Value:	$1,592.28

Appraised Tree Values are based on Replacement Cost - Trunk Formula Method from the Council of Tree and Landscape Appraisers *Guide for Plant Appraisal* , 9th Edition (International Society of Arboriculture, 2000)

EXHIBIT Y

Historic Preservation Commission Advisory Review Letter

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(refer to following pages for exhibit information)

Oak Park 123 Madison Street, Oak Park, Illinois 60302

October 15, 2020

Re: **Advisory Review – 835 Lake Street**

Dear Applicant:

The proposed new building at 835 Lake Street was reviewed at the Historic Preservation Commission meeting on October 8, 2020. As the project does not necessitate the demolition of historic materials, this review is advisory only. The Architectural Review Guidelines recommend the following for new buildings in the historic districts:

Architectural Review Guidelines – New Building Policy

1. A new building in a historic district must be compatible with the size, scale, set-back, massing, material, and character of the buildings which surround it on the same and adjacent blocks (the zone of influence for new buildings is six blocks -- the block on which the building is proposed to be built, the two adjacent blocks on the same side of the street, and the three opposing blocks on the other side of the same street).
2. A new building shall not change the historic character of the other buildings which surround it on the same and adjacent blocks.
3. A new building shall have its front entrance facing the same direction as the majority of buildings on the same block, unless it can be shown that compatibility with adjacent buildings can be achieved better through a different orientation.
4. A new building built in a historic district shall be compatible but visually distinct from other buildings which surround it on the same and adjacent blocks.

Commissioners had the following additional comments:

- The scale, height, horizontal elements, materials, and overall setback, were found to be generally appropriate and compatible with the historic district.
- Massing: The massing was noted as large in comparison to the neighboring buildings, which are much daintier and have a delicacy of architectural style.
- Shadows: It was felt the issue of shadows on Unity Temple has been appropriately addressed. Concern was expressed that the new building will, however, have an impact on the sunlight for the building to the east, but this will improve by the greater setback proposed.
- Color palette: It was recommended that a change in color palette be considered to better reflect the adjacent buildings. This was brought up in public comments and reiterated by the

Commission. It was, however, noted that the current design does incorporate several different colors and materials.
- Windows: Concern was expressed about the amount of glass and potential glare. The window frames were noted as bold and chaotic.
- Impacts: Commissioners felt the applicant appropriately addressed potential impacts.
- Features like solar panels and roof gardens were encouraged as they continue Oak Park's history of progressive architecture.

This letter will be kept on file at the Village as documentation of your Advisory Review. When received, your permit will be approved for Historic Review. If you have any questions, please contact Susie Trexler at strexler@oak-park.us or (708) 358-5443.

Sincerely,

Susie C. Trexler

Urban Planner
Historic Preservation
Village of Oak Park, Illinois
Direct Line: (708) 358-5443
Website: www.oak-park.us

List of Attachments

Plat of Surveys

- 835 Lake Street
- 835 Lake Street - Details
- 822 North Blvd

R.O.W. Dedications

- Plat of Dedication

END OF ATTACHMENTS

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

LOT 6 (EXCEPT THE EAST HALF THEREOF), ALL OF LOTS 7 AND 8 AND LOT 9 (EXCEPT THE WEST 15 FEET OF LOT 9) IN HOLLEY AND SMITH'S SUBDIVISION OF LOT 18 AND OF SUB LOTS 1 AND 2 IN SCOVILLE'S SUBDIVISION OF LOT 17 IN KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

