THE COMMUNITY BUILDERS

801 S. Oak Park Ave

Submission to

The Village of Oak Park

Regarding

Planned Development
Application

Identification No: PC 18-07

August 17, 2018

Oak Park I Housing Owner LLC,
An Illinois Limited Liability Company

THE COMMUNITY BUILDERS

TABLE OF CONTENTS

Note: All contents listed below are organized by bookmarks within this PDF document

8. DEVELOPMENT DRAWINGS

A. SITE PLAN
B. LANDSCAPE PLAN
C. ENGINEERING UTILITY PLAN
D. Exterior Lighting Plan
E. Floor Plans
F. Building Elevations
G. Building Perspectives
H. Streetscape Elevations
I. Shadow Study
J. Sign Elevations
K. Construction Logistics Plan
L. Project Schedule
M. Draft Plat of Easement for Canopy Areas

9. MODEL **NOT APPLICABLE**

10. RESPONSIBILITY TO RECORD

11. PROPERTY OWNER NOTICES

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 : 801 S. Oak Park Ave

Address/Location of Property in Question: 801 S. Oak Park Ave, Oak Park IL

Property Identification Number(s)(PIN): 16-18-135-021-0000

Name of Property Owner(s): Community Bank of Oak Park River Forest

Address of Property Owner(s): 1001 Lake Street, Oak Park, IL 60301

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

_____

Name of Applicant(s): Oak Park I Housing Owner, LLC, an Illinois Limited Liability Company

Applicant's Address: 135 S. LaSalle Street, Suite 3350. Chicago, IL 60603

Applicant's Phone Number: Office 312-577-5264 E-Mail kalbinson@tcbinc.org

Other: _____

Project Contact: (if Different than Applicant) _____

Contact's Address: _____

Contact's Phone Number: Office _____ E-Mail _____

Other: _____

Property Interest of Applicant: _____Owner _____Legal Representative __X__Contract Purchaser _____Other

(Describe): The applicant has a fully executed Option Agreement as of 2/16/2018.

Existing Zoning: NC **Describe Proposal**: _____

801 S. Oak Park Ave. represents a $15 million dollar investment by The Community Builders, Inc. for the comprehensive redevelopment of a 12,500 sf. vacant site. The transit-oriented development will consist of 37 units of high quality rental apartments including two live-work units, 23 parking spaces, resident community amenity space, along with approximately 1,000 sf. of commercial retail space. The design will provide high quality affordable housing at an excellent location for Oak Park's lower-income workforce (individuals earning between minimum wage and approximately $17 per hour), and is structured to be an asset to the community.

Proposed Planned Development Type:

☐ Residential PD ☐ Non-Residential PD ☒ Mixed Use PD

Size of Parcel (from Plat of Survey): 12,500 Square Feet

Adjacent:	**Zoning Districts**	**Land Uses**
To the North:	R-3-35	Single Family
To the South:	NC	Neighborhood Commercial
To the East:	NC	Neighborhood Commericial
To the West:	R-3-35	Single Family

How the property in question is currently improved?

☐ Residential ☐ Non-Residential ☐ Mixed Use ☒ OTHER: Property is currently vacant

Describe Improvement: _____

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? _____Yes X No

If *Yes*, how? _____

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

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

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

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

See attached.

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;

See Attached

Oak Park I Housing Owner LLC,
An Illinois Limited Liability Company

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

ARTICLE 5. COMMERCIAL DISTRICTS

Table 5-1 Neighborhood Commercial (NC) District has a MLA Standard of 750 sf. per Dwelling Unit under Mixed-Use, and a Maximum Height of 45 Feet. Based on our 12,500 sf. site, we are allowed 16 Units and we are requesting for 37 Units (including the Live / Work) plus a Commercial Suite. We are requesting for a 48'-0" Top of Structure Building Height, or 3 feet above the allowable Maximum Height in NC District.

ARTICLE 10. OFF-STREET PARKING & LOADING

Table 10-2 Multi-Family Dwelling has a 1 per Dwelling Unit Requirement. We are requesting for 23 (including the ADA Space) for the 37 Units which is at a 62% or a .62 Ratio.

Section 10.6 Bicycle Parking Standards (C) Location: Eight (8) of the ten (10) required "Long-Term Spaces" or "protected spaces" located inside the building will be provided. The remaining two (2) will be located outside of the building.

ARTICLE 11. LANDSCAPE

11.8 BUFFER YARDS requires 7 Feet at Interior Side Setback, and for Lots over 90 Feet in Depth. We're requesting 4'-6" at the Northwest corner, and zero interior buffer yard setback from the loading space to the Southwest corner.

SUMMARY OF REQUESTED RELIEFS:

1. Total No. of Units of 37 exceeds MLA Allowance of 16.
2. Total Building Height of 48'-0" exceeds NC District Maximum of 45'-0".
3. Total No. of Parking of 23 less than NC Requirement of 37. 20% (4.6 or 5) are designated as "Compact Car Only" Spaces.
4. Buffer Yards Requirement of 7'-0" is reduced to 4'-6" at the Northwest and none at the remaining.
5. Eight (8) of the ten (10) required long term spaces or protected spaces located inside the building will be provided. The remaining (2) will be located outside the building.

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;

801 S. Oak Park Ave will strengthen and complete S. Oak Park Ave by replacing a vacant lot with a mixed-use development that complements existing retail, supports small business entrepreneurs, and adds much needed affordable housing to the Village. The development significantly advances the Envision Oak Park Comprehensive Plan by making transit-oriented housing more accessible to a mix of

incomes. Our proposed development integrates affordable housing in a community near quality jobs and public transportation as outlined in the Plan. 801 S. Oak Park Ave. fulfills the Plan's goal of developing this specific site as a transit area housing development opportunity to serve as a mixed-use gateway into Oak Park's Commercial District. Further, the extra units requested are to provide more affordable housing for the Village, and are also in keeping with Planned Development Standards 2a. Compensating Benefits. The additional height requested is to provide for full 9'-0" Floor-to-Ceiling Heights inside the units which adds to quality of life for the residents as well as upholds the high standard of design that Oak Park is known for. Since this is a TOD project, the reduced number of Parking Spaces can be further explained via the Parking Study. Per Table 5-1, we are providing a full 10'-0" Building Setback at the Alley. Although there will be less than the required Buffer of 7 feet at the Alley, we are proposing a new parkway and trees along Van Buren Street which is considered a Village improvement.

We believe that the intent of development and relief requests do not have any negative impact to the Village Ordinance or Comprehensive Plan.

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

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

William Woodley
(Printed Name) Applicant

(Signature) Applicant — Date 8/15/18

Community Bank Oak Park River Forest
(Printed Name) Owner

(Signature) Owner — Date 8/13/18

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
13th DAY OF August 2018

OFFICIAL SEAL
MARY ELLEN HANRAHAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 02/02/2021

Mary Ellen Hanrahan
(Notary Public)

Updated September 2017

Oak Park I Housing Owner LLC,
An Illinois Limited Liability Company

THE COMMUNITY BUILDERS

Narrative

Project Intent

Consistent throughout the planning and public review process, a central purpose of 801 S. Oak Park Ave (aka TCB Oak Park I) has been S. Oak Park Ave and Van Buren, resulting in an attractive, welcoming, and complementary mixed-use development that would contribute to economic activity and social interaction. The site is particularly well suited for transit oriented development (TOD) and serves as a transition between the commercial corridor to the south and the residential fabric to the north. The project includes a significant expansion of residential opportunity to working individuals making minimum wage up to $17 per hour which advances the implementation of Envision Oak Park to provide highly demanded TOD affordable housing. 801 S Oak Park Ave represents an opportunity to enhance Oak Park's South Town area, creating an even more vibrant shopping, business and dining destination that will be an asset to Village residents.

The developer and architect team hosted two neighborhood meetings on May 29, 2018 and July 12, 2018 to gather feedback and continue communication to ensure the project represented the community's vision. During the course of those meetings, matters such as parking, traffic, and design impacts were discussed. As a result, the development team thoughtfully considered the input from the community as the design has advanced.

The package herein presented to the Village Council is a result of continued communication with the community, Village of Oak Park, and the development and consultant team.

Project Description

801 S. Oak Park Ave represents a $15 million dollar investment by The Community Builders, Inc. ("TCB") for the comprehensive redevelopment of a 12,500 square foot site located in one of Oak Park's strongest neighborhoods. This Transit Oriented Development (TOD) will consist of 37 units of high quality rental apartments including two live-work units, 23 parking spaces, resident community amenity space, along with approximately 1,000 square feet of commercial retail space. The design will provide high quality affordable housing at an excellent location for Oak Park's lower-income workforce (individuals earning between minimum wage and approximately $17 per hour), and is structured to be an asset to the entire community. The proposed development will be a signature building on a key community retail block in one of Oak Park's most vibrant neighborhoods and TOD gateways. The site is surrounded by rich amenities and retail including recreation, educational options, restaurants, and a grocery store.

The ground floor of 801 S. Oak Park Ave will provide approximately 1,000 square feet of retail along with 2 live-work units, one of which will be designated for unrestricted rents (i.e., market rate) and the other will have rents restricted to 60% of the Area Median Income (AMI). The upper three floors will provide 35 apartments at affordable rents for a mix of incomes, approximately 26 units for households eaning 60% of Area Median Income (AMI) and 9 units for households earing 30% of AMI. Approximately 6 of the 9 30% AMI units would be designated as Statewide Referral Network (SRN) units. Various forms of subsidy are being considered for the development and the quantity of units designated for the income tiering may be modified. The project is designed to serve small households and will consist of 3 studios, 32 1-bedroom apartments (including the live-work units), and 2 2-bedrooms.

Project Benefits

1. **Community-oriented retail and live-work units serving the neighborhood and the Village of Oak Park**
    a. Replaces a vacant lot on an important block with mixed-use community retail
    b. Retail will complement and strengthen existing businesses on the block
    c. 2 ground floor live-work units will provide affordable space for artist or other entrepreneurs while helping to further activate this corner location

2. **Provides high quality transit-oriented apartments for working individuals earning up to $17/hour.**
    a. The primary target market is Oak Park's lower-income work-force employed in retail, food, and service industries.
    b. 1 live-work unit is restricted to 60% AMI and the other has no income restriction.
    c. 6 units are reserved for disabled individuals ready for independent living (SRN units)

3. **Strengthens Oak Park as a vibrant and inclusive community**
    a. High quality mixed-use building strengthens the rest of the block and surrounding community
    b. Significantly advances Oak Park's Comprehensive Plan, "Envision Oak Park", by making transit-oriented housing more accessible to a mix of incomes
    c. Pays over $1 million in property taxes over 20 years.

Zoning Ordinance Relief Request

The development is requesting zoning ordinance relief for the following items:

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Compensating Benefits

The following analysis outlines positive attributes and public benefits and clarifies the implications of granting the requested relief.

a. Public Right of Way- Improvement such as; removing and replacing existing curb cuts/driveway aprons with sidewalk and curbs, street repair, and parking space striping. Additionally, the installation of parkway trees and tree grates as well as alley improvements will occur with the development of the project.

b. Traffic and Parking- The development will also provide additional crosswalk safety signage and crosswalk curb bump-outs at the southwest and southeast corner of S. Oak Park Ave and Van Buren St to reduce the amount of crosswalk travel distance for pedestrians crossing S. Oak Park Ave.

c. Community Amenities- The development provides a community room and outdoor community space for residents to congregate. The development does not provide pedestrian facilities.

d. Preservation of Existing Environmental Features- The project site is currently a vacant lot, where previously a gas station existed. The proposed project does not preserve existing environmental features.

e. Preservation of historic features- The currently vacant project site does not have historic features, thus, the proposed development does not preserve historic features.

f. Open space/Recreational Amenities- The proposed development plans for two community spaces for residents to congregate: an outdoor terrace and indoor community room on the top level of the building.

g. Reduction of impervious surface- The proposed development will not reduce impervious surface below the threshold set forth by the Village of Oak Park.

h. Adaptive reuse of existing buildings- The project site is currently vacant, where previously a gas station existed. Therefore, the proposed new construction development does not include the adaptive reuse of an existing building.

i. Provision of public car and/or bike share facilities- The proposed development does not provide public car and/or bike share facilities

j. Affordable housing set-asides- The extra density we are requesting is to provide affordable housing for the Village, and is also in keeping with Planned Development Standards 2a.h: Affordable housing set-asides. Additionally, the Envision Oak Park comprehensive plan specifically requests TOD affordable housing due to current lack of supply and unmet demand of affordable housing in Oak Park. Since this is a TOD project, the reduced number of parking spaces are in-line with typical TOD developments. The reduced parking can be further explained via the parking study.

Village Improvements

Public Right of Way- We are proposing a new parkway and trees along Van Buren Street which can be considered a Village improvement per Planned Development Standards 2b in the Zoning Ordinance. Additional improvements include removing and replacing existing curb cuts/driveway aprons with sidewalk and curbs, street repair, and parking space striping. Additionally, the installation of parkway trees and tree grates as well as alley improvements will occur with the development of the project.

Traffic and Parking- In conjunction with the Village and to improve pedestrian safety at the intersection of S. Oak Park Ave and Van Buren St, the development will be installing a bump-out of the curb at the southwest corner of the intersection to shorten the crossing distance for pedestrians crossing Oak Park Ave. The Village will complete the corresponding bump-out on the east side of the intersection . The development will also contribute half of the costs towards the installation of pedestrian-activated blinking signage to also improve pedestrian safety at this crossing.

Affordable Housing- The proposed development significantly advances the implementation of Envision Oak Park Comprehensive Plan ("The Plan") by making transit-oriented housing more accessible to a mix of incomes. Our proposed development integrates affordable housing in a community near public transportation and quality jobs as outlined in the Plan. Providing and preserving affordable housing in Oak Park is a critical priority for Oak Park residents and leadership, as clearly stated in Oak Park's 2014 Comprehensive Plan "Envision Oak Park" (pages 104-106). The Plan specifically states the need for affordable housing in Oak Park and further highlights this specific location, 801 S. Oak Park Ave, as a Transit Area Housing Development Opportunity that should serve as a mixed-use gateway into the Oak Park Commercial District. (pages 55, 58, 62-63)

Public Art Contribution

It is well known cities gain cultural, social and economic value through public art. TCB has previously developed housing to support working artist households in both Chicago and Aurora and looks forward to continuing the new tradition of supporting artists in Oak Park. 801 S. Oak Park Ave.'s design and development program incorporates two live-work units with flexible layouts to support artists and small

business entrepreneurs. The intended goal is to create a connection between South town and the rich history of nearby Harrison Arts District.

The development team has met with Camille Wilson-White, Executive Director of Oak Park Area Arts Council, the organization representing the Village of Oak Park's designated public art review body. Over two meetings, TCB has reviewed parameters of the public art requirement and has outlined an in-progress scope of work for public art at 801 S. Oak Park Ave.

Potential locations for public art installation will be on S. Oak Park Ave and/or Van Buren St or may be affixed to the building and viewable from S Oak Park Ave and/or Van Buren St.

Preliminary Public Art Scope of Work

January 2019: Roll out TCB Call for Art RFP seeking submissions from local artists and artist-teams for work of art to be installed at the project site. Submissions can be site-specific commissions or existing works that meet the project description and criteria. Potential submissions confined to: sculptures, mosaics and creative landscape proposals.

March 2019: TCB is committed to seeking input from the Oak Park Area Arts Council and other local arts stakeholders, on selection of a proposal that best enhances the development, the commercial corridor and adds to the rich history of art in Oak Park.

July 2019: Artist or artist-team will begin conception and construction of commissioned art piece

Project completion and installation will depend on and align/directly follow construction completion of the building.

Neighborhood Meeting Information

Two neighborhood meetings were held with the community on May 29th, 2018 and July 12th, 2018. The following information is included as evidence of the Neighborhood Meeting held on May 29th:

1. List of recipients who received notice of the meeting
2. Verification of Advertisement for Neighborhood Meeting
3. Photos of sign affixed at the development site
4. Sign-in sheet of attendees
5. Presentation of Discussion Items

TITLE SERVICES, INC.
555 South Randall Road
Suite 100
Saint Charles, Illinois 60174
Telephone (630) 690-9130

300 FOOT RADIUS TAX ASSESSEE SEARCH

THIS IS A REPORT PRODUCT ONLY. PLEASE REVIEW LIMITATIONS BELOW.

File Number: 212813 TAS rev 1.

Prepared for: Ms. Brittni Tolden
The Community Builders, Inc.
135 S. LaSalle Street, Suite 3350
Chicago, IL 60603

Project name: 801 S. Oak Park Avenue Development
Oak Park, IL 60304

NUMBER: 212813

See the following four pages for the names and addresses of tax assessees for parcels located within 300 feet of the above referenced Project, and also the names and addresses of certain businesses which you requested be included in this mailing.

TITLE SERVICES, INC.

W. Marshall Snow

Dated: June 25, 2018 Authorized Signatory

This TAS Report (a) reports only information obtained from a governmental source and online data research; (b) is not and should not be construed as an opinion, abstract, representation or guaranty of title; (c) is only for the benefit of the above referenced Customer only.

THIS IS NOT A TITLE INSURANCE POLICY, GUARANTEE, OR OPINION OF TITLE AND SHOULD NOT BE RELIED UPON AS SUCH.

Liability of the Company for the above report is limited to the consideration paid for the report.

16-18-125-008
LYNNE A WHITAKER
730 S GROVE AVE
OAK PARK IL 60304

16-18-125-009
JOHN P OBRECHT
734 S GROVE AVE
OAK PARK IL 60304

16-18-125-010
MOHAN KATTA
1017 WELLINGTON AVE
LIBERTYVILLE, IL 60048

16-18-125-011
BRIDGETTE CHATMAN
740 S GROVE AVE
OAK PARK IL 60304

16-18-125-012
MR & MRS ROBERT L GRANDT
742 S GROVE AVE
OAK PARK IL 60304

16-18-125-013
JON & BETSY LEONARD
748 S GROVE AVE
OAK PARK IL 60304

16-18-125-021
RYAN ERICKSON
729 S OAK PARK AVE
OAK PARK IL 60304

16-18-12S-022
R THOMAS & A ANSARI
733 S OAK PARK AVE
OAK PARK IL 60304

16-18-12S-023
O'CONNOR
737 S OAK PARK AVE
OAK PARK IL 60304

16-18-125-024
MOSES ADEYAN JU
PO BOX 824
OAK PARK IL 60304

16-18-125-025
MR & MRS FELICIANO
745 S OAK PARK AVE
OAK PARK IL 60304

16-18-133-017
DANIEL W GLEASON
81S S GROVE AVE
OAK PARK IL 60304

16-18-133-018
MOHAMED & DANA YALA
817 S GROVE AVE
OAK PARK IL 60304

16-18-133-019
D CHUNFANG W ZUDE
819 S GROVE AVE
OAK PARK IL 60304

16-18-133-020
ERIN B JONES
823 S GROVE AVE
OAK PARK IL 60304

16-18-133-021
MITCHELL SCALLET
82S S GROVE AVE
OAK PARK IL 60304

16-18-133-022
ROBERT HAENNICKE
829 S GROVE AVE
OAK PARK IL 60304

16-18-133-023
EDITA B CHRISTIAN
1130 WISCONSIN AVE
OAK PARK IL 60304

16-18-133-024
PATRICIA S RESTAINO
83S S GROVE AVE
OAK PARK IL 60304

16-18-134-001
THELMARE VARNADO
842 S CARPENTER ST
OAK PARK IL 60304

16-18-134-002
J & A FLUECKE
844 CARPENTER AVE
OAK PARK IL 60304

16-18-134-003
MICHAEL HEDGES
848 S CARPENTER
OAK PARK IL 60304

16-18-134-004
DONNA E SLAGER
8S0 S CARPENTER
OAK PARK IL 60304

16-18-134-005
RAYMOND HUIJIAN SHU
8S4 CARPENTER AVE
OAK PARK IL 60304

16-18-134-006
KATHLEEN F FERGUS HEPB
856 CARPENTER AVE
OAK PARK IL 60304

16-18-134-011
KYLE & RONA KOWALSKI
843 S GROVE AVE
OAK PARK IL 60304

16-18-134-012
ROBERT J CARNEY
847 S GROVE AVE
OAK PARK IL 60304

16-18-134-013
DONOFRIO
849 S GROVE AVE
OAK PARK IL 60304

16-18-134-014
EDWARD J GARDNER
8S1 S GROVE AVE
OAK PARK IL 60304

16-18-134-01S
LAUREL MURPHY
85S S GROVE AVE
OAK PARK IL 60304

16-18-134-016
S WONG
857 S GROVE AVE
OAK PARK IL 60304

16-18-134-017
Z & K JOHNSON
859 S GROVE AVE
OAK PARK IL 60304

16-18-134-018
BECCA WAGNER
863 S GROVE AVE
OAK PARK IL 60304

16-18-135-001
CHRISTOPHER GALLINARI
800 S GROVE AVE
OAK PARK IL 60304

16-18-135-002
NICK & MARY DIORIO
813 VAN BUREN
OAK PARK IL 60304

16-18-135-003
J MILTON CLARK
804 S GROVE AVE
OAK PARK IL 60304

16-18-135-004
VINCENT & D BRAY
808 S GROVE AVE
OAK PARK IL 60304

16-18-135-005
CARLOS GUERRERO
812 S GROVE AVE
OAK PARK IL 60304

16-18-135-006
ELIZABETH GIBBONS
816 S GROVE AVE
OAK PARK IL 60304

16-18-135-007
JORDAN RASH
820 S GROVE AVE
OAK PARK IL 60304

16-18-135-008
M E MEYERS
824 S GROVE AVE
OAK PARK IL 60304

16-18-135-009
AGUSTIN & ELIZ MEZA
826 S GROVE AVE
OAK PARK IL 60304

16-18-135-010
JAMES P SKELTON
830 S GROVE AVE
OAK PARK IL 60304

16-18-135-011
LBS MANAGEMENT LLC
721 ONTARIO ST 212
OAK PARK IL 60302

16-18-135-014
BONNIE MANAGEMENT CORP
8430 W BRYN MAWR #850
CHICAGO IL 60631

16-18-135-018
LBS MANAGEMENT LLC
721 ONTARIO ST 212
OAK PARK IL 60302

16-18-216-012
KONSTANTIN SLAVIN
730 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-013
MARK C BOYER
732 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-014
SCOTT HAMMOND
800 FAIR OAK AVE
OAK PARK IL 60302

16-18-216-015
RONALD E KNIAZ
738 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-016
LARRY L LAMB JR
740 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-017 & 018
WALT KENEIPP
742 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-019
LYN C CONNIFF
746 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-031
JAMES L SCHERRER
737 S EUCLID AVE
OAK PARK IL 60304

16-18-216-032
ROBERT KRETZ
741 S EUCLID
OAK PARK IL 60304

16-18-216-034
ROBERT NEUMAN
743 S EUCLID
OAK PARK IL 60304

16-18-216-035
JAMES BELEN ZANGRILLI
747 S EUCLID AVE
OAK PARK IL 60304

16-18-224-003 & 004
ELM & OAK LLC
206 N YORK RD
ELMHURST IL 60126

16-18-224-005
LBS MANAGEMENT LLC
721 ONTARIO ST 212
OAK PARK IL 60302

16-18-224-006
STEVE OR JAMES VLAHOS
824 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-009
AVENUE BANK
1446 FRANKLIN AVE
RIVER FOREST IL 60305

16-18-224-010
GEORGETTA DAVIS
813 S EUCLID AVE
OAK PARK IL 60304

16-18-224-011
BRIAN MUEHRCKE
815 S EUCLID AVE
OAK PARK IL 60304

16-18-224-012
DEBORAH BECKER
819 S EUCLID AVE
OAK PARK IL 60304

16-18-224-013
SUSAN TALABER
1008 WENONAH AVE
OAK PARK IL 60304

16-18-224-014
R THOMPSEN & J SCHAUBEL
823 S EUCLID AVE
OAK PARK IL 60304

16-18-224-026
URBAN MARKETS PROP LLC
824 SOAK PARK AVE
OAK PARK IL 60304

16-18-224-027
FIFTH THIRD BANK FAC
1701 GOLF RD
ROLLING MEADOWS IL 60008

16-18-224-028
RENE ROMAN
6904 IRISH COURT
DARIEN IL 60561

16-18-224-029
ELM AND OAK LLC
206 N YORK RD
ELMHURST IL 60126

16-18-224-031-1001
LFT14 LLC
1700 RIVERWOODS DR # 503
MELROSE PARK IL 60160

16-18-224-031-1002
BROCK AND BRIDGET MERCK
6832 N WILDWOOD
CHICAGO IL 60646

16-18-224-031-1003
CHRISTOPHER DAVIS HALE
800 S OAK PARK AVE #2
OAK PARK IL 60304

16-18-224-031-1004
BRIAN CALLAGHAN
5221 HARVEY AVE
WESTERN SPRINGS IL 60558

16-18-224-031-1005
JOHN V FAZIO
925 BLACK WALNUT DR
SUGAR GROVE IL 60554

16-18-224-031-1006
TIM CONNOR
834 S ELMWOOD AVE
OAK PARK IL 60304

16-18-224-032-1001
SARAH MULLER
739 VAN BUREN 1E
OAK PARK IL 60304

16-18-224-032-1002
TIMOTHY GUSTAFSON
739 VAN BUREN ST #1W
OAK PARK IL 60304

16-18-224-032-1003
KEVIN T & KRIST LEPORE
1004 PLEASANT ST #3A
OAK PARK IL 60304

16-18-224-032-1004
STACY SCARPETTI
739 W VAN BUREN #2W
OAK PARK IL 60304

16-18-224-024
STEVE OR JAMES VLAHOS
824 S OAK PARK AVE
OAK PARK IL 60304

DANIEL VOGEL
800 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-031-1002
BROCK F MERCK
802 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-028
RENE ROMAN
804 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-004
ELM AND OAK LLC
804 S OAK PARK AVE
OAK PARK IL 60304

16-18-135-015
AISHAH FIELDS
813-815 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-005
CHAIDANAI CHAIPRASERET
814 S OAK AVE
OAK PARK IL 60304

YOUNG HEE CHO
817 S OAK PARK AVE
OAK PARK IL 60304

OWNER OF RECORD
818 S OAK PARK AVE
OAK PARK IL 60304

PASQUALE RUSSO
819 S OAK PARK AVE
OAK PARK IL 60304

MARILYN HICKS
819 S OAK PARK AVE # B
OAK PARK IL 60304

16-18-135-016
STEVE KIRSHENBAUM
823 S OAK PARK AV
OAK PARK IL 60304

16-18-135-017
RAFAEL GASPAR
825 S OAK PARK AVE
OAK PARK IL 60304

16-18-135-018
KATHLEEN DOHERTY
831 S OAK PARK AVE
OAK PARK IL 60304

16-18-135-019
PAUL PETERS
841 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-006
TOM SLABONSKI
820 S OAK PARK AVE
OAK PARK IL 60304

16-18-135-016
SHAILESH H SHAH
823 S OAK PARK AVE
OAK PARK IL 60304

HARRY M STECKMEN
829 S OAK PARK AVE
OAK PARK IL 60304

LILIAN VAIL
839 S OAK PARK AVE
OAK PARK IL 60304

DR HENRY C FUNG
821 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-004
ARTHUR F PARIS
824 S OAK PARK AVE
OAK PARK IL 60304

16-18-135-018
MENG LI
831 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-027
VIOX SERVICES INC
SHAWN RICHARDSON
840 S OAK PARK AVE
OAK PARK IL 60304

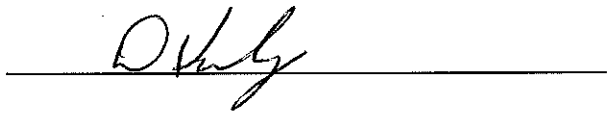
Certificate of the Publisher

Wednesday Journal, Inc. certifies that it is the publisher of the Wednesday Journal. Wednesday Journal is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City/Village of Oak Park, County of Cook, Township of Oak Park, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published one time(s) in Wednesday Journal, namely one time per week for one successive weeks. The first publication of the notice was made in the newspaper, dated and published on June 27, 2018, and the last publication of the notice was made in the newspaper dated and published on June 27, 2018. The notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, the Wednesday Journal, Inc. has signed this certificate by Dan Haley, its publisher, at Oak Park, Illinois, on June 27, 2018.

Wednesday Journal, Inc.

By: 

Dan Haley

Publisher

PUBLIC NOTICES

Oak Park

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Village of Oak Park on Wednesday, July 18, 2018 at 7:00 p.m. in the Council Chambers of the Village Hall, 123 Madison St., Oak Park, Illinois on the following matter:

Cal. No. 16-18-Z: 844 Madison Street, Oak Park School of Music

Property Index Number
16-07-326-020-0000

The Applicants Joanne Cho and Byung Duk Cho seek a variance from Section 8.3 (B) (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance which requires that residential dwelling units be located above the ground floor in buildings in the MS Madison Street District, to permit the construction of a residential dwelling unit at the rear on the ground floor inside a single-story commercial building at the premises commonly known as 844 Madison Street, Oak Park, Illinois.

Those property owners within 300 feet of the Subject Property and those persons with a special interest beyond that of the general public ("Interested Parties") wishing to cross-examine witnesses must complete and file an appearance with original signatures with the Village Clerk no later than 5:00 PM on the business day preceding the public hearing.

All papers in connection with the above matter are on file at the Village of Oak Park and available for examination by contacting the Village's Zoning Administrator at 708.358.5449. The Zoning Board of Appeals may continue the hearing to another date without further notice by public announcement at the hearing setting forth the time and place thereof.

Published in Wednesday Journal
6/27/2018

PUBLIC NOTICES

Oak Park

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Village of Oak Park on Wednesday, July 18, 2018 at 7:00 p.m. in the Council Chambers of the Village Hall, 123 Madison St., Oak Park, Illinois on the following application:

Cal. No. 13-18-Z: 1336 N. Austin Boulevard, David Skudlarek

Property Index Number
16-05-120-025-0000

The Applicant David Skudlarek seeks a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance which requires a minimal lot area of 5,700 square feet to support three dwellings units to allow the construction of a third unit in the basement of the existing two-family building located on a 5253.36 square foot lot at the premises commonly known as 1336 N. Austin Boulevard, Oak Park, Illinois.

Those property owners within 500 feet of the Subject Property and those persons with a special interest beyond that of the general public ("Interested Parties") wishing to cross-examine witnesses must complete and file an appearance with original signatures with the Village Clerk no later than 5:00 PM on the business day preceding the public hearing.

All papers in connection with the above matter are on file at the Village of Oak Park and available for examination by contacting the Village's Zoning Administrator at 708.358.5449. The Zoning Board of Appeals may continue the hearing to another date without further notice by public announcement at the hearing setting forth the time and place thereof.

Published in Wednesday Journal
6/27/2018

PUBLIC NOTICES

Oak Park

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Village of Oak Park on Wednesday, July 18, 2018 at 7:00 p.m. in the Council Chambers of the Village Hall, 123 Madison St., Oak Park, Illinois on the following matter:

Cal. No. 17-18-Z: 218 Marion Court, Suzanne Andriukaitis

Property Index Number
16-07-114-003-0000

The Applicant Suzanne Andriukaitis seeks a variance from Section 4.3 (Table 4-1: Residential District Dimensional Standards) of the Oak Park Zoning Ordinance which provides that the maximum building coverage for properties located in the R-2 Single-Family District is 35% of the lot, to permit an addition to the existing residential structure that would feature a maximum building coverage of approximately 41.14% of the lot at the premises commonly known as 218 Marion Court, Oak Park, Illinois.

Those property owners within 300 feet of the Subject Property and those persons with a special interest beyond that of the general public ("Interested Parties") wishing to cross-examine witnesses must complete and file an appearance with original signatures with the Village Clerk no later than 5:00 PM on the business day preceding the public hearing.

All papers in connection with the above matter are on file at the Village of Oak Park and available for examination by contacting the Village's Zoning Administrator at 708.358.5449. The Zoning Board of Appeals may continue the hearing to another date without further notice by public announcement at the hearing setting forth the time and place thereof.

Published in Wednesday Journal
6/27/2018

PUBLIC NOTICES

Oak Park

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Community Design Commission of the Village of Oak Park on Wednesday, July 25, 2018 at 7:00 p.m. in Room 101 of the Village Hall, 123 Madison St., Oak Park, Illinois on the following application:

Cal. No. 01-18-DRC: 6500 Roosevelt Road, Turano Baking Company

The Applicant Turano Bakery Company seeks variances from the following sections of the Sign Code of the Village of Oak Park, to permit the installation of a 9' H x 14'-10 5/8" wall sign on the south elevation of the building located above the second-story window sill at the premises commonly known as 6500 Roosevelt Road, Oak Park, IL.

1. Section 7-7-9 (A) (3), which section requires that no sign mounted on the exterior of a building shall cover any windows, doors or any architectural features. The proposed sign will be placed over a portion of the second floor vision glass; and
2. Section 7.7.15 (D) (5), which section requires that wall signs shall be located on the sign frieze or the sign band of the building immediately above the first floor window and below the second floor window sills in the case of a two-story building. The proposed sign is located above the second floor window sill.

All papers in connection with the above matter are on file at the Village of Oak Park and available for examination by contacting the Village's Zoning Administrator at 708.358.5449.

Published in Wednesday Journal
6/27/2018

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, COUNTY DIVISION

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, COUNTY DIVISION

IN THE MATTER OF THE VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS, SPECIAL ASSESSMENT FOR ALLEY IMPROVEMENTS IN THE 3500 BLOCK BETWEEN FOREST AVENUE AND PRAIRIE AVENUE	**VILLAGE OF BROOKFIELD 2018 COSA 000002 SPECIAL ASSESSMENT NO. 361**

SPECIAL ASSESSMENT NOTICE

Notice is hereby given to all persons interested that the Board of Trustees of the Village of Brookfield, Cook County, Illinois, having ordered the construction of an alley consisting of the excavation of the alley right-of-way, construction of a Portland cement concrete pavement sixteen feet (16') in width together with the installation of storm water drainage facilities, miscellaneous grading and landscaping along the edges of the new pavement and other necessary related work on and along the public alley located the 3500 block between Forest Avenue and Prairie Avenue and legally described as:

BLOCK 405 OF GROSSDALE, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

in accordance with the Ordinance for said improvement being on file in the office of the Village Clerk of the Village of Brookfield, having applied to the Circuit Court of Cook County for an assessment of the costs of the improvement, according to benefits, and an assessment therefor having been made and returned to that court, that said Assessment is payable in ten (10) installments bearing interest at the rate of six percent (6%) per annum. The final hearing thereon will be had on the 20th day of July 2018, at 10:00 a.m. or as soon thereafter as the business of the court will permit before the Honorable Robert W. Bertucci in room 1704 of the Richard J. Daley Center, 50 W. Washington Street, Chicago, Illinois. All persons desiring may file objections in that court before that day and may appear on the hearing and make their defense.

DATED this 25th day of June 2018.

VILLAGE OF BROOKFIELD

By: JAMES R. MANN, Officer Levying Assessment

By: KIT P. KETCHMARK, President Board of Local Improvements

Published in RBLandmark
6/27, 7/4/18

PUBLIC NOTICE
NOTICE OF NEIGHBORHOOD MEETING

Date: Thursday July 12, 2018

Time: 7:00pm-7:30pm
(Drop-In Anytime!)
7:30pm-8:30pm–
Neighborhood Meeting

Location: Oak Park Public Library–Maze Branch
845 Gunderson Ave
Oak Park, IL 60304

Subject Property Address:
801 S. Oak Park Ave

Proposed Development: The Community Builders Inc. is proposing to construct a four story 37-unit development on the currently vacant lot at 801 S. Oak Park Ave. Join us to see how the plans for the development are progressing and to get a preview of what will be submitted to the Village for consideration. Stop by anytime between 7p-7:30pm to meet with the development team face to face and get a closer look at the development. The neighborhood meeting will begin at 7:30pm.

Purpose of Meeting: Pre-Planned Development Submittal Discussion

Contacts:
Kirk Albinson, Project Manager. (312) 577-5264
Elaine Johnson, Project Assistant. (312) 577-5274

Published in Wednesday Journal
6/27/2018

PUBLIC NOTICE
NOTICE OF PREVAILING WAGE ORDINANCE

Take notice that the Board of Library Trustees of the Bellwood Public Library, pursuant to "An Act regulating wages of laborers, mechanics, and other workers employed in any public works by the state, county, city, or any public body or any political sub- division or by anyone under contract for public works," approved June 26, l941, as amended, has determined on, and as effective from, June 12, 2018, that the general prevailing rate of wages in this locality for la- borers, mechanics and other workers engaged in the construction of public works coming under the jurisdiction of the Public Library, is the same as determined by the Department of Labor of the State of Illinois for Cook County as of June 2018. A copy of the full ordinance and the Department of Labor determination is available for inspection by any interested party in the main office of the Bellwood Public Library at 600 Bohland Avenue, Bellwood, Cook County, Illinois, and to any employer or association of employers and any person or association of employees who have filed, or file their names and addresses, requesting copies of the same.

Bellwood Public Library

By: Constance Riales, Secretary of the Board of Trustees

Published in Forest Park Review
6/27/2018

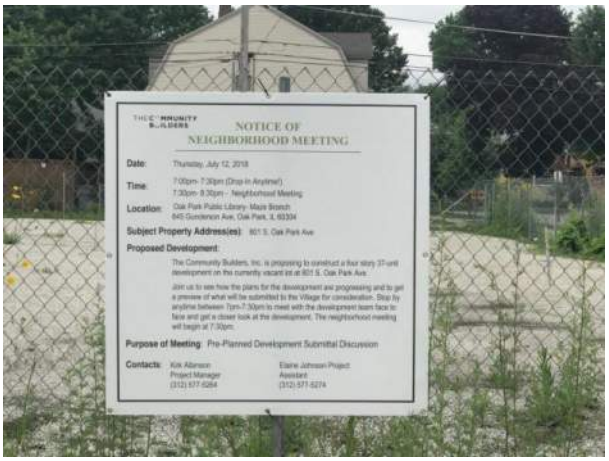
REAL ESTATE FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT–CHANCERY DIVISION
LIVE WELL FINANCIAL INC.
Plaintiff,
-v.-
UNKNOWN HEIRS AND DEVISEES OF JOE E. WILBOURN, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE ESTATE OF JOE E. WILBOURN, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE UNKNOWN HEIRS AND DEVISEES OF JOE E. WILBOURN, DECEASED, UNKNOWN HEIRS AND DEVISEES OF LYDIA M. WILBOURN, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE ESTATE OF LYDIA M. WILBOURN, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE UNKNOWN HEIRS AND DEVISEES OF LYDIA M. WILBOURN, DECEASED, ERIK WILBOURN, EDNA BALLANTINE, CITIBANK, N.A., SUCCESSOR BY MERGER TO CITIBANK (SOUTH DAKOTA), N.A., UNITED STATES OF AMERICA ACTING BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WILLIAM BUTCHER, AS SPECIAL REPRESENTATIVE OF LYDIA M. WILBOURN, DECEASED,

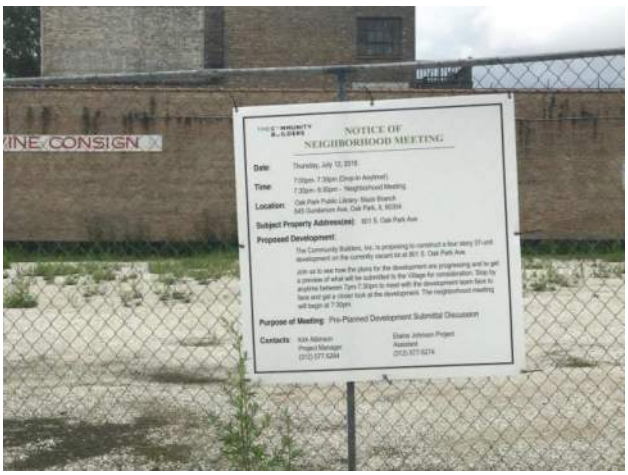
MORTGAGE DIRECTORY

Notice of Neighborhood Meeting Photos

S. Oak Park Ave



Van Buren St.



THE COMMUNITY BUILDERS

801 S. Oak Park Avenue Community Meeting, July 12, 2018
Sign-in Sheet

NAME	PHONE	EMAIL
Steven Ranney	7086137303	s.ranney@gmail.com
Rick Kuner	708/548-0942	rkuner4@gmail.com
Bob Lempera	708/386-1469	RJLEMPERA@YAHOO.COM
Albert Coleman	708/848/3013	
Eugene Avandoppa	708 771-9391	
Colleen O'Connor	708-843-3648	oro22003@yahoo.com
Barb O'Connor	708 383-2136	barbaraoconnor3@comcast.net
Jim Fredrick	708 386-5987	jimfredrick@gmail.com
RON KKIAZ	708 710-2448	KNIAZ@SBCGLOBAL.NET
Mike Mozal	773-704-8843	MikeMozal@gmail.com
Chris Bremer	773-612-9960	chrisjbremer@gmail.com
Dawn Stockmo	773.440.3776	dstockmo@gmail.com
Scott Eddy	708-802-3707	ScottEddy99@gmail.com
Ann Masur		annmasur@gmail.com
Dawn Wolfe	708-386-0337	israyfan@hotmail.com
Joyce Gradel	7082180848	jgradel@netscape.net
Tim Inklebarger	773.484.6731	tim@oakpark.com
Pat & Frank Restaino	708-383-1536	
ALLISON FLUECKE	773 320 7129	AFLUECKE@GMAIL.COM
Debbie Becker	708-445-8967	dbecker23@yahoo.com
WALT KENNEDY	708-383-2493	Keneipps@sbcglobal.net

THE COMMUNITY BUILDERS

801 S. Oak Park Avenue Community Meeting, July 12, 2018
Sign-in Sheet

NAME	PHONE	EMAIL
MAW Gardner		MawGardner.4@gmail.com
Jim Wood SKECTA		JPS56@comcast.net
Pat Klett		Klett.BIS@gmail.com
Jane Lambshead		j.l.lambshead@gmail.com
Ronna Kowalski		Ronna.kowalski@yahoo.com
Geof Green		val_gest@yahoo.com
Val Lester		
Carolyn Cullen		acerrubra@yahoo.com

801 S. Oak Park Avenue

July 12, 2018

THE COMMUNITY BUILDERS

Who we are: The Community Builders (TCB)

- National developer and owner of high quality mixed-income and mixed-use developments
- Mission: build and sustain strong communities where people of all incomes can achieve their full potential
- Over 50 years of experience, 18 years in Chicago
- We value strong local partnerships and stakeholder relationships
- We work to ensure developments are accessible to wide range of incomes

Development Overview: 801 S. Oak Park Avenue

- 37 Units: 32 One-bedrooms, 3 Studios, 2- Two bedrooms
- Elevator building with bike room, parking, community room and terrace
- Use of masonry and quality materials in design that is authentic and forward thinking but respects Oak Park's diverse design history
- Complementary retail and live-work units on ground floor
- Units targeted for Oak Park workforce making up to $17/hour

Key Highlights

- Aligns with Village Master Plan
- Activates an important block
- Stimulates neighborhood investment
- Community-oriented retail
- Parking is provided
- Minimal impact on schools

Parking

- The location will likely appeal to residents without cars
- There will be 23 on-site parking stalls (including 2 handicap) and 1 loading stall will be provided for residents and commercial tenant
- Parking ratio of .62 exceeds parking study estimated demand of .56
- Building is 1 block from Blue Line CTA station and on bus route

THE COMMUNITY BUILDERS

Impact on Local Schools

- Only 2 two-bedroom units
- Estimating no more than 4 children will live in building
- Target residents are single adults and couples without children

THE COMMUNITY BUILDERS

Property Taxes

- The development will pay taxes to Oak Park
- Estimated to pay approximately $1.4 million in first 20 years
- Net increase of over $900,000 in property taxes over 20 years
- Other taxes generated include sales taxes and income taxes

THE COMMUNITY BUILDERS

TCB Developer & Stakeholder

- The Community Builders is a developer and long-term owner
- We typically own buildings significantly longer than 15 years
- We value long-term relationships and partnerships with community stakeholders
- TCB is a non-profit developer, but for-profit partnership (TCB and investor) owns property

THE COMMUNITY BUILDERS

Target Market

- Primary market: individuals working in Oak Park including dental assistants, cashiers, and teacher's aides as well as food and service employees
- Apartments will target workers earning $8 to $17/hour
- Local employers paying less than $17/hour include Target, Starbucks, Trader Joes, local retailers, new hires in entry level jobs

THE COMMUNITY BUILDERS

Update from May Neighborhood Meeting

- Parking
  - Was 24 stalls (1 handicap), now 23 stalls (2 handicap)
  - Parking study estimated demand of .56 stalls per unit less than proposed .62 stalls per unit
- Traffic Study
  - Study results under review, traffic light not necessary
  - Communicating with Village to look at additional items
- Funding Sources Update

THE COMMUNITY BUILDERS

Update from May Neighborhood Meeting

- Developer Involvement
  - The Community Builders is a non-profit organization
  - For-profit partnership (TCB and investor) owns property
  - Property pays taxes
- Design Update
  - Building color
  - Materials (masonry, etc.)
  - Visuals & animation

THE COMMUNITY BUILDERS

Design

THE COMMUNITY BUILDERS

Neighborhood Context

Comparison of May and July Concept Renderings

Updated Concept Rendering

Updated Concept Rendering

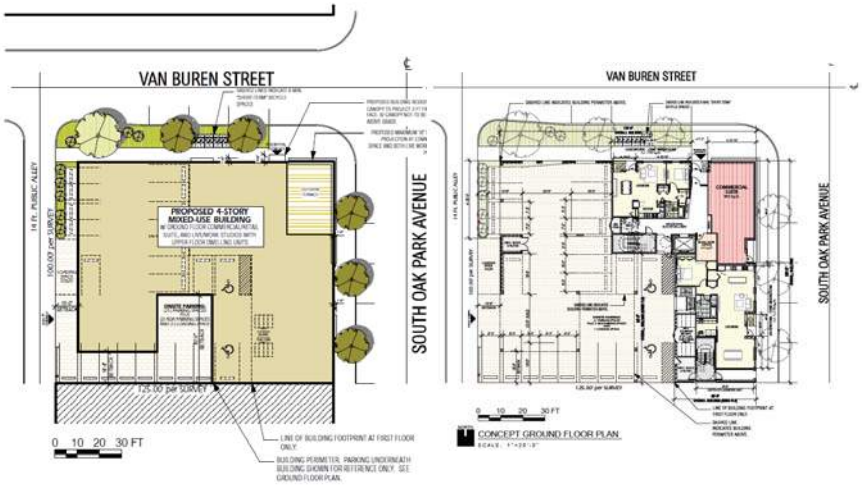
Updated Concept Rendering

Masonry Detail Inspirations

Images shown for Conceptual Direction Only. Final Masonry still to be Selected as part of Design Process.

THE COMMUNITY BUILDERS

Ground Floor Plan & Site Plan



THE COMMUNITY BUILDERS

Concept Elevations

THE COMMUNITY BUILDERS

Concept Animation

THE COMMUNITY BUILDERS

Q & A

Kirk Albinson
Project Manager
(312) 577- 5264
kalbinson@tcbinc.org

THE COMMUNITY BUILDERS

The Community Builders, Inc.
Pre Dev Clearing
P.O. Box 171380
Boston, MA 02117

Eastern Bank
Lynn, MA 01901

53-179/113
10123
06/12/2018

**** TWO THOUSAND AND 00/100 DOLLARS

TO THE
ORDER OF

$2,000.00***

Village of Oak Park
123 Madison St
Oak Park , IL 60302-4295

Security features. Details on back.

⑈00010123⑈ ⑆011301798⑆60169531 9⑈

DATE:06/12/2018 CK#:10123 TOTAL:$2,000.00*** BANK:TCB Pre Dev Clearing(crpeb36)
PAYEE:Village of Oak Park(v0010163)

Property	Account	Invoice - Date	Description	Amount
TCB - Development Ch	Asset Held	100812-06042018 - 06/04	100812	2,000.00
				2,000.00

Oak Park I Housing Owner LLC,
An Illinois Limited Liability Company

THE COMMUNITY BUILDERS

Planned Development Standards

Standards for Review:

1. The proposed development and the use or combination of uses is consistent with the goals and objectives of the Comprehensive Plan and has been considered in relation to any other plans adopted by the Village Board.
    a. The proposed development significantly advances the implementation of Envision Oak Park Comprehensive Plan ("The Plan") by making transit-oriented housing more accessible to a mix of incomes. Our proposed development integrates affordable housing in a community near public transportation and quality jobs as outlined in the Plan.
    b. Providing and preserving affordable housing in Oak Park is a critical priority for Oak Park residents and leadership, as clearly stated in Oak Park's 2014 Comprehensive Plan "Envision Oak Park" (pages 104-106)
    c. The Plan (pages 58, 62-63) highlights the specific location and intersection as a Transit Area Housing Development Opportunity that should serve as a mixed-use gateway into the Oak Park Commercial District.
    d. The Plan (page 55) specifically states the need for affordable housing in Oak Park
    e. The Plan provides data (page 29-30) illustrating the lack of supply and unmet demand for affordable/workforce housing. 801 S. Oak Park Ave. directly responds to this need by providing affordable workforce housing.
    f. The Plan (page 227) advocates use of the Low Income Housing Tax Credit as a mechanism for expanding affordable housing options in Oak Park. 801 S. Oak Park Ave. has secured a Low Income Housing Tax Credit award from the Illinois Housing Development Authority in 2018.
    g. The Plan (pages 104-106) cites the need for housing that is accessible to a variety of needs and income ranges. 801 S. Oak Park Ave. will provide high-quality housing that is affordable to working households making minimum wage up to $17 per hour. While the development is fully accessible, a number of units are set aside for individuals with disabilities.
    h. The development is intended to support local entrepreneurs and small local businesses with flexible space

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
    a. The mixed-use nature of 801 S. Oak Park Ave. includes residential and commercial that are in-line with current zoning standards. The maintenance and operation of the building will not endanger the public health, safety and welfare of the Village.
    b. The proposed uses are in character with existing mixed-use developments on S. Oak Park Ave. Additionally, the development team has secured sign-offs from fire, police, and public works, further demonstrating the uses of 801 S. Oak Park Ave. will not endanger the public health, safety and welfare of the Village.

3. Adequate utilities, road access, parking, drainage, police and fire service, and other necessary facilities already exist or will be provided to serve the proposed development, including access for fire, sanitation, and maintenance equipment.
    a. As set forth on architectural design plans and documents, adequate and appropriate utilities, road access, parking, drainage, police and fire services will be provided to serve the development, including but not limited to access for fire, sanitation, public utilities and maintenance equipment.
    b. The development team includes a Village Services Report in section 6B. of the full PD application with letters from police, fire, and public works.

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.
    a. The proposed development site is situated on corner parcels that abuts an existing alley. This alley, along with pedestrian access from S. Oak Park Ave and Van Buren St, will serve as adequate ingress and egress to the development site.
    b. The provided traffic and parking study addresses solutions to potential traffic congestion in the public streets and ensures a safe pedestrian environment. As a result of the study, the development will construct butt-outs on the south west side of S. Oak Park Ave and Van Buren St. as well as new cross-walk signage to enhance pedestrian safety.
    c. As part of the Compensating Benefits, the development will provide improvements to the existing alley. Also provided will be butt-outs on the south west side of S. Oak Park Ave and Van Buren as well as new cross-walk signage at the intersection. Additionally, the development will create new sidewalks in front of the proposed development on both S. Oak Park Ave and Van Buren to enhance pedestrian safety at that intersection.

5. The proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted by the Zoning Ordinance of the Village.
    a. The mixed-use building of residential and commercial occupancy is allowed by current zoning standards.
    b. The proposed development is seeking a relief on density and height to provide more affordable housing units for the Village. Based on the site size, we are allowed 16 units. However we are requesting 37 units (including live/work) plus a commercial suite. We are requesting for a 48’ top of structure building height. The current zoning allows for a building height of 45’ which does not substantially diminish the use or enjoyment of other property in the vicinity.

6. The proposed design and use or combination of uses will complement the character of the surrounding neighborhood
    a. As set forth in architectural plans and documents, the proposed development uses materiality (masonry), colors, and ground floor retail to complement the existing character of the surrounding neighborhood.
    b. The proposed use of commercial retail space as well as 2 live-work units on the ground floor will enhance the use and enjoyment of other property by complementing current retail and supporting local entrepreneurs.
    c. The scale and size of the development fits within the neighborhood context

   d. The goal is to produce an authentic design that will support Oak Park's diverse design history

7. The applicant has the financial and technical capacity to complete the proposed use or combination of uses.
   a. The owner has secured the majority of funding sources needed to complete the development. The majority being in the form of Low Income Housing Tax Credit awarded by the Illinois Housing Development Authority in 2018.
   b. TCB is one of the largest nonprofit urban developer in the national. For over 50 years, TCB has been developing affordable and mixed-income housing that benefits lower-income households.
   c. TCB holds over 50 years of technical capacity. We provide development consulting, legal counsel, asset management, and property management services throughout the Northeast, Midwest, and Mid-Atlantic states.
   d. TCB is nationally recognized for our expertise in securing and leveraging various funding sources in order to deliver high quality community assets. We have developed over 29,000 units, manage 11,000 units, and have generated over $2.5 billion dollars in development activity. In 17 years, our Chicago Office has developed over 1500 affordable or mixed-income apartments and over 150,000 square feet of commercial and community amenity space.

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
   a. As shown in the included development budget, 801 S. Oak Park Ave. has secured committed sources to ensure economic feasibility throughout the life of the development.
   b. The development pays property taxes to Oak Park. It is estimated to pay approximately $1.4 million in taxes in the first 20 years.

The above is a summary of why 801 S. Oak Park Ave. I meets Planned Development Standards of the Village of Oak Park. We adopt and incorporate the studies and testimony of various consultants to substantiate our findings above and have included those studies as part of the PD submittal.

Compensating Benefits

a. Public Right of Way- Improvement such as; removing and replacing existing curb cuts/driveway aprons with sidewalk and curbs, street repair, and parking space striping. Additionally, the installation of parkway trees and tree grates as well as alley improvements will occur with the development of the building.

b. Traffic and Parking- The development will also provide additional crosswalk safety signage and crosswalk curb bump-outs at the southwest and southeast corner of S. Oak Park Ave and Van Buren St to reduce the amount of crosswalk travel distance for pedestrians crossing S. Oak Park Ave.

c. Community Amenities- The development provides a community room and outdoor community space for residents to congregate. The development does not provide pedestrian facilities.

d. Preservation of Existing Environmental Features- The development site is currently a vacant lot, where previously a gas station existed. The proposed development does not preserve existing environmental features.

e. Preservation of historic features- The currently vacant development site does not have historic features, thus, the proposed development does not preserve historic features.

f. Open space/Recreational Amenities- The proposed development plans for two community spaces for residents to congregate: an outdoor terrace and indoor community room on the top level of the building.

g. Reduction of impervious surface- The proposed development will not reduce impervious surface below the threshold set forth by the Village of Oak Park.

h. Adaptive reuse of existing buildings- The development site is currently vacant, where previously a gas station existed. Therefore, the proposed new construction development does not include the adaptive reuse of an existing building.

i. Provision of public car and/or bike share facilities- The proposed development does not provide public car and/or bike share facilities

j. Affordable housing set-asides- The extra density we are requesting is to provide affordable housing for the Village, and is also in keeping with Planned Development Standards 2a.h: Affordable housing set-asides. Additionally, the Envision Oak Park comprehensive plan specifically requests TOD affordable housing due to current lack of supply and unmet demand of affordable housing in Oak Park. Since this is a TOD development, the reduced number of parking

spaces are in-line with typical TOD developments. The reduced parking can be further explained via the parking study.

Village Improvements

Public Right of Way- We are proposing a new sidewalk and trees along Van Buren Street and S. Oak Park Ave. which can be considered a Village improvement per Planned Development Standards 2b in the Zoning Ordinance. Additional improvements include removing and replacing existing curb cuts/driveway aprons with sidewalk and curbs, street repair, and parking space striping. Additionally, the installation of parkway trees and tree grates as well as alley improvements will occur with the development of the building.

Traffic and Parking- The development will also provide additional crosswalk safety signage and crosswalk curb bump-outs at the southwest and southeast corner of S. Oak Park Ave and Van Buren St to reduce the amount of crosswalk travel distance for pedestrians crossing S. Oak Park Ave.

Affordable Housing- The proposed development significantly advances the implementation of Envision Oak Park Comprehensive Plan ("The Plan") by making transit-oriented housing more accessible to a mix of incomes. Our proposed development integrates affordable housing in a community near public transportation and quality jobs as outlined in the Plan. Providing and preserving affordable housing in Oak Park is a critical priority for Oak Park residents and leadership, as clearly stated in Oak Park's 2014 Comprehensive Plan "Envision Oak Park" (pages 104-106). The Plan specifically states the need for affordable housing in Oak Park and further highlights the specific location and intersection as a Transit Area Housing Development Opportunity that should serve as a mixed-use gateway into the Oak Park Commercial District. (pages 55, 58, 62-63)

Public Art Contribution

It is well known cities gain cultural, social and economic value through public art. TCB has previously developed housing to support working artist households in both Chicago and Aurora and looks forward to continuing the new tradition of supporting artists in Oak Park. 801 S. Oak Park Ave.'s design and development program incorporates two live-work units with flexible layouts to support artists and small business entrepreneurs. The intended goal is to create a connection between South town and the rich history of nearby Harrison Arts District.

The development team has met with Camille Wilson-White, Executive Director of Oak Park Area Arts Council, the entity representing the Village of Oak Park's designated public art review body. Over two meetings, TCB has reviewed parameters of the public art requirement and has outlined an in-progress scope of work for public art at TCB Oak Park.

Potential locations for public art installation will be on S. Oak Park Ave and/or Van Buren St or may be affixed to the building and viewable from S Oak Park Ave and/or Van Buren St.

Preliminary Public Art Scope of Work

January 2019: Roll out TCB Call for Art RFP seeking submissions from local artists and artist-teams for work of art to be installed at the development site. Submissions can be site-specific

commissions or existing works that meet the project description and criteria. Potential submissions confined to: sculptures, mosaics and creative landscape proposals.

March 2019: TCB is committed to working alongside the Oak Park Area Arts Council on selection of a proposal that best enhances the development, the commercial corridor and adds to the rich history of art in Oak Park.

July 2019: Artist or artist-team will begin conception and construction of commissioned art piece

Project completion and installation will depend on and align/directly follow construction completion of the development.

3b. Sustainability Standards

DESIGNBRIDGE
ARCHITECTS & DESIGNERS

August 10, 2018

Craig Failor, AICP, LEED AP
Village Planner
Village of Oak Park, Illinois
p. 708.358.5418
www.oak-park.us

Re: **TCB Oak Park I**
801 S. Oak Park Avenue
Oak Park, Illinois 60304

3b. Sustainability Standards

Dear Mr. Failor,

DesignBridge, Ltd. certifies that the TCB Oak Park 1 Project at 801 S. Oak Park Avenue in Oak Park will be designed to comply with the Sustainable Design Guidelines of the IHDA Standards for Architectural Planning & Construction with additional sustainability items
indicated on the attached checklist. IHDA has structured the requirements with the 2015 IECC as a baseline and then introducing measures to exceed the code as an alternative to third party certification that will produce a comparably sustainable building.

The mandatory plumbing requirements are a 20% consumption reduction from the code required flow rates, which is similar to the Green Globes minimum requirement of 15% reduction. With regard to the energy consumption, the mechanical equipment for the project
will exceed the code required efficiency ratings for 100% of the units. Also, all appliances, equipment, and lighting will be Energy Star certified. This is in line with the Green Globes minimum requirement of 15% reduction in energy use and installation of Energy Star labeled
equipment. There are also a number of indoor air quality measures that will be implemented such as low VOC paints, sealants, adhesives, etc. and no smoking throughout entire building. Improved ventilation systems will also be provided, similar to the requirements of the Green Globes certification.

Taking into account these IHDA sustainable design measures combined with the overall site selection and development requirements of Oak Park, the resulting building will be of equivalent quality and sustainability as a building built in compliance with the Green Globes
program.

Respectfully,

DESIGNBRIDGE, *LTD.*

Gabriel Ignacio Dziekiewicz, AIA, LEED AP BD+C
President, Principal of Design

IHDA SUSTAINABLE DESIGN CHECKLIST

Below represents a list of sustainable strategies enabling points to be awarded within the competitive round. Points may be achieved by either selecting a sustainable certification, or by selecting items other than IHDA requirements as outlined in the Standards for Architectural Planning and Construction. If a sponsor elects to achieve building certification no additional items shall be selected, and the full 3 points shall be awarded to the application.

If a sponsor is not certifying their project, they may select items to provide within the project to receive the desired points level (1, 2 or 3 points). All items checked will be verified when the project is submitted for plan review and approval. All items to be included shall be selected by adding an 'X' in the 'Additional Item' column.

Items identified with an 'X' in the left column represent requirements by the Standards for Architectural Planning and Construction. Materials/products included within the project's scope of work releated to these descriptions must meet with IHDA requirements.

IHDA Standard Required for All Projects	Additional item		Description
Achieve a total of 3 points in the application by certifying to one of the following certification standards			
			Minimum LEED for Homes Silver or other LEED NC certification level
			Enterprise Green Communities Certification
			NAHB National Green Building Standard Certification
			Passive House Institute of the United States (PHIUS) Passive House Certification, or another pre-approved Net-Zero Capable certification
Achieve up to 3 points in the application by selecting items from the list below (not applicable if any of the above criteria are selected)			
			If 0-2 additional elements, **0 points in the application**
			Minimum 3 additional elements, **1 point in the application**
			If 5-7 additional elements, **2 points in the application**
		X	10 or more additional elements, **3 points in the application**
1 - Landscape/Hardscape Improvements			
X		1a	Provide a landscape plan including only native or regional plantings only. Planting plan shall be provided and certified to by a Landscape Architect to meet this requirement
		1b	**Installation of an efficient or water reuse irrigation system. System must include separate zones for turf and planting areas, a timer/controller for activation of separate zones and a moisture sensor controller or rain delay controller**
		1c	**Retain, infiltrate and/or harvest the first 1.0 inch of rain falling on the entire site within a 24 hour period. Selected methods must be proven by the project's Civil Engineer with proper calculations**
2 - Building Envelope			
X		2a	Minimum exterior wall insulation requirements meeting 2015 IECC
		2b	**Minimum of R-5 continuous insulation for the full building envelope (Must be combined with items 4b and 4c to receive all points selected)**
X		2c	Window U-Value of .32 in Zone 5, and .35 in Zone 4 per 2015 IECC
		2d	**Maximum window U-value of .28 (Must be combined with items 2b, 4b and 4c to receive all points selected)**
X		2e	Roof insulation value equal to 2015 IECC
		2f	**Minimum roof R-Value equal to R-65**
	X	2g	**Full perimeter slab insluation equal to R-10 to within 2'-0" of slab edge**
		2h	**Full slab insulation equal to R-5**
X		2j	Minimum blower door testing </= 5 ACH for representative sample of units on each floor (see standards for unit mix required)
3 - Plumbing			
		3a	**Water Sense certified plumbing fixtures in all units and all common areas**
X		3b	1.28 GPF water closets
X		3c	0.5 GPF urinals
X		3d	2.0 GPM showerheads
X		3e	2.0 GPM Kitchen faucets
X		3f	1.5 GPM bathroom fauctes
		3g	**Minimum boiler efficiency of 95%**
		3h	**Minimum water heater efficiency of 95%**
		3j	**Solar hot water heating system**
4 - Mechanical			
X		4a	Code required HVAC system only
	X	4b	**95% Efficient furnace**
	X	4c	**Minimum SEER 15 for all air conditioners**
6 - Electrical			
X		5a	Energy Star certified Clothes washer,
X		5b	Energy Star certified Refrigerator
	X	5c	**Energy Star dishwasher**
		5d	**Energy Star ceiling fans in each unit bedroom and living room**
	X	5e	**Full Energy Star Lighting Package**
		5f	**Full LED lighting package**
		5g	**Minimum 20% of the total energy load of the building provided by renewable energy source (solar, wind, etc.)**
6 - Indoor Air Quality			
	X	6a	**No smoking throughout building for full extended use period**
	X	6b	**Use of low VOC paints, sealants, adhesives, etc. throughout the entire building**
	X	6c	**Bathroom ventilation fans on a 10 minute continuous timer after switch turned off**
	X	6d	**Kitchen exhaust directly vented to the exterior**
		6e	**Minimum 80% fresh air mixed into mechanical system**
7 - Design for Resiliency			
	X	7a	**Certify no part of the building is considered within a 100 year floodplain including any basement where electrical, mechanical or plumbing equipment is located. If a basement is provided, the above equipment must be located above designated flood level.**
		7b	**A back-up generator is provided for on site, or the electrical system is designed to allow connection of a portable generator, and is sized large enough to power critical systems to the building (heat, cooling, lighting meeting code minimum requirements, etc. as needed based on building function).**
	10		**TOTAL ADDITIONAL ITEMS BEYOND IHDA STANDARDS**

Commonwealth
A LANDAMERICA COMPANY

Commonwealth Land Title Insurance Company, a Pennsylvania corporation, herein called the company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate 120 days after the effective date hereof or when the policy or policies committed for shall be issued, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the company.

IN WITNESS WHEREOF, COMMONWEALTH LAND TITLE INSURANCE COMPANY has caused its Corporate Name and Seal to be hereunto affixed; this instrument, including Commitment, Conditions and Stipulations attached, to become valid when countersigned by an Authorized Officer or Agent of the Company.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Attest: Wm. Chadwick Perrine
Secretary

Gail P. Adams

By: Janet A. Alpert
President

Conditions and Stipulations

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

TITLE SERVICES, INC.
555 S. Randall Road
Suite 100
St. Charles, Illinois 60174
Telephone (630) 690-9130
Facsimile (630) 690-0651

COMMITMENT FOR TITLE INSURANCE

COMMONWEALTH LAND TITLE INSURANCE COMPANY

SCHEDULE A

Number: 212786 Effective Date: FEBRUARY 7, 2018

1. Policy or Policies to be issued:

Owner's: Amount: $950,000.00

Proposed insured:

THE COMMUNITY BUILDERS, INC., A MASSACHUSETTS NONPROFIT CORPORATION

Lender's: Amount: NONE

Proposed insured:

NONE

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple, unless otherwise stated, and title thereto is at the effective date hereof vested in:

NBORE INVESTMENTS LLC

3. The land referred to in the commitment is described as follows:

LOTS 1 AND 2 IN BLOCK 4 IN OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1, LYING WEST OF OAK PARK AVENUE, IN THE PARTITION BY THE CIRCUIT COURT OF COOK COUNTY, OF THE EAST HALF OF LOT 2 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER), IN COOK COUNTY, ILLINOIS.

A.L.T.A. COMMITMENT

SCHEDULE B

Schedule B of the policy or policies to be issued will contain the exceptions shown on the inside front cover of this commitment and the following exceptions, unless same are disposed of to the satisfaction of the Company:

1. Taxes for 2ND Installment 2017, 2018 and subsequent years, which are not yet due or payable.

   PERMANENT REAL ESTATE INDEX NO. 16-18-135-021-0000

   1st Installment 2017 taxes - $9,477.31 - Paid

   Total 2016 taxes - $17,231.47 - Paid

2. Covenants, conditions and restrictions established by Quitclaim Deed:
   Recorded: March 8, 2012
   Document #: 1206804024
   Relate to: Use and operating restrictions; Grantee's indemnification of Grantor and Angel Associates Limited Partnership; condition of property; Grantor parties' rights of access and entry upon the property; further assurances; petroleum and convenience store restriction; environmental matters; construction and excavation restrictions; certain environmental acknowledgments, consents and notices. For further particulars see document.

   NOTE: Said covenants, conditions and restrictions do not provide for a reversion of title in the event of a breach thereof.

3. Covenants, conditions and restrictions established by Quit Claim Deed:
   Recorded: January 13, 2010
   Document #: 1001304276
   And amended by Amendment to Deed Restrictions:
   Recorded: March 8, 2012
   Document #: 1206804023
   Relate to: Use and operating restrictions; Grantee's indemnification of Grantor; condition of property; Grantor parties' rights of access and entry upon the property; further assurances; petroleum and convenience store restriction; environmental matters; construction and excavation restrictions; certain environmental acknowledgments, consents and notices. For further particulars see document.

   NOTE: Said covenants, conditions and restrictions do not provide for a reversion of title in the event of a breach thereof.

Continued...

4. Environmental No Further Remediation Letter:
Recorded: February 17, 2012
Document #: 1204833110
Relates to: Limitation on the use of the property as follows: The groundwater under the site shall not be used as a potable water supply; prohibition of a potable water supply well. For further particulars, see instrument.

5. With respect to the Limited Liability Company shown in Schedule A, the Company must be provided with the following:

   a) A certification from the Secretary of State that the L.L.C. has properly filed its Articles of Organization;

   b) A copy of the Articles of Organization, together with any amendments thereto;

   c) A Certificate of Good Standing from the Secretary of State;

   d) A copy of the Operating Agreement and all amendments thereto;

   e) A roster of incumbent members or managers; and

   f) A certification that no event of dissolution has occurred.

   Note: Unless the deed or security instrument is executed by all members, we must also be furnished evidence satisfactory to the Company that all necessary consents, authorizations, resolutions, notices and actions relating to the sale or mortgage of the property and the execution and delivery of the deed as required under applicable law and the governing documents have been conducted, given, or properly waived.

6. We require evidence from the State of Massachusetts that the mortgagor is in good standing together with the corporate resolution, in proper form duly executed and acknowledged, authorizing the encumbrance of the subject real estate.

7. NOTE: The subject land was previously registered under the Torrens Act. The land has been deregistered by the recording of Torrens Title Certificate number 866312 on March 2, 2001 as document number 0010167675.

Continued...

8. If the subject property is located within the corporate limits of the City of Chicago:

   (a) A conveyance is **subject to a transfer tax** of $3.75 per $500.00 of consideration charged to the buyer; and $3.00 per $1,000.00 of consideration charged to the seller.

   (b) Title 3 of the Municipal Code of Chicago requires that the Buyer or Seller obtain a **Certificate of Zoning Compliance** for all single dwelling unit through 5 dwelling unit buildings (except condominium units). The certificate should be applied for at least 5 days prior to the anticipated closing date and should be brought to closing. The Commissioner of Zoning will charge a fee of $120.00 for this Certificate; and

   (c) A **Full Payment Certificate** is required for all transfers of real property whether such transfers are subject to or exempt from the real property tax pursuant to the City of Chicago Municipal Code. In order to obtain a Full Payment Certificate, an application with a fee of $50.00 shall be made to the water department of the City of Chicago. However, if the property is exempt from the real property transfer tax, the full payment certificate application fee shall not be charged. This Certificate should be applied for at least 20 business days prior to the anticipated closing date and should be brought to closing.

9. Any lien or right to a lien for services provided by a management agent in accordance with the provisions of the Mechanic's Lien Act.

10. Any lien or right to a lien for services provided by a commercial real estate broker in accordance with the provisions of the Commercial Real Estate Broker Lien Act.

11. Existing unrecorded leases and all rights thereunder of the lessees and any persons claiming by, through and under the lessees.

12. **Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.**

13. NOTE: If the subject property is located within Cook, Kane, Peoria or Will County it is subject to the Illinois Predatory Lending Database Program as authorized by 765 ILCS 77/70 et seq. as amended.

    REQUIREMENT: Record the mortgage or trust deed to be insured together with either a Certificate of Compliance, or a Certificate of Exemption if the subject mortgage loan or trust deed is an exempt transaction.

    Upon receipt of either a Certificate of Compliance or a Certificate of Exemption the note and requirement will not appear on the final policy to be issued.

Continued...

14. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois Notary Public. Satisfactory identification documents are documents that are valid at the time of the Notarial Act; are issued by a State Agency, Federal Government Agency, or Consulate; bear the photographic image of the individual's face; and bear the individual's signature.

15. Effective June 1, 2009, if any document of conveyance for Cook County residential real property is to be notarized by an Illinois Notary Public, Public Act 95-988 requires the completion of a notarial record for each grantor whose signature is notarized. The notarial record will include the thumbprint or fingerprint of the grantor. The grantor must present identification documents that are valid; are issued by State or Federal Government Agency; bear the photographic image of the individual's face; and bear the individual's signature. The Company will charge $25.00 per notarial record.

16. This is a Commitment for a Commonwealth Land Title Insurance Company Policy.

17. The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

    A. Rights or claims of parties in possession not shown by the public records.
    B. Easements or claims of easements, not shown by the public records.
    C. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
    D. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
    E. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

18. The following are requirements to be complied with:

    A. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
    B. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

19. NOTE: The coverage afforded by this commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the company have been fully paid. In addition, no policy will issue until said charges are paid.

Continued...

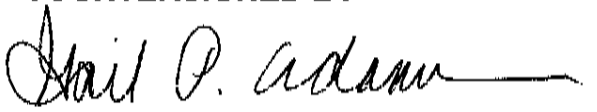
Schedule B – continued...

20. NOTE: Your attention is called to the following requirements (which apply in all counties of Illinois) for documents to be recorded.

A. Each instrument should be 8 1/2 x 11 inch paper with a 3 x 5 inch area at the upper right hand corner of the first page left blank for the recorder;
B. Each document must bear the name and address of the preparer of the document;
C. Each document must include a list of all Permanent Real Estate Index Numbers (PINs) which are affected by the document; and
D. Each document must include the common address or addresses of the property affected by the document.

Failure to comply with these requirements when preparing documents for recording will result in additional recording fees.

COUNTERSIGNED BY



AUTHORIZED SIGNATORY
TITLE SERVICES, INC., AGENT

Commitment For Title Insurance

American Land Title Association 1966

Issued By
Commonwealth Land Title Insurance Company

Commonwealth
A LandAmerica Company

Title Insurance Since 1876

Home Office:
101 Gateway Centre Parkway, Gateway One
Richmond, Virginia 23235-5153

B 1004-8

1206804024D

Doc#: 1206804024 Fee: $58.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 03/08/2012 09:10 AM Pg: 1 of 11

Fall
8837946/29135437
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QUITCLAIM DEED

Prepared by:

William E. Boylan
Attorney at Law
381 E. St. Charles Road
Carol Stream IL 60188

ANGEL ASSOCIATES LIMITED PARTNERSHIP, an Illinois Limited Partnership, with its principal office address at 381 E. St. Charles Road, Carol Stream, Illinois 60188, for the consideration of One U.S. Dollar and No/100ths (U.S. $1.00) and other good and valuable consideration in hand paid, by these presents does hereby REMISE, RELEASE and CONVEY to:

NBORE Investments LLC whose address is 1001 Lake Street, Oak Park, Illinois 60301

the following described real estate (the "Property"), situated in the County of Cook, State of Illinois, more particularly described as follows, to wit:

See legal description set forth on Exhibit A attached hereto and incorporated herein.

Address of Real Estate: 801 S. Oak Park Avenue, Oak Park, IL 60304

Tax Identification Number(s): 16-18-135-021-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of ANGEL ASSOCIATES Limited Partnership, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

S Y
P N
S N
SC Y
INT CJ

BOX 333-CTI

1. Use and Operating Restrictions.

This conveyance is made by Angel Associates Limited Partnership and accepted by Grantee upon the express condition and subject to the use and operating restrictions, notices, acknowledgments, and covenants described on **Exhibit B** attached hereto (collectively, the "Use and Operating Restrictions"). Grantee acknowledges that BP Products North America Inc. (identified as "Grantor/BP" in **Exhibit B**)attached hereto may, in Grantor/BP's sole and absolute discretion (but shall in no event be obligated to), release and/or waive any or all of the Use and Operating Restrictions at any time, by written instrument duly executed and delivered by Grantor/BP.

2. Grantee's Indemnification of Grantor and Angel Associates Limited Partnership

Grantee, for and on behalf of itself and its successors and assigns (including, without limitation, all successors in title to the Property or any portion thereof (collectively, the "Grantee Parties"), by acceptance of this Deed ("Deed"), hereby agrees, except as may otherwise be provided in the Agreement (as hereinafter defined), to assume responsibility for, and shall protect, indemnify, defend (with counsel reasonably acceptable to BP Products North America, Inc. and Angel Associates BP) and hold harmless, and does hereby waive, release and discharge, BP Products North America Inc. and Angel Associates Limited Partnership, and their parents, affiliates and subsidiaries, and their respective directors, officers, partners, members, shareholders, employees, contractors, agents, representatives, successors and assigns (collectively, the "Grantor Parties"), from and against any claim for liabilities, any and all actions or causes of action at law or in equity, claims, demands, obligations, losses, damages, liabilities, suits, judgments, fines, penalties, payments, costs and expenses (including reasonable attorneys' fees) of whatever kind or nature, sustained, suffered or incurred by any of the Grantor Parties directly or indirectly arising out of, resulting from, relating to or connected with (a) any breach of Grantee Parties' duties, liabilities, obligations or covenants which is in violation of or inconsistent with the Use and Operating Restrictions; (b) any and all Environmental Liabilities arising out of the use or operation of any of the Property on or after the date of the Deed to which this Exhibit is attached (including, without limitation, any "Government Required Environmental Work", "Third Party Claims", "Hazardous Materials" occurring on, at or migrating from the Property or other environmental liabilities of any Grantee Parties under any Environmental Laws, state or Federal; (c) any act or omission on the part of any Grantee Party during such Grantee Party's presence or activity on or about the Property prior to the Transfer Date; (d) any legal or equitable claim or cause of action against BP Products North America Inc. or against Angel Associates Limited Partnership arising from or relating to the environmental condition of the Property during any period in which the Grantee parties have retained control or possession of the property; (e) changes in, modifications to or amendments of Environmental Laws that were in effect prior to the Transfer Date or Environmental Laws promulgated, made or enacted on or after the Transfer Date irrespective of whether the events giving rise to such liabilities occurred prior to, on or after the Transfer Date; (f) any and, all increased, unanticipated or delay costs directly or indirectly arising out of or relating to any incident relating to the presence of any "Hydrocarbon Contamination" or any other Hazardous Materials.

3. Condition of Property.

Grantee has accepted the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition. Grantee acknowledges that the purchase price which it has paid for the Property reflects: (a) the fact that all of the Use and Operating Restrictions shall be recorded against the Property and shall be binding on Grantee and the other Grantee Parties, (b) the fact that Grantee has agreed to acquire the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition, and (c) the fact that Grantee has agreed to acquire the Property subject to the presence, whether known or unknown, of any

environmental contamination which may have occurred during or prior to the period of the ownership of Angel Associates Limited Partnership, use and/or operation of the Property. Grantee does, by its acceptance of this Deed, represent and warrant that it is familiar with the condition of the Property and that Angel Associates Limited Partnership HAS NOT MADE AND MAKES NO REPRESENTATIONS or WARRANTIES (ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, MATERIAL OR IMMATERIAL), CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COMPLIANCE, CONDITION, DESIGN, OPERATION, CAPACITY, MONETARY VALUE, NATURE, AND CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF FOR ANY AND ALL PURPOSES, ACTIVITIES AND USES. GRANTEE AGREES THAT THE PROPERTY IS HEREBY CONVEYED BY ANGEL ASSOCIATES LIMITED PARTNERSHIP AND ACCEPTED BY GRANTEE IN ITS "AS-IS, WHERE-IS, AND WITH ALL FAULTS" CONDITION EXISTING ON THE TRANSFER DATE.

4. **Grantor Parties' Right of Access and Entry Upon the Property; Cooperation.**

Grantor/BP and Angel Associates Limited Partnership hereby reserve for themselves the right to enter upon and access the Property (free from any charge or fee) from time to time to remove certain personal property and conduct certain inspections, remediation and other activities, all as more particularly set forth in an Agreement between BP Products North America Inc. and Parent Petroleum Inc. Such personal property is not intended to include any property other than remediation or monitoring equipment owned or leased by a Grantor Party with respect to remediation or monitoring environmental conditions. Such access shall not be interrupted by any transfer, assignment, conveyance, mortgage, lease, hypothecation or pledge by Grantee of the Property or any of Grantee's interests therein. In the event BP Products North America Inc. or any other Grantor Party, including Angel Associates Limited Partnership is involved in any remediation efforts or in obtaining environmental site closure with respect to the Property for any reason whatsoever, Grantee and each of the other Grantee Parties agrees to cooperate with the Grantor Parties and with all local, state, and federal environmental agencies having jurisdiction over the Property (the "Government") in obtaining environmental site closure to commercial standards for any environmental contamination relating to or arising out of prior use of the Property.

5. **Further Assurances.**

Angel Associates Limited Partnership and Grantee shall execute, acknowledge and deliver to the other party at the reasonable request of the other party or the Title Company such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein at any time and from time to time whether before or after the Transfer Date in order to effectuate the provisions of this Quitclaim Deed or the transaction contemplated herein or to confirm or perfect any right or restriction to be created or transferred hereunder or pursuant to this transaction, provided that the party being requested to deliver such instruments or take such other actions shall not be required to incur any material expense in connection therewith.

Grantee shall, from time to time, upon request of any Grantor party, execute and deliver to Angel Associates Limited Partnership, and hereby authorizes such partnership to record in the appropriate governmental or other public records, such further documents and instruments and perform such acts as are reasonably necessary to perfect, aid or assist in the imposition and/or recording of the Environmental Restrictions as defined in **Exhibit B** hereto, and/or other environmental restrictions and/or covenants, deed notices, No Further Action Determinations (as defined in the Agreement between BP Products North America Inc. and Parent Petroleum Inc.), including, without limitation, execution of Illinois form LPC 568, Form DRM-1, or any similar documents or forms required or authorized by the Government, or any

similar site closure documents or forms contemplated by the Agreement, including but not limited to any state-specific or other forms that are required or authorized by the Government or the Environmental Laws, provided that such further documents, instruments, or actions are consistent with the terms or intent of the Agreement.