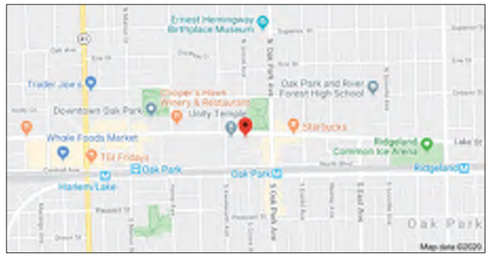
KNOWN AS: **835 LAKE STREET, OAK PARK, ILLINOIS**

PERMANENT INDEX NUMBERS:
16 - 07 - 129 - 013 - 0000
16 - 07 - 129 - 014 - 0000

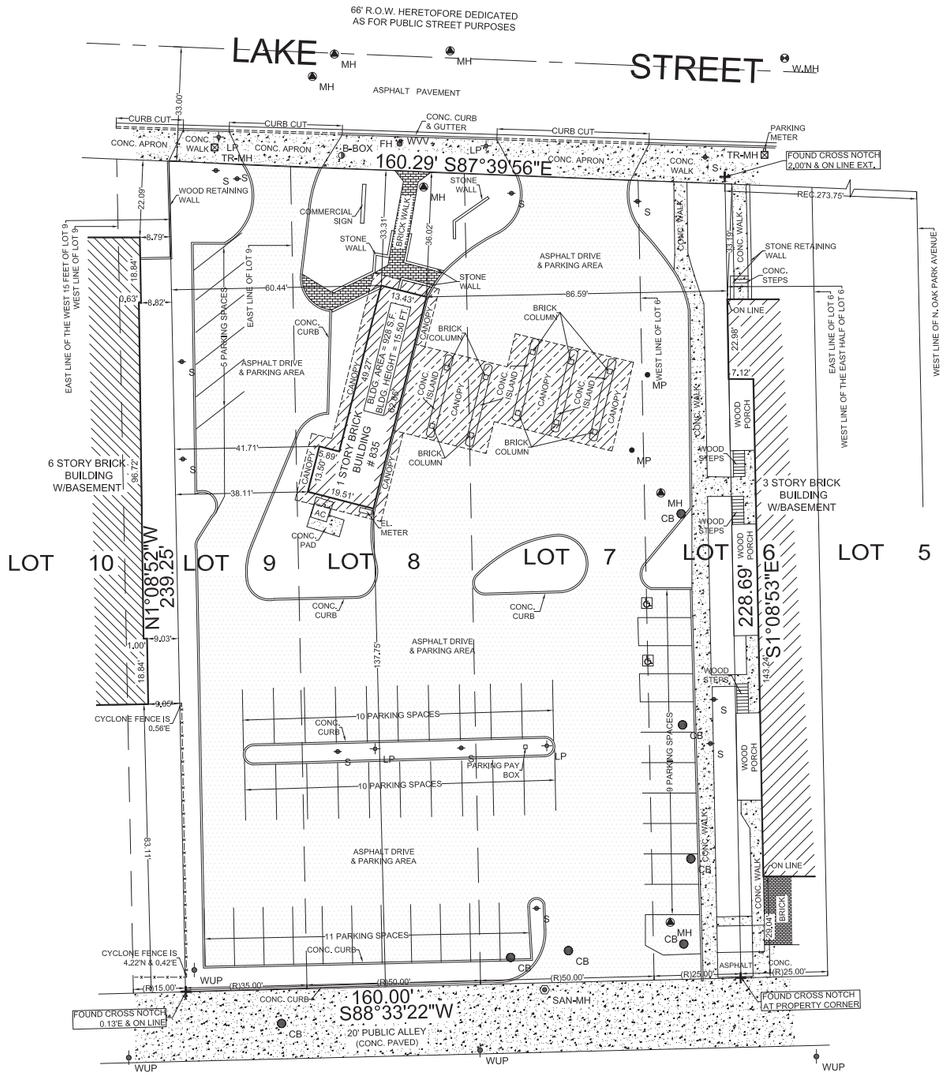
AREA = 37,435 SQ. FT. OR 0.859 ACRES

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

LOCATION MAP



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	43
HANDICAP	2
TOTAL	45



LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
B-BOX	B-BOX
FH	FIRE HYDRANT
TR-L	TRAFFIC LIGHT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
GV	GAS VALVE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
S	SIGN
MP	METAL GUARD POST
	HANDICAPPED PARKING SPACE
(R)	RECORD DATA

THE VILLAGE OF OAK PARK
123 MADISON ST, OAK PARK, IL 60302
PHONE: (703) 383-6400

ZONING REQUIREMENTS:

R-7 MULTI-FAMILY RESIDENTIAL DISTRICT

BUILDING HEIGHT.
45'
NON-RESIDENTIAL: 45' BUT MAY GO TO 55' IF BUILDING SET BACK 1 ADDITIONAL FOOT FROM EACH REQUIRED SETBACK FOR EACH ADDITIONAL 2 FEET OF BUILDING HEIGHT ABOVE 45'

MINIMUM FRONT SETBACK.
15 FT.

MINIMUM INTERIOR SIDE SETBACK.
LOTS 50' OR LESS IN WIDTH: 5' LOTS GREATER THAN 50' IN WIDTH: 10% OF LOT WIDTH, OR 10', WHICHEVER IS LESS

MINIMUM REAR SETBACK.
25' OR 20% OF LOT DEPTH, WHICHEVER IS LESS.