6. Entire Understanding.

All of the provisions of this Deed, including without limitation, the Use and Operating Restrictions, shall run with the land and each portion thereof, shall bind and restrict the Property and each portion thereof, and shall be binding upon and inure to the benefit of the parties, including without limitation, Grantor, the other Grantor Parties, Grantee, and the other Grantee Parties, as the case may be, and their respective heirs, devisees, representatives, successors and assigns, and any other person or entity (if any) so expressly noted herein, but no other. This Deed, the exhibits annexed hereto and any document referenced herein (and any attachments and exhibits thereto) contain the entire understanding and agreement between the parties hereto relative to the subject matter hereof. No representations or statements, other than those expressly set forth herein, were relied upon by the parties in entering into this Deed. No modification, waiver of, addition to, or deletion from the terms of this Deed shall be effective unless reduced to writing and signed by Angel Associates Limited Partnership and Grantee or their respective successors and assigns, each of whom expressly waives, releases and forever forswears any right under the law in the State in which the Property is located which permits a contract, by its terms amendable only in writing, to be orally amended.

The real property described herein is subject to the Environmental Restrictions made by BP Products North America Inc., as Grantor, for its benefit and for the benefit of other parties and persons as set forth therein, and recorded with the Office of the Recorder of Cook County on the 13th of January, 2010, in the Recorder's Deed Records having Document No. 1001304276 as if the same were fully set forth herein.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, said Grantor has caused this Quitclaim Deed to be executed by an authorized representative of Grantor this 28th day of February, 2012.

Angel Associates Limited Partnership

By: _____
Name: William E. Boylan
Title: Authorized Agent

STATE OF ILLINOIS)
)SS
COUNTY OF DuPage)

I, Shirin Marvi, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that William E. Boylan, personally known to me to be the duly authorized agent of Angel Associates Limited Partnership, and 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 as such authorized agent, he signed and delivered such instrument, as his free and voluntary act and deed, and as the free and voluntary act and deed of such Limited Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of February, 2012.

_____
Notary Public

My Commission Expires: 04/02/2014

OFFICIAL SEAL
SHRIN K. MARVI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04-02-14

When Recorded, Return To: Pellegrini & Cristiano 6817 W. NORTH AVE. OAK PARK, IL 60302

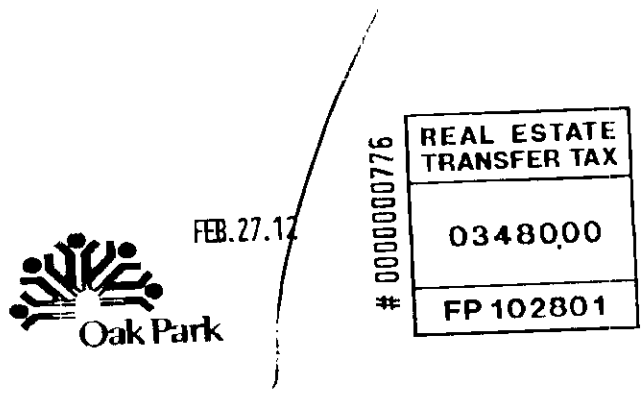
Mail Subsequent Tax Bills To: NBORE, 1001 Lake St. OAK PARK IL 60301

EXHIBIT A
TO
QUITCLAIM DEED

Legal Description

Lots 1 and 2 in Block 4 in Oak Park Avenue Subdivision, being a Subdivision of Lots 2 and 3 and that part of Lot 1, lying west of Oak Park Avenue, in the partition by the Circuit Court of Cook County, of the east half of Lot 2 in the subdivision of Section 18, Township 39 North, Range 13, east of the Third Principal Meridian (except the west half of the southwest quarter), in Cook County, Illinois.

Permanent Index Number: 16-18-135-021-0000



REAL ESTATE TRANSFER	02/29/2012
COOK	$217.50
ILLINOIS:	$435.00
TOTAL:	$652.50

16-18-135-021-0000 | 20120201600436 | W80YHH

EXHIBIT B
TO
QUITCLAIM DEED

Use and Operating Restrictions, Notices, Acknowledgments, and Covenants

Grantee covenants and agrees, for and on behalf of itself and the other Grantee Parties, that the following use and operating restrictions, notices, acknowledgments, and covenants shall run with the land and each portion thereof, shall bind and restrict the Property and each portion thereof, and shall be binding upon and inure to the benefit of the parties, including without limitation, Grantor, the other Grantor Parties, Grantee and the other Grantee Parties, as the case may be, and their respective heirs, devisees, representatives, successors and assigns, and any other person or entity (if any) so expressly noted herein, but no other, and shall bind and restrict the Property for the time periods set forth herein:

I. **Petroleum and Convenience Store Restriction**: No part of the Property shall be used by Grantee or any other Grantee Party, directly or indirectly, for an automobile service station, petroleum station, gasoline station, car wash, or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, any fuel used for internal combustion engines, or other petroleum or petroleum-related products, except for the personal use or consumption of such products by Grantee or its lessees of the Property, unless any such use is in connection with the operation of the Property as a Grantor branded service station. For purposes hereof, "Grantor branded service station" shall mean a motor fuel sales facility operating under the brand BP, Amoco, Arco or any other brand of Grantor or any of its affiliates or their respective successors and assigns

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and each portion thereof, and are deemed to benefit Grantor as a user of, operator of, or supplier of Grantor branded fuels to lands or retail operations in the County in which the Property is located. These restrictive covenants will remain in full force and effect for a term of twenty five years from the date of the deed which conveyed title from BP Products North America Inc. to Angel Associates, LP as filed of record with the Recorder of Deeds, whereupon these restrictive covenants will automatically lapse and terminate and be of no further force or effect.

II. **Environmental Matters.**

A. **Environmental Restrictions.** To reduce risks to human health and/or the environment and to permit application of environmental corrective action standards or other protective activities that are consistent with applicable law, this conveyance is made by Grantor and accepted by Grantee on the express condition and subject to the following restrictions, notices, acknowledgments and covenants:

1. **Groundwater Exposure Restriction.** No water supply wells of any kind (including, without limitation, water wells used for drinking, bathing or other human consumption purposes and water wells used for livestock, farming or irrigation) shall be installed or used on the Property (collectively, the "Groundwater Exposure Restriction"); provided, however, that the Groundwater Exposure Restriction does not prohibit the installation or use of any compliance wells or any groundwater monitoring, recovery or extraction wells or similar devices used for or related to the performance of any remediation or environmental corrective action work on the Property now or in the future.

2. **Residential Use Restriction.** The Property shall not be used or occupied (if used or occupied at all) for residential purposes, and additionally, no part of the Property shall be used for the

purpose of operating a child care or elder care facility, a nursing home facility or hospice, a medical or dental facility, a school, a church or other place of worship, a park or a hospital (collectively, the "Residential Use Restriction"). If applicable state environmental laws and regulations define residential use, any use that is deemed to be a residential use by such laws and regulations will also be a residential use as the terms are used herein.

3. **Construction and Excavation Restrictions.**

3.1 **Engineered Barriers and Below-grade Restriction.** Grantee shall place any engineered barrier on the Property as may be required by the Government. Any building or other improvements constructed on the Property shall have a slab-on-grade foundation, with the top of the slab at or above surface level, except for any building footings and/or underground utilities (the "Below-grade Restriction").

3.2 **Construction Workers' Caution Statement.** Prior to conducting any intrusive activities with respect to the Property, Grantee and the other Grantee Parties shall cause all construction workers performing or assisting with such activities to be notified of possible petroleum hydrocarbon encounters and appropriately trained and certified in accordance with all environmental, health and safety laws, rules, regulations and ordinances, including, without limitation, any and all Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) requirements (including, without limitation, those set forth in 29 CFR 1910.120) (collectively, the "Construction Workers' Caution Restriction"). Such training shall at a minimum include both an initial 40 hour and future 8 hour refresher training and certifications in compliance with OSHA HAZWOPER requirements and any similar applicable requirements (whether existing as of the date of this conveyance or enacted or promulgated in the future).

3.3 **Removal and Disposal of Soil and Groundwater.** No soils shall be excavated at or removed from any portion of the Property, unless and until representative soil samples from such portion of the Property are first tested to determine whether any actionable levels of petroleum-related or other regulated chemicals are present, and if such levels are present, then (a) the excavation, management, disposal and/or removal of any such soils at or from such portion of the Property shall be governed by a written soil management plan ("Soil Management Plan") to be developed by Grantee or any other Grantee Party, as applicable, which shall comply with all applicable laws and regulatory requirements, and (b) Grantee, or any other Grantee Party, as applicable, obtains any required Government approval of the Soil Management Plan. Grantee and the other Grantee Parties shall be solely responsible for the proper and lawful performance and payment of (a) any and all soil excavation, hauling, transportation and disposal pursuant to the Soil Management Plan or otherwise, and (b) any extraction, dewatering and disposal of any groundwater to be extracted or removed from the Property arising out of or resulting from any development or other construction activities at the Property, including any required testing and treatment of such water (collectively, the "Soil and Groundwater Removal Restriction"). Except as may be otherwise expressly provided in the Agreement, Grantor shall not be obligated to pay any costs related to such soil excavation or groundwater extraction or any soil or groundwater removal or disposal, and/or any development of the Property.

3.4 **Relocation of Corrective Action Equipment; Development.** In the event that monitoring wells or other remediation equipment and any related improvements (collectively, the "Corrective Action Equipment") owned by BP Products North America, Inc. (hereinafter sometimes referred to as "BP/Grantor") are: (a) present at the Property on the date of this conveyance; (b) subsequently required to be present on the Property after the date of this conveyance by the Government

3.4 deleted

in connection with the Retained Environmental Liabilities of BP/Grantor (as determined by prior Agreement between BP Products North America Inc. and Parent Petroleum Inc.) ; or (c) otherwise installed at the Property by or on behalf of BP/Grantor in connection with BP/Grantor's Retained Environmental Liabilities or otherwise, no Grantee Party will interfere with the use or operation of the Corrective Action Equipment, or damage or destroy (or permit the damage or destruction of) any Corrective Action Equipment. In the event Grantee or any other Grantee Party damages or destroys any Corrective Action Equipment, Grantee or such other Grantee Party (as applicable) shall pay, upon demand, BP/Grantor's costs in repairing or replacing it.

deleted

Grantee shall submit to BP Products North America, Inc. c/o Angel Associates LP, a copy of plans for any construction or relocation of any improvements on the Property, or any excavation, demolition, regrading, repaving, landscaping or other development activity at the Property performed by any person on the Property (excluding work by BP/Grantor or Angel Associates LP and any renovations solely to the interior of buildings that have no impact on Seller's Work) at the Property ("Development") for BP/Grantor's review and consent at least thirty (30) days prior to the commencement by anyone of any Development activities on the Property. No Grantee Party shall remove or relocate any Corrective Action Equipment without the prior written consent of BP/Grantor. In the event that BP/Grantor consents to any such removal or relocation, then either (at BP/Grantor's sole election): (y) Grantee (or such other Grantee Party (as applicable)) shall perform such removal and/or relocation at its sole cost and expense, pursuant to plans and specifications which have been approved in writing by BP/Grantor, and using contractors acceptable to BP/Grantor (in which event BP/Grantor and its contractors and consultants shall have the right to be present at, and supervise, such removal or relocation); or (z) BP/Grantor shall perform (or cause to be performed) such removal and/or relocation, but all costs and expenses of such removal or relocation shall be borne solely by Grantee or such other Grantee Party (as applicable), and Grantee or such other Grantee Party (as applicable) shall promptly reimburse BP/Grantor for any such costs or expenses paid, sustained or incurred by Grantor.

3.5 deleted

3.5 **Cooperation.** Grantee and each of the other Grantee Parties agrees to cooperate with BP/Grantor, with Angel Associates LP and with the Government in obtaining a "No Further Action Determination" based on standards applicable to future commercial use of the Property for any "Hydrocarbon Release" (as those terms are defined in the Agreement) relating to or arising out of BP/Grantor's prior use of the Property in connection with the Retained Environmental Liabilities. Said cooperation may include, but not be limited to, the following: (a) cooperation with BP/Grantor and assistance to BP/Grantor in obtaining any approvals, consents or permits required for BP/Grantor's remediation efforts on the Property (and/or any Hydrocarbons that may have migrated from the Property to adjacent properties) or BP/Grantor's "UST Reimbursement Program" reimbursement requests (as defined in the aforementioned Purchase Sale Agreement between BP Products North America, Inc. and Parent Petroleum Inc.); (b) cooperation so as to minimize the time and expense associated with BP/Grantor's remediation efforts on the Property (and/or any Hydrocarbons that may have migrated from the Property to adjacent properties) including, without limitation, the granting of access to on-site utilities (*e.g.*, electricity, sewer, and water) if required for such activities, with the proration of any such utility costs to be based upon BP/Grantor's actual use thereof; (c) execution of any and all documentation as may be necessary, in BP/Grantor's sole discretion, to obtain a No Further Action Determination for the Property and may include any state-specific or Government-required form of environmental restrictions and/or covenants, deed notices, or any similar site closure documentation or forms required or authorized by the Government or the Environmental Laws (which documentation may impose further use and operating restrictions similar to those set forth in this Exhibit B on the use of the Property by Grantee and the other Grantee Parties); (d) attendance at any meetings requested by BP/Grantor relating to a Hydrocarbon Release and remediation efforts on the Property (and/or any Hydrocarbons that may have migrated from the Property to adjacent properties); and/or (e) such other further acts as may be required in order to obtain a No Further Action Determination for any environmental incident relating to

BP/Grantor's prior use, ownership or operation of the Property. Should Grantee or any Grantee Party fail or refuse to sign such documentation, or are unavailable to sign such documentation (after reasonable inquiry by BP/Grantor (such reasonableness to be determined by BP/Grantor in its sole discretion)), Grantee or Grantee Parties hereby irrevocably appoint any Environmental Business Manager of BP/Grantor (or any successor corporation thereto) as its attorney-in-fact to sign and execute such documentation for and on behalf of Grantee or Grantee Parties. Grantee and each of the other Grantee Parties further authorizes BP/Grantor to record one or more "No Further Action Determinations", any state-specific or Government-required form of environmental restrictions and/or covenants, deed notices, deed acknowledgments, Government orders or any similar site closure documentation or forms required or authorized by the Government or the Environmental Laws against the Property, if and when the same is/are issued by the Government.

3.6 **Notice**. Any notices required to be given to Grantor shall be given using the following address:

BP Products North America Inc.
c/o ANGEL ASSOCIATES LIMITED PARTNERSHIP
381 E. St Charles Road
Carol Stream IL 60188

Telephone No.: 630-668-0141

B. **Duration**. The Groundwater Exposure Restriction, the Residential Use Restriction, the Below-grade Restriction, the Construction Workers' Caution Restriction, and the Soil and Groundwater Removal Restriction, including their related restrictions, notices, acknowledgments and affirmative covenants (collectively, the "Environmental Restrictions"), shall run with land and each portion thereof and shall be binding upon and inure to the benefit of BP/Grantor, the other Grantor Parties, Grantee and the other Grantee Parties, and shall remain in full force and effect and bind and restrict the Property, unless and until the Environmental Restrictions (or any portion thereof) are either: (1) waived in writing by BP/Grantor under conditions which, in BP/Grantor's sole discretion, demonstrate that specific risks to human health and the environment are, have been, and/or will be appropriately reduced; or (2) released in writing by BP/Grantor. BP/Grantor may, at Grantee's request, release a portion or portions of the Environmental Restrictions from the Property upon BP/Grantor's receipt from Grantee of an acknowledgment from the Government, obtained by Grantee at its sole cost and expense, that test results demonstrate that the Property meets the then-current soil and groundwater standards for the Property without that portion or portions of the Environmental Restrictions and that the Government approves the releasing of that portion or portions of the Environmental Restrictions.

III. Certain Environmental Acknowledgments, Covenants and Notices.

A. **Prior Use**. Grantee acknowledges that the Property has been used as a service station or for related purposes for the storage, sale, transfer and distribution of motor vehicle fuels, petroleum products or derivatives containing hydrocarbons.

B. **USTs**. Grantee acknowledges that underground storage tanks and associated product piping systems ("USTs") included in, on or under the Property may contain explosive gases and may have been used for the storage of motor fuels containing tetraethyl lead or other "antiknock" compounds which have made such USTs unfit for the storage of water or any other article or commodity intended for human or

animal contact or consumption. Grantee expressly agrees not to use or permit the use of any such USTs for such purposes.

C. **Notice of Environmental Restrictions upon Conveyance.** Each instrument hereafter conveying any interest in the Property or any portion of the Property shall contain a recital acknowledging the Environmental Restrictions and providing the recording location of this Deed upon such conveyance substantially in the following form: "The real property described herein is subject to the Environmental Restrictions made by BP Products North America Inc., as Grantor, for its benefit and for the benefit of other parties and persons as set forth therein, and recorded with the Office of the Recorder of Cook County on the 13th d ay of January, 2010, in the Recorder's Deed Records having Document No. 1001304276 as if the same were fully set forth herein." Notwithstanding the foregoing, any failure to include such notice shall not, in and of itself, create any right or claim that any of the Environmental Restrictions or this Deed are void, voidable or otherwise unenforceable in accordance with their terms.

IV. Defined Terms; Successors; Other.

Unless otherwise expressly noted herein, all initially capitalized terms used in this **Exhibit B** shall have the meanings ascribed to such terms as set forth in the Deed to which this **Exhibit B** is attached. By taking title to the Property (or otherwise succeeding, directly or indirectly, to any of Grantee's right, title or interest in or to the Property), each Grantee Party shall be conclusively deemed to have agreed to and accepted each and all of the terms, provisions and conditions of this **Exhibit B**, and to have agreed to be bound thereby. It is the intention of Grantor and Grantee that the terms, provisions, covenants and restrictions set forth in this **Exhibit B** shall be deemed to have vested upon the execution and delivery of this Deed by Grantor. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of the rule against perpetuities, then any such covenants and restrictions shall continue only until twenty-one (21) years after the death of the survivor of the now living descendants of President Barack Obama. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of any other statutory or common law rule(s) or regulation(s) imposing time limits, then any such covenants and restrictions shall continue only for the longest period permitted under such statutory or common law rule(s) or regulation(s). If any term, provision, condition, covenant or restriction in this **Exhibit B** shall, to any extent, be invalid or unenforceable, the remainder of this **Exhibit B** (or the application of such term, provision, condition, covenant or restriction to persons or circumstances other than in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision, condition, covenant and restriction set forth in this **Exhibit B** shall be valid and enforceable to the fullest extent permitted by law. Grantee acknowledges, for itself and the other Grantee Parties, that the breach of any of the covenants or restrictions contained in this **Exhibit B** on the part of Grantee or any other Grantee Party will result in irreparable harm and continuing damages to BP/Grantor and Grantor's business, and that BP/Grantor's or Grantor's remedy at law for any such breach or threatened breach would be inadequate. Accordingly, in addition to such remedies as may be available to BP/Grantor or the Grantor at law or in equity in the event of any such breach, any court of competent jurisdiction may issue an injunction (both preliminary and permanent), without bond, enjoining and restricting the breach or threatened breach of any such covenant or restriction by Grantee or any other Grantee Party. In the event that Grantee or any other Grantee Party shall breach any of the covenants or restrictions set forth in this **Exhibit B**, then Grantee or such other Grantee Party (as applicable) shall pay all of BP/Grantor's and Grantor's costs and expenses (including reasonable attorneys' fees) incurred in enforcing such covenants and restrictions.

[End of Exhibit B to Deed]

1206804024D

Doc#: 1206804024 Fee: $58.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 03/08/2012 09:10 AM Pg: 1 of 11

Fall
8837946/29135437
Jobbert

QUITCLAIM DEED

Prepared by:

William E. Boylan
Attorney at Law
381 E. St. Charles Road
Carol Stream IL 60188

ANGEL ASSOCIATES LIMITED PARTNERSHIP, an Illinois Limited Partnership, with its principal office address at 381 E. St. Charles Road, Carol Stream, Illinois 60188, for the consideration of One U.S. Dollar and No/100ths (U.S. $1.00) and other good and valuable consideration in hand paid, by these presents does hereby REMISE, RELEASE and CONVEY to:

NBORE Investments LLC whose address is 1001 Lake Street, Oak Park, Illinois 60301

the following described real estate (the "Property"), situated in the County of Cook, State of Illinois, more particularly described as follows, to wit:

See legal description set forth on Exhibit A attached hereto and incorporated herein.

Address of Real Estate: 801 S. Oak Park Avenue, Oak Park, IL 60304

Tax Identification Number(s): 16-18-135-021-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of ANGEL ASSOCIATES Limited Partnership, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

S Y
P N
S N
SC Y
INT CJ

BOX 333-CTI

1. Use and Operating Restrictions.

This conveyance is made by Angel Associates Limited Partnership and accepted by Grantee upon the express condition and subject to the use and operating restrictions, notices, acknowledgments, and covenants described on **Exhibit B** attached hereto (collectively, the "Use and Operating Restrictions"). Grantee acknowledges that BP Products North America Inc. (identified as "Grantor/BP" in **Exhibit B**)attached hereto may, in Grantor/BP's sole and absolute discretion (but shall in no event be obligated to), release and/or waive any or all of the Use and Operating Restrictions at any time, by written instrument duly executed and delivered by Grantor/BP.

2. Grantee's Indemnification of Grantor and Angel Associates Limited Partnership

Grantee, for and on behalf of itself and its successors and assigns (including, without limitation, all successors in title to the Property or any portion thereof (collectively, the "Grantee Parties"), by acceptance of this Deed ("Deed"), hereby agrees, except as may otherwise be provided in the Agreement (as hereinafter defined), to assume responsibility for, and shall protect, indemnify, defend (with counsel reasonably acceptable to BP Products North America, Inc. and Angel Associates BP) and hold harmless, and does hereby waive, release and discharge, BP Products North America Inc. and Angel Associates Limited Partnership, and their parents, affiliates and subsidiaries, and their respective directors, officers, partners, members, shareholders, employees, contractors, agents, representatives, successors and assigns (collectively, the "Grantor Parties"), from and against any claim for liabilities, any and all actions or causes of action at law or in equity, claims, demands, obligations, losses, damages, liabilities, suits, judgments, fines, penalties, payments, costs and expenses (including reasonable attorneys' fees) of whatever kind or nature, sustained, suffered or incurred by any of the Grantor Parties directly or indirectly arising out of, resulting from, relating to or connected with (a) any breach of Grantee Parties' duties, liabilities, obligations or covenants which is in violation of or inconsistent with the Use and Operating Restrictions; (b) any and all Environmental Liabilities arising out of the use or operation of any of the Property on or after the date of the Deed to which this Exhibit is attached (including, without limitation, any "Government Required Environmental Work", "Third Party Claims", "Hazardous Materials" occurring on, at or migrating from the Property or other environmental liabilities of any Grantee Parties under any Environmental Laws, state or Federal; (c) any act or omission on the part of any Grantee Party during such Grantee Party's presence or activity on or about the Property prior to the Transfer Date; (d) any legal or equitable claim or cause of action against BP Products North America Inc. or against Angel Associates Limited Partnership arising from or relating to the environmental condition of the Property during any period in which the Grantee parties have retained control or possession of the property; (e) changes in, modifications to or amendments of Environmental Laws that were in effect prior to the Transfer Date or Environmental Laws promulgated, made or enacted on or after the Transfer Date irrespective of whether the events giving rise to such liabilities occurred prior to, on or after the Transfer Date; (f) any and, all increased, unanticipated or delay costs directly or indirectly arising out of or relating to any incident relating to the presence of any "Hydrocarbon Contamination" or any other Hazardous Materials.

3. Condition of Property.

Grantee has accepted the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition. Grantee acknowledges that the purchase price which it has paid for the Property reflects: (a) the fact that all of the Use and Operating Restrictions shall be recorded against the Property and shall be binding on Grantee and the other Grantee Parties, (b) the fact that Grantee has agreed to acquire the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition, and (c) the fact that Grantee has agreed to acquire the Property subject to the presence, whether known or unknown, of any

environmental contamination which may have occurred during or prior to the period of the ownership of Angel Associates Limited Partnership, use and/or operation of the Property. Grantee does, by its acceptance of this Deed, represent and warrant that it is familiar with the condition of the Property and that Angel Associates Limited Partnership HAS NOT MADE AND MAKES NO REPRESENTATIONS or WARRANTIES (ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, MATERIAL OR IMMATERIAL), CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COMPLIANCE, CONDITION, DESIGN, OPERATION, CAPACITY, MONETARY VALUE, NATURE, AND CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF FOR ANY AND ALL PURPOSES, ACTIVITIES AND USES. GRANTEE AGREES THAT THE PROPERTY IS HEREBY CONVEYED BY ANGEL ASSOCIATES LIMITED PARTNERSHIP AND ACCEPTED BY GRANTEE IN ITS "AS-IS, WHERE-IS, AND WITH ALL FAULTS" CONDITION EXISTING ON THE TRANSFER DATE.

4. **Grantor Parties' Right of Access and Entry Upon the Property; Cooperation.**

Grantor/BP and Angel Associates Limited Partnership hereby reserve for themselves the right to enter upon and access the Property (free from any charge or fee) from time to time to remove certain personal property and conduct certain inspections, remediation and other activities, all as more particularly set forth in an Agreement between BP Products North America Inc. and Parent Petroleum Inc. Such personal property is not intended to include any property other than remediation or monitoring equipment owned or leased by a Grantor Party with respect to remediation or monitoring environmental conditions. Such access shall not be interrupted by any transfer, assignment, conveyance, mortgage, lease, hypothecation or pledge by Grantee of the Property or any of Grantee's interests therein. In the event BP Products North America Inc. or any other Grantor Party, including Angel Associates Limited Partnership is involved in any remediation efforts or in obtaining environmental site closure with respect to the Property for any reason whatsoever, Grantee and each of the other Grantee Parties agrees to cooperate with the Grantor Parties and with all local, state, and federal environmental agencies having jurisdiction over the Property (the "Government") in obtaining environmental site closure to commercial standards for any environmental contamination relating to or arising out of prior use of the Property.

5. **Further Assurances.**

Angel Associates Limited Partnership and Grantee shall execute, acknowledge and deliver to the other party at the reasonable request of the other party or the Title Company such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein at any time and from time to time whether before or after the Transfer Date in order to effectuate the provisions of this Quitclaim Deed or the transaction contemplated herein or to confirm or perfect any right or restriction to be created or transferred hereunder or pursuant to this transaction, provided that the party being requested to deliver such instruments or take such other actions shall not be required to incur any material expense in connection therewith.

Grantee shall, from time to time, upon request of any Grantor party, execute and deliver to Angel Associates Limited Partnership, and hereby authorizes such partnership to record in the appropriate governmental or other public records, such further documents and instruments and perform such acts as are reasonably necessary to perfect, aid or assist in the imposition and/or recording of the Environmental Restrictions as defined in **Exhibit B** hereto, and/or other environmental restrictions and/or covenants, deed notices, No Further Action Determinations (as defined in the Agreement between BP Products North America Inc. and Parent Petroleum Inc.), including, without limitation, execution of Illinois form LPC 568, Form DRM-1, or any similar documents or forms required or authorized by the Government, or any

similar site closure documents or forms contemplated by the Agreement, including but not limited to any state-specific or other forms that are required or authorized by the Government or the Environmental Laws, provided that such further documents, instruments, or actions are consistent with the terms or intent of the Agreement.

6. Entire Understanding.

All of the provisions of this Deed, including without limitation, the Use and Operating Restrictions, shall run with the land and each portion thereof, shall bind and restrict the Property and each portion thereof, and shall be binding upon and inure to the benefit of the parties, including without limitation, Grantor, the other Grantor Parties, Grantee, and the other Grantee Parties, as the case may be, and their respective heirs, devisees, representatives, successors and assigns, and any other person or entity (if any) so expressly noted herein, but no other. This Deed, the exhibits annexed hereto and any document referenced herein (and any attachments and exhibits thereto) contain the entire understanding and agreement between the parties hereto relative to the subject matter hereof. No representations or statements, other than those expressly set forth herein, were relied upon by the parties in entering into this Deed. No modification, waiver of, addition to, or deletion from the terms of this Deed shall be effective unless reduced to writing and signed by Angel Associates Limited Partnership and Grantee or their respective successors and assigns, each of whom expressly waives, releases and forever forswears any right under the law in the State in which the Property is located which permits a contract, by its terms amendable only in writing, to be orally amended.

The real property described herein is subject to the Environmental Restrictions made by BP Products North America Inc., as Grantor, for its benefit and for the benefit of other parties and persons as set forth therein, and recorded with the Office of the Recorder of Cook County on the 13th of January, 2010, in the Recorder's Deed Records having Document No. 1001304276 as if the same were fully set forth herein.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, said Grantor has caused this Quitclaim Deed to be executed by an authorized representative of Grantor this 28th day of February, 2012.

Angel Associates Limited Partnership

By: _____
Name: William E. Boylan
Title: Authorized Agent

STATE OF ILLINOIS)
)SS
COUNTY OF DuPage)

I, Shirin Marvi, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that William E. Boylan, personally known to me to be the duly authorized agent of Angel Associates Limited Partnership, and 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 as such authorized agent, he signed and delivered such instrument, as his free and voluntary act and deed, and as the free and voluntary act and deed of such Limited Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of February, 2012.

_____
Notary Public

My Commission Expires: 04/02/2014

OFFICIAL SEAL
SHRIN K. MARVI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04-02-14

When Recorded, Return To: Pellegrini & Cristiano 6817 W. NORTH AVE. OAK PARK, IL 60302

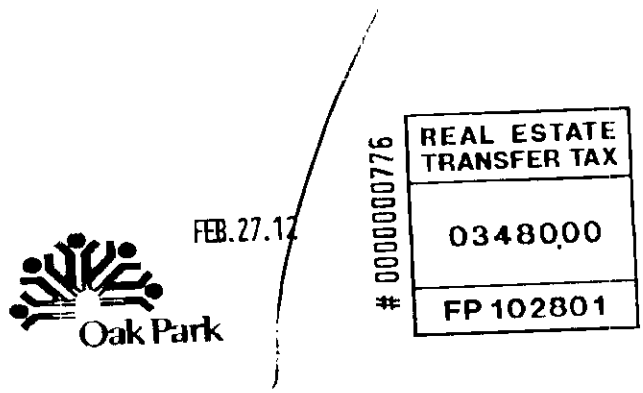
Mail Subsequent Tax Bills To: NBORE, 1001 Lake St. OAK PARK IL 60301

EXHIBIT A
TO
QUITCLAIM DEED

Legal Description

Lots 1 and 2 in Block 4 in Oak Park Avenue Subdivision, being a Subdivision of Lots 2 and 3 and that part of Lot 1, lying west of Oak Park Avenue, in the partition by the Circuit Court of Cook County, of the east half of Lot 2 in the subdivision of Section 18, Township 39 North, Range 13, east of the Third Principal Meridian (except the west half of the southwest quarter), in Cook County, Illinois.

Permanent Index Number: 16-18-135-021-0000



REAL ESTATE TRANSFER	02/29/2012
COOK	$217.50
ILLINOIS:	$435.00
TOTAL:	$652.50

16-18-135-021-0000 | 20120201600436 | W80YHH

EXHIBIT B
TO
QUITCLAIM DEED

Use and Operating Restrictions, Notices, Acknowledgments, and Covenants

Grantee covenants and agrees, for and on behalf of itself and the other Grantee Parties, that the following use and operating restrictions, notices, acknowledgments, and covenants shall run with the land and each portion thereof, shall bind and restrict the Property and each portion thereof, and shall be binding upon and inure to the benefit of the parties, including without limitation, Grantor, the other Grantor Parties, Grantee and the other Grantee Parties, as the case may be, and their respective heirs, devisees, representatives, successors and assigns, and any other person or entity (if any) so expressly noted herein, but no other, and shall bind and restrict the Property for the time periods set forth herein:

I. **Petroleum and Convenience Store Restriction**: No part of the Property shall be used by Grantee or any other Grantee Party, directly or indirectly, for an automobile service station, petroleum station, gasoline station, car wash, or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, any fuel used for internal combustion engines, or other petroleum or petroleum-related products, except for the personal use or consumption of such products by Grantee or its lessees of the Property, unless any such use is in connection with the operation of the Property as a Grantor branded service station. For purposes hereof, "Grantor branded service station" shall mean a motor fuel sales facility operating under the brand BP, Amoco, Arco or any other brand of Grantor or any of its affiliates or their respective successors and assigns

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and each portion thereof, and are deemed to benefit Grantor as a user of, operator of, or supplier of Grantor branded fuels to lands or retail operations in the County in which the Property is located. These restrictive covenants will remain in full force and effect for a term of twenty five years from the date of the deed which conveyed title from BP Products North America Inc. to Angel Associates, LP as filed of record with the Recorder of Deeds, whereupon these restrictive covenants will automatically lapse and terminate and be of no further force or effect.

II. **Environmental Matters.**

A. **Environmental Restrictions.** To reduce risks to human health and/or the environment and to permit application of environmental corrective action standards or other protective activities that are consistent with applicable law, this conveyance is made by Grantor and accepted by Grantee on the express condition and subject to the following restrictions, notices, acknowledgments and covenants:

1. **Groundwater Exposure Restriction.** No water supply wells of any kind (including, without limitation, water wells used for drinking, bathing or other human consumption purposes and water wells used for livestock, farming or irrigation) shall be installed or used on the Property (collectively, the "Groundwater Exposure Restriction"); provided, however, that the Groundwater Exposure Restriction does not prohibit the installation or use of any compliance wells or any groundwater monitoring, recovery or extraction wells or similar devices used for or related to the performance of any remediation or environmental corrective action work on the Property now or in the future.

2. **Residential Use Restriction.** The Property shall not be used or occupied (if used or occupied at all) for residential purposes, and additionally, no part of the Property shall be used for the

purpose of operating a child care or elder care facility, a nursing home facility or hospice, a medical or dental facility, a school, a church or other place of worship, a park or a hospital (collectively, the "Residential Use Restriction"). If applicable state environmental laws and regulations define residential use, any use that is deemed to be a residential use by such laws and regulations will also be a residential use as the terms are used herein.

3. **Construction and Excavation Restrictions.**

3.1 **Engineered Barriers and Below-grade Restriction.** Grantee shall place any engineered barrier on the Property as may be required by the Government. Any building or other improvements constructed on the Property shall have a slab-on-grade foundation, with the top of the slab at or above surface level, except for any building footings and/or underground utilities (the "Below-grade Restriction").

3.2 **Construction Workers' Caution Statement.** Prior to conducting any intrusive activities with respect to the Property, Grantee and the other Grantee Parties shall cause all construction workers performing or assisting with such activities to be notified of possible petroleum hydrocarbon encounters and appropriately trained and certified in accordance with all environmental, health and safety laws, rules, regulations and ordinances, including, without limitation, any and all Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) requirements (including, without limitation, those set forth in 29 CFR 1910.120) (collectively, the "Construction Workers' Caution Restriction"). Such training shall at a minimum include both an initial 40 hour and future 8 hour refresher training and certifications in compliance with OSHA HAZWOPER requirements and any similar applicable requirements (whether existing as of the date of this conveyance or enacted or promulgated in the future).

3.3 **Removal and Disposal of Soil and Groundwater.** No soils shall be excavated at or removed from any portion of the Property, unless and until representative soil samples from such portion of the Property are first tested to determine whether any actionable levels of petroleum-related or other regulated chemicals are present, and if such levels are present, then (a) the excavation, management, disposal and/or removal of any such soils at or from such portion of the Property shall be governed by a written soil management plan ("Soil Management Plan") to be developed by Grantee or any other Grantee Party, as applicable, which shall comply with all applicable laws and regulatory requirements, and (b) Grantee, or any other Grantee Party, as applicable, obtains any required Government approval of the Soil Management Plan. Grantee and the other Grantee Parties shall be solely responsible for the proper and lawful performance and payment of (a) any and all soil excavation, hauling, transportation and disposal pursuant to the Soil Management Plan or otherwise, and (b) any extraction, dewatering and disposal of any groundwater to be extracted or removed from the Property arising out of or resulting from any development or other construction activities at the Property, including any required testing and treatment of such water (collectively, the "Soil and Groundwater Removal Restriction"). Except as may be otherwise expressly provided in the Agreement, Grantor shall not be obligated to pay any costs related to such soil excavation or groundwater extraction or any soil or groundwater removal or disposal, and/or any development of the Property.

3.4 **Relocation of Corrective Action Equipment; Development.** In the event that monitoring wells or other remediation equipment and any related improvements (collectively, the "Corrective Action Equipment") owned by BP Products North America, Inc. (hereinafter sometimes referred to as "BP/Grantor") are: (a) present at the Property on the date of this conveyance; (b) subsequently required to be present on the Property after the date of this conveyance by the Government

3.4 deleted

in connection with the Retained Environmental Liabilities of BP/Grantor (as determined by prior Agreement between BP Products North America Inc. and Parent Petroleum Inc.) ; or (c) otherwise installed at the Property by or on behalf of BP/Grantor in connection with BP/Grantor's Retained Environmental Liabilities or otherwise, no Grantee Party will interfere with the use or operation of the Corrective Action Equipment, or damage or destroy (or permit the damage or destruction of) any Corrective Action Equipment. In the event Grantee or any other Grantee Party damages or destroys any Corrective Action Equipment, Grantee or such other Grantee Party (as applicable) shall pay, upon demand, BP/Grantor's costs in repairing or replacing it.

deleted

Grantee shall submit to BP Products North America, Inc. c/o Angel Associates LP, a copy of plans for any construction or relocation of any improvements on the Property, or any excavation, demolition, regrading, repaving, landscaping or other development activity at the Property performed by any person on the Property (excluding work by BP/Grantor or Angel Associates LP and any renovations solely to the interior of buildings that have no impact on Seller's Work) at the Property ("Development") for BP/Grantor's review and consent at least thirty (30) days prior to the commencement by anyone of any Development activities on the Property. No Grantee Party shall remove or relocate any Corrective Action Equipment without the prior written consent of BP/Grantor. In the event that BP/Grantor consents to any such removal or relocation, then either (at BP/Grantor's sole election): (y) Grantee (or such other Grantee Party (as applicable)) shall perform such removal and/or relocation at its sole cost and expense, pursuant to plans and specifications which have been approved in writing by BP/Grantor, and using contractors acceptable to BP/Grantor (in which event BP/Grantor and its contractors and consultants shall have the right to be present at, and supervise, such removal or relocation); or (z) BP/Grantor shall perform (or cause to be performed) such removal and/or relocation, but all costs and expenses of such removal or relocation shall be borne solely by Grantee or such other Grantee Party (as applicable), and Grantee or such other Grantee Party (as applicable) shall promptly reimburse BP/Grantor for any such costs or expenses paid, sustained or incurred by Grantor.

3.5 deleted

3.5 **Cooperation.** Grantee and each of the other Grantee Parties agrees to cooperate with BP/Grantor, with Angel Associates LP and with the Government in obtaining a "No Further Action Determination" based on standards applicable to future commercial use of the Property for any "Hydrocarbon Release" (as those terms are defined in the Agreement) relating to or arising out of BP/Grantor's prior use of the Property in connection with the Retained Environmental Liabilities. Said cooperation may include, but not be limited to, the following: (a) cooperation with BP/Grantor and assistance to BP/Grantor in obtaining any approvals, consents or permits required for BP/Grantor's remediation efforts on the Property (and/or any Hydrocarbons that may have migrated from the Property to adjacent properties) or BP/Grantor's "UST Reimbursement Program" reimbursement requests (as defined in the aforementioned Purchase Sale Agreement between BP Products North America, Inc. and Parent Petroleum Inc.); (b) cooperation so as to minimize the time and expense associated with BP/Grantor's remediation efforts on the Property (and/or any Hydrocarbons that may have migrated from the Property to adjacent properties) including, without limitation, the granting of access to on-site utilities (*e.g.*, electricity, sewer, and water) if required for such activities, with the proration of any such utility costs to be based upon BP/Grantor's actual use thereof; (c) execution of any and all documentation as may be necessary, in BP/Grantor's sole discretion, to obtain a No Further Action Determination for the Property and may include any state-specific or Government-required form of environmental restrictions and/or covenants, deed notices, or any similar site closure documentation or forms required or authorized by the Government or the Environmental Laws (which documentation may impose further use and operating restrictions similar to those set forth in this Exhibit B on the use of the Property by Grantee and the other Grantee Parties); (d) attendance at any meetings requested by BP/Grantor relating to a Hydrocarbon Release and remediation efforts on the Property (and/or any Hydrocarbons that may have migrated from the Property to adjacent properties); and/or (e) such other further acts as may be required in order to obtain a No Further Action Determination for any environmental incident relating to

BP/Grantor's prior use, ownership or operation of the Property. Should Grantee or any Grantee Party fail or refuse to sign such documentation, or are unavailable to sign such documentation (after reasonable inquiry by BP/Grantor (such reasonableness to be determined by BP/Grantor in its sole discretion)), Grantee or Grantee Parties hereby irrevocably appoint any Environmental Business Manager of BP/Grantor (or any successor corporation thereto) as its attorney-in-fact to sign and execute such documentation for and on behalf of Grantee or Grantee Parties. Grantee and each of the other Grantee Parties further authorizes BP/Grantor to record one or more "No Further Action Determinations", any state-specific or Government-required form of environmental restrictions and/or covenants, deed notices, deed acknowledgments, Government orders or any similar site closure documentation or forms required or authorized by the Government or the Environmental Laws against the Property, if and when the same is/are issued by the Government.

3.6 **Notice**. Any notices required to be given to Grantor shall be given using the following address:

BP Products North America Inc.
c/o ANGEL ASSOCIATES LIMITED PARTNERSHIP
381 E. St Charles Road
Carol Stream IL 60188

Telephone No.: 630-668-0141

B. **Duration**. The Groundwater Exposure Restriction, the Residential Use Restriction, the Below-grade Restriction, the Construction Workers' Caution Restriction, and the Soil and Groundwater Removal Restriction, including their related restrictions, notices, acknowledgments and affirmative covenants (collectively, the "Environmental Restrictions"), shall run with land and each portion thereof and shall be binding upon and inure to the benefit of BP/Grantor, the other Grantor Parties, Grantee and the other Grantee Parties, and shall remain in full force and effect and bind and restrict the Property, unless and until the Environmental Restrictions (or any portion thereof) are either: (1) waived in writing by BP/Grantor under conditions which, in BP/Grantor's sole discretion, demonstrate that specific risks to human health and the environment are, have been, and/or will be appropriately reduced; or (2) released in writing by BP/Grantor. BP/Grantor may, at Grantee's request, release a portion or portions of the Environmental Restrictions from the Property upon BP/Grantor's receipt from Grantee of an acknowledgment from the Government, obtained by Grantee at its sole cost and expense, that test results demonstrate that the Property meets the then-current soil and groundwater standards for the Property without that portion or portions of the Environmental Restrictions and that the Government approves the releasing of that portion or portions of the Environmental Restrictions.

III. Certain Environmental Acknowledgments, Covenants and Notices.

A. **Prior Use**. Grantee acknowledges that the Property has been used as a service station or for related purposes for the storage, sale, transfer and distribution of motor vehicle fuels, petroleum products or derivatives containing hydrocarbons.

B. **USTs**. Grantee acknowledges that underground storage tanks and associated product piping systems ("USTs") included in, on or under the Property may contain explosive gases and may have been used for the storage of motor fuels containing tetraethyl lead or other "antiknock" compounds which have made such USTs unfit for the storage of water or any other article or commodity intended for human or

animal contact or consumption. Grantee expressly agrees not to use or permit the use of any such USTs for such purposes.

C. **Notice of Environmental Restrictions upon Conveyance.** Each instrument hereafter conveying any interest in the Property or any portion of the Property shall contain a recital acknowledging the Environmental Restrictions and providing the recording location of this Deed upon such conveyance substantially in the following form: "The real property described herein is subject to the Environmental Restrictions made by BP Products North America Inc., as Grantor, for its benefit and for the benefit of other parties and persons as set forth therein, and recorded with the Office of the Recorder of Cook County on the 13th d ay of January, 2010, in the Recorder's Deed Records having Document No. 1001304276 as if the same were fully set forth herein." Notwithstanding the foregoing, any failure to include such notice shall not, in and of itself, create any right or claim that any of the Environmental Restrictions or this Deed are void, voidable or otherwise unenforceable in accordance with their terms.

IV. Defined Terms; Successors; Other.

Unless otherwise expressly noted herein, all initially capitalized terms used in this **Exhibit B** shall have the meanings ascribed to such terms as set forth in the Deed to which this **Exhibit B** is attached. By taking title to the Property (or otherwise succeeding, directly or indirectly, to any of Grantee's right, title or interest in or to the Property), each Grantee Party shall be conclusively deemed to have agreed to and accepted each and all of the terms, provisions and conditions of this **Exhibit B**, and to have agreed to be bound thereby. It is the intention of Grantor and Grantee that the terms, provisions, covenants and restrictions set forth in this **Exhibit B** shall be deemed to have vested upon the execution and delivery of this Deed by Grantor. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of the rule against perpetuities, then any such covenants and restrictions shall continue only until twenty-one (21) years after the death of the survivor of the now living descendants of President Barack Obama. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of any other statutory or common law rule(s) or regulation(s) imposing time limits, then any such covenants and restrictions shall continue only for the longest period permitted under such statutory or common law rule(s) or regulation(s). If any term, provision, condition, covenant or restriction in this **Exhibit B** shall, to any extent, be invalid or unenforceable, the remainder of this **Exhibit B** (or the application of such term, provision, condition, covenant or restriction to persons or circumstances other than in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision, condition, covenant and restriction set forth in this **Exhibit B** shall be valid and enforceable to the fullest extent permitted by law. Grantee acknowledges, for itself and the other Grantee Parties, that the breach of any of the covenants or restrictions contained in this **Exhibit B** on the part of Grantee or any other Grantee Party will result in irreparable harm and continuing damages to BP/Grantor and Grantor's business, and that BP/Grantor's or Grantor's remedy at law for any such breach or threatened breach would be inadequate. Accordingly, in addition to such remedies as may be available to BP/Grantor or the Grantor at law or in equity in the event of any such breach, any court of competent jurisdiction may issue an injunction (both preliminary and permanent), without bond, enjoining and restricting the breach or threatened breach of any such covenant or restriction by Grantee or any other Grantee Party. In the event that Grantee or any other Grantee Party shall breach any of the covenants or restrictions set forth in this **Exhibit B**, then Grantee or such other Grantee Party (as applicable) shall pay all of BP/Grantor's and Grantor's costs and expenses (including reasonable attorneys' fees) incurred in enforcing such covenants and restrictions.

[End of Exhibit B to Deed]

1001304276

Doc#: 1001304276 Fee: $54.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 01/13/2010 02:23 PM Pg: 1 of 10

QUIT CLAIM DEED

Prepared by:

BP Products North America Inc.
Midwest Fuels Value Chain
28100 Torch Parkway, 4th Floor
Warrenville, IL 60555
Attn: Joseph P. Cashman

THE GRANTOR, **BP PRODUCTS NORTH AMERICA INC.**, a Maryland corporation ("Grantor"), with its principal office address at c/o BP America Inc., 4101 Winfield Road, Warrenville, Illinois 60555, for the consideration of One U.S. Dollar and No/100ths (U.S. $1.00) and other good and valuable consideration in hand paid, by these presents does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM (without any covenant, representation or warranty of any kind), TO: **ANGEL ASSOCIATES LIMITED PARTNERSHIP**, an Illinois limited partnership ("Grantee"), with an office address at c/o Parent Petroleum Inc., 381 E. St. Charles Road, Carol Stream, Illinois 60188, Attn: Peter M. Spina, as of December 16, 2009 (the "Transfer Date"), the following described real estate (the "Property"), situated in the City of Oak Park, County of Cook, State of Illinois, more particularly described as follows, to wit:

See legal description set forth on Exhibit A attached hereto and incorporated herein.

Address of Real Estate: 801 S. Oak Park Avenue, Oak Park, Illinois 60304

Tax Identification Number: 16-18-135-021-0000 Vol. 144

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

1. **Use and Operating Restrictions.**

This conveyance is made by Grantor and accepted by Grantee upon the express condition and subject to the use and operating restrictions, notices, acknowledgments, and covenants described on **Exhibit B** attached hereto (collectively, the "Use and Operating Restrictions"). Grantor may, in

Grantor's sole and absolute discretion (but shall in no event be obligated to), release and/or waive any or all of the Use and Operating Restrictions at any time, by written instrument duly executed and delivered by Grantor.

2. Grantee's Indemnification of Grantor.

Grantee, for and on behalf of itself and its successors and assigns (including, without limitation, all successors in title to the Property or any portion thereof (collectively, the "Grantee Parties"), by acceptance of this Quit Claim Deed ("Deed"), hereby agrees, except as may otherwise be provided in the Agreement (as hereinafter defined), to assume responsibility for, and shall protect, indemnify, defend (with counsel reasonably acceptable to the Grantor Parties (as hereinafter defined), and hold harmless, and does hereby waive, release and discharge, Grantor, its parents, affiliates and subsidiaries, and their respective directors, officers, partners, members, shareholders, employees, contractors, agents, representatives, successors and assigns (collectively, the "Grantor Parties"), from and against any claim for liabilities, any and all actions or causes of action at law or in equity, claims, demands, obligations, losses, damages, liabilities, suits, judgments, fines, penalties, payments, costs and expenses (including reasonable attorneys' fees) of whatever kind or nature, sustained, suffered or incurred by any of the Grantor Parties directly or indirectly arising out of, resulting from, relating to or connected with (a) any breach of Grantee Parties' duties, liabilities, obligations or covenants under Section 8 of the Agreement on the part of Grantee or any other Grantee Parties, including without limitation, any use of the Property which is in violation of or inconsistent with the Use and Operating Restrictions; (b) any and all "Assumed Environmental Liabilities" (as defined in the Agreement), and any Grantee Parties' failure to discharge, or delay in discharging, any and/or all of the Assumed Environmental Liabilities; (c) the use or operation of any of the Property on or after the Transfer Date (including, without limitation, any "Government Required Environmental Work", "Third Party Claims", "Hazardous Materials" occurring on, at or migrating from the Property or other environmental liabilities of any Grantee Parties under the "Environmental Laws" (as those terms are defined in the Agreement)); (d) any act or omission on the part of any Grantee Party during such Grantee Party's presence or activity on or about the Property prior to the Transfer Date, including during any Due Diligence; (e) any legal or equitable claim or cause of action against Grantor arising from or relating to the environmental condition of the Property (except for any "Retained Environmental Liabilities" (as defined in the Agreement)); (f) changes in, modifications to or amendments of Environmental Laws that were in effect prior to the Transfer Date or Environmental Laws promulgated, made or enacted on or after the Transfer Date irrespective of whether the events giving rise to such liabilities occurred prior to, on or after the Transfer Date; (g) any "Development" (as defined in the Agreement), including without limitation, all increased, unanticipated or delay costs directly or indirectly arising out of or relating to any Development or the presence of any "Hydrocarbon Contamination" (as defined in the Agreement) or any other Hazardous Materials, including, without limitation, any costs or expenses for the disposal or remediation of contaminated soils or groundwater and the relocation, replacement, repair or removal of any of Grantor Parties' Corrective Action Equipment.

3. Condition of Property.

Grantee has accepted the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition, subject only to any covenants and obligations of Grantor to Grantee which are expressly set forth in the Agreement or any other documents or instruments executed and delivered by Grantor and Grantee pursuant to the Agreement (collectively, the "Contractual Obligations"). Grantee acknowledges that the purchase price which it has paid for the Property reflects: (a) the fact that all of the Use and Operating Restrictions shall be recorded against the Property and shall be binding on Grantee and the other Grantee Parties, (b) the fact that Grantee has agreed to acquire the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition (subject only to Grantor's Contractual Obligations to

Grantee), and (c) the fact that Grantee has agreed to acquire the Property subject to the presence, whether known or unknown, of any environmental contamination which may have occurred during or prior to the period of Grantor's ownership, use and/or operation of the Property (subject only to Grantor's Contractual Obligations to Grantee). Grantee does, by its acceptance of this Deed, represent and warrant that it is familiar with the condition of the Property and that GRANTOR HAS NOT MADE AND MAKES NO REPRESENTATIONS or WARRANTIES (ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, MATERIAL OR IMMATERIAL), CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COMPLIANCE, CONDITION, DESIGN, OPERATION, CAPACITY, MONETARY VALUE, NATURE, AND CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF FOR ANY AND ALL PURPOSES, ACTIVITIES AND USES. GRANTEE AGREES THAT THE PROPERTY IS HEREBY CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN ITS "AS-IS, WHERE-IS, AND WITH ALL FAULTS" CONDITION EXISTING ON THE TRANSFER DATE, SUBJECT ONLY TO THE CONTRACTUAL OBLIGATIONS.

4. **Grantor's Right of Access and Entry Upon the Property; Cooperation.**

Grantor hereby reserves for itself and the other Grantor Parties the right to enter upon and access the Property (free from any charge or fee) from time to time to remove certain personal property and conduct certain inspections, remediation and other activities, all as more particularly described in Sections 8 and 26 of the Agreement. Such access shall not be interrupted by any transfer, assignment, conveyance, mortgage, lease, hypothecation or pledge by Grantee of the Property or any of Grantee's interests therein. In the event Grantor is involved in any remediation efforts or in obtaining environmental site closure with respect to the Property for any reason whatsoever, Grantee and each of the other Grantee Parties agrees to cooperate with Grantor and with all local, state, and federal environmental agencies having jurisdiction over the Property (the "Government") in obtaining environmental site closure to commercial standards for any environmental contamination relating to or arising out of Grantor's prior use of the Property.

5. **Further Assurances.**

Grantor and Grantee shall execute, acknowledge and deliver to the other party at the reasonable request of the other party or the Title Company such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein at any time and from time to time whether before or after the Transfer Date in order to effectuate the provisions of this Quit Claim Deed or the transaction contemplated herein or to confirm or perfect any right or restriction to be created or transferred hereunder or pursuant to this transaction, provided that the party being requested to deliver such instruments or take such other actions shall not be required to incur any material expense in connection therewith.

Grantee shall, from time to time, upon request of Grantor, execute and deliver to Grantor, and hereby authorizes Grantor to record in the appropriate governmental or other public records, such further documents and instruments and perform such acts as Grantor may reasonably deem appropriate to perfect, aid or assist in the imposition and/or recording of the Environmental Restrictions as defined in **Exhibit B** hereto, and/or other environmental restrictions and/or covenants, deed notices, No Further Action Determinations (as defined in the Agreement), including, without limitation, execution of Illinois form LPC 568, Form DRM-1, or any similar documents or forms required or authorized by the Government, or any similar site closure documents or forms contemplated by the Agreement, including but not limited to any state-specific or other forms that are required or authorized by the Government or the Environmental

Laws, provided that such further documents, instruments, or actions are consistent with the terms or intent of the Agreement.

6. **Entire Understanding.**

All of the provisions of this Deed, including without limitation, the Use and Operating Restrictions, shall run with the land and each portion thereof, shall bind and restrict the Property and each portion thereof, and shall be binding upon and inure to the benefit of the parties, including without limitation, Grantor, the other Grantor Parties, Grantee, and the other Grantee Parties, as the case may be, and their respective heirs, devisees, representatives, successors and assigns, and any other person or entity (if any) so expressly noted herein, but no other. This Deed, the exhibits annexed hereto and that certain Purchase and Sale Agreement dated as of October 15, 2009 (and any attachments and exhibits thereto) between Grantor, PARENT PETROLEUM INC., an Illinois corporation, PARENT PETROLEUM RETAIL, INC., an Illinois corporation, and Grantee (the "Agreement") contain the entire understanding and agreement between the parties hereto relative to the subject matter hereof. No representations or statements, other than those expressly set forth herein, were relied upon by the parties in entering into this Deed. No modification, waiver of, addition to, or deletion from the terms of this Deed shall be effective unless reduced to writing and signed by Grantor and Grantee or their respective successors and assigns, each of whom expressly waives, releases and forever forswears any right under the law in the State in which the Property is located which permits a contract, by its terms amendable only in writing, to be orally amended.

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Oak Park JAN.-7.10
REAL ESTATE TRANSFER TAX
02376.00
FP 102801
0000011266

STATE OF ILLINOIS
JAN.13.10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
STATE TAX
REAL ESTATE TRANSFER TAX
0029700
FP 103037
0000050946

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN.13.10
REVENUE STAMP
COUNTY TAX
REAL ESTATE TRANSFER TAX
0014850
FP 103042
0000063246

IN WITNESS WHEREOF, said Grantor has caused this Quit Claim Deed to be executed by an authorized representative of Grantor this 16 day of December, 2009.

BP PRODUCTS NORTH AMERICA INC.,
a Maryland corporation

APPROVED
AS TO FORM
AS TO FORM - SM

By: _____
Name: John Underwood
Title: Retail Portfolio Manager,
US Fuels Marketing

STATE OF Illinois)
)SS
COUNTY OF Cook)

I, Ivy A. LeTourneau, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John Underwood, personally known to me to be the Retail Portfolio Manager for US Fuels Marketing of BP Products North America Inc., a Maryland corporation, and 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 as such Retail Portfolio Manager for US Fuels Marketing, he signed and delivered such instrument, as their free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 9 day of December, 2009.

OFFICIAL SEAL
IVY A. LETOURNEAU
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-7-2012

_____
Notary Public

My Commission Expires: _____

When Recorded, Return To: Angel Associates Limited Partnership, c/o Parent Petroleum Inc., 381 E. St. Charles Road, Carol Stream, Illinois 60188, Attn: Peter M. Spina

Mail Subsequent Tax Bills To: Angel Associates Limited Partnership, c/o Parent Petroleum Inc., 381 E. St. Charles Road, Carol Stream, Illinois 60188, Attn: Peter M. Spina

EXHIBIT A
TO
QUIT CLAIM DEED

Legal Description

801 S. Oak Park Avenue
Oak Park, IL

Lots 1 and 2 in Block 4 in Oak Park Avenue Subdivsion, being a Subdivision of Lots 2 and 3 and that part of Lot 1, lying West of Oak Park Avenue, in the partition by the Circuit Court of Cook County, of the East Half of Lot 2 in the Subdivision of Section 18, Township 39 North, Range 13 East of Third Principal Meridian (except the West Half of the Southwest Quarter), in Cook County, Illinois.

Permanent Index Number: 16-18-135-021-0000 Vol. 144

EXHIBIT B
TO
QUIT CLAIM DEED

Use and Operating Restrictions, Notices, Acknowledgments, and Covenants

Grantee covenants and agrees, for and on behalf of itself and the other Grantee Parties, that the following use and operating restrictions, notices, acknowledgments, and covenants shall run with the land and each portion thereof, shall bind and restrict the Property and each portion thereof, and shall be binding upon and inure to the benefit of the parties, including without limitation, Grantor, the other Grantor Parties, Grantee and the other Grantee Parties, as the case may be, and their respective heirs, devisees, representatives, successors and assigns, and any other person or entity (if any) so expressly noted herein, but no other, and shall bind and restrict the Property for the time periods set forth herein:

I. **Petroleum and Convenience Store Restriction**: No part of the Property shall be used by Grantee or any other Grantee Party, directly or indirectly, for an automobile service station, petroleum station, gasoline station, automobile repair shop, convenience store, quick service or take-out restaurant or car wash, or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils, any fuel used for internal combustion engines, lubricants in any form, automobile parts or accessories, tires, batteries, or other petroleum or petroleum-related products or convenience store items, except for the personal use or consumption of such products by Grantee or its lessees of the Property, unless any such use is in connection with the operation of the Property as a Grantor branded service station. For purposes hereof, "Grantor branded service station" shall mean a motor fuel sales facility operating under the brand BP, Amoco, Arco or any other brand of Grantor or any of its affiliates or their respective successors and assigns. For purposes hereof, "convenience store" shall be defined as any retail store or outlet that sells any of the following items: cigarettes, chewing tobacco, snuff or other tobacco products; prepackaged soda, juice, water or other drinks; prepackaged beer, wine, spirits or other liquor; fountain drinks; coffee; donuts; muffins or other pastries; or candy.

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and each portion thereof, and are deemed to benefit Grantor as a user of, operator of, or supplier of Grantor branded fuels to lands or retail operations in the County in which the Property is located. These restrictive covenants will remain in full force and effect for a term of twenty-five (25) years from the date of this conveyance whereupon these restrictive covenants will automatically lapse and terminate and be of no further force or effect.

II. **Environmental Matters.**

A. **Environmental Restrictions.** To reduce risks to human health and/or the environment and to permit application of environmental corrective action standards or other protective activities that are consistent with applicable law, this conveyance is made by Grantor and accepted by Grantee on the express condition and subject to the following restrictions, notices, acknowledgments and covenants:

1. **Groundwater Exposure Restriction.** No water supply wells of any kind (including, without limitation, water wells used for drinking, bathing or other human consumption purposes and water wells used for livestock, farming or irrigation) shall be installed or used on the Property (collectively, the "Groundwater Exposure Restriction"); provided, however, that the Groundwater Exposure Restriction does not prohibit the installation or use of any compliance wells or any groundwater monitoring, recovery or extraction wells or similar devices used for or related to the

performance of any remediation or environmental corrective action work on the Property now or in the future.

2. **Residential Use Restriction.** The Property shall not be used or occupied (if used or occupied at all) for residential purposes, and additionally, no part of the Property shall be used for the purpose of operating a child care or elder care facility, a nursing home facility or hospice, a medical or dental facility, a school, a church or other place of worship, a park or a hospital (collectively, the "Residential Use Restriction"). If applicable state environmental laws and regulations define residential use, any use that is deemed to be a residential use by such laws and regulations will also be a residential use as the terms are used herein.

3. **Construction and Excavation Restrictions.**

3.1 **Engineered Barriers and Below-grade Restriction.** Grantee shall place any engineered barrier on the Property as may be required by the Government. Any building or other improvements constructed on the Property shall have a slab-on-grade foundation, with the top of the slab at or above surface level, except for any building footings and/or underground utilities (the "Below-grade Restriction").

3.2 **Construction Workers' Caution Statement.** Prior to conducting any intrusive activities with respect to the Property, Grantee and the other Grantee Parties shall cause all construction workers performing or assisting with such activities to be notified of possible petroleum hydrocarbon encounters and appropriately trained and certified in accordance with all environmental, health and safety laws, rules, regulations and ordinances, including, without limitation, any and all Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) requirements (including, without limitation, those set forth in 29 CFR 1910.120) (collectively, the "Construction Workers' Caution Restriction"). Such training shall at a minimum include both an initial 40 hour and future 8 hour refresher training and certifications in compliance with OSHA HAZWOPER requirements and any similar applicable requirements (whether existing as of the date of this conveyance or enacted or promulgated in the future).

3.3 **Removal and Disposal of Soil and Groundwater.** No soils shall be excavated at or removed from any portion of the Property, unless and until representative soil samples from such portion of the Property are first tested to determine whether any actionable levels of petroleum-related or other regulated chemicals are present, and if such levels are present, then (a) the excavation, management, disposal and/or removal of any such soils at or from such portion of the Property shall be governed by a written soil management plan ("Soil Management Plan") to be developed by Grantee or any other Grantee Party, as applicable, which shall comply with all applicable laws and regulatory requirements, and (b) Grantee, or any other Grantee Party, as applicable, obtains any required Government approval of the Soil Management Plan. Grantee and the other Grantee Parties shall be solely responsible for the proper and lawful performance and payment of (a) any and all soil excavation, hauling, transportation and disposal pursuant to the Soil Management Plan or otherwise, and (b) any extraction, dewatering and disposal of any groundwater to be extracted or removed from the Property arising out of or resulting from any development or other construction activities at the Property, including any required testing and treatment of such water (collectively, the "Soil and Groundwater Removal Restriction"). Except as may be otherwise expressly provided in the Agreement, Grantor shall not be obligated to pay any costs related to such soil excavation or groundwater extraction or any soil or groundwater removal or disposal, and/or any development of the Property.

3.4 **Notice**. Any notices required to be given to Grantor shall be given using the following address:

BP Products North America Inc.
Midwest Fuels Value Chain
28100 Torch Parkway, 4th Floor
Warrenville, IL 60555
No.: 630-836-4567
Facsimile No.: 630-836-5273
Site SS #: 05377
Property Address: 801 S. Oak Park Avenue, Oak Park, IL 60304

B. **Duration.** The Groundwater Exposure Restriction, the Residential Use Restriction, the Below-grade Restriction, the Construction Workers' Caution Restriction, and the Soil and Groundwater Removal Restriction, including their related restrictions, notices, acknowledgments and affirmative covenants (collectively, the "Environmental Restrictions"), shall run with land and each portion thereof and shall be binding upon and inure to the benefit of Grantor, the other Grantor Parties, Grantee and the other Grantee Parties, and shall remain in full force and effect and bind and restrict the Property, unless and until the Environmental Restrictions (or any portion thereof) are either: (1) waived in writing by Grantor under conditions which, in Grantor's sole discretion, demonstrate that specific risks to human health and the environment are, have been, and/or will be appropriately reduced; or (2) released in writing by Grantor. Grantor may, at Grantee's request, release a portion or portions of the Environmental Restrictions from the Property upon Grantor's receipt from Grantee of an acknowledgment from the Government, obtained by Grantee at its sole cost and expense, that test results demonstrate that the Property meets the then-current soil and groundwater standards for the Property without that portion or portions of the Environmental Restrictions and that the Government approves the releasing of that portion or portions of the Environmental Restrictions.

III. **Certain Environmental Acknowledgments, Covenants and Notices.**

A. **Prior Use**. Grantee acknowledges that the Property has been used as a service station or for related purposes for the storage, sale, transfer and distribution of motor vehicle fuels, petroleum products or derivatives containing hydrocarbons.

B. **USTs**. Grantee acknowledges that underground storage tanks and associated product piping systems ("USTs") included in, on or under the Property may contain explosive gases and may have been used for the storage of motor fuels containing tetraethyl lead or other "antiknock" compounds which have made such USTs unfit for the storage of water or any other article or commodity intended for human or animal contact or consumption. Grantee expressly agrees not to use or permit the use of any such USTs for such purposes.

C. **Notice of Environmental Restrictions upon Conveyance.** Each instrument hereafter conveying any interest in the Property or any portion of the Property shall contain a recital acknowledging the Environmental Restrictions and providing the recording location of this Deed upon such conveyance substantially in the following form: "The real property described herein is subject to the Environmental Restrictions made by BP Products North America Inc., as Grantor, for its benefit and for the benefit of other parties and persons as set forth therein, and recorded with the Office of the Recorder of _____ County on the _____ day of _____, 200___, in _____County Deed Records at Volume ___, Page ___ and having Document No. _____ as if the same were fully set forth herein." Notwithstanding the foregoing, any failure to include such notice shall not, in and

of itself, create any right or claim that any of the Environmental Restrictions or this Deed are void, voidable or otherwise unenforceable in accordance with their terms.

IV. **Defined Terms; Successors; Other.**

Unless otherwise expressly noted herein, all initially capitalized terms used in this **Exhibit B** shall have the meanings ascribed to such terms as set forth in the Deed to which this **Exhibit B** is attached. By taking title to the Property (or otherwise succeeding, directly or indirectly, to any of Grantee's right, title or interest in or to the Property), each Grantee Party shall be conclusively deemed to have agreed to and accepted each and all of the terms, provisions and conditions of this **Exhibit B**, and to have agreed to be bound thereby. It is the intention of Grantor and Grantee that the terms, provisions, covenants and restrictions set forth in this **Exhibit B** shall be deemed to have vested upon the execution and delivery of this Deed by Grantor. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of the rule against perpetuities, then any such covenants and restrictions shall continue only until twenty-one (21) years after the death of the survivor of the now living descendants of President Barack Obama. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of any other statutory or common law rule(s) or regulation(s) imposing time limits, then any such covenants and restrictions shall continue only for the longest period permitted under such statutory or common law rule(s) or regulation(s). If any term, provision, condition, covenant or restriction in this **Exhibit B** shall, to any extent, be invalid or unenforceable, the remainder of this **Exhibit B** (or the application of such term, provision, condition, covenant or restriction to persons or circumstances other than in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision, condition, covenant and restriction set forth in this **Exhibit B** shall be valid and enforceable to the fullest extent permitted by law. Grantee acknowledges, for itself and the other Grantee Parties, that the breach of any of the covenants or restrictions contained in this **Exhibit B** on the part of Grantee or any other Grantee Party will result in irreparable harm and continuing damages to Grantor and Grantor's business, and that Grantor's remedy at law for any such breach or threatened breach would be inadequate. Accordingly, in addition to such remedies as may be available to Grantor at law or in equity in the event of any such breach, any court of competent jurisdiction may issue an injunction (both preliminary and permanent), without bond, enjoining and restricting the breach or threatened breach of any such covenant or restriction by Grantee or any other Grantee Party. In the event that Grantee or any other Grantee Party shall breach any of the covenants or restrictions set forth in this **Exhibit B**, then Grantee or such other Grantee Party (as applicable) shall pay all of Grantor's costs and expenses (including reasonable attorneys' fees) incurred in enforcing such covenants and restrictions.

[End of Exhibit B to Deed]

7751 LAKE STREET • RIVER FOREST, ILLINOIS 60305 • 708.366.4700 • CBOPRF.COM

Community Bank
of OAK PARK RIVER FOREST

June 4, 2018

Village Hall
Department of Zoning
123 Madison Street
Oak Park, IL 60302

RE: Owner Statement

To whom it may concern:

As the current owner of 801 S Oak Park Avenue (PIN 1618135021), NBORE Investments, LLC approves of the filing of the Planned Development application by Oak Park I Housing Owner LLC.

Sincerely,

NBORE Investments, LLC

Affidavit of Ownership

COUNTY OF Cook)
) SS
STATE OF ILLINOIS)

I, WALTER HEALY, under oath, state that I am
(Print Name)

☐ the sole owner of the property

☐ an owner of the property

☒ an authorized officer for the owner of the property

Commonly described as:

801 S. OAK PARK AVE

and that such property is owned by NBORE INVESTMENTS, LLC as of this date.
(Print Name / Company)

(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS
6th DAY OF June, 2018

OFFICIAL SEAL
ANITA MINOR
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/12/2021

(Notary Public)

PROFILE OF THE DEVELOPER

The Power of Home

The Community Builders, Inc. (TCB) is one of the largest and most accomplished non-profit development corporations in the United States, and celebrated 50 years of serving families and communities across our 15-state footprint in 2015. We have completed or preserved more than 29,000 units of affordable, mixed-income housing and generated more than $2.5 billion in development activity. TCB pioneered use of the tax code by nonprofit developers, citywide partnerships supporting large-scale redevelopment and comprehensive neighborhood revitalization efforts through new uses of public housing funds and of project-based assistance. As one of the nation's foremost HOPE VI developers, we have provided award-winning comprehensive neighborhood revitalization to cities such as Cincinnati, Durham, Louisville, Holyoke (MA) and Chicago.

Our mission is to build strong communities where people of all incomes can achieve their full potential. We do this by developing, financing and operating high-quality affordable, mixed-income housing, by coordinating access to support services and by planning and implementing other community and economic initiatives critical to the communities we serve. We favor a multi-disciplinary approach and engagements of significant scale that can have a lasting impact. We specialize in large-scale public and assisted housing redevelopment projects, transforming distressed housing projects into anchors for multifaceted revitalization efforts.

The Community Builders, Inc. works in collaboration with neighborhood groups, residents, public and private agencies and philanthropic interests. Becoming a long-term stakeholder in the neighborhood, we create effective local implementation teams that combine neighborhood understanding, technical skills and managerial ability.

With approximately 500 employees at three regional hubs and over 40 project sites, The Community Builders, Inc. also provides development consulting, legal counsel, asset management and property management services throughout the Northeast, Midwest and Mid-Atlantic states. All told, nearly 16,000 individuals benefit from our attractive, high-quality, supported housing.

TCB is governed by a board of directors, with representatives from leading institutions and businesses representing a wide range of community development, finance, and real estate interests. TCB's management structure includes an eight-member Leadership Team and regionally-based Senior Management Teams comprised of Vice Presidents of Development, Directors of Development, who supervise day-to-day development tasks by Project Managers in each region, and Regional Vice Presidents of Property Management. All senior managers have deep experience in affordable housing / community development and exceptional commitments to the TCB's mission. The Leadership and Senior Management teams will have principal responsibility in overseeing and executing projects developed under the PDT program.

Affordable Housing Finance Experience
Founded in 1964, TCB has completed or preserved more than 29,000 units of affordable and mixed-income housing, built a property management portfolio consisting of over 100 developments housing more than 16,000 residents and developed more than 855,000 square feet of commercial space (including, work with Skilken and TROY Enterprises on the retail space at The Shops and Lofts at 47 and most recently the Arts and Recreation Center at Ellis Park- projects located in Chicago's Fourth Ward).

TCB has extensive experience in creating innovative project financing packages for the development and preservation of mixed-income housing and is experienced in combining public housing funding with Low-Income Housing Tax Credit (LIHTC) equity, CDBG and HOME funding, AHP funding and private debt. TCB has arranged for total project financing in excess of $2.5 billion of debt and equity, including over $800 million in equity raised through the formation of over 100 limited partnerships, LLCs and corporations. These efforts have created or preserved over 320 residential and commercial projects in 15 states. TCB has developed more than 8,500 LIHTC units and manages more than 5,100 LIHTC units in twelve states. By aggressively seeking out new sources of funding and obtaining high levels of value from available resources, TCB has consistently surpassed all industry standards for leveraging resources.

Public Housing and Mixed Finance Experience
TCB has extensive experience in planning, implementing, and managing physical development, financing, leveraging, and partnership activities of successful HOPE VI and other types of public housing projects. TCB's first HOPE VI development role was in 1995, when the Boston Housing Authority selected TCB as the program manager for its Orchard Park revitalization. Since then, TCB has been one of the most active developers in the program and has served in development, property management, service coordination and program management roles in 14 other HOPE VI revitalization projects. TCB has completed 13 HOPE VI revitalizations, including award-winning projects in Cincinnati, Holyoke (MA) and Louisville.

As the master developer in 10 of its HOPE VI engagements, TCB has extensive, successful experience in planning, implementing, and managing physical development activities. TCB has successfully utilized low-income housing tax credits for project financing prior to the inception of the HOPE VI program. Additionally, TCB has relevant experience in homeownership development activities in six of its HOPE VI engagements.

TCB's physical development role in HOPE VI projects has ranged from developing 100 family rental units in the Churchill Homes HOPE VI in Holyoke, Massachusetts to developing over 500 rental units and being the site developer for 450 for-sale homes in the Park DuValle HOPE VI in Louisville. TCB's HOPE VI development experience also includes community facilities, commercial spaces and new infrastructure. TCB provides a full range of real estate development, finance, property management, human services and legal services, and has developed expertise with revitalization plans, mixed-finance proposals, regulatory and operating agreements, annual contribution contracts and federal procurement requirements.

In 2012, TCB was awarded a $29.5 million CHOICE Neighborhoods Implementation grant in Cincinnati, Ohio, as the lead agency in a coalition of various local development and social service agencies. The Cincinnati CHOICE Neighborhoods project, using competitive tax credits from the Ohio Housing Finance Agency, is designed to undertake a comprehensive and sustainable revitalization of the Avondale community centered on renovation of five distressed HUD-assisted properties purchased from Fannie Mae located along Avondale's primary thoroughfare, Reading Road. The renovation of these buildings

was a part of an overall effort to improve the health of the housing market, boost the economic and human potential of residents and community members, and re-establish Avondale as a community of choice. To date, TCB has completed preservation of 200 affordable housing units as part of the overall neighborhood stabilization plan and recently started construction on 118 units of mixed-income housing and new retail space as part of the Avondale Town Center redevelopment. Between the $29.5 million CHOICE Neighborhoods grant and the $78.6 million NSP2 grant awarded directly to TCB in 2010 (one of only four such grants to nonprofits nationwide), TCB has demonstrated to HUD and other stakeholders that it has the expertise and systems in place necessary to manage more than $100 million in direct federal grants.

The breadth of this CHOICE and HOPE VI experience has given TCB in-depth knowledge of the program and of the regulatory framework of mixed-finance, mixed-income public housing. TCB has also put its integrated real estate development, property management and resident services capacities to work in transforming distressed public and assisted housing into anchors for neighborhood revitalization in non-HOPE VI or CHOICE comprehensive neighborhood revitalization projects. Its diverse, multidisciplinary staff works with local partners to build and sustain vital communities by engaging in neighborhood planning, housing and community facilities development, property management and service coordination. TCB is undertaking these comprehensive neighborhood revitalizations in neighborhoods such as Leyden Woods Apartments in Massachusetts and Tapestry on the Hudson in Troy, New York.

Property Management Capacity
TCB has extensive experience both with the requirements of the LIHTC program and with the complexities of management in the mixed-finance environment of HOPE VI and CHOICE.

TCB is an Accredited Management Organization®. The Institute of Real Estate Management (IREM) awards this designation to firms that fulfill strict requirements in the areas of insurance, experience, integrity, ethical conduct, and fiscal stability. Our management portfolio consists of over 100 properties ranging in size from six units to communities of over 800 units. It includes properties with subsidy sources and funding via HOPE VI, Section 8, Section 236, LIHTC, Section 202/811, Section 221(d)(3) programs and provides almost 8,000 households with attractive, safe, and affordable rental housing. We currently manage properties in twelve states: Connecticut, Illinois, Indiana, Kentucky, Massachusetts, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, and Virginia, as well as Washington, DC. TCB enjoys an excellent reputation in the affordable housing management industry as result of its proven ability to produce and maintain successful housing communities, many in very challenging environments.

TCB has extensive experience managing projects developed with all the major HUD programs — 221(d)(3), 236, elderly 202/811, Section 8, LIHTC, HOPE VI, and public housing operating subsidies. TCB's management portfolio includes mixed-income properties containing public housing, LIHTC, and market-rate units. TCB's property management team possesses many industry certifications such as CPM, ARM, COS and many others.

Community and Supportive Services Capacity
The Community Builders, Inc. is committed to helping residents achieve their full potential by providing pathways to access needed resources and economic opportunities. Complementing the work of our Development and Property Management divisions, the 30 full-time staff members in our Community Life division coach residents and connect them to area providers, develop strategic partnerships with local stakeholders, and leverage TCB's position and brand as a developer to mobilize broader

community and neighborhood revitalization. We help our residents focus on building a strong foundation, settling into a diverse community, finding a new or better job, building household income and assets, positively engaging kids and building their new community.

The goal of our site activities is to create supportive environments that promote employment success, long-term multi-generational asset building, positive youth development, educational achievement, and strong community engagement. To do this, our site-based Community Resource Specialists, Community Life Specialists, and Resident Services Coordinators provide residents with the networks to build and promote best practices and help establish high quality standards across TCB's portfolio.

Relocation Management Capacity

The Community Builders, Inc. has extensive experience working with residents, resident organizations and housing authorities to develop relocation plans that accommodate residents' housing preferences throughout the process of physical revitalization. Residents are a critical source of information and ideas for TCB's human service, management, and development personnel designing and implementing a relocation plan.

Section 3 Capacity

The Community Builders, Inc. has a long-standing commitment to and demonstrated track record to what we refer internally as *Opportunity Contracting and Hiring* —contracting with minority and women-business enterprises (MWBEs), both engaging Section 3 business concerns and promoting Section 3 hiring by contractors and consciously supporting small and local contractors in our development projects across the country.

While TCB has long been committed to meeting federal Section 3 requirements as sub-grantees or contractors of housing authorities or other recipients of federal funds, its award of NSP2 funds brought renewed focus to those efforts. In order to manage its responsibilities as an NSP2 grantee, TCB created an innovative compliance mechanism within the NSP2 department to oversee development projects that are beneficiaries of the $78 million grant.

Leadership Team Responsibilities & Experience

President and Chief Executive Officer **Bart Mitchell** re-joined The Community Builders, Inc. on July 1, 2010 as Chief Operating Officer, having worked for TCB as the Director of Finance for six years during the 1990s. At the end of 2011 Bart was elevated to President and CEO. In this role, he has overall operational responsibility for the organization and manages the work of TCB's leadership team to ensure that TCB sets realistic operating goals and meets critical objectives. Mr. Mitchell previously served as Deputy Development Advisor to the Mayor of Boston in the 1980's, and after his initial time at TCB he served as Chief Operating Officer of Beacon/Corcoran Jenison Partners developing HOPE VI communities in the Northeast and Mid-Atlantic regions and as President of Mitchell Properties LLC, a developer and owner of high quality residential and mixed-use real estate ventures in the Boston area.

Senior Vice President for Development Operations **Beverly Bates** will oversee all project management, construction management and financing activities. Ms. Bates has been with Community Builders for 30 years. She and her staff provide oversight and technical support for Community Builders' real estate development activities in the areas of finance, construction, and project management. Ms. Bates has overseen the development of thousands of units of affordable housing utilizing a wide range of public and private financing sources.

Sean Caron is the Chief of Property Operations for The Community Builders, Inc. He oversees all aspects of TCB's property and portfolio management. He is responsible for the leadership and management of 375 employees responsible for leasing and marketing, day-to-day property operations, regulatory compliance, risk management, curb appeal, maintenance and customer service, financial performance and long-term stewardship of more than 11,000 apartments. Prior to joining TCB, Caron served as the director of public policy for the Citizens' Housing and Planning Association, a Massachusetts organization that promotes affordable housing and community development on behalf of nonprofit and for-profit developers, homeless advocates and service providers, homeowners, tenants, bankers, real estate professionals, property managers and government officials.

Chief Financial Officer **Mick Vergura** has financial oversight responsibility for all of TCB's development and property activities. Mr. Vergura joined TCB in February 2008. Mr. Vergura is a 25-year veteran of the development industry and brings experience with large organizations with extensive multi-site, broad geographical footprints.

Jonathan Klein is general counsel and senior vice president of The Community Builders, Inc. He was appointed to the post in July 2013. In this capacity, Klein leads a legal team representing TCB, its affiliates and other nonprofit organizations on all aspects of complex real estate and housing development transactions. His expertise includes Low-Income Housing Tax Credits (LIHTC), New Markets Tax Credits (NMTC) and tax-exempt bonds; all types of local, state and federal subsidy programs for affordable housing; analysis of applicable statutory and regulatory frameworks; zoning, title and real estate conveyancing; condominiums and cooperatives; residential and commercial leasing; limited partnerships and limited liability companies; and closing on multilayered financings with public and private lenders and investors.

Previously, Klein was founding partner of Klein Hornig LLP, where he was responsible for a wide variety of affordable housing and community development transactions, including many dozens of LIHTC projects in various states, creation and management of tax credit funds, 501(c)(3) and private activity bond transactions, cooperative and other resident controlled developments, expiring use projects under

a variety of federal programs, acquisition and redevelopment of distressed HUD projects, and HOPE VI/public housing redevelopment projects. He has also represented charter schools, health centers and other nonprofit organizations in complex NMTC transactions.

Vice President of Finance and Asset Management, **Tom Buonopane** manages relationships with credit syndicators and investors as well as oversees the permanent debt and equity placement for each development. Mr. Buonopane has more than 15 years of experience involving low income housing, historic rehabilitation, and new markets tax credit projects, and led the creation of TCB's Community Development Enterprise (CDE) and TCB's two recent successful applications for two separate allocations of $25 million in federal New Market Tax Credits.

TCB's development activities are managed in three regions: Northeast, headquartered in Boston; Midwest, headquartered in Chicago; and Mid-Atlantic, headquartered in Washington, D.C. TCB's Midwest region is led by **Terri Hamilton Brown**, who joined TCB in November 2011 as Midwest Regional Director. Brown previously work in the administration of Cleveland Mayor Michael R. White as Director of Community Development. Under her leadership, the city of Cleveland worked with private and nonprofit developers to spur a residential construction boom in both the neighborhoods and downtown. Brown also had a five-year tenure with the Cuyahoga Metropolitan Housing Authority during which the authority was removed from being a troubled agency.

Vice President of Community Life, **Elizabeth Gonzalez Suarez**, has served in this position since 2016. She advances the powerful role that TCB and partner institutions can play in providing stability and social connections for seniors and access to opportunity for families in TCB Communities. Previously, she served as the director of Community Health Practice at Dana-Farber Cancer Institute (DFCI) and the deputy director of the U54 Partnership Outreach Program. Most of her 20-year tenure was dedicated to designing and implementing evidence-based programs that promote public health among high-risk and underserved populations.

Stephanie Anderson Garrett is Vice president of Communications and Fund Development for The Community Builders, Inc. She directs communications strategy, public affairs, marketing communications, digital media and internal communications for the country's largest nonprofit developer of urban mixed-income housing.

Regional Team Roles & Experience

Will Woodley is the Director of Development for TCB's Chicago Office. He is responsible for all development activity in Illinois and Northwest Indiana. He oversees the identification and implementation of real estate development projects through stabilized occupancy. He has held this position since 2015. Mr. Woodley joined TCB in 2005 as a special assistant to the regional director. Later he was promoted to project manager where he managed development projects in Chicago, its metropolitan region and Northwest Indiana. His work focuses both on mixed-income, mixed-use revitalization as well mixed-income and affordable housing in communities of opportunity.

Kirk Albinson started with The Community Builders as a Project Manager in July of 2015. With an education and professional experience working within the development arena and years of experience providing design, construction, and operations consulting to the building industries, Kirk has developed a thorough understanding of how to align the creative and technical aspects of each development. Early in the planning stages, Kirk is proactively involved with all development stakeholders to align the program and development objectives. Kirk's experience, dedication, and meticulous attention to detail adds great value to the developments we pursue and for the clients we serve.

Christopher Johnson joined The Community Builders in 2016 as a Project Manager. He is responsible for leading mixed-income, mixed-use projects through planning, design, financing, construction, development, and stabilization. Before joining The Community Builders, Inc., he led the design, development, closing, coordination, and construction of over 540 residential units in California. He has also worked in Real Estate Transaction Services with the New York City Economic Development Corporation and as an Acquisitions Analyst with The Bascom Group, a multifamily private equity firm.

Jessie Schnell rejoined The Community Builders in July 2015 after a five year hiatus, but is back as the Development Operations Specialist for TCB's Chicagoland properties. Jessie currently supports development project management staff with the day to day progression of established real estate projects, particularly due diligence, entitlements, regulatory approvals, securing financing commitments, closing on financing and acquisitions, managing invoicing and requisitions, construction draws, ensuring compliance reporting, and managing capital contribution requests and project close out. Jessie helps ensure timely, efficient, and successful progression and completion of the Chicago office's development projects.

Brittni Tolden is a Development Project Associate with The Community Builders. She received her bachelor of Arts from the University of North Carolina at Chapel Hill and went on to receive her Master of Public Administration from Old Dominion University in Virginia. In 2012, joined the company as a Community Resource Specialist where she helped establish resident support services and partnerships in youth development, community engagement, workforce development, financial asset building, and housing stabilization. In her capacity in Community Life, she also chaired a professional learning committee as well as successfully led a first-year Low Income Housing Tax Credit lease-up on the Property Management side. For her work, she received the TCB Rising Star award in 2014.

Livia Bourque serves as Vice President of Operations for Property Management for The Community Builders, Inc. in Boston, a position she has held since 2016. She originally joined TCB in 2000 as a portfolio manager. She has more than 25 years of experience in the multifamily housing industry overseeing both operations and compliance for large diverse portfolios in 23 states. Previous to her current position, Ms. Bourque served as the director of compliance. She was instrumental in providing direction and knowledge to all TCB communities, understanding regulatory requirements for all affordable housing programs and establishing corporate policy for compliance.

Khari Humphries serves as Community Life Senior Manager for The Community Builders, Inc. at Oakwood Shores in Chicago- a position he has held since April 2012. Humphries leads the planning and execution of community development initiatives and programs that assist more than 1,400 residents of mixed-income housing in the areas of financial stability and asset development, youth development and education, workforce development and community engagement.

Design & Construction Leadership

Vice President of Design and Construction **Jeff Heisler** has more than 25 years of experience with engineering and construction management. Mr. Heisler has overseen and developed significant projects in Chicago, Indianapolis, Cincinnati, Louisville, and Durham.

Financing

The preliminary financing for the development is outlined in the table below. The primary financing source, tax credit equity from the Illinois Housing Development Authority, has been awarded to the development.

USES		
Acquisition	$	970,000
Site Work	$	523,323
Construction	$	8,757,472
Soft Costs	$	1,726,143
Financing Costs	$	1,315,195
Reserves	$	221,870
Developer Fee	$	1,496,343
Total Uses	**$**	**15,019,347**

SOURCES		
Tax Credit Equity	$	9,700,430
IHDA Loan	$	2,115,492
Cook County Loan	$	1,200,000
NSP2	$	600,000
First Mortgage	$	830,000
Developer Equity	$	261,790
Village of Oak Park Grant	$	287,348
Accrued Soft Interest	$	24,187
GP Contribution	$	100
Total Uses	**$**	**15,019,347**

Village of Oak Park Operating Subsidy	$	212,652

Property Restrictions

Covenants that may be placed on the property include the following:

1. Parking restrictions
2. Maintenance responsibilities
3. Illinois Environmental Protection Agency (IEPA) restrictions

LEGEND

These standard symbols will be found in the drawing.

- Storm MH
- Storm CB
- San Storm Combo MH
- Water Buffalo Box
- Water Fire Hydrant
- Utility Pole
- Electric Meter
- Electric Light Pole
- Electric Traffic Vault
- Electric Mounted Wall Light
- Gas Valve
- Tree – Deciduous
- Parking Meter
- Sign Post
- Bumper Post
- Bike Rack
- Unclassified Manhole
- JULIE Mark – Gas
- JULIE Mark – Electric
- JULIE Mark – Water

A.=ASPHALT ELEVATION
GR.=GRAVEL ELEVATION
FFE.=FINISHED FLOOR ELEVATION
W.=WALK ELEVATION
X.=CONCRETE ELEVATION
TOE.=TOP OF SLOPE ELEVATION
TOB.=TOP OF BANK ELEVATION
C.=CURB ELEVATION
G.=GUTTER ELEVATION
EL.=ELEVATION

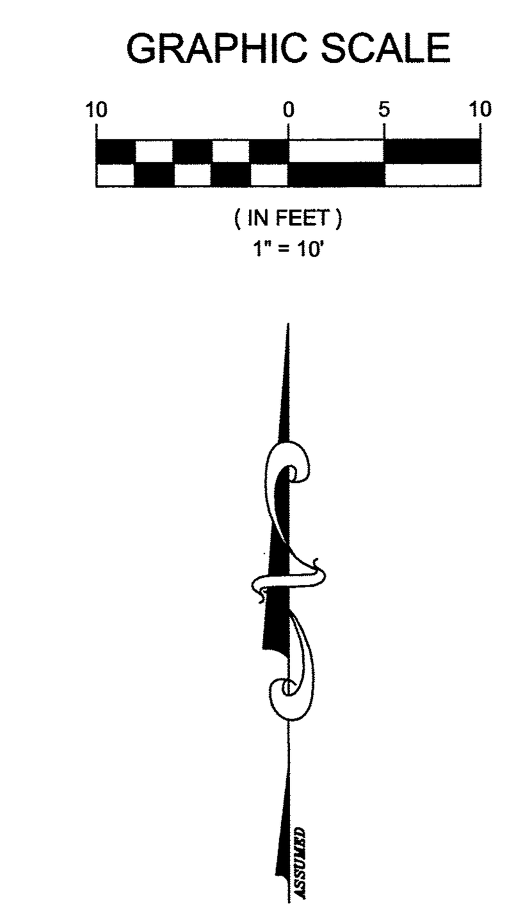
GREMLEY & BIEDERMANN

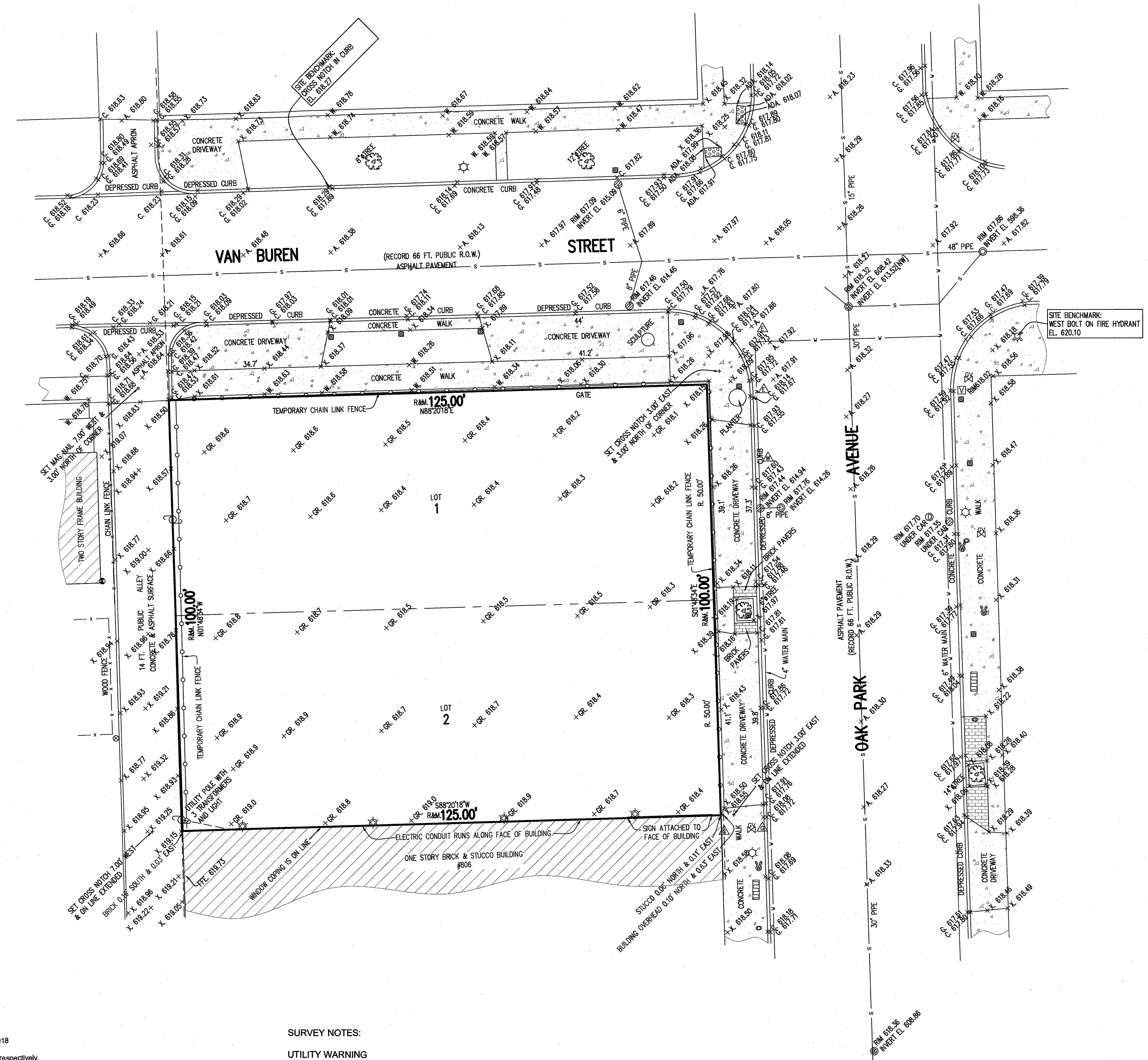
A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

LOTS 1 AND 2 IN BLOCK 4 IN OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1, LYING WEST OF OAK PARK AVENUE, IN THE PARTITION BY THE CIRCUIT COURT OF COOK COUNTY, OF THE EAST HALF OF LOT 2 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER), IN COOK COUNTY, ILLINOIS.

CONTAINING 12,500 SQUARE FEET OR 0.286 ACRES MORE OR LESS.





SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

SURVEY NOTES:

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

VILLAGE OF OAK PARK BENCHMARK
MONUMENT # VOP-14
ELEVATION = 617.64
LOCATION: NORTHWEST CORNER OF JACKSON BOULEVARD AND EUCLID AVENUE.

State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on June 1, 2018.

Signed on June 7, 2018.

By: [signature]

Professional Illinois Land Surveyor No. 2802
My license expires November 30, 2018
This professional service conforms to the current Illinois minimum standards for a boundary survey.

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

ORDERED BY: THE COMMUNITY BUILDERS	CHECKED:	DRAWN: RL
ADDRESS: 801-809 SOUTH OAK PARK AVENUE		

GREMLEY & BIEDERMANN
A DIVISION OF PLCS, CORPORATION
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE: / SCALE:	PAGE NO.
2018-25470-001	JUNE 1, 2018 / 1 INCH = 15 FEET	1 OF 1

G:\CAD\2018\2018-25470\2018-25470-001.dwg

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Bruce Rauner, Governor
Wayne A. Rosenthal, Director

Cook County
Oak Park
801-809 South Oak Park Avenue
IHDA/HUD
New construction, Mixed-use development - TCB Oak Park

PLEASE REFER TO: SHPO LOG #004011618

March 5, 2018

Brittni Tolden
The Community Builders
135 South LaSalle St.
Chicago, IL 60603-4130

Dear Ms. Tolden:

We have reviewed the documentation submitted for the referenced project(s) in accordance with 36 CFR Part 800.4. Based upon the information provided, no historic properties are affected. We, therefore, have no objection to the undertaking proceeding as planned.

Please retain this letter in your files as evidence of compliance with section 106 of the National Historic Preservation Act of 1966, as amended. This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you are an applicant, please submit a copy of this letter to the state or federal agency from which you obtain any permit, license, grant, or other assistance. If further assistance is needed contact my office at 217/782-4836.

Sincerely,

Rachel Leibowitz, Ph.D.
Deputy State Historic
Preservation Officer

Oak Park I Housing Owner LLC,
An Illinois Limited Liability Company

THE COMMUNITY BUILDERS

Environmental Assessment Executive Summary

EMG, environmental consultant for the development, performed a Phase I Environmental Site Assessment, which included on-site observations of the accessible areas of the Oak Park I project on February 13, 2018. The project is located at 801 S. Oak Park Ave, in Oak Park, IL 60302.

The project land consist of approximately 0.29 acre. The project site is currently a vacant lot with no structures. The project was historically a gasoline station from approximately 1925 until it was closed and demolished in 2012. The improvements at the site were a one-story building with two auto bays and an associated parking lot. The site is listed on the IL SPILLS, IL UST, IL LUST, RCRA CESQG, and EDR HIST AUTO databases as a closed site. All contaminants associated with the site have been fully delineated on the project land. The Illinois Environmental Protection Agency issued a "no further remediation" status on December 15, 2011.

Enclosed documents include:

1. No Further Remediation Letter dated 2/17/2012
2. Site Investigation Completion Report dated 10/21/2011

1 of 2

PREPARED BY:

Name: Angel Associates, LP
Attn: Mario Spina

Address: 801 South Oak Park Avenue
Oak Park, Illinois 60304

RETURN TO:

Name: Angel Associates, LP
Attn: Mario Spina

Address: 381 East St. Charles Road
Carol Stream, Illinois 60188

1204833110

Doc#: 1204833110 Fee: $54.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 02/17/2012 01:27 PM Pg: 1 of 9

88379446 ML
Danada - 1. Sandoval

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEM(S) ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.

Illinois EPA Number: 0312255072
Leaking UST Incident No.: 20110132
Angel Associates, LP, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 381 East St. Charles Road Carol Stream, Illinois 60188, has performed investigative and/or remedial activities for the site identified as follows:

1. Legal Description or Reference to a Plat Showing the Boundaries: See Attached
2. Common Address: 801 South Oak Park Avenue, Oak Park, Illinois 60304
3. Real Estate Tax Index/Parcel Index Number: 16-18-135-021-0000
4. Site Owner: Angel Associates, LP
5. Land Use Limitation: The groundwater under the site shall not be used as a potable water supply.
6. See the attached No Further Remediation Letter for other terms.

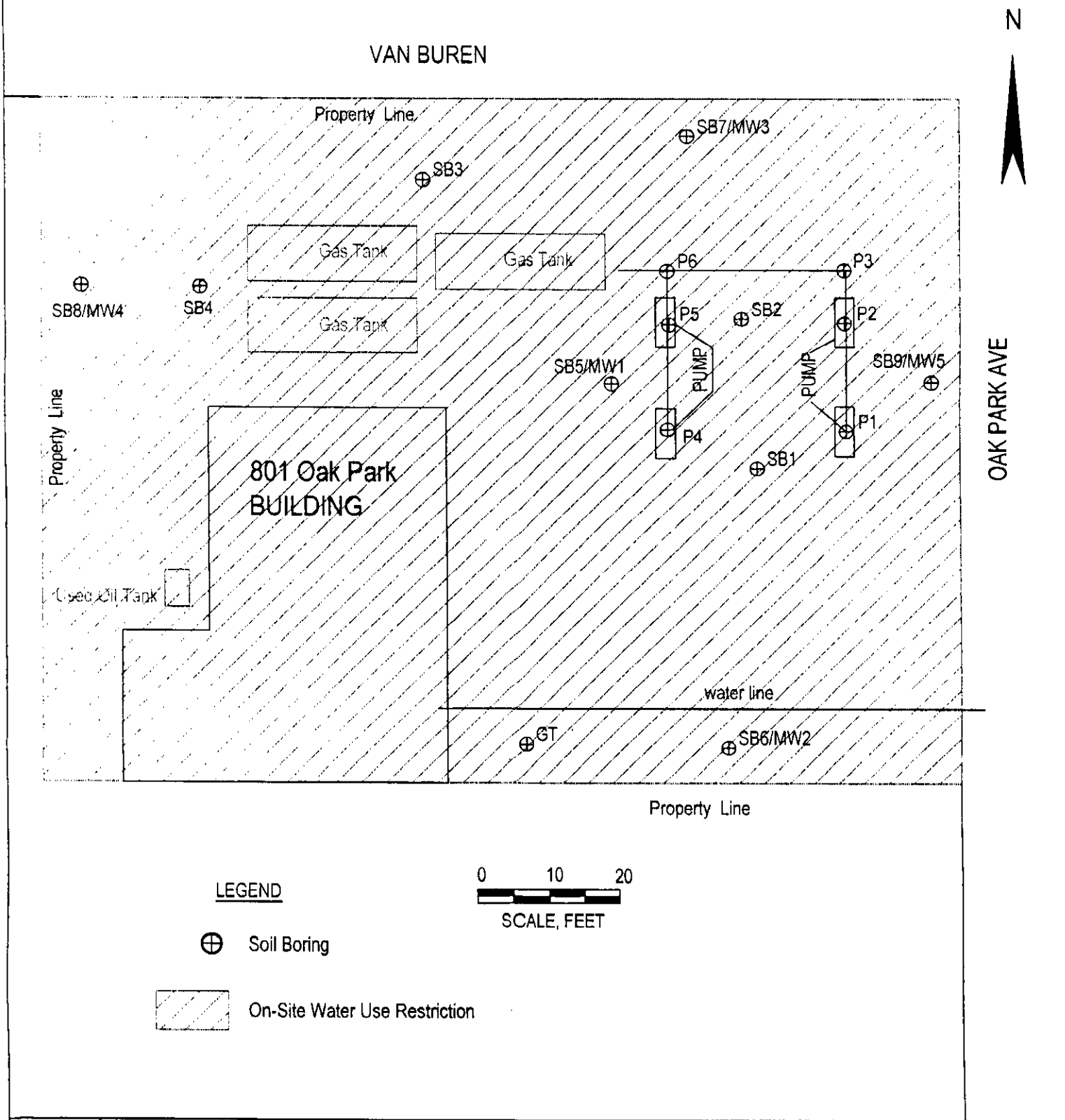
DONE AT CUSTOMER'S REQUEST BOX 333-CTI

PIN# 16-18-135-021-0000

Site Address:
801 S. Oak Park Avenue
Oak Park, IL

Legal Description

Lots 1 and 2 in Block 4 in Oak Park Avenue Subdivision, being a Subdivision of Lots 2 and 3 and that part of Lot 1, lying West of Oak Park Avenue, in the partition by the Circuit Court of Cook County, of the East Half of Lot 2 in the Subdivision of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian (except the West Half of the Southwest Quarter), in Cook County, Illinois.



QUALITY ENVIRONMENTAL SOLUTIONS						JOB LOCATION: 801 S. Oak Park Ave, Oak Park, Illinois		
DATE	DESIGNED	CHECKED	APP'D	SCALE	UNIT	TITLE: On-site Grounwater Use Restricton Map		
10/04/11	J.X.	J.L.				JOB NO: 11004	RPT: SIP	FIG: 05

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 • (217) 782-2829
James R. Thompson Center, 100 West Randolph, Suite 11-300, Chicago, IL 60601 • (312) 814-6026

PAT QUINN, GOVERNOR

RECORDING REQUIREMENTS FOR NO FURTHER REMEDIATION LETTERS

Introduction

The Illinois Environmental Protection Agency's (Illinois EPA) Bureau of Land/Leaking Underground Storage Tank Section issues a No Further Remediation (NFR) Letter after a demonstration of compliance with Title XVI of the Environmental Protection Act and applicable regulations is made. The NFR Letter signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with, (2) all corrective action concerning the remediation of the occurrence has been completed, and (3) no further corrective action concerning the occurrence is necessary so long as the site is used in accordance with the terms and conditions of the NFR Letter.

Significance

When properly recorded, the NFR Letter holds legal significance for all applicable parties outlined at Section 57.10(d) of the Environmental Protection Act. (See 415 ILCS 5/57.10(d).) If not properly recorded, the Illinois EPA *will* take steps to void the NFR Letter in accordance with the regulations.

Duty to Record

The duty to record the NFR Letter is *mandatory*. You *must* submit the NFR Letter, with a copy of any applicable institutional controls proposed as part of a corrective action completion report, to the Office of the Recorder or the Registrar of Titles of the county in which the site is located *within 45 days after receipt of the NFR Letter*. You must record the NFR Letter and any attachments. The NFR Letter shall be filed in accordance with Illinois law so that it forms a permanent part of the chain of title to ensure current and future users of the property will be informed of the conditions and terms of approval including level of remediation; land use limitations; and preventive, engineering, and institutional controls. A certified or otherwise accurate and official copy of the NFR Letter and any attachments, as recorded, must be submitted to the Illinois EPA. Failure to record the NFR Letter in accordance with the regulations will make the NFR Letter voidable.

For More Information

Please refer to Tiered Approach to Corrective Action Objectives (TACO) Fact Sheet 3 available from the Illinois EPA by calling 1-888-299-9533 or by accessing it on the Illinois EPA Web site at http://www.epa.state.il.us/land/taco/3-no-further-remediation-letters.html.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397
PAT QUINN, GOVERNOR JOHN J. KIM, INTERIM DIRECTOR

217/782-6762

CERTIFIED MAIL

7009 3410 0002 3749 9442

DEC 15 2011

mail to.
Angel Associates, LP
Attn: Mario Spina
381 East St. Charles Road
Carol Stream, Illinois 60188

prepared by:
Re: LPC #0312255072 -- Cook County
Oak Park/Angel Associates
801 South Oak Park Avenue, Oak Park, IL 60304
Leaking UST Incident No. 20110132
Leaking UST Technical File

PIN: 16-18-135-001
Dear Mario Spina:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Plan submitted for the above-referenced incident. This information was dated November 1, 2011 and was received by the Illinois EPA on November 14, 2011. Citations in this letter are from the Environmental Protection Act (Act), as amended by Public Act 92-0554 on June 24, 2002, and Public Act 96-0908 on June 8, 2010, and 35 Illinois Administrative Code (35 Ill. Adm. Code).

The Corrective Action Completion Report and associated Licensed Professional Engineer Certification submitted pursuant to Section 57.7(b)(5) of the Act and 35 Ill. Adm. Code 734.135(d) indicate corrective action for the above-referenced site was conducted in accordance with the Corrective Action Plan approved by the Illinois EPA. The Corrective Action Completion Report demonstrates that the requirements of Section 57.7(b) of the Act have been satisfied.

Based upon the certification by Jinan Yan, a Licensed Professional Engineer, and pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Licensed Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the remediation of the occurrence has been completed; and (3) no further corrective action concerning the occurrence is necessary for the protection of human health, safety, and the environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following parties:

1. Angel Associates, LP, the owner or operator of the underground storage tank system(s).

2. Any parent corporation or subsidiary of such owner or operator.

3. Any co-owner or co-operator, either by joint tenancy, right-of-survivorship, or any other party sharing a legal relationship with the owner or operator to whom the Letter is issued.

4. Any holder of a beneficial interest of a land trust or inter vivos trust whether revocable or irrevocable.

5. Any mortgagee or trustee of a deed of trust of such owner or operator.

6. Any successor-in-interest of such owner or operator.

7. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest.

8. Any heir or devisee of such owner or operator.

9. An owner of a parcel of real property to the extent that this Letter applies to the occurrence on that parcel.

This Letter and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the county in which the above-referenced site is located. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable county in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, an accurate and official copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 Ill. Adm. Code 742) rules.

2. As a result of the release from the underground storage tank system(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: The groundwater under the site shall not be used as a potable water supply.

3. The land use limitation specified in this Letter may be revised if:

   a. Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and

   b. A new No Further Remediation Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive: The groundwater under the site described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter shall not be used as a potable supply of water. No person shall construct, install, maintain, or utilize a potable water supply well. In accordance with Section 3.65 of the Act, "potable" means generally fit for human consumption in accordance with accepted water supply principles and practices.

   Engineering: None.

   Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter.

5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan, if applicable, may result in voidance of this Letter.

OTHER TERMS

6. Any contaminated soil or groundwater removed or excavated from, or disturbed at, the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 Ill. Adm. Code Subtitle G.

7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attention: Freedom of Information Act Officer
Bureau of Land - #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

8. Pursuant to 35 Ill. Adm. Code 734.720, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide Notice of Voidance to the owner or operator of the leaking underground storage tank system(s) associated with the above-referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:

a. Any violation of institutional controls or industrial/commercial land use restrictions;

b. The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;

c. The disturbance or removal of contamination that has been left in-place in accordance with the Corrective Action Plan or Completion Report;

d. The failure to comply with the recording requirements for the Letter;

e. Obtaining the Letter by fraud or misrepresentation; or

f. Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment.

Submit an accurate and official copy of this Letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

If you have any questions or need further assistance, please contact Matthew Urish, P.G., at 217/782-6762.

Sincerely,

Michael T. Lowder
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

MTL:MU\20110132.doc

cc: Jack Yan, Quality Environmental Solutions

Attachments: Leaking Underground Storage Tank Environmental Notice
Legal Description
Institutional Control Location Map

Quality Environmental Solutions

5120 Belmont Road, Suite I, Downers Grove, IL 60515
Tel: (630)724-1517 Fax: (630)724-1519 www.qesco.com

SITE INVESTIGATION COMPLETION REPORT

LPC #0312255072 – Cook County
Oak Park/Angel Associates
801 South Oak Park Avenue
LUST Incident #20110132

QES Project # 11004

October 31, 2011

SITE INVESTIGATION COMPLETION REPORT

LPC #0312255072 – Cook County
Oak Park/Angel Associates
801 South Oak Park Avenue
LUST Incident #20110132

TABLE OF CONTENTS

APPENDICES

Appendix A — **IEPA Forms**

Appendix B — **Site Maps**

Figure 1 –Soil Boring and Monitoring Well Location Map
Figure 2 – Potentiometric Surface Map
Figure 3 – Extent of Soil Contamination Map
Figure 4 – Extent of Groundwater Contamination Map
Figure 5 – Cross Section Map

Appendix C — **Analytical Results**

Table 1 - Soil Boring Analytical Results
Table 2 - Groundwater Analytical Results

Appendix D — **Other Information**

Boring Logs
Well Construction Diagrams
ISGS/ISWS Water Well Information

1.0 Site History With Respect To the Release

The subject property is located at 801 South Oak Park Avenue in Oak Park, Cook County, Illinois. The subject property is currently a vacant commercial property. On February 15, 2011, four (4) soil borings (identified as SB1 through SB4) were advanced to a depth of sixteen feet (16') via a truck-mounted GeoProbe® unit on the subject property. Seven (7) soil samples were collected and tested for Benzene, Toluene, Ethylbenezne, Xylenes (BTEX) and Methyl Tertiary-Butyl Ether (MTBE), the contaminant indicators for gasoline release. The analytical results indicated that Benzene concentrations were detected above the Tier 1 Remediation Objectives in borings SB2 and SB4. A release was reported to the IEMA on February 15, 2011 and a LUST Incident # 20110132 was assigned to the property. Three (3) 10,000-gallon gasoline tanks and one (1) 550-gallon used oil tank were removed from the property on March 9 & 10, 2011. Detailed information was provided in the *45-Day Report* dated June 6, 2011.

2.0 SITE DESCRIPTION

2.1 Area Surrounding the Site

2.1 The area surrounding the subject property is mixed with residential and commercial properties. The area north to the site, across Van Buren Street, are developed with commercial properties; the area east to the site, across Pak Park Avenue, are developed with commercial properties; the area south to the Site are developed with commercial properties; and the area west to the Site are developed with residential properties.

2.2 Local Geology, Hydrogeology, and Hydrology

The subsurface investigations revealed that the subsurface soil consists of 3 inches of asphalt underlain by gravel (fill) to approximately 1 foot below grade surface (bgs). The fill is underlain by brown to gray silty clay with gravel to approximately twelve (12) feet below grade. Underlain is clayey silt to the terminus of each boring. Groundwater is encountered at a depth of approximately eight feet (8') bgs.

2.3 Local Geography and Topography

The topography of the subject property is level, with an elevation of approximately 619 feet above sea level.

2.4 Existing and Potential Migration Pathways and Exposure Routes

Sewer lines, any utility lines identified on the subject property and piping lines are considered as existing and potential migration pathways. Potential exposure routes include Soil Inhalation Exposure Route, Soil Ingestion Exposure Route, Soil Component of Groundwater Ingestion Exposure Route, and Groundwater Ingestion Exposure Route.

2.5 Current and Projected Post-Remediation Land Use

Currently, the subject property is a vacant commercial land. There will be no change of property usage in the future. The land use of post-remediation will also be commercial.

3.0 SITE INVESTIGATION RESULTS

The following information provides the methodology and results of the Site Investigation conducted recently.

3.1 Soil Investigation

a. Field Activities

On February 15, 2011, four (4) soil borings, identified as SB1 through SB4, were advanced to a depth of sixteen feet (16') via a truck-mounted GeoProbe® unit on the subject property. During the drilling activities, petroleum odor was noticed in the soil boring. Groundwater was encountered at approximately 8 to 9 feet below grade. Soil samples were collected every five feet interval from each boring above the groundwater table. Seven (7) soil samples were collected from the intervals above the groundwater table. The soil samples were submitted to Suburban Laboratories in Hillside, Illinois, an accredited laboratory, under the signed Chain of Custody Form and tested for BTEX and MTBE, the contaminant indicators for gasoline release.

On March 18, 2011, six (6) soil borings (identified as P1 through P6) were advanced to a depth of four (4) feet along the piping excavation using a truck-mounted GeoProbe unit. Six (6) soil samples were collected and tested for BTEX and MTBE.

On March 18, 2011, four (4) additional soil borings (identified as SB5 through SB8) were advanced to a depth of sixteen (16) feet below grade using a truck-mounted GeoProbe unit. Soil samples were collected every five feet interval from each boring above the groundwater table. During the drilling activities, groundwater was encountered at a depth of approximately 8 feet below grade. Two (2) soil samples from each boring were collected at the intervals above the groundwater table. A total of eight (8) soil samples were collected and tested for BTEX and MTBE.

On August 3, 2011, one (1) additional soil boring (identified as SB9) was advanced to a depth of sixteen (16) feet below grade using a truck-mounted GeoProbe unit. One (1) soil sample was collected and tested for BTEX and MTBE.

During the above investigations, a portion of the soil sample was placed directly into laboratory prepared sample containers, and stored in a cooler with ice. The soil sample containers were labeled and sealed upon completion of each sample event. This approach can minimize the potential for volatilization of any contaminants during the sample collection process. The remaining portion of the sample was placed directly into a ziplock plastic storage bag for on-site screening with a Photoionization Device (PID). The screening information were recorded on the soil boring logs, included in Appendix E. Soil sample with the highest PID reading above groundwater table from each interval was selected for laboratory analysis.

Soil samples were collected in accordance with ASTM Standard D 420 — 98, *Guide to Site Characterization for Engineering Design and Construction Purposes.* The samples were tracked in accordance with the ASTM D4840-88 Method – *Practice for Sampling Chain of Custody Procedures.* The soil samples were visually characterized for soil type using the *Unified Soil Classification System* (USCS) in accordance with ASTM Standard D-248-93 (*Description and Identification of Soils Visual-Manual Procedure*). The subsurface geology underlying the site was described in accordance with ASTM Standard D 2488–00, *Practice for Description and Identification of Soils (Visual-Manual Procedure).*

Cross-contamination during sampling was minimized by decontaminating the sampling equipment with an Alconox detergent wash and rinsing with distilled water. Disposable latex gloves were worn while collecting soil samples. The gloves were changed between each sampling event.

b. **Results of Soil Investigation**

Twenty-two (22) soil samples were collected from fifteen (15) soil borings (identified as SB1 through SB9, P1 through P6) and tested for BTEX and MTBE. The soil analytical results indicated that no target analytes were detected above the Tier 1 Soil Remediation Objectives in all soil samples tested. The soil analytical results indicated that no target analytes, except Benzene, were detected above the Tier 1 Remediation Objectives. Benzene concentrations in SB2 (0.0559 mg/kg), SB4 (0.0504 mg/kg), P4 (0.324 mg/kg) and P6 (0.484 mg/kg) were detected above the Tier 1 Soil Remediation Objectives. Ethylbenzene, Toluene, Xylenes, and MTBE were above the method detection limits but all below the Tier 1 Soil Remediation Objectives. No target analytes were above the Tier 1 Remediation Objectives for the Soil Inhalation Route and the Soil Ingestion Route.

Based on the analytical results, the extent of soil contamination has been fully defined. A summary of the soil analytical results is provided in Table 1 Appendix C. The laboratory analytical reports were included in Site Investigation Plan & Budget dated October 24, 2011.

3.2 Groundwater Investigation

a. Field Activities

On March 18, 2011, four (4) groundwater monitoring wells, identified as MW1 through MW4, were installed on the property. Monitoring well was constructed with one-inch I.D. SCH 40 PVC, 0.010 inch slotted well screen, ten (10) feet in length and one-inch I.D. SCH 40 PVC riser, five feet (5') in length.

Well screens were set to intercept the surface of the water table. The well construction materials have been selected based on their non-reactive, inert properties with regards to the contaminants and in accordance with state regulations. The screen

slot size was chosen in order to minimize clogging. The interlocking caps and locks were used to prevent tampering and damage. Monitoring wells were developed after installation by bailing with a new, disposable Teflon bailer to allow free entry of water.

On March 19, 2011, four (4) groundwater samples, one (1) from each well, were collected from wells MW1 through MW4 and tested for BTEX and MTBE.

On August 3, 2011, one (1) additional groundwater monitoring well (identified as MW5) was installed on the property using similar procedures described above. One (1) groundwater sample was collected from MW5 and tested for BTEX and MTBE.

The groundwater samples were collected in three (3) 40-milliliter vials with septa lined lids and HCL preservative. The vials were filled with no headspace and inspected for noticeable air bubbles to minimize the volatilization of organic compounds. The samples were tracked in accordance with the ASTM D4840-88 Method- *Practice for Sampling Chain of Custody Procedures.*

The monitoring well sampling procedures were performed in accordance with ASTM D-4448-85a - *Standard Guide for Sampling Groundwater Monitoring Wells.* Prior to sampling, the monitoring wells were developed and purged with a new disposable bailer.

To prevent cross-contamination between groundwater samples, measuring equipment was cleaned with an Alconox detergent and rinsed three times with deionized/distilled water. New, disposable teflon bailers were utilized for each well point for well purging and sampling. New, latex sample gloves were worn during sampling. Gloves were changed following equipment decontamination.

b. Results of Groundwater Investigation

The groundwater analytical results indicated that no target analytes, except Benzene and MTBE, were detected above the Tier 1 Groundwater Remediation Objectives in all groundwater samples tested. Benzene concentration in MW1 (0.0276 mg/l) was above the Tier 1 Groundwater Remediation Objectives. The tabulated results are included in Table 2, Appendix C.

The extent of groundwater contamination has been fully defined. A summary of the groundwater analytical results is provided in Table 3, Appendix C. The laboratory analytical reports were provided in Site Investigation Plan & Budget dated October 24, 2011.

3.3 Site-Specific Geo-Technical and Hydrogeology Investigation

a. Groundwater Depth Measurement

On August 3, 2011, the elevations of monitoring wells MW1 through MW5 were surveyed with reference to datum selected at the time the on-site investigation activities were performed. The depth to the static water level from the top of the monitoring well riser was measured in each of the monitoring well with a Keck Meter. The results of the groundwater elevation survey are presented below:

GROUNDWATER ELEVATION TABLE (8/3/2011)

Well ID	Ground Surface Elevation (feet)	Top of Riser Pipe (feet)	Depth to Water (feet)	Water Elevation (feet)
MW1	100.00	99.87	7.49	92.38
MW2	99.88	99.79	7.50	92.29
MW3	99.48	99.30	6.99	92.31
MW4	99.82	99.70	7.02	92.68
MW5	100.26	100.16	7.97	92.19

1. All measurements are relative to benchmark of 100.00 feet at Top of Ground for MW1.
2. All units are in feet

Based on the static water elevation levels, the groundwater flow direction is toward east with an average of flow gradient of 0.004 ft/ft. The Potentiometric Surface Map is provided in Figure 2, Appendix B.

b. Results of Geo-technical and Hydrogeology Investigation

On August 3, 2011, QES personnel conducted an in-situ hydraulic conductivity test using monitoring well MW4. The slug test data were collected on the field using a Hermit Datalogger and pressure transducer. The data were later downloaded into a computer and analyzed using a Time-Drawdown Method (Cooper and Jacob). The hydraulic conductivity was estimated to be 4.2×10^{-5} cm/sec (8.27×10^{-5} ft/min). The slug-test data is provided in Site Investigation Plan and Budget dated October 24, 2011.

One (1) soil sample was collected from boring GT at six to eight feet (6'-8') below grade and tested for soil bulk density (ρ_b), soil particle density (ρ_s), moisture content (ω), porosity (η), and organic carbon content (f_{oc}) in accordance with applicable Methods. The geotechnical test data were provided in Site Investigation Plan and Budget dated October 24, 2011.

GEO-TECHNICAL ANALYTICAL RESULTS

Parameter	Hydraulic Conductivity (K, cm/sec)	Soil Bulk Density (ρ_b, g/cm^3)	Soil Particle Density (ρ_s, g/cm^3)	Moisture Content (ω, %)	Porosity (η)	Organic Carbon Content (f_{oc}, g/g)
Value	4.2×10^{-5}	1.876	1.972	15	0.049	0.0112

3.4 Map(s) Showing Locations of all Borings and Groundwater Monitoring Wells Completed as Part of Site Investigation and Groundwater Flow Direction

Refer to Figures 1 and 2, Appendix B.

3.5 Map(s) Showing the Horizontal Extent of Soil and Groundwater Contamination Exceeding the Most Stringent Tier 1 Remediation Objectives (ROs)

Refer to Figures 3 and 4, Appendix B.

3.6 Map Cross-Section(s) Showing the Horizontal and Vertical Extents of Soil and Groundwater Contamination Exceeding the Most Stringent Tier 1 ROs

Refer to Figure 5, Appendix B.

3.7 Soil Boring Logs and Monitoring Well Construction Diagrams for all Borings drilled and Groundwater Monitoring Wells Installed as Part of Site Investigation

Refer to Appendix E.

3.8 Analytical Results, Chain of Custody Forms, and Laboratory Certifications

Refer to Appendix D.

3.9 Table Comparing Analytical Results to the Most Stringent Tier 1 ROs (Include Sample Depth, Date Collected, and Detection Limits)

Refer to Appendix C.

3.10Potable Water Supply Well Survey

The property is located at northeast quarter of Section 18, Township 39 N and Range 13 E. A survey of water supply wells was conducted for the purpose of identifying and locating all private potable and community water supply wells within 2,500 feet of the former UST systems. The primary sources contacted for the well survey were the Illinois State Water Survey (ISWS) and the Illinois State Geological Survey (ISGS). Information obtained from the ISGS and the ISWS indicated that there are no water wells

identified within 2,500 feet of the subject property. Detailed information was provided in the Appendix D.

4.0 CONCLUSIONS

QES conducted site investigations to evaluate the extent of soil and groundwater contamination at the site in accordance with Title 35 Part 734. As a part of Site Investigation, a total of sixteen (16) soil borings (including 6 borings to 4 feet, 9 borings to 16 feet and 1 geotechnical boring to 16 feet) were advanced on the property; five (5) groundwater monitoring wells were installed; and a twenty-two (22) soil samples and five (5) groundwater samples were collected and tested for BTEX and MTBE.

The soil analytical results indicated that no target analytes, except Benzene, were detected above the Tier 1 Soil Remediation Objectives in all soil samples tested. Benzene concentrations were above the Tier 1 Remediation Objectives for the Soil Component of Groundwater Ingestion Route in SB2, SB4, P4 and P6. No target analytes were above the Tier 1 Remediation Objectives for the Soil Inhalation Route and Soil Ingestion Route.

The groundwater analytical results indicated that no target analytes, except Benzene, were detected above the Tier 1 Groundwater Remediation Objectives in all groundwater samples tested. Benzene concentration was above the Tier 1 Groundwater Remediation Objectives in MW1. Based on the investigation results, the extents of soil and groundwater contaminations associated with the LUST Incident have been fully delineated on the subject property.

Groundwater was encountered at approximately eight (8) feet below grade. An in-situ hydraulic conductivity test (slug test) was performed and the hydraulic conductivity was determined to be 4.2×10^{-5} cm/sec. The groundwater flow towards east with a flow gradient of 0.004 ft/ft.

Appendix A

IEPA Forms

Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
Site Investigation Completion Report

A. Site Identification

IEMA Incident # (6- or 8- digit): 20110132 IEPA LPC # (10- digit): 0312255072

Site Name: Angel Associates

Site Address (not a P.O. Box): 801 South Oak Park Avenue

City: Oak Park County: Cook Zip Code: 60304

Leaking UST Technical File

B. Site Information

1. Will the owner or operator seek payment from the Underground Storage? ☒ Yes ☐ No
2. Has a Site Investigation Plan been approved? ☐ Yes ☒ No

   Date(s) of approval letter(s): _____ _____ _____

C. Site Investigation Results

Provide the following:

1. Site history with respect to the release;
2. Site description:
   a. Area surrounding the site;
   b. Local geology, hydrogeology, and hydrology;
   c. Local geography and topography;
   d. Existing and potential migration pathways and exposure routes; and
   e. Current and projected post-remediation land use;
3. Site investigation results:
   a. Map(s) showing locations of all borings and groundwater monitoring wells completed as part of site investigation and the groundwater flow direction;
   b. Map(s) showing the horizontal extent of soil and groundwater contamination exceeding the most stringent Tier 1 remediation objectives (ROs);
   c. Map cross-section(s) showing the horizontal and vertical extents of soil and groundwater contamination exceeding the most stringent Tier 1 ROs;
   d. Soil boring logs and monitoring well construction diagrams for all borings drilled and groundwater monitoring wells installed as part of site investigation;
   e. Analytical results, chain of custody forms, and laboratory certifications;
   f. Table comparing analytical results to the most stringent Tier 1 ROs (include sample depth, date collected, and detection limits); and
   g. Potable water supply well survey;
4. Conclusion that includes an assessment of the sufficiency of the data;
5. Site map(s) meeting the requirements of 35 Ill. Adm. Code 734.440; and

6. Budget forms of actual costs (documenting actual work performed during the previous stage).

D. Signatures

All plans, budgets, and reports must be signed by the owner or operator and list the owner's or operator's full name, address, and telephone number.

UST Owner or Operator

Name: Angel Associates LP

Contact: Mario Spina

Address: 381 E. St. Charles Road

City: Carol Stream

State: Illinois

Zip Code: 60188

Phone: (630)668-0141

Signature:

Date:

Consultant

Company: Quality Environmental Solutions

Contact: Jack Yan

Address: 5120 Belmont Road, Suite I

City: Downers Grove

State: Illinois

Zip Code: 60515

Phone: 630-724-1517

Signature:

Date: 10/31/2011

I certify under penalty of law that all activities that are the subject of this report were conducted under my supervision or were conducted under the supervision of another Licensed Professional Engineer or Licensed Professional Geologist and reviewed by me; that this report and all attachments were prepared under my supervision; that, to the best of my knowledge and belief, the work described in this report has been completed in accordance with the Environmental Protection Act [415 ILCS 5], 35 Ill. Adm. Code 734, and generally accepted standards and practices of my profession; and that the information presented is accurate and complete. I am aware there are significant penalties for submitting false statements or representations to the Illinois EPA, including but not limited to fines, imprisonment, or both as provided in Sections 44 and 57.17 of the Environmental Protection Act [415 ILCS 5/44 and 57.17].

Licensed Professional Engineer or Geologist

Name: Jinan Yan

Company: Quality Environmental Solutions

Address: 5120 Belmont Road, Suite I

City: Downers Grove

State: Illinois

Zip Code: 60515

Phone: 630-724-1517

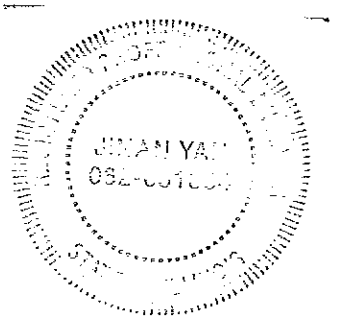
Ill. Registration No.: 062-051834

License Expiration Date: Nov 30, 2013

Signature:

Date: 10/31/2011

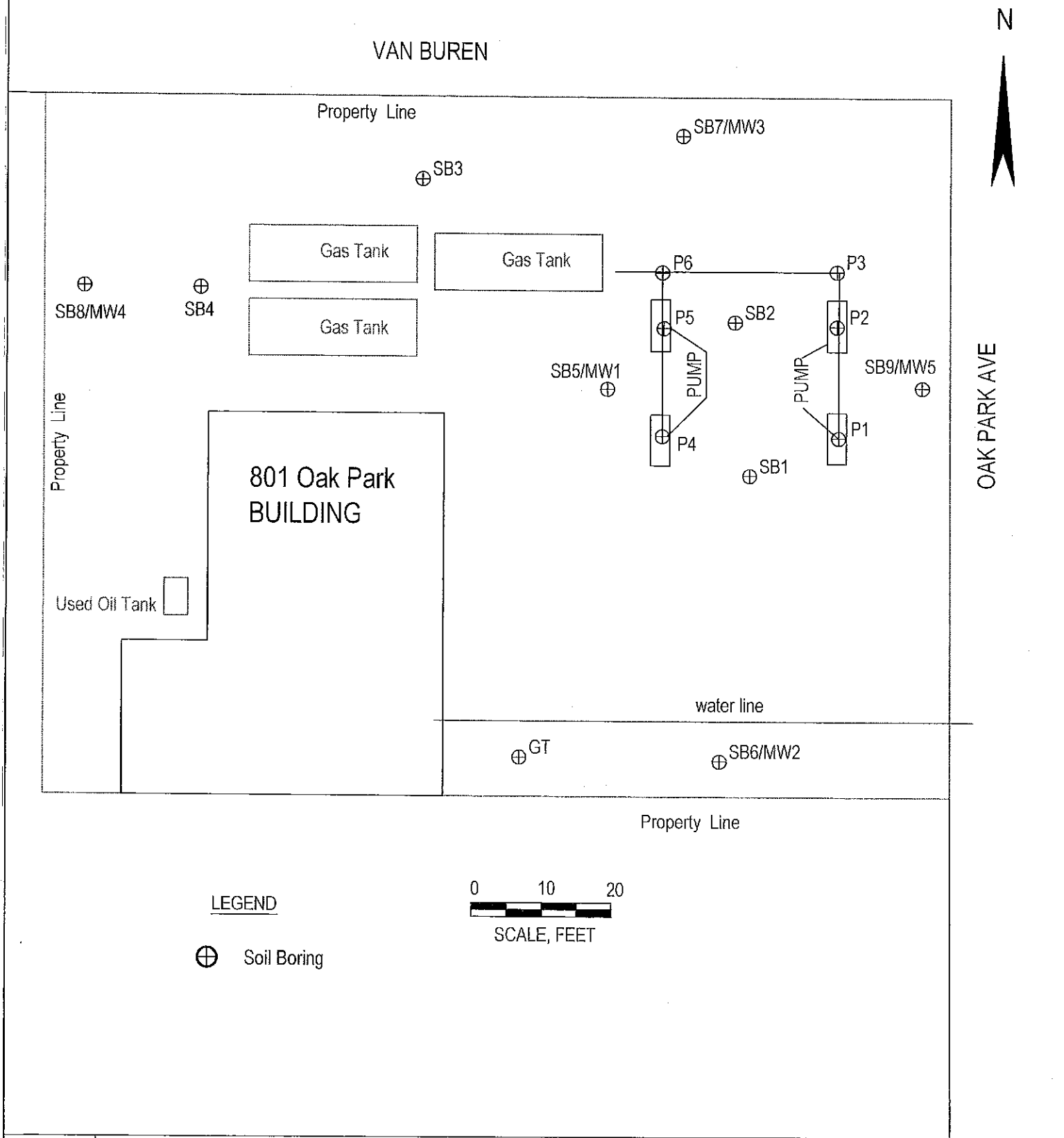
L.P.E. or L.P.G. Seal



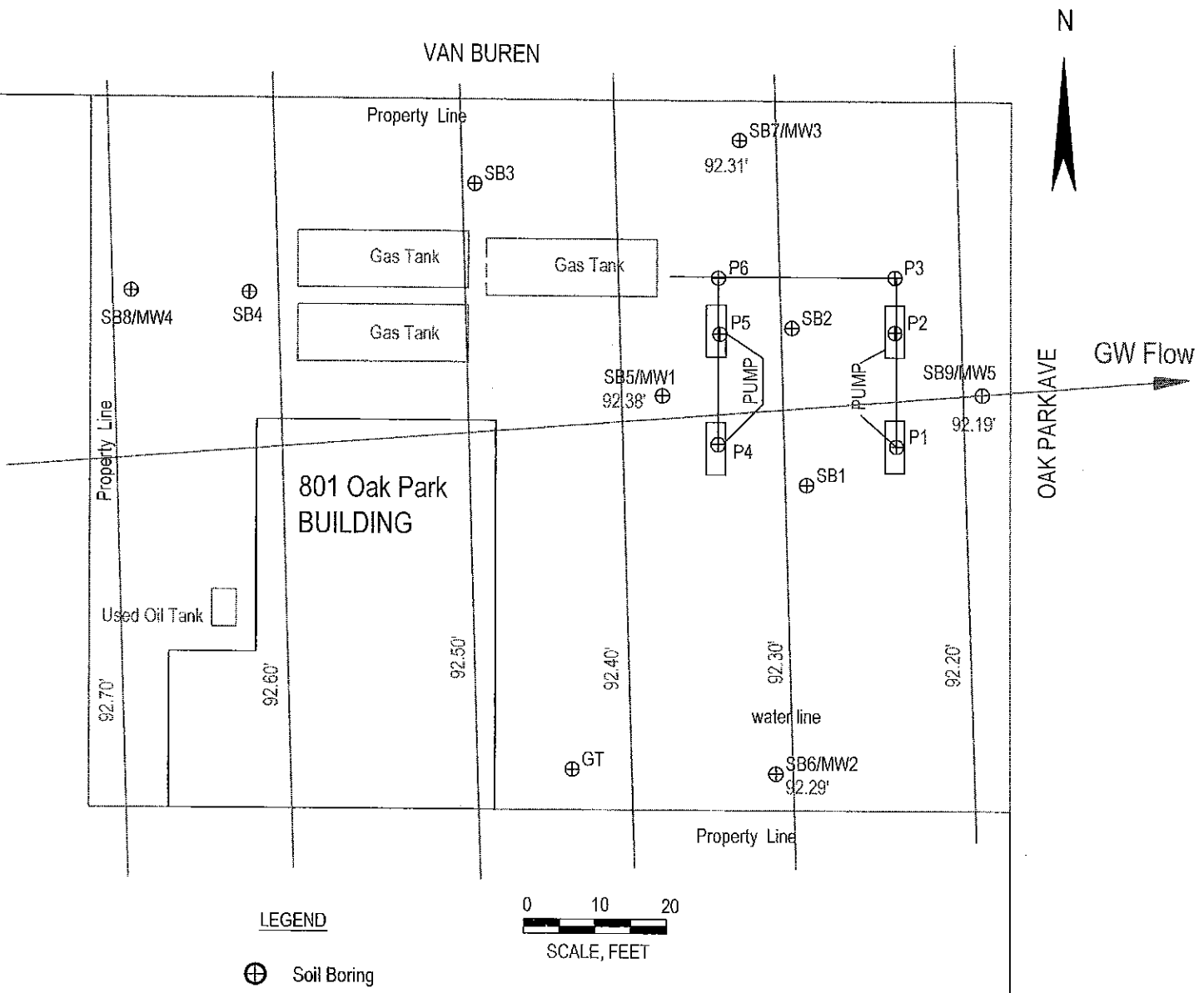
Appendix B

Site Maps

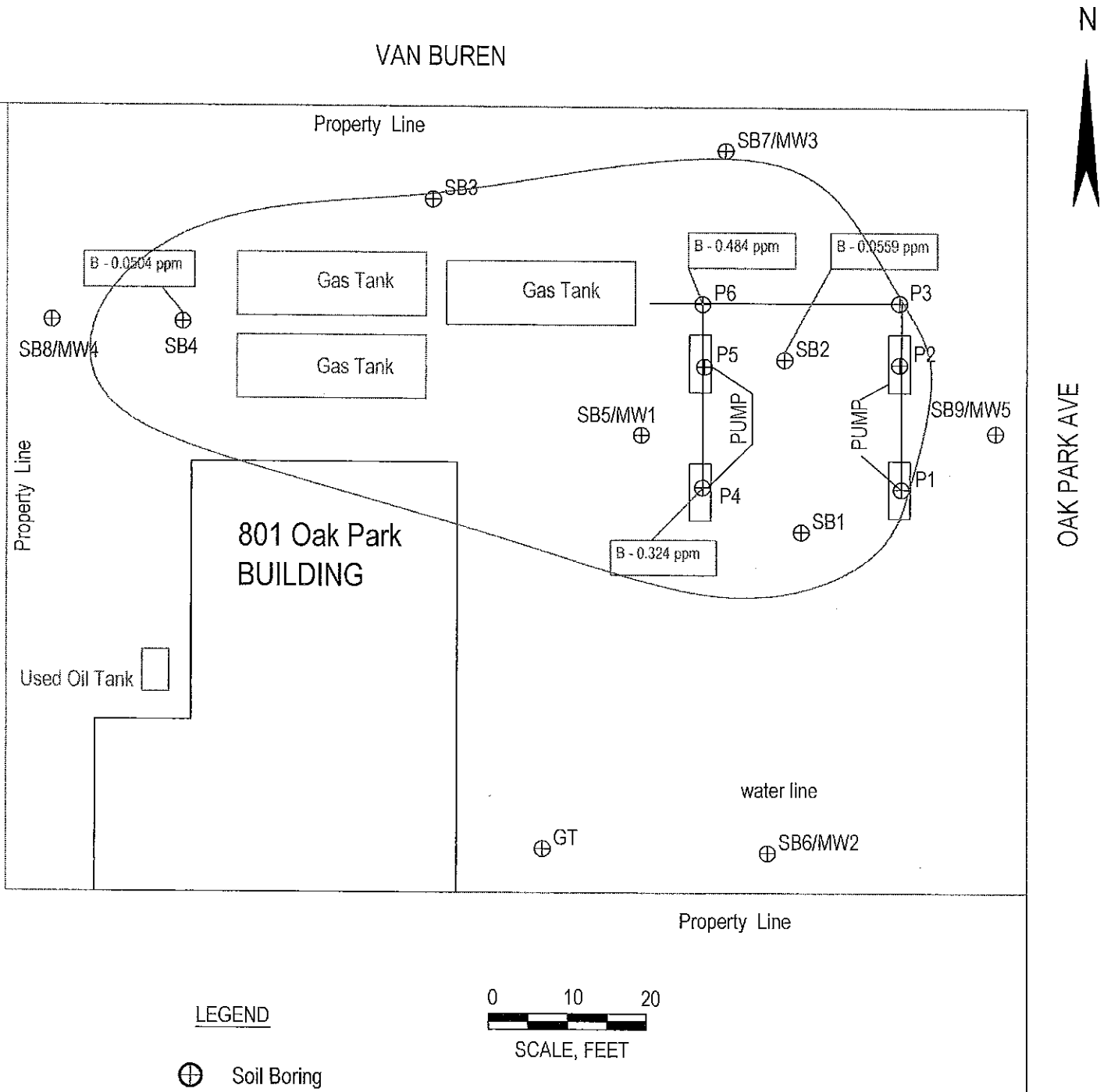
Figure 1: Area Map
Figure 2: Soil Boring/Monitoring Well Location Map
Figure 3: Extent of Soil Contamination Map
Figure 4: Extent of Groundwater Contamination Map
Figure 5: Potentiometric Surface Map
Figure 6: Cross Section Map



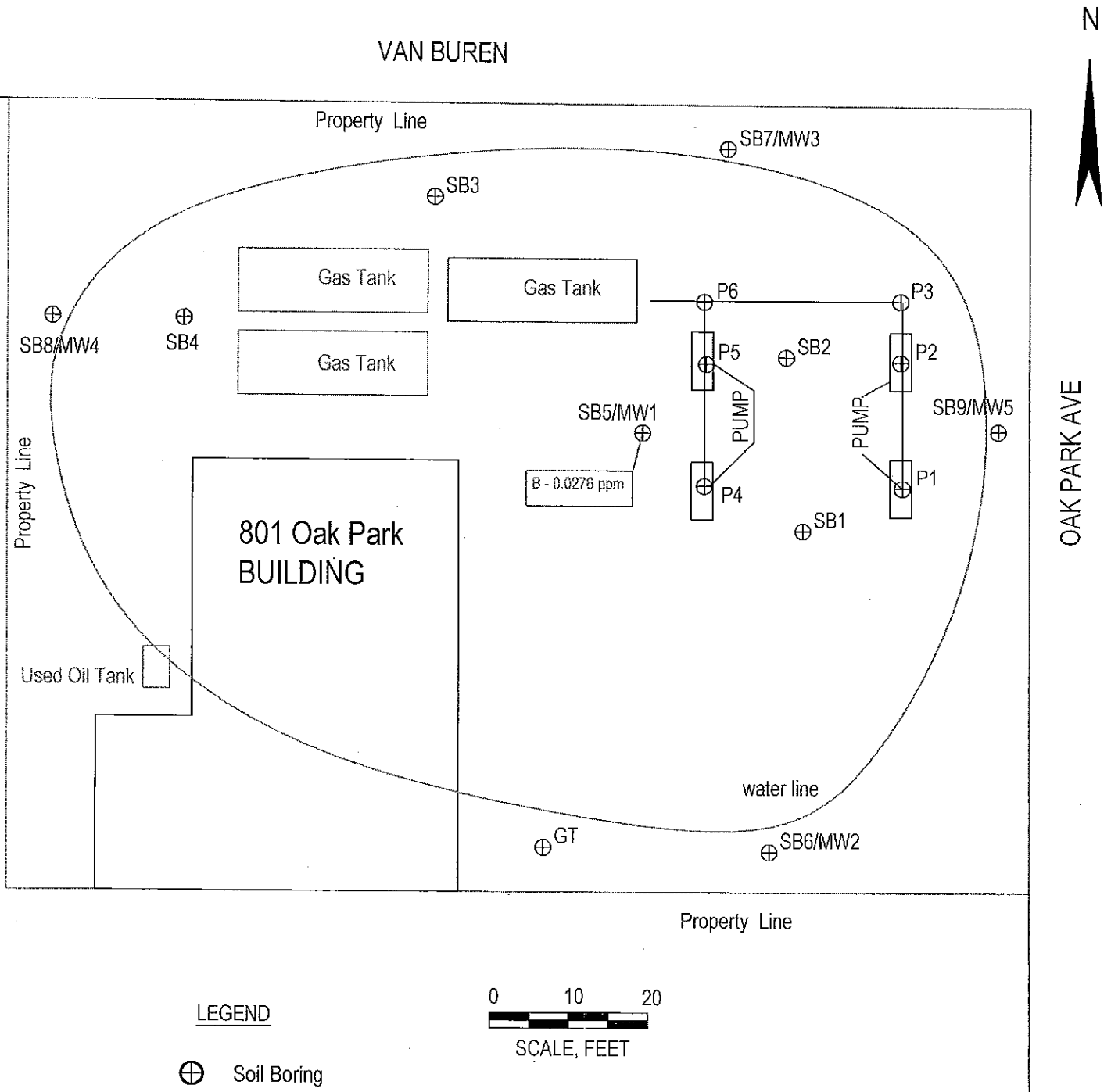
QUALITY ENVIRONMENTAL SOLUTIONS						JOB LOCATION: 801 S. Oak Park Ave, Oak Park, Illinois		
DATE	DESIGNED	CHECKED	APP'D	SCALE	UNIT	TITLE: Soil Boring/Monitoring Well Location Map		
10/04/11	J.X.	J.L.				JOB NO: 11004	RPT: SIP	FIG: 01



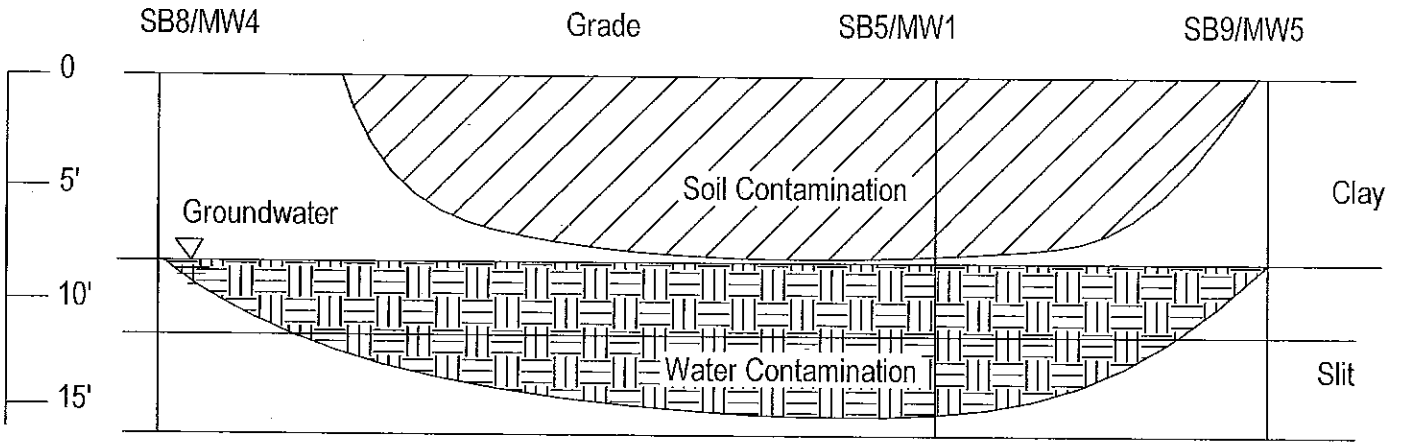
QUALITY ENVIRONMENTAL SOLUTIONS						JOB LOCATION: 801 S. Oak Park Ave, Oak Park, Illinois		
DATE	DESIGNED	CHECKED	APP'D	SCALE	UNIT	TITLE: Potentiametric Surface Map		
10/04/11	J.X.	J.L.				JOB NO: 11004	RPT: SIP	FIG: 02



	QUALITY ENVIRONMENTAL SOLUTIONS						JOB LOCATION: 801 S. Oak Park Ave, Oak Park, Illinois		
	DATE	DESIGNED	CHECKED	APP'D	SCALE	UNIT	TITLE: Extention of Soil Contamination Map		
	10/04/11	J.X.	J.L.				JOB NO: 11004	RPT: SIP	FIG: 03



QUALITY ENVIRONMENTAL SOLUTIONS						JOB LOCATION: 801 S. Oak Park Ave, Oak Park, Illinois		
DATE	DESIGNED	CHECKED	APP'D	SCALE	UNIT	TITLE: Extention of Grounwater Contamination Map		
10/04/11	J.X.	J.L.				JOB NO: 11004	RPT: SIP	FIG: 04



Cross Section (East West)

	QUALITY ENVIRONMENTAL SOLUTIONS						JOB LOCATION: 801 S. Oak Park Ave, Oak Park, Illinois	
	DATE	DESIGNED	CHECKED	APP'D	SCALE	UNIT	TITLE: Cross Section Map	
	10/07/11	J.X.	J.L.				JOB NO: 11004 RPT: SIP	FIG: 05

Appendix C

Analytical Results

Table 1: Soil Boring Analytical Results
Table 2: Groundwater Analytical Results

Table 1. Soil Boring Analytical Results

Project: Angel Associates LP
Location: 801 S Oak Park Avenue, Oak Park, IL
Project #: 11004
Sample Date: See Below
Laboratory: Suburban Laboratories, Inc.

Chemical Name		Exposure Route-Specific SROs*						Soil Component of GW Ingestion Route*		SB1	SB2	SB2	SB3
		Residential		*Industrial/Commercial*		*Construction Worker*				6-8'	2-4'	6-8'	2-4'
		ingestion	inhalation	ingestion	inhalation	ingestion	inhalation	Class I	Class II	2/15/2011	2/15/2011	2/15/2011	2/15/2011
BTEX/MTBE													
Benzene	a	12	0.8	100	1.6	2,300	2.2	0.03	0.17	<0.0131	<0.011	**0.0559**	<0.0127
Toluene	b	16,000	650	410,000	650	410,000	42	12	29	<0.0525	<0.0439	<0.0539	<0.0508
Ethylbenzene	b	7800	400	200,000	400	20,000	58	13	19	<0.0525	<0.0439	0.536	0.0559
Xylenes (total)	b	160,000	320	1,000,000	320	410,000	320	150	150	<0.105	<0.0877	0.431	<0.102
Methyl tert-butyl ether	b	780	8800	20,000	8800	2000	140	0.32	0.32	<0.0525	<0.0439	<0.0539	<0.0508

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs); 35 IAC 742, Appendix B, Table A (Residential) and Table B (Industrial/Commercial)

All results in parts per million (**mg/Kg**) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold/Shaded** indicate concentrations exceeding most stringent Tier 1 SROs

Table 1. Soil Boring Analytical Results

Project: Angel Associates LP
Location: 801 S Oak Park Avenue, Oak Park, IL
Project #: 11004
Sample Date: See Below
Laboratory: Suburban Laboratories, Inc.

Chemical Name		Exposure Route-Specific SROs*						Soil Component of GW Ingestion Route*		SB3	SB4	SB4	SB5
		Residential		*Industrial/Commercial*		*Construction Worker*				6-8'	2-4'	6-8'	2-4'
		ingestion	inhalation	ingestion	inhalation	ingestion	inhalation	Class I	Class II	2/15/2011	2/15/2011	2/15/2011	3/18/2011
BTEX/MTBE													
Benzene	a	12	0.8	100	1.6	2,300	2.2	0.03	0.17	<0.0126	<0.0162	**0.0504**	<0.0116
Toluene	b	16,000	650	410,000	650	410,000	42	12	29	<0.0504	<0.0649	<0.0435	0.107
Ethylbenzene	b	7800	400	200,000	400	20,000	58	13	19	0.0621	0.0986	0.0509	7.390
Xylenes (total)	b	160,000	320	1,000,000	320	410,000	320	150	150	<0.101	<0.130	0.180	22.600
Methyl tert-butyl ether	b	780	8800	20,000	8800	2000	140	0.32	0.32	0.0555	0.169	0.0765	0.0922

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs); 35 IAC 742, Appendix B, Table A (Residential) and Table B (Industrial/Commercial)

All results in parts per million (**mg/Kg**) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold/Shaded** indicate concentrations exceeding most stringent Tier 1 SROs

Table 1. Soil Boring Analytical Results

Project: Angel Associates LP
Location: 801 S Oak Park Avenue, Oak Park, IL
Project #: 11004
Sample Date: See Below
Laboratory: Suburban Laboratories, Inc.

Chemical Name		Exposure Route-Specific SROs*						Soil Component of GW Ingestion Route*		SB5	SB6	SB6	SB7
		Residential		*Industrial/Commercial*		*Construction Worker*				6-8'	2-4'	6-8'	2-4'
		ingestion	inhalation	ingestion	inhalation	ingestion	inhalation	Class I	Class II	3/18/2011	3/18/2011	3/18/2011	3/18/2011
BTEX/MTBE													
Benzene	a	12	0.8	100	1.6	2,300	2.2	0.03	0.17	<0.0123	<0.0114	<0.0124	<0.011
Toluene	b	16,000	650	410,000	650	410,000	42	12	29	<0.0492	<0.0456	<0.0496	<0.0441
Ethylbenzene	b	7800	400	200,000	400	20,000	58	13	19	0.403	0.277	0.227	0.0931
Xylenes (total)	b	160,000	320	1,000,000	320	410,000	320	150	150	3.650	1.150	0.842	0.285
Methyl tert-butyl ether	b	780	8800	20,000	8800	2000	140	0.32	0.32	<0.0492	0.0848	0.112	0.106

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs); 35 IAC 742, Appendix B, Table A (Residential) and Table B (Industrial/Commercial)

All results in parts per million (mg/Kg) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold/Shaded** indicate concentrations exceeding most stringent Tier 1 SROs

Table 1. Soil Boring Analytical Results

Project:	**Angel Associates LP**
Location:	**801 S Oak Park Avenue, Oak Park, IL**
Project #:	**11004**
Sample Date:	**See Below**
Laboratory:	**Suburban Laboratories, Inc.**

Chemical Name		Exposure Route-Specific SROs*						Soil Component of GW Ingestion Route*		SB7	SB8	SB8	SB9
		Residential		*Industrial/Commercial*		*Construction Worker*				6-8'	2-4'	6-8'	6-8'
		ingestion	inhalation	ingestion	inhalation	ingestion	inhalation	Class I	Class II	3/18/2011	3/18/2011	3/18/2011	8/3/2011
BTEX/MTBE													
Benzene	a	12	0.8	100	1.6	2,300	2.2	0.03	0.17	<0.0144	<0.013	<0.0139	<0.0117
Toluene	b	16,000	650	410,000	650	410,000	42	12	29	<0.0575	<0.051	<0.0557	<0.0469
Ethylbenzene	b	7800	400	200,000	400	20,000	58	13	19	<0.055	<0.051	0.0635	<0.0469
Xylenes (total)	b	160,000	320	1,000,000	320	410,000	320	150	150	2.470	<0.102	0.212	<0.0938
Methyl tert-butyl ether	b	780	8800	20,000	8800	2000	140	0.32	0.32	0.0908	<0.051	0.088	0.0806

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs); 35 IAC 742, Appendix B, Table A (Residential) and Table B (Industrial/Commercial)

All results in parts per million (**mg/Kg**) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold/Shaded** indicate concentrations exceeding most stringent Tier 1 SROs

Table 1. Soil Boring Analytical Results

Project: Angel Associates LP
Location: 801 S Oak Park Avenue, Oak Park, IL
Project #: 11004
Sample Date: See Below
Laboratory: Suburban Laboratories, Inc.

Chemical Name		Exposure Route-Specific SROs*						Soil Component of GW Ingestion Route*		P1	P2	P3	P4
		Residential		*Industrial/Commercial*		*Construction Worker*				4'	4'	4'	4'
		ingestion	inhalation	ingestion	inhalation	ingestion	inhalation	Class I	Class II	3/18/11	3/18/11	3/18/11	3/18/11
BTEX/MTBE													
Benzene	a	12	0.8	100	1.6	2,300	2.2	0.03	0.17	<0.0115	<0.0136	<0.0128	**0.324**
Toluene	b	16,000	650	410,000	650	410,000	42	12	29	<0.0459	0.0703	<0.0511	0.062
Ethylbenzene	b	7800	400	200,000	400	20,000	58	13	19	2.34	1.9	0.484	4.66
Xylenes (total)	b	160,000	320	1,000,000	320	410,000	320	150	150	9.13	8.4	4.46	15.6
Methyl tert-butyl ether	b	780	8800	20,000	8800	2000	140	0.32	0.32	<0.0459	0.0551	<0.0511	<0.0512

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs); 35 IAC 742, Appendix B, Table A (Residential) and Table B (Industrial/Commercial)

All results in parts per million (**mg/Kg**) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold/Shaded** indicate concentrations exceeding most stringent Tier 1 SROs

Table 1. Soil Boring Analytical Results

Project:	**Angel Associates LP**
Location:	**801 S Oak Park Avenue, Oak Park, IL**
Project #:	**11004**
Sample Date:	**See Below**
Laboratory:	**Suburban Laboratories, Inc.**

Chemical Name		Exposure Route-Specific SROs*						Soil Component of GW Ingestion Route*		P5	P6
		Residential		*Industrial/Commercial*		*Construction Worker*				4'	4'
		ingestion	inhalation	ingestion	inhalation	ingestion	inhalation	Class I	Class II	3/18/11	3/18/11
BTEX/MTBE											
Benzene	a	12	0.8	100	1.6	2,300	2.2	0.03	0.17	<0.0119	**0.484**
Toluene	b	16,000	650	410,000	650	410,000	42	12	29	<0.0478	0.163
Ethylbenzene	b	7800	400	200,000	400	20,000	58	13	19	1.89	9.96
Xylenes (total)	b	160,000	320	1,000,000	320	410,000	320	150	150	7.28	38.1
Methyl tert-butyl ether	b	780	8800	20,000	8800	2000	140	0.32	0.32	<0.0478	<0.043

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs); 35 IAC 742, Appendix B, Table A (Residential) and Table B (Industrial/Commercial)

All results in parts per million (**mg/Kg**) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold/Shaded** indicate concentrations exceeding most stringent Tier 1 SROs

Table 2 Groundwater Analytical Results

Project:	**Angel & Associates LP**
Location:	**801 S Oak Park Avenue, Oak Park, IL**
Project #:	**11004**
Sample Date:	**See Below**
Laboratory:	**Suburban Laboratories, Inc.**

Chemical Name		GRO (mg/L)*		MW1	MW2	MW3	MW4	MW5
		Class I	Class II	3/19/11	3/19/11	3/19/11	3/19/11	8/3/11
BTEX/MTBE								
Benzene	a	0.005	0.025	**0.0276**	0.00347	<0.001	<0.001	<0.001
Toluene	b	1.0	2.5	0.00236	<0.001	<0.001	<0.001	<0.001
Ethylbenzene	b	0.7	1.0	0.0427	<0.001	<0.001	<0.001	<0.001
Xylenes (total)	b	10.0	10.0	0.0139	<0.002	<0.002	<0.002	<0.002
Methyl tert-butyl ether	b	0.070	0.070	0.00783	<0.001	0.039	<0.001	<0.001

* Illinois EPA Tier 1 Groundwater Remediation Objectives (GROs; 35 IAC 742, Appendix B, Table E)

All results in parts per million (**mg/L**) unless noted otherwise.

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold/Shaded** indicate concentrations exceeding most stringent Tier 1 GROs.