PARKING REQUIREMENTS
1 PER 500SF GFA

NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **LAKE STREET** AND **20' PUBLIC ALLEY.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- ITEM # 9 FROM TABLE A
THERE ARE 45 STRIPED PARKING SPACES ON THE PROPERTY.

- ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- ITEM # 20 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: **NCS-988056-3-CHI2**
COMMITMENT DATE: **OCTOBER 25, 2019**

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

PART ONE:

ITEMS 1 - 6.
NOT SURVEY RELATED.

PART ONE:

ITEMS 1 - 4.
NOT SURVEY RELATED.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO NORTH STAR TRUST COMPANY, AS SUCCESSOR TRUSTEE TO COLONIAL BANK & TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 14, 1987 AND KNOWN AS TRUST NO. 1250**

- **FIRST AMERICAN TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1),7(c), 8, 9, 10(a), 11(a), 14, 16 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 30, 2020.

DATE OF PLAT: JANUARY 31, 2020.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO IL

FLOOD STATEMENT:
THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD FLOODWAY BOUNDARY MAP," "FLOOD HAZARD BOUNDARY MAP" OR "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AS SHOWN ON FLOOD INSURANCE MAP:

COMMUNITY NUMBER PANEL: NON-PRINTED
MAP NUMBER: **17031C0395J**

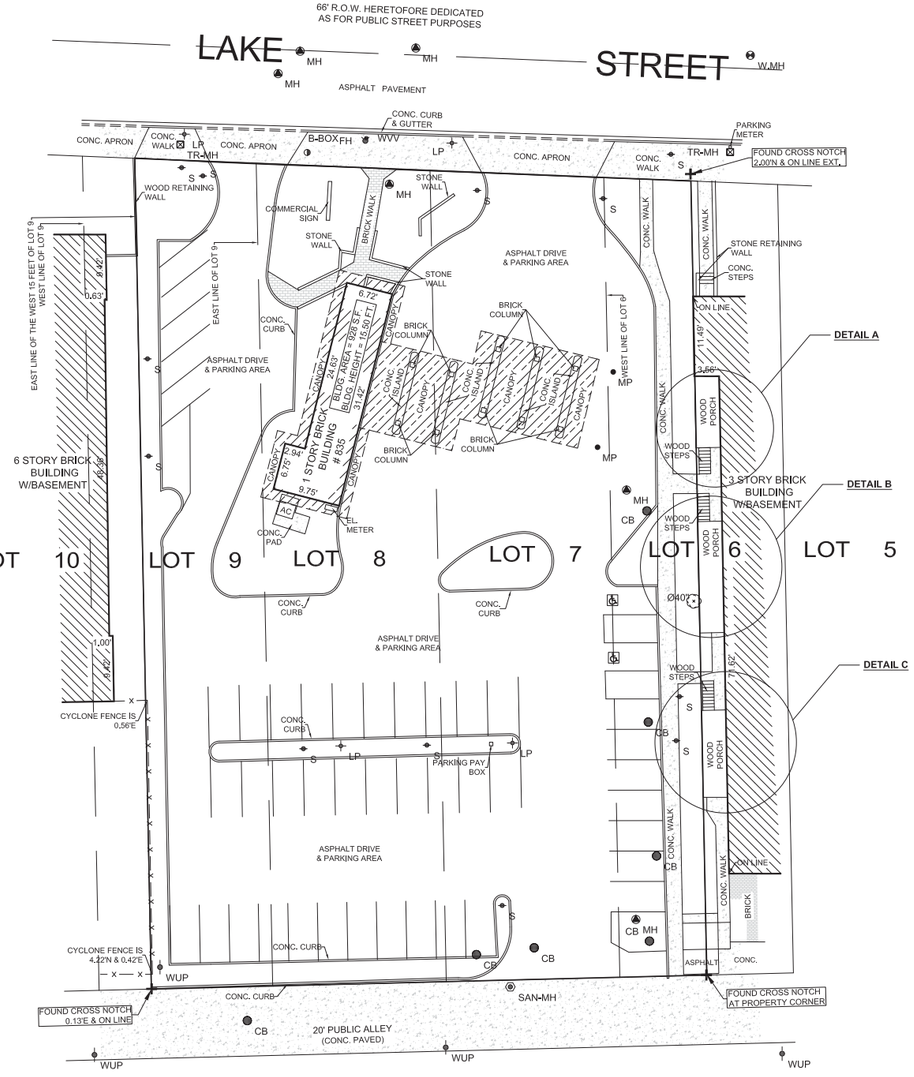
ORDERED BY: MICHIGAN AVENUE REAL ESTATE GROUP	
SCALE : 1" = 20'	
DATE : JANUARY 30, 2020	
FILE No.: 2019 - 27329	
DATE	REVISION