Appendix D

Other Information

Soil Boring Logs
Monitoring Well Construction Diagrams
ISGS/ISWS Water Well Information

LUST Incident No.:	Boring Number: SB1	Page: 1 of 1
		Date: 2/15/2011
Site Name: Angel Associates	Boring Location: See Attached Map	Start:
Address: 801 S.Oak Park Oak Park, IL		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	60		1	4" Asphalt w sand & gravel			0.0	
				2			0.00		
2	GP	90		3			3.00	35.0	
				4					
3	GP	100		5			3.50	27.0	
				6	Silty Clay (CL): dark to grey, trace sand & gravel, moist to wet, stiff				
4	GP	100		7			3.50	45.0	Lab
				8					
5	GP	95		9			3.00	10.0	
				10					
6	GP	95		11			3.00	0.0	
				12					
7	GP	100		13	Sandy Silt: brown, wet, dense			0.0	
				14					
8	GP	100		15			3.50	0.0	
				16	Silty Clay (CL): brown, trace sand & gravel, moist, stiff				
				17	End of Boring @ 16'				
				18					
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	8'	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.:	Boring Number: SB2	Page: 1 of 1
		Date: 2/15/2011
Site Name: Angel Associates	Boring Location: See Attached Map	Start:
Address: 801 S.Oak Park Oak Park, IL		Finish:

Sample Number	Sample Device	Sample Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	50		1	6" Concrete with gravel			0.0	
				2			0.00		
2	GP	90		3			3.00	15.0	Lab
				4					
3	GP	90		5	Silty Clay (CL): dark to grey, trace sand & gravel, moist to wet, stiff		3.00	12.0	
				6					
4	GP	90		7			3.00	27.0	Lab
				8					
5	GP	100		9			3.00	5.0	
				10					
6	GP	100		11	Clayey Silt: brown, some sand, wet, dense			0.0	
				12					
7	GP	100		13			3.50	0.0	
				14	Silty Clay (CL): brown, trace sand & gravel, moist, stiff				
8	GP	100		15			3.50	0.0	
				16					
				17	End of Boring @ 16'				
				18					
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	8'	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.:	Boring Number: SB3	Page: 1 of 1
		Date: 2/15/2011
Site Name: Angel Associates	Boring Location: See Attached Map	Start:
Address: 801 S.Oak Park Oak Park, IL		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
				1	6" Concrete with gravel				
1	GP	60		2	Silty Clay (CL): dark to grey, trace sand & gravel, moist to wet, stiff		0.00		
2	GP	60		3			2.00	5.0	Lab
3	GP	90		4 5			2.50	10.0	
4	GP	90		6 7			2.50	20.0	Lab
5	GP	95		8 9 10			2.00	0.0	
6	GP	95		11 12			2.00	0.0	
7	GP	100		13	Clayey Silt: brown, some sand, wet, dense			0.0	
8	GP	100		14 15 16				0.0	
				17	End of Boring @ 16'				
				18 19 20 21 22 23 24 25 26 27 28 29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	8'	QES	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.:	Boring Number: SB4	Page: 1 of 1
		Date: 2/15/2011
Site Name: Angel Associates	Boring Location: See Attached Map	Start:
Address: 801 S. Oak Park Oak Park, IL		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
				1	4" Asphalt with gravel				
1	GP	60		2	Silty Clay (CL): dark to grey, trace sand & gravel, moist to wet, stiff		0.00		
2	GP	60		3			2.00	12.0	Lab
				4					
3	GP	90		5			3.00	10.0	
				6					
4	GP	90		7			3.00	15.0	Lab
				8					
5	GP	100		9			3.00	0.0	
				10					
6	GP	100		11			3.00	0.0	
				12					
7	GP	100		13	Clayey Silt: brown, some sand, wet, dense			0.0	
				14					
8	GP	100		15				0.0	
				16	End of Boring @ 16'				
				17					
				18					
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	7'	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: SB5	Page: 1 of 1
Site Name: Angel Associates	Boring Location: See Attached Map	Date: 3/18/2011
Address: 801 S. Oak Park Oak Park, IL		Start:
		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	80		1	4" Asphalt with gravel				
				2			0.00		
2	GP	80		3			2.00	23.0	Lab
				4					
3	GP	90		5			3.00	7.0	
				6					
4	GP	90		7	Silty Clay (CL): dark to grey, trace sand & gravel, moist to wet, stiff		3.00	9.0	Lab
				8					
5	GP	100		9			3.00	0.0	
				10					
6	GP	100		11			3.00	0.0	
				12					
7	GP	100		13				0.0	
				14	Clayey Silt: brown, some sand, wet, dense				
8	GP	100		15				0.0	
				16					
				17	End of Boring @ 16'				
				18	Install Well MW1				
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	9'	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: SB6	Page: 1 of 1
Site Name: Angel Associates	Boring Location: See Attached Map	Date: 3/18/2011
Address: 801 S. Oak Park Oak Park, IL		Start:
		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	80		1	4" Asphalt with gravel				
				2			0.00		
2	GP	80		3			2.00	35.0	Lab
				4					
3	GP	90		5			3.00	12.0	
				6					
4	GP	90		7	Silty Clay (CL): dark to grey, trace sand & gravel, moist to wet, stiff		3.00	15.0	Lab
				8					
5	GP	100		9			3.00	0.0	
				10					
6	GP	100		11			3.00	0.0	
				12					
7	GP	100		13				0.0	
				14	Clayey Silt: brown, some sand, wet, dense				
8	GP	100		15				0.0	
				16					
				17	End of Boring @ 16'				
				18	Install Well MW2				
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	9'	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: SB7	Page: 1 of 1
Site Name: Angel Associates	Boring Location: See Attached Map	Date: 3/18/2011
Address: 801 S. Oak Park Oak Park, IL		Start:
		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	60		1	4" Asphalt with gravel				
				2			0.00		
2	GP	80		3			2.00	0.0	Lab
				4					
3	GP	90		5			3.00	0.0	
				6	Silty Clay (CL): dark to grey, trace sand & gravel, moist to wet, stiff				
4	GP	90		7			3.00	0.0	Lab
				8					
5	GP	100		9			3.00	0.0	
				10					
6	GP	100		11			3.00	0.0	
				12					
7	GP	100		13				0.0	
				14	Claycy Silt: brown, some sand, wet, dense				
8	GP	100		15				0.0	
				16					
				17	End of Boring @ 16'				
				18	Install Well MW3				
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	8'	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: SB8	Page: 1 of 1
Site Name: Angel Associates	Boring Location: See Attached Map	Date: 3/18/2011
Address: 801 S. Oak Park Oak Park, IL		Start:
		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	60		1	4" Asphalt with gravel				
				2	Silty Clay (CL): dark to grey, trace sand & gravel, moist to wet, stiff		0.00		
2	GP	60		3			2.00	0.0	Lab
				4					
3	GP	100		5			3.00	0.0	
				6					
4	GP	100		7			3.00	0.0	Lab
				8					
5	GP	100		9			3.00	0.0	
				10					
6	GP	100		11			3.00	0.0	
				12					
7	GP	100		13	Claycy Silt: brown, some sand, wet, dense			0.0	
				14					
8	GP	100		15				0.0	
				16					
				17	End of Boring @ 16'				
				18	Install Well MW4				
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	8'	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: SB9	Page: 1 of 1
		Date: 8/3/2011
Site Name: Angel Associates	Boring Location: See Attached Map	Start:
Address: 801 S. Oak Park Oak Park, IL		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	60		1	4" Asphalt with gravel				
				2			0.00		
2	GP	60		3			3.00	0.0	
				4					
3	GP	100		5			3.00	0.0	
				6					
4	GP	100		7	Silty Clay (CL): dark to grey, trace sand & gravel, moist to wet, stiff		3.00	0.0	Lab
				8					
5	GP	100		9			3.00	0.0	
				10					
6	GP	100		11			3.50	0.0	
				12					
7	GP	100		13				0.0	
				14	Claycy Silt: brown, some sand, wet, dense				
8	GP	100		15				0.0	
				16					
				17	End of Boring @ 16'				
				18	Install Well MW5				
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	8'	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: P1	Page: 1 , of 1
		Date: 3/18/2011
Site Name: Angel Associates	Boring Location: See Attached Map	Start:
Address: 801 S. Oak Park Oak Park, IL		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	80		1	Backfill				
				2				0.0	
				3					
2	GP	80		4	Silty Clay: grey, trace sand & gravel, moist, stiff		2.00	25.0	Lab
				5	End of Boring @ 4'				
				6					
				7					
				8					
				9					
				10					
				11					
				12					
				13					
				14					
				15					
				16					
				17					
				18					
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	N/A	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: P2	Page: 1 of 1
Site Name: Angel Associates	Boring Location: See Attached Map	Date: 3/18/2011
Address: 801 S. Oak Park Oak Park, IL		Start:
		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	80		1	Backfill				
				2				0.0	
				3					
2	GP	80		4	Silty Clay: grey, trace sand & gravel, moist, stiff		2.00	18.0	Lab
				5	End of Boring @ 4'				
				6					
				7					
				8					
				9					
				10					
				11					
				12					
				13					
				14					
				15					
				16					
				17					
				18					
				19					
				20					
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	N/A	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: P3	Page: 1 of 1
Site Name: Angel Associates	Boring Location: See Attached Map	Date: 3/18/2011
Address: 801 S. Oak Park Oak Park, IL		Start:
		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	80		1	Backfill				
				2				0.0	
				3					
2	GP	80		4	Silty Clay: grey, trace sand & gravel, moist, stiff		3.00	20.0	Lab
				5	End of Boring @ 4'				
				6					
				7					
				8					
				9					
				10					
				11					
				12					
				13					
				14					
				15					
				16					
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				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	N/A	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: P4	Page: 1 of 1
Site Name: Angel Associates	Boring Location: See Attached Map	Date: 3/18/2011
Address: 801 S. Oak Park Oak Park, IL		Start:
		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	80		1	Backfill				
				2				0.0	
				3					
2	GP	80		4	Silty Clay: grey, trace sand & gravel, moist, stiff		3.00	25.0	Lab
				5	End of Boring @ 4'				
				6					
				7					
				8					
				9					
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				26					
				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	N/A	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: P5	Page: 1 of 1
Site Name: Angel Associates	Boring Location: See Attached Map	Date: 3/18/2011
Address: 801 S. Oak Park Oak Park, IL		Start:
		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	80		1	Backfill				
				2				0.0	
				3					
2	GP	80		4	Silty Clay: grey, trace sand & gravel, moist, stiff		3.00	16.0	Lab
				5	End of Boring @ 4'				
				6					
				7					
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				27					
				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	N/A	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

LUST Incident No.: 20110132	Boring Number: P6	Page: 1 of 1
		Date: 3/18/2011
Site Name: Angel Associates	Boring Location: See Attached Map	Start:
Address: 801 S. Oak Park Oak Park, IL		Finish:

Sample Number	Sample Device	Samole Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content %	Hand Penetrometer, Qu	OVA / PID / FID / OVM	Remarks
1	GP	80		1	Backfill				
				2				0.0	
				3					
2	GP	80		4	Silty Clay: grey, trace sand & gravel, moist, stiff		3.00	35.0	Lab
				5	End of Boring @ 4'				
				6					
				7					
				8					
				9					
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				28					
				29					

Note: Stratification lines are approximately; in-situ transition between soil types may be gradual.

Groundwater Data			
Depth while Drilling	N/A	*QES*	Quality Environmental Solutions
Depth after Drilling	N/A		

Illinois Environmental Protection Agency

LUST Well Completion Report

Incident No.: 20110132
Site Name: Angel Associates
Drilling Contractor: Environclean
Driller: Dan
Drilling Method: Geoprobe

Well No.: MW1
Date Drilled Start: 03/18/11
Date Completed: 03/18/11
Geologist: Cindy Chen
Drilling Fluids (Type): None

Annular Space Details

Type of Surface Seal: Concrete
Type of Annular Sealant: None
Type of Bentonite Seal (Granular, Pellet): Pellet

Type of Sand Pack: Filter Sand

Well Construction Materials

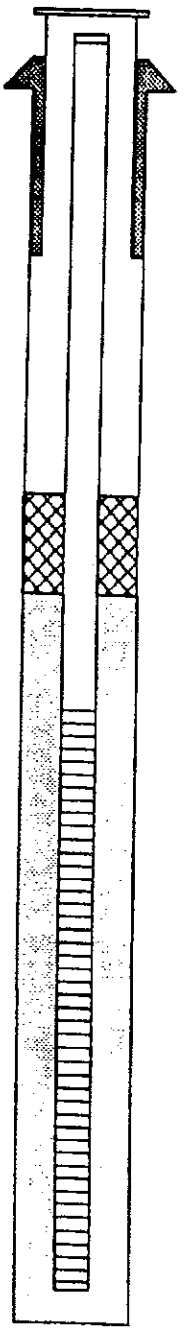
	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint			
Riser pipe above w.t.		X	
Riser Pipe below w.t.		X	
Screen		X	
Coupling joint screen to riser			
Protective casing			

Measurements

to .01 ft (where applicable)

Riser Pipe Length	5.00
Screen Length	10.00
Screen Slot Size	0.01
Protective casing length	
Depth to water	
Elevation of water	
Free Product thickness	
Gallons removed (develop)	1.20
Gallons removed (purge)	1.20
Other	

Completed by: Cindy Chen



Elevations - .01 ft.

0.00 Top of Protective Casing
99.87 Top of Riser Pipe
100.00 Ground Surface
0.00 Top of Annular sealant
0.00 Casing Stickup

99.70 Top of Seal
1.20 Total Seal Interval
98.50 Top of Sand

94.87 Top of Screen

10.00 Total Screen Interval

84.87 Bottom of Screen
84.00 Bottom of Borehole

Illinois Environmental Protection Agency

LUST Well Completion Report

Incident No.: 20110132
Site Name: Angel Associates
Drilling Contractor: Environclean
Driller: Dan
Drilling Method: Geoprobe

Well No.: MW2
Date Drilled Start: 03/18/11
Date Completed: 03/18/11
Geologist: Cindy Chen
Drilling Fluids (Type): None

Annular Space Details

Type of Surface Seal: Concrete
Type of Annular Sealant: None
Type of Bentonite Seal (Granular, Pellet): Pellet

Type of Sand Pack: Filter Sand

Well Construction Materials

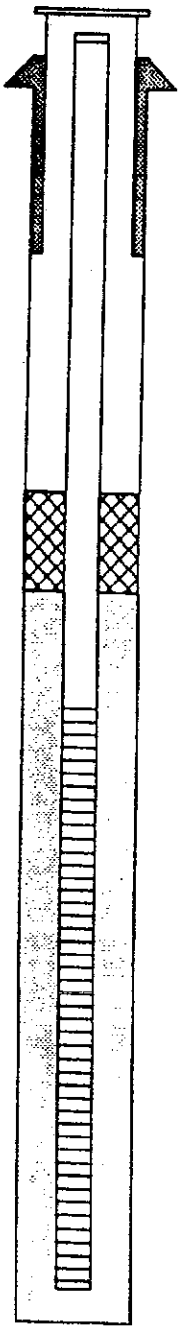
	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint			
Riser pipe above w.t.		X	
Riser Pipe below w.t.		X	
Screen		X	
Coupling joint screen to riser			
Protective casing			

Measurements

to .01 ft (where applicable)

Riser Pipe Length	5.00
Screen Length	10.00
Screen Slot Size	0.01
Protective casing length	
Depth to water	
Elevation of water	
Free Product thickness	
Gallons removed (develop)	1.00
Gallons removed (purge)	1.00
Other	

Completed by: Cindy Chen



Elevations - .01 ft.

0.00 Top of Protective Casing
99.79 Top of Riser Pipe
99.88 Ground Surface
0.00 Top of Annular sealant
0.00 Casing Stickup

99.50 Top of Seal
1.50 Total Seal Interval
98.00 Top of Sand

94.79 Top of Screen

10.00 Total Screen Interval

84.79 Bottom of Screen
83.88 Bottom of Borehole

Illinois Environmental Protection Agency

LUST Well Completion Report

Incident No.: 20110132
Site Name: Angel Associates
Drilling Contractor: Environclean
Driller: Dan
Drilling Method: Geoprobe

Well No.: MW3
Date Drilled Start: 03/18/11
Date Completed: 03/18/11
Geologist: Cindy Chen
Drilling Fluids (Type): None

Annular Space Details

Type of Surface Seal: Concrete
Type of Annular Sealant: None
Type of Bentonite Seal (Granular, Pellet): Pellet

Type of Sand Pack: Filter Sand

Well Construction Materials

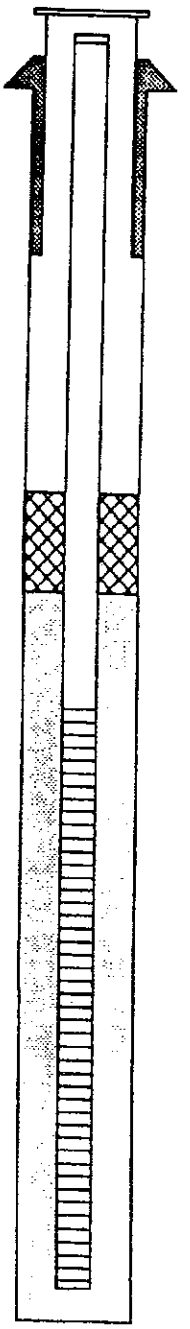
	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint			
Riser pipe above w.t.		X	
Riser Pipe below w.t.		X	
Screen		X	
Coupling joint screen to riser			
Protective casing			

Measurements

to .01 ft (where applicable)

Riser Pipe Length	5.00
Screen Length	10.00
Screen Slot Size	0.01
Protective casing length	
Depth to water	
Elevation of water	
Free Product thickness	
Gallons removed (develop)	1.00
Gallons removed (purge)	1.00
Other	

Completed by: Cindy Chen



Elevations - .01 ft.

0.00 Top of Protective Casing
99.48 Top of Riser Pipe
99.30 Ground Surface
0.00 Top of Annular sealant
0.00 Casing Stickup

97.75 Top of Seal
1.50 Total Seal Interval
96.25 Top of Sand

94.48 Top of Screen

10.00 Total Screen Interval

84.48 Bottom of Screen
83.30 Bottom of Borehole

Illinois Environmental Protection Agency

LUST Well Completion Report

Incident No.: 20110132
Site Name: Angel Associates
Drilling Contractor: Environclean
Driller: Dan
Drilling Method: Geoprobe .

Well No.: MW4
Date Drilled Start: 03/18/11
Date Completed: 03/18/11
Geologist: Cindy Chen
Drilling Fluids (Type): None

Annular Space Details

Type of Surface Seal: Concrete
Type of Annular Sealant: None
Type of Bentonite Seal (Granular, Pellet): Pellet

Type of Sand Pack: Filter Sand

Well Construction Materials

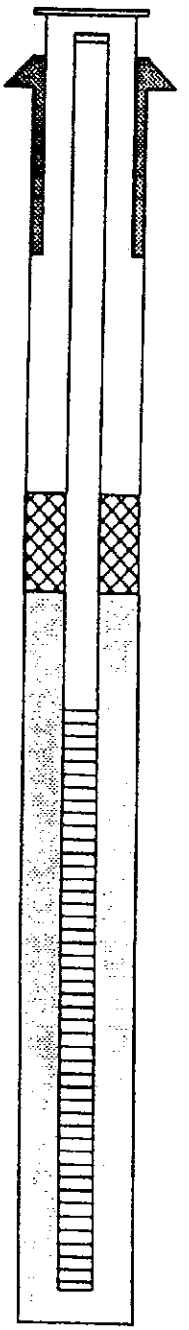
	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint			
Riser pipe above w.t.		X	
Riser Pipe below w.t.		X	
Screen		X	
Coupling joint screen to riser			
Protective casing			

Measurements

to .01 ft (where applicable)

Riser Pipe Length	5.00
Screen Length	10.00
Screen Slot Size	0.01
Protective casing length	
Depth to water	
Elevation of water	
Free Product thickness	
Gallons removed (develop)	1.00
Gallons removed (purge)	1.00
Other	

Completed by: Cindy Chen



Elevations - .01 ft.

0.00 Top of Protective Casing
99.70 Top of Riser Pipe
99.82 Ground Surface
0.00 Top of Annular sealant
0.00 Casing Stickup

99.25 Top of Seal
1.50 Total Seal Interval
97.75 Top of Sand

94.70 Top of Screen

10.00 Total Screen Interval

84.70 Bottom of Screen
83.82 Bottom of Borehole

Illinois Environmental Protection Agency

LUST Well Completion Report

Incident No.: 20110132
Site Name: Angel Associates
Drilling Contractor: Environclean
Driller: Dan
Drilling Method: Geoprobe

Well No.: MW5
Date Drilled Start: 08/03/11
Date Completed: 08/03/11
Geologist: Jack Yan
Drilling Fluids (Type): None

Annular Space Details

Type of Surface Seal: Concrete
Type of Annular Sealant: None
Type of Bentonite Seal (Granular, Pellet): Pellet

Type of Sand Pack: Filter Sand

Well Construction Materials

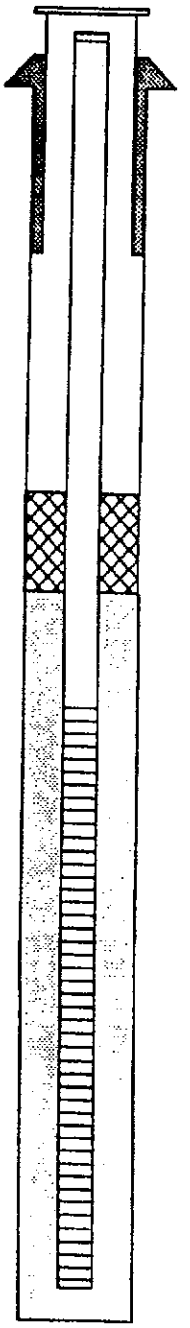
	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint			
Riser pipe above w.t.		X	
Riser Pipe below w.t.		X	
Screen		X	
Coupling joint screen to riser			
Protective casing			

Measurements

to .01 ft (where applicable)

Riser Pipe Length	5.00
Screen Length	10.00
Screen Slot Size	0.01
Protective casing length	
Depth to water	
Elevation of water	
Free Product thickness	
Gallons removed (develop)	1.00
Gallons removed (purge)	1.00
Other	

Completed by: Jack Yan



Elevations - .01 ft.

0.00 Top of Protective Casing
100.16 Top of Riser Pipe
100.26 Ground Surface
0.00 Top of Annular sealant
0.00 Casing Stickup

99.70 Top of Seal
1.50 Total Seal Interval
98.20 Top of Sand

95.46 Top of Screen

10.00 Total Screen Interval

85.46 Bottom of Screen
84.46 Bottom of Borehole

UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

Institute of Natural Resource Sustainability

Illinois State Water Survey
2204 Griffith Drive
Champaign, IL 61820

May 4, 2011

Jack Yan
Quality Environmental Solutions
5254 Lincoln Ave.
Lisle, IL 60532-2122

Re: Search for water well construction records – 801 S. Oak Park Ave., Oak Park IL

Dear Mr. Yan:

This letter is in response to your March 31, 2011, request for information identifying water well locations within 2500 ft of the subject address in Oak Park. For the purposes of searching our files and file inventory, I interpreted the scope of this search to include Sec. 18, T. 39 N., R. 13 E., 3rd P.M., Cook County IL, and the S 660 ft of Sec. 7.

I found no documents in the Illinois State Water Survey well records files identifying active water wells in the area described. Enclosed are two well sealing reports in Sec. 18. Note that other agencies may have additional records that we do not have, and that some existing wells might not have a record.

Sincerely,

William Saylor

William Saylor
Well Records
Illinois State Water Survey
Center for Groundwater Science
(217) 333-9043
(217) 244-0777 (fax)
gwinfo@isws.illinois.edu

Private well owner
4/2000 [illegible]
not on PICS

COPY

ILLINOIS DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
525 W. JEFFERSON ST.
SPRINGFIELD, IL 62761

[illegible] 2002

WATER WELL SEALING FORM

TYPE OR PRESS FIRMLY

RETURN ALL COPIES TO IDPH OR LOCAL HEALTH DEPARTMENT

This form shall be submitted to this Department or the local health department not more than 30 days after a water well, boring or monitoring well is sealed. Such wells are to be sealed not more than 30 days after they are abandoned in accordance with the sealing requirements in the Water Well Construction Code. THE LOCAL HEALTH DEPARTMENT OR REGIONAL PUBLIC HEALTH DEPARTMENT MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO SEALING.

1. Ownership (Name of Controlling Party) VILLAGE OF OAK PARK
2. Well Location Lot 4 in Block 19 of J. Wilson's Addition to Oak Park, Cook
   Address - Lot Number / City / County

   General Description Township 39 (N)(S) Range 13 (E)(W) Section 18, 84

   NW 1/4 Quarter of the NW Quarter of the NW Quarter
3. Year Drilled unknown
4. Drilling Permit Number (and date, if known) unknown
5. Type of Well Bored ____ Drilled X Other ____
6. Total Depth 10 1/2' Diameter (inches) 2"

   Formation clear of obstruction ✓ Yes ____ No
8. DETAILS OF PLUGGING

   Filled with Pure Gold medium bentonite chips from 1 to 10 1/2 ft.
   (cement or other materials)

   Kind of plug Quikrete cement from 0 to 1 ft.

   Filled with ____ from ____ to ____ ft.

   Kind of plug ____ from ____ to ____ ft.

   Filled with ____ from ____ to ____ ft.

   Kind of plug ____ from ____ to ____ ft.
9. CASING RECORD Upper 2 feet of casing removed ✓ Yes ____ No
10. Date well was sealed Month July Day 18 Year 2002.
11. Licensed water well driller or other person approved by the Department performing well sealing.

   Mack R. Clark — Name; 1728 — Complete License Number

   10498 McKinley Road — Address; Osceola — City; IN — State/ZIP

This state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. Disclosure of this information is mandatory. This form has been approved by the Forms Management Center. IL 482-0631

Printed by Authority of the State of Illinois P.O. #530379 9.6M 4/00

P 351167 A-5710

Private well owner
takes own key from
not on RICS

COPY

4/2000

ILLINOIS DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
525 W. JEFFERSON ST.
SPRINGFIELD, IL 62761

WATER WELL SEALING FORM

TYPE OR PRESS FIRMLY

RETURN ALL COPIES TO IDPH OR LOCAL HEALTH DEPARTMENT

This form shall be submitted to this Department or the local health department not more than 30 days after a water well, boring or monitoring well is sealed. Such wells are to be sealed not more than 30 days after they are abandoned in accordance with the sealing requirements in the Water Well Construction Code. THE LOCAL HEALTH DEPARTMENT OR REGIONAL PUBLIC HEALTH DEPARTMENT MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO SEALING.

1. Ownership (Name of Controlling Party) VILLAGE OF OAK PARK

2. Well Location Lot 1 in Block 19 of J. Wilson's Addition to Oak Park, Cook
   Address - Lot Number / City / County

   General Description Township 39 (N)(S) Range 13 (E)(W) Section 15, 8th

   NW 1/4 Quarter of the NW Quarter of the NW Quarter

3. Year Drilled unknown

4. Drilling Permit Number (and date, if known) unknown

5. Type of Well Bored _____ Drilled ✓ Other _____

6. Total Depth 10' Diameter (inches) 7"

   Formation clear of obstruction ✓ Yes _____ No

8. DETAILS OF PLUGGING

   Filled with Pure Gold medium bentonite chips (cement or other materials) from 1 to 10 ft.

   Kind of plug Quikcrete cement from 0 to 1 ft.

   Filled with _____ from _____ to _____ ft.

   Kind of plug _____ from _____ to _____ ft.

   Filled with _____ from _____ to _____ ft.

   Kind of plug _____ from _____ to _____ ft.

9. CASING RECORD Upper 2 feet of casing removed ✓ Yes _____ No

10. Date well was sealed Month July Day 18 Year 2002.

11. Licensed water well driller or other person approved by the Department performing well sealing.

Name	Complete License Number
MACK R CLARK	1728

Address	City	State/ZIP
10458 McKinley Hwy	OSCEOLA	IN.

This state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. Disclosure of this information is mandatory. This form has been approved by the Forms Management Center. P351168 IL 482-0631

Printed by Authority of the State of Illinois
P.O. #530379 9.6M 4/00

A-5711

1 SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on-site observations of the accessible areas of the Oak Park I (the "Project"), on February 13, 2018. The Project is located at 801 South Oak Park Avenue in Oak Park, Cook, Illinois 60302.

The Project lands consist of approximately 0.29 acre.

The Project is currently a vacant lot with no structures.

The Project was historically a gasoline station from approximately 1925 until it was closed and demolished in 2012. The improvements at the Project were a one-story building with two auto bays and an associated parking lot.

Properties in the general vicinity of the Project include commercial and residential land uses.

The following statements summarize the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representatives, has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report), as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards, using American Society for Testing and Materials (ASTM) Standard Practice E 1527-13 and the applicable HUD Scope of Work. In addition, the assessment is intended to meet the requirements of the "IHDA Standards for Environmental Reviews and Professionals" dated December 2017.

The following definitions apply based on ASTM E 1527-13:

A recognized environmental condition is defined as *The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment*.

A historical recognized environmental condition is defined as *A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g. property use restriction, AULS, institutional controls, or engineering controls), at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusion section of the report as a REC*.

A controlled recognized environmental condition is defined as *A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)*.

A *de minimis* condition is defined as *A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.*

A business environmental risk is defined as *A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations*.

HUD and IHDA-specific scope considerations beyond those specified in ASTM E 1527-13 are considered to be business environmental risks for the purposes of this evaluation.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 801 S. Oak Park Avenue, Oak Park, Illinois 60302. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs), Historical RECs, or Controlled RECs in connection with the Project, except for the following:

- The historic use of the Project as a gasoline station, and the closed LUST incident associated with the historic use are considered to be a CREC. Please refer to Section 5.2 for additional information.

In addition, the following HUD and IHDA Scope of Work item was identified:

- The Project is located within the vicinity of a HUD-defined source of noise. Please refer to Section 8.13 for additional information.

Oak Park I Housing Owner LLC,
An Illinois Limited Liability Company

THE COMMUNITY BUILDERS

Village Services Report

This package includes letters from various entities on the anticipated demand on Village and community-wide services. Included in this report are letters from:

- Public Works
- Police Department
- Fire Department
- Real Estate Tax Analysis from Integra Reality Resources

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

August 14, 2018

Kirk Albinson
The Community Builders, Inc.
135 S LaSalle Street, Suite 3350
Chicago, IL 60603

Re: TCB Oak Park 1 – 801 South Oak Park Avenue, Oak Park, IL
Van Buren Avenue at Oak Park Avenue
Impact to Village of Oak Park Water and Sewer Utilities and Traffic

Dear Mr. Albinson:

The Engineering Division has reviewed the application request for a Planned Development at the southwest corner of Oak Park Avenue and Van Buren Street for impacts to the Village's water distribution network, the combined sewer system, as well as impacts to traffic in the surrounding area.

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 and should be cable of providing approximately 1950 gallons per minute (GPM) of fire flow while the development only requires 750 GPM. The development will be required to connect to the Village's existing 6-inch water main on Oak Park Avenue.

The proposed development does not create any significant adverse impacts to the sewer collection systems. The existing site historically has been virtually 100% impervious surfaces with large expanses of driveway aprons in the public way. The proposed development will replace approximately 1,025 square feet of existing paved area in the public right of way and on private property with landscaping which will provide an approximate 5% reduction in the storm water being generated by the site as compared to existing conditions. The proposed 37 units, with the majority of the units being one bedroom, will not generate a significant volume of sanitary sewage. The proposed development will not generate a significant increase in sewage to the Village's combined sewer system by its reduction in impervious area and the negligible increase in sanitary sewage. The proposed development's sewer will discharge to the existing 30" diameter sewer on Oak Park Avenue which has adequate capacity to receive the proposed sewage.

The proposed development does not significantly contribute to increased traffic congestion in the surrounding area due to its size. The primary area of concern for traffic impacts is at the intersection of Van Buren and Oak Park Avenue. This intersection already has a marked and signed pedestrian crosswalk on the south side of the intersection and the proposed development will increase the number of pedestrians crossing here as well as slightly increase the volume of vehicles using this intersection. To improve pedestrian safety at this crossing the proposed development will be installing a bump-out of the curb at the SW corner of the intersection to shorten the crossing distance for pedestrians crossing Oak Park Avenue as part of their site work. The Village of Oak Park will complete the corresponding bump-out on the east side of the intersection as part of the planned street resurfacing project on Oak Park Avenue tentatively scheduled for 2020 and 2021. The developer will also contribute half of the costs, approximately $7,000 as a condition of issuance of the final certificate of occupancy, towards the installation of pedestrian activated blinking signage, or an RRFB, to also improve pedestrian safety at this crossing. An image of an example of the signage is below.

Example of Pedestrian Activated LED Blinker Sign. (Supplemental blinking beacons may also be included)

Example of RRFB (Rapid Rectangular Flashing Beacon)

Sincerely,

Bill McKenna, PE
Village Engineer
mckenna@oak-park.us
708.358.5722

Oak Park

The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302

708.383.6400
Fax 708.383.6692
village@oak-park.us
www.oak-park.us

August 16, 2018

Members of the Plan Commission
Village of Oak Park

RE: Village Impact Review

Dear Members of the Plan Commission:

I have reviewed the proposed mixed-use development to be located at 801 S Oak Park Avenue by The Community Builders, Inc. Pursuant to my review on August 16, 2018; I have determined that the development proposal will not have a negative impact on the Police Department

Sincerely,

LaDon Reynolds
Acting Police Chief
Village of Oak Park

Oak Park

The Village of Oak Park
Fire Department
100 N. Euclid Avenue
Oak Park, Illinois 60301-1404

708.445.3300
Fax 708.383.2495
fire@oak-park.us
www.oak-park.us

Members of the Plan Commission

Village of Oak Park

July 13, 2018

RE: Village Impact Review

Dear Members of the Plan Commission:

I have reviewed the proposed mixed-use development to be located at 801 S Oak Park Avenue by The Community Builders, Inc. Pursuant to my review on July 25, 2018, 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

Integra Realty Resources
Chicago

400 E Randolph, Suite 715
Chicago, IL 60601

T 312 565 0977
F 312 565 3436
Office Email chicago@irr.com
www.irr.com

August 10, 2018

Mr. Kirk Albinson
The Community Builders Inc.
135 S. LaSalle Street, Suite 3350
Chicago, Illinois 60603

SUBJECT: Prospective Real Estate Tax Load for Proposed Affordable Apartments, 801 South Oak Park Avenue, Illinois

Dear Mr. Albinson:

This letter is an expansion of the scope of the market study that we recently completed for you on the above referenced proposed affordable apartment project. Specifically, you have asked us to consider and comment on what the potential real estate tax load could be for the property once it is completed and operating at stabilized operations. This letter is considered to be part of the market study, and the project description, certification and assumptions and limiting conditions are contained in that report.

Our approach will rely on a comparison of the experience of other affordable properties in the area. Secondly, we will look at the income and expenses of the subject property after completion, and through income capitalization, allow an estimate of what the assessed value could be based on the economics of the property.

Comparable Assessment Approach

Following are the results of a survey of local assessment levels. We then apply the most recent equalization factor and tax rate for the Oak Park location and the result is an indication of what the tax load could be, if the project was complete and operating at stabilized operations now.

Our surveys revealed six residential projects in Oak Park and Forest Park that are affordable, however, three are tax exempt. The other three have assessment data as follows:

Address	PIN	Assessed Value Land	Improvements	Total	No. Unit	Av Per Unit
Grove Apartments 420 S. Grove, Oak Park	16-07-327-040	$28,163	$132,871	$161,034	51	$3,158
Heritage House 201 W. Lake Street, OP	16-08-126-004	$10,400	$208,546	$218,946	200	$1,095
Linden House 1020 Des Plaines Avenue Forest Park, IL	15-13-308-008	$9,504	$104,231	$113,735	60	$1,896

Of these three comparables, Grove Apartments is the most comparable to the subject. It is the most recently completed project. It represents a renovation and re-purposing of an old concrete frame loft building that had been originally developed as an auto dealer and had most recently been office space. The property was gutted and re-developed into a co-operative food store on the first floor and 51 affordable units on the upper floors. The assessment data we show is strictly for the residential units. This property is essentially all new inside within a vintage restored façade and shell.

The other two comparables are 1960's construction and are given less emphasis in this analysis. Given that the subject will be all new construction it is our opinion that it will have an assessed value per unit at least as high as the Grove Apartments, which are at $3,158 per unit. In our opinion, a range of assessment per unit will likely be $3,200 to $3,500 per unit. This results in a range of potential taxes for the subject as follows:

Subject		Total Assessed	No. Unit	Av Per Unit
Proposed Development	16-18-135-021	$121,600	38	$3,200
801 S Oak Park Avenue		$133,000		$3,500

Oak Park Tax Rate	Equalization Factor	Assessed Amt One Unit	Est. Tax Per Unit	Estimated Taxes
0.12191	2.9627	$3,200	$1,155.78	$43,920
		$3,500	$1,264.14	$48,037

Income & Expense Analysis For the Proposed Subject

From the developer we have reviewed a proforma of the expected income and expenses the project will have, excluding taxes. We then establish a market level capitalization rate for this market for multi-family investment properties, and add on the effective tax rate for Oak Park, to conclude a value based on the restricted income operation. We then work down through the assessment level (10%), equalization factor and Oak Park tax rate to conclude what a market level of taxes would be for the subject if it was complete and operating at stabilized operations today:

Calculation of Tax Loaded Capitalization Rate	
12.191%	Composite tax rate
10%	(x) Assessment rate
2.9627	(x) State Equalization Factor
3.612%	(=) Tax Load
6.0%	(+) Market derived cap rate (estimate)
9.612%	(=) Tax loaded cap rate

Property Tax Estimate		
$ 364,177	Projected Gross Income	
$ 18,209	(-) Vacancy + Collections Rate =	5.0%
$ 198,316	(-) Expenses	
$ 14,800	(-) Replacement Reserves	
$ 132,852	Net Operating Income	
9.612%	Tax Loaded Cap Rate	
$ 1,382,174	Full "market value"	
10%	(x) 10% "market value"	
$ 138,217	(=) proposed assessed valuation	
2.9627	(x) State Equalizer	
$ 409,497	Equalized Assessed Value	
0	(-) Exemptions	
$ 409,497	Adjusted Equalized Value	
12.191%	(x) General Tax Rate	
$ 49,922	Annual Tax Burden	
37	Number of Units	
$ 1,349	Annual Tax Burden/Unit	

Given these two ways of looking at taxes we would expect the subject to have a tax bill at full assessment, if at stabilized operations today, within the range of $48,000 to $50,000.

I hope this answers your questions regarding the potential assessment and taxes for the proposed affordable apartments. Thank you for the opportunity to be of service

Sincerely,

INTEGRA REALTY RESOURCES – CHICAGO

James K. Kutill, MAI
Managing Director

Integra Realty Resources
Chicago

Market Study of Real Property

Proposed Site for LIHTC Development
Vacant Land
801 S. Oak Park Ave.
Oak Park, Cook County, Illinois 60304

Prepared For:
The Community Builders, Inc

Effective Date of the Market Study:
February 1, 2018

Report Format:
Market Study Report – IHDA Format

IRR - Chicago
File Number: 194-2018-0909

Proposed Site for LIHTC Development
801 S. Oak Park Ave.
Oak Park, Illinois

Integra Realty Resources
Chicago

400 E Randolph #715
Chicago, IL 60601

T 312.565.0977
F 312.565.3436
www.irr.com

August 14, 2018

Mr. Kirk Albinson
The Community Builders, Inc
135 S LaSalle St, Suite 3350
Chicago, IL 60603

SUBJECT: IHDA Market Study
Proposed Site for LIHTC Development
801 S. Oak Park Ave.
Oak Park, Cook County, Illinois 60304
IRR - Chicago File No. 194-2018-0909

Dear Mr. Albinson:

Integra Realty Resources – Chicago is pleased to submit the accompanying market study of the referenced property. The purpose of the market study is to define the primary market area, estimate potential apartment demand and supply within the market and assess marketability. The client for the assignment is The Community Builders, Inc. Additional intended users are Illinois Housing Development Authority (IHDA) and the U.S. Department of Housing and Urban Development (HUD). The intended use is for determining development feasibility.

The proposed improvements consist of a four-story building that contains a total of 35 upper floor apartment units, two first floor live/work one-bedroom units and one first floor commercial unit, comprised of a total of 24,445 square feet of residential net rentable area.

This Market Study conforms to the Illinois Housing Development Authority's "Standards for Site and Market Studies" for 2018-2019, the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources -

Jacoub Hussien, SRA
Certified General Real Estate Appraiser
Illinois Certificate # 553.001525
Telephone: 312-565-0977
Email: jhussien@irr.com

James Kutill, MAI
Certified General Real Estate Appraiser
Illinois Certificate # 553.000280
Telephone: 312-565-3420
Email: jkutill@irr.com

Table of Contents

Purpose, Scope & Intended Users

Purpose of the Report

The purpose of the market study is to define the primary market area, estimate potential apartment demand and supply within the market and assess marketability.

Scope of the Market Study

This Market Study conforms to the Illinois Housing Development Authority's "Standards for Site and Market Studies" for 2018-2019.

We relied on information provided by client and property representatives regarding some of the physical, legal and economic characteristics of the property. Contacts included:

- Kirk Albinson (Client Representative)
- Brittni Tolden (Client Representative)

The following were sources for ***collecting, confirming and reporting data.***

- An inspection of the property and the immediate surrounding area was completed on February 1, 2018, with a follow-up inspection on August 8, 2018.
- Information regarding the overall project was provided by the developer.
- Discussions with property managers for competing developments.
- Market demographic data was obtained from Environics Analytics and Claritas.
- Illinois Housing Development Authority (IHDA)
- U.S. Department of Housing & Urban Development (HUD).
- Local market participants for information regarding supply and demand.
- Various Internet sites for area and apartment rental data.

Intended Use and User

The intended use of the appraisal is for determining project feasibility. The Community Builders, Inc. (client), and the Illinois Housing Development Authority (IHDA) are the intended users of this report. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Illinois Housing Development Authority's "Standards for Site and Market Studies" for 2018-2019.
- Uniform Standards of Professional Appraisal Practice (USPAP);

- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have provided appraisal services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Inspection

Jacoub Hussien, SRA, conducted an on-site inspection of the property on February 1, 2018. James Kutill, MAI, conducted an on-site inspection on February 1, 2018.

Executive Summary

Property Overview

The subject site is a 12,500 SF corner parcel that is currently vacant. The current zoning is NC – Neighborhood Commercial which allows for ground floor commercial usage and requires 750 SF of land per allowed dwelling unit, which results in a maximum of 16 residential units for the subject. The developer is looking to redevelop the site with a mixed-use property with a total of 38 units in a four-story building. The units will be comprised of one ground-floor commercial unit, two first-floor one-bedroom live/work residential units and 35 apartments on three upper floors with a mix of studio (3) units, one-bedroom (30) units, and two -bedroom (2) units.

Proposed Building Rendering

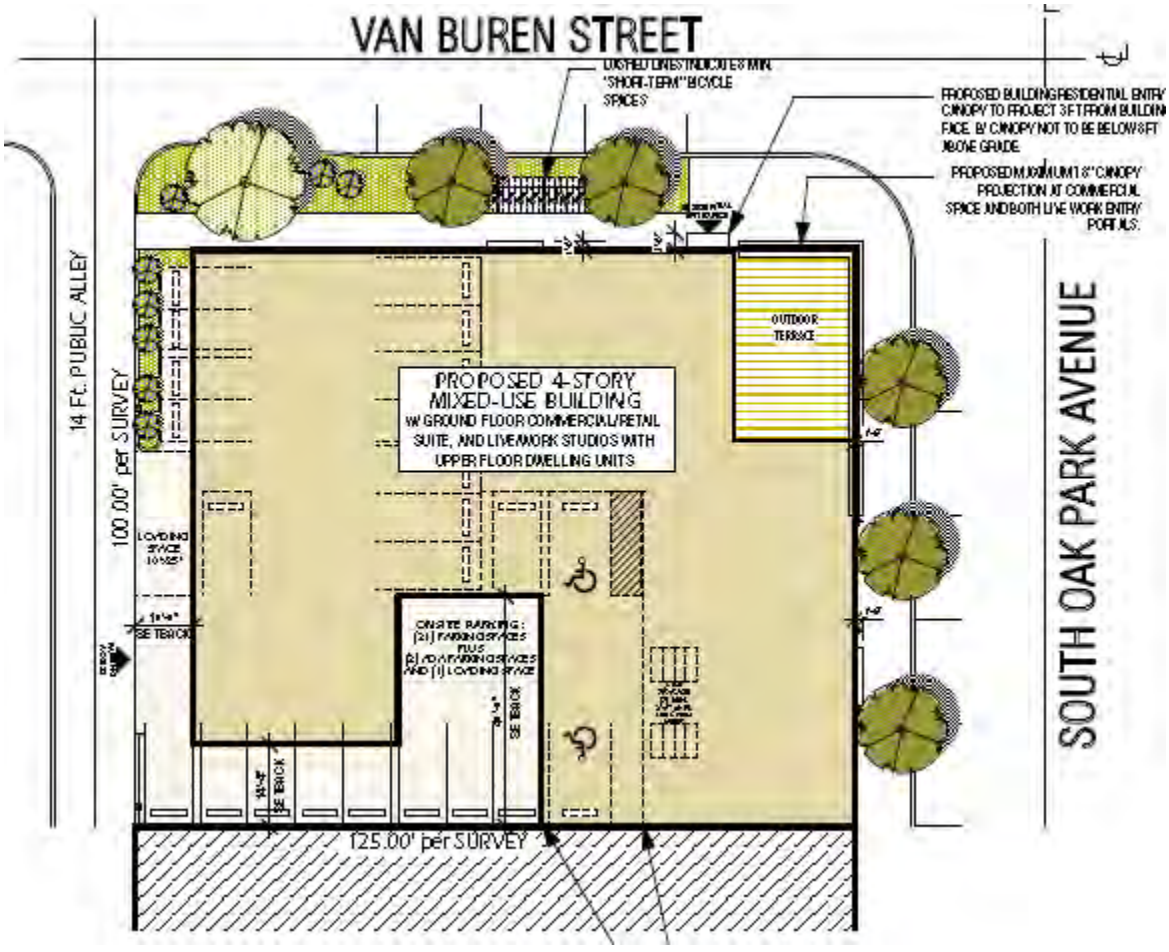
Project Summary

Developer

The Community Builders, Inc
135 S LaSalle St, Suite 3350
Chicago, IL 60603

Contact: Kirk Albinson 312-577-5264

Project Description



Proposed Four-Story, Mixed-Use Building

The proposed building will be located at the southwest corner of South Oak Park Avenue and Van Buren Street in the Village of Oak Park, Illinois.

The property will consist of a four-story, mixed-use building. The ground floor will have one commercial space, two first floor one-bedroom live-work units, as well as two entrances for the residential portion of the project. There will be mostly canopied parking for 23 parking spaces and 1 loading space on the ground floor. The main entrance on the north elevation from Van Buren Street will lead to the residential lobby, elevator, on-site manager's office, bicycle room, washroom and the parking lot. The second and third floors will contain 24 apartment units. The fourth floor will have 11 apartment units, a community room, and common outdoor terrace.

The gross building area is expected to be 34,110 SF with a residential net rentable area of 24,445 SF. Including Including the additional 900 square foot commercial space this equates to a net rentable area of 25,345 SF. Based on the gross building area of 34,110 SF, this equates to a 74.3% efficiency ratio, which is typical for mixed-use buildings.

The property will be subject to income and rent restrictions for 36 of the 37 apartments, with a single one-bedroom unit at market rate. This will be the live/work unit facing Oak Park Avenue. The developer has informed us they have initiated the Planned Development process with the Village of Oak Park, and the referenced unit sizes and architectural plans as of August 8, 2018 are the final plans. Our description is based on these plans. The village officials we communicated with indicate a willingness for development. In the case of the subject, an increase in density is desired (from 16 residential units to 37 residential units), along with a variance for parking, which is currently required at one space per unit. While the official zoning review process must be undertaken, a process that normally takes 14 to 20 weeks, the village seems receptive to allowing a variance considering the subject's proximity to a CTA Blue Line station two blocks south at Interstate 290.

With a focus on smaller one-bedroom units, the impact on the local school system should be minimal.

Unit Mix and Rentable Area

Unit Type	# Units	Unit Size (Sq Ft)	Rentable Area (Sq Ft)
0BR/1BA	3	430	1,290
1BR/1BA	3	650	1,950
1BR/1BA	3	630	1,890
1BR/1BA	3	630	1,890
1BR/1BA	3	600	1,800
1BR/1BA	3	600	1,800
1BR/1BA	3	590	1,770
1BR/1BA	3	700	2,100
1BR/1BA	3	670	2,010
1BR/1BA	3	730	2,190
1BR/1BA	3	650	1,950
1BR/1BA (Van Buren)	1	770	770
1BR/1BA (OP Avenue)	1	1,175	1,175
2BR/1BA	2	930	1,860
Net Rentable Area (Apts only)	**37**	**661**	**24,445**
Net Rentable Area (With 900 SFcommercial unit)			**25,345**
Gross Building Area			**34,110**
Efficiency Ratio (Apts Only)			**71.7%**
Efficiency Ratio (NRA with commercial)			**74.3%**

Source: Design Plans Final August 8, 2018

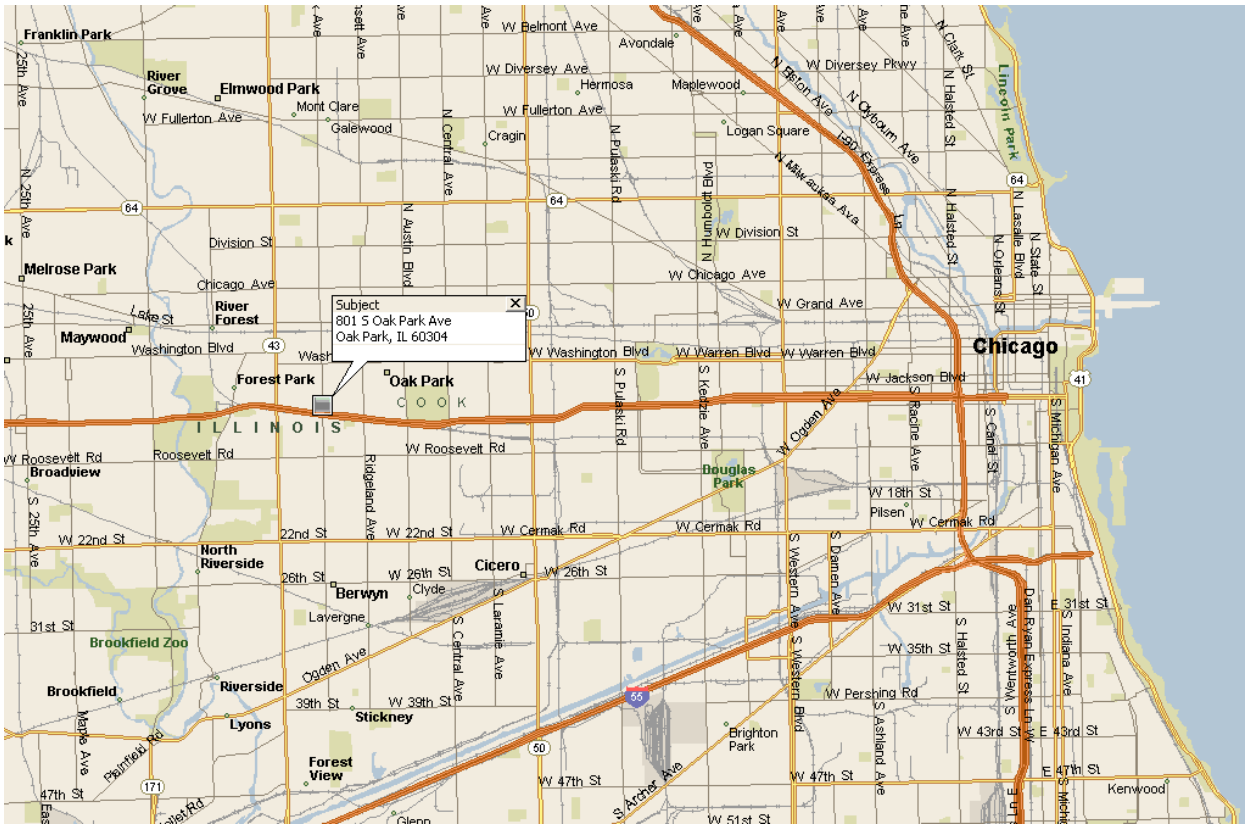
Within the above, nine of the one-bedroom units will be designated for those at a maximum of 30% of AMI, 22 of the one-bedrooms are for those at a maximum of 60% AMI the three studios will be for those at 60%, as will the two two-bedrooms. The current maximum rents for the 30% AMI one bedrooms is $376. The 60% maximum units have a maximum of $694 for the studios, $800 for the one-bedrooms and $890 for the two-bedrooms. Additional utility allowances are $94 for the studios, $108 for one-bedrooms and $123 for the two-bedrooms.

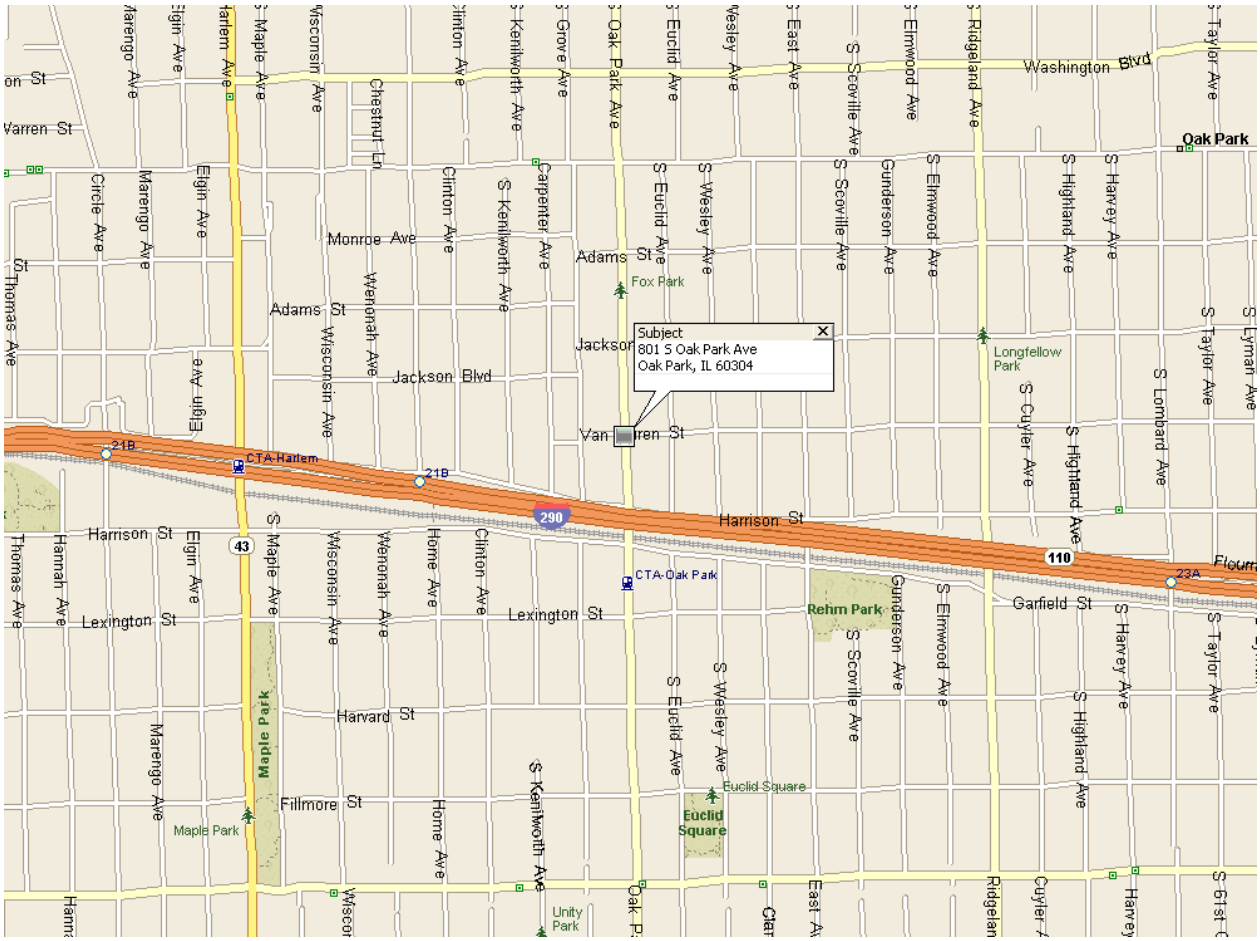
The cost of the proposed development will be mostly funded through the sale of low income housing tax credits under the Section 42 program. This is the basis of the income restrictions.

Location

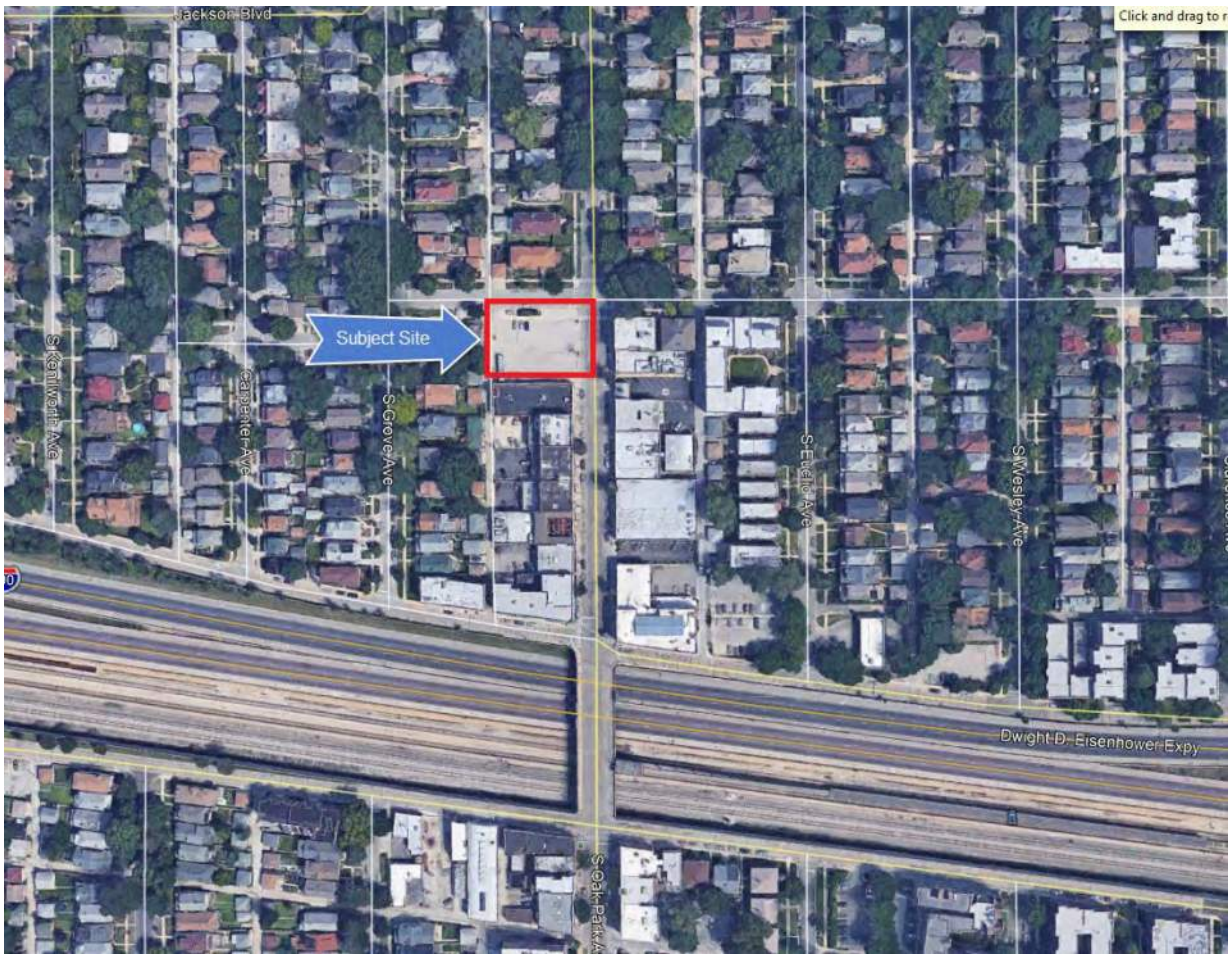
The subject property is located in Oak Park, Illinois. It is situated approximately eight miles west of the Chicago central business district, in the southern portion of the village. The common address is 801 S. Oak Park Avenue, Oak Park, Cook County, Illinois 60302.

Location Maps




Subject
801 S Oak Park Ave
Oak Park, IL 60304
Washington Blvd
Oak Park
Adams St
Fox Park
Jackson Blvd
Monroe Ave
Longfellow Park
Harrison St
290
CTA-Harlem
CTA-Oak Park
Rehm Park
Garfield St
Lexington St
Harvard St
Fillmore St
Maple Park
Euclid Square
Unity Park
Chestnut Ln
Wenonah Ave
Home Ave
Clinton Ave
Wisconsin Ave
Maple Ave
Elgin Ave
Marengo Ave
Circle Ave
Thomas Ave
Hamah Ave
Harlem Ave
Kenilworth Ave
Carpenter Ave
Grove Ave
Oak Park Ave
Euclid Ave
Wesley Ave
East Ave
Scoville Ave
Gunderson Ave
Elmwood Ave
Ridgeland Ave
Highland Ave
Harvey Ave
Taylor Ave
Lyman Ave
Lombard Ave
Cuyler Ave
43
110
21B
23A

Site Description



Location:	801 S Oak Park Avenue in Oak Park, Illinois.
Area:	12,500 square feet.
Shape:	The site is rectangular in shape.
Dimensions/Frontages:	The site has 100 feet of frontage on the west side of Oak Park Avenue and 125 feet on the south side of Van Buren Street.
Topography:	Generally level and at grade with the surrounding improvements.
Easements/Encroachments:	There were no adverse easements or encroachments reported or observed on the inspection.
Utilities:	Public utilities adequately serve the site.

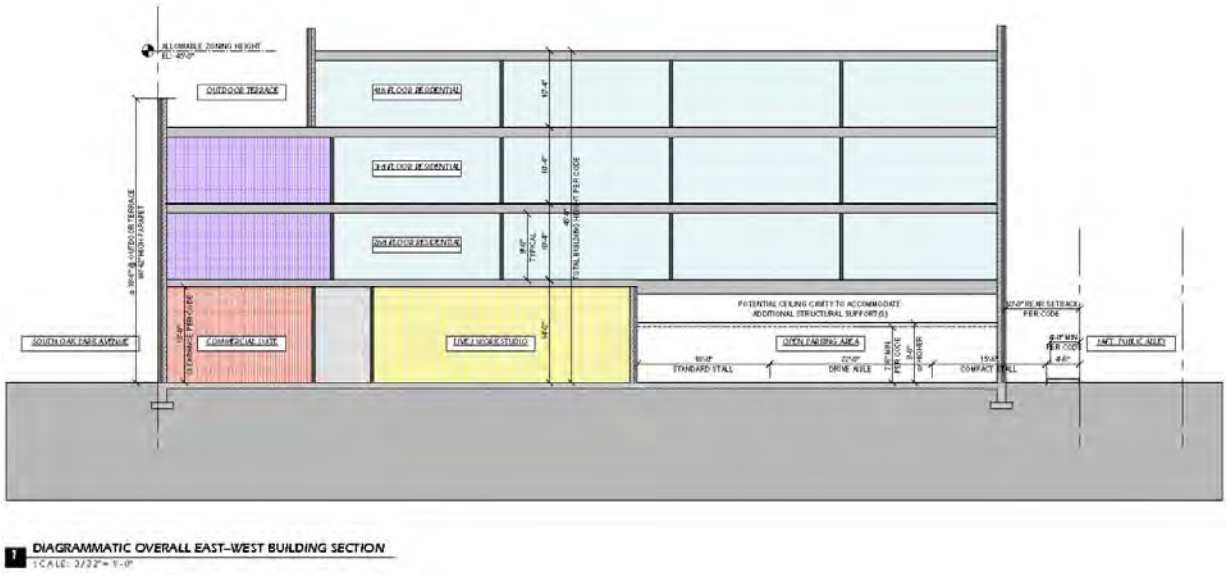
Street Improvements:	Oak Park Avenue is a two-lane, north-south arterial street. Van Buren Street is a two-lane, east-west residential street. All are improved with asphalt paving along with concrete curbs and gutters.
Access:	Access is via any of the adjacent streets, as well as a public alley at the west boundary of the site.
Floodplain:	The subject site is located in FEMA flood hazard area X, an area of minimal flood risk, according to FIRM panel 17031C 0485J, dated August 19, 2008.
Zoning:	NC; Neighborhood Commercial District.
Improvements:	There are the remains of paving on the site, and it has been used as a parking lot in the past. Prior to the parking use the site was a gasoline station. We have not been informed of any environmental issues with the site.
Conclusion:	The site has no physical or functional problems that inhibit its present use or potential uses as permitted by zoning. We do note the developer will require approval for the desired number of units projected.

Site Area Calculations

	100.00	X	125.00	x	1.0	=	12,500
Total							
Rounded							**12,500**
Acres							**0.29**

Plat Map

Building Description



Proposed Building Rendering

General Description:	The proposed property will consist of a four-story, elevator, mixed-use building consisting of 35 upper floor apartment units totaling 22,500 rentable square feet, two first floor live/work one bedrooms totaling 1,945 square feet and one ground-floor commercial space containing 900 square feet of rentable area. The unit mix includes 3 studio / one-bath (430 square feet average), 30 one-bedroom / one-bath (645 square feet average) and 2 two-bedroom / one-bath (930 square feet) units, and two live/work residential units on the first floor of 770 and 1,175 square feet. There will also be 1 ground-floor commercial space of 900 SF. The construction is scheduled for completion in 2019.
Gross Building Area:	34,110.
Total Net Rentable Area:	25,345 square feet (24,445 Sf residential + 900 comm'l).

Unit Mix and Rentable Area

Unit Type	# Units	Unit Size (Sq Ft)	Rentable Area (Sq Ft)
0BR/1BA	3	430	1,290
1BR/1BA	3	650	1,950
1BR/1BA	3	630	1,890
1BR/1BA	3	630	1,890
1BR/1BA	3	600	1,800
1BR/1BA	3	600	1,800
1BR/1BA	3	590	1,770
1BR/1BA	3	700	2,100
1BR/1BA	3	670	2,010
1BR/1BA	3	730	2,190
1BR/1BA	3	650	1,950
1BR/1BA (Van Buren)	1	770	770
1BR/1BA (OP Avenue)	1	1,175	1,175
2BR/1BA	2	930	1,860
Net Rentable Area (Apts only)	**37**	**661**	**24,445**
Net Rentable Area (With 900 SFcommercial unit)			**25,345**
Gross Building Area			**34,110**
Efficiency Ratio (Apts Only)			**71.7%**
Efficiency Ratio (NRA with commercial)			**74.3%**

Source: Design Plans Final August 8, 2018

Efficiency Ratio: 71.7% (residential), 74.3% (total).

Structural

Year Built: Proposed 2018 construction start, with work scheduled for completion in 2019.

Foundation: Concrete slab.

Basement: None.

Exterior Walls: Brick.

Roof: Flat rubber membrane.

Framing: Masonry.

Windows: Casement windows in metal frames.

Mechanical & Equipment

Electric Service:	Assumed adequate.
Heating & Cooling:	Individual HVAC units.
Plumbing:	Each unit has one full bathroom. Each unit will have a dedicated hot water tank.
Elevators:	One.
Laundry:	Stackable units in each unit, exclusive of one commercial unit.
Fire Protection:	The common areas and apartments units have hard-wired smoke detectors.
Lighting:	Incandescent and fluorescent fixtures.

Room Finish Schedule

Doors:	Metal building entry doors, solid core wood apartment entry doors and hollow core wood apartment interior doors.
Walls/Ceiling:	Painted drywall walls and ceilings.
Floors:	Carpeted or plank floors in living areas and ceramic tile in the kitchens and bathrooms.
Kitchens:	Kitchens have wood cabinets, laminate countertops, single bowl stainless steel sink, and appliances consisting of a gas range and refrigerator.
Baths:	Each bathroom has a standard ceramic toilet, pedestal sink, ceramic tub with ceramic tile surround.

Features/Amenities

Lobby/Common Area:	There will be a residential entrance to a stairwell from Oak Park Avenue and a second entrance from Van Buren

	Street leading to a second set of stairs and the elevator for the apartments.
Security:	The property will have a locked entrance and a buzzer/intercom system. Each apartment entry door will have a peephole and security lock.
Parking:	There will be 21 general parking spaces and two ADA parking spaces. All the parking spaces will be on the ground level and accessed from the public alley. A majority of the spaces will be covered beneath the second-floor footprint. There will also be one loading space.
Laundry:	Each unit, exclusive of the one commercial unit, will have a stackable washer and dryer.
Amenities:	Apart from in-unit laundry and on-site parking, there is to be an outdoor terrace on the fourth floor, a community room on the fourth floor, and a bicycle room and on-site manager's office on the first floor.
Balcony/Patio:	None.
Storage:	There will be a small storage / utility closet within each unit.

Condition, Layout and Utility

Upon completion of the proposed renovation, the building will be in very good condition.

The building will have a typical layout for a newer mixed-use building. While the lack of any recreational amenities or second bathrooms in the two-bedroom units are a drawback, there is demand for this type of product in the local market. The subject will be typical of the local neighborhood apartment market in its project amenities. There is new high-rise development in the downtown district of Oak Park, offering luxury units, with larger unit sizes and more extensive common areas. The subject is not meant to compete against that small sub-set of the Oak Park market. In size, the units are somewhat smaller than the typical units in the vintage walkups that dominate the local neighborhood market, but not to the point that they would be impacted in their marketability.

Apartment Details/Rent Schedule

Rent Schedule

Nine of the one-bedroom units will be designated for those at a maximum of 30% of AMI, 22 of the one-bedrooms are for those at a maximum of 60% AMI the three studios will be for those at 60%, as

will the two two-bedrooms. The current maximum rents for the 30% AMI one bedrooms is $376. The 60% maximum units have a maximum of $694 for the studios, $800 for the one-bedrooms and $890 for the two-bedrooms. Additional utility allowances are $94 for the studios, $108 for one-bedrooms and $123 for the two-bedrooms.

There is one first floor one-bedroom that will be a market rate.

The cost of the proposed development will be mostly funded through the sale of low income housing tax credits under the Section 42 program. This is the basis of the income restrictions.

A summary of the developer's pro forma rents is as follows:

% AMI	Bedrooms	Bathrooms	Units	Unit SF	Monthly Rent	Tenant Paid Utility Allowance	Monthly Gross Unit Rent
30%	1	1	3	599	$376	$108	$484
30%	1	1	6	599	$376	$108	$484
60%	1	1	1	599	$800	$108	$908
60%	0	1	3	440	$694	$94	$788
60%	1	1	21	599	$736	$108	$844
60%	2	1	2	823	$890	$123	$1,013
Market	1	1	1	820	$1,000	$0	$1,000
							$0

Gas (includes heat, cooking and water heating) is not included in the rent. Tenants also will pay electric (general and air conditioning). The developer projects monthly tenant-paid utility allowances of $94 for studios, $108 for one-bedroom units and $123 for two-bedroom units.

In Unit Amenities

In unit amenities will include a gas stove/range, refrigerator, individual HVAC units, individual hot water tanks, hardwood flooring living areas and a full bathroom. These are consistent with other newer similar restricted / affordable apartment properties in the local market, but superior to the older general properties that are the majority. The units themselves will be slightly smaller than is typical for the immediate neighborhood, where 1920's era walkups dominate the market. However, the individual forced air heat with central air conditioning, and in-unit stack washer and dryer is superior to many units in the market.

Development Amenities

There will be an on-site management / leasing office, washroom, and bicycle room on the ground floor. There will be in-unit laundry, a fourth-floor community room and outdoor terrace and small storage closets in each unit. There will be a covered parking area at the rear of the first floor. While

these amenities are common in newer buildings they are superior to the majority of restricted / affordable apartment properties in the local market. Most of the vintage walkups in the area have a common laundry room in the basement, as well as bike storage, but no other amenities.

Construction/Rehab

The developer anticipates a start date of fall-2018 and completion of the construction by the end of 2019. Based on our experience with similar projects, the developer's timeline is considered reasonable. The budgeted costs of the development are shown in the addenda of this report.

Parking

The subject will have 23 surface parking spaces (0.62 spaces per unit). Parking is included in the rent on a first come first-serve basis. Overall, the availability of on-site parking appears to be adequate. We note that public street parking via permit is available in the neighborhood. Here again, the subject will be superior to the typical 1920's walkups, which tend to have a much smaller number of spaces at the rear off the alley, or none on site.

Density

The subject's unit density is 128.94 units per acre. The lot coverage is less than is typical for the vintage buildings in the area, and so the overall density per acre is generally within the range for the neighborhood.

Tenant Displacement

The subject is a proposed development, therefore there is no tenant displacement.

Other

Other than the proposed building, there are no other building improvements proposed for the site.

Subject Site As Seen From Oak Park Avenue

Subject Site As Seen From Corner Of Oak Park Ave and Van Buren Street

Subject Site As Seen From Van Buren St At Alley

Public Alley At Western Lot Line

Field Observations

Access to Site

Access to the site is via Oak Park Avenue and Van Buren Street. The parking area will be accessible via the alley that runs along the west lot line off of Van Buren Street.

Site Marketability

The subject site has good marketability due to its physical and locational attributes. Its size, shape, topography, accessibility, and visibility would permit typical flexibility in development. The location near public transit and at the north end of a small convenience retail strip are both a positive.

Adjacent Land Uses

In the subject's neighborhood, land uses include a mix of commercial and residential uses. Following is a summary of the land use immediately surrounding the subject.

Subject's Immediate Surroundings	
North	Van Buren Street, and then primarily residential uses.
South	A combination of mixed-use and one-story commercial buildings, Harrison Street, Interstate 290 and a CTA Blue Line Station.
East	Oak Park Avenue, mixed-use and one-story commercial buildings, and then residential properties.
West	A public alley followed by residential uses.

The proposed use of a mixed-use building blends in well with the surrounding market.

Other land use characteristics are summarized as follows:

Surrounding Area Land Uses	
Character of Area	Suburban
Predominant Age of Improvements	75 years
Predominant Quality and Condition	Average
Approximate Percent Developed	95%
Infrastructure/Planning	Average
Predominant Location of Undeveloped Land	Park / recreation areas
Prevailing Direction of Growth	Fully Developed

East on Van Buren Street

West on Van Buren Street

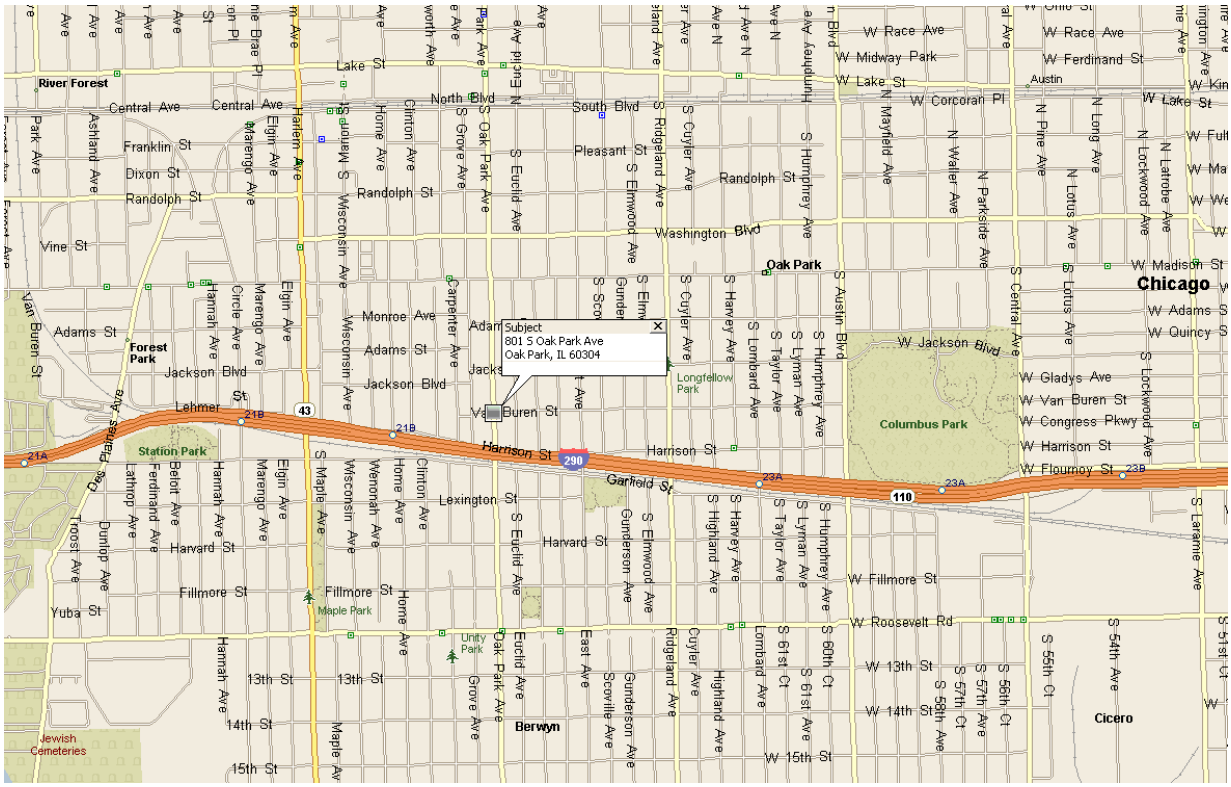
North on Oak Park Avenue

South on Oak Park Avenue

Neighborhood Description

The subject's is located in the southern portion of Oak Park, Illinois, adjacent to the west side of the City of Chicago. There is easy access to the CBD via rail (CTA Blue & Green lines & Metra), Interstate 290 expressway and buses. Th

Neighborhood Location Map



The subject is situated approximately eight miles west of the Chicago central business district, commonly referred to as the Loop. The immediate neighborhood can best be described as a mixed-use area, with residential apartments, single-family homes, and supporting commercial being the dominant land uses. There is ample shopping, restaurants, services and public transportation within walking distance.

There has been an increase new residential and mixed-use construction activity in the general Oak Park area over the last few years as market conditions improved.

Institutional Uses

Oak Park does not have significant institutional uses, however, there are two colleges in adjoining River Forest. The majority of employment opportunities for Oak Park are in downtown Chicago, or the Illinois Medical District, on the near west side of the Chicago. With two rapid transit lines and Metra commuter rail, access to employment is direct and convenient. The village is also directly accessible to suburban office employment via the Eisenhower Expressway, which has four-way interchanges at

Harlem and Austin Avenues, at the west and east ends of the village. Again, there is east access to downtown or the Medical District via the Blue Line or the Eisenhower Expressway.

The main draw to the village is architecture. The best known is the Frank Lloyd Wright studio and the other Wright designed homes of the historic district.

Recreation

The village has an active park district, through 24 separate facilities. Fox Park and field house is one block to the north of the subject. To the west of Oak Park is the string of Cook County Forest Preserve areas along the Des Plaines River.

Transportation

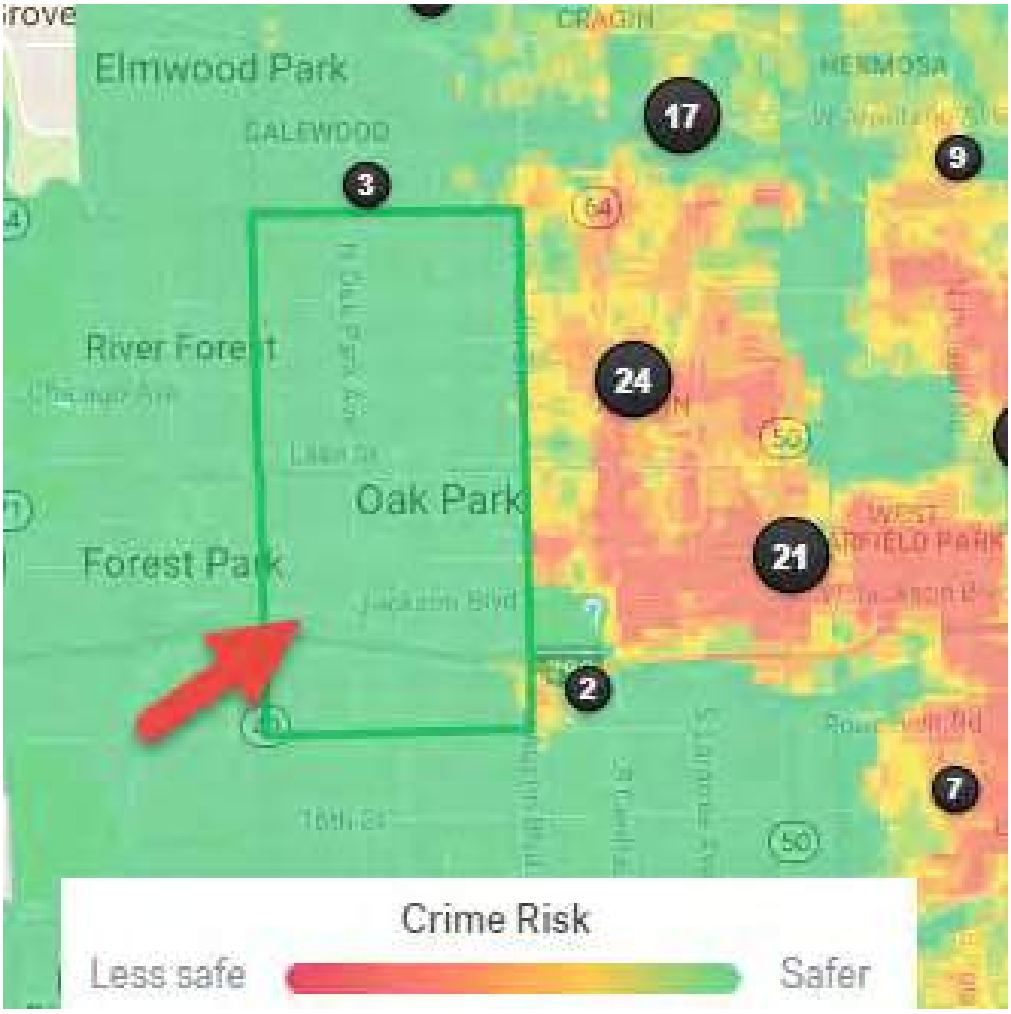
Downtown Chicago can be reached relatively easily via rail transportation provided by both CTA Blue and Green lines, and via Metra. It can also be accessed by car via Interstate 290 as well as by bus.

Conclusions

The Oak Park market, with its strong historical demand, will remain a desirable market. The outlook for the market is positive with expected appreciation. The immediate neighborhood id a mid-level market for Oak Park, with a greater percentage of housing in multi-family than the detached single family areas in the north half of the village, and a greater access to transit to employment.

Public Safety Issues

The following map provided by Trulia shows the subject's immediate neighborhood has a relatively modest crime risk (green shading) for the area:



As the map shows, the majority of the Oak Park market has little incidents. It is our opinion that there are no public safety issues that are detrimental to operations of the property.

Market Area Characteristics

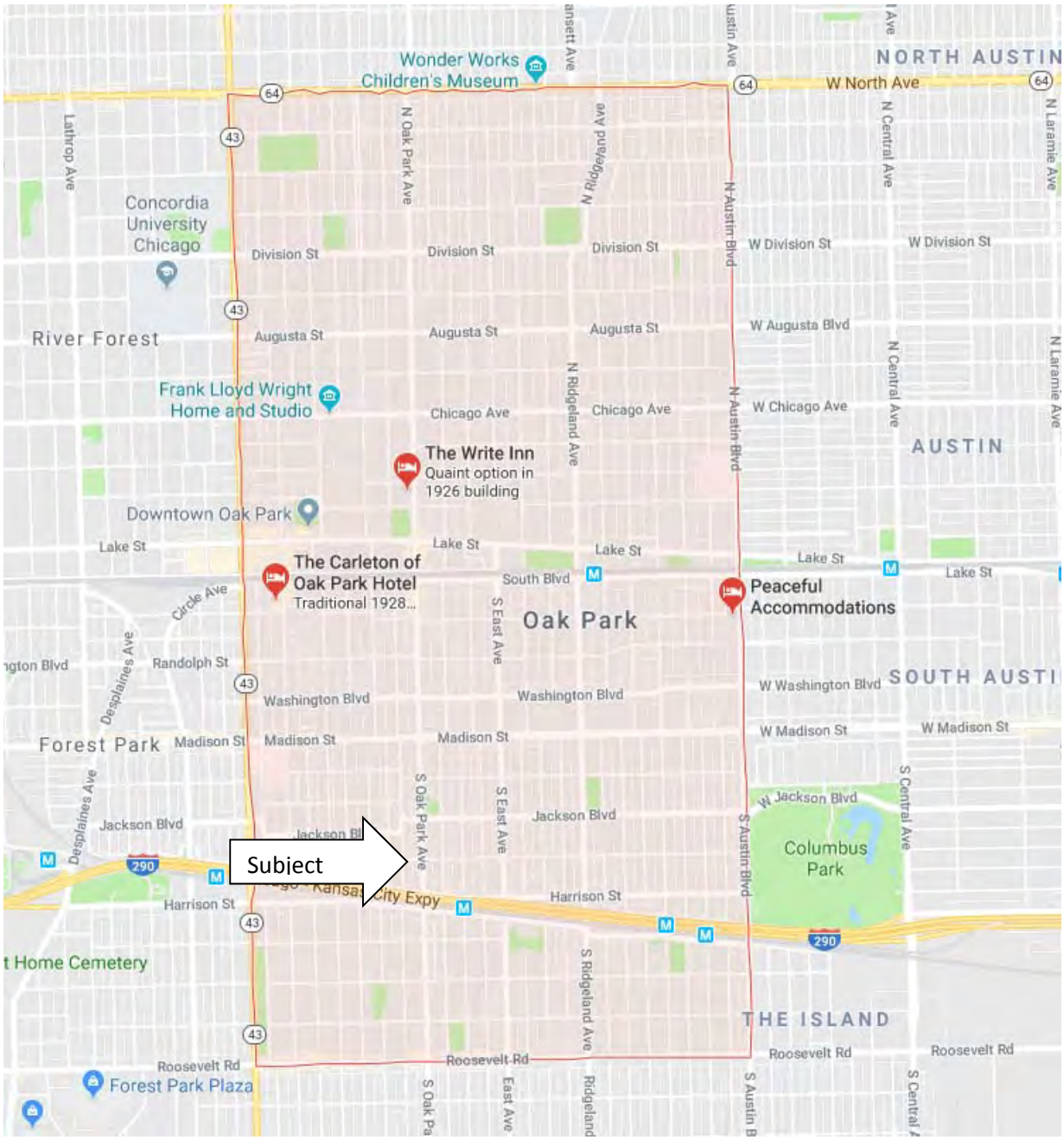
Market Area

Primary Market Area (PMA)

The subject property is located in Oak Park, Illinois. The subject's primary market area from which renters will be drawn is considered to be the area within the 60302, with the closest competition coming from the Chicago's neighboring Austin community in the 60644 zip code. The geographic boundaries of Oak Park are North Avenue on the north, Roosevelt Road on the south, Harlem Avenue on the west and Austin Boulevard on the east. Chicago's Austin community begins east of Austin Boulevard.

In this case, as an affordable project, we considered both a three mile and one-mile ring as the PMA. The one-mile ring is entirely Oak Park, while the three-mile ring extends into Austin on the east and Forest Park on the west. With the lack of affordable housing in the village, coupled with its strong school system reputation, we see the three-mile ring as more relevant to take in the greater population that may be drawn to the subject to take advantage of the schools as well as the public safety.

PMA Map


Wonder Works Children's Museum
NORTH AUSTIN
W North Ave
Concordia University Chicago
River Forest
Division St
Augusta St
Chicago Ave
W Division St
W Augusta Blvd
W Chicago Ave
AUSTIN
Frank Lloyd Wright Home and Studio
The Write Inn
Quaint option in 1926 building
Downtown Oak Park
Lake St
The Carleton of Oak Park Hotel
Traditional 1928...
Peaceful Accommodations
Oak Park
South Blvd
Circle Ave
Randolph St
Washington Blvd
W Washington Blvd
SOUTH AUSTI
Forest Park
Madison St
W Madison St
Jackson Blvd
W Jackson Blvd
Columbus Park
Subject
Harrison St
Home Cemetery
THE ISLAND
Roosevelt Rd
Forest Park Plaza
N Oak Park Ave
N Ridgeland Ave
N Austin Blvd
N Central Ave
N Laramie Ave
Lathrop Ave
S East Ave
S Oak Park Ave
S Austin Blvd
S Central Ave
S Ridgeland Ave
Desplaines Ave

Composition

The subject's PMA includes a variety of land uses including residential apartments, condominiums and townhouses, commercial, institutional and recreational uses.

Comparable Properties (Primary Competition)

The following properties are considered the subject's primary competition within Oak Park. Not included in this total is The Oaks, a seniors supportive housing building of 76 studio units and the Ryan Farrell Apartments, a 22 unit all studio project for developmentally disabled adults. Those more comparable to the subject are:

Heritage House consists of a 14-story building located at 201 W Lake Street in Oak Park. There is a total of 200 units. The property has 185 one-bedroom units and 15 two-bedroom units. All of the units are affordable under the Section 8 program, and are age restricted to those age 62 or over. Common amenities include a common laundry room, library and community room. This appeals to a different market than the subject.

Mills Park Tower consists of a 19-story building located at 1025 Pleasant Place in Oak Park. There is a total of 198 one-bedroom units. All of the units are affordable under the Section 8 program, and are age restricted to those age 62 or over. Common amenities include a common laundry room, library and community room. This property is owned and operated by the Oak Park Housing Authority. This appeals to a different market than the subject.

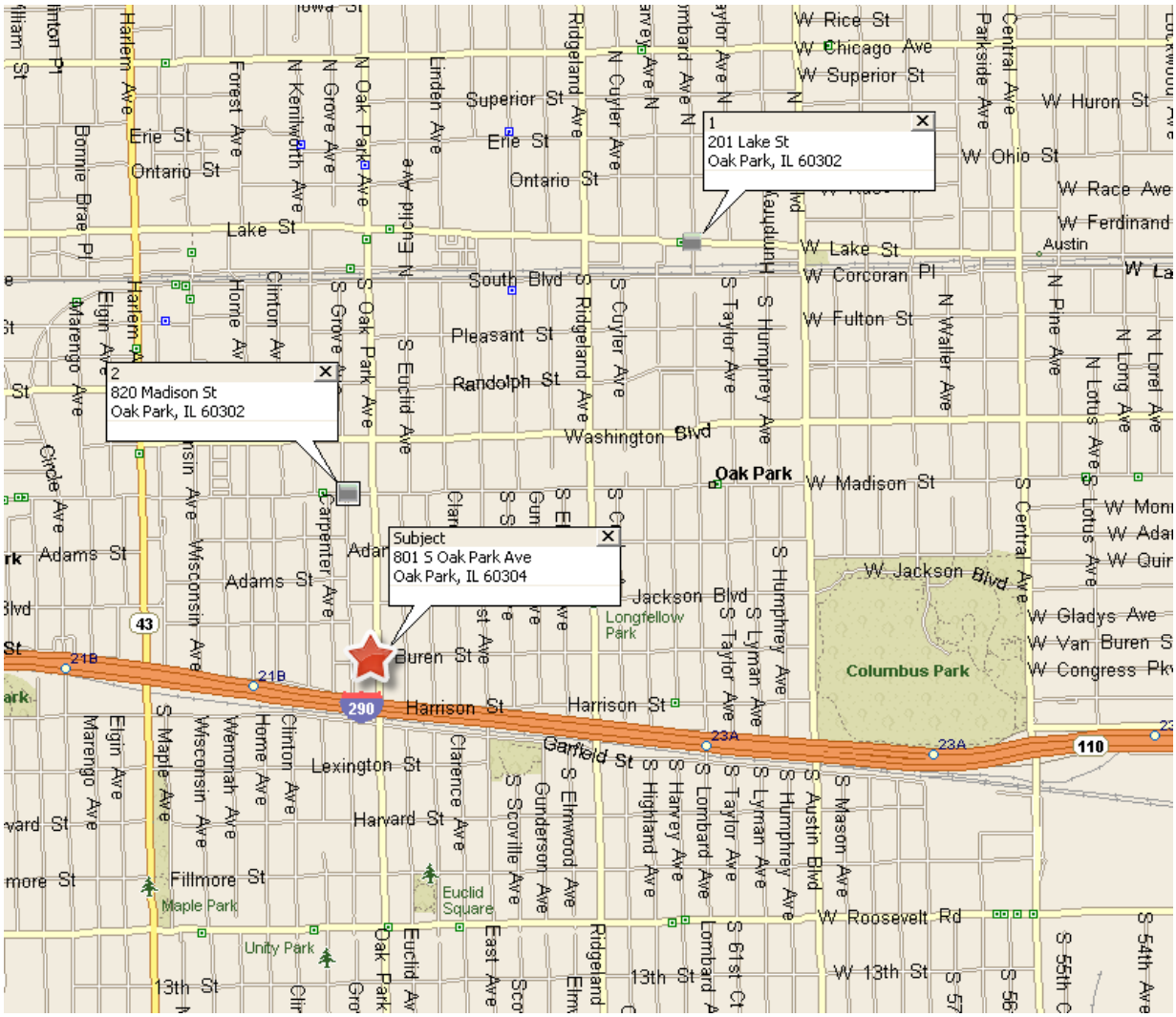
Grove Apartments is a 51-unit mixed-use building that was formerly a two-story building that had two additional levels added in 2013 to form three levels of residential units. It is located at 820 Madison Street in Oak Park. The property is a LEED-Registered supportive and affordable housing residence. It has 51 one-bedroom units, several which are handicap accessible. Each floor has a laundry room and there is a large community room on the ground floor. All of the units are utilized for adult supportive rental housing.

Oak Park Housing Authority is a Municipal Corporation that administers Federal housing programs (specifically Section 8) that assist low-income families in finding affordable housing in addition to providing housing for elderly and disabled individuals. They are affiliated with the Oak Park Residence Corporation, a community based not-for-profit that operates within 22 generally smaller vintage walkup properties that are on the border of Oak Park and the Austin community, and the Mills Park Tower senior apartments. There are a total of 184 units in their market rate portfolio, plus Molls Park, THe Oaks and Farrell apartments.

Beyond the above properties in Oak Park, there are a number of subsidized projects in Austin.

There are very few units like the subject's in the primary market of Oak Park. We see a good demand for the units from Austin, as a superior neighborhood that offers access to the highly regarded school system of Oak Park, and the employment in the area.

Comparable Properties Map



Red Star Denotes Subject Location

Affordable Properties Within the Primary Market Area

The subject property will be comprised of 37 apartment units and is poised to have 36 of the units as affordable and subsidized units that will only compete directly with other affordable and subsidized units in the local market of Oak Park and, secondarily with the City of Chicago's Austin Community adjacent to the east. Our research revealed the following 19 existing properties with a total of 1,480 low income units (out of a total of 1,509 units). These are summarized as follows:

Affordable and Subsidized Apartment Inventory – PMA - Total

DEVELOPMENT NAME	ADDRESS	CITY	BEDROOM TYPES	TENANT TYPE	INCOME RESTRICTED UNITS	TOTAL UNITS
HERITAGE HOUSE	201 W. LAKE ST.	OAK PARK	1, 2	E	200	200
GROVE APARTMENTS	820 WEST MADISON	OAK PARK	1	F	51	51
AUSTIN YMCA	501 N. CENTRAL	CHICAGO	0	S	265	284
MERCY PROPERTIES CHICAGO	SCATTERED SITES IN AUSTIN	CHICAGO	0, 1, 2, 3, 4	F	416	416
PINE & CENTRAL APARTMENTS	557-65 N. PINE & 743-55 N. CENTRAL	CHICAGO	1, 2, 3	F	78	78
CENTRAL COACH HOUSE	504 S. LARAMIE AVE.	CHICAGO	2, 3	F	6	6
CENTRAL TERRACE APTS.	504 S. LARAMIE AVE.	CHICAGO	2, 3	F	13	13
MENARD APTS.	334 N. MENARD	CHICAGO	0, 1	S	57	57
MAE SUITES APTS	148 N. MAYFIELD AVE.	CHICAGO	0	F, S	39	39
FOCUS APARTMENTS	165 N. CENTRAL AVE	CHICAGO	1	S	10	10
BLACKHAWK MANOR fka HELEN'S HOUSE	4957-59 WEST MEDILL/2315-17 N. LAVERGNE	CHICAGO	1, 2	E	7	8
WASHINGTON-LOREL	5313 W. WASHINGTON BLVD.	CHICAGO	2, 3, 4	F	19	19
AUSTIN/RENAISSANCE	5401 W. WASHINGTON	CHICAGO	1, 2	F	71	71
MADISON RENAISSANCE	5629 W. MADISON ST.	CHICAGO	1, 2, 3, 4	F	30	30
SOUTH CENTRAL VISTA	133-145 S. CENTRAL AVE.	CHICAGO	1, 2, 3	F	25	25
SOUTH CENTRAL PLAZA fka 16 SOUTH CENTRAL	16-20 S. CENTRAL AVE.	CHICAGO	1, 2	F	19	19
COURTWAY COMMONS	4815-25 W. MONROE	CHICAGO	1, 2, 3, 4	F	123	123
JACKSON TERRACE	4900 W. JACKSON BLVD.	CHICAGO	1, 2	F	29	29
CENTRAL PINE LTD	315 S. CENTRAL	CHICAGO	1, 2, 3	F	22	31

We note that 5 of these properties are not competitive with the subject due to being age restricted, supportive living and/or SRO units. The following 14 properties (1,058 subsidized out of 1,068 total units) are considered competitive, with the 14 properties highlighted.

Affordable and Subsidized Apartment Inventory – PMA - Competitive

DEVELOPMENT NAME	ADDRESS	CITY	BEDROOM TYPES	TENANT TYPE	INCOME RESTRICTED UNITS	TOTAL UNITS
HERITAGE HOUSE	201 W. LAKE ST.	OAK PARK	1, 2	E	200	200
GROVE APARTMENTS	820 WEST MADISON	OAK PARK	1	F	51	51
AUSTIN YMCA	501 N. CENTRAL	CHICAGO	0	S	265	284
MERCY PROPERTIES CHICAGO	SCATTERED SITES IN AUSTIN	CHICAGO	0, 1, 2, 3, 4	F	416	416
PINE & CENTRAL APARTMENTS	557-65 N. PINE & 743-55 N. CENTRAL	CHICAGO	1, 2, 3	F	78	78
CENTRAL COACH HOUSE	504 S. LARAMIE AVE.	CHICAGO	2, 3	F	6	6
CENTRAL TERRACE APTS.	504 S. LARAMIE AVE.	CHICAGO	2, 3	F	13	13
MENARD APTS.	334 N. MENARD	CHICAGO	0, 1	S	57	57
MAE SUITES APTS	148 N. MAYFIELD AVE.	CHICAGO	0	F, S	39	39
FOCUS APARTMENTS	165 N. CENTRAL AVE	CHICAGO	1	S	10	10
BLACKHAWK MANOR fka HELEN'S HOUSE	4957-59 WEST MEDILL/2315-17 N. LAVERGNE	CHICAGO	1, 2	E	7	8
WASHINGTON-LOREL	5313 W. WASHINGTON BLVD.	CHICAGO	2, 3, 4	F	19	19
AUSTIN/RENAISSANCE	5401 W. WASHINGTON	CHICAGO	1, 2	F	71	71
MADISON RENAISSANCE	5629 W. MADISON ST.	CHICAGO	1, 2, 3, 4	F	30	30
SOUTH CENTRAL VISTA	133-145 S. CENTRAL AVE.	CHICAGO	1, 2, 3	F	25	25
SOUTH CENTRAL PLAZA fka 16 SOUTH CENTRAL	16-20 S. CENTRAL AVE.	CHICAGO	1, 2	F	19	19
COURTWAY COMMONS	4815-25 W. MONROE	CHICAGO	1, 2, 3, 4	F	123	123
JACKSON TERRACE	4900 W. JACKSON BLVD.	CHICAGO	1, 2	F	29	29
CENTRAL PINE LTD	315 S. CENTRAL	CHICAGO	1, 2, 3	F	22	31

Area Services

The subject neighborhood consists of mixed uses that includes a variety of shopping, service and restaurant alternatives within walking distance. Most of the commercial services are situated along south Oak Park Avenue. Representative nearby area services include the following:

Shopping and Related Services

Shopping, restaurants and services include the following:

- A variety of local retailers south of the subject along Oak Park Avenue, inclusive of restaurants, a grocery store, dry cleaners, a bank and various retailers. Like most of the retail districts of Oak Park, restaurants dominate the commercial uses. These include:
- Obsessed Kitchen + Bar and Margarita's are located across Oak Park Avenue. To the south are Sen Sushi and Avenue Ale House.
- Also in the block is Carnival Food Store and Westgate Flower Shop.
- More extensive retail is grouped at Cermak and Harlem Avenue, two miles southwest, including Marshall's, Kohl's, Office Depot, Jewel Foods, etc.

Health Care

- Oak Park Rush Hospital is located within one mile to the northwest.

Transportation

The Chicago Transportation Authority (CTA) and PACE provide public bus services. There is a CTA Blue line rail station one block south of the subject as well as Interstate 290. Harlem Avenue is a few blocks to the west and is a north and south thoroughfare with a four-way interchange with I-290 (Eisenhower Expressway).

Educational Facilities

Educational facilities within walking distance include the following:

- Lincoln Elementary School is 4 blocks south. The school's PARCC ready for the next level percentage was 49% in the most recent data at Illinoisreportcard.com. The state average is 34%,
- Oak Park River Forest High School is seven blocks northeast. The graduation rate is 95% with a 70% college readiness ratio, as compared to the state totals of 87% and 51%, respectively.

- Dominican University and Concordia Universities are to the west, both in River Forest, approximately two miles west.

With its focus on smaller one-bedroom units, the subject should have little impact on the local school system. The units are not focused toward families.

Recreation

Major recreation facilities include the following:

- Fox Park and Field House is located one block north at Jackson and Oak Park Avenue.
- The Oak Park Conservatory is four blocks southeast at Garfield and Euclid.
- Rehm Park and Pool is located six blocks southeast, just east of the Conservatory.

Houses of Worship

Local houses of worship include the following:

- Greater Chicago Church – Jackson at Wesley – three blocks northeast
- Ascension Catholic Church – Van Buren at Clarence – three blocks east
- St. Christopher's Episcopal Church – Adams at Clarence – four blocks northeast

Population / Demographic Characteristics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics

2018 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Chicago-Naperville-Elgin, IL-IN-WI (Metro)	Illinois
Population 2010	41,027	303,921	809,318	9,461,105	12,830,632
Population 2018	40,096	296,798	795,073	9,504,650	12,768,442
Population 2023	39,642	293,325	787,997	9,531,666	12,745,779
Compound % Change 2010-2018	-0.3%	-0.3%	-0.2%	0.1%	-0.1%
Compound % Change 2018-2023	-0.2%	-0.2%	-0.2%	0.1%	0.0%
Households 2010	18,105	105,653	265,030	3,475,726	4,836,972
Households 2018	17,941	104,741	264,427	3,528,983	4,859,251
Households 2023	17,837	104,155	263,733	3,553,670	4,868,017
Compound % Change 2010-2018	-0.1%	-0.1%	0.0%	0.2%	0.1%
Compound % Change 2018-2023	-0.1%	-0.1%	-0.1%	0.1%	0.0%
Median Household Income 2018	$73,848	$54,224	$48,806	$69,412	$64,068
Average Household Size	2.2	2.8	3.0	2.7	2.6
College Graduate %	56%	29%	20%	36%	33%
Median Age	39	36	35	38	38
Owner Occupied %	56%	52%	52%	66%	67%
Renter Occupied %	44%	48%	48%	34%	33%
Median Owner Occupied Housing Value	$322,690	$226,571	$210,121	$242,814	$196,422
Median Year Structure Built	1940	1940	1940	1969	1969
Avg. Travel Time to Work in Min.	36	38	38	35	32

Source: Environics Analytics

As shown above, the current population within a 3-mile radius of the subject is 303,921, and the average household size is 3.0. Population in the area has grown since the 2010 census, however, the populations decreases slightly over the next five years. Compared to the Chicago MSA overall, the population within a 3-mile radius is projected to decline.

Median household income is $54,224, which is lower than the household income for the Chicago MSA. Residents within a 1-mile radius have a similar level of educational attainment to those of the Chicago MSA, and actually outpace the Chicago MSA. Median owner-occupied home values are higher than the Chicago MSA within a 1-mile radius.

In this case, the one-mile ring is more appropriate for analyzing the demographic profile for Oak Park. The three-mile ring takes in parts of Austin and neighboring Berwyn. We note that the one-mile ring shows a much higher median income, smaller average household size, significantly higher median home value and greater educational attainment. The immediate area is a more gentrified area. However, for gauging demand for the subject units, the three-mile ring is most appropriate.

Employment

The subject is located in the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area, hereinafter called the Chicago MSA, as defined by the U.S. Office of Management and Budget. The Chicago MSA is 7,197 square miles in size, and is the third most populous metropolitan area in the nation.

Population

The Chicago MSA has an estimated 2018 population of 9,504,650, which represents an average annual 0.1% increase over the 2010 census of 9,461,105. The Chicago MSA added an average of 5,443 residents per year over the 2010-2018 period, and its growth in population contrasts with the State of Illinois which had a 0.1% average annual decrease in population over this time.

Looking forward, the Chicago MSA's population is projected to increase at a 0.1% annual rate from 2018-2023, equivalent to the addition of an average of 5,403 residents per year. The Chicago MSA's population growth differs from Illinois, which is projected to have little or no change in population during this time.

Population Trends

	Population			Compound Ann. % Chng	
	2010 Census	2018 Estimate	2023 Projection	2010 - 2018	2018 - 2023
Chicago-Naperville-Elgin, IL-IN-WI (Metro)	9,461,105	9,504,650	9,531,666	0.1%	0.1%
Illinois	12,830,632	12,768,442	12,745,779	-0.1%	0.0%

Source: Environics Analytics

Employment

Total employment in the Chicago MSA is currently estimated at 4,683,800 jobs. Between year-end 2006 and the present, employment rose by 110,700 jobs, equivalent to a 2.4% increase over the entire period. There were gains in employment in eight out of the past ten years despite the national economic downturn and slow recovery. The Chicago MSA's rate of employment growth over the last decade surpassed that of Illinois, which experienced an increase in employment of 0.9% or 53,600 jobs over this period.

A comparison of unemployment rates is another way of gauging an area’s economic health. Over the past decade, the Chicago MSA has had a 7.5% average unemployment rate, which is the same as the rate for Illinois. The two areas are performing similarly according to this measure.

Recent data shows that the Chicago MSA unemployment rate is 4.1% in comparison to a 4.7% rate for Illinois, a positive sign that is consistent with the fact that the Chicago MSA has outperformed Illinois in the rate of job growth over the past two years.

Employment Trends

	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
Year	Chicago MSA	% Change	Illinois	% Change	Chicago MSA	Illinois
2006	4,573,100		6,000,000		4.2%	4.2%
2007	4,601,700	0.6%	6,034,200	0.6%	4.9%	5.0%
2008	4,480,100	-2.6%	5,897,800	-2.3%	6.1%	6.3%
2009	4,264,100	-4.8%	5,628,000	-4.6%	10.2%	10.2%
2010	4,302,400	0.9%	5,686,100	1.0%	10.6%	10.4%
2011	4,363,000	1.4%	5,745,800	1.0%	9.9%	9.7%
2012	4,440,700	1.8%	5,823,400	1.4%	9.1%	9.0%
2013	4,513,200	1.6%	5,880,000	1.0%	9.1%	9.1%
2014	4,583,400	1.6%	5,969,300	1.5%	7.1%	7.1%
2015	4,674,100	2.0%	6,052,600	1.4%	5.9%	6.0%
2016	4,683,800	0.2%	6,053,600	0.0%	5.8%	5.9%
Overall Change 2006-2016	110,700	2.4%	53,600	0.9%		
Avg Unemp. Rate 2006-2016					7.5%	7.5%
Unemployment Rate - December 2017					4.1%	4.7%

Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Current Employment Survey (CES). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Major employers in the Chicago MSA are shown in the following table.

Major Employers - Chicago-Naperville-Elgin, IL-IN-WI (Metro)		
	Name	Number of Employees
1	U.S. Government	42,887
2	Chicago Public Schools	27,406
3	City of Chicago	30,276
4	Cook County	21,795
5	Advocate Healthcare	18,308
6	University of Chicago	16,197
7	Northwestern Memorial Healthcare	15,317
8	State of Illinois	15,136
9	JP Morgan Chase & Co	14,158
10	United Continental Holdings, Inc.	14,000
11	Health Care Service Corp.	13,006
12	Walgreens Boots Alliance, Inc.	13,006
13	Presence Health	10,500
14	Abbott Laboratories	10,000
15	Northwestern University	9,708
16	Jewel-Osco	9,660
17	Chicago Transit Authority	9,510
18	University of Illinois at Chicago	9,212
19	American Airlines Group, Inc.	8,900
20	Rush University Medical Center	8,273
21	AT&T Inc.	8,000
22	Allstate Corp.	7,800
23	Walmart Stores, Inc.	7,700
24	Employco USA Inc.	7,409
25	Aon PLC	7,335
Source: Crain's Chicago Business		Date: January 18, 2017

Gross Domestic Product

The Chicago MSA is the third largest metropolitan area economy in the nation based on Gross Domestic Product (GDP).

Economic growth, as measured by annual changes in GDP, has been somewhat higher in the Chicago MSA than Illinois overall during the past eight years. The Chicago MSA has grown at a 1.4% average annual rate while Illinois has grown at a 1.2% rate. As the national economy improves, the Chicago MSA has recently performed similarly to Illinois. GDP for the Chicago MSA rose by 0.9% in 2016 while Illinois's GDP rose by 0.9%.

The Chicago MSA has a per capita GDP of $59,810, which is 11% greater than Illinois's GDP of $54,091. This means that Chicago MSA industries and employers are adding relatively more value to the economy than their counterparts in Illinois.

Gross Domestic Product

Year	($ Mil) Chicago MSA	% Change	($ Mil) Illinois	% Change
2009	516,764		638,032	
2010	522,484	1.1%	645,983	1.2%
2011	529,860	1.4%	658,411	1.9%
2012	545,392	2.9%	671,493	2.0%
2013	543,676	-0.3%	669,261	-0.3%
2014	552,758	1.7%	679,343	1.5%
2015	563,789	2.0%	686,010	1.0%
2016	568,969	0.9%	692,453	0.9%
Compound % Chg (2009-2016)		1.4%		1.2%
GDP Per Capita 2016	$59,810		$54,091	

Source: Bureau of Economic Analysis and Economy.com; data released September 2016. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2009 dollars.

Income, Education and Age

The Chicago MSA has a higher level of household income than Illinois. Median household income for the Chicago MSA is $69,412, which is 8.3% greater than the corresponding figure for Illinois.

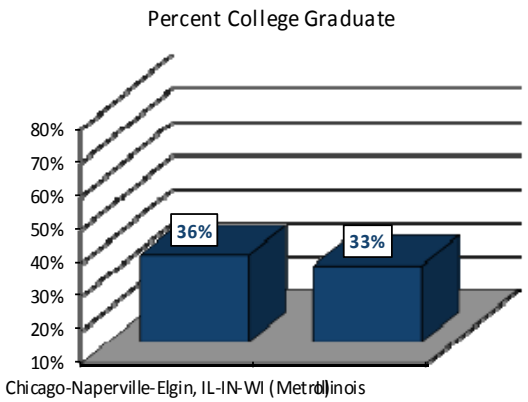
Median Household Income - 2018

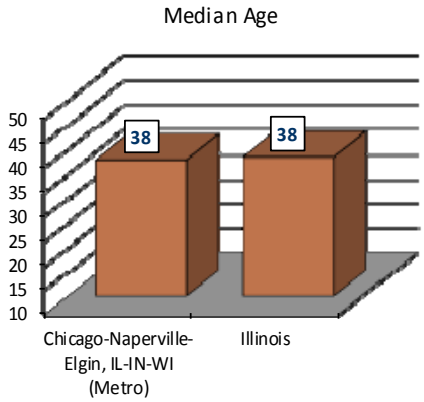
	Median
Chicago-Naperville-Elgin, IL-IN-WI (Metro)	$69,412
Illinois	$64,068
Comparison of Chicago-Naperville-Elgin, IL-IN-WI (Metro) to Illinois	+ 8.3%

Source: Environics Analytics

Residents of the Chicago MSA have a higher level of educational attainment than those of Illinois. An estimated 36% of Chicago MSA residents are college graduates with four-year degrees, versus 33% of Illinois residents. People in the Chicago MSA are similar in age to their Illinois counterparts. The median age of both the Chicago MSA and Illinois is 38 years.

Education & Age - 2018





Source: Environics Analytics

Conclusion

The Chicago MSA economy will benefit from a stable to slightly growing population base and higher income and education levels. The Chicago MSA experienced growth in the number of jobs over the past decade, and it is reasonable to assume that employment growth will occur in the future. Moreover, the Chicago MSA gains strength from being the third most populous metropolitan area in the country and having both a higher rate of GDP growth and a higher level of GDP per capita than Illinois overall. We anticipate that the Chicago MSA economy will improve and employment will grow, strengthening the demand for real estate.

Housing Market Characteristics

General Housing Characteristics

According to data supplied by U.S. Census Bureau, housing tenure statistics for the PMA are summarized as follows:

Household Distribution By Tenure		
	2010-2016	
Tenure	Number	% of Total
Owner Occupied	14,368	58.6%
Renter Occupied	10,151	41.4%
Total	**24,519**	**100.0%**

Source: US Census

Comparison of Market Area Rental Market

Local rental housing options include market rate, affordable, subsidized and mixed income apartments (both age and non-age restricted), condominiums and townhouses. Upon completion of construction, the subject property will be an affordable/subsidized apartment complex.

- Subsidized units – properties with Section 8 and/or public housing units.
- Affordable units – properties with LIHTC, Section 236, HOME or other income restricted units.

Primary/Secondary Competition

Our research identified only one newer affordable development in the immediate area, Grove Apartments. As a result, we also considered rental information for seven other newer affordable/mixed income properties located on the west and south sides of the city with similar physical characteristics and unit types, but inferior locations. While these properties are not competitive with the subject, they are representative of newer construction tax credit rents at 30%, 50% and 60% AMI income restrictions. These are summarized on the following pages:

Development Name Address City, State, Zip Code Telephone	Tenant Base	Bedroom Types	Affordable Housing Program	# Total Units	# Low Income Units	Age/ Condition	Occupancy	Tenant Demographics
Subject **801 S Oak Park Avenue** **Oak Park, IL 60302**	**Family**	**0, 1, 2**	**Section 42**	**37**	**36**	**New**	**95% Assumed**	**30-60% AMI (Sec 42)** **30% of Tenant Income**
Zapata Apartments 3230 W Armitage Ave 3503 W Armitage Ave 3734 W Cortland Ave 1955 N Saint Louis Ave Chicago, IL 60647	Family	1,2,3	Section 42 CHAP	61	61	Good	93%	60% AMI (Sec 42) 30% of Tenant Income
Park Douglas 2719 W Roosevelt Rd Chicago, IL 60623	Family	1,2,3,4	Section 42 CHAP	137	109	Good	95%	50-60% AMI (Sec 42) 30% of Tenant Income (Sec 8)
Homan Square Phase VI 3608 W Arthington St Chicago, IL 60624	Family	1,2,3	Section 42	52	46	Good	100%	50-60% AMI (Sec 42) Market Rate
Independence Apartments 927 S Independence Blvd Chicago, IL 60623	Family	1,2,3	Section 42 CHAP	42	33	Good	100%	50-60% AMI (Sec 42) Market Rate
Oakwood Shores 3859 S Vincennes Ave Chicago, IL 60653	Family	1,2,3	CHAP Section 42 Market Rate	713	519	Good	96%	60% AMI (Sec 42) 30% of Tenant Income (CHAP) Market Rent
Lake Park Crescent 1061 E 41st Pl Chicago, IL 60653	Family	1,2,3	CHAP Section 42 Market Rate	148	112	Good	n/a	60% AMI (Sec 42) 30% of Tenant Income (CHAP) Market Rent
Legends South 30 W 40th Pl (Hansberry Square) 4448 S State St (Savoy Square) 116 E 43rd St (Mahalia Place) 4251 S Indiana Ave (Coleman Place) 223 E 41st St (Gwendolyn Place) Chicago, IL 60653, 60609 & 60615	Family	1,2,3,4	CHAP Section 42 HOME Market Rate	618	507	Good	98%	60% AMI (Sec 42) 50% AMI (HOME) 30% of Tenant Income (CHAP) Market Rent
Hearts United 654 E 43rd St (Langston) 606-608 E 43rd St (Quincy) 4336 S Evans St (Leontyne) Chicago, IL 60653	Family	1,2,3,4	CHAP Section 42 HOME Market Rate	275	181	Good	99%	60% AMI (Sec 42) 80% AMI (HOME) 30% of Tenant Income (CHAP) Market Rent

Development Name Address City, Zip Code Telephone	Year Built	# Total Low Income Units	Unit Type	Unit Mix	Net Rent Range	Sq Ft Range	Rent PSF Range	Occupancy	Tenant Utilities	Amenities
Subject	**2019**	**36**	**0BR (AFF)**	**3**	**$694**	**440**	**$1.58**	**95%**	**Electric, Phone, Cable'**	**Laundry**
801 S Oak Park Avenue			**1BR (AFF)**	**31**	**$800**	**599**	**$1.34**	**Assumed**	**Heat, A/C**	**Surface Parking**
Oak Park, IL 60302			**2BR (AFF)**	**2**	**$890**	**823**	**$1.08**			**Community Room**
			1BR (MKT)	**1**	**$1,000**	**820**	**$1.22**			
Zapata Apartments	2011	61	1BR (60%)	6	$667	663-750	$1.03-$1.05	93%	Water/Sewer	Laundry Hookups (In-Unit)
3230 W Armitage Ave			2BR (60%)	23	$802	753-1,077	$0.74-$1.07		Trash	Surface Parking
3503 W Armitage Ave			2BR (PHA)	8	n/a	753-1,077	n/a			Community Room
			3BR (60%)	14	$942	1,093-1,309	$0.72-$0.86			
			3BR (PHA)	10	n/a	1,093-1,309	n/a			
				61						
Park Douglas	2005	137	1BR (50%)	5	$591	655-813	$0.73-$0.90	95%	Water/Sewer	Laundry (In-Unit)
2719 W Roosevelt Rd			1BR (60%)	1	$675	655-813	$0.83-$1.03		Trash	Surface Parking
Chicago, IL 60623			1BR (MKT)	4	$810	655-813	$1.00-$1.24			Patio/Balcony
				137						
Homan Square Phase VI	2016	52	1BR (50%)	4	$545	696-746	$0.73-$0.78	100%	Water/Sewer	Laundry (In-Unit)
3608 W Arthington St			1BR (60%)	10	$675	696-746	$0.90-$0.97		Trash	Surface Parking
Chicago, IL 60624			1BR (MKT)	2	$885	696-746	$1.19-$1.23			Attached Garage
				52						
Independence Apartments	2011	42	1BR (50%)	1	$600	731-850	$0.71-$0.82	100%	Water/Sewer	Laundry (In-Unit)
927 S Independence Blvd			1BR (60%)	13	$750	731-850	$0.88-$1.03		Trash	Surface Parking
Chicago, IL 60623			1BR (MKT)	4	$800	731-850	$0.94-$1.09			
				42						
Oakwood Shores	2001-2014	519	1BR (PHA)	55	CHAP	724	n/a	96%	Electric, Phone, Cable	Laundry
3859 S Vincennes Ave			1BR (60%)	63	$657-$745	724	$0.91-$1.03			Surface Parking
Chicago, IL 60653			1BR (MKT)	45	$829-$1198	756	$1.10-$1.58			Community Center
				713						
Lake Park Crescent	2001-2014	112	1BR (PHA)	n/a	CHAP	645-695	n/a	n/a	Electric, Phone, Cable	Laundry
1061 E 41st Pl			1BR (60%)	n/a	$698-$758	645-695	$1.08-$1.09			Surface Parking
Chicago, IL 60653			1BR (MKT)	n/a	$875	645-695	$1.26-$1.36			Community Center
				148						
Legends South	2005-2014	507	1BR (PHA)	n/a	CHAP	631-850	n/a	98%	Electric, Phone, Cable	Laundry
30 W 40th Pl (Hansberry Square)			1BR (60%)	n/a	$716-$754	631-850	$1.08-$1.09			Surface Parking
4448 S State St (Savoy Square)			1BR (MKT)	n/a	$1,000-$1,075	631-850	$1.26-$1.36			Community Center
116 E 43rd St (Mahalia Place)			2BR (PHA)	n/a	CHAP	813-1,228	n/a			Playground
4251 S Indiana Ave (Coleman Place)			2BR (60%)	n/a	$855-$901	813-1,228	$0.87-$0.95			
223 E 41st St (Gwendolyn Place)			2BR (MKT)	n/a	$1,200-$1,275	813-1,228	$1.19			
Chicago, IL 60653, 60609 & 60615			3BR (PHA)	n/a	CHAP	1,060-1,400	n/a			
				618						
Hearts United	1999-2002	181	1BR (PHA)	n/a	CHAP	679-712	n/a	99%	Electric, Phone, Cable	Laundry Hookups
654 E 43rd St (Langston)			1BR (60%)	n/a	$772	679-712	$1.08-$1.14		Heat & A/C	Surface Parking
606-608 E 43rd St (Quincy)			1BR (MKT)	n/a	$784	679-712	$1.10-$1.15			Community Center
4336 S Evans St (Leontyne)			2BR (PHA)	n/a	CHAP	890-930	n/a			
Chicago, IL 60653			2BR (60%)	n/a	$894	890-930	$0.96-$1.00			
				275						

Affordable Rents

Nine of the one-bedroom units will be designated for those at a maximum of 30% of AMI, 22 of the one-bedrooms are for those at a maximum of 60% AMI, the three studios will be for those at 60%, as will the two two-bedrooms. The current maximum rents for the 30% AMI one bedrooms is $376. The 60% maximum units have a maximum of $694 for the studios, $800 for the one-bedrooms and $890 for the two-bedrooms. Additional utility allowances are $94 for the studios, $108 for one-bedrooms and $123 for the two-bedrooms.

There is one first floor one-bedroom that will be a market rate.

The cost of the proposed development will be mostly funded through the sale of low income housing tax credits under the Section 42 program. This is the basis of the income restrictions. In comparison to the number of west and south side projects quoted, the subject's rents are within the range of the market.

Market Rents

The subject will have one market rate one-bedroom unit. This will be the first floor unit facing Oak Park Avenue. Therefore, an estimate of market rent is required. In addition to the market rents for the mixed income properties utilized in the affordable rent analysis, we have considered the following all market rate units, which are mostly located within the south half of Oak Park. These are all located in vintage walkup buildings, which are the dominant rental property type in the area.

Address City, Zip Code	Unit Focus	Unit Type	Unit Mix	Net Rent Range	Sq Ft Range	Rent PSF Range	Occupancy	Tenant Utilities	Amenities
Subject	**Family**	**Studio**	**3**	**$694**	**440**	**$1.58**	**95%**	**Electric, Phone,**	**Laundry**
801 S Oak Park Avenue		**one/one**	**32**	**$800**	**599**	**$1.34**	**Assumed**	**Cable, Heat,**	**Surface Parking**
Oak Park, IL 60302		**two/one**	**2**	**$890**	**823**	**$1.08**		**A/C**	**Community Room**
			37						
320 S. Wisconsin	Family	Studio	1	$850	386	$2.20	0%	Water/Sewer	Laundry Room
Oak Park, Il		one/one	1	$1,050	625	$1.68	0%	Water/Sewer	
311-13 N. Oak Park Avenue	Family	Studio	1	$965	450	$2.14	0%	Water/Sewer	Laundry Room
Oak Park, Il		one/one	1	$1,275	600	$2.13	0%	Water/Sewer	
		two/one	1	$1,359	975	$1.39	0%	Water/Sewer	
804 Harrison Street	Family	Studio	1	$829	400	$2.07	0%	Water/Sewer	Laundry room
Oak Park, Il		one/one	1	$919	495	$1.86	0%	Water/Sewer	
317 S. Wisconsin	Family	one/one	1	$1,240	600	$2.07	0%	Water/Sewer	Laundry room, storage,
Oak Park, Il		one/one	1	$1,265	600	$2.11	0%	Water/Sewer	parking space

The market data indicate a range of one-bedroom market rents between $919 and $1,275. Based on this data, we conclude the developer's projected $1,000 market rent is achievable and likely somewhat conservative for the one market rate unit. In our opinion, the unit could rent for $1,100.

Comparison of Market Rents & Restricted Rents

The property will be subject to income and rent restrictions as part of their LIHTC award under the Section 42 program. This will place income restrictions of 60% AMI on 27 of the units and 30% on nine others. The maximum tenant rents (net of utility allowances) under Section 42 at 60% AMI are $830 for the studios, $889 for one-bedroom units and $1,067 for the two-bedroom units. The developer has projected more modest rents, between the maximum levels of the 50% and 60% levels.

A summary of the developer's projected affordable and market rents is as follows:

Rent Pro Forma (Net - Excluding Tenant Utility Allowances)

Developer's Pro Forma (Restricted)

Unit Type	Restrictions	# Units	Sq Ft	Avg Rent	Avg PSF	Total
0BR/1BA	60% AMI	3	430	$694	$1.61	$2,082
1BR/1BA	30% AMI	9	620	$376	$0.61	$3,384
1BR/1BA	60% AMI	21	655	$800	$1.22	$16,800
1BR/1BA	60% AMI	1	770	$800	$1.04	$800
1BR/1BA	Market	1	1,175	$1,000	$0.85	$1,000
2BR/1BA	60% AMI	2	930	$890	$0.96	$1,780
Total/Avg		37	660	$699	$1.06	$25,846
						12
Annualized						**$310,152**

Gas (includes heat, cooking and water heating) is not included in the rent. Tenants also pay electric (general and air conditioning). The developer projects monthly tenant-paid utility allowances of $94 for studios, $108 for one-bedroom units and $123 for two-bedroom units.

The subject's primary competition includes three properties in Oak Park that do not have market rate units quoted. Of those, only one is truly a comparable, Grove Apartments. The others are either for developmentally disabled or are age restricted.

Foreclosed, Vacant and Abandoned Properties

Although there have been foreclosures in the market area, they have not had a notable impact on the local housing market, and were much more prevalent during the previous recession. There are no known vacant or abandoned apartment properties in the subject's neighborhood.

Commercial Component

The subject will also have a single storefront type commercial unit at the immediate corner of the building at Oak Park Avenue and Van Buren. It will be 890 square feet. The immediate market has a good occupancy rate, with few vacant units noted as part of our field work. We do know that rents are modest, with very few nationally known credit tenants. This is a small neighborhood convenience type market, with variety of restaurants and one food store. The CoStar database shows the following for the south half of Oak Park and Forest Park:

Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	7316 W Madison St	★★☆☆☆	1,300	1st	1/16/2018	New	$23.00/mg	Asking
2	436-440 S Ridgeland Ave	★★☆☆☆	770	1st	12/1/2017	New	$20.26/mg	Starting
3	1013 Madison St	★★★☆☆	1,400	1st	10/10/2017	New	$22.28/mg	Asking
2	436-440 S Ridgeland Ave	★★☆☆☆	770	1st	10/3/2017	New	$20.26/mg	Asking
4	7314 W Madison St	★★☆☆☆	1,500	1st	8/2/2017	New	$19.00/mg	Asking
5	943-947 Garfield St	★★☆☆☆	985	1st	5/1/2017	New	$13.99/mg	Effective
6	7416-7418 Madison St	★★☆☆☆	940	1st	5/1/2017	New	$27.50/nnn	Effective
7	818 Harrison St	★★☆☆☆	1,150	1st	1/9/2017	New	$16.17/mg	Effective
8	7512 Madison St	★★☆☆☆	1,000	1st	5/10/2016	New	$16.80/+util	Asking
9	7451-7453 W Madison St	★★☆☆☆	1,000	1st	5/1/2016	New	$23.40/mg	Asking
10	502-508 S Oak Park Ave	★★☆☆☆	1,516	1st	4/5/2016	New	$15.93/mg	Asking
11	7508-7510 Madison St	★★☆☆☆	1,400	1st	4/1/2016	New	$21.43/+util	Asking

Our focus was on storefront type space and excluded modern shopping center spaces. It appears that given the location of the subject it can achieve a rental rate of $20 per square foot, which based on its quoted size of 900 square feet, results in a monthly rental rate of $1,500.

Affordability & Demand

Affordable Rent Analysis

Introduction

The cost of the subject's development will be subsidized with funds from the Low-Income Housing Tax Credit Program under Section 42 of the Internal Revenue Service Code.

The overall eligibility for particular projects as low-income units receiving tax credits involve three elements: (a) a 15-year compliance period (b) maximum income levels (based on actual tenant household size), and (c) maximum tenant rent levels (based on housing unit size).

The maximum income and maximum rent levels that are issued annually by the U.S. Department of Housing and Urban Development for the Section 8 and public housing programs of HUD are applied to the tax credit program. Separate income limits are established for each metropolitan area and for each county outside a metropolitan area in the United States. Separate income maximums are set for each household size (one-person household, two-person household, etc.). *Maximum Income Limits are based on actual tenant household size.*

In return for these restrictions on the owner's property rights, the IRS code grants tax credits for a period of ten years to the owner of the credits. The rights to the credits are often sold (by syndicators) to third-party investors who obtain ownership in the project as limited partners. Thus, the tax credits "available for sale" are reduced by the percentage of ownership retained by the developer/general partner. Prices paid for the total credits available are discounted from their face amount to reflect the time value of money – receiving the credit over a 10-year period – and investor desired yields. The funds raised through the sale of the credits are used as an equity source for the development. We also note that as a significant partner in the development, the limited partner purchaser of the credits also participates in the net cash flow (if any) generated by the project after completion.

Compliance Period

All projects must, for an extended period beginning when tax credits are first claimed, have a minimum number of qualified low-income units. The LIHTC agreement runs for a term of 15 years; however, upon expiration of the agreement, it is further subject to an extended use agreement that runs for an additional 15 years. Thus, the units must remain affordable for 30 years.

Tenant Maximum Income Levels

Project owners can choose whether they will be serving low income households whose incomes, based on a four-person household size, are not more than either 50 percent or 60 percent of the median family income for the local area. If they choose the 50 percent of median family income level, then a minimum of 20 percent of the units in the project must be occupied by families with incomes below this amount, adjusted by household size. If owners choose the 60 percent of median family

income level, then a minimum of 40 percent of the units must be occupied by families with incomes below this amount.

These same low income occupancy requirements also apply to eligibility for tax exempt financing for multi-family rental housing, where owners have the same choice of "20 at 50" or "40 at 60." There are no maximum rents with tax exempt financing, however, when tax credits are not involved.
Project owners must make their choice as to the 50 or 60 percent income levels by the date that the project is placed in service and available for occupancy. Once the choice is made, it is irrevocable. Many owners opt for greater restrictions (i.e. greater than "40 at 60") than called for under the statute in order to gain more points in the scoring process of competing for limited tax credit funds.

The subject will have 37 LIHTC units subject to 30% and 60% of AMI limits. The remaining one unit will be market rate.

Maximum Income Levels by Occupancy/Unit Size
Chicago Metro Area
(Cook, DuPage, Lake, Kane, McHenry, & Will Counties)
Effective April 2017

Household Size	15% AMI Max Income	30% AMI Max Income	40% AMI Max Income	50% AMI Max Income	60% AMI Max Income	80% AMI Max Income	100% AMI Max Income	120% AMI Max Income
One Person	$8,295	$16,590	$22,120	$27,650	$33,180	$44,250	$55,300	$66,360
Two Persons	$9,480	$18,960	$25,280	$31,600	$37,920	$50,600	$63,200	$75,840
Three Persons	$10,665	$21,330	$28,440	$35,550	$42,660	$56,900	$71,100	$85,320
Four Persons	$11,850	$23,700	$31,600	$39,500	$47,400	$63,200	$79,000	$94,800
Five Persons	$12,810	$25,620	$34,160	$42,700	$51,240	$68,300	$85,400	$102,480
Six Persons	$13,755	$27,510	$36,680	$45,850	$55,020	$73,350	$91,700	$110,040
Seven Persons	$14,700	$29,400	$39,200	$49,000	$58,800	$78,400	$98,000	$117,600
Eight Persons	$15,645	$31,290	$41,720	$52,150	$62,580	$83,450	$104,300	$125,160

Source: IHDA

Should the AMI for the region fall below the level at the time the project is placed in service, the maximum income levels would not be allowed to be reduced below the initial level.

Tenant Maximum Rent Levels

Unlike Maximum Income Levels which are linked to the actual number of persons in the household, the Maximum Rent Levels are based on the housing unit size.

Maximum Gross Rent Levels by Unit Size
Chicago Metro Area
(Cook, DuPage, Lake, Kane, McHenry, & Will Counties)
Effective April 2017

Unit Size	15% AMI Max Rent	30% AMI Max Rent	40% AMI Max Rent	50% AMI Max Rent	60% AMI Max Rent	80% AMI Max Rent	95% AMI Max Rent	120% AMI Max Rent
Studio	$207	$415	$553	$691	$830	$1,106	$1,383	$1,659
One Bedroom	$222	$444	$593	$741	$889	$1,186	$1,481	$1,778
Two Bedroom	$267	$533	$711	$889	$1,067	$1,423	$1,778	$2,133
Three Bedroom	$308	$617	$822	$1,028	$1,233	$1,644	$2,055	$2,466
Four Bedroom	$344	$688	$917	$1,146	$1,376	$1,834	$2,293	$2,751
Five Bedroom	$379	$759	$1,012	$1,264	$1,517	$2,023	$2,529	$3,035

Source: IHDA

According to the "Low Income Housing Tax Credit Compliance Reference Guide" published by IHDA, the maximum rent levels apply for development participating exclusively in the LIHTC Program. The actual rents charged to tenants are the lesser of the maximum rent and market rent. The foregoing gross rents include all utilities. In the subject instance, heat, cooking gas and water heating utilities are not included in the rent. Tenants pay electric as well as the gas cost. Based on the projected current HUD utility allowances, the following apply:

Section 42 Maximum Rents - Subject Property

Max Rent 60% of AMI	0BR	1BR	2BR
Gross Rent	$830	$889	$1,067
Less: Utility Allowance	($94)	($108)	($123)
Maximum Tenant Rent	$736	$781	$944

In this case, the developer is projecting rents below the maximums for the studios and two-bedrooms, and slightly above the 2017 maximum for the one-bedrooms. We note that the maximums tables are updated annually, and the one-bedroom projection is only 2.4% above the 2017 maximum. For this analysis we will use the maximum table, but also recognize that by the time development begins the maximum will likely have been raised slightly.

The thirty percent of AMI units are considered the same way. In this case, the maximum one-bedroom rent at 30% is $444. However, excluding the $108 utility allowance results in a maximum net rent of $336. This is lower than the developer's projected $376.

We have also been informed that the developer is planning for Rental Assistance, either from a third party or from their contribution, for the thirty percent AMI units and one of the sixty percent units. So, while the developer's rents, after adjustment for the utility allowance, are in two instances above the maximum allowance, the add-on assistance planned is the reason.

Overall Market Demand

Demand - Affordable Units

The subject is projected to have all but one of its units classified as affordable, with nine units at a maximum of 30% of AMI and 27 at sixty percent of AMI. Based on the preceding tables, the maximum income for the one-bedrooms earmarked for the thirty percent segment is $17,760 (gross rent $444/ 30% = $1,480 x 12 = $17,760). The calculations for the 60% AMI units are the same way:

	0BR	1BR	2BR
Maximum Rent	$830	$889	$1,067
Divided by 30%	0.3	0.3	0.3
Maximum Mo. Income:	$2,767	$2,963	$3,557
x Twelve Months	12	12	12
Maximum Annual Income	$33,200	$35,560	$42,680

Tenants contribute a maximum of 30% of their household income towards rent, therefore for the subject property, the *range* of income qualified households are those earning between $17,760 and $42,680.

The following table summarizes the estimated 2018 distribution of households in the PMA by household size and income level, as provided by Claritas. The table shows both the three and one-mile ring. While we do feel that the subject will likely draw residents from Austin, our focus is on Oak Park, in the one-mile ring. However most of the competitive affordable units are in Austin, and so we will analyze the larger three-mile ring.

	1 mi Radius		3 mi Radius	
	Total	%	Total	%
2018 Est. Households by Household Income				
Income < $15,000	1,632	9.10	13,675	13.06
Income $15,000 - $24,999	1,341	7.47	11,259	10.75
Income $25,000 - $34,999	1,208	6.73	10,008	9.55
Income $35,000 - $49,999	2,084	11.62	14,139	13.50
Income $50,000 - $74,999	2,821	15.72	16,379	15.64
Income $75,000 - $99,999	2,210	12.32	11,714	11.18
Income $100,000 - $124,999	1,798	10.02	8,222	7.85
Income $125,000 - $149,999	1,233	6.87	5,395	5.15
Income $150,000 - $199,999	1,422	7.93	5,379	5.14
Income $200,000 - $249,999	822	4.58	2,778	2.65
Income $250,000 - $499,999	934	5.21	3,445	3.29
Income $500,000+	436	2.43	2,349	2.24
2018 Est. Average Household Income	--	106,242.36	--	86,068.59
2018 Est. Median Household Income	--	73,848.16	--	54,224.49

We estimate the number of income qualified households at 28,526 households, calculated as follows:

2018 Income Qualified Households Estimate			
Income Cohort	# Households	% of Cohort	Qualified
$0-$14,999	13,675	27.9%	-
$15,000-$24,999	11,259	22.9%	11,259
$25,000-$34,999	10,008	20.4%	10,008
$35,000-$49,999	14,139	28.8%	7,259
Total	**49,081**	**58.1%**	**28,526**

The income qualified range of $17,760 to $42,700 falls within three separate income bands. For calculation purposes, we separate the qualified income range into $15,000 to $24,999, $25,000 to $34,999 and $35,000 to $49,999 income bands.

All households in the second and third income bands are income qualified. The $35,000 to $49,999 income cohort has a range of $14,999 ($49,999 - $35,000 = $14,999) between the high and low values. The percentage of cohort factor for this income band is calculated at 51.3% ($42,700 - $35,000 = $7,700 / $14,999 = 51.3%). This percentage is then multiplied by the total number of households in that income cohort to arrive at the total number of income qualified households of 1,070 (14,139 x 51.3% = 7,259). The sum of the income qualified households for all three income cohorts results a total demand estimate of 28,526.

In order to test the stability of this demand estimate, we also projected demand five years from now. The number of total households are projected to decrease by 0.56%. Applying this figure to each of the income cohorts, we estimate the number of income qualified households at 28,366 households, calculated as follows:

2023 Income Qualified Households Estimate			
Cohort	# Households	% of Cohort	Qualified
$0-$14,999	13,598	27.9%	-
$15,000-$24,999	11,196	22.9%	11,196
$25,000-$34,999	9,952	20.4%	9,952
$35,000-$49,999	14,060	28.8%	7,218
Total	**48,806**	**58.1%**	**28,366**

Demand – Affordable Units @ 30% AMI

The subject will have 9 affordable one-bedroom units subject to maximum household income limit of 30% of AMI. The following summarizes the household income range to qualify for these units. **Note that IHDA considers rent to be affordable up to 35% of household income:**

For these units, we estimate household demand to be those households earning between $17,760 and $18,960 (the income limit for a two-person household @ 30% AMI). Based on this, we estimated income qualified household demand at 17,882. The calculation for this is summarized as follows:

2018 Income Qualified Households Estimate			
Income Cohort	# Households	% of Cohort	Qualified
$0-$14,999	13,675	54.8%	-
$15,000-$24,999	11,259	45.2%	1,351
Total	**24,934**	**5.4%**	**1,351**

In order to test the stability of this demand estimate, we also projected demand five years from now. The number of total households are projected to decrease by 0.56%. Applying this figure to the appropriate income cohort, we estimate the number of income qualified households at 1,344 households, calculated as follows:

2023 Income Qualified Households Estimate			
Income Cohort	# Households	% of Cohort	Qualified
$0-$14,999	13,598	54.8%	-
$15,000-$24,999	11,196	45.2%	1,344
Total	**24,794**	**5.4%**	**1,344**

Demand – Affordable Units @ 60% AMI

The subject will have 27 affordable units subject to maximum household income limit of 60% of AMI. The following summarizes the household income range to qualify for these units. **Note that IHDA considers rent to be affordable up to 35% of household income:**

For these units, we estimate household demand based on a one-person household for the studios, a two-person household for the one-bedrooms and a four-person household for those in two-bedrooms. Based on this, we estimated income qualified household demand at 4,207. The calculation for this is summarized as follows:

Minimum Income Requirement **Maximum Occupancy:**	**Studio** **One Person**	**One Bed** **Two People**	**Two Bed** **Four People**
Monthly Rent (Gross) @ 60% AMI	$830	$889	$1,067
Annual Rent:	$9,960	$10,668	$12,804
Max % of HH Income Spent on Rent to Qualify:	35%	35%	35%
Minimum Income Requirement:	$28,457	$30,480	$36,583
Maximum Income Limit (One, Two and Four @ 60%)	$33,180	$37,920	$47,400

For the studio units, the range of income of $28,457 to $33,180 represents a 47.23% segment of the $25,000 to $34,999 cohort. Therefore, the income qualified households are:

2018 Income Qualified Households Estimate - Studios			
Income Cohort	# Households	% of Cohort	Qualified
$0-$14,999	13,675	39.1%	-
$15,000-$24,999	11,259	32.2%	-
$25,000-$34,999	10,008	28.6%	4,727
Total	**34,942**	**13.5%**	**4,727**

For the one bedrooms, the range of income is $30,480 to $37,920, representing parts of two cohorts. The calculation is as follows:

2018 Income Qualified Households Estimate - One Bedrooms			
Income Cohort	# Households	% of Cohort	Qualified
$0-$14,999	13,675	27.9%	-
$15,000-$24,999	11,259	22.9%	-
$25,000-$34,999	10,008	20.4%	4,523
$35,000-$49,999	14,139	28.8%	2,753
Total	**49,081**	**14.8%**	**7,275**

For the Two-Bedrooms, the analysis is similar, with the effective income range from $36,583 capped at $47,400. This spans two cohorts:

2018 Income Qualified Households Estimate - Two Bedrooms			
Income Cohort	# Households	% of Cohort	Qualified
$0-$14,999	13,675	27.9%	-
$15,000-$24,999	11,259	22.9%	-
$25,000-$34,999	10,008	20.4%	-
$35,000-$49,999	14,139	28.8%	9,829
Total	**49,081**	**20.0%**	**9,829**

All of these have the same .56% decline in total demand calculation for the 2023 analysis, and so the income qualified households for 2023 would be 4,701, 7,234 and 9,774 households, respectively.

Capture Rate

The capture rate is based on the percentage of size and income qualified households that the project would have to capture to be completely occupied. For purposes of this market study, it is calculated by dividing the total units at the subject property by size and income qualified households.

Capture Rate – Affordable Units

The capture rates for the 36 affordable units are estimated at less than one percent. We also break down the capture rate by the unit size:

Capture Rate Analysis - Affordable Units - Total		
	2018	**2023**
A. Potential Gross Demand:	22,305	22,180
B. Subject Units	36	36
Capture Rate (B / A)	**0.16%**	**0.16%**

Capture Rate Analysis - Affordable Units -Studios		
	2018	**2023**
A. Potential Gross Demand:	4,727	4,700
B. Subject Units	3	3
Capture Rate (B / A)	**0.06%**	**0.06%**

Capture Rate Analysis - Affordable Units - One Bedroom		
	2018	**2023**
A. Potential Gross Demand:	7,275	7,235
B. Subject Units	31	31
Capture Rate (B / A)	**0.43%**	**0.43%**

Capture Rate Analysis - Affordable Units - Two Bedroom		
	2018	**2023**
A. Potential Gross Demand:	9,829	9,774
B. Subject Units	2	2
Capture Rate (B / A)	**0.02%**	**0.02%**

We note that the sum of the three separate segments (studios, one-bedrooms and two-bedroms) does not equal the total demand at the top of the table due to the overlap of the income cohorts between the one-bedrooms and two-bedrooms. We have deducted the 8.92% of the $35,000 to $49,999 cohort that overlaps.

These figures are well below IHDA's acceptable maximum threshold of 5% for non-age restricted projects.

Penetration Rate

The penetration rate analysis measures the amount of income-restricted housing relative to the number of income-qualified households within the market area. For purposes of this market study, it is calculated by dividing the total number of size and income qualified affordable units in the market by all size and income qualified households. We note there are two tables of affordable units shown in this report. The more local table of Oak Park and Austin totals 1,068 units, of which 1,058 are classified as subsidized/affordable. However, we do not have complete information on all of them to determine how many units of each AMI segment are in each. We also point to the second group of West and South Side complexes we have survey data for, where for 1,042 of the units we do have verified splits. Of these 1,042 units, 768 are non-market rate, and of those twelve percent are one bedrooms under 60% AMI and twenty-three percent are two-bedrooms at 60% AMI. This ratio is not

uncommon, where family units tend to be have a larger number of larger units. It is in age restricted complexes where smaller units dominate. For this analysis we will use the ratios discussed above and apply them to the Austin and Oak Park total unit count. In the case od studios, this is not a large segment of t he non-age restricted market. Ratios of zero to up to ten percent are common. The subject's ratio of eight percent is an example (3 of 37).

Therefore, for this analysis we will focus on the one bedroom 60% AMI unit market locally as 127 units (1,058 x .12) and the two-bedroom market as 243 (1,058 x .23).

Penetration Rate – Affordable Units

The penetration rates for affordable units are estimated at 4.9% in 2018 and in 2023, summarized as follows:

Penetration Rate Analysis - Affordable Units - Total		
	2018	**2023**
A. Potential Gross Demand:	22,305	22,180
Affordable Units in the Market	1,094	1,094
Penetration Rate (B / A)	**4.9%**	**4.9%**

*** includes existing competitive units, proposed competitive units and proposed subject units**

We note that the competitive units do include some affordable/subsidized age restricted units, although we have attempted to exclude them from the analysis. These figures are far below IHDA's acceptable maximum threshold of 25%.

Penetration Rate – Affordable Units – By Segment

Penetration Rate Analysis - Affordable Units One Bedroom @ 60% AMI		
	2017	**2022**
A. Potential Gross Demand:	7,275	7,242
B. Affordable Units in Market @ 60% AMI*	149	149
Penetration Rate (B / A)	**2.0%**	**2.1%**

*** includes existing competitive units, proposed competitive units and proposed subject units**

Penetration Rate Analysis - Affordable Units Two Bedroom @ 60% AMI		
	2017	**2022**
A. Potential Gross Demand:	9,829	9,784
B. Affordable Units in Market @ 60% AMI*	245	245
Penetration Rate (B / A)	**2.5%**	**2.5%**

*** includes existing competitive units, proposed competitive units and proposed subject units**

The penetration rates figures are far below IHDA's acceptable maximum threshold of 25%.

Net Demand Analysis

Net demand analysis estimated the number of additional units needed to achieve market saturation. It is calculated by deducting the existing and proposed units from the total number of income qualified households at market saturation (typically 25% of all income qualified households).

Net Demand Analysis - @ 60% AMI Affordable Units		
	2018	**2023**
A. Potential Gross Demand:	22,305	22,180
B. Maximum Penetration Rate	25%	25%
C. Total Units Needed (A x B)	5,576	5,545
D. Subject Units	27	36
E. Existing Competitive Units	1,058	1,058
F. Proposed Competitive Units	-	-
Additional Units Needed (C - D - E - F)	**4,491**	**4,451**

Net Demand Analysis - Affordable Units @ 30% AMI		
	2017	**2022**
A. Potential Gross Demand:	1,351	1,344
B. Maximum Penetration Rate	25%	25%
C. Total Units Needed (A x B)	338	336
D. Subject Units	9	9
E. Existing Competitive Units	-	-
F. Proposed Competitive Units	-	-
Additional Units Needed (C - D - E - F)	**329**	**327**

(2) assumes 25% of total existing affordable units in market are subject to 30% AMI limit.

Absorption Rate

The subject property is a proposed affordable apartment. There are only 37 units, in a local market with an occupancy rate of greater than ninety-five percent. We note that the Oak Park Housing Authority has waiting lists for its affordable properties, with most having their wait lists closed to new applicants. The market is very tight for affordable housing. While it is under construction, the developer will likely follow typical practice and open a prospects list for the units. It is reasonable to conclude that it is possible that the list will exceed the number of units available. We also recommend establishing a connection with The Oak Park Regional Housing Center, a non-profit agency that helps residents moving to the area find housing. Therefore, we anticipate that the subject will be at or near stabilized occupancy upon completion of the proposed development if all marketing discussed above is done during construction.

If no pre-leasing is done, it is difficult to quote specific absorption rates in the local market, because there has been so little new product introduced. We do know that the developers of the new luxury high-rises in the downtown district have quote lease rates that generally have been in the 10 to 15 units per range, smoothing out the initial “splash” in the market at opening and then a gradual tapering off. Given the lack of directly competitive product in the market even without pre-opening

marketing we could see a total absorption of no longer than six months, which is a rate of six units per month.

Impact On Other Affordable/Market Rate Housing

Impact On Other IHDA Properties

The subject represents a modest additional to a tight market for affordable housing. It also will have the allure of being located in a strong local neighborhood with few affordable options. The Grove Apartments is the main existing affordable apartment complex in Oak Park. Adding the subject's 37 units to a total market of only affordable 1,058 units, in a market where there are over 10,000 rental units is a modest change. It is our opinion that the development will have no material impact on other IHDA properties in the competitive market.

Impact On Other Assisted/Affordable Housing (Non-IHDA Properties)

The number of affordable units at the subject property will be 36 as the result of the proposed development. Again, this is a modest amount and accounts for a small fraction of the existing stock of subsidized units in the local market. Therefore, it is our opinion that the project will have no material impact on other non-IHDA low income properties in the local market. The best indication of the state of the local market is that the Oak Park Housing Authority has closed their waiting lists for most of their properties.

Impact On Market Rate Housing

The subject will have only one market rate unit, and so it will have no material impact on the overall supply of market rate housing in the PMA.

Conclusions and Recommendations

Conclusions

Positive and negative attributes of the subject are summarized as follows:

Positive Attributes

- The local affordable/subsidized apartment market is undersupplied.
- Strong demand for affordable/subsidized units in PMA.
- Employment centers, shopping, schools and public transportation are within walking distance.
- Access to the highly regarded Oak Park schools will drive demand from Austin
- Common laundry facilities provided.
- Good unit mix.

Negative Attributes

- Minimal common amenities.
- Unit mix is not ideal for attracting families, but will fill a need for worker's housing.

Overall, it is our opinion that the proposed development will not have a detrimental impact on the area housing market, and will add 37-unit occupants to the local retail market on South Oak Park Avenue. It is our opinion that the development fits in well with the target renter market and that there is sufficient demand to support the project.

Recommendations

- We do not present any suggestions or modifications to the subject development (except for recommending the proposed development).

- Based on our research, the subject development appears appropriate for and supportable by the defined Primary Market Area.

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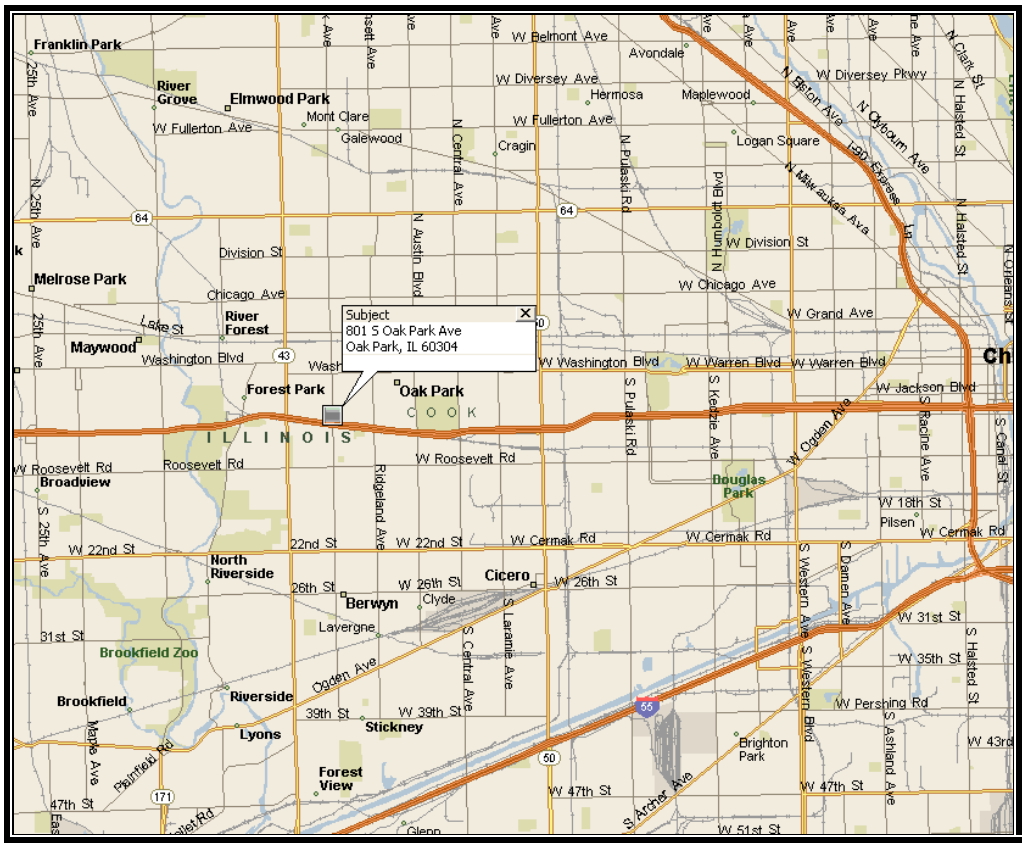
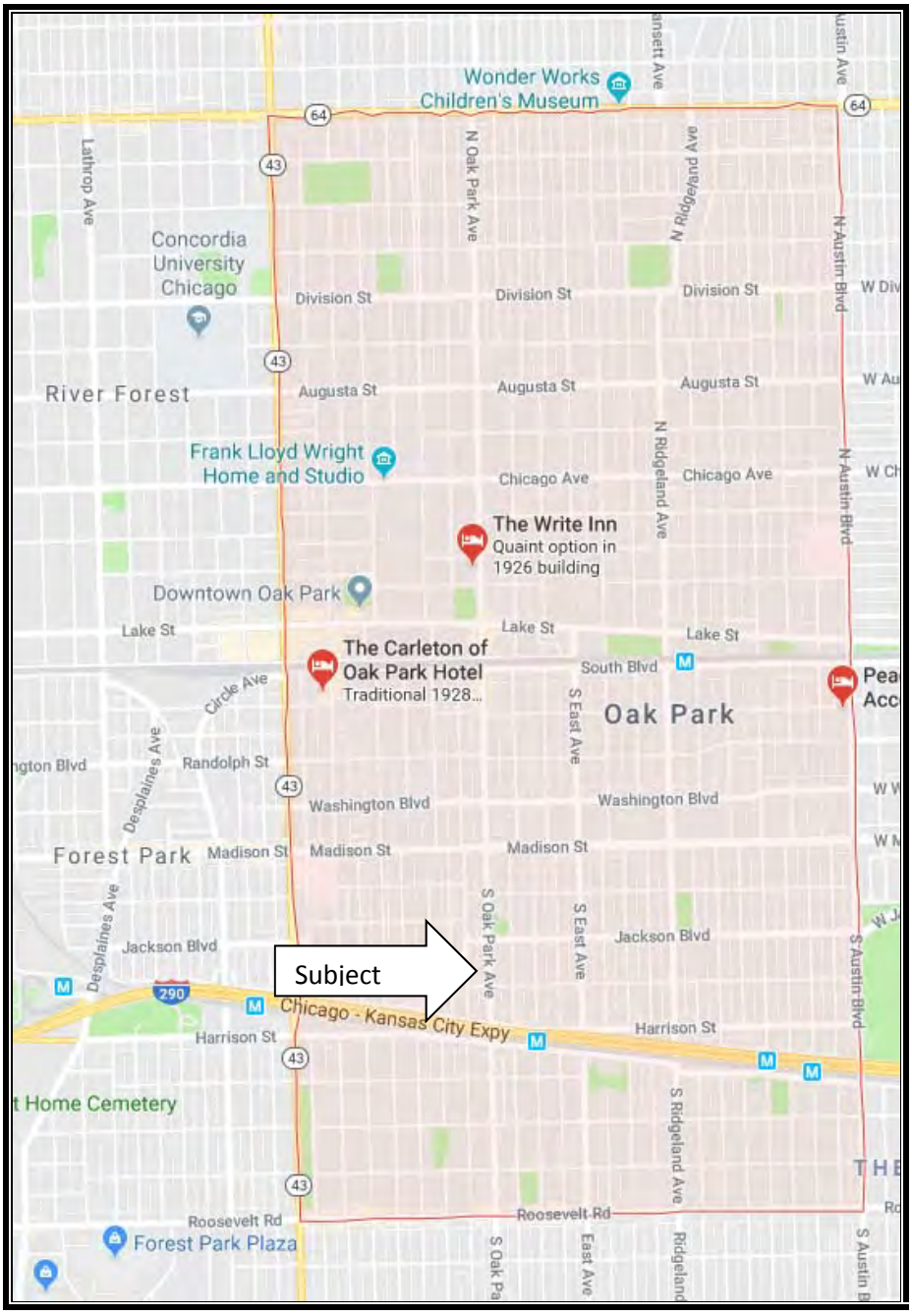
Required Enclosures

Project Location Map



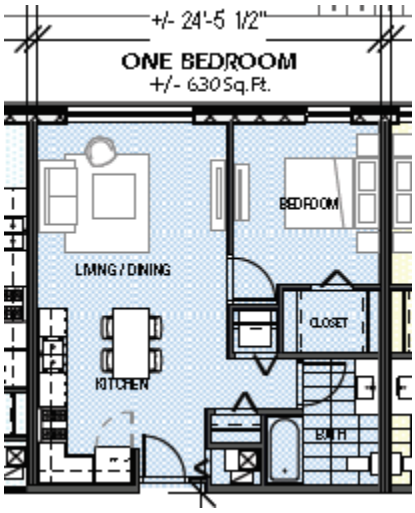
Location Map

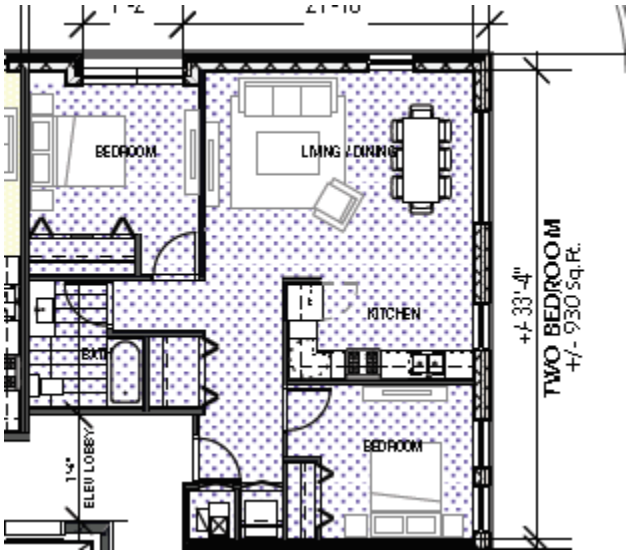
Market Area Map



Market Area Map


CLOSET
BATH
KITCHEN
LIVING
STUDIO
+/- 430 Sq.Ft.


+/- 24'-5 1/2"
ONE BEDROOM
+/- 630 Sq.Ft.
BEDROOM
LIVING / DINING
CLOSET
KITCHEN
BATH


BEDROOM
LIVING / DINING
KITCHEN
BATH
BEDROOM
ELEV LOBBY
+/- 33'-4"
TWO BEDROOM
+/- 930 Sq.Ft.

2018-2019 Site and Market Study Summary Form

(Please complete all highlighted (in yellow) sections of this form. Failure to do so will be grounds for automatic denial of your application)

Required Information:	Information Requested on this form:	Mark appropriate box / include required information:	Other Information / Page Number Where information can be found in Site and Market Study:
Name of Development:	TCB Oak Park I		
Location of the Proposed (City/County):	Oak Park, Cook County		
Targeted Tenant Type:	Family	X	If Other please indicate targeted population:
	Elderly		
	Other		
Other affordable units that target the same tenant type in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	Number of Units	1,058	Page number: 31-32
Total Number of other affordable units in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	Number of Units	422	Page number: 31
Rent Schedule (including unit sizes) for Proposed Development:	Included	X	Page number: 17
	Not Included		
Occupancy levels for existing affordable properties in PMA:	Included	X	Page number: 30, 44
	Not Included		
Rent Schedule for Comparable Properties:	Included	X	Page number: 44, 45
	Not Included		
Evaluation of the proposed rents to comparable properties in the PMA:	Lower		Evaluation and Explanation found on page: 44, 45
	Comparable	X	
	Higher		
Demographic (population) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page: 36, 52
	Stable		
	Decrease	X slight	
Demographic (households) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page: 36, 52-53
	Stable		
	Decrease	X slight	
Evaluation of the proposed unit mix to the PMA standard:	Superior		Evaluation found on page: 13-16
	Meets	X	
	Inferior		
Evaluation of the proposed unit sizes (sq. ft.) to the PMA standard:	Superior		Evaluation found on page: 13-16
	Meets	X	
	Inferior		
List of Proposed Development Amenities:	Included	X	Page number: 13-16
	Not Included		
Evaluation of proposed amenities to PMA standard:	Superior		Evaluation and Explanation found on page: 13-16
	Equal	X	
	Inferior		

Estimated absorption period:	Units per month	6	Explanation of absorption estimate found on page:
	Number of months	6	57
Marketability/Visibility of the Site:	Good	X	Explanation found on page:
	Average		
	Poor		16-17
Affordable units market penetration including the proposed in the PMA (use ALL income qualified households for PMA ONLY):	Rate	4.9%	Page number: 56
Proposed projects' required rate of capture within the PMA (use ALL income qualified households for PMA ONLY):	Rate	.16%	Page number: 55
Overall Market Demand (the additional number of units needed within the market area to meet demand from targeted populations. The analysis should determine if there is sufficient demand to support the proposed project):	Units needed	4,451 - 60% 334 - 30%	Page number:
	Sufficent Demand (y/n)?		54
Public Safety Issues (Provide an analysis of public safety issues including information or statistics on crime in the PMA. Address any local perceptions of crime or safety issues in the PMA):	Included	X	Page number:
	Not Included		27
List of major employers in PMA (not required of some projects, see requirements):	Included	X	Page number:
	Not Included		37-39 23-26
Economic Stability Analysis / Evaluation of PMA employment (not required of some projects, see requirements):	Growth		Analysis found on page:
	Stability	X	
	Decline		~~37~~ 37-40

Comparable Property Survey

Zapata Apartments - Mixed Income Family - Subsidized & Affordable

Name Address	Year Built	Total Units	Unit Type	Units By Type	Rent Range	Size (SF) Range	Rent PSF Range
Zapata Apartments (Consolidated)	2011	61	1 BR (AFF)	6	$667	633-650	$1.03-$1.05
3230 W Armitage Ave			2 BR (CHA)	8	CHAP	753-1077	n/a
3503 W Armitage Ave			2 BR (AFF)	23	$802	753-1077	$0.74-$1.07
3734 W Cortland Ave			3 BR (CHA)	10	CHAP	1093-1309	n/a
1955 N Saint Louis Ave			3 BR (AFF)	14	$942	1093-1309	$0.72-$0.86
Chicago, IL 60647			Total	61			

Phone #:	773-278-5669
Occupancy:	93%
Utilities:	Tenants pay gas, electricity, phone and cable TV
Amenities:	Leasing office, community room, surface parking and common laundry room.
Comments:	Affordable apartment development with three three-story walkup buildings and one four-story elevator building. Includes 43 affordable (LIHTC) units subject to 60% AMI income limits and 18 subsidized public housing units.
Weighted Avg, Rent PSF:	n/a

Park Douglas - Mixed Income Family - LIHTC/HAP/Market

Name Address	Year Built	Total Units	Unit Type	Units By Type	Rent Range	Size (SF) Range	Rent PSF Range
Park Douglas	2005	137	1BR (50%)	5	$591	655-813	$0.73-$0.90
2719 W Roosevelt Rd			1BR (60%)	1	$675	655-813	$0.83-$1.03
Chicago, IL 60623			1BR (MKT)	4	$810	655-813	$1.00-$1.24
			1BR (HAP)	8	HAP	655-813	n/a
			2BR (50%)	4	$719	906-1,267	$0.57-$0.79
			2BR (60%)	29	$835	906-1,267	$0.66-$0.92
			2BR (MKT)	19	$985	906-1,267	$0.78-$1.09
			2BR (HAP)	34	HAP	906-1,267	n/a
			3BR (60%)	10	$965	1,211-1,350	$0.71-$0.80
			3BR (MKT)	5	$1,095	1,211-1,350	$0.81-$0.90
			3BR (HAP)	14	HAP	n/a	n/a
			4BR (HAP)	4	HAP	n/a	n/a
			Total	137			

Occupancy:	95%
Utilities:	Water/trash included in rent. Tenants pay gas and electric.
Amenities:	In unit laundry, surface parking
Comments:	Walkup complex Affordable (LIHTC) units subject to 50% and 60% AMI restrictions. Subsidized tenants pay 30% of income towards rent.