SKETCH
PORCH DETAILS

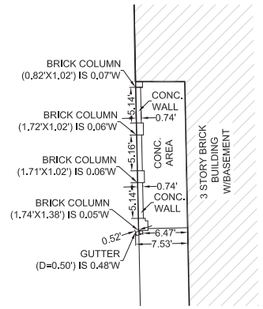
0' 10' 20' 50'

NOT TO SCALE

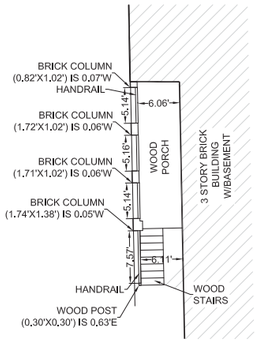
KNOWN AS: **835 LAKE STREET, OAK PARK, ILLINOIS**



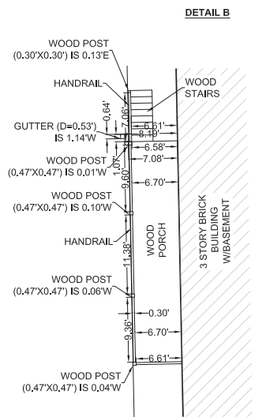
DETAIL A
GROUND FLOOR



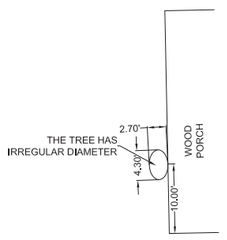
DETAIL A
1ST, 2ND AND 3RD FLOOR



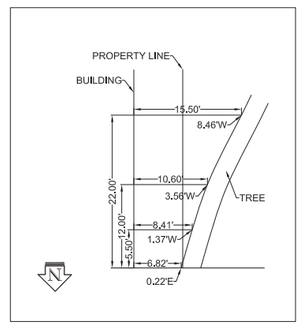
DETAIL B



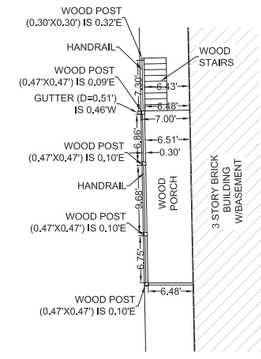
DETAIL B
TREE DIAMETER



DETAIL B
TREE POSITION



DETAIL C



ORDERED BY:
JCS ARCHITECT
SCALE : 1" = 10'
DATE : AUGUST 11, 2020
FILE No.:
2019 - 27329

PREPARED BY:

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA/NSPS LAND TITLE SURVEY

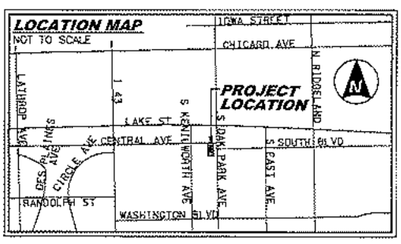
P.I.N.S:
16-07-129-020

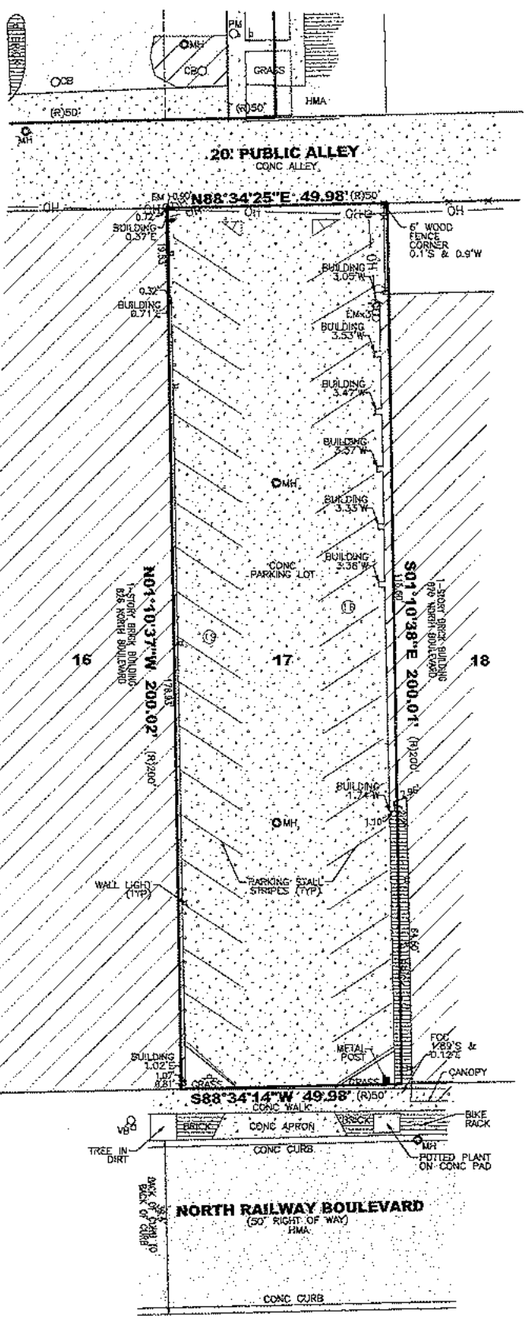
PROPERTY DESCRIPTION:
LOT 17 IN HOLLEY AND SMITHS SUBDIVISION OF LOT 18 AND LOTS 1 AND 2 IN J.W. SEVILLES SUBDIVISION OF LOT 17 IN KETTLESTRINGS SUBDIVISION OF LAND IN SOUTH EAST CORNER OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA:
PROPERTY CONTAINS 9,998 SQUARE FEET OR 0.229 ACRES MORE OR LESS

20 10 0 20
SCALE: 1" = 20'

LOCATION MAP
NOT TO SCALE





LEGEND:

- BOUNDARY LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SECTION LINE
- OH — OVERHEAD WIRE
- FENCE
- GUARDRAIL
- MANHOLE (STMH/SAMH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LHT)
- GROUND LIGHT (GLHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER
- SIGN
- MAILBOX (MB)
- ACU — AIR CONDITIONER UNIT
- CB= — CHORD BEARING
- CH= — CHORD LENGTH
- (D) — DEED
- EM — ELECTRIC METER
- FCC — FOUND CROSS CUT
- FIR — FOUND IRON ROD
- FIP — FOUND IRON PIPE
- PUDE — PUBLIC UTILITY & DRAINAGE EASEMENT
- DUE — DRAINAGE & UTILITY EASEMENT
- EORR — EMERGENCY OVERLAND RELEASE ROUTE
- GM — GAS METER
- L= — ARC LENGTH
- (M) — MEASURED
- R= — RADIUS
- (R) — RECORD
- RW — RETAINING WALL
- SAN — SANITARY
- SCC — SET CROSS CUT
- SIP — SET IRON PIPE
- SIR — SET IRON ROD
- SMN — SET MAG NAIL
- PM — PARKING METER
- ST — STORM
- STR — STRUCTURE
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
3. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
6. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
7. SURVEY IS BASED ON FIELD WORK COMPLETED ON 10-04-17.
8. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.
9. PROPERTY NOT MONUMENTED AT THIS TIME AT CLIENT'S REQUEST.

SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY _____ ORDER NUMBER _____ WITH AN EFFECTIVE DATE OF _____ AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
OR
THE LEGAL DESCRIPTION SHOWN HEREON IS FROM _____ RECORDED ON _____ AS DOCUMENT NUMBER _____. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS SURVEY. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
OR
NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS SURVEY. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
A. TITLE EXCEPTION _____ (TYPICALLY ALPHA ONLY). PROPERTY SUBJECT TO _____ SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
B. TITLE EXCEPTION _____. PROPERTY SUBJECT TO _____. UNPLOTTABLE. SEE DOCUMENT FOR PARTICULARS.
C. TITLE EXCEPTION _____. PROPERTY SUBJECT TO _____. UNPLOTTABLE -- BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
D. TITLE EXCEPTION _____. PROPERTY SUBJECT TO _____. UNPLOTTABLE -- DOCUMENT NOT LEGIBLE. SEE DOCUMENT FOR PARTICULARS.
E. TITLE EXCEPTION _____. PROPERTY SUBJECT TO _____. APPROXIMATE LOCATION SHOWN HEREON -- DOCUMENT NOT LEGIBLE. SEE DOCUMENT FOR PARTICULARS.
F. TITLE EXCEPTION _____. PROPERTY NOT SUBJECT TO _____. UNPLOTTABLE -- NOT WITHIN OR ADJACENT TO THE HEREON DESCRIBED PROPERTY. SEE DOCUMENT FOR PARTICULARS.

2. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.

3. TABLE "A", ITEM 2. ADDRESS FOR THE SURVEYED PROPERTY IS SHOWN HEREON

4. TABLE "A", ITEM 3. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C0395J, WITH AN EFFECTIVE DATE OF 08-19-2008. SUBJECT TO MAP INTERPRETATION AND SCALING.

5. TABLE "A", ITEM 4. GROSS LAND AREA OF THE PROPERTY IS SHOWN HEREON.

6. TABLE "A", ITEM 7(c). BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.

7. TABLE "A", ITEM 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

8. TABLE "A", ITEM 9. THE TOTAL NUMBER OF VISIBLY STRIPED OR MARKED PARKING STALLS WITHIN THE HEREON DESCRIBED PROPERTY IS 37, WHICH INCLUDES 0 HANDICAPPED STALLS.

TABLE A OPTIONS
(CHECKED IF INCLUDED)

1. ___ MONUMENTATION
2. ✓ ADDRESS(ES)
3. ✓ FLOOD ZONE
4. ✓ LAND AREAS
5. ___ VERTICAL RELIEF
6.(a) ___ ZONING REPORT SETBACK REQUIREMENT TABLE
(b) ___ ZONING REPORT SETBACK REQUIREMENT GRAPHICS
7.(a) ✓ BUILDING DIMENSIONS
(b)(1) ___ BUILDING AREAS(EXTERIOR FOOTPRINTS)
(b)(2) ___ OTHER BUILDING AREAS
(c) ___ BUILDING HEIGHT
8. ✓ VISIBLE IMPROVEMENTS
9. ✓ PARKING STRIPING
10.(a) ___ DETERMINATION OF PARTY WALLS
(b) ___ DETERMINATION OF PARTY WALLS(PLUMB)
11. ___ UTILITIES OBSERVED EVIDENCE W/PLANS & MARKINGS
12. ___ GOVERNMENTAL AGENCY REQUIREMENTS
13. ___ NAMES OF ADJOINING OWNERS
14. ___ DISTANCE TO NEAREST INTERSECTING STREET
15. ___ RECTIFIED ORTHOPHOTOGRAPHY
16. ___ EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
17. ___ CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
18. ___ LOCATION OF WETLANDS(DELINEATED BY OTHERS)
19. ___ INCLUDE PLOTTABLE OFFSITE EASEMENTS
20. ___ PROFESSIONAL LIABILITY INSURANCE
21. ___ _____

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

-- WS PARTNERS
--

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10-05-17.
DATE OF PLAT OR MAP: XX-XX-XX.

MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694.

MICHAEL F. O'CONNOR
EMAIL: moconnor@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002592
LICENSE EXPIRES: NOVEMBER 30, 2018

CLIENT:

WS PARTNERS
3611 KEDZIE AVENUE
CHICAGO, IL 60618

ALTA/NSPS LAND TITLE SURVEY
822 NORTH BOULEVARD
OAK PARK, ILLINOIS

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY

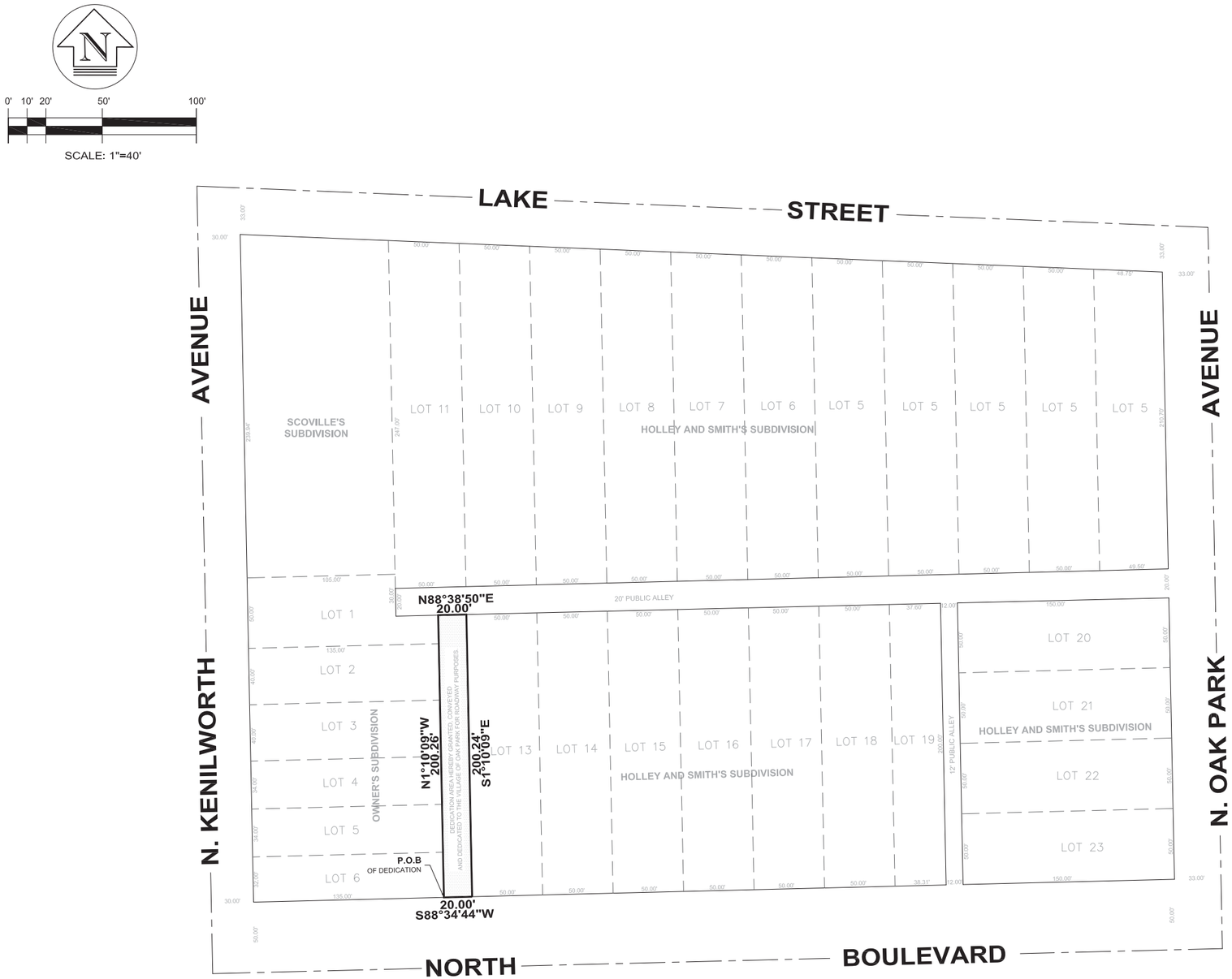
DESIGNED	
DRAWN	KMF
APPROVED	MFO
DATE	10-06-17
SCALE	1"=20'

SHEET 1 OF 1
PROJECT NUMBER: 3352

ILLINOIS FIRM LICENSE 184-002694

10/13/2017 4:16:47 PM
N:\3352\Survey\Existing\3352-ALTA_North.pit

PLAT OF DEDICATION



LEGAL DESCRIPTION OF LAND HEREBY DEDICATED, CONVEYED AND GRANTED:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 135.00 FEET EAST OF WHERE THE EAST LINE OF N. KENILWORTH AVENUE INTERSECTS THE NORTH LINE OF NORTH BOULEVARD AND RUNNING THENCE NORTH 01 DEGREE 10 MINUTES 09 SECONDS WEST, A DISTANCE OF 200.26 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 01 DEGREE 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 200.24 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF NORTH BOULEVARD; THENCE SOUTH 88 DEGREES 34 MINUTES 44 SECONDS WEST, ALONG THE THE NORTH RIGHT-OF-WAY LINE OF NORTH BOULEVARD, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

AREA = 4,005 SQ. FT. OR 0.092 ACRE MORE OR LESS.

AFFECTED PERMANENT INDEX NUMBER:
16 - 07 - 129 - 030 - 0000

NOTE:
LEGAL DESCRIPTION PREPARED BY
UNITED SURVEY SERVICE, LLC

PROJECT No.:	2020-27329-1
ISSUE DATE:	08/24/20
SCALE:	1"=40'
SHEET NUMBER	1 OF 2

PLAT PREPARED FOR:
MICHIGAN AVENUE
REAL ESTATE GROUP
1259 WEST MADISON STREET
CHICAGO, IL 60607

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

NOTE:
BASIS OF BEARINGS
THE (COORDINATES AND) BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATES

LEGEND

LOT - EXISTING LOT NUMBER

DEDICATION AREA HEREBY GRANTED, CONVEYED AND DEDICATED TO THE VILLAGE OF OAK PARK FOR ROADWAY PURPOSES.