Homan Square Phase VI - Mixed Income Family - LIHTC/Market

Name Address	Year Built	Total Units	Unit Type	Units By Type	Rent Range	Size (SF) Range	Rent PSF Range
Homan Square Phase VI	2016	52	1BR (50%)	4	$545	696-746	$0.73-$0.78
3608 W Arthington St			1BR (60%)	10	$675	696-746	$0.90-$0.97
Chicago, IL 60624			1BR (MKT)	2	$885	696-746	$1.19-$1.23
			2BR (50%)	4	$655	1092-1428	$0.46-$0.60
			2BR (60%)	14	$810	1092-1428	$0.57-$0.74
			2BR (MKT)	2	$985	1428	$0.69
			3BR (50%)	4	$760	1385-1464	$0.52-$0.55
			3BR (60%)	10	$940	1385-1464	$0.64-$0.68
			3BR (MKT)	2	$1,150	1464	$0.79
			Total	52			

Occupancy:	100%
Utilities:	Water/trash included in rent. Tenants pay gas and electric.
Amenities:	In unit laundry, surface parking, attached garages
Comments:	Townhouse complex
	Affordable (LIHTC) units subject to 50% and 60% AMI income limits.

Independence Apartments - Mixed Income Family - LIHTC/HAP/Market							
Name	**Year**	**Total**	**Unit**	**Units By**	**Rent**	**Size (SF)**	**Rent PSF**
Address	**Built**	**Units**	**Type**	**Type**	**Range**	**Range**	**Range**
Independence Apartments	2011	42	1BR (50%)	1	$600	731-850	$0.71-$0.82
927 S Independence Blvd			1BR (60%)	13	$750	731-850	$0.88-$1.03
Chicago, IL 60623			1BR (MKT)	4	$800	731-850	$0.94-$1.09
			1BR (HAP)	3	HAP	731-850	n/a
			2BR (60%)	8	$869	1220-1228	$0.71
			2BR (MKT)	4	$1,000	1220-1228	$0.81-$0.82
			2BR (HAP)	3	HAP	1220-1228	n/a
			3BR (60%)	4	$1,022	1347-1389	$0.74-$0.76
			3BR (MKT)	1	$1,115	1347-1389	$0.80-$0.83
			3BR (HAP)	1	HAP	1347-1389	n/a
			Total	42			

Occupancy:	100%
Utilities:	Water/trash included in rent. Tenants pay gas and electric.
Amenities:	In unit laundry, surface parking, attached garages
Comments:	Walkup complex Affordable (LIHTC) units subject to 50% and 60% AMI restrictions. Subsidized tenants pay 30% of income towards rent.

Oakwood Shores Family - Mixed Income Family - Subsidized, Affordable & Market Rate

Name Address	Year Built	Total Units	Unit Type	Units By Type	Rent Range	Size (SF) Range	Rent PSF Range
Oakwood Shores	2001-2014	713	1 BR (CHA)	55	CHAP	724	n/a
3859 S Vincennes Ave	Ongoing		1 BR (AFF)	63	$657-$745	724	$0.91-$1.03
Chicago, IL 60653			1 BR (MKT)	45	$829-$1198	756	$1.10-$1.58
			2 BR (CHA)	99	CHAP	1039	n/a
			2 BR (AFF)	105	$790-$963	1039	$0.76-$0.93
			2 BR (MKT)	91	$1,122-$1,325	1037	$1.08-$1.28
			3 BR (CHA)	98	CHAP	1355	n/a
			3 BR (AFF)	74	$911-$1,111	1355	$0.67-$0.82
			3 BR (MKT)	58	$1,316-$1,660	1390	$0.95-$1.19
			4 BR (CHA)	25	CHAP	1390	n/a
			Total	713			

Phone #:	312-577-5280
Occupancy:	96%
Utilities:	Tenants pay electricity, phone and cable TV
Amenities:	Leasing office, community center, playground, surface parking and in-unit laundry.
Comments:	Mixed age/income apartment complex with three-story walkups, townhouses and mid-rise elevator buildings. The non age-restricted portion includes 242 affordable (LIHTC) units subject to 60% AMI income limits, 277 subsidized public housing units and 194 market rate units. Quoted rents apply to non age-restricted units only.
Weighted Avg, Rent PSF:	n/a

Lake Park Crescent - Mixed Income Family - Subsidized, Affordable & Market Rate

Name Address	Year Built	Total Units	Unit Type	Units By Type	Rent Range	Size (SF) Range	Rent PSF Range
Lake Park Crescent	2004	148	1 BR (CHA)	n/a	CHAP	645-695	n/a
1061 E 41st Pl			1 BR (AFF)	n/a	$698-$758	645-695	$1.08-$1.09
Chicago, IL 60653			1 BR (MKT)	n/a	$875	645-695	$1.26-$1.36
			2 BR (CHA)	n/a	CHAP	885-1,050	n/a
			2 BR (AFF)	n/a	$843-$914	885-1,050	$0.87-$0.95
			2 BR (MKT)	n/a	$1,050-$1,250	885-1,050	$1.19
			3 BR (CHA)	n/a	CHAP	1,060-1,400	n/a
			3 BR (AFF)	n/a	$973-$1,057	1,060-1,400	$0.76-$0.92
			3 BR (MKT)	n/a	$1,200-$1,550	1,060-1,400	$1.11-$1.13
			Total	148			

Phone #:	773-268-0200
Occupancy:	n/a
Utilities:	Tenants pay electricity, phone and cable TV
Amenities:	Leasing office, community center, playground, surface parking and in-unit laundry.
Comments:	Mixed income apartment complex with three-story walkups, townhouses and mid-rise elevator buildings. Includes 52 affordable (LIHTC) units subject to 50% or 60% AMI income limits, 60 subsidized public housing units and 36 market rate units. Quoted affordable rents are for 60% AMI units.
Weighted Avg, Rent PSF:	n/a

Legends South - Mixed Income Family - Subsidized, Affordable & Market Rate

Name Address	Year Built	Total Units	Unit Type	Units By Type	Rent Range	Size (SF) Range	Rent PSF Range
Legends South (Consolidated)	**2005-2014**	**618**	1 BR (CHA)	n/a	CHAP	631-850	n/a
30 W 40th Pl (Hansberry Square)	2006	181	1 BR (AFF)	n/a	$716-$754	631-850	$0.89-$1.13
4448 S State St (Savoy Square)	2010	138	1 BR (MKT)	n/a	$1,000-$1,075	631-850	$1.26-$1.58
116 E 43rd St (Mahalia Place)	2005	110	2 BR (CHA)	n/a	CHAP	813-1,228	n/a
4251 S Indiana Ave (Coleman Place)	2009	118	2 BR (AFF)	n/a	$855-$901	813-1,228	$0.73-$1.05
223 E 41st St (Gwendolyn Place)	2014	71	2 BR (MKT)	n/a	$1,200-$1,275	813-1,228	$1.04-$1.48
Chicago, IL 60653, 60609 & 60615			3 BR (CHA)	n/a	CHAP	1,099-1,484	n/a
			3 BR (AFF)	n/a	$984-$1,037	1,099-1,484	$0.70-$0.90
			3 BR (MKT)	n/a	$1,400-$1,500	1,099-1,484	$1.01-$1.27
			4 BR (CHA)	n/a	CHAP	1,462-1,684	n/a
			Total	618			

Phone #:	773-624-7676
Occupancy:	98%
Utilities:	Tenants pay electricity, phone and cable TV
Amenities:	Leasing office, community center, playground, surface parking and in-unit laundry.
Comments:	Mixed income apartment complex with three-story walkup and townhouse buildings built in five phases. Includes 228 affordable (LIHTC & HOME) units subject to 50% or 60% AMI income limits, 279 subsidized units and 111 market rate units. Quoted affordable rents are for 60% AMI units.
Weighted Avg, Rent PSF:	n/a

Hearts United - Mixed Income Family - Subsidized, Affordable & Market Rate

Name Address	Year Built	Total Units	Unit Type	Units By Type	Rent Range	Size (SF) Range	Rent PSF Range
Hearts United (Consolidated)	**1999-2002**	**275**	1 BR (CHA)	n/a	CHAP	679-712	n/a
654 E 43rd St (Langston)	1999	116	1 BR (AFF)	n/a	$772	679-712	$1.08-$1.14
606-608 E 43rd St (Quincy)	2001	106	1 BR (MKT)	n/a	$784	679-712	$1.10-$1.15
4336 S Evans St (Leontyne)	2002	53	2 BR (CHA)	n/a	CHAP	890-930	n/a
Chicago, IL 60653			2 BR (AFF)	n/a	$894	890-930	$0.96-$1.00
			2 BR (MKT)	n/a	$953-$1,032	890-930	$1.07-$1.11
			3 BR (CHA)	n/a	CHAP	1,080-1,495	n/a
			3 BR (AFF)	n/a	$1,060-$1,094	1,080-1,495	$0.73-$0.98
			3 BR (MKT)	n/a	$1,196-$1,394	1,080-1,495	$0.93-$1.11
			4 BR (CHA)	n/a	CHAP	1,557-1,870	n/a
			4 BR (AFF)	n/a	$1,196-$1,237	1,557-1,870	$0.66-$0.77
			4 BR (MKT)	n/a	$1,259-$1,658	1,557-1,870	$0.81-$0.89
			Total	275			

Phone #:	773-538-3800
Occupancy:	99%
Utilities:	Tenants pay electricity, phone and cable TV
Amenities:	Leasing office, community center, surface parking and in-unit laundry hookups.
Comments:	Mixed income apartment townhouse complex built in three phases. Includes 111 affordable (LIHTC and HOME) units subject to 60% or 80% AMI income limits, 70 subsidized units and 94 market rate units. Quoted affordable rents are for 60% AMI units.
Weighted Avg, Rent PSF:	n/a

Affordable Housing Totals

Property	Address	Zip Code	Type	Tenancy Restrictions	Total Units	Rent Type Distribution Subsidized	Affordable	Market
Oak Park Avenue (Subject)	**801 S Oak Park Avenue**	**60302**	**Subsidized**	**None**	**37**	**36**		**1**
Heritage House	201 W lake Street	60302	Subsidized		200	200		
Grove Apartments	820 W Madision Street	60302	Subsidized		51	51		
1704 North Humboldt Building*	1704-16 N Humboldt Ave	60647	Affordable		29		29	
3801 West Thomas Apartments	3801 W Thomas Ave	60651	Affordable		8		8	
65th Infantry Regiment Veteran's Housing	1045 N Sacramento Ave	60622	Subsidized	Supportive	49	49		
Beth Anne Extended Living	1143 N LaVergne Ave	60651	Subsidized	Elderly	85	85		
Borinquen	2601 W Evergreen Ave	60622	Affordable		37		37	
Boulevard Apartments*	1930 N Humboldt Blvd	60647	Affordable		70		70	
Boulevard Court	1723-33 N Humboldt Blvd	60647	Affordable		18		18	
Buena Vista Apartments	3042 W North Ave	60647	Affordable		36		36	
Crystal Courts	1122-30 N California Ave	60622	Subsidized	Disabled	17	17		
Division Street Rehab	2815 W Division St	60622	Subsidized		26	26		
Humboldt House	1819 N Humboldt Blvd	60647	Affordable	Supportive	36		36	
Humboldt Ridge Apartments I & II	1816 N Humboldt Blvd	60647	Affordable		100		100	
Kedzie Apartments	1500 N Kedzie St	60651	Subsidized	Disabled	8	8		
La Casa Norte	3507 W North Ave	60647	Affordable	Supportive	18		18	
La Estancia Apartments*	Various	60622/60651	Affordable		57		57	
La Paz Place Apartments*	Various	60647	Affordable		44		44	
Las Moradas	1307 N California Ave	60622	Subsidized	Elderly	80	80		
North and Pulaski Apartments	3949 W North Ave	60647	Affordable	Elderly	72		72	
North and Talman - Phase III	1605 N Washtenaw	60647	Affordable		33		33	
North and Talman - Elderly	2634 W North Ave	60647	Affordable	Elderly	52		52	
North and Talman - Family	1618 N Talman Ave	60647	Affordable		24		24	
Nuestro Hogar*	3653 W Wabansia Ave	60647	Affordable		31		31	
Nuestro Pueblo Apartments*	901-909 N Sacramento Blvd	60622	Affordable		69		69	
Paseo Boricua Apartments	1154 N Campbell Ave	60622	Affordable	Elderly	59		59	
Plaza Taino	1111 N Francisco Ave	60622	Subsidized	Elderly	60	60		
The Children's Place	3059 W Augusta Blvd	60622	Subsidized	Supportive	10	10		
Victory Apartments*	1700-02 N Humboldt Ave	60647	Subsidized		107	107		
West Humboldt Park Apartments	1152 N Christina Ave	60651	Affordable	Supportive	68		68	
West Town Scattered Sites*	Various	60622	Subsidized		204	204		
West Town Scattered Sites*	Various	60647	Subsidized		66	66		
Zapata Apartments*	Various	60647	Affordable		61	18	43	
Totals (excl subject)					**1885**	**981**	**904**	**0**

Sources: HUD, IHDA, CHA, City of Chicago, ARC Files

Lease Comparables

1

1,300 SF Retail Lease Signed Jan 2018 for $23.00 Modified Gross (Asking)
7316 W Madison St - 1st Floor Direct
Forest Park, IL 60130 - Cicero/Berwyn Area Submarket

Asking Rent:	$23.00/MG	Start Date:	Feb 2018	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class C
Starting Rent:		Term:		Escalations:		On Market:	5 Mos	Building Area:	3,000 SF
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:		Built/Renov:	1914/
				Position:	In-Line	Dock/Drive In:		Parking Ratio:	0.91/1,000 SF

Leasing Rep: David King & Associates, Inc. - Geraldine Healy
Tenant Rep:
Lease Notes:

Landlord: Aiello Anthony & Diane
Tenant SIC:

ID# 139613241

2

770 SF Retail Lease Signed Dec 2017 for $20.26 Modified Gross (Starting)
436-440 S Ridgeland Ave - 1st Floor Direct, Leased by Tattoo Parlor
Oak Park, IL 60302 - Oak Park Area Submarket

Asking Rent:	$20.26/MG	Start Date:	Dec 2017	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class C
Starting Rent:	$20.26/MG	Term:	2 Years	Escalations:		On Market:	4 Mos	Building Area:	6,400 SF
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:		Built/Renov:	
				Position:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: Gloor Realty Company - Clifford Osborn
Tenant Rep:
Lease Notes:

Landlord: Madison Ridgeland Llc
Tenant SIC:

ID# 148197971

3

1,400 SF Office/Retail Lease Signed Oct 2017 for $22.28 Modified Gross (Asking)
1013 Madison St - 1st Floor Direct
Oak Park, IL 60302 - Oak Park Area Submarket

Asking Rent:	$22.28/MG	Start Date:	Oct 2017	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class C
Starting Rent:		Term:		Escalations:		On Market:	18 Mos	Building Area:	1,500 SF
Effective Rent:		Exp. Date:		TI Allowance:	$0.00/SF	Build-Out:	Full Build-Out	Built/Renov:	1954/
Amenities:									

Leasing Rep: David King & Associates, Inc. - David J. King
Tenant Rep:
Lease Notes:

Landlord:
Tenant SIC:

ID# 132573551

Lease Comparables

4 **770 SF Office/Retail Lease Signed Oct 2017 for $20.26 Modified Gross (Asking)**
436-440 S Ridgeland Ave - 1st Floor Direct
Oak Park, IL 60302 - Oak Park Area Submarket

Asking Rent:	$20.26/MG	Start Date:	Oct 2017	Free Rent:		Deal Type:	New Lease
Starting Rent:		Term:	1 Year	Escalations:		On Market:	7 Mos
Effective Rent:		Exp. Date:	Oct 2018	TI Allowance:		Build-Out:	
Amenities:							

Property Type:	Retail Class C	Landlord:	Madison Ridgeland Llc
Building Area:	6,400 SF	Tenant SIC:	
Built/Renov:			

Leasing Rep: Gloor Realty Company - Clifford Osborn
Tenant Rep:
Lease Notes:

ID# 132394731

5 **1,500 SF Retail Lease Signed Aug 2017 for $19.00 Modified Gross (Asking)**
7314 W Madison St - 1st Floor Direct
Forest Park, IL 60130 - Cicero/Berwyn Area Submarket

Asking Rent:	$19.00/MG	Start Date:	Sep 2017	Free Rent:		Deal Type:	New Lease
Starting Rent:		Term:		Escalations:		On Market:	10 Mos
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	
				Position:		Dock/Drive In:	

Property Type:	Retail Class C	Landlord:	Diamond Bank
Building Area:	4,000 SF	Tenant SIC:	
Built/Renov:	1914/		
Parking Ratio:			

Leasing Rep: David King & Associates, Inc. - Geraldine Healy, David J. King
Tenant Rep:
Lease Notes:

ID# 132039601

6 **985 SF Office/Retail Lease Signed May 2017 for $13.99 Modified Gross (Effective)**
943-947 Garfield St - 1st Floor Direct, Leased by Benchmark Construction
Oak Park, IL 60304 - Oak Park Area Submarket

Asking Rent:	$13.40/MG	Start Date:	May 2017	Free Rent:		Deal Type:	New Lease
Starting Rent:	$13.99/MG	Term:	1 Year	Escalations:		On Market:	7 Mos
Effective Rent:	$13.99/MG	Exp. Date:	Apr 2018	TI Allowance:		Build-Out:	
Amenities:							

Property Type:	Retail Class C	Landlord:	G&H Building LLC
Building Area:	7,000 SF	Tenant SIC:	
Built/Renov:			

Leasing Rep: Real Estate Investor Service - Charles Freitag
Tenant Rep:
Lease Notes:

ID# 130056811

Lease Comparables

940 SF Retail Lease Signed May 2017 for $27.50 Triple Net (Effective)
7416-7418 Madison St - 1st Floor Direct, Leased by Corosh Art Gallery
Forest Park, IL 60130 - Cicero/Berwyn Area Submarket

Asking Rent:	$29.50/NNN	Start Date:	Jun 2017	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class C
Starting Rent:	$27.50/NNN	Term:	5 Years	Escalations:		On Market:	8 Mos	Building Area:	7,551 SF
Effective Rent:	$27.50/NNN	Exp. Date:	May 2022	TI Allowance:		Build-Out:		Built/Renov:	1915/
				Position:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: AvenueOne Commercial - Mariano Mollo
Tenant Rep: AvenueOne Commercial - Mariano Mollo
Landlord: Big Fin Properties, Inc.
Tenant SIC:
Lease Notes:

ID# 130769651

1,150 SF Retail Lease Signed Jan 2017 for $16.17 Modified Gross (Effective)
818 Harrison St - 1st Floor Direct
Oak Park, IL 60304 - Oak Park Area Submarket

Asking Rent:	$17.22/MG	Start Date:	Feb 2017	Free Rent:	5 Mos at Start	Deal Type:	New Lease	Property Type:	Office Class C
Starting Rent:	$17.74/MG	Term:	5 Years...	Escalations:		On Market:	5 Mos	Building Area:	6,846 SF
Effective Rent:	$16.17/MG	Exp. Date:	Jul 2022	TI Allowance:		Build-Out:		Built/Renov:	/1985
				Position:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: Kresz and Associates, LLC - Ildiko Kresz
Tenant Rep:
Landlord: LBS Management South Town ...
Tenant SIC:
Lease Notes:

ID# 127717941

1,000 SF Retail Lease Signed May 2016 for $16.80 Plus All Utilities (Asking)
7512 Madison St - 1st Floor Direct
Forest Park, IL 60130 - Cicero/Berwyn Area Submarket

Asking Rent:	$16.80/+UTIL	Start Date:	Jul 2016	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class
Starting Rent:		Term:	2 Years	Escalations:		On Market:	5 Mos	Building Area:	3,440 SF
Effective Rent:		Exp. Date:	Jun 2018	TI Allowance:		Build-Out:		Built/Renov:	1911/
				Position:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: Tony & William Kaldis - Tony Kaldis
Tenant Rep:
Landlord: Tony & William Kaldis
Tenant SIC:
Lease Notes:

ID# 123735101

Lease Comparables

10 **1,000 SF Retail Lease Signed May 2016 for $23.40 Modified Gross (Asking)**
7451-7453 W Madison St - 1st Floor Direct
Forest Park, IL 60130 - Cicero/Berwyn Area Submarket

Asking Rent:	$23.40/MG	Start Date:	Jun 2016	Free Rent:		Deal Type:	New Lease
Starting Rent:		Term:	1 Year	Escalations:		On Market:	1 Mo
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	
				Position:		Dock/Drive In:	

Property Type:	Retail Class C	Leasing Rep:	James Schloderback - James Schloderback
Building Area:	5,418 SF	Tenant Rep:	
Built/Renov:	1931/	Lease Notes:	
Parking Ratio:	0.92/1,000 SF	Landlord:	Schloderback Assoc
		Tenant SIC:	

ID# 123820901

11 **1,516 SF Retail Lease Signed Apr 2016 for $15.93 Modified Gross (Asking)**
502-508 S Oak Park Ave - 1st Floor Direct
Oak Park, IL 60304 - Oak Park Area Submarket

Asking Rent:	$15.93/MG	Start Date:	May 2016	Free Rent:		Deal Type:	New Lease
Starting Rent:		Term:		Escalations:		On Market:	12 Mos
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Full Build-Out
				Position:		Dock/Drive In:	

Property Type:	Retail Class C	Leasing Rep:	David King & Associates, Inc. - David J. King
Building Area:	4,000 SF	Tenant Rep:	
Built/Renov:	1936/	Lease Notes:	
Parking Ratio:		Landlord:	Merrill Becker Knoll & Assoc., Inc.
		Tenant SIC:	

ID# 123075051

12 **1,400 SF Retail Lease Signed Apr 2016 for $21.43 Plus All Utilities (Asking)**
7508-7510 Madison St - 1st Floor Direct, Leased by O'Shea & O'Shea
Forest Park, IL 60130 - Cicero/Berwyn Area Submarket

Asking Rent:	$21.43/+UTIL	Start Date:	May 2016	Free Rent:		Deal Type:	New Lease
Starting Rent:		Term:	1 Year	Escalations:		On Market:	12 Mos
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Partial Build...
				Position:		Dock/Drive In:	

Property Type:	Retail Class C	Leasing Rep:	HP Realty - Hector Pena
Building Area:	9,900 SF	Tenant Rep:	
Built/Renov:		Lease Notes:	
Parking Ratio:	0.87/1,000 SF	Landlord:	Williams Don
		Tenant SIC:	Attorneys

ID# 123742731

Certification

Integra Realty Resources Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have not provided appraisal services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Jacoub Hussien, SRA and James Kutill, MAI made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Ron DeVries, MAI, FRICS, has completed the continuing education program for Designated Members of the Appraisal Institute.

Jacoub Hussien, SRA
Illinois Certificate #553.001525

James Kutill, MAI,
Illinois Certificate #553.000280

Assumptions and Limiting Conditions

This market study and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions.
2. There are no existing judgments or pending or threatened litigation that could affect the use of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
5. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This market study and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. A market study is inherently subjective and represents our opinion.
2. The conclusions stated in our market study apply only as of the effective date of the market study, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this market study, and we reserve the right to revise or rescind any of the opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the market study assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The market study covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such

as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.

8. The market study report shall be considered only in its entirety. No part of the market study report shall be utilized separately or out of context.

9. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the analysts, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.

10. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.

11. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

12. The current purchasing power of the dollar is the basis for the values stated in the market study; we have assumed that no extreme fluctuations in economic cycles will occur.

13. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

14. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

15. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

16. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

17. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources –Chicago, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

18. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

19. Integra Realty Resources – is not a building or environmental inspector. Integra does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

20. The market study conclusions assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

21. Integra Realty Resources –Chicago, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

22. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable

risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

23. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

24. The appraisal is also subject to the following Extraordinary Assumptions/Hypothetical The hypothetical condition that the proposed development is complete as of the date of inspection.

- The hypothetical condition that the proposed development is complete as of the date of inspection.
- The hypothetical condition that the developer has obtained all necessary zoning changes and/or planning approvals as of the date of our inspection.
- The extraordinary assumption the unit layouts, configurations, amenities and finishes are consistent with other similar new construction apartments in the local market**.**

Addendum A

Appraiser Qualifications

James Kutill, MAI

Integra Realty Resources
Chicago

400 E Randolph
Suite 715
Chicago, IL 60601

T 312-565-0977
F 312-565-3436

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Experience

Managing Director for Integra Realty Resources
Former Vice President and Partner, Appraisal Research Counselors Former Director of Neighborhood Properties and Senior Care Projects Former Senior Staff Appraiser, Advisory Appraisal Service, Division of Unity Savings Association

Mr. Kutill oversees the senior care property practice including independent living (ILF), assisted living (ALF), skilled nursing (SNF) and continuing care retirement communities (CCRC). He also oversees neighborhood oriented and mid-market investment properties assignments. His valuation experience includes limited and full service hospitality, retail, office and multi-family (market rent, HUD, LIHTC and age restricted). He has extensive experience with appraisal compliance review, for a variety of property types, and has testified as an expert witness for a variety of matters. Jim is a member of the Board of Directors of the Chicago Chapter of the Appraisal Institute, and a former president of the Chicago Real Estate Council.

Professional Activities & Affiliations

Member: Appraisal Institute (MAI)
Member: University of Illinois Real Estate Alumni Association (2004-present)
Board of Directors: Appraisal Institute Chicago Chapter (2015-present)
President: Pleasant Condominium Homeowners Association (2014-2015)
President: Chicago Real Estate Council (2010)
Treasurer: Chicago Real Estate Council (2008)
Secretary: Chicago Real Estate Council (2007)
Board of Directors: Chicago Real Estate Council (2004-2006)
Chairman: Illinois Mortgage Bankers Association - Appraisers Committee (1989)
Member: Illinois Mortgage Bankers Association - Appraisers Committee (1987-1989)

Licenses

Illinois, Certified General Real Estate Appraiser, 553.000280, Expires September 2019
Indiana, Certified General Real Estate Appraiser, CG49500029, Expires June 2018
Wisconsin, Certified General Real Estate Appraiser, 1113-10, Expires December 2019

Education

Bachelor of Science Degree in Finance and Real Estate, University of Illinois, Urbana-Champaign, May, 1978.

Jacoub Hussien, SRA

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Chicago, IL 60601

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Experience

Senior Analyst for Integra Realty Resources
Former Appraiser for Appraisal Research Counselors
Former Appraiser for Area Appraisals, Inc.
Former Appraiser for Realty Value Consultants
Former Real Estate Salesperson for First Choice Real Estate Services

Jacoub Hussien started his career in real estate as a broker in 1998 and then transitioned to the real estate valuation business in 1999. Jack focuses on a wide variety of property types including retail, industrial and office properties as well as mixed use, apartment and condominium developments. Mr. Hussien is active with the Appraisal Institute having served on the International Relations Committee and the liaison to the Middle East. He has made several trips to the Middle East on behalf of the Appraisal Institute and was a guest speaker at Real Estate Forum in Doha, Qatar. Mr. Hussien has worked extensively in Palestine assisting in the development of an appraiser qualification program. Mr. Hussien attended Loyola University's Lakeshore Campus.

Professional Activities & Affiliations

Appraisal Institute: Senior Residential Appraiser (SRA)
Appraisal Institute: Middle East Liason
Member: South Southwest Association of Realtors
Member: Illinois Coalition of Appraisers

Licenses

Illinois, Jacoub M Hussien, 553.001525, Expires September 2019

Education

Attended Loyola University, Lake Shore Campus, Chicago, IL

State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
553.000280

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2019

CERTIFIED GENERAL REAL ESTATE APPRAISER

JAMES K KUTILL

BRYAN A. SCHNEIDER
SECRETARY

KREG T. ALLISON
DIRECTOR

The official status of this license can be verified at www.idfpr.com

11853057

James K. Kutill, MAI

Illinois

State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
553.001525

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2019

CERTIFIED GENERAL REAL ESTATE APPRAISER

JACOUB M HUSSIEN

BRYAN A. SCHNEIDER
SECRETARY

KREG T. ALLISON
DIRECTOR

The official status of this license can be verified at www.idfpr.com

11833010

Jacoub M. Hussien, SRA

Illinois

NCHMA MEMBER CERTIFICATION

This market study has been prepared by **Integra Realty Resources - Chicago,** a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies*, and *Model Content Standards for the Content of Market Studies*. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

Integra Realty Resources - Chicago is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. **(Integra Realty Resources - Chicago** is an independent market analyst. No principal or employee of **Integra Realty Resources - Chicago** has any financial interest whatsoever in the development for which this analysis has been undertaken.

(**NOTE**: Information on the National Council of Housing Market Analysts may be obtained by calling 202-939-1750, or by visiting www.housingonline.com)

APPRE-1 OP ID: CW

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/08/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bradish Associates Ltd. 215 N. Arlington Heights Road Arlington Heights, IL 60004 William Bradish	CONTACT NAME:	
	PHONE (A/C, No, Ext): 847-259-2400	FAX (A/C, No): 847-259-0400
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : General Casualty Insurance Co.	18821
INSURED INTEGRA REALTY RESOURCES - CHICAGO 400 E. RANDOLPH ST., STE 715 CHICAGO, IL 60601	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT LOC OTHER:			CFB 0324947	10/06/2017	10/06/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS			CFB 0324947	10/06/2017	10/06/2018	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			CCU 0324947	10/06/2017	10/06/2018	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		CWC 0324947	10/06/2017	10/06/2018	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000
A	PROPERTY			CFB 0324947	10/06/2017	10/06/2018	CONTENTS	438,048

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

VERIFICATION OF INSURANCE

CERTIFICATE HOLDER

SAMPLE1

VERIFICATION OF INSURANCE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

William Bradish

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com

TRAFFIC IMPACT STUDY

Mixed-Use Development
801 S. Oak Park Avenue
Oak Park, Illinois

August 2018

Prepared for:
DesignBridge, Ltd., on behalf of
Oak Park I Housing Owner LLC

Sam Schwartz
Transportation Consultants

TABLE OF CONTENTS

1.0 INTRODUCTION

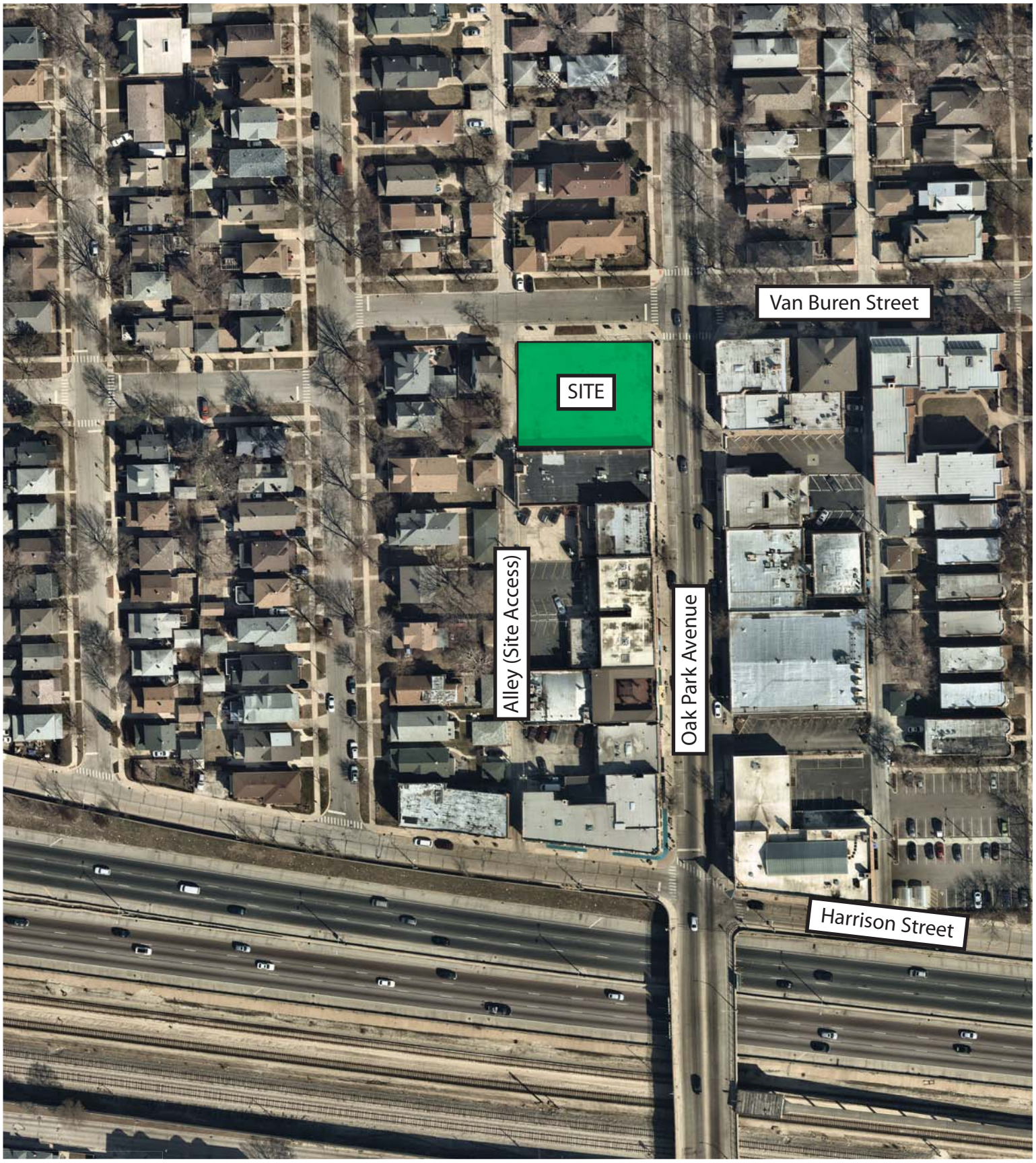
Sam Schwartz Consulting (*Sam Schwartz*) was retained by DesignBridge, Ltd., on behalf of Oak Park I Housing Owner LLC to conduct a traffic impact study for a proposed mixed-use development in Oak Park, Illinois. The subject site is located on the southwest corner of Oak Park Avenue and Van Buren Street and is currently vacant. This parcel was previously occupied by an automotive service center, and four full-access driveways remain from that prior use (two on Oak Park Avenue and two on Van Buren Street). An aerial view of the existing study area can be seen in ***Figure 1***.

Under the proposed development plan, a four-story mixed-use building would be constructed to provide 37 affordable rental units (two of which would be live/work units) and 900 square feet of ground-floor commercial space. The development would include an on-site parking lot for residents that would be accessed via the public alley behind Oak Park Avenue. This alley is approximately 14 feet wide and connects to both Van Buren Street to the north and Harrison Street to the south. All existing curb cuts to Oak Park Avenue and Van Buren Street would be removed as a part of this project, and seven new on-street parking spaces would be provided in their place. A conceptual site plan can be found in the Appendix.

The following report documents *Sam Schwartz*'s methodology regarding data collection, traffic forecasting, and analyses for this study. The results of these analyses are detailed, and recommended improvement measures are listed at the conclusion of this report.

N

Not to Scale



Sam Schwartz Engineering D.P.C.

Figure 1

Site Location Map

2.0 EXISTING CONDITIONS

Sam Schwartz conducted field visits to collect relevant information pertaining to the site, the surrounding street network, traffic volumes, traffic controls, lane geometry, and infrastructure at critical intersections. Based on these characteristics, existing intersection capacity was evaluated to establish baseline operational conditions for the study area. This section of the report provides a description of these existing characteristics.

2.1 Area Land Uses & Connectivity

Located on the southwest corner of Oak Park Avenue and Van Buren Street, the subject parcel is currently vacant. South of the site along Oak Park Avenue and the study segment of Harrison Street, existing land uses are generally commercial or mixed-use in nature. Residential uses can be found along Oak Park Avenue north of the site and along Van Buren Street within the study area.

The subject site is well-positioned for mobility via public transit, as detailed below:

- The Oak Park Station for the Chicago Transit Authority (CTA) Blue Line is located roughly 700 feet south of the subject development, providing rail service between O'Hare Airport and Forest Park with intermediate stops throughout Chicago's Loop and the west and northwest sides.
- Pace Bus Route 311 (Oak Park Avenue) stops immediately adjacent to the site at the intersection of Oak Park Avenue and Van Buren Street. This bus route travels approximately three miles north and eight miles south of the site, providing connections to the CTA Green Line (Oak Park Station), Metra Union Pacific West Line (Oak Park Station), and Metra BNSF Railway (Berwyn Station).

Additionally, the south side of Harrison Street is directly adjacent to Interstate 290 (I-290), which can be accessed via Harlem Avenue (approximately 0.8 miles west by car) and Austin Boulevard (roughly 1.2 miles east by car).

2.2 Existing Street Characteristics

Field data collection was performed along the primary study roadways of Oak Park Avenue, Van Buren Street, and Harrison Street. Descriptions of these roadways are provided below.

Oak Park Avenue is a north-south Major Collector that runs along the eastern edge of the subject site. At its signalized intersection with Harrison Street, the southbound approach of Oak Park Avenue provides a single approach lane for left-turn, through, and right-turn movements. The northbound approach is wide enough for two lanes, but only a single receiving lane is provided on the opposite side of the intersection. Based on field observations, it was assumed for the purposes of this study that the northbound approach of Oak Park Avenue at Harrison Street functions as though a dedicated left-turn lane and a shared through/right-turn lane are provided. At its unsignalized intersection with Van Buren Street, Oak Park Avenue provides a single approach lane for left-turn, through, and right-turn movements in the northbound and southbound directions. On-street parallel parking is provided on both sides of this roadway from Harrison

Street through the northern limits of the study area. A 25 MPH speed limit is posted within the study area. Oak Park Avenue is under the jurisdiction of the Village of Oak Park.

Van Buren Street is an east-west local road that runs along the northern edge of the subject site. At its unsignalized intersection with Oak Park Avenue, Van Buren Street operates under two-way stop control and provides a single approach lane for left-turn, through, and right-turn movements on both the eastbound and westbound approaches. Van Buren Street provides access to the 14-foot wide two-way alley along the western site boundary, from which the on-site parking lot would be accessed. Curbside parallel parking is permitted on both sides of Van Buren Street within the study area. A 25 MPH speed limit is posted. Van Buren Street is under Village jurisdiction.

Harrison Street is an east-west local road that meets Oak Park Avenue approximately 500 feet south of Van Buren Street. At its signalized intersection with Oak Park Avenue, Harrison Street provides a single approach lane for left-turn, through, and right-turn movements on both the eastbound and westbound approaches. Harrison Street provides access to the 14-foot wide two-way alley from which the on-site parking lot can be accessed. Parking is permitted on the north side of Harrison Street west of Oak Park Avenue. A 25 MPH speed limit is posted. Harrison Street is under Village jurisdiction.

2.3 Existing Traffic Volumes

Intersection turning movement counts were conducted in April 2018 to identify existing traffic, pedestrian, and bicycle volumes within the study area. The intersections that were counted for this study are listed below:

- Oak Park Avenue at Van Buren Street
- Oak Park Avenue at Harrison Street
- Van Buren Street at Public Alley (immediately west of the site and parallel to Oak Park Avenue)
- Harrison Street at Public Alley (west of and parallel to Oak Park Avenue)

Counts were performed during the weekday AM and PM peak periods (7:00-9:00AM and 4:00-6:00PM, respectively) in order to coincide with peak activity on the area roadway network and at the site itself. Based on the resulting count data, the observed peak hours took place from 7:15-8:15AM during the AM peak and from 4:45-5:45PM during the PM peak. Peak hour traffic volumes are illustrated on ***Figure 2***, and summaries of the raw count data are contained in the Appendix. Volumes on Figure 2 and all subsequent figures are arranged with the AM peak hour closest to the directional arrow for all movements, followed by the PM peak hour volume (shown in parentheses). Additionally, all turning movements are rounded to the nearest multiple of five; in cases where this rounding convention would result in zero volume, a dash is shown on the report

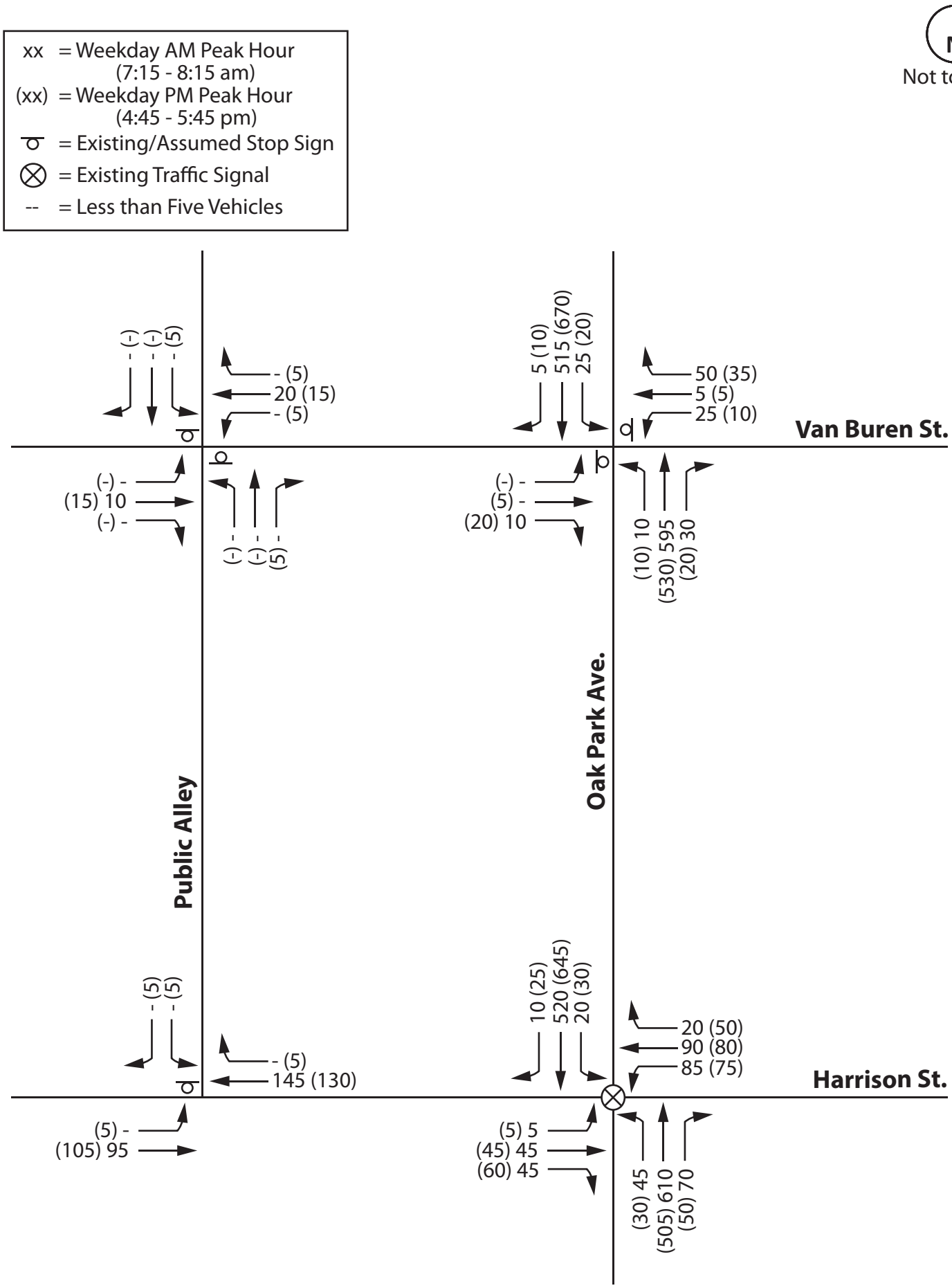


Figure 2
Existing Traffic Volumes

Sam Schwartz Engineering D.P.C.

figures, but the raw count number (value of one or two) is entered into the analysis. In the event that the raw count volume was zero during the data collection period, one placeholder vehicle is entered into capacity analysis so that all movements are accounted for in the capacity results. This methodology is applied consistently throughout this study.

2.4 Existing Street Operations

The operational effectiveness of transportation facilities is measured in terms of Level of Service (LOS). LOS ranges from LOS A to LOS F, with LOS A being the best level of operation for an intersection and LOS F being the worst. LOS A represents free-flow conditions where motorists experience a high level of comfort and convenience. LOS E represents saturated or at-capacity conditions, and LOS F represents oversaturated conditions.

LOS at a signalized intersection is defined in terms of average control delay (measured in seconds per vehicle), which is portion of total delay experienced by a motorist that is attributable to the traffic signal. LOS A describes operations with minimal delays (up to 10 seconds per vehicle), while LOS F describes operations with delays in excess of 80 seconds per vehicle. At intersections with long cycle lengths, the quantity of red time that is allocated to an approach or movement may near or exceed that 80-second threshold, increasing the likelihood of poor LOS. The LOS criteria for signalized intersections, as defined in the Highway Capacity Manual, Sixth Edition (HCM), are provided in ***Table 1***.

Table 1. LOS Criteria for Signalized Intersections

Level of Service (LOS)	Average Delay
A	≤ 10.0 seconds
B	> 10.0 and ≤ 20.0 seconds
C	> 20.0 and ≤ 35.0 seconds
D	> 35.0 and ≤ 55.0 seconds
E	> 55.0 and ≤ 80.0 seconds
F	> 80.0 seconds

Transportation Research Board. Highway Capacity Manual, Sixth Edition.

For unsignalized intersections, total delay is defined as the total elapsed time from the moment a vehicle stops at the back of the queue until the vehicle departs from the stop bar on the stop-sign controlled approach. This includes the time required for the vehicle to travel from the last-in-queue to the first-in-queue position. The LOS thresholds for unsignalized intersections, which differ from those for signalized intersections, are summarized in ***Table 2***.

Table 2. LOS Criteria for Unsignalized Intersections

Level of Service (LOS)	Average Delay
A	≤ 10.0 seconds
B	> 10.0 and ≤ 15.0 seconds
C	> 15.0 and ≤ 25.0 seconds
D	> 25.0 and ≤ 35.0 seconds
E	> 35.0 and ≤ 50.0 seconds
F	> 50.0 seconds

Transportation Research Board. Highway Capacity Manual, Sixth Edition.

Capacity analysis was performed to analyze the study intersection for the weekday peak hours using Synchro capacity analysis software. For this analysis, existing signal timing data for the Oak Park Avenue/Harrison Street intersection was obtained from the Village of Oak Park. Synchro's HCM 2010 reports for signalized intersections and two-way stop-controlled intersections were used to evaluate intersection capacity under existing conditions, as summarized in ***Table 3***. Synchro output reports and a summary of projected queue lengths is included in the Appendix.

Table 3. Existing (Year 2018) Levels of Service

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Oak Park Avenue/Harrison Street[1]				
Eastbound	27.4	C	34.7	C
Westbound	31.7	C	40.3	D
Northbound	10.6	B	7.0	A
Southbound	9.9	A	10.6	B
Intersection	*14.0*	*B*	*14.7*	*B*
Oak Park Avenue/Van Buren Street[2]				
Eastbound	19.0	C	20.1	C
Westbound	37.8	E	23.7	C
Northbound (Left)	9.0	A	9.2	A
Southbound (Left)	9.2	A	8.7	A
Van Buren Street/Public Alley[2]				
Eastbound (Left)	7.3	A	7.3	A
Westbound (Left)	7.3	A	7.3	A
Northbound	8.9	A	8.8	A
Southbound	9.0	A	9.1	A
Harrison Street/Public Alley[2]				
Eastbound (Left)	7.7	A	7.7	A
Southbound	10.6	B	10.3	B

[1]Signalized Intersection
[2]Unsignalized Intersection

As shown above, traffic operation is shown to be acceptable (LOS D or better) on nearly all study approaches. During the morning peak hour, however, the westbound approach of Van Buren Street at Oak Park Avenue is shown to operate at LOS E with a 95th percentile queue of approximately two vehicle lengths (equal to roughly 50 feet). Higher delay is not atypical for minor-leg stop-controlled approaches at intersections with major collector roadways, such as Oak Park Avenue. It can also be noted that a traffic signal does not appear to be warranted at the intersection of Oak Park Avenue and Van Buren Street, based on a comparison of existing traffic volumes to criteria in the Manual on Uniform Traffic Control Devices (MUTCD) for Warrant 2 (Four-Hour Vehicular Volume). This signal warrant is based on minimum volume criteria for both the major street and the higher-volume minor street, with a minimum of 80 vehicles per hour required for at least four hours per day on the minor approach. At the Oak Park Avenue/Van Buren Street intersection, the westbound approach carries a higher volume of traffic during each of the four hours observed during count data collection, but none of these four hours (which coincide with the typical morning and evening peak periods) meet the minimum volume criteria

for minor-street traffic. As a result, a signal does not appear to be warranted at the Oak Park Avenue/Van Buren Street intersection. It is therefore assumed that minor-leg stop control would remain at this intersection under future conditions, as well.

2.5 Evaluation of Crash History

The Village of Oak Park provided historical crash data for the intersection of Oak Park Avenue and Van Buren Street for review as a part of this traffic study. Based on the three complete years of crash reports provided (Years 2015-2017), an inventory of crash type was prepared for this study intersection, as summarized below in **Table 4**.

Table 4. Summary of Historical Crash Reports (Years 2015-2017)

Year	Crash Type				
	Turning	Angle	Rear-End	Fixed Object	**Total**
2015	0	0	2	0	**2**
2016	0	3	1	0	**4**
2017	1	1	1	3	**6**
Total	**1**	**4**	**4**	**3**	**12**

As shown, the most common crash type that occurred at Oak Park Avenue/Van Buren Street is an angle crash and a rear-end crash, each with a total of four occurrences within the study period. Year 2017 has the highest rate of crashes among the three years studied.

In addition to the above crash type inventory, the crash reports were reviewed in an effort to understand the potential influencing factors that contributed to the crash. Of the 12 total crashes at the Oak Park Avenue/Van Buren Street intersection documented for Years 2015-2017, it is estimated that up to five crashes resulted from a failure to yield on the part of minor-street traffic. The study intersection operates under minor-street stop control with free-flow traffic on the Oak Park Avenue approaches. Currently, signage on the east and west legs of Van Buren Street at Oak Park Avenue consists of a stop sign only. Based on this review, it may be beneficial to post a supplementary "Cross Traffic Does Not Stop" plaque (W4-4P in the Manual on Uniform Traffic Control Devices) underneath the stop sign on both approaches.

Furthermore, it was noted that up to two of the rear-end crashes could have occurred while a vehicle on Oak Park Avenue was stopped for a pedestrian in the crosswalk. Both of these crashes occurred when northbound vehicles were stopped south of the crosswalk on the south leg. It can be noted in the traffic count data that the south crosswalk at Oak Park Avenue/Van Buren Street has a higher volume of pedestrian traffic than the north leg during both peak hours. A potential improvement measure that could be considered at this location includes the construction of curb extensions on both sides of the crosswalk on the south leg of the intersection. Curb extensions increase pedestrian visibility to drivers and decrease the amount of time that pedestrians are present in the travel lane, thereby increasing safety. This improvement could be further emphasized with the use of relevant signage (such as the MUTCD's W11-2 pedestrian crossing sign with a supplementary W16-7P arrow) and a flashing indication (such as a Rectangular Rapid Flash Beacon or BlinkerSign) to increase driver awareness of the crosswalk at this location.

3.0 FUTURE CONDITIONS

In order to evaluate future intersection operations, traffic volumes were forecasted for a "build plus five" design year, following the typical standard employed by the Illinois Department of Transportation (IDOT). With the expectation that the proposed development would be completed in Year 2019, a Year 2024 design year was utilized. Future traffic forecasting was based on two main factors: background traffic growth and trips generated by the subject development. Based on the resulting projections, capacity analyses were prepared to evaluate operational conditions after completion of the proposed site. The findings and resulting recommendations are discussed in this section of the report.

3.1 Site Development Plan

As proposed, the subject development would consist of a four-story mixed-use building containing 37 dwelling units (including 2 live/work units) and 900 square feet of ground-floor commercial space. Vehicular access to the on-site parking lot for residents would be provided via the existing public alley that runs along the western boundary of the site and connects to Van Buren Street and Harrison Street. This alley is approximately 14 feet wide, which is generally too narrow to allow two vehicles to pass each other simultaneously. Instead, it is presumed that motorists using the alley today may need to pull over to the side of the traveled way to allow another vehicle to pass, and this practice is expected to continue after completion of the proposed development.

With access provided via the public alley, four existing curb cuts to Oak Park Avenue and to Van Buren Street would be eliminated, reducing the potential for pedestrian/vehicle conflicts along the site frontage. Additionally, the elimination of these curb cuts facilitates the creation of seven additional on-street parking spaces.

3.2 Trip Generation

Using the Institute of Transportation Engineers (ITE) manual Trip Generation, 10th Edition, site-generated trip projections were calculated according to data provided for the ITE Land Use Codes (LUCs) that correspond to the proposed uses on site. For the residential and ground-floor commercial components of the development, data was referenced for Mid-Rise Residential with First-Floor Commercial (LUC 231), a category that corresponds to multi-family dwellings with three to ten stories and commercial space on the ground floor. This LUC was discussed with Village staff and provides a conservative analysis compared to other similar LUCs in Trip Generation. Because this type of land use frequently occurs in more urban settings with access to transit, the ITE data that was referenced for the purposes of this study is based on the expected number of person trips (in other words, the number of people traveling to/from the building regardless of their selected mode of transportation). The total number of person trips must be adjusted to reflect the projected transportation mode split, as will be further detailed later in this section.

Trip generation data was also referenced for Small Office Building (LUC 712) to account for potential traffic activity associated with the business-related activities of the two live/work units proposed; this approach was selected due to a lack of industry-established trip generation data for live/work units specifically. It should be noted, however, that live/work units would intuitively

be expected to have lower trip generation characteristics than a standard office with similar square footage, because a portion of the live/work unit is utilized primarily for residential purposes (rather than business purposes). Furthermore, the primary occupant of the live/work unit would not be expected to drive to work in the morning and from work in the evening like a traditional office employee. For these reasons, the inclusion of office-specific trip generation projections in this analysis is presumed to be very conservative. Based on the data available in Trip Generation, the trips calculated for the office use are vehicle trips (rather than person trips).

The ITE trip generation data used for estimating site traffic is summarized in ***Table 5***, and copies of the ITE data are included in the Appendix.

Table 5. ITE Trip Generation Data

Land Use	ITE Data Type	Unit	Weekday	
			Morning Peak Hour	Evening Peak Hour
Mid-Rise Residential with First-Floor Commercial (LUC 231)	Person Trips	Per dwelling unit	1.03 40% in/60% out	1.62 45% in/55% out
Small Office Building (LUC 712)	Vehicle Trips	Per 1,000 sq. ft.	1.92 83% in/18% out	2.45 32% in/68% out

In order to estimate the transportation mode split for the Mid-Rise Residential with First-Floor Commercial use, travel information for the immediate study area was obtained using the American Community Survey *Means of Transportation to Work* database. This data, summarized in ***Table 6***, reveals that approximately 62 percent of residents within the surrounding census tract travel to and from work via auto modes, while the remaining 38 percent exhibit non-auto commutes by way of public transportation, bicycling, walking, or working at home.

Table 6. Transportation Mode Split for Census Tract 8192[1]

Mode of Transportation	Percent Mode Split
Auto Modes	
Car, Truck, or Van	61%
Drove Alone	*55%*
Carpooled	*6%*
Other Means	1%
Subtotal – Auto Modes	62%
Non-Auto Modes	
Public Transportation	24%
Bicycle	4%
Walked	3%
Worked at Home	7%
Subtotal – Non-Auto Modes	38%
Total	**100%**

[1]Referenced from *Means of Transportation to Work* database, American Community Survey 2012-2016 Five-Year Estimates.

Using the data presented in Tables 4 and 5, trip generation projections were developed for the proposed site. The resulting projections are shown in ***Table 7***. As noted previously, the office trip generation projections are presumed to be very conservative, since these projections were calculated based on the total square footage of the two live/work units, which would also be used in part for residential purposes.

Table 7. Site-Generated Trip Projections

Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
Mid-Rise Residential with First-Floor Commercial	37 dwelling units	15	23	38	27	33	60
Less 38% Non-Auto Trips		*-5*	*-9*	*-14*	*-10*	*-12*	*-22*
Subtotal		*10*	*14*	*24*	*17*	*21*	*38*
Small Office Building	1,975 sq. ft.[1]	3	1	4	2	3	4
Total		***13***	***15***	***28***	***19***	***24***	***42***
Total (rounded to nearest multiple of five)		**15**	**15**	**30**	**20**	**25**	**45**

[1]For the purposes of trip generation calculations, the office square footage was conservatively assumed to match the total size of the two live/work units, though a portion of these units would be expected to be primarily residential in use.

3.3 Directional Distribution

The directional distribution of site-generated traffic is a function of several variables, including existing travel patterns; characteristics of the area street network and traffic control; and peak hour congestion within the study area. The resulting percentages are a best estimate using engineering judgment, familiarity with the area, and logical travel paths to identify likely origins and destinations for site users (such as nearby employment centers for residents). The anticipated directional distribution for vehicular trips to and from the site is shown in ***Figure 3***. This distribution reflects the expectation that a majority of drivers traveling to/from the site would likely route via I-290, while a smaller portion would utilize local roads. While motorists traveling to/from the site may utilize routes other than those included in the directional distribution, it is anticipated that the proportion of vehicles on other routes would be negligible.

3.4 Site Trip Assignment

Vehicle trips generated by the proposed development were assigned to the street network based on the total trip generation estimates (Table 6) and the estimated trip distribution (Figure 3). The resulting trip assignment is illustrated in ***Figure 4***. Because the on-site parking lot would be used by residents only, the vehicle trips attributed to the "work" portion of the live/work units (in other words, trip by non-residents of the building) are expected to use on-street parking spaces. For the purposes of trip assignment, those trips were assumed to park on Van Buren Street along the north side of the subject site.

3.5 Future Traffic Projections

In order to estimate future background traffic for the Year 2024 design horizon, Year 2040 Average Daily Traffic (ADT) projections were obtained from the Chicago Metropolitan Agency for Planning (CMAP) for the study area. Copies of this correspondence are included in the Appendix.

Based on the projections provided, a compounded annual growth rate of 0.5 percent was derived for the adjacent roadway network. Over a period of six years, this amounts to approximately three percent growth. This anticipated growth rate was applied to existing traffic volumes in order to estimate future background traffic in Year 2024. Site trips (shown in Figure 4) were then added to yield the total future traffic projections illustrated in ***Figure 5***.

3.6 Future Intersection Operations

Applying the same methodology used to evaluate existing traffic operation, the study intersections were analyzed under projected future conditions to assess the impact of background traffic and the proposed development. The results are presented in ***Table 8***.

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Figure 3
Estimated Directional Distribution

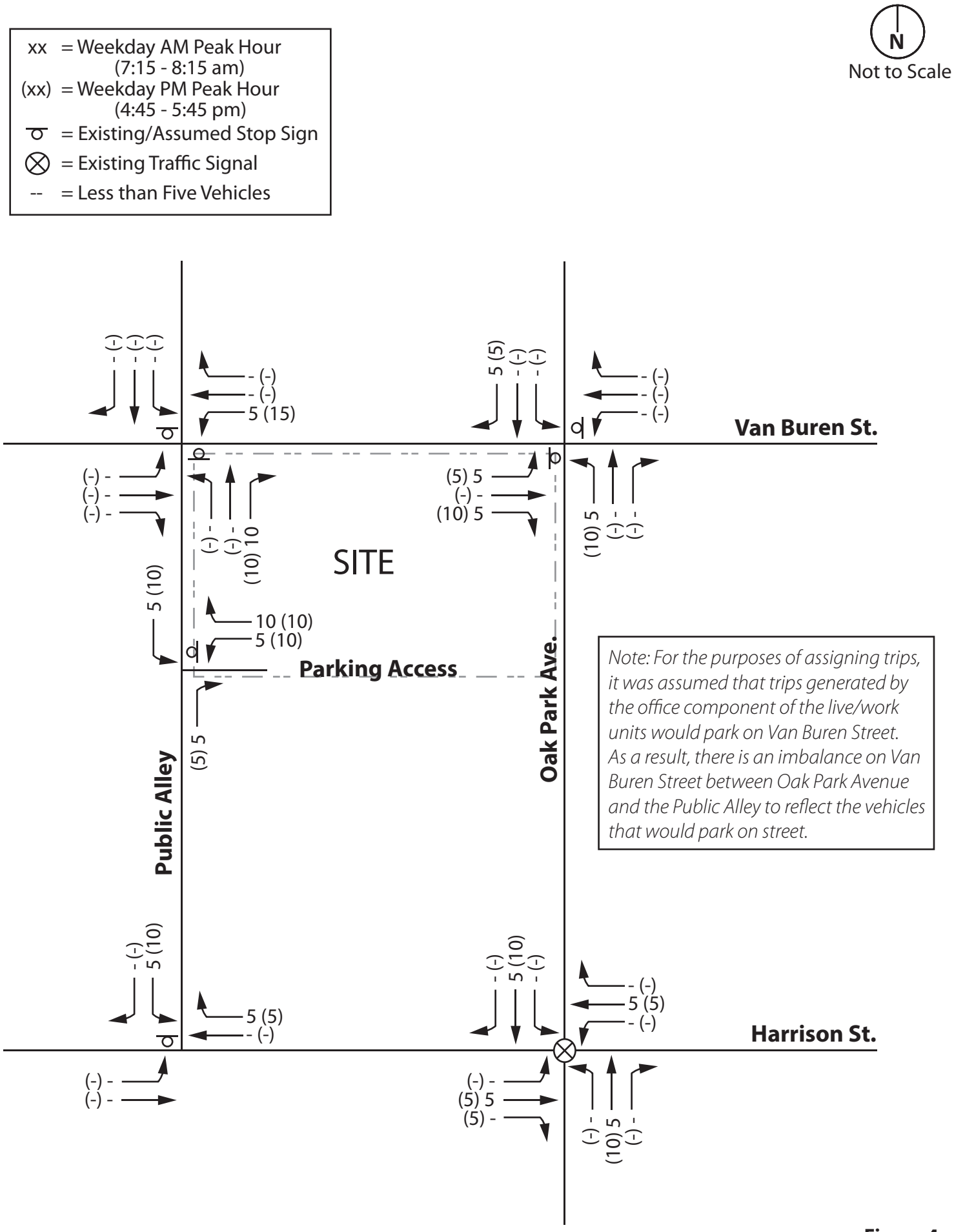

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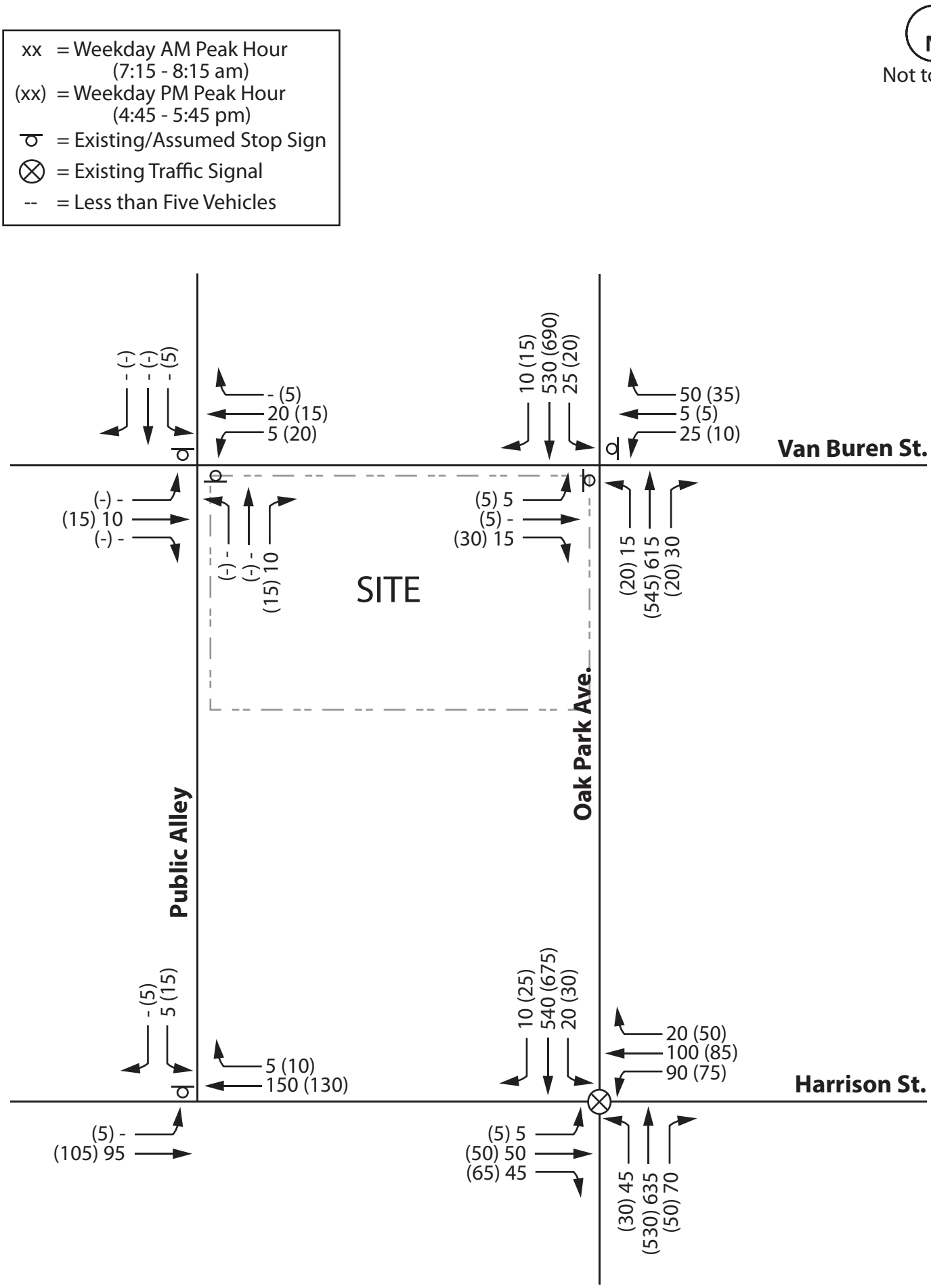
Figure 4

Site Trip Assignment



Sam Schwartz Engineering D.P.C.

Figure 5

Future Traffic Projections

Table 8. Future (Year 2024) Levels of Service

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Oak Park Avenue/Harrison Street[1]				
Eastbound	27.2	C	34.9	C
Westbound	32.6	C	40.8	D
Northbound	11.4	B	7.3	A
Southbound	10.6	B	11.4	B
Intersection	*14.8*	*B*	*15.3*	*B*
Oak Park Avenue/Van Buren Street[2]				
Eastbound	25.1	D	24.0	C
Westbound	42.7	E	26.2	D
Northbound (Left)	9.1	A	9.4	A
Southbound (Left)	9.3	A	8.8	A
Van Buren Street/Public Alley[2]				
Eastbound (Left)	7.3	A	7.3	A
Westbound (Left)	7.3	A	7.3	A
Northbound	8.7	A	8.8	A
Southbound	9.0	A	9.5	A
Harrison Street/Public Alley[2]				
Eastbound (Left)	7.7	A	7.7	A
Southbound	10.9	B	10.8	B

[1]Signalized Intersection
[2]Unsignalized Intersection

In the future, it is anticipated that nearly all study approaches will maintain acceptable traffic operation (LOS D or better). In a few instances, projected delay is even shown to decrease compared to existing conditions. Namely, eastbound Harrison Street at Oak Park Avenue shows a slight decrease in delay during the morning peak hour because of an increased allocation of actuated green time resulting from the higher volume of traffic on this approach. Additionally, the northbound approach of the Public Alley at Van Buren Street is projected with slight decreases in delay during both peak hours due to an increase in volume for the low-delay right-turn movement; this therefore results in a lower weighted-average delay projection for the approach overall.

Projected operation on westbound Van Buren Street at Oak Park Avenue is expected to remain at LOS E during the weekday morning peak hour under future conditions, matching the existing LOS for this approach. As noted previously, it does not appear that this intersection meets MUTCD criteria for the addition of a new signal under existing conditions; similarly, it is not anticipated that future traffic volumes would be large enough to meet the minimum minor-street volume thresholds for installing a new traffic signal. As such, it is assumed that two-way stop control would remain in place at this intersection under future conditions. Given the results of the crash history review for this intersection, it is recommended that “Cross Traffic Does Not Stop” plaques be posted underneath the existing stop signs on the east and west approaches of Van Buren Street at this location to provide additional information to minor-street traffic that vehicles on Oak Park Avenue have the right of way. Furthermore, based on discussions with Village staff, curb extensions are planned on either side of the crosswalk on the south leg of this intersection,

along with signage intended to further alert drivers to the presence of a crosswalk. These improvement measures are expected to improve safety for drivers and pedestrians alike.

Given the consistency between existing and future traffic operation at the study intersections and the generally satisfactory results of these capacity analyses, no further mitigation measures are recommended at the study intersections as a part of this development project. In order to provide a clear communication of right-of-way at the on-site parking lot access driveway in the public alley, it is recommended that a stop sign be posted for motorists leaving the subject site.

4.0 RECOMMENDATIONS AND CONCLUSION

Based on the analyses detailed in this report, the following conclusions were reached with regard to the traffic characteristics of the subject site and surrounding area:

- Existing traffic operation at the study intersections is generally satisfactory. While high delay is shown for the westbound approach of Oak Park Avenue/Van Buren Street during the morning peak hour, this is not atypical for minor-leg stop-controlled approaches at intersections with busy collector roadways. Furthermore, it is not anticipated that a new traffic signal would be warranted at the Oak Park Avenue/Van Buren Street intersection based on a review of the traffic data collected as a part of this study.
- Based on a conservative estimate of site traffic—and taking into account projected growth in background traffic—it is anticipated that future traffic operation would be similar to existing conditions with acceptable delay and levels of service on nearly all study approaches.
- In response to a review of crash history at Oak Park Avenue/Van Buren Street, it is recommended that "Cross Traffic Does Not Stop" plaques (MUTCD W4-4P) be posted underneath the existing stop signs on the east and west approaches of this intersection.
- Following discussions between Village staff and the development team, further improvements are planned at Oak Park Avenue/Van Buren Street as a part of this project, including a W11-2 pedestrian crossing sign with a supplementary W16-7P arrow and a flashing indication (such as a Rectangular Rapid Flash Beacon or BlinkerSign) on both sides of the crosswalk.
- With access to the on-site parking lot provided via the existing public alley, four existing curb cuts would be eliminated from Oak Park Avenue and Van Buren Street. Removal of these driveways is expected to facilitate a more comfortable pedestrian environment along the site frontage due to the reduced potential for pedestrian/vehicle conflicts.
- In order to clearly communicate the right-of-way at the new parking lot access to the existing Public Alley, it is recommended that a stop sign be posted for motorists exiting the on-site parking lot for the proposed development.

Per the above conclusions and with implementation of this study's recommendations, it is anticipated that the proposed development would not adversely impact traffic conditions within the study area.

APPENDIX

Site Plan

2040 Traffic Projections from CMAP

Capacity Analysis Results

Projected Queue Lengths

Trip Generation Data

Raw Traffic Data

Site Plan

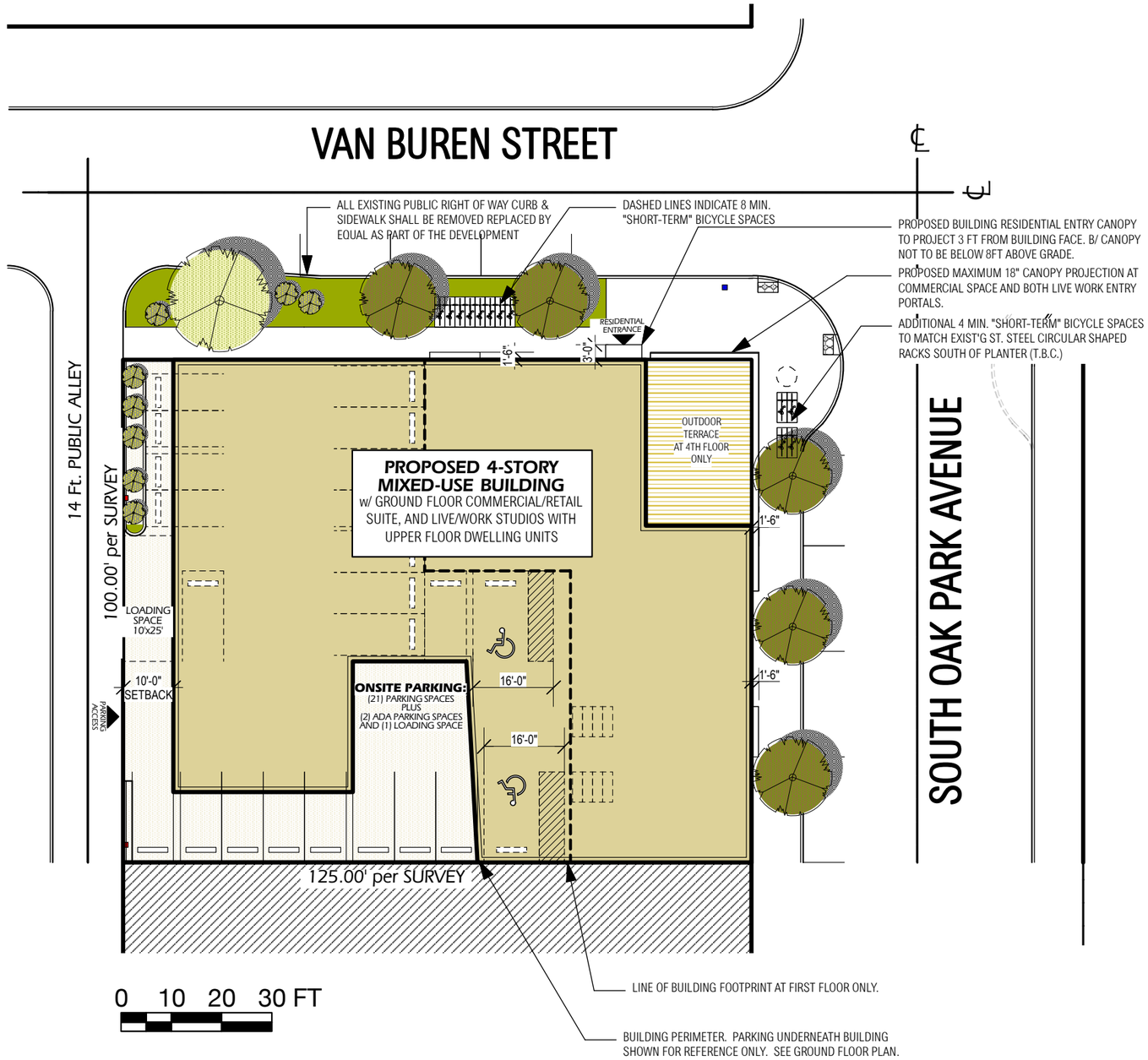
A0 - Proposed Project Site Plan

PROJECT ZONING & CONSTRUCTION DATA

PROJECT LOCATION:	801 SOUTH OAK PARK AVENUE, OAK PARK ILLINOIS		
LOT AREA:	125 FT. x 100 FT. = 12,500 SQ.FT.		
	REQUIRED:	PROPOSED:	
ZONING:	NC (NEIGBORHOOD COMMERCIAL)	**PROPOSED:**	NC AS PLANNED DEVELOPMENT
FLOOR AREA RATIO:	NOT APPLICABLE	**PROPOSED:**	N/A
MAXIMUM FLOOR AREA:	NOT APPLICABLE	**PROPOSED:**	9,990 SQ.FT. PER FLOOR
MIN. LOT AREA:	1 DWELLING UNIT per 750 SQ.FT. MAXIMUM 12,500 SQ.FT. / 750 = 16 UNITS ALLOWED	**PROPOSED:**	37 DWELLING UNITS
OFF-STREET PARKING:	1 per DWELLING UNIT = 37 PARKING SPACES PD RELIEF FOR UP TO 65% (0.65 per UNIT) 20% ALLOWED COMPACT SPACES	**PROPOSED:**	23 PARKING SPACES FOR 37 TOTAL UNITS = 62% or 0.621 20%(OR 5) COMPACT SPACES PROPOSED
ON-STREET PARKING:	1 COMMERCIAL SUITE + 2 LIVE / WORK STUDIOS = 3 PARKING SPACES	**PROPOSED:**	UP TO 8 "ON-STREET" SPACES
OFF-STREET LOADING:	1 @ 10 FT. x 25 FT.	**PROPOSED:**	1 @ 10 FT. x 25 F T.
ON-SITE BICYCLE STORAGE:	1 per 4 REQUIRED BICYCLE SPACES = 10 8 per 25 per IHDA = 16 TOTAL	**PROPOSED:**	8 @ 2FT. x 6FT. "LONG-TERM" 4 + 8 "SHORT-TERM"
FRONT YARD SETBACK:	BUILD-TO ZONE 0' – 5'	**PROPOSED:**	0'
REAR YARD SETBACK:	10' @ ALLEY	**PROPOSED:**	10'
SIDE YARD SETBACK:	BUILD-TO ZONE 0' – 10'	**PROPOSED:**	0'
BLDG OCCUPANCY TYPE:	RESIDENTIAL GROUP R RETAIL / MERCANTILE GROUP M		
BLDG CONSTRUCTION TYPE:	TYPE III		
BUILDING HEIGHT per NC ZONING DISTRICT:	45'-0" MAXIMUM ALLOWED	**PROPOSED:**	± 48'-0" & 4-STORY

PROJECT UNIT-TYPE MIX & APPROX. SIZE

UNIT TYPE:	STUDIO	**UNIT SIZE:**	+/- 430 SQ.FT. (INSIDE DIMENSIONS per IHDA)	**QUANTITY:**	3
UNIT TYPE:	ONE BEDROOM	**UNIT SIZE:**	+/- 730 SQ.FT. (INSIDE DIMENSIONS per IHDA)	**QUANTITY:**	3
			+/- 720 SQ.FT.	**QUANTITY:**	3
			+/- 670 SQ.FT.	**QUANTITY:**	3
			+/- 650 SQ.FT.	**QUANTITY:**	6
			+/- 630 SQ.FT.	**QUANTITY:**	6
			+/- 600 SQ.FT.	**QUANTITY:**	9
UNIT TYPE:	TWO BEDROOM	**UNIT SIZE:**	+/- 930 SQ.FT.	**QUANTITY:**	2
				TOTAL OF UPPER FLOORS DWELLING UNITS:	***35***
UNIT TYPE:	LIVE/WORK STUDIO	**UNIT SIZE:**	+/- 860 and 1115 SQ.FT. ***PLUS TWO (2) 1st FLOOR LIVE / WORK STUDIOS:***		***37***



SHEET NUMBER **A0**

General Note:
See Sheet L1/EXHIBIT 8b. for Landscape Plan

NORTH

SITE PLAN

SCALE: 1"=30'-0"

TCB Oak Park I
August 17th, 2018

801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

Oak Park I Housing Owner LLC
an Illinois limited liability company
135 S. LaSalle Street, Suite 3350, Chicago, IL 60603
312.577.5555

DESIGNBRIDGE
ARCHITECTURE INTERIORS GRAPHICS
1415 West Grand Avenue, Chicago, IL 60642
312.421.5885

Prepared By: DESIGNBRIDGE
Gabriel Ignacio Dziekiewicz, AIA, LEED AP BD+C
1415 W. Grand Avenue, Chicago IL 60642 | 312.421.5885

2040 Traffic Projections from CMAP

Sam Schwartz Consulting, LLC
303 W. Erie Street, Suite 600
Chicago, IL 60654
Phone: (773) 305-0800
samschwartz.com

May 16, 2018

Mr. Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis
Chicago Metropolitan Agency for Planning
233 S. Wacker Drive, Suite 800
Chicago, Illinois 60606

Re: Request for Future Traffic Projections
Oak Park Avenue
Oak Park, Illinois

Dear Jose:

Sam Schwartz Consulting, LLC, (*Sam Schwartz*) has been contracted to perform a traffic study near the intersection of Oak Park Avenue and Harrison Street in Oak Park, Illinois. In order to perform our analysis, we are formally requesting Year 2040 Average Daily Traffic (ADT) projections for the study roadways in order to derive annual growth rates for the study area. The latest ADT data is provided below:

Oak Park Avenue north of I-290	12,900 (Year 2014)

Thank you for your help in providing the necessary data for this study. Please do not hesitate to reach out to this office with any questions about this request.

Sincerely,

Sara Disney Haufe
Senior Transportation Engineer

Chicago Metropolitan
Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

May 16, 2018

Sara Disney Haufe, P.E., PTOE
Senior Transportation Engineer
Sam Schwartz Engineering
303 West Erie Street
Suite 600
Chicago, IL 60654

Subject: ***Oak Park Avenue North of I-290***
IDOT

Dear Sara:

In response to a request made on your behalf and dated May 16, 2018, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2040 ADT
Oak Park Ave North of I-290	12,900	14,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2018 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 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)
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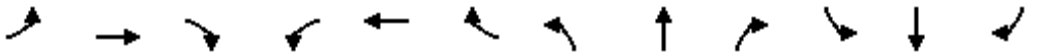
Capacity Analysis Results



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	45	45	85	90	20	45	610	70	20	520	10
Future Volume (vph)	5	45	45	85	90	20	45	610	70	20	520	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	11	11	11	11	14	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.97			0.97		0.96	0.96			1.00	
Frt		0.936			0.986			0.984			0.998	
Flt Protected		0.997			0.979		0.950				0.998	
Satd. Flow (prot)	0	1611	0	0	1713	0	1711	1659	0	0	1586	0
Flt Permitted		0.980			0.841		0.426				0.965	
Satd. Flow (perm)	0	1578	0	0	1451	0	739	1659	0	0	1533	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		170			420			351			540	
Travel Time (s)		4.6			11.5			9.6			14.7	
Confl. Peds. (#/hr)	39		26	26		39	34		98	98		34
Confl. Bikes (#/hr)									3			1
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	2%	2%	6%	2%	2%	5%	2%	3%	2%	2%	3%	10%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	5	5	4	4	4
Parking (#/hr)										15	15	15
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		21.0	21.0		21.0	21.0		21.0	21.0	
Total Split (s)	21.0	21.0		21.0	21.0		54.0	54.0		54.0	54.0	
Total Split (%)	28.0%	28.0%		28.0%	28.0%		72.0%	72.0%		72.0%	72.0%	
Maximum Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0			0.0	
Total Lost Time (s)		6.0			6.0		6.0	6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	4.0	4.0		4.0	4.0		7.0	7.0		7.0	7.0	
Minimum Gap (s)	2.0	2.0		2.0	2.0		0.2	0.2		0.2	0.2	
Time Before Reduce (s)	9.0	9.0		9.0	9.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	6.0	6.0		6.0	6.0		0.0	0.0		0.0	0.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)				7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)				8.0	8.0		4.0	4.0		4.0	4.0	
Pedestrian Calls (#/hr)				0	0		0	0		0	0	
90th %ile Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
90th %ile Term Code	Max	Max		Max	Max		Coord	Coord		Coord	Coord	
70th %ile Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	
70th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
50th %ile Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	
50th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
30th %ile Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	
30th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
10th %ile Green (s)	11.6	11.6		11.6	11.6		51.4	51.4		51.4	51.4	
10th %ile Term Code	Hold	Hold		Gap	Gap		Coord	Coord		Coord	Coord	

Intersection Summary	
Area Type:	Other
Cycle Length: 75	
Actuated Cycle Length: 75	
Offset: 27 (36%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	

Splits and Phases: 3: Oak Park Avenue & Harrison Street

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	45	45	85	90	20	45	610	70	20	520	10
Future Volume (veh/h)	5	45	45	85	90	20	45	610	70	20	520	10
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	0.94		0.94	0.95		0.89	1.00		0.91	1.00		0.91
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.98	1.00	1.00	0.81
Adj Sat Flow, veh/h/ln	1900	1829	1900	1900	1857	1900	1863	1847	1900	1900	1917	1900
Adj Flow Rate, veh/h	6	51	51	96	101	22	51	685	79	22	584	11
Adj No. of Lanes	0	1	0	0	1	0	1	1	0	0	1	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	3	3	3	3
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	57	153	142	179	152	29	541	1031	119	65	956	18
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.18	0.18	0.18	0.18	0.18	0.18	0.66	0.66	0.66	0.66	0.66	0.66
Ln Grp Delay, s/veh	27.4	0.0	0.0	31.7	0.0	0.0	5.4	0.0	10.9	9.9	0.0	0.0
Ln Grp LOS	C			C			A		B	A		
Approach Vol, veh/h		108			219			815			617	
Approach Delay, s/veh		27.4			31.7			10.6			9.9	
Approach LOS		C			C			B			A	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Case No		6.0		8.0		8.0		8.0
Phs Duration (G+Y+Rc), s		55.1		19.9		55.1		19.9
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green (Gmax), s		48.0		15.0		48.0		15.0
Max Allow Headway (MAH), s		9.5		6.6		9.5		6.6
Max Q Clear (g_c+I1), s		21.9		6.3		19.1		11.6
Green Ext Time (g_e), s		23.3		1.7		25.6		0.8
Prob of Phs Call (p_c)		1.00		1.00		1.00		1.00
Prob of Max Out (p_x)		0.00		0.60		0.00		1.00

Left-Turn Movement Data								
Assigned Mvmt		5		7		1		3
Mvmt Sat Flow, veh/h		819		32		23		595

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		1574		827		1459		820

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		181		768		27		158

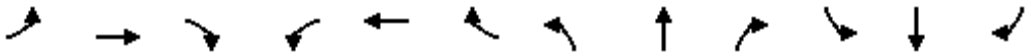
Left Lane Group Data								
Assigned Mvmt	0	5	0	7	0	1	0	3
Lane Assignment				L+T+R		L+T+R		L+T+R

Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	51	0	108	0	617	0	219
Grp Sat Flow (s), veh/h/ln	0	819	0	1626	0	1509	0	1573
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.2
Cycle Q Clear Time (g_c), s	0.0	3.6	0.0	4.3	0.0	17.1	0.0	9.6
Perm LT Sat Flow (s_l), veh/h/ln	0	819	0	1213	0	714	0	1252
Shared LT Sat Flow (s_sh), veh/h/ln	0	418	0	1817	0	0	0	1778
Perm LT Eff Green (g_p), s	0.0	49.1	0.0	13.9	0.0	49.1	0.0	13.9
Perm LT Serve Time (g_u), s	0.0	32.0	0.0	4.3	0.0	29.2	0.0	9.5
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.2
Time to First Blk (g_f), s	0.0	0.0	0.0	9.0	0.0	27.0	0.0	1.7
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	4.3	0.0	17.1	0.0	1.7
Prop LT Inside Lane (P_L)	0.00	1.00	0.00	0.06	0.00	0.04	0.00	0.44
Lane Grp Cap (c), veh/h	0	541	0	351	0	1038	0	360
V/C Ratio (X)	0.00	0.09	0.00	0.31	0.00	0.59	0.00	0.61
Avail Cap (c_a), veh/h	0	541	0	375	0	1038	0	382
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	5.1	0.0	26.7	0.0	7.4	0.0	28.6
Incr Delay (d2), s/veh	0.0	0.3	0.0	0.7	0.0	2.5	0.0	3.1
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	5.4	0.0	27.4	0.0	9.9	0.0	31.7
1st-Term Q (Q1), veh/ln	0.0	0.4	0.0	2.0	0.0	7.2	0.0	4.3
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.1	0.0	0.7	0.0	0.3
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	0.00	1.80	0.00	1.58	0.00	1.77
%ile Back of Q (95%), veh/ln	0.0	0.8	0.0	3.6	0.0	12.5	0.0	8.1
%ile Storage Ratio (RQ%)	0.00	0.07	0.00	0.92	0.00	0.67	0.00	0.55
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment								
Lanes in Grp	0	0	0	0	0	0	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	0	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		T+R						
Lanes in Grp	0	1	0	0	0	0	0	0
Grp Vol (v), veh/h	0	764	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1755	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	19.9	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	19.9	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.10	0.00	0.47	0.00	0.02	0.00	0.10
Lane Grp Cap (c), veh/h	0	1150	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.66	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1150	0	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	7.9	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	10.9	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	9.5	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.51	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (95%), veh/ln	0.0	15.8	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	1.34	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 2010 Ctrl Delay	14.0
HCM 2010 LOS	B



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	2	10	25	5	50	10	595	30	25	515	5
Future Volume (vph)	1	2	10	25	5	50	10	595	30	25	515	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	11	11	15	11	11	14	11	11	14	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.894			0.916			0.994			0.999	
Flt Protected		0.996			0.985			0.999			0.998	
Satd. Flow (prot)	0	1596	0	0	1584	0	0	1576	0	0	1591	0
Flt Permitted		0.996			0.985			0.999			0.998	
Satd. Flow (perm)	0	1596	0	0	1584	0	0	1576	0	0	1591	0
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		167			402			540			328	
Travel Time (s)		4.6			11.0			14.7			8.9	
Confl. Peds. (#/hr)	3		24	24		3	17		24	24		17
Confl. Bikes (#/hr)			1						2			1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	9%	2%	2%	10%	3%	6%	2%	3%	20%
Bus Blockages (#/hr)	0	0	0	0	0	0	5	5	5	4	4	4
Parking (#/hr)	5	5	5	5	5	5	15	15	15	15	15	15
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

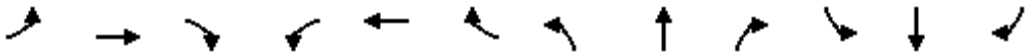
Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	2	10	25	5	50	10	595	30	25	515	5
Future Vol, veh/h	1	2	10	25	5	50	10	595	30	25	515	5
Conflicting Peds, #/hr	3	0	24	24	0	3	17	0	24	24	0	17
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	9	2	2	10	3	6	2	3	20
Mvmt Flow	1	2	11	28	6	56	11	661	33	28	572	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1382	1389	616	1385	1374	705	595	0	0	718	0	0
Stage 1	648	648	-	724	724	-	-	-	-	-	-	-
Stage 2	734	741	-	661	650	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.19	6.52	6.22	4.2	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.19	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.19	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.581	4.018	3.318	2.29	-	-	2.218	-	-
Pot Cap-1 Maneuver	121	142	491	116	145	436	943	-	-	883	-	-
Stage 1	459	466	-	406	430	-	-	-	-	-	-	-
Stage 2	412	423	-	440	465	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	94	126	468	100	129	422	918	-	-	880	-	-
Mov Cap-2 Maneuver	94	126	-	100	129	-	-	-	-	-	-	-
Stage 1	441	435	-	387	409	-	-	-	-	-	-	-
Stage 2	345	403	-	396	434	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19	37.8	0.1	0.4
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	918	-	-	272	196	880	-	-
HCM Lane V/C Ratio	0.012	-	-	0.053	0.454	0.032	-	-
HCM Control Delay (s)	9	0	-	19	37.8	9.2	0	-
HCM Lane LOS	A	A	-	C	E	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	2.1	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	10	1	1	20	1	1	1	2	1	1	1
Future Volume (vph)	1	10	1	1	20	1	1	1	2	1	1	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	8	11	11	8	11	11	8	11	11	8	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.992			0.996			0.919			0.955	
Flt Protected		0.997			0.998			0.990			0.984	
Satd. Flow (prot)	0	1397	0	0	1308	0	0	1469	0	0	1517	0
Flt Permitted		0.997			0.998			0.990			0.984	
Satd. Flow (perm)	0	1397	0	0	1308	0	0	1469	0	0	1517	0
Link Speed (mph)		25			25			15			15	
Link Distance (ft)		98			167			512			272	
Travel Time (s)		2.7			4.6			23.3			12.4	
Confl. Peds. (#/hr)	5		17	17		5						
Confl. Bikes (#/hr)			1									
Peak Hour Factor	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68
Heavy Vehicles (%)	2%	2%	2%	2%	10%	2%	2%	2%	2%	2%	2%	2%
Parking (#/hr)	5	5	5	5	5	5						
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

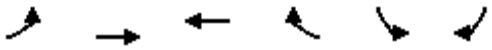
Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	10	1	1	20	1	1	1	2	1	1	1
Future Vol, veh/h	1	10	1	1	20	1	1	1	2	1	1	1
Conflicting Peds, #/hr	5	0	17	17	0	5	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	68	68	68	68	68	68	68	68	68	68	68	68
Heavy Vehicles, %	2	2	2	2	10	2	2	2	2	2	2	2
Mvmt Flow	1	15	1	1	29	1	1	1	3	1	1	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	36	0	0	33	0	0	70	74	32	59	74	35
Stage 1	-	-	-	-	-	-	35	35	-	38	38	-
Stage 2	-	-	-	-	-	-	35	39	-	21	36	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1575	-	-	1579	-	-	922	816	1042	937	816	1038
Stage 1	-	-	-	-	-	-	981	866	-	977	863	-
Stage 2	-	-	-	-	-	-	981	862	-	998	865	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1575	-	-	1579	-	-	908	803	1031	929	803	1035
Mov Cap-2 Maneuver	-	-	-	-	-	-	908	803	-	929	803	-
Stage 1	-	-	-	-	-	-	969	856	-	973	859	-
Stage 2	-	-	-	-	-	-	977	858	-	992	855	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.3	8.9	9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	933	1575	-	-	1579	-	-	912
HCM Lane V/C Ratio	0.006	0.001	-	-	0.001	-	-	0.005
HCM Control Delay (s)	8.9	7.3	0	-	7.3	0	-	9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	1	95	145	2	2	1
Future Volume (vph)	1	95	145	2	2	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	8	8	11	8	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.998		0.955	
Flt Protected					0.968	
Satd. Flow (prot)	0	1584	1410	0	1492	0
Flt Permitted					0.968	
Satd. Flow (perm)	0	1584	1410	0	1492	0
Link Speed (mph)		25	25		15	
Link Distance (ft)		249	170		512	
Travel Time (s)		6.8	4.6		23.3	
Confl. Peds. (#/hr)	64			64	8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	4%	2%	2%	2%	2%
Parking (#/hr)			5	5		
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	95	145	2	2	1
Future Vol, veh/h	1	95	145	2	2	1
Conflicting Peds, #/hr	64	0	0	64	8	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	1	106	161	2	2	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	227	0	-	0	342	226
Stage 1	-	-	-	-	226	-
Stage 2	-	-	-	-	116	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1341	-	-	-	654	813
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	909	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1341	-	-	-	601	780
Mov Cap-2 Maneuver	-	-	-	-	601	-
Stage 1	-	-	-	-	779	-
Stage 2	-	-	-	-	871	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1341	-	-	-	651
HCM Lane V/C Ratio	0.001	-	-	-	0.005
HCM Control Delay (s)	7.7	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	45	60	75	80	50	30	505	50	30	645	25
Future Volume (vph)	5	45	60	75	80	50	30	505	50	30	645	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	11	11	11	11	14	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.98			0.96		0.97	0.96			0.99	
Frt		0.926			0.967			0.986			0.995	
Flt Protected		0.998			0.982		0.950				0.998	
Satd. Flow (prot)	0	1644	0	0	1648	0	1711	1688	0	0	1585	0
Flt Permitted		0.984			0.842		0.377				0.963	
Satd. Flow (perm)	0	1616	0	0	1408	0	657	1688	0	0	1522	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		170			420			351			540	
Travel Time (s)		4.6			11.5			9.6			14.7	
Confl. Peds. (#/hr)	43		7	7		43	35		98	98		35
Confl. Bikes (#/hr)						1						1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	3	3	5	5	5
Parking (#/hr)										15	15	15
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		21.0	21.0		21.0	21.0		21.0	21.0	
Total Split (s)	25.0	25.0		25.0	25.0		65.0	65.0		65.0	65.0	
Total Split (%)	27.8%	27.8%		27.8%	27.8%		72.2%	72.2%		72.2%	72.2%	
Maximum Green (s)	19.0	19.0		19.0	19.0		59.0	59.0		59.0	59.0	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0			0.0	
Total Lost Time (s)		6.0			6.0		6.0	6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	4.0	4.0		4.0	4.0		7.0	7.0		7.0	7.0	
Minimum Gap (s)	2.0	2.0		2.0	2.0		0.2	0.2		0.2	0.2	
Time Before Reduce (s)	9.0	9.0		9.0	9.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	6.0	6.0		6.0	6.0		0.0	0.0		0.0	0.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)				7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)				8.0	8.0		4.0	4.0		4.0	4.0	
Pedestrian Calls (#/hr)				0	0		0	0		0	0	
90th %ile Green (s)	19.0	19.0		19.0	19.0		59.0	59.0		59.0	59.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
90th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
70th %ile Green (s)	19.0	19.0		19.0	19.0		59.0	59.0		59.0	59.0	
70th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
50th %ile Green (s)	19.0	19.0		19.0	19.0		59.0	59.0		59.0	59.0	
50th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
30th %ile Green (s)	16.9	16.9		16.9	16.9		61.1	61.1		61.1	61.1	
30th %ile Term Code	Hold	Hold		Gap	Gap		Coord	Coord		Coord	Coord	
10th %ile Green (s)	12.7	12.7		12.7	12.7		65.3	65.3		65.3	65.3	
10th %ile Term Code	Hold	Hold		Gap	Gap		Coord	Coord		Coord	Coord	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 40 (44%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	

Splits and Phases: 3: Oak Park Avenue & Harrison Street

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	45	60	75	80	50	30	505	50	30	645	25
Future Volume (veh/h)	5	45	60	75	80	50	30	505	50	30	645	25
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	0.93		0.92	0.95		0.85	1.00		0.93	1.00		0.91
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.99	1.00	1.00	0.81
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1900	1936	1900
Adj Flow Rate, veh/h	5	46	62	77	82	52	31	521	52	31	665	26
Adj No. of Lanes	0	1	0	0	1	0	1	1	0	0	1	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	46	118	148	135	115	64	494	1146	114	66	994	38
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.17	0.70	0.70	0.70	0.70	0.70	0.70
Ln Grp Delay, s/veh	34.7	0.0	0.0	40.3	0.0	0.0	4.7	0.0	7.1	10.6	0.0	0.0
Ln Grp LOS	C			D			A		A	B		
Approach Vol, veh/h		113			211			604			722	
Approach Delay, s/veh		34.7			40.3			7.0			10.6	
Approach LOS		C			D			A			B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Case No		6.0		8.0		8.0		8.0
Phs Duration (G+Y+Rc), s		69.1		20.9		69.1		20.9
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green (Gmax), s		59.0		19.0		59.0		19.0
Max Allow Headway (MAH), s		9.5		6.7		9.5		6.7
Max Q Clear (g_c+I1), s		14.6		7.6		25.5		13.4
Green Ext Time (g_e), s		35.5		2.1		28.0		1.3
Prob of Phs Call (p_c)		1.00		1.00		1.00		1.00
Prob of Max Out (p_x)		0.00		0.32		0.00		1.00

Left-Turn Movement Data								
Assigned Mvmt		5		7		1		3
Mvmt Sat Flow, veh/h		749		25		35		484

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		1634		713		1418		693

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		163		897		54		385

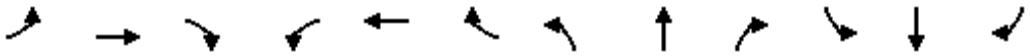
Left Lane Group Data								
Assigned Mvmt	0	5	0	7	0	1	0	3
Lane Assignment				L+T+R		L+T+R		L+T+R

Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	31	0	113	0	722	0	211
Grp Sat Flow (s), veh/h/ln	0	749	0	1635	0	1507	0	1562
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.8
Cycle Q Clear Time (g_c), s	0.0	2.9	0.0	5.6	0.0	23.5	0.0	11.4
Perm LT Sat Flow (s_l), veh/h/ln	0	749	0	1191	0	853	0	1235
Shared LT Sat Flow (s_sh), veh/h/ln	0	321	0	1853	0	0	0	1791
Perm LT Eff Green (g_p), s	0.0	63.1	0.0	14.9	0.0	63.1	0.0	14.9
Perm LT Serve Time (g_u), s	0.0	39.6	0.0	3.5	0.0	50.5	0.0	9.2
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.8
Time to First Blk (g_f), s	0.0	0.0	0.0	9.8	0.0	28.3	0.0	2.1
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	5.6	0.0	23.5	0.0	2.1
Prop LT Inside Lane (P_L)	0.00	1.00	0.00	0.04	0.00	0.04	0.00	0.36
Lane Grp Cap (c), veh/h	0	494	0	312	0	1098	0	313
V/C Ratio (X)	0.00	0.06	0.00	0.36	0.00	0.66	0.00	0.67
Avail Cap (c_a), veh/h	0	494	0	384	0	1098	0	379
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	4.4	0.0	33.7	0.0	7.5	0.0	35.9
Incr Delay (d2), s/veh	0.0	0.2	0.0	1.0	0.0	3.1	0.0	4.5
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	4.7	0.0	34.7	0.0	10.6	0.0	40.3
1st-Term Q (Q1), veh/ln	0.0	0.2	0.0	2.5	0.0	9.8	0.0	5.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.1	0.0	0.9	0.0	0.4
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	0.00	1.80	0.00	1.50	0.00	1.70
%ile Back of Q (95%), veh/ln	0.0	0.5	0.0	4.7	0.0	16.1	0.0	9.2
%ile Storage Ratio (RQ%)	0.00	0.04	0.00	1.19	0.00	0.86	0.00	0.63
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment								
Lanes in Grp	0	0	0	0	0	0	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	0	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		T+R						
Lanes in Grp	0	1	0	0	0	0	0	0
Grp Vol (v), veh/h	0	573	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1797	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	12.6	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	12.6	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.09	0.00	0.55	0.00	0.04	0.00	0.25
Lane Grp Cap (c), veh/h	0	1260	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1260	0	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	5.9	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	7.1	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.64	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (95%), veh/ln	0.0	10.8	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.91	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 2010 Ctrl Delay	14.7
HCM 2010 LOS	B



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	5	20	10	5	35	10	530	20	20	670	10
Future Volume (vph)	1	5	20	10	5	35	10	530	20	20	670	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	11	11	15	11	11	14	11	11	14	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.895			0.905			0.995			0.998	
Flt Protected		0.998			0.990			0.999			0.999	
Satd. Flow (prot)	0	1601	0	0	1606	0	0	1610	0	0	1602	0
Flt Permitted		0.998			0.990			0.999			0.999	
Satd. Flow (perm)	0	1601	0	0	1606	0	0	1610	0	0	1602	0
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		167			402			540			328	
Travel Time (s)		4.6			11.0			14.7			8.9	
Confl. Peds. (#/hr)	2		14	14		2	25		26	26		25
Confl. Bikes (#/hr)									1			1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Bus Blockages (#/hr)	0	0	0	0	0	0	3	3	3	5	5	5
Parking (#/hr)	5	5	5	5	5	5	15	15	15	15	15	15
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

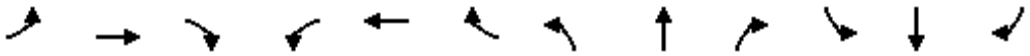
Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	5	20	10	5	35	10	530	20	20	670	10
Future Vol, veh/h	1	5	20	10	5	35	10	530	20	20	670	10
Conflicting Peds, #/hr	2	0	14	14	0	2	25	0	26	26	0	25
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	5	21	10	5	36	10	546	21	21	691	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1362	1376	735	1367	1370	585	726	0	0	593	0	0
Stage 1	762	762	-	603	603	-	-	-	-	-	-	-
Stage 2	600	614	-	764	767	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	125	145	420	124	146	511	877	-	-	983	-	-
Stage 1	397	414	-	486	488	-	-	-	-	-	-	-
Stage 2	488	483	-	396	411	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	105	129	401	105	130	494	863	-	-	981	-	-
Mov Cap-2 Maneuver	105	129	-	105	130	-	-	-	-	-	-	-
Stage 1	379	388	-	463	465	-	-	-	-	-	-	-
Stage 2	439	460	-	352	385	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.1	23.7	0.2	0.2
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	863	-	-	265	244	981	-	-
HCM Lane V/C Ratio	0.012	-	-	0.101	0.211	0.021	-	-
HCM Control Delay (s)	9.2	0	-	20.1	23.7	8.7	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.8	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	15	2	5	15	5	1	1	5	5	1	1
Future Volume (vph)	1	15	2	5	15	5	1	1	5	5	1	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	8	11	11	8	11	11	8	11	11	8	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.986			0.974			0.910			0.977	
Flt Protected		0.997			0.990			0.992			0.968	
Satd. Flow (prot)	0	1389	0	0	1362	0	0	1457	0	0	1527	0
Flt Permitted		0.997			0.990			0.992			0.968	
Satd. Flow (perm)	0	1389	0	0	1362	0	0	1457	0	0	1527	0
Link Speed (mph)		25			25			15			15	
Link Distance (ft)		98			167			512			272	
Travel Time (s)		2.7			4.6			23.3			12.4	
Confl. Peds. (#/hr)	2		12	12		2						
Peak Hour Factor	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59
Parking (#/hr)	5	5	5	5	5	5						
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

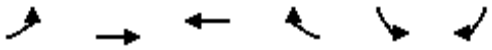
Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	15	2	5	15	5	1	1	5	5	1	1
Future Vol, veh/h	1	15	2	5	15	5	1	1	5	5	1	1
Conflicting Peds, #/hr	2	0	12	12	0	2	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	25	3	8	25	8	2	2	8	8	2	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	36	0	0	41	0	0	91	96	39	85	93	32
Stage 1	-	-	-	-	-	-	43	43	-	49	49	-
Stage 2	-	-	-	-	-	-	48	53	-	36	44	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1575	-	-	1568	-	-	893	794	1033	901	797	1042
Stage 1	-	-	-	-	-	-	971	859	-	964	854	-
Stage 2	-	-	-	-	-	-	965	851	-	980	858	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1575	-	-	1568	-	-	879	782	1025	887	785	1041
Mov Cap-2 Maneuver	-	-	-	-	-	-	879	782	-	887	785	-
Stage 1	-	-	-	-	-	-	963	852	-	962	849	-
Stage 2	-	-	-	-	-	-	957	846	-	969	851	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	1.5	8.8	9.1
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	960	1575	-	-	1568	-	-	889
HCM Lane V/C Ratio	0.012	0.001	-	-	0.005	-	-	0.013
HCM Control Delay (s)	8.8	7.3	0	-	7.3	0	-	9.1
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	5	105	130	5	5	5
Future Volume (vph)	5	105	130	5	5	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	8	8	11	8	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.995		0.932	
Flt Protected		0.998			0.976	
Satd. Flow (prot)	0	1611	1398	0	1468	0
Flt Permitted		0.998			0.976	
Satd. Flow (perm)	0	1611	1398	0	1468	0
Link Speed (mph)		25	25		15	
Link Distance (ft)		249	170		512	
Travel Time (s)		6.8	4.6		23.3	
Confl. Peds. (#/hr)	57			57		
Confl. Bikes (#/hr)				2		
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	2%	17%	2%	2%
Parking (#/hr)			5	5		
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

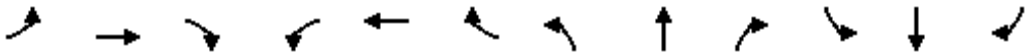
Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	105	130	5	5	5
Future Vol, veh/h	5	105	130	5	5	5
Conflicting Peds, #/hr	57	0	0	57	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	17	2	2
Mvmt Flow	6	119	148	6	6	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	210	0	-	0	339	208
Stage 1	-	-	-	-	208	-
Stage 2	-	-	-	-	131	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1361	-	-	-	657	832
Stage 1	-	-	-	-	827	-
Stage 2	-	-	-	-	895	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1361	-	-	-	607	802
Mov Cap-2 Maneuver	-	-	-	-	607	-
Stage 1	-	-	-	-	797	-
Stage 2	-	-	-	-	858	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	10.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1361	-	-	-	691
HCM Lane V/C Ratio	0.004	-	-	-	0.016
HCM Control Delay (s)	7.7	0	-	-	10.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	50	45	90	100	20	45	635	70	20	540	10
Future Volume (vph)	5	50	45	90	100	20	45	635	70	20	540	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	11	11	11	11	14	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.97			0.98		0.97	0.97			1.00	
Frt		0.939			0.987			0.985			0.998	
Flt Protected		0.997			0.979		0.950				0.998	
Satd. Flow (prot)	0	1619	0	0	1716	0	1711	1663	0	0	1586	0
Flt Permitted		0.981			0.840		0.414				0.965	
Satd. Flow (perm)	0	1588	0	0	1453	0	720	1663	0	0	1534	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		170			420			351			540	
Travel Time (s)		4.6			11.5			9.6			14.7	
Confl. Peds. (#/hr)	39		26	26		39	34		98	98		34
Confl. Bikes (#/hr)									3			1
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	2%	2%	6%	2%	2%	5%	2%	3%	2%	2%	3%	10%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	5	5	4	4	4
Parking (#/hr)										15	15	15
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		21.0	21.0		21.0	21.0		21.0	21.0	
Total Split (s)	21.0	21.0		21.0	21.0		54.0	54.0		54.0	54.0	
Total Split (%)	28.0%	28.0%		28.0%	28.0%		72.0%	72.0%		72.0%	72.0%	
Maximum Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0			0.0	
Total Lost Time (s)		6.0			6.0		6.0	6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	4.0	4.0		4.0	4.0		7.0	7.0		7.0	7.0	
Minimum Gap (s)	2.0	2.0		2.0	2.0		0.2	0.2		0.2	0.2	
Time Before Reduce (s)	9.0	9.0		9.0	9.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	6.0	6.0		6.0	6.0		0.0	0.0		0.0	0.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)				7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)				8.0	8.0		4.0	4.0		4.0	4.0	
Pedestrian Calls (#/hr)				0	0		0	0		0	0	
90th %ile Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
90th %ile Term Code	Max	Max		Max	Max		Coord	Coord		Coord	Coord	
70th %ile Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	
70th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
50th %ile Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	
50th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
30th %ile Green (s)	15.0	15.0		15.0	15.0		48.0	48.0		48.0	48.0	
30th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
10th %ile Green (s)	12.7	12.7		12.7	12.7		50.3	50.3		50.3	50.3	
10th %ile Term Code	Hold	Hold		Gap	Gap		Coord	Coord		Coord	Coord	

Intersection Summary	
Area Type:	Other
Cycle Length: 75	
Actuated Cycle Length: 75	
Offset: 27 (36%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	

Splits and Phases: 3: Oak Park Avenue & Harrison Street

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	50	45	90	100	20	45	635	70	20	540	10
Future Volume (veh/h)	5	50	45	90	100	20	45	635	70	20	540	10
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	0.95		0.94	0.96		0.90	1.00		0.90	1.00		0.91
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.98	1.00	1.00	0.81
Adj Sat Flow, veh/h/ln	1900	1830	1900	1900	1858	1900	1863	1846	1900	1900	1917	1900
Adj Flow Rate, veh/h	6	56	51	101	112	22	51	713	79	22	607	11
Adj No. of Lanes	0	1	0	0	1	0	1	1	0	0	1	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	3	3	3	3
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	56	164	140	180	158	28	517	1030	114	64	951	17
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.65	0.65	0.65	0.65	0.65	0.65
Ln Grp Delay, s/veh	27.2	0.0	0.0	32.6	0.0	0.0	5.6	0.0	11.8	10.6	0.0	0.0
Ln Grp LOS	C			C			A		B	B		
Approach Vol, veh/h		113			235			843			640	
Approach Delay, s/veh		27.2			32.6			11.4			10.6	
Approach LOS		C			C			B			B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Case No		6.0		8.0		8.0		8.0
Phs Duration (G+Y+Rc), s		54.8		20.2		54.8		20.2
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green (Gmax), s		48.0		15.0		48.0		15.0
Max Allow Headway (MAH), s		9.5		6.6		9.5		6.6
Max Q Clear (g_c+I1), s		23.5		6.5		20.4		12.4
Green Ext Time (g_e), s		22.4		1.8		25.0		0.7
Prob of Phs Call (p_c)		1.00		1.00		1.00		1.00
Prob of Max Out (p_x)		0.00		0.64		0.00		1.00

Left-Turn Movement Data								
Assigned Mvmt		5		7		1		3
Mvmt Sat Flow, veh/h		802		31		23		592

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		1582		872		1461		840

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		175		742		26		148

Left Lane Group Data								
Assigned Mvmt	0	5	0	7	0	1	0	3
Lane Assignment				L+T+R		L+T+R		L+T+R

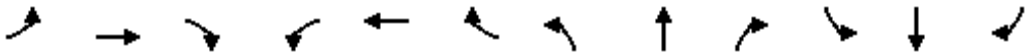
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	51	0	113	0	640	0	235
Grp Sat Flow (s), veh/h/ln	0	802	0	1645	0	1509	0	1580
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.9
Cycle Q Clear Time (g_c), s	0.0	3.9	0.0	4.5	0.0	18.4	0.0	10.4
Perm LT Sat Flow (s_l), veh/h/ln	0	802	0	1206	0	696	0	1248
Shared LT Sat Flow (s_sh), veh/h/ln	0	391	0	1820	0	0	0	1782
Perm LT Eff Green (g_p), s	0.0	48.8	0.0	14.2	0.0	48.8	0.0	14.2
Perm LT Serve Time (g_u), s	0.0	30.4	0.0	3.8	0.0	27.4	0.0	9.7
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.9
Time to First Blk (g_f), s	0.0	0.0	0.0	9.2	0.0	26.9	0.0	1.6
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	4.5	0.0	18.4	0.0	1.6
Prop LT Inside Lane (P_L)	0.00	1.00	0.00	0.05	0.00	0.03	0.00	0.43
Lane Grp Cap (c), veh/h	0	517	0	361	0	1033	0	367
V/C Ratio (X)	0.00	0.10	0.00	0.31	0.00	0.62	0.00	0.64
Avail Cap (c_a), veh/h	0	517	0	379	0	1033	0	383
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	5.2	0.0	26.5	0.0	7.8	0.0	28.7
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.7	0.0	2.8	0.0	4.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	5.6	0.0	27.2	0.0	10.6	0.0	32.6
1st-Term Q (Q1), veh/ln	0.0	0.4	0.0	2.0	0.0	7.6	0.0	4.6
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.1	0.0	0.8	0.0	0.4
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	0.00	1.80	0.00	1.56	0.00	1.73
%ile Back of Q (95%), veh/ln	0.0	0.8	0.0	3.8	0.0	13.2	0.0	8.7
%ile Storage Ratio (RQ%)	0.00	0.07	0.00	0.96	0.00	0.71	0.00	0.59
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment								
Lanes in Grp	0	0	0	0	0	0	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	0	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		T+R						
Lanes in Grp	0	1	0	0	0	0	0	0
Grp Vol (v), veh/h	0	792	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1757	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	21.5	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	21.5	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.10	0.00	0.45	0.00	0.02	0.00	0.09
Lane Grp Cap (c), veh/h	0	1144	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.69	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1144	0	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	8.3	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	3.5	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	11.8	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.49	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (95%), veh/ln	0.0	16.7	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	1.41	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 2010 Ctrl Delay	14.8
HCM 2010 LOS	B



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	2	15	25	5	50	15	615	30	25	530	10
Future Volume (vph)	5	2	15	25	5	50	15	615	30	25	530	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	11	11	15	11	11	14	11	11	14	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.908			0.916			0.994			0.998	
Flt Protected		0.988			0.985			0.999			0.998	
Satd. Flow (prot)	0	1608	0	0	1584	0	0	1575	0	0	1587	0
Flt Permitted		0.988			0.985			0.999			0.998	
Satd. Flow (perm)	0	1608	0	0	1584	0	0	1575	0	0	1587	0
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		167			402			540			328	
Travel Time (s)		4.6			11.0			14.7			8.9	
Confl. Peds. (#/hr)	3		24	24		3	17		24	24		17
Confl. Bikes (#/hr)			1						2			1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	9%	2%	2%	10%	3%	6%	2%	3%	20%
Bus Blockages (#/hr)	0	0	0	0	0	0	5	5	5	4	4	4
Parking (#/hr)	5	5	5	5	5	5	15	15	15	15	15	15
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

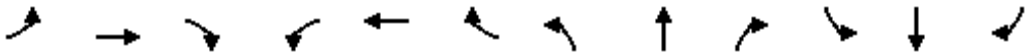
Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	2	15	25	5	50	15	615	30	25	530	10
Future Vol, veh/h	5	2	15	25	5	50	15	615	30	25	530	10
Conflicting Peds, #/hr	3	0	24	24	0	3	17	0	24	24	0	17
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	9	2	2	10	3	6	2	3	20
Mvmt Flow	6	2	17	28	6	56	17	683	33	28	589	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1434	1441	635	1440	1430	727	617	0	0	741	0	0
Stage 1	667	667	-	757	757	-	-	-	-	-	-	-
Stage 2	767	774	-	683	673	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.19	6.52	6.22	4.2	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.19	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.19	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.581	4.018	3.318	2.29	-	-	2.218	-	-
Pot Cap-1 Maneuver	112	133	478	107	135	424	925	-	-	866	-	-
Stage 1	448	457	-	389	416	-	-	-	-	-	-	-
Stage 2	395	408	-	428	454	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	86	117	456	90	118	411	900	-	-	863	-	-
Mov Cap-2 Maneuver	86	117	-	90	118	-	-	-	-	-	-	-
Stage 1	425	426	-	366	391	-	-	-	-	-	-	-
Stage 2	325	384	-	380	423	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	25.1	42.7	0.2	0.4
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	900	-	-	203	181	863	-	-
HCM Lane V/C Ratio	0.019	-	-	0.12	0.491	0.032	-	-
HCM Control Delay (s)	9.1	0	-	25.1	42.7	9.3	0	-
HCM Lane LOS	A	A	-	D	E	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.4	2.4	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	10	1	5	20	1	1	1	10	1	1	1
Future Volume (vph)	1	10	1	5	20	1	1	1	10	1	1	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	8	11	11	8	11	11	8	11	11	8	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.992			0.996			0.881			0.955	
Flt Protected		0.997			0.991			0.997			0.984	
Satd. Flow (prot)	0	1397	0	0	1314	0	0	1418	0	0	1517	0
Flt Permitted		0.997			0.991			0.997			0.984	
Satd. Flow (perm)	0	1397	0	0	1314	0	0	1418	0	0	1517	0
Link Speed (mph)		25			25			15			15	
Link Distance (ft)		98			167			512			272	
Travel Time (s)		2.7			4.6			23.3			12.4	
Confl. Peds. (#/hr)	5		17	17		5						
Confl. Bikes (#/hr)			1									
Peak Hour Factor	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68
Heavy Vehicles (%)	2%	2%	2%	2%	10%	2%	2%	2%	2%	2%	2%	2%
Parking (#/hr)	5	5	5	5	5	5						
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

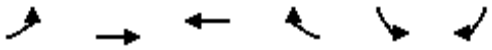
Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	10	1	5	20	1	1	1	10	1	1	1
Future Vol, veh/h	1	10	1	5	20	1	1	1	10	1	1	1
Conflicting Peds, #/hr	5	0	17	17	0	5	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	68	68	68	68	68	68	68	68	68	68	68	68
Heavy Vehicles, %	2	2	2	2	10	2	2	2	2	2	2	2
Mvmt Flow	1	15	1	7	29	1	1	1	15	1	1	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	36	0	0	33	0	0	81	86	32	76	86	35
Stage 1	-	-	-	-	-	-	35	35	-	50	50	-
Stage 2	-	-	-	-	-	-	46	51	-	26	36	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1575	-	-	1579	-	-	907	804	1042	914	804	1038
Stage 1	-	-	-	-	-	-	981	866	-	963	853	-
Stage 2	-	-	-	-	-	-	968	852	-	992	865	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1575	-	-	1579	-	-	891	788	1031	893	788	1035
Mov Cap-2 Maneuver	-	-	-	-	-	-	891	788	-	893	788	-
Stage 1	-	-	-	-	-	-	969	856	-	959	846	-
Stage 2	-	-	-	-	-	-	960	845	-	975	855	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	1.4	8.7	9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	992	1575	-	-	1579	-	-	894
HCM Lane V/C Ratio	0.018	0.001	-	-	0.005	-	-	0.005
HCM Control Delay (s)	8.7	7.3	0	-	7.3	0	-	9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	1	95	150	5	5	1
Future Volume (vph)	1	95	150	5	5	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	8	8	11	8	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.995		0.981	
Flt Protected					0.959	
Satd. Flow (prot)	0	1584	1406	0	1519	0
Flt Permitted					0.959	
Satd. Flow (perm)	0	1584	1406	0	1519	0
Link Speed (mph)		25	25		15	
Link Distance (ft)		249	170		512	
Travel Time (s)		6.8	4.6		23.3	
Confl. Peds. (#/hr)	64			64	8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	4%	2%	2%	2%	2%
Parking (#/hr)			5	5		
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

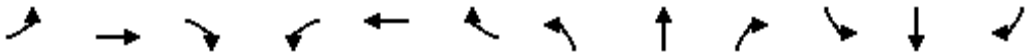
Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	95	150	5	5	1
Future Vol, veh/h	1	95	150	5	5	1
Conflicting Peds, #/hr	64	0	0	64	8	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	1	106	167	6	6	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	236	0	-	0	349	233
Stage 1	-	-	-	-	233	-
Stage 2	-	-	-	-	116	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1331	-	-	-	648	806
Stage 1	-	-	-	-	806	-
Stage 2	-	-	-	-	909	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1331	-	-	-	596	773
Mov Cap-2 Maneuver	-	-	-	-	596	-
Stage 1	-	-	-	-	773	-
Stage 2	-	-	-	-	871	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1331	-	-	-	620
HCM Lane V/C Ratio	0.001	-	-	-	0.011
HCM Control Delay (s)	7.7	0	-	-	10.9
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	50	65	75	85	50	30	530	50	30	675	25
Future Volume (vph)	5	50	65	75	85	50	30	530	50	30	675	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	11	11	11	11	14	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.96		0.97	0.96			0.99	
Frt		0.927			0.968			0.987			0.995	
Flt Protected		0.998			0.983		0.950				0.998	
Satd. Flow (prot)	0	1646	0	0	1653	0	1711	1693	0	0	1585	0
Flt Permitted		0.986			0.829		0.364				0.963	
Satd. Flow (perm)	0	1622	0	0	1389	0	636	1693	0	0	1523	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		170			420			351			540	
Travel Time (s)		4.6			11.5			9.6			14.7	
Confl. Peds. (#/hr)	43		7	7		43	35		98	98		35
Confl. Bikes (#/hr)						1						1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	3	3	5	5	5
Parking (#/hr)										15	15	15
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		21.0	21.0		21.0	21.0		21.0	21.0	
Total Split (s)	25.0	25.0		25.0	25.0		65.0	65.0		65.0	65.0	
Total Split (%)	27.8%	27.8%		27.8%	27.8%		72.2%	72.2%		72.2%	72.2%	
Maximum Green (s)	19.0	19.0		19.0	19.0		59.0	59.0		59.0	59.0	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0			0.0	
Total Lost Time (s)		6.0			6.0		6.0	6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	4.0	4.0		4.0	4.0		7.0	7.0		7.0	7.0	
Minimum Gap (s)	2.0	2.0		2.0	2.0		0.2	0.2		0.2	0.2	
Time Before Reduce (s)	9.0	9.0		9.0	9.0		0.0	0.0		0.0	0.0	
Time To Reduce (s)	6.0	6.0		6.0	6.0		0.0	0.0		0.0	0.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)				7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)				8.0	8.0		4.0	4.0		4.0	4.0	
Pedestrian Calls (#/hr)				0	0		0	0		0	0	
90th %ile Green (s)	19.0	19.0		19.0	19.0		59.0	59.0		59.0	59.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
90th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
70th %ile Green (s)	19.0	19.0		19.0	19.0		59.0	59.0		59.0	59.0	
70th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
50th %ile Green (s)	19.0	19.0		19.0	19.0		59.0	59.0		59.0	59.0	
50th %ile Term Code	Hold	Hold		Max	Max		Coord	Coord		Coord	Coord	
30th %ile Green (s)	17.5	17.5		17.5	17.5		60.5	60.5		60.5	60.5	
30th %ile Term Code	Hold	Hold		Gap	Gap		Coord	Coord		Coord	Coord	
10th %ile Green (s)	13.2	13.2		13.2	13.2		64.8	64.8		64.8	64.8	
10th %ile Term Code	Hold	Hold		Gap	Gap		Coord	Coord		Coord	Coord	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 40 (44%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	

Splits and Phases: 3: Oak Park Avenue & Harrison Street

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	50	65	75	85	50	30	530	50	30	675	25
Future Volume (veh/h)	5	50	65	75	85	50	30	530	50	30	675	25
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	0.94		0.92	0.95		0.85	1.00		0.93	1.00		0.91
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.99	1.00	1.00	0.81
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1900	1936	1900
Adj Flow Rate, veh/h	5	52	67	77	88	52	31	546	52	31	696	26
Adj No. of Lanes	0	1	0	0	1	0	1	1	0	0	1	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	45	122	148	133	120	63	467	1149	109	65	994	36
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.17	0.70	0.70	0.70	0.70	0.70	0.70
Ln Grp Delay, s/veh	34.9	0.0	0.0	40.8	0.0	0.0	4.8	0.0	7.4	11.4	0.0	0.0
Ln Grp LOS	C			D			A		A	B		
Approach Vol, veh/h		124			217			629			753	
Approach Delay, s/veh		34.9			40.8			7.3			11.4	
Approach LOS		C			D			A			B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Case No		6.0		8.0		8.0		8.0
Phs Duration (G+Y+Rc), s		69.0		21.0		69.0		21.0
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green (Gmax), s		59.0		19.0		59.0		19.0
Max Allow Headway (MAH), s		9.5		6.7		9.5		6.7
Max Q Clear (g_c+I1), s		15.5		8.2		27.6		13.8
Green Ext Time (g_e), s		36.1		2.2		27.2		1.3
Prob of Phs Call (p_c)		1.00		1.00		1.00		1.00
Prob of Max Out (p_x)		0.00		0.39		0.00		1.00

Left-Turn Movement Data								
Assigned Mvmt		5		7		1		3
Mvmt Sat Flow, veh/h		728		23		33		470

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		1642		732		1422		719

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		156		888		52		375

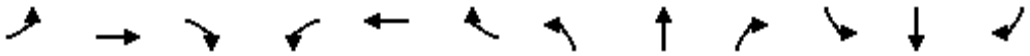
Left Lane Group Data								
Assigned Mvmt	0	5	0	7	0	1	0	3
Lane Assignment				L+T+R		L+T+R		L+T+R

Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	31	0	124	0	753	0	217
Grp Sat Flow (s), veh/h/ln	0	728	0	1643	0	1507	0	1564
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.6
Cycle Q Clear Time (g_c), s	0.0	3.2	0.0	6.2	0.0	25.6	0.0	11.8
Perm LT Sat Flow (s_l), veh/h/ln	0	728	0	1188	0	833	0	1226
Shared LT Sat Flow (s_sh), veh/h/ln	0	297	0	1854	0	0	0	1741
Perm LT Eff Green (g_p), s	0.0	63.0	0.0	15.0	0.0	63.0	0.0	15.0
Perm LT Serve Time (g_u), s	0.0	37.4	0.0	3.3	0.0	49.5	0.0	8.8
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.6
Time to First Blk (g_f), s	0.0	0.0	0.0	9.9	0.0	28.3	0.0	2.1
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	6.2	0.0	25.6	0.0	2.1
Prop LT Inside Lane (P_L)	0.00	1.00	0.00	0.04	0.00	0.04	0.00	0.35
Lane Grp Cap (c), veh/h	0	467	0	316	0	1096	0	316
V/C Ratio (X)	0.00	0.07	0.00	0.39	0.00	0.69	0.00	0.69
Avail Cap (c_a), veh/h	0	467	0	386	0	1096	0	379
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	4.5	0.0	33.8	0.0	7.9	0.0	35.9
Incr Delay (d2), s/veh	0.0	0.3	0.0	1.1	0.0	3.5	0.0	4.9
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	4.8	0.0	34.9	0.0	11.4	0.0	40.8
1st-Term Q (Q1), veh/ln	0.0	0.3	0.0	2.8	0.0	10.7	0.0	5.2
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.1	0.0	1.1	0.0	0.4
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	0.00	1.80	0.00	1.48	0.00	1.69
%ile Back of Q (95%), veh/ln	0.0	0.5	0.0	5.2	0.0	17.4	0.0	9.5
%ile Storage Ratio (RQ%)	0.00	0.04	0.00	1.32	0.00	0.92	0.00	0.64
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment								
Lanes in Grp	0	0	0	0	0	0	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	0	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		T+R						
Lanes in Grp	0	1	0	0	0	0	0	0
Grp Vol (v), veh/h	0	598	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1799	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	13.5	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	13.5	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.09	0.00	0.54	0.00	0.03	0.00	0.24
Lane Grp Cap (c), veh/h	0	1258	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1258	0	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	6.1	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	7.4	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	6.6	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.62	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (95%), veh/ln	0.0	11.5	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.96	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 2010 Ctrl Delay	15.3
HCM 2010 LOS	B



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	5	30	10	5	35	20	545	20	20	690	15
Future Volume (vph)	5	5	30	10	5	35	20	545	20	20	690	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	15	11	11	15	11	11	14	11	11	14	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.898			0.905			0.995			0.997	
Flt Protected		0.994			0.990			0.998			0.999	
Satd. Flow (prot)	0	1600	0	0	1606	0	0	1608	0	0	1600	0
Flt Permitted		0.994			0.990			0.998			0.999	
Satd. Flow (perm)	0	1600	0	0	1606	0	0	1608	0	0	1600	0
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		167			402			540			328	
Travel Time (s)		4.6			11.0			14.7			8.9	
Confl. Peds. (#/hr)	2		14	14		2	25		26	26		25
Confl. Bikes (#/hr)									1			1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Bus Blockages (#/hr)	0	0	0	0	0	0	3	3	3	5	5	5
Parking (#/hr)	5	5	5	5	5	5	15	15	15	15	15	15
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

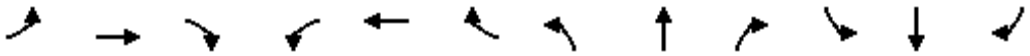
Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	5	30	10	5	35	20	545	20	20	690	15
Future Vol, veh/h	5	5	30	10	5	35	20	545	20	20	690	15
Conflicting Peds, #/hr	2	0	14	14	0	2	25	0	26	26	0	25
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	5	31	10	5	36	21	562	21	21	711	15

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1421	1435	758	1431	1432	600	752	0	0	608	0	0
Stage 1	785	785	-	639	639	-	-	-	-	-	-	-
Stage 2	636	650	-	792	793	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	114	134	407	112	134	501	858	-	-	970	-	-
Stage 1	386	404	-	464	470	-	-	-	-	-	-	-
Stage 2	466	465	-	382	400	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	93	117	389	90	117	484	845	-	-	968	-	-
Mov Cap-2 Maneuver	93	117	-	90	117	-	-	-	-	-	-	-
Stage 1	361	378	-	433	439	-	-	-	-	-	-	-
Stage 2	410	434	-	329	374	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24	26.2	0.3	0.2
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	845	-	-	230	221	968	-	-
HCM Lane V/C Ratio	0.024	-	-	0.179	0.233	0.021	-	-
HCM Control Delay (s)	9.4	0	-	24	26.2	8.8	0	-
HCM Lane LOS	A	A	-	C	D	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.9	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	15	2	20	15	5	1	1	15	5	1	1
Future Volume (vph)	1	15	2	20	15	5	1	1	15	5	1	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	8	11	11	8	11	11	8	11	11	8	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.986			0.984			0.884			0.977	
Flt Protected		0.997			0.975			0.997			0.968	
Satd. Flow (prot)	0	1389	0	0	1355	0	0	1423	0	0	1527	0
Flt Permitted		0.997			0.975			0.997			0.968	
Satd. Flow (perm)	0	1389	0	0	1355	0	0	1423	0	0	1527	0
Link Speed (mph)		25			25			15			15	
Link Distance (ft)		98			167			512			272	
Travel Time (s)		2.7			4.6			23.3			12.4	
Confl. Peds. (#/hr)	2		12	12		2						
Peak Hour Factor	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59
Parking (#/hr)	5	5	5	5	5	5						
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

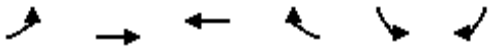
Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	15	2	20	15	5	1	1	15	5	1	1
Future Vol, veh/h	1	15	2	20	15	5	1	1	15	5	1	1
Conflicting Peds, #/hr	2	0	12	12	0	2	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	25	3	34	25	8	2	2	25	8	2	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	36	0	0	41	0	0	142	147	39	143	143	32
Stage 1	-	-	-	-	-	-	43	43	-	99	99	-
Stage 2	-	-	-	-	-	-	99	104	-	44	44	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1575	-	-	1568	-	-	828	744	1033	826	748	1042
Stage 1	-	-	-	-	-	-	971	859	-	907	813	-
Stage 2	-	-	-	-	-	-	907	809	-	970	858	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1575	-	-	1568	-	-	805	720	1025	789	724	1041
Mov Cap-2 Maneuver	-	-	-	-	-	-	805	720	-	789	724	-
Stage 1	-	-	-	-	-	-	963	852	-	905	794	-
Stage 2	-	-	-	-	-	-	884	790	-	943	851	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	3.7	8.8	9.5
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	985	1575	-	-	1568	-	-	807
HCM Lane V/C Ratio	0.029	0.001	-	-	0.022	-	-	0.015
HCM Control Delay (s)	8.8	7.3	0	-	7.3	0	-	9.5
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	5	105	130	10	15	5
Future Volume (vph)	5	105	130	10	15	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	8	8	11	8	11
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.991		0.965	
Flt Protected		0.998			0.964	
Satd. Flow (prot)	0	1611	1386	0	1502	0
Flt Permitted		0.998			0.964	
Satd. Flow (perm)	0	1611	1386	0	1502	0
Link Speed (mph)		25	25		15	
Link Distance (ft)		249	170		512	
Travel Time (s)		6.8	4.6		23.3	
Confl. Peds. (#/hr)	57			57		
Confl. Bikes (#/hr)				2		
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	2%	17%	2%	2%
Parking (#/hr)			5	5		
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	105	130	10	15	5
Future Vol, veh/h	5	105	130	10	15	5
Conflicting Peds, #/hr	57	0	0	57	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	17	2	2
Mvmt Flow	6	119	148	11	17	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	216	0	-	0	341	210
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	131	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1354	-	-	-	655	830
Stage 1	-	-	-	-	825	-
Stage 2	-	-	-	-	895	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1354	-	-	-	605	800
Mov Cap-2 Maneuver	-	-	-	-	605	-
Stage 1	-	-	-	-	795	-
Stage 2	-	-	-	-	858	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1354	-	-	-	644
HCM Lane V/C Ratio	0.004	-	-	-	0.035
HCM Control Delay (s)	7.7	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Trip Generation Data

Land Use: 712
Small Office Building

Description

A small office building houses a single tenant and is less than or equal to 5,000 gross square feet in size. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the 18 general urban/ suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:30 a.m. and 12:30 p.m. and 5:00 and 6:00 p.m., respectively.

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), Texas, and Wisconsin.

Source Numbers

890, 891, 959, 976

Small Office Building
(712)

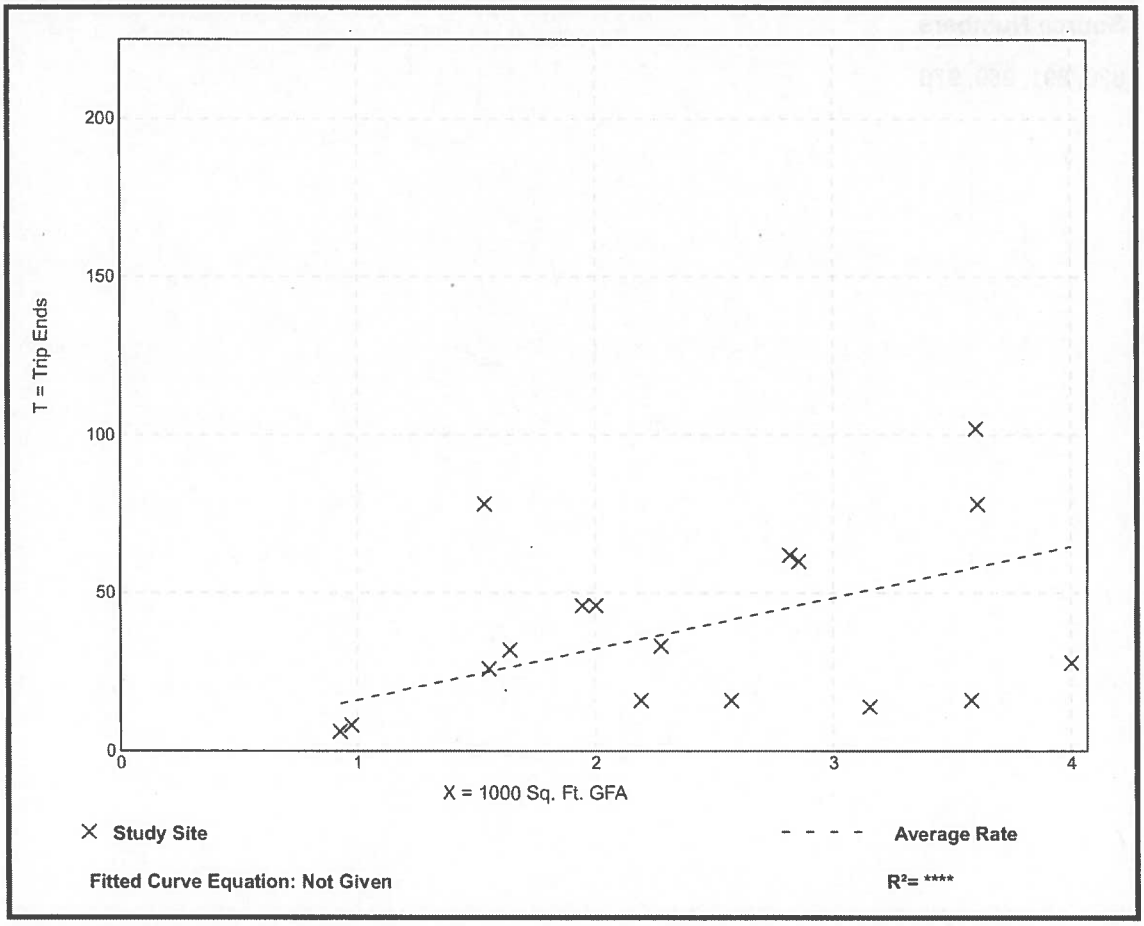
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.19	4.44 - 50.91	11.03

Data Plot and Equation



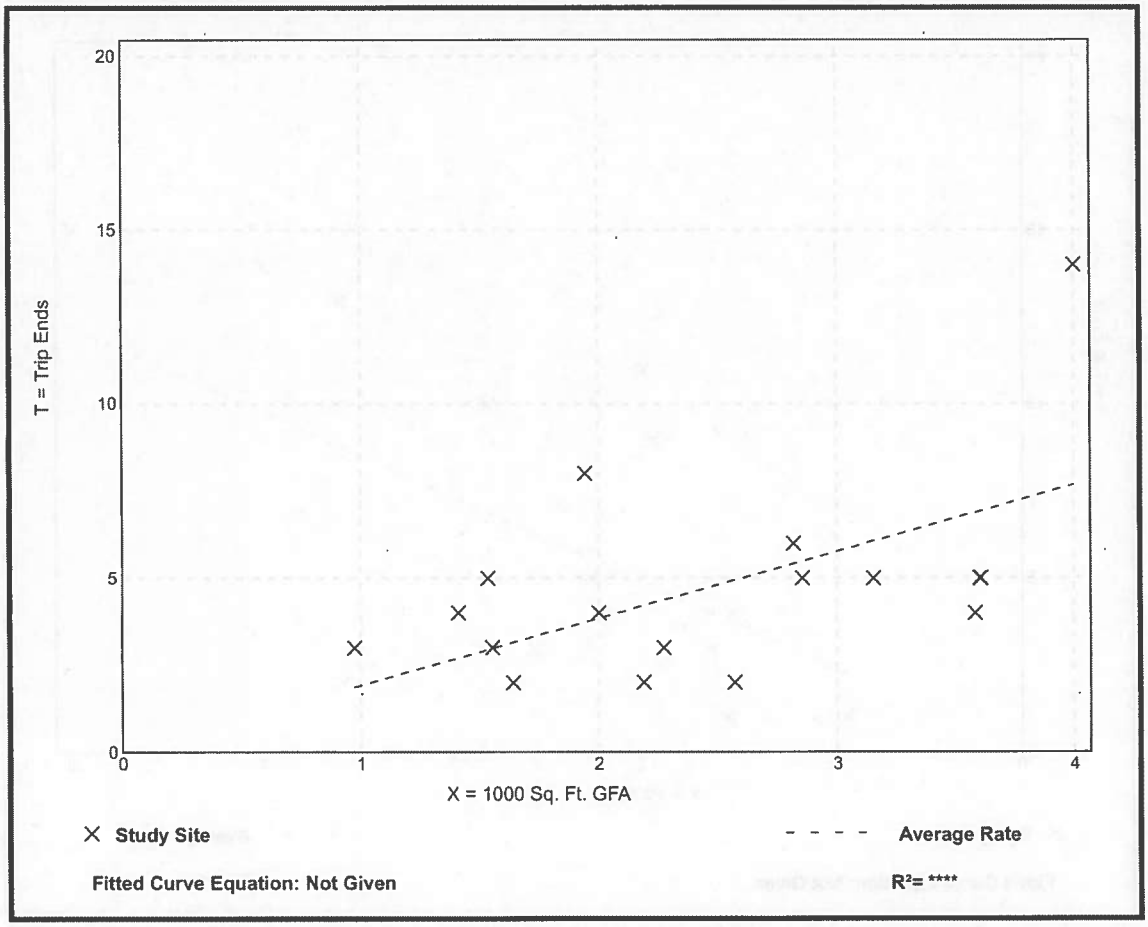
Small Office Building
(712)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 17
1000 Sq. Ft. GFA: 2
Directional Distribution: 83% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.92	0.78 - 4.12	0.97

Data Plot and Equation



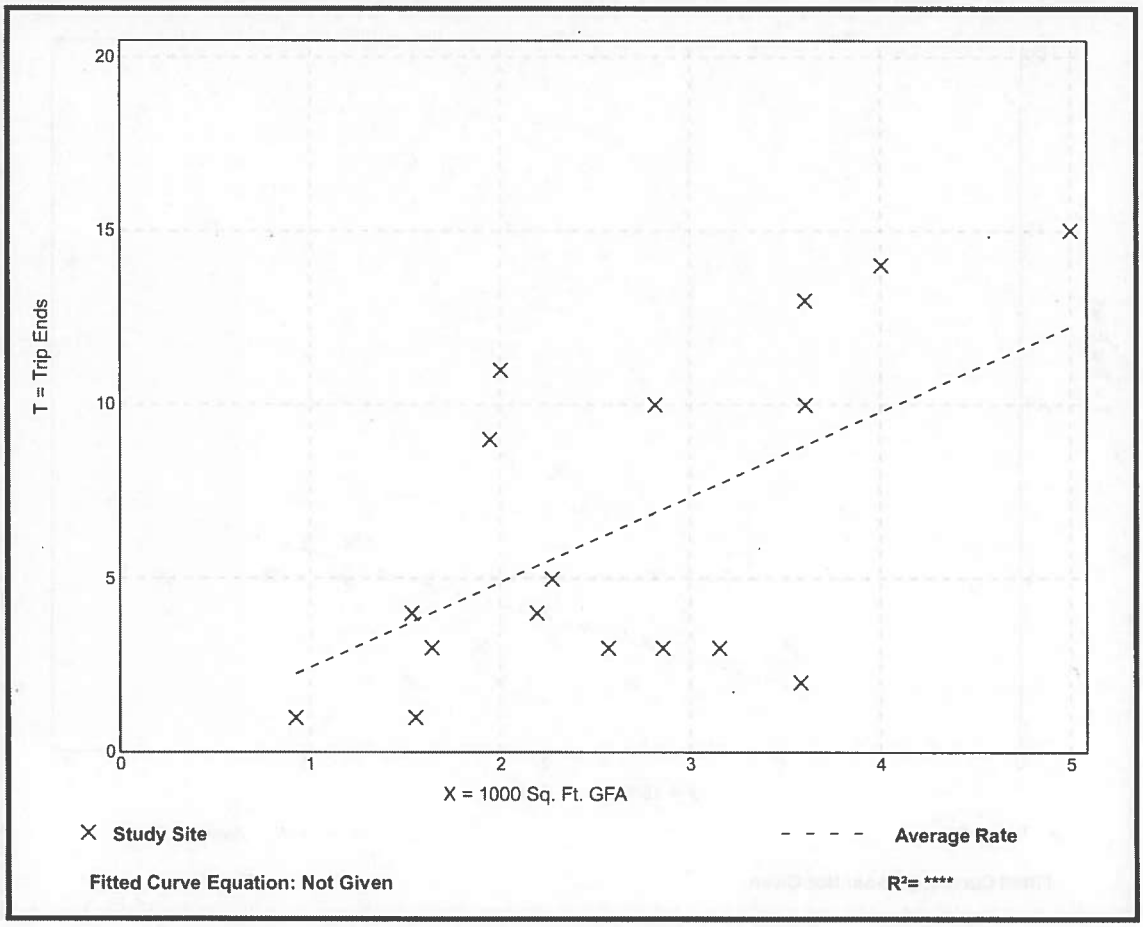
Small Office Building
(712)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
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:	17
1000 Sq. Ft. GFA:	3
Directional Distribution:	32% entering, 68% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.45	0.56 - 5.50	1.38

Data Plot and Equation



Land Use: 231
Mid-Rise Residential with 1st-Floor Commercial

Description

Mid-rise residential with 1st-floor commercial are mixed-use multifamily housing buildings that have between three and 10 levels (floors) and include retail space on the first level. These facilities are typically found in dense multi-use urban and center city core settings. Multifamily housing (mid-rise) (Land Use 221) and high-rise residential with 1st-floor commercial (Land Use 232) are related land uses.

Additional Data

The sites included in this land use category include both a residential and retail component. A multi-variable regression analysis based on-site characteristics reflecting both components produced the following fitted curve equations:

Dense Multi-Use Urban Sites

Weekday, AM Peak Hour of Generator
Vehicle Trips = [1.64 x (Retail GFA (000))] + [0.14 x (Occupied Units)] + 3.9 {R^2 = 0.58}

Weekday, AM Peak Hour of Adjacent Street Traffic
Vehicle Trips = [2.65 x (Retail GFA (000))] + [0.03 x (Occupied Units)] + 5.2 {R^2 = 0.75}
Person Trips = [6.67 x (Retail GFA (000))] + [0.29 x (Occupied Units)] + 21.9 {R^2 = 0.65}

Weekday, PM Peak Hour of Generator
Vehicle Trips = [3.43 x (Retail GFA (000))] + [0.10 x (Occupied Units)] – 8.2 {R^2 = 0.77}
Person Trips = [8.98 x (Retail GFA (000))] + [0.67 x (Occupied Units)] + 60.5 {R^2 = 0.58}

Center City Core Sites

Weekday, AM Peak Hour of Generator
Vehicle Trips = [0.97 x (Retail GFA (000))] + [0.25 x (Occupied Units)] + 9.1 {R^2 = 0.83}
Person Trips = [1.32 x (Retail GFA (000))] + [1.11 x (Occupied Units)] + 51.0 {R^2 = 0.76}

Weekday, AM Peak Hour of Adjacent Street Traffic
Vehicle Trips = [1.26 x (Retail GFA (000))] + [0.16 x (Occupied Units)] + 18.6 {R^2 = 0.94}
Person Trips = [2.42 x (Retail GFA (000))] + [0.73 x (Occupied Units)] + 111.5 {R^2 = 0.84}

Weekday, PM Peak Hour of Generator
Vehicle Trips = [1.51 x (Retail GFA (000))] + [0.16 x (Occupied Units)] + 2.0 {R^2 = 0.87}
Person Trips = [8.01 x (Retail GFA (000))] + [0.87 x (Occupied Units)] + 68.0 {R^2 = 0.78}

Weekday, PM Peak Hour of Adjacent Street Traffic
Vehicle Trips = [3.46 x (Retail GFA (000))] + [0.31 x (Occupied Units)] – 27.8 {R^2 = 0.99}
Person Trips = [2.87 x (Retail GFA (000))] + [1.14 x (Occupied Units)] + 83.8 {R^2 = 0.98}

Time-of-day distribution data for this land use are presented in Appendix A. For the one general urban/suburban site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 5:30 and 6:30 p.m., respectively.

The average numbers of person trips per vehicle trip at the 15 center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 3.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 3.85 during Weekday, AM Peak Hour of Generator
- 5.76 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 6.33 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 33 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 3.36 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 3.45 during Weekday, AM Peak Hour of Generator
- 3.48 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 4.36 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 2010s in Alberta (CAN), District of Columbia, Oregon, and Utah.

Source Numbers

855, 901, 949, 950, 951, 970

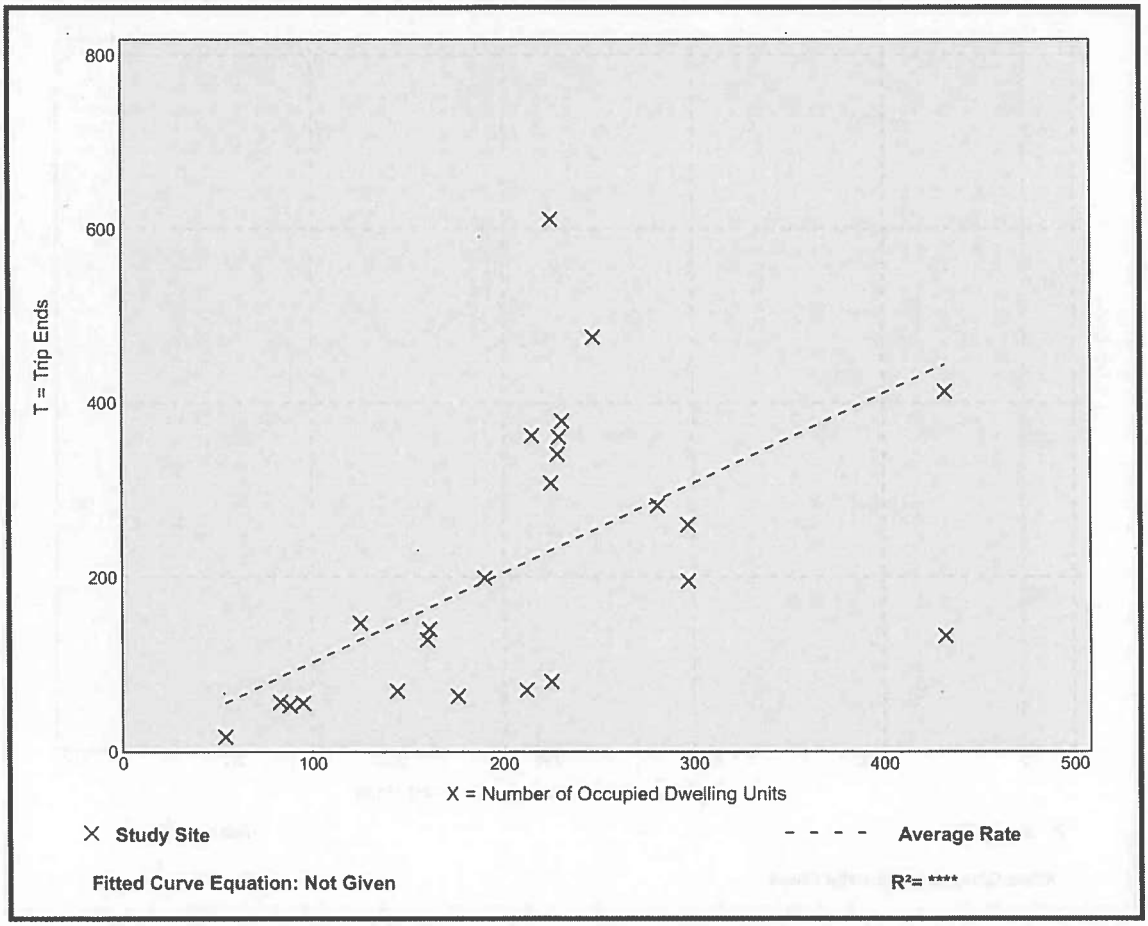
Mid-Rise Residential with 1st-Floor Commercial
(231)

Person Trip Ends vs: **Occupied Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 24
Avg. Num. of Occupied Dwelling Units: 211
Directional Distribution: 40% entering, 60% exiting

Person Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.03	0.31 - 2.72	0.62

Data Plot and Equation



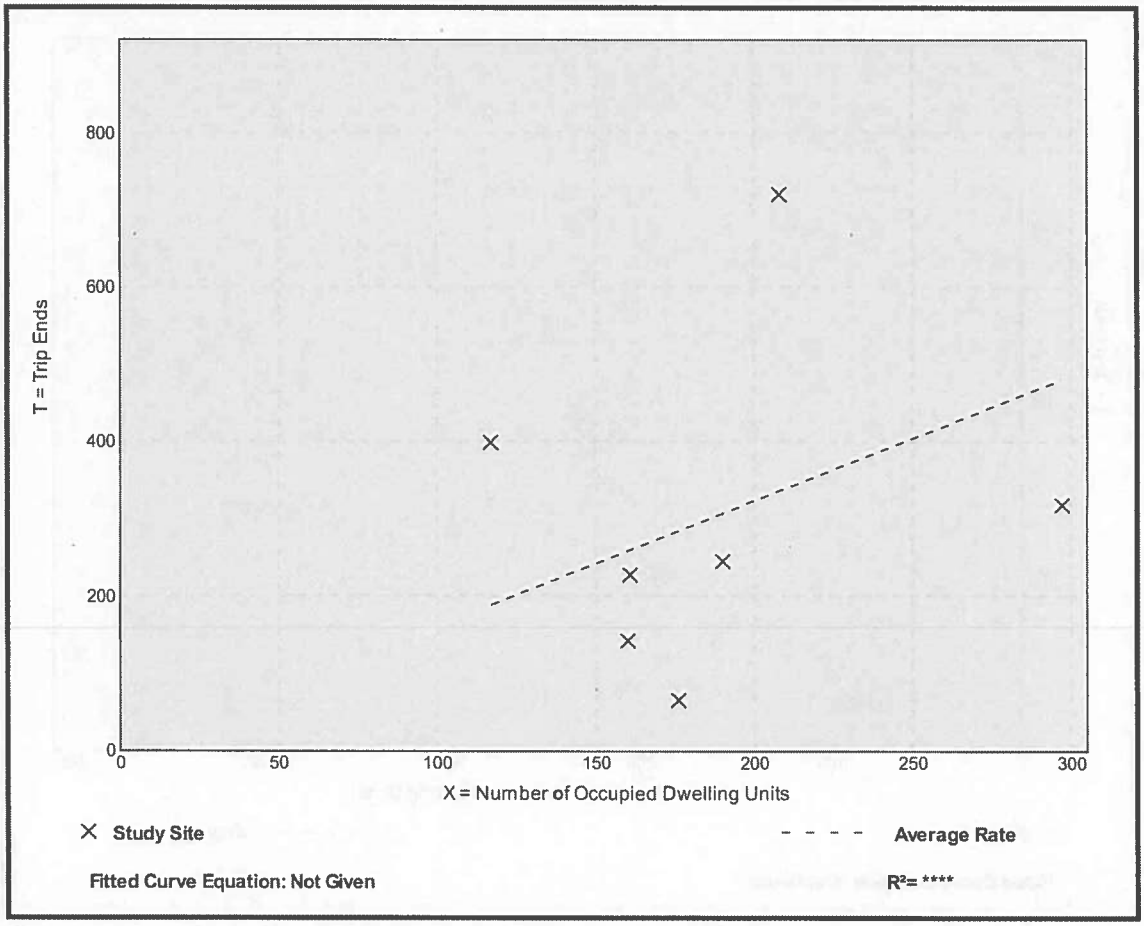
Mid-Rise Residential with 1st-Floor Commercial
(231)

Person Trip Ends vs: **Occupied Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 7
Avg. Num. of Occupied Dwelling Units: 187
Directional Distribution: 45% entering, 55% exiting

Person Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.62	0.38 - 3.47	1.18

Data Plot and Equation



Projected Queue Lengths

Summary of Projected 95th Percentile Queues (in feet)

Oak Park Ave & Harrison St*

Lane Group	95 %ile Queue (ft)			
	Exist. AM	Exist. PM	Future AM	Future PM
EB	**156**	**202**	**163**	**224**
WB	**231**	**265**	**248**	**269**
NBL	**25**	**14**	**25**	**14**
NBTR	**470**	**319**	**495**	**337**
SB	**362**	**464**	**383**	**497**

*Note that northbound and southbound queue lengths do not account for platooned progression from upstream signals on Oak Park Avenue.

Oak Park Ave & Van Buren St

Lane Group	95 %ile Queue (ft)			
	Exist. AM	Exist. PM	Future AM	Future PM
EB	**5**	**8**	**10**	**15**
WB	**54**	**20**	**62**	**23**
NB	**0**	**0**	**3**	**3**
SB	**3**	**3**	**3**	**3**

Public Alley & Van Buren St

Lane Group	95 %ile Queue (ft)			
	Exist. AM	Exist. PM	Future AM	Future PM
EB	**0**	**0**	**0**	**0**
WB	**0**	**0**	**0**	**3**
NB	**0**	**0**	**3**	**3**
SB	**0**	**0**	**0**	**0**

Public Alley & Harrison St

Lane Group	95 %ile Queue (ft)			
	Exist. AM	Exist. PM	Future AM	Future PM
EB	**0**	**0**	**0**	**0**
WB	**0**	**0**	**0**	**0**
SB	**0**	**3**	**0**	**3**

Raw Traffic Data

Sam Schwartz Engineering D.P.C.