PLAT OF DEDICATION

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE PLAT HEREON DRAWN AND DOES HEREBY GRANT, CONVEYED AND DEDICATE TO THE VILLAGE OF OAK PARK, ILLINOIS FOR PUBLIC ROAD PURPOSES.

DATED THIS _____DAY OF_____,A.D. 20__.

BY: _____

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____, A.D. 20____.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

MORTGAGEE'S CERTIFICATE:

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, AS HOLDER OF THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT DATED _____ AND RECORDED IN _____ AS DOCUMENT NO. _____ WHICH ENCUMBERS THE PROPERTY SHOWN HEREON, HEREBY ACKNOWLEDGES AND CONSENTS TO THE SUBDIVISION OF THE SUBJECT PROPERTY AS SET FORTH HEREON.

DATED THIS _____DAY OF_____,A.D. 20____.

_____ _____
BY: (TITLE)

_____ _____
ATTEST BY: (TITLE)

NOTARY CERTIFICATE:

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
_____ , _____ (JOB TITLE)
OF_____ (LENDING INSTITUTION NAME),
AND _____ , _____ (JOB TITLE) OF
_____(LENDING INSTITUTION NAME),
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAM ES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH _____ (JOB TITLE) AND _____ (JOB TITLE), RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED OF SAID _____ (LENDING INSTITUTION NAME), AS MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF _____, A.D. 20____.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

VILLAGE BOARD CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF OAK PARK, ILLINOIS AT A MEETING HELD.

THIS____ DAY _____,A.D. 20___.

BY:_____
PRESIDENT

_____
PRINTED NAME

BY:_____
ATTEST CLERK

_____
PRINTED NAME

VILLAGE CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, VILLAGE CLERK FOR THE VILLAGE OF OAK PARK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTRUMENT THEREOF THAT HAS BEEN APPORTIONED AGAINST THE LAND INCLUDED IN THIS PLAT OF DEDICATION.

DATED AT OAK PARK, COOK COUNTY ILLINOIS.

THIS____ DAY _____,A.D. 20___.

BY:_____
VILLAGE CLERK

_____
PRINTED NAME

LEGAL DESCRIPTION OF LAND HEREBY DEDICATED, CONVEYED AND GRANTED:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 135.00 FEET EAST OF WHERE THE EAST LINE OF N. KENILWORTH AVENUE INTERSECTS THE NORTH LINE OF NORTH BOULEVARD AND RUNNING THENCE NORTH 01 DEGREE 10 MINUTES 09 SECONDS WEST, A DISTANCE OF 200.26 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 01 DEGREE 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 200.24 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF NORTH BOULEVARD; THENCE SOUTH 88 DEGREES 34 MINUTES 44 SECONDS WEST, ALONG THE THE NORTH RIGHT-OF-WAY LINE OF NORTH BOULEVARD, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

AREA = 4,005 SQ. FT. OR 0.092 ACRE MORE OR LESS.

AFFECTED PERMANENT INDEX NUMBER:
16 - 07 - 129 - 030 - 0000

NOTE:
LEGAL DESCRIPTION PREPARED BY
UNITED SURVEY SERVICE, LLC

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, COUNTY CLERK FOR COOK COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I FOUND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAXES AGAINST ANY OF THE PROPERTY INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS____ DAY _____,A.D. 20___.

BY:_____
COUNTY CLERK

_____
PRINTED NAME

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35-2290 HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, FROM SURVEYS AND OFFICIAL RECORDS, FOR THE USE AND PURPOSES HEREIN SET FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREON CAPTIONED PROPERTY.

DATED AT RIVER FOREST, ILLINOIS, THIS 24TTH DAY OF AUGUST, A.D. 2020.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

PROJECT No.:	2020-27329-1
ISSUE DATE:	08/24/20
SCALE:	1"=40'
SHEET NUMBER	2 OF 2

PLAT PREPARED FOR:
MICHIGAN AVENUE
REAL ESTATE GROUP
1259 WEST MADISON STREET
CHICAGO, IL 60607

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

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