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Count Name: Oak Park Ave.@ Harrison St.
Site Code:
Start Date: 04/17/2018

Turning Movement Data

Start Time	Harrison St. Eastbound						Harrison St. Westbound						Oak Park Ave. Northbound						Oak Park Ave. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	4	3	6	7	0	6	9	7	17	22	0	3	120	9	8	132	0	5	76	0	8	81	242
7:15 AM	0	1	11	6	6	18	0	18	16	1	20	35	0	7	152	17	7	176	0	2	117	2	5	121	350
7:30 AM	0	0	10	13	7	23	0	21	25	3	21	49	0	7	157	15	3	179	0	4	122	1	6	127	378
7:45 AM	0	2	10	17	10	29	0	26	22	7	23	55	0	10	164	32	9	206	0	11	132	3	9	146	436
Hourly Total	0	3	35	39	29	77	0	71	72	18	81	161	0	27	593	73	27	693	0	22	447	6	28	475	1406
8:00 AM	0	1	13	11	11	25	0	19	19	8	34	46	0	17	144	10	7	171	0	3	139	4	19	146	388
8:15 AM	0	3	12	3	15	18	0	12	17	4	29	33	0	5	129	5	9	139	0	6	110	6	6	122	312
8:30 AM	0	1	10	10	6	21	0	13	22	7	10	42	1	5	124	13	4	143	0	5	99	3	6	107	313
8:45 AM	0	0	5	10	7	15	0	13	19	7	8	39	0	10	109	13	3	132	0	8	123	2	0	133	319
Hourly Total	0	5	40	34	39	79	0	57	77	26	81	160	1	37	506	41	23	585	0	22	471	15	31	508	1332
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	6	11	10	17	0	14	21	7	9	42	0	4	109	7	1	120	0	5	167	3	12	175	354
4:15 PM	0	0	13	15	4	28	0	24	8	6	8	38	0	4	124	9	1	137	0	8	139	6	11	153	356
4:30 PM	0	1	7	15	9	23	0	14	10	12	18	36	0	8	122	14	1	144	0	8	165	7	7	180	383
4:45 PM	0	0	13	14	11	27	0	21	16	14	22	51	0	7	112	11	0	130	0	5	166	5	12	176	384
Hourly Total	0	1	39	55	34	95	0	73	55	39	57	167	0	23	467	41	3	531	0	26	637	21	42	684	1477
5:00 PM	0	0	9	16	4	25	0	17	18	9	22	44	0	14	136	13	1	163	0	10	161	8	12	179	411
5:15 PM	0	2	12	20	8	34	0	20	25	9	26	54	0	8	116	13	2	137	0	6	156	5	8	167	392
5:30 PM	0	1	13	12	12	26	0	17	18	20	28	55	1	2	145	15	4	163	0	7	152	6	11	165	409
5:45 PM	0	3	13	12	9	28	0	17	17	6	22	40	0	14	123	13	5	150	0	5	146	10	14	161	379
Hourly Total	0	6	47	60	33	113	0	71	78	44	98	193	1	38	520	54	12	613	0	28	615	29	45	672	1591
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	15	161	188	135	364	0	272	282	127	317	681	2	125	2086	209	65	2422	0	98	2170	71	146	2339	5806
Approach %	0.0	4.1	44.2	51.6	-	-	0.0	39.9	41.4	18.6	-	-	0.1	5.2	86.1	8.6	-	-	0.0	4.2	92.8	3.0	-	-	-
Total %	0.0	0.3	2.8	3.2	-	6.3	0.0	4.7	4.9	2.2	-	11.7	0.0	2.2	35.9	3.6	-	41.7	0.0	1.7	37.4	1.2	-	40.3	-
Lights	0	15	159	183	-	357	0	271	279	125	-	675	2	125	2047	207	-	2381	0	98	2126	69	-	2293	5706
% Lights	-	100.0	98.8	97.3	-	98.1	-	99.6	98.9	98.4	-	99.1	100.0	100.0	98.1	99.0	-	98.3	-	100.0	98.0	97.2	-	98.0	98.3
Mediums	0	0	2	5	-	7	0	1	2	1	-	4	0	0	35	0	-	35	0	0	39	2	-	41	87
% Mediums	-	0.0	1.2	2.7	-	1.9	-	0.4	0.7	0.8	-	0.6	0.0	0.0	1.7	0.0	-	1.4	-	0.0	1.8	2.8	-	1.8	1.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	3	0	-	3	0	0	2	0	-	2	6
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.8	-	0.1	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	2	-	3	0	0	3	0	-	3	7
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.4	0.0	-	0.1	0.0	0.0	0.0	1.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	0.3	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	135	-	-	-	-	-	316	-	-	-	-	-	65	-	-	-	-	-	146	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	99.7	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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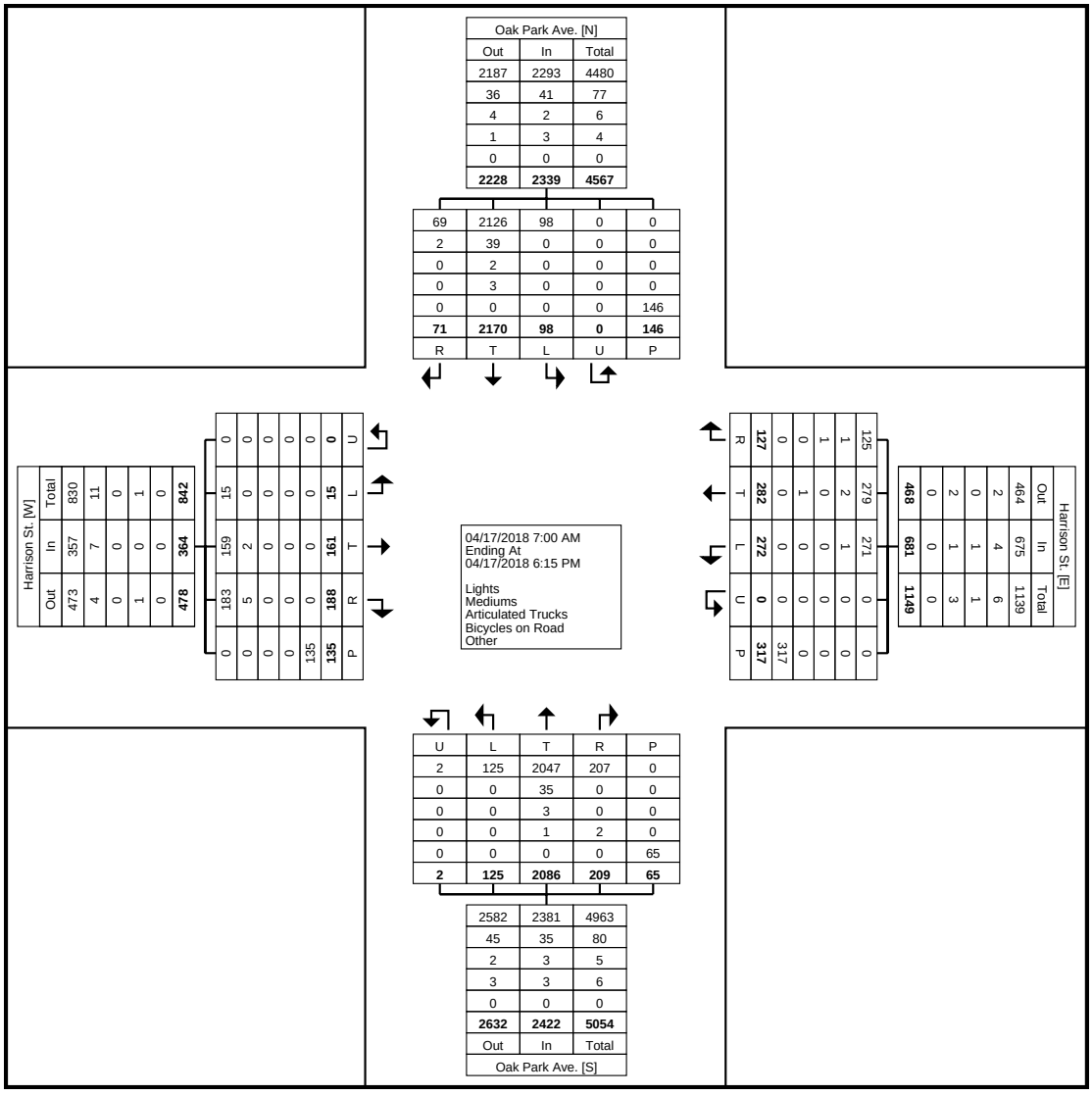
Site Code:
Start Date: 04/17/2018



Turning Movement Data Plot

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Count Name: Oak Park Ave.@ Harrison St.
Site Code:
Start Date: 04/17/2018

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Harrison St. Eastbound						Harrison St. Westbound						Oak Park Ave. Northbound						Oak Park Ave. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:15 AM	0	1	11	6	6	18	0	18	16	1	20	35	0	7	152	17	7	176	0	2	117	2	5	121	350
7:30 AM	0	0	10	13	7	23	0	21	25	3	21	49	0	7	157	15	3	179	0	4	122	1	6	127	378
7:45 AM	0	2	10	17	10	29	0	26	22	7	23	55	0	10	164	32	9	206	0	11	132	3	9	146	436
8:00 AM	0	1	13	11	11	25	0	19	19	8	34	46	0	17	144	10	7	171	0	3	139	4	19	146	388
Total	0	4	44	47	34	95	0	84	82	19	98	185	0	41	617	74	26	732	0	20	510	10	39	540	1552
Approach %	0.0	4.2	46.3	49.5	-	-	0.0	45.4	44.3	10.3	-	-	0.0	5.6	84.3	10.1	-	-	0.0	3.7	94.4	1.9	-	-	-
Total %	0.0	0.3	2.8	3.0	-	6.1	0.0	5.4	5.3	1.2	-	11.9	0.0	2.6	39.8	4.8	-	47.2	0.0	1.3	32.9	0.6	-	34.8	-
PHF	0.000	0.500	0.846	0.691	-	0.819	0.000	0.808	0.820	0.594	-	0.841	0.000	0.603	0.941	0.578	-	0.888	0.000	0.455	0.917	0.625	-	0.925	0.890
Lights	0	4	43	44	-	91	0	84	82	18	-	184	0	41	599	72	-	712	0	20	495	9	-	524	1511
% Lights	-	100.0	97.7	93.6	-	95.8	-	100.0	100.0	94.7	-	99.5	-	100.0	97.1	97.3	-	97.3	-	100.0	97.1	90.0	-	97.0	97.4
Mediums	0	0	1	3	-	4	0	0	0	1	-	1	0	0	17	0	-	17	0	0	12	1	-	13	35
% Mediums	-	0.0	2.3	6.4	-	4.2	-	0.0	0.0	5.3	-	0.5	-	0.0	2.8	0.0	-	2.3	-	0.0	2.4	10.0	-	2.4	2.3
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	2
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.4	0.0	-	0.4	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	2	-	3	0	0	1	0	-	1	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	2.7	-	0.4	-	0.0	0.2	0.0	-	0.2	0.3
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	34	-	-	-	-	-	98	-	-	-	-	-	26	-	-	-	-	-	39	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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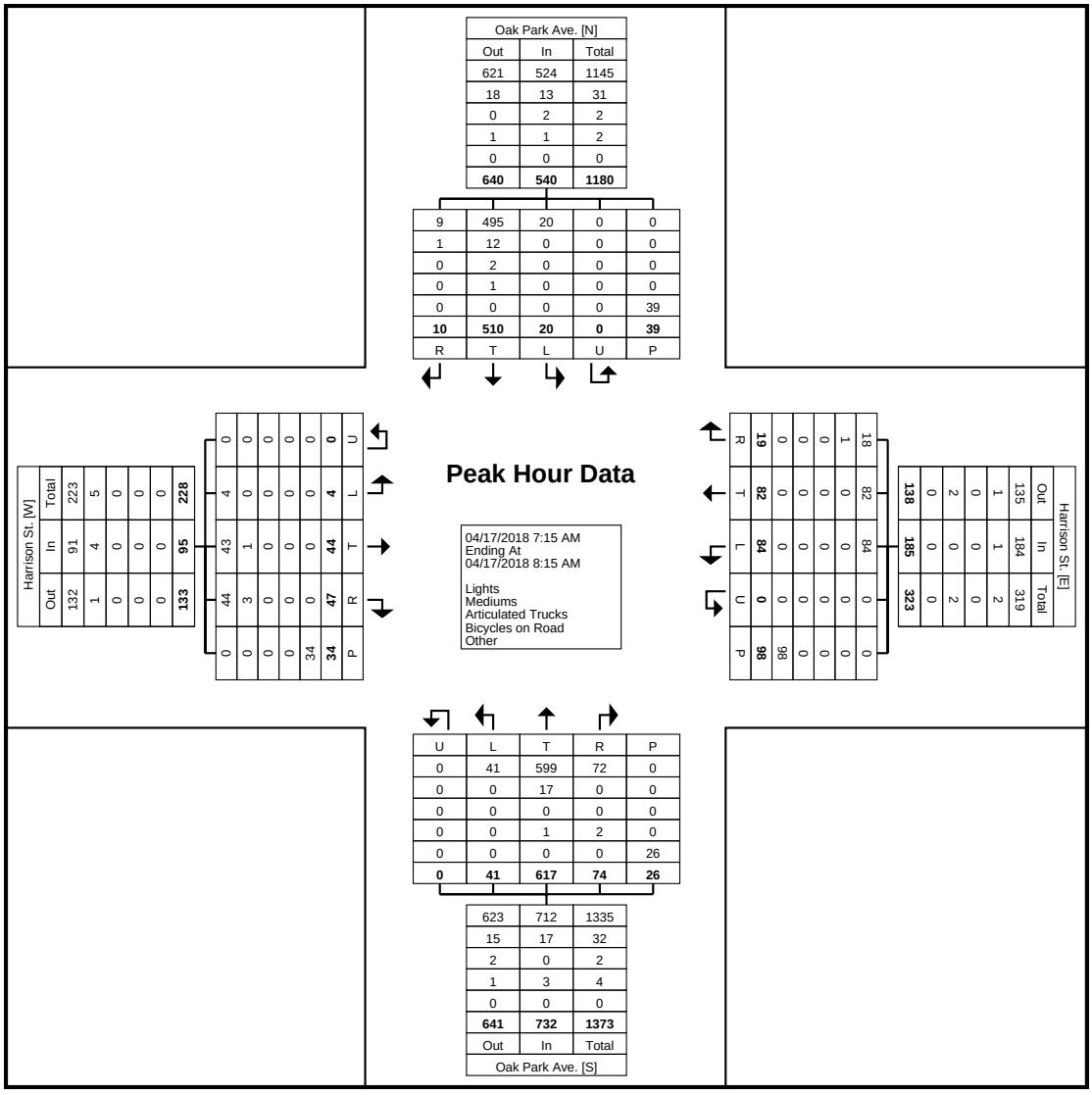

Turning Movement Peak Hour Data Plot (7:15 AM)

Sam Schwartz Engineering D.P.C.

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Turning Movement Peak Hour Data (4:45 PM)

Start Time	Harrison St. Eastbound						Harrison St. Westbound						Oak Park Ave. Northbound						Oak Park Ave. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:45 PM	0	0	13	14	11	27	0	21	16	14	22	51	0	7	112	11	0	130	0	5	166	5	12	176	384
5:00 PM	0	0	9	16	4	25	0	17	18	9	22	44	0	14	136	13	1	163	0	10	161	8	12	179	411
5:15 PM	0	2	12	20	8	34	0	20	25	9	26	54	0	8	116	13	2	137	0	6	156	5	8	167	392
5:30 PM	0	1	13	12	12	26	0	17	18	20	28	55	1	2	145	15	4	163	0	7	152	6	11	165	409
Total	0	3	47	62	35	112	0	75	77	52	98	204	1	31	509	52	7	593	0	28	635	24	43	687	1596
Approach %	0.0	2.7	42.0	55.4	-	-	0.0	36.8	37.7	25.5	-	-	0.2	5.2	85.8	8.8	-	-	0.0	4.1	92.4	3.5	-	-	-
Total %	0.0	0.2	2.9	3.9	-	7.0	0.0	4.7	4.8	3.3	-	12.8	0.1	1.9	31.9	3.3	-	37.2	0.0	1.8	39.8	1.5	-	43.0	-
PHF	0.000	0.375	0.904	0.775	-	0.824	0.000	0.893	0.770	0.650	-	0.927	0.250	0.554	0.878	0.867	-	0.910	0.000	0.700	0.956	0.750	-	0.959	0.971
Lights	0	3	47	61	-	111	0	75	76	52	-	203	1	31	503	52	-	587	0	28	626	23	-	677	1578
% Lights	-	100.0	100.0	98.4	-	99.1	-	100.0	98.7	100.0	-	99.5	100.0	100.0	98.8	100.0	-	99.0	-	100.0	98.6	95.8	-	98.5	98.9
Mediums	0	0	0	1	-	1	0	0	0	0	-	0	0	0	6	0	-	6	0	0	8	1	-	9	16
% Mediums	-	0.0	0.0	1.6	-	0.9	-	0.0	0.0	0.0	-	0.0	0.0	0.0	1.2	0.0	-	1.0	-	0.0	1.3	4.2	-	1.3	1.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	1	0	-	1	2
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	1.3	0.0	-	0.5	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.1	0.1
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	35	-	-	-	-	-	98	-	-	-	-	-	7	-	-	-	-	-	43	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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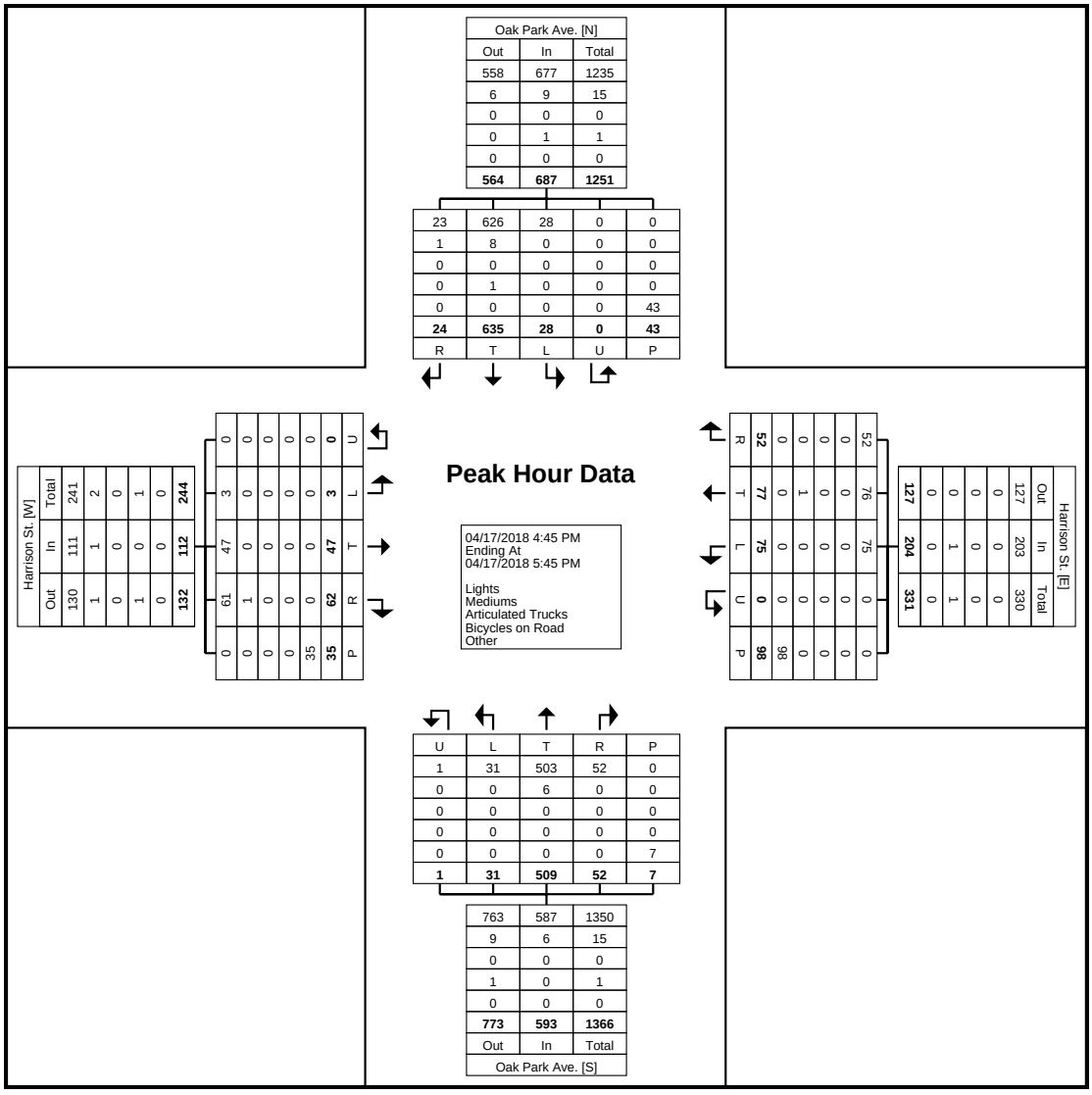
Count Name: Oak Park Ave.@ Harrison St.
Site Code:
Start Date: 04/17/2018



Turning Movement Peak Hour Data Plot (4:45 PM)

Sam Schwartz Engineering D.P.C.

Sam Schwartz Engineering (IL)

1000 W. Irving Park Rd., Suite 130
Itasca, IL, Illinois, United States 60143
630.213.1000
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Count Name: Oak Park Ave.@Van Buren St.
Site Code:
Start Date: 04/17/2018

Turning Movement Data

Start Time	Van Buren St. Eastbound						Van Buren St. Westbound						Oak Park Ave. Northbound						Oak Park Ave. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	0	4	1	4	0	2	0	5	2	7	0	2	130	1	4	133	0	4	83	0	1	87	231
7:15 AM	0	1	0	0	3	1	0	2	1	12	8	15	0	0	142	5	3	147	0	4	125	1	1	130	293
7:30 AM	0	0	1	4	5	5	0	4	2	8	4	14	1	2	156	5	8	164	0	6	125	2	0	133	316
7:45 AM	0	0	0	2	6	2	0	7	2	14	4	23	0	4	154	15	9	173	0	11	148	1	0	160	358
Hourly Total	0	1	1	10	15	12	0	15	5	39	18	59	1	8	582	26	24	617	0	25	481	4	2	510	1198
8:00 AM	0	0	2	3	3	5	0	10	0	17	8	27	0	4	138	7	4	149	0	3	130	1	2	134	315
8:15 AM	0	1	1	3	11	5	0	2	0	6	6	8	1	0	128	3	2	132	0	3	116	2	1	121	266
8:30 AM	0	1	0	4	9	5	0	3	0	9	4	12	0	3	124	3	3	130	0	4	103	1	0	108	255
8:45 AM	0	0	0	2	2	2	0	7	1	6	3	14	0	3	111	3	1	117	0	5	121	3	0	129	262
Hourly Total	0	2	3	12	25	17	0	22	1	38	21	61	1	10	501	16	10	528	0	15	470	7	3	492	1098
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	1	0	0	1	3
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	1	0	0	1	3
4:00 PM	0	1	1	0	3	2	0	1	1	14	3	16	0	1	107	5	4	113	0	6	175	3	0	184	315
4:15 PM	0	0	0	3	2	3	0	3	0	8	4	11	0	1	123	7	2	131	0	11	146	0	0	157	302
4:30 PM	0	2	1	3	4	6	0	2	0	10	8	12	0	5	125	5	2	135	0	2	175	3	2	180	333
4:45 PM	0	0	1	1	7	2	0	2	0	10	4	12	0	4	116	7	3	127	0	6	180	1	0	187	328
Hourly Total	0	3	3	7	16	13	0	8	1	42	19	51	0	11	471	24	11	506	0	25	676	7	2	708	1278
5:00 PM	0	0	2	4	5	6	0	1	2	4	4	7	0	2	134	4	0	140	0	2	171	2	0	175	328
5:15 PM	0	0	0	5	6	5	0	5	2	10	5	17	0	5	123	3	5	131	0	4	170	4	2	178	331
5:30 PM	0	0	2	7	7	9	0	2	0	11	13	13	0	0	151	6	6	157	0	6	157	3	0	166	345
5:45 PM	0	1	3	4	7	8	0	2	0	10	11	12	0	4	121	5	11	130	0	4	154	2	0	160	310
Hourly Total	0	1	7	20	25	28	0	10	4	35	33	49	0	11	529	18	22	558	0	16	652	11	2	679	1314
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Grand Total	0	7	14	49	81	70	0	55	11	154	91	220	2	40	2085	84	67	2211	0	81	2281	29	9	2391	4892
Approach %	0.0	10.0	20.0	70.0	-	-	0.0	25.0	5.0	70.0	-	-	0.1	1.8	94.3	3.8	-	-	0.0	3.4	95.4	1.2	-	-	-
Total %	0.0	0.1	0.3	1.0	-	1.4	0.0	1.1	0.2	3.1	-	4.5	0.0	0.8	42.6	1.7	-	45.2	0.0	1.7	46.6	0.6	-	48.9	-
Lights	0	6	13	49	-	68	0	53	11	153	-	217	2	37	2044	81	-	2164	0	80	2237	28	-	2345	4794
% Lights	-	85.7	92.9	100.0	-	97.1	-	96.4	100.0	99.4	-	98.6	100.0	92.5	98.0	96.4	-	97.9	-	98.8	98.1	96.6	-	98.1	98.0
Mediums	0	1	0	0	-	1	0	1	0	1	-	2	0	2	35	2	-	39	0	1	40	1	-	42	84
% Mediums	-	14.3	0.0	0.0	-	1.4	-	1.8	0.0	0.6	-	0.9	0.0	5.0	1.7	2.4	-	1.8	-	1.2	1.8	3.4	-	1.8	1.7
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	3	1	-	4	0	0	0	0	-	0	5
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	1.8	0.0	0.0	-	0.5	0.0	0.0	0.1	1.2	-	0.2	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	1	3	0	-	4	0	0	4	0	-	4	9
% Bicycles on Road	-	0.0	7.1	0.0	-	1.4	-	0.0	0.0	0.0	-	0.0	0.0	2.5	0.1	0.0	-	0.2	-	0.0	0.2	0.0	-	0.2	0.2
Bicycles on Crosswalk	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	1.2	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	80	-	-	-	-	-	91	-	-	-	-	-	67	-	-	-	-	-	9	-	-
% Pedestrians	-	-	-	-	98.8	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Sam Schwartz Engineering D.P.C.

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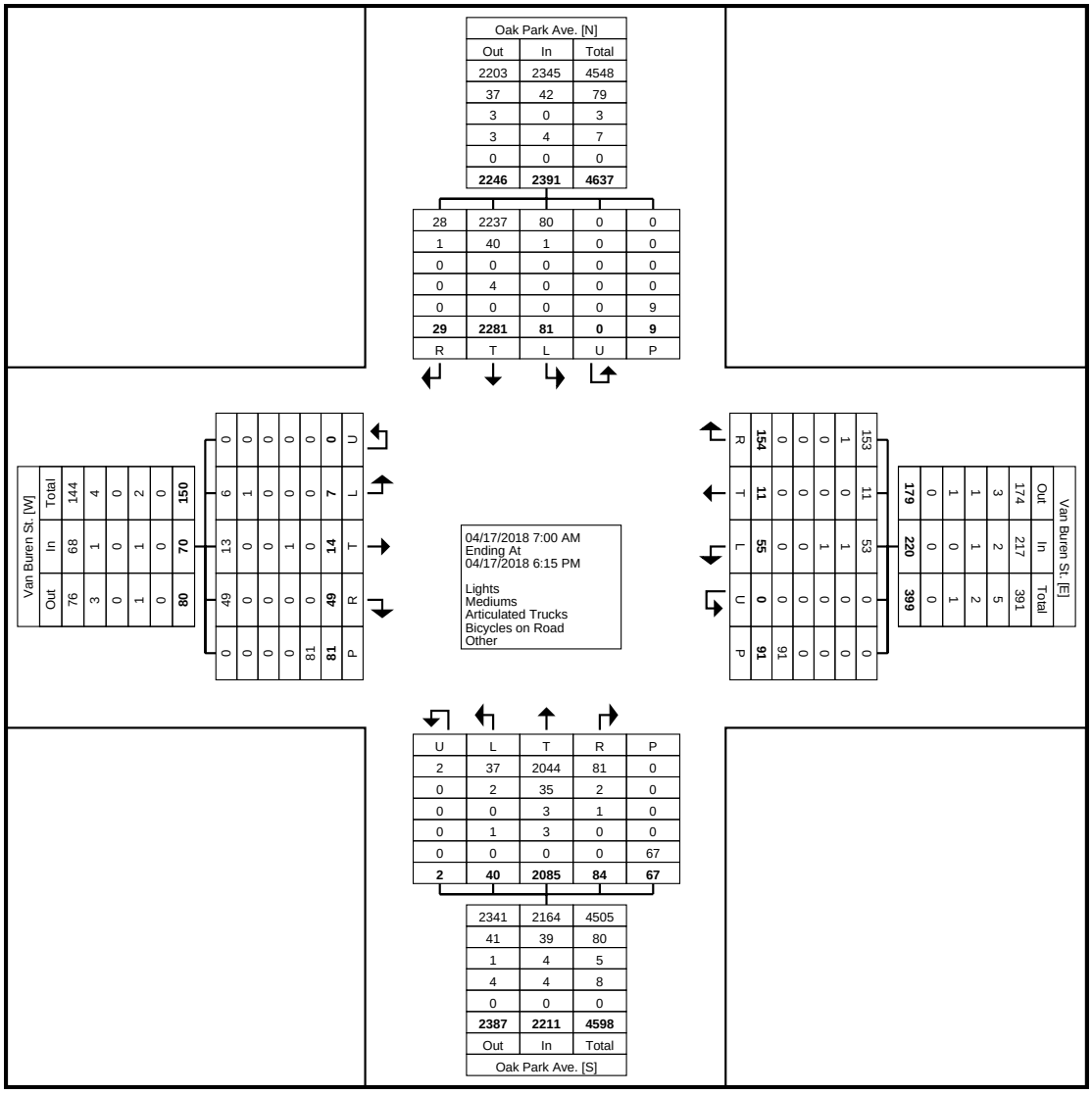

Turning Movement Data Plot

Sam Schwartz Engineering D.P.C.

Sam Schwartz Engineering (IL)

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630.213.1000
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Count Name: Oak Park Ave.@Van Buren St.
Site Code:
Start Date: 04/17/2018

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Van Buren St. Eastbound						Van Buren St. Westbound						Oak Park Ave. Northbound						Oak Park Ave. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:15 AM	0	1	0	0	3	1	0	2	1	12	8	15	0	0	142	5	3	147	0	4	125	1	1	130	293
7:30 AM	0	0	1	4	5	5	0	4	2	8	4	14	1	2	156	5	8	164	0	6	125	2	0	133	316
7:45 AM	0	0	0	2	6	2	0	7	2	14	4	23	0	4	154	15	9	173	0	11	148	1	0	160	358
8:00 AM	0	0	2	3	3	5	0	10	0	17	8	27	0	4	138	7	4	149	0	3	130	1	2	134	315
Total	0	1	3	9	17	13	0	23	5	51	24	79	1	10	590	32	24	633	0	24	528	5	3	557	1282
Approach %	0.0	7.7	23.1	69.2	-	-	0.0	29.1	6.3	64.6	-	-	0.2	1.6	93.2	5.1	-	-	0.0	4.3	94.8	0.9	-	-	-
Total %	0.0	0.1	0.2	0.7	-	1.0	0.0	1.8	0.4	4.0	-	6.2	0.1	0.8	46.0	2.5	-	49.4	0.0	1.9	41.2	0.4	-	43.4	-
PHF	0.000	0.250	0.375	0.563	-	0.650	0.000	0.575	0.625	0.750	-	0.731	0.250	0.625	0.946	0.533	-	0.915	0.000	0.545	0.892	0.625	-	0.870	0.895
Lights	0	1	2	9	-	12	0	21	5	50	-	76	1	9	573	30	-	613	0	24	512	4	-	540	1241
% Lights	-	100.0	66.7	100.0	-	92.3	-	91.3	100.0	98.0	-	96.2	100.0	90.0	97.1	93.8	-	96.8	-	100.0	97.0	80.0	-	96.9	96.8
Mediums	0	0	0	0	-	0	0	1	0	1	-	2	0	1	14	2	-	17	0	0	15	1	-	16	35
% Mediums	-	0.0	0.0	0.0	-	0.0	-	4.3	0.0	2.0	-	2.5	0.0	10.0	2.4	6.3	-	2.7	-	0.0	2.8	20.0	-	2.9	2.7
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	4.3	0.0	0.0	-	1.3	0.0	0.0	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	4
% Bicycles on Road	-	0.0	33.3	0.0	-	7.7	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.3	0.0	-	0.3	-	0.0	0.2	0.0	-	0.2	0.3
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	17	-	-	-	-	-	24	-	-	-	-	-	24	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Sam Schwartz Engineering D.P.C.

Sam Schwartz Engineering (IL)

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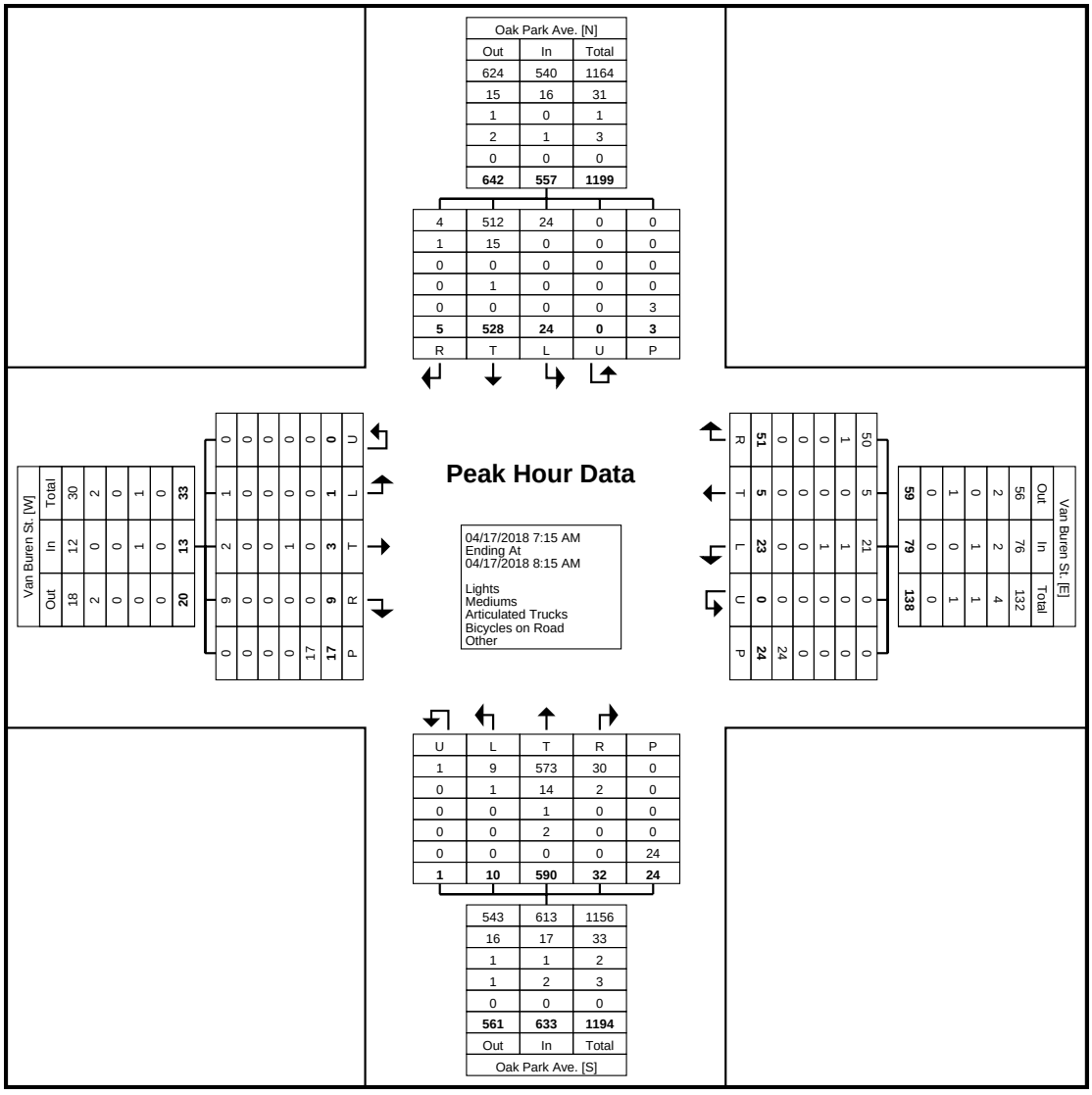
Ingenuity . Accessibility . Integrity

Count Name: Oak Park Ave.@Van Buren St.
Site Code:
Start Date: 04/17/2018



Turning Movement Peak Hour Data Plot (7:15 AM)

Sam Schwartz Engineering D.P.C.

Sam Schwartz Engineering (IL)

1000 W. Irving Park Rd., Suite 130
Itasca, IL, Illinois, United States 60143
630.213.1000
Ingenuity . Accessibility . Integrity

Count Name: Oak Park Ave.@Van Buren St.
Site Code:
Start Date: 04/17/2018

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Van Buren St. Eastbound						Van Buren St. Westbound						Oak Park Ave. Northbound						Oak Park Ave. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:45 PM	0	0	1	1	7	2	0	2	0	10	4	12	0	4	116	7	3	127	0	6	180	1	0	187	328
5:00 PM	0	0	2	4	5	6	0	1	2	4	4	7	0	2	134	4	0	140	0	2	171	2	0	175	328
5:15 PM	0	0	0	5	6	5	0	5	2	10	5	17	0	5	123	3	5	131	0	4	170	4	2	178	331
5:30 PM	0	0	2	7	7	9	0	2	0	11	13	13	0	0	151	6	6	157	0	6	157	3	0	166	345
Total	0	0	5	17	25	22	0	10	4	35	26	49	0	11	524	20	14	555	0	18	678	10	2	706	1332
Approach %	0.0	0.0	22.7	77.3	-	-	0.0	20.4	8.2	71.4	-	-	0.0	2.0	94.4	3.6	-	-	0.0	2.5	96.0	1.4	-	-	-
Total %	0.0	0.0	0.4	1.3	-	1.7	0.0	0.8	0.3	2.6	-	3.7	0.0	0.8	39.3	1.5	-	41.7	0.0	1.4	50.9	0.8	-	53.0	-
PHF	0.000	0.000	0.625	0.607	-	0.611	0.000	0.500	0.500	0.795	-	0.721	0.000	0.550	0.868	0.714	-	0.884	0.000	0.750	0.942	0.625	-	0.944	0.965
Lights	0	0	5	17	-	22	0	10	4	35	-	49	0	11	515	20	-	546	0	18	671	10	-	699	1316
% Lights	-	-	100.0	100.0	-	100.0	-	100.0	100.0	100.0	-	100.0	-	100.0	98.3	100.0	-	98.4	-	100.0	99.0	100.0	-	99.0	98.8
Mediums	0	0	0	0	-	0	0	0	0	0	-	0	0	0	8	0	-	8	0	0	6	0	-	6	14
% Mediums	-	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	1.5	0.0	-	1.4	-	0.0	0.9	0.0	-	0.8	1.1
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	2
% Bicycles on Road	-	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	-	0.0	0.1	0.0	-	0.1	0.2
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	25	-	-	-	-	-	26	-	-	-	-	-	14	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Sam Schwartz Engineering D.P.C.

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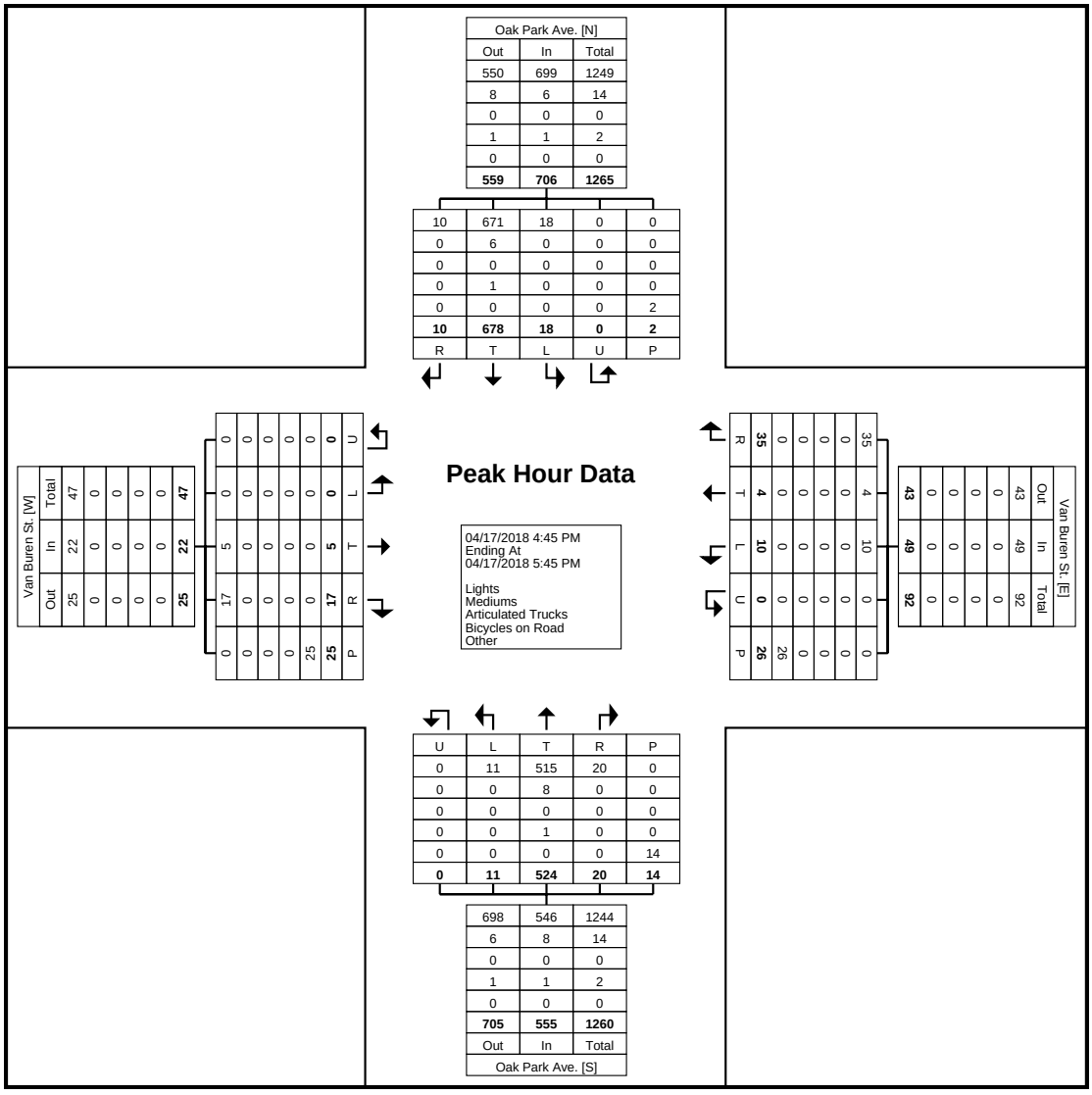

Turning Movement Peak Hour Data Plot (4:45 PM)

Sam Schwartz Engineering D.P.C.

Sam Schwartz Engineering (IL)

1000 W. Irving Park Rd., Suite 130
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630.213.1000
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Count Name: Harrison St.@Public Alley
Site Code:
Start Date: 04/17/2018

Turning Movement Data

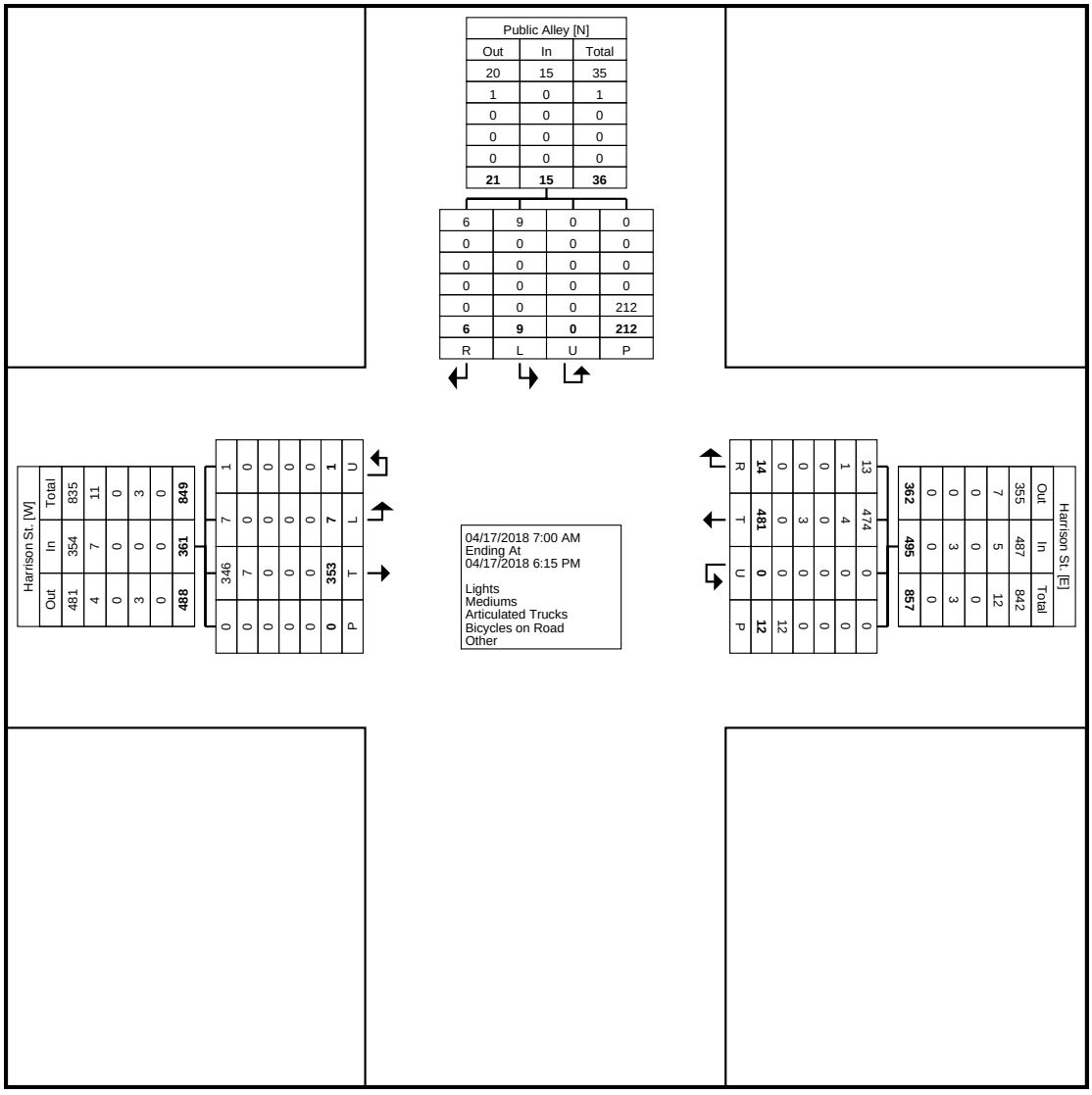
Start Time	Harrison St. Eastbound					Harrison St. Westbound					Public Alley Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	0	8	0	8	0	13	0	1	13	0	0	0	6	0	21
7:15 AM	0	0	18	0	18	0	28	0	3	28	0	0	0	9	0	46
7:30 AM	0	0	23	0	23	0	41	0	0	41	0	0	0	11	0	64
7:45 AM	0	0	29	0	29	0	37	1	5	38	0	0	0	26	0	67
Hourly Total	0	0	78	0	78	0	119	1	9	120	0	0	0	52	0	198
8:00 AM	0	1	22	0	23	0	38	1	0	39	0	2	0	18	2	64
8:15 AM	0	0	21	0	21	0	28	0	1	28	0	0	1	11	1	50
8:30 AM	1	0	20	0	21	0	31	1	2	32	0	0	0	5	0	53
8:45 AM	0	0	15	0	15	0	28	2	0	30	0	0	0	6	0	45
Hourly Total	1	1	78	0	80	0	125	4	3	129	0	2	1	40	3	212
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	1	14	0	15	0	27	1	0	28	0	0	0	14	0	43
4:15 PM	0	1	27	0	28	0	17	1	0	18	0	1	1	16	2	48
4:30 PM	0	0	26	0	26	0	24	0	0	24	0	0	0	12	0	50
4:45 PM	0	1	28	0	29	0	29	1	0	30	0	0	0	8	0	59
Hourly Total	0	3	95	0	98	0	97	3	0	100	0	1	1	50	2	200
5:00 PM	0	1	21	0	22	0	42	1	0	43	0	3	1	15	4	69
5:15 PM	0	2	30	0	32	0	34	3	0	37	0	2	1	13	3	72
5:30 PM	0	0	25	0	25	0	25	1	0	26	0	0	1	21	1	52
5:45 PM	0	0	26	0	26	0	39	1	0	40	0	1	1	21	2	68
Hourly Total	0	3	102	0	105	0	140	6	0	146	0	6	4	70	10	261
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	1	7	353	0	361	0	481	14	12	495	0	9	6	212	15	871
Approach %	0.3	1.9	97.8	-	-	0.0	97.2	2.8	-	-	0.0	60.0	40.0	-	-	-
Total %	0.1	0.8	40.5	-	41.4	0.0	55.2	1.6	-	56.8	0.0	1.0	0.7	-	1.7	-
Lights	1	7	346	-	354	0	474	13	-	487	0	9	6	-	15	856
% Lights	100.0	100.0	98.0	-	98.1	-	98.5	92.9	-	98.4	-	100.0	100.0	-	100.0	98.3
Mediums	0	0	7	-	7	0	4	1	-	5	0	0	0	-	0	12
% Mediums	0.0	0.0	2.0	-	1.9	-	0.8	7.1	-	1.0	-	0.0	0.0	-	0.0	1.4
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	3	0	-	3	0	0	0	-	0	3
% Bicycles on Road	0.0	0.0	0.0	-	0.0	-	0.6	0.0	-	0.6	-	0.0	0.0	-	0.0	0.3
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	0.0	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	0	-	-	-	-	12	-	-	-	-	212	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Sam Schwartz Engineering D.P.C.

Sam Schwartz Engineering (IL)

1000 W. Irving Park Rd., Suite 130
Itasca, IL, Illinois, United States 60143
630.213.1000
Ingenuity . Accessibility . Integrity

Count Name: Harrison St.@Public Alley
Site Code:
Start Date: 04/17/2018



Turning Movement Data Plot

Sam Schwartz Engineering D.P.C.

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1000 W. Irving Park Rd., Suite 130
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Ingenuity . Accessibility . Integrity

Count Name: Harrison St.@Public Alley
Site Code:
Start Date: 04/17/2018

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Harrison St. Eastbound					Harrison St. Westbound					Public Alley Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:15 AM	0	0	18	0	18	0	28	0	3	28	0	0	0	9	0	46
7:30 AM	0	0	23	0	23	0	41	0	0	41	0	0	0	11	0	64
7:45 AM	0	0	29	0	29	0	37	1	5	38	0	0	0	26	0	67
8:00 AM	0	1	22	0	23	0	38	1	0	39	0	2	0	18	2	64
Total	0	1	92	0	93	0	144	2	8	146	0	2	0	64	2	241
Approach %	0.0	1.1	98.9	-	-	0.0	98.6	1.4	-	-	0.0	100.0	0.0	-	-	-
Total %	0.0	0.4	38.2	-	38.6	0.0	59.8	0.8	-	60.6	0.0	0.8	0.0	-	0.8	-
PHF	0.000	0.250	0.793	-	0.802	0.000	0.878	0.500	-	0.890	0.000	0.250	0.000	-	0.250	0.899
Lights	0	1	88	-	89	0	143	2	-	145	0	2	0	-	2	236
% Lights	-	100.0	95.7	-	95.7	-	99.3	100.0	-	99.3	-	100.0	-	-	100.0	97.9
Mediums	0	0	4	-	4	0	1	0	-	1	0	0	0	-	0	5
% Mediums	-	0.0	4.3	-	4.3	-	0.7	0.0	-	0.7	-	0.0	-	-	0.0	2.1
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	0.0	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	0	-	-	-	-	8	-	-	-	-	64	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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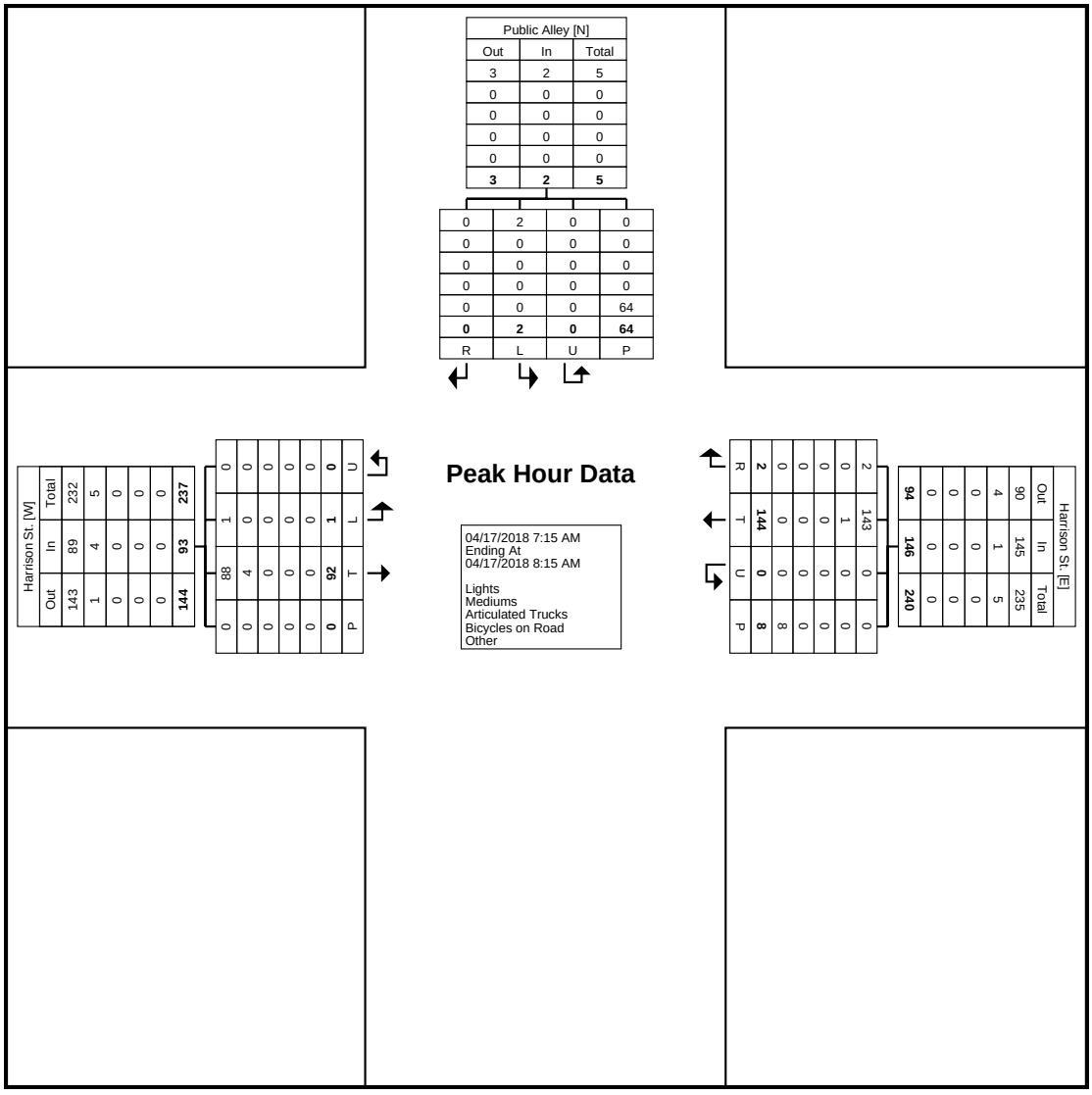
Count Name: Harrison St.@Public Alley
Site Code:
Start Date: 04/17/2018



Turning Movement Peak Hour Data Plot (7:15 AM)

Sam Schwartz Engineering D.P.C.

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Count Name: Harrison St.@Public Alley
Site Code:
Start Date: 04/17/2018

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Harrison St. Eastbound					Harrison St. Westbound					Public Alley Southbound					Int. Total
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
4:45 PM	0	1	28	0	29	0	29	1	0	30	0	0	0	8	0	59
5:00 PM	0	1	21	0	22	0	42	1	0	43	0	3	1	15	4	69
5:15 PM	0	2	30	0	32	0	34	3	0	37	0	2	1	13	3	72
5:30 PM	0	0	25	0	25	0	25	1	0	26	0	0	1	21	1	52
Total	0	4	104	0	108	0	130	6	0	136	0	5	3	57	8	252
Approach %	0.0	3.7	96.3	-	-	0.0	95.6	4.4	-	-	0.0	62.5	37.5	-	-	-
Total %	0.0	1.6	41.3	-	42.9	0.0	51.6	2.4	-	54.0	0.0	2.0	1.2	-	3.2	-
PHF	0.000	0.500	0.867	-	0.844	0.000	0.774	0.500	-	0.791	0.000	0.417	0.750	-	0.500	0.875
Lights	0	4	103	-	107	0	128	5	-	133	0	5	3	-	8	248
% Lights	-	100.0	99.0	-	99.1	-	98.5	83.3	-	97.8	-	100.0	100.0	-	100.0	98.4
Mediums	0	0	1	-	1	0	0	1	-	1	0	0	0	-	0	2
% Mediums	-	0.0	1.0	-	0.9	-	0.0	16.7	-	0.7	-	0.0	0.0	-	0.0	0.8
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	2	0	-	2	0	0	0	-	0	2
% Bicycles on Road	-	0.0	0.0	-	0.0	-	1.5	0.0	-	1.5	-	0.0	0.0	-	0.0	0.8
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	57	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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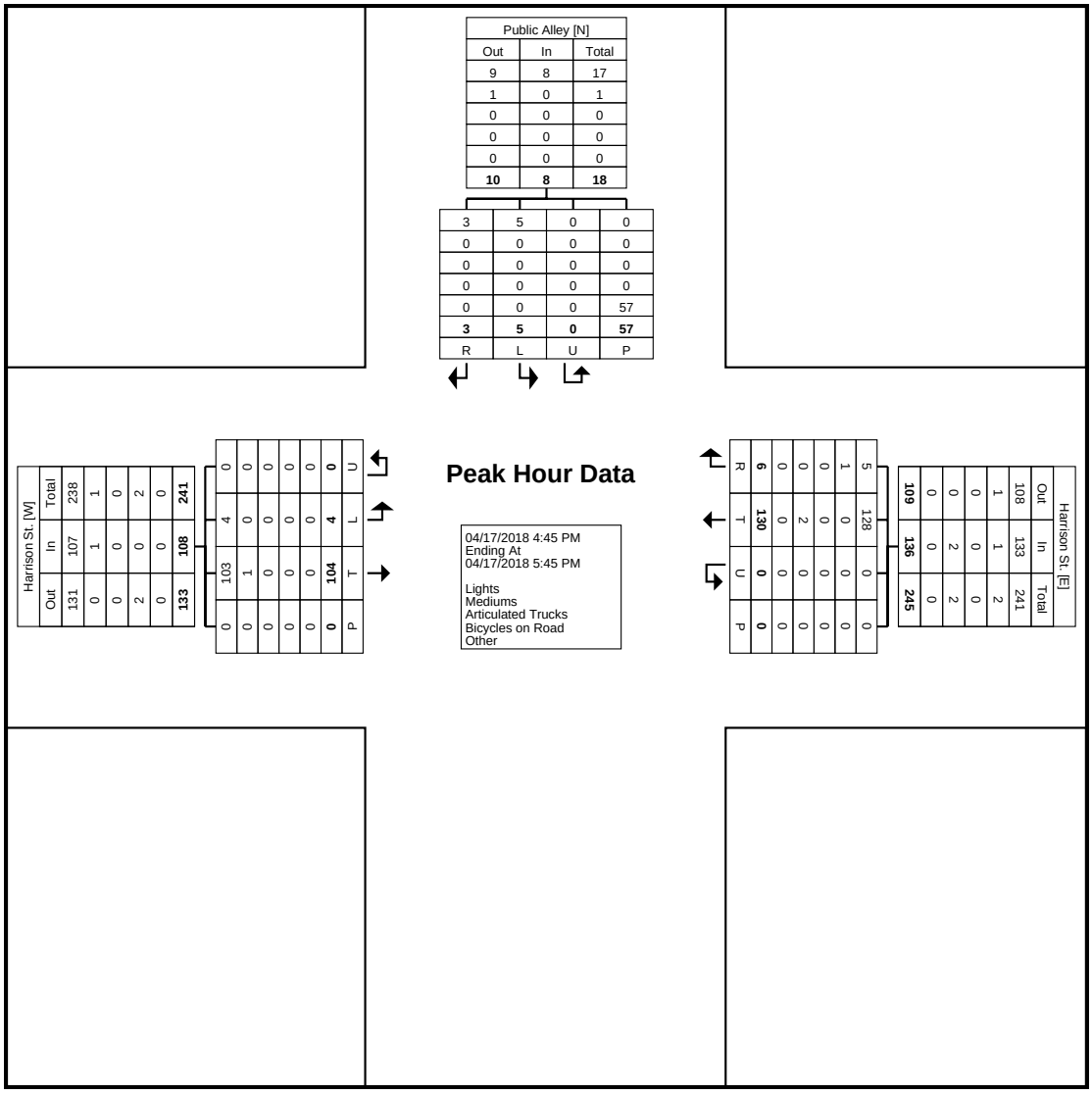
Count Name: Harrison St.@Public Alley
Site Code:
Start Date: 04/17/2018



Turning Movement Peak Hour Data Plot (4:45 PM)

Sam Schwartz Engineering, D.P.C.

Van Buren St.@Public Alley

File Name : VAN.BUREN@PUBLIC.ALLEY
Site Code : 00000000
Start Date : 4/17/2018

Groups Printed- CARS - SINGLE UNIT - ARTICULATED

	PUBLIC ALLEY From North					VAN BUREN ST. From East					PUBLIC ALLEY From South					VAN BUREN ST. From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	0	0	1	2	0	0	0	0	0	0	0	1	2	3	0	0	0	0	0	5
07:15 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
07:30 AM	0	0	0	2	2	0	0	0	0	0	1	0	1	5	7	0	0	0	0	0	9
07:45 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
Total	1	0	0	6	7	0	0	0	0	0	1	0	2	17	20	0	0	0	0	0	27
08:00 AM	0	0	0	0	0	1	0	0	0	1	1	0	0	2	3	1	0	0	0	1	5
08:15 AM	0	0	1	1	2	0	0	1	0	1	1	0	2	2	5	0	0	0	0	0	8
08:30 AM	0	0	0	1	1	1	0	1	0	2	1	0	0	3	4	0	0	0	0	0	7
08:45 AM	1	0	0	1	2	0	0	0	0	0	1	0	1	0	2	1	0	0	0	1	5
Total	1	0	1	3	5	2	0	2	0	4	4	0	3	7	14	2	0	0	0	2	25
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	0	0	3	3	0	0	0	0	0	0	0	1	8	9	0	0	0	0	0	12
04:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	1	2	3	0	0	0	0	0	4
04:30 PM	0	0	1	2	3	1	0	0	0	1	1	0	1	0	2	0	0	0	0	0	6
04:45 PM	0	0	1	2	3	1	0	0	0	1	0	0	0	4	4	0	0	0	0	0	8
Total	0	1	2	7	10	2	0	0	0	2	1	0	3	14	18	0	0	0	0	0	30
05:00 PM	0	0	0	0	0	0	0	2	0	2	1	0	1	4	6	2	0	0	0	2	10
05:15 PM	0	1	0	0	1	2	0	2	0	4	2	0	0	0	2	0	0	0	0	0	7
05:30 PM	0	0	2	0	2	1	0	0	0	1	0	0	0	4	4	0	0	0	0	0	7
05:45 PM	0	0	0	2	2	1	0	0	0	1	0	0	0	4	4	0	0	1	0	1	8
Total	0	1	2	2	5	4	0	4	0	8	3	0	1	12	16	2	0	1	0	3	32

Sam Schwartz Engineering, D.P.C.

Van Buren St.@Public Alley

File Name : VAN.BUREN@PUBLIC.ALLEY
Site Code : 00000000
Start Date : 4/17/2018

Groups Printed- CARS - SINGLE UNIT - ARTICULATED

	PUBLIC ALLEY From North					VAN BUREN ST. From East					PUBLIC ALLEY From South					VAN BUREN ST. From West					
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Grand Total	2	2	5	18	27	8	0	6	0	14	9	0	9	50	68	4	0	1	0	5	114
Apprch %	7.4	7.4	18.5	66.7		57.1	0	42.9	0		13.2	0	13.2	73.5		80	0	20	0		
Total %	1.8	1.8	4.4	15.8	23.7	7	0	5.3	0	12.3	7.9	0	7.9	43.9	59.6	3.5	0	0.9	0	4.4	
CARS	2	2	5	18	27	8	0	6	0	14	9	0	9	50	68	4	0	1	0	5	114
% CARS	100	100	100	100	100	100	0	100	0	100	100	0	100	100	100	100	0	100	0	100	100
SINGLE UNIT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% SINGLE UNIT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ARTICULATED	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% ARTICULATED																					

Sam Schwartz Engineering, D.P.C.

Van Buren St.@Public Alley

File Name : VAN.BUREN@PUBLIC.ALLEY
Site Code : 00000000
Start Date : 4/17/2018

Groups Printed- CARS

	PUBLIC ALLEY From North					VAN BUREN ST. From East					PUBLIC ALLEY From South					VAN BUREN ST. From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	0	0	1	2	0	0	0	0	0	0	0	1	2	3	0	0	0	0	0	5
07:15 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
07:30 AM	0	0	0	2	2	0	0	0	0	0	1	0	1	5	7	0	0	0	0	0	9
07:45 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
Total	1	0	0	6	7	0	0	0	0	0	1	0	2	17	20	0	0	0	0	0	27
08:00 AM	0	0	0	0	0	1	0	0	0	1	1	0	0	2	3	1	0	0	0	1	5
08:15 AM	0	0	1	1	2	0	0	1	0	1	1	0	2	2	5	0	0	0	0	0	8
08:30 AM	0	0	0	1	1	1	0	1	0	2	1	0	0	3	4	0	0	0	0	0	7
08:45 AM	1	0	0	1	2	0	0	0	0	0	1	0	1	0	2	1	0	0	0	1	5
Total	1	0	1	3	5	2	0	2	0	4	4	0	3	7	14	2	0	0	0	2	25
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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04:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	1	2	3	0	0	0	0	0	4
04:30 PM	0	0	1	2	3	1	0	0	0	1	1	0	1	0	2	0	0	0	0	0	6
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Total	0	1	2	7	10	2	0	0	0	2	1	0	3	14	18	0	0	0	0	0	30
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05:30 PM	0	0	2	0	2	1	0	0	0	1	0	0	0	4	4	0	0	0	0	0	7
05:45 PM	0	0	0	2	2	1	0	0	0	1	0	0	0	4	4	0	0	1	0	1	8
Total	0	1	2	2	5	4	0	4	0	8	3	0	1	12	16	2	0	1	0	3	32

Sam Schwartz Engineering, D.P.C.

Van Buren St.@Public Alley

File Name : VAN.BUREN@PUBLIC.ALLEY
Site Code : 00000000
Start Date : 4/17/2018
Page No : 2

Groups Printed- CARS

	PUBLIC ALLEY From North					VAN BUREN ST. From East					PUBLIC ALLEY From South					VAN BUREN ST. From West					
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Grand Total	2	2	5	18	27	8	0	6	0	14	9	0	9	50	68	4	0	1	0	5	114
Apprch %	7.4	7.4	18.5	66.7		57.1	0	42.9	0		13.2	0	13.2	73.5		80	0	20	0		
Total %	1.8	1.8	4.4	15.8	23.7	7	0	5.3	0	12.3	7.9	0	7.9	43.9	59.6	3.5	0	0.9	0	4.4	

Sam Schwartz Engineering, D.P.C.

Van Buren St.@Public Alley

File Name : VAN.BUREN@PUBLIC.ALLEY
Site Code : 00000000
Start Date : 4/17/2018
Page No : 1

Groups Printed- SINGLE UNIT

	PUBLIC ALLEY From North					VAN BUREN ST. From East					PUBLIC ALLEY From South					VAN BUREN ST. From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sam Schwartz Engineering, D.P.C.

Van Buren St.@Public Alley

File Name : VAN.BUREN@PUBLIC.ALLEY
Site Code : 00000000
Start Date : 4/17/2018
Page No : 2

Groups Printed- SINGLE UNIT

	PUBLIC ALLEY From North					VAN BUREN ST. From East					PUBLIC ALLEY From South					VAN BUREN ST. From West					
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Sam Schwartz Engineering, D.P.C.

Van Buren St.@Public Alley

File Name : VAN.BUREN@PUBLIC.ALLEY
Site Code : 00000000
Start Date : 4/17/2018
Page No : 1

Groups Printed- ARTICULATED

	PUBLIC ALLEY From North					VAN BUREN ST. From East					PUBLIC ALLEY From South					VAN BUREN ST. From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sam Schwartz Engineering, D.P.C.

Van Buren St.@Public Alley

File Name : VAN.BUREN@PUBLIC.ALLEY
Site Code : 00000000
Start Date : 4/17/2018

Groups Printed- ARTICULATED

	PUBLIC ALLEY From North					VAN BUREN ST. From East					PUBLIC ALLEY From South					VAN BUREN ST. From West					
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

PARKING STUDY

Mixed-Use Development
801 S. Oak Park Avenue
Oak Park, Illinois

August 2018

Prepared for:
DesignBridge, Ltd., on behalf of
Oak Park I Housing Owner LLC

Sam Schwartz
Transportation Consultants

TABLE OF CONTENTS

1.0 INTRODUCTION

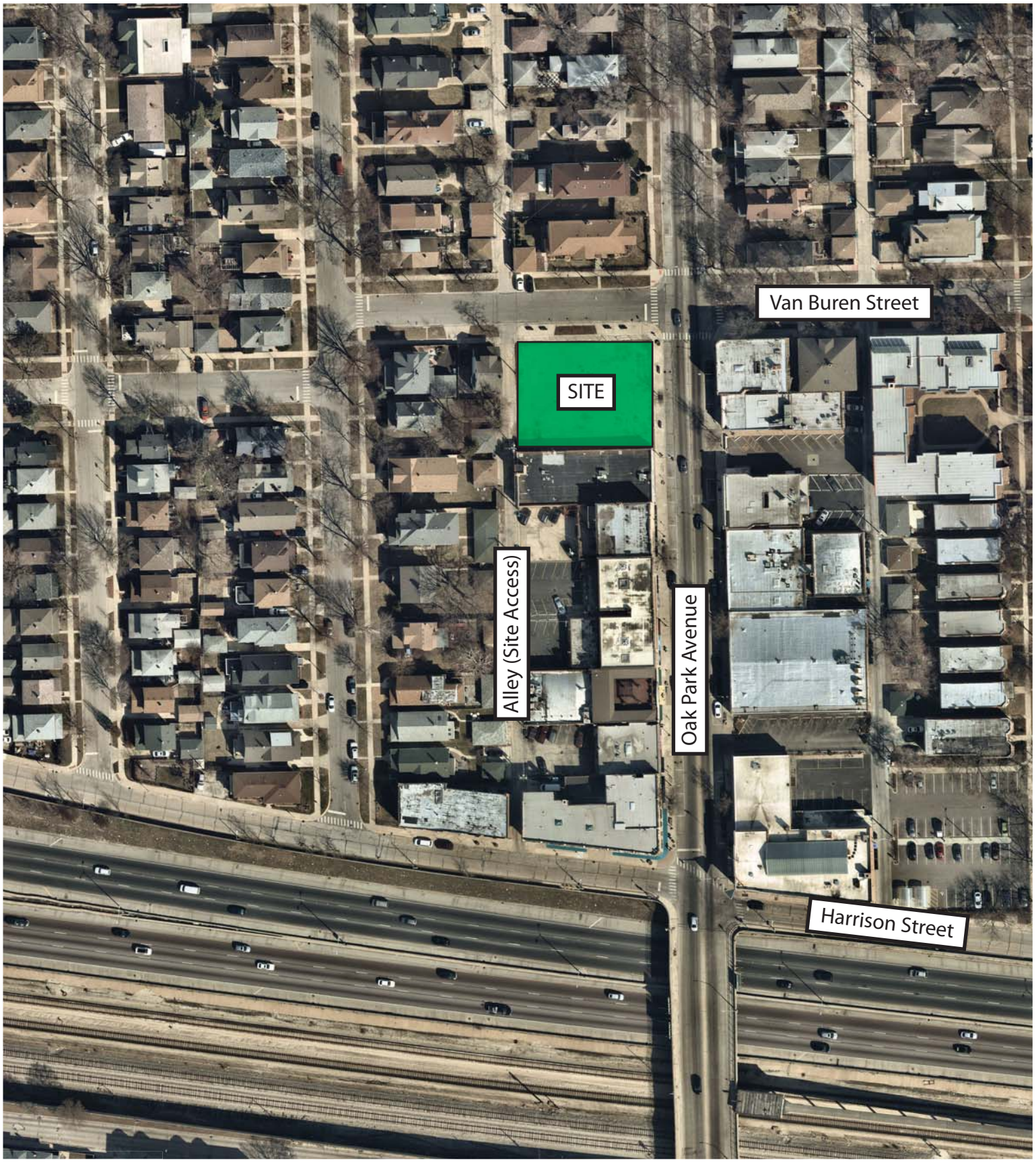
Sam Schwartz Consulting (*Sam Schwartz*) was retained by DesignBridge, Ltd., on behalf of Oak Park I Housing Owner LLC to conduct a parking study for a proposed mixed-use development in Oak Park, Illinois. The subject site is located on the southwest corner of Oak Park Avenue and Van Buren Street and is currently vacant. This parcel was previously occupied by an automotive service center, and four full-access driveways remain from that prior use (two on Oak Park Avenue and two on Van Buren Street). An aerial view of the existing study area can be seen in ***Figure 1***.

Under the proposed development plan, a four-story mixed-use building would be constructed to provide 37 affordable rental units (two of which would be live/work units) and 900 square feet of ground-floor commercial space. The development would include 23 resident parking spaces to be accessed via the public alley behind Oak Park Avenue. All existing curb cuts to Oak Park Avenue and Van Buren Street would be removed as a part of this project, and seven new on-street parking spaces would be provided in their place. A conceptual site plan can be found in the Appendix.

The following report documents *Sam Schwartz*'s methodology and analyses for this study. The results of these analyses are detailed, and recommended improvement measures are listed at the conclusion of this report.

N

Not to Scale



Sam Schwartz Engineering D.P.C.

Figure 1

Site Location Map

2.0 PARKING ANALYSIS

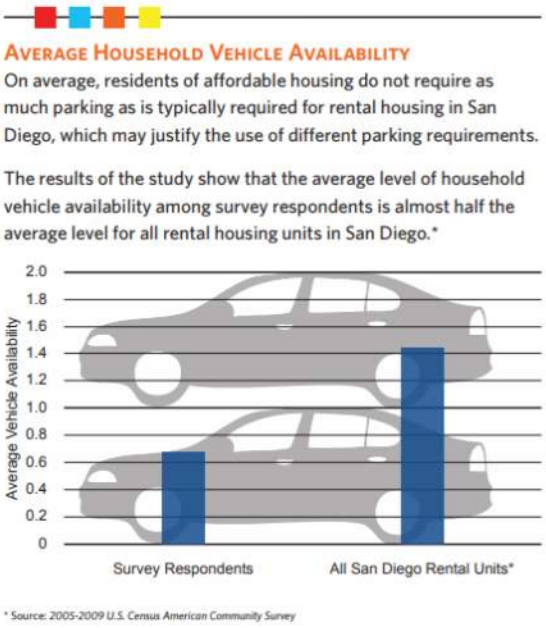
Under the proposed development plan, 23 parking spaces would be provided in an on-site lot reserved for resident use. Additionally, seven new on-street parking spaces would be added along the site frontage (four on Oak Park Avenue and three on Van Buren Street) for public use following the removal of four existing curb cuts that served the previous use on the subject parcel. The following sections detail *Sam Schwartz*'s assessment of the proposed parking supply relative to Village Code and the anticipated parking demand characteristics of the development.

2.1 Residential Parking Analysis

Under the Village of Oak Park Zoning Ordinance, a multi-family development is required to provide one (1.0) parking space per dwelling unit. With 23 on-site spaces for 37 dwelling units, the proposed parking ratio is below the Zoning requirement at approximately 0.62 spaces per unit. In order to evaluate the on-site parking supply relative to projected demand, two key characteristics of the subject site were considered: the affordable designation of the proposed dwelling units and the transit-oriented nature of the development.

Parking Demand Characteristics of Affordable Housing Developments

Parking demand projections are typically prepared based on data in ITE's Parking Generation, Fourth Edition, but this reference manual does not include parking demand data specific to affordable housing developments. In order to supplement the ITE data, reference was made to the *Affordable Housing Parking Study* published by the City of San Diego based on the results of 875 survey respondents housed in 21 separate affordable housing developments. Notably, this study revealed that the household vehicle availability for affordable rental housing is approximately 53 percent lower than the household vehicle availability across all types of rental units in San Diego. This comparison is represented in the graph excerpted below, and a complete summary of the San Diego study is included in the Appendix.



Source: *Affordable Housing Parking Survey* by City of San Diego

The relationship of vehicle availability for affordable rental units versus all rental units can be applied to ITE Parking Generation data to better understand how the affordable nature of the proposed development would be expected to impact its parking needs. Using this approach, an adjusted parking demand rate is presented in ***Table 1***.

Table 1. Projected Peak Parking Demand Ratio for Affordable Rental Housing[1]

Type of Residential Use	Average Peak Parking Demand Ratio per Dwelling Unit
General Rental Unit[1]	1.20
Affordable Rental Unit[2]	0.56
Proposed Parking Supply Ratio	**0.62**

[1]Per data in ITE's Parking Generation, Fourth Edition, for Low/Mid-Rise Apartment (LUC 221).
[2]Incorporates a 53% reduction in the ITE parking demand rate, based on data from the City of San Diego's *Affordable Housing Parking Study*.

Based on the average peak parking demand ratios presented above, the projected parking need for affordable housing is approximately 0.56 spaces per unit, which would be adequately accommodated by the proposed parking supply ratio of 0.62. It is therefore anticipated that the on-site parking supply of 23 spaces is sufficient to serve the proposed development due to the affordable designation for the housing units.

Parking Demand Characteristics at Transit-Oriented Development Sites

Similar to the influence that this development's affordable designation would be expected to have on its parking needs, the site's proximity to robust transit service would likely reduce residents' reliance on personal vehicle ownership. This site is located one-eighth of a mile from the CTA Blue Line's Oak Park Station, which provides riders a direct route to the Chicago Loop, O'Hare Airport, and many other destinations. Additionally, Pace Bus Route 311 provides service immediately adjacent to the subject parcel and connects riders to the CTA Green Line and two Metra lines.

It is widely recognized in the transportation engineering industry that developments in close proximity to high-quality transit have reduced parking needs, and this accepted trend has led many municipalities across the country to adopt reduced parking requirements for Transit-Oriented Development (TOD). These changes typically identify a minimum parking supply requirement for TOD sites that is below what is required of other residential developments (sometimes resulting in the ability to provide no parking at all) and may also impose a maximum on the amount of parking that can be provided. A summary of local and national municipalities' TOD parking requirements is provided in **Table 2**.

Table 2. Summary of Transit-Oriented Development Parking Ratio Case Studies[1]

City	State	Typical	TOD		Spaces per:	Notes
		Min[2]	Min[2]	Max[2]		
Evanston	**IL**	1.25 - 2.00	0.5	None	bedroom	Additionally allows for parking to be provided off-site/leased in public facility
Chicago	**IL**	1.00 - 2.00	0.00	1.00	dwelling unit	Applies to sites within 1,320 feet (one quarter-mile) of transit station
Cambridge	**MA**	1.00	0.00	0.00	dwelling unit	Can reduce further with parking study
Boulder	**CO**	2.00	0.00	1.00	dwelling unit	
Berkeley	**CA**	1.00	0.00	0.00	dwelling unit	Represents car-free overlay
Portland	**OR**	1.00	0.00	0.33	dwelling unit	Bike parking may replace 25%
Minneapolis	**MN**	0.50 - 1.70	0.00	0.85	dwelling unit	Relates to proximity of transit station and high or moderate frequency service

[1]These ratios factor in resident, visitor, and employee parking demand.
[2]Min is defined as a ratio to not construct below, Max is defined as a ratio that cannot be exceeded

The trend toward reduced parking requirements for Transit-Oriented Development (TOD) is confirmed at a local level in the Center for Neighborhood Technology (CNT) 2016 report called *Stalled Out*, which details parking utilization for residential developments in proximity to transit. CNT's analysis included 41 buildings (27 of which included an affordable housing subsidy) in the City of Chicago and suburban Cook County that included a mix of vintage apartment buildings (with lower parking supply) and new buildings (with higher parking supply). The study broke down parking facilities into three primary categories:

1. Buildings within one half-mile of a CTA 'L' stop,
2. Buildings within one half-mile of a Metra rail station, and
3. Buildings within one quarter-mile from high-quality rail or bus transit.

The results of this analysis demonstrated that parking utilization ranged from 0.21 to 0.42 vehicles per unit for each of the three TOD categories listed above, with parking supply ranging from 0.51 to 0.59 spaces per unit. A summary of this analysis can be seen in **Figure 2**.

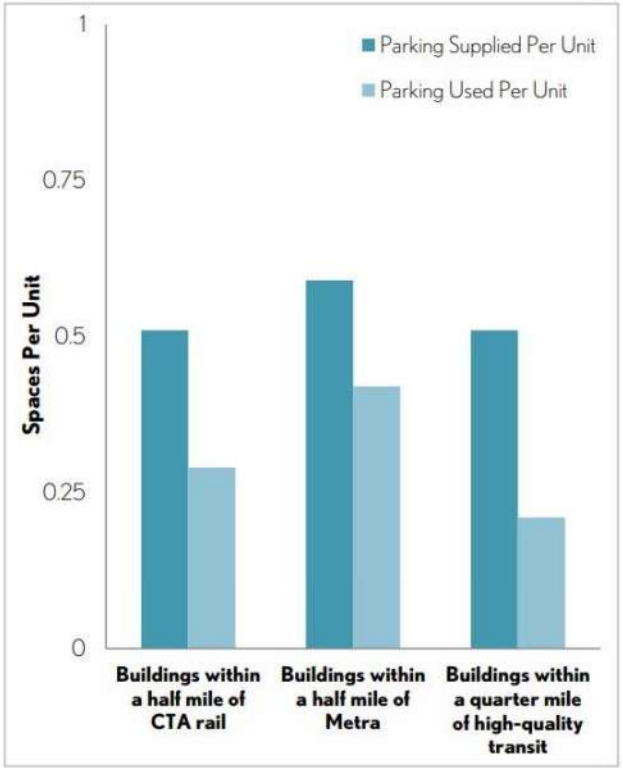


Figure 2. Parking Supply & Utilization per Unit for TOD Buildings
Source: Center for Neighborhood Technology (CNT) *Stalled Out*, 2016

Furthermore, the CNT report determined that buildings with a lower number of bedrooms per unit exhibited lower parking utilization rates. **Figure 3** presents this relationship. As shown, buildings containing only studio and one-bedroom units had an average parking utilization rate of only 0.25 spaces per unit. The proposed development features 39 bedrooms in 37 units for an average 1.05 bedrooms per unit.

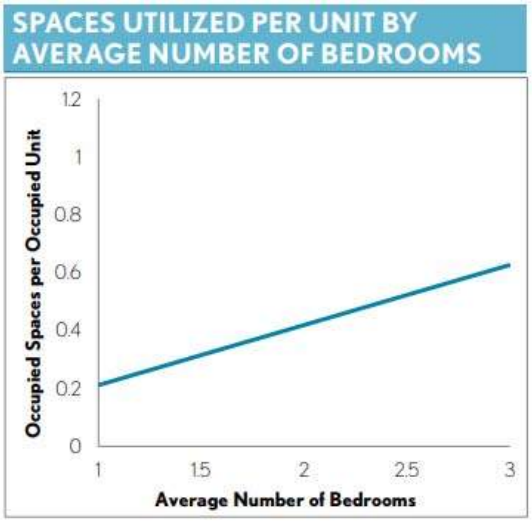


Figure 3. Parking Utilization per Average Number of Bedrooms
Source: Center for Neighborhood Technology (CNT) *Stalled Out*, 2016

In addition to the CNT study, the City of Evanston's *Transit-Oriented Parking Regulation Updates* (dated July 2017) provides a local case study on reduced parking demand in proximity to transit. This report—which was informed by research and analysis performed by *Sam Schwartz* under contract to the Regional Transit Authority (RTA) for the City of Evanston—provided the basis for Evanston's recent implementation of a reduced parking requirement for TOD sites, cited previously in Table 2 as 0.5 spaces per bedroom. This requirement is in effect for developments within one-eighth of a mile from a transit rail station, as well as all properties within one quarter-mile of the station along a main commercial corridor.

One of the factors considered in the Evanston TOD parking study was registered vehicle ownership counts (obtained from the Illinois Secretary of State) for 10 buildings located within one-eighth of a mile from existing transit stations in Evanston, including CTA's Davis, Main, Noyes, and Foster Stations and Metra's Central Street and Davis Street Stations. Average characteristics for these 10 buildings were documented as shown in **Table 3**.

Table 3. Documented Parking Characteristics in Evanston TOD Study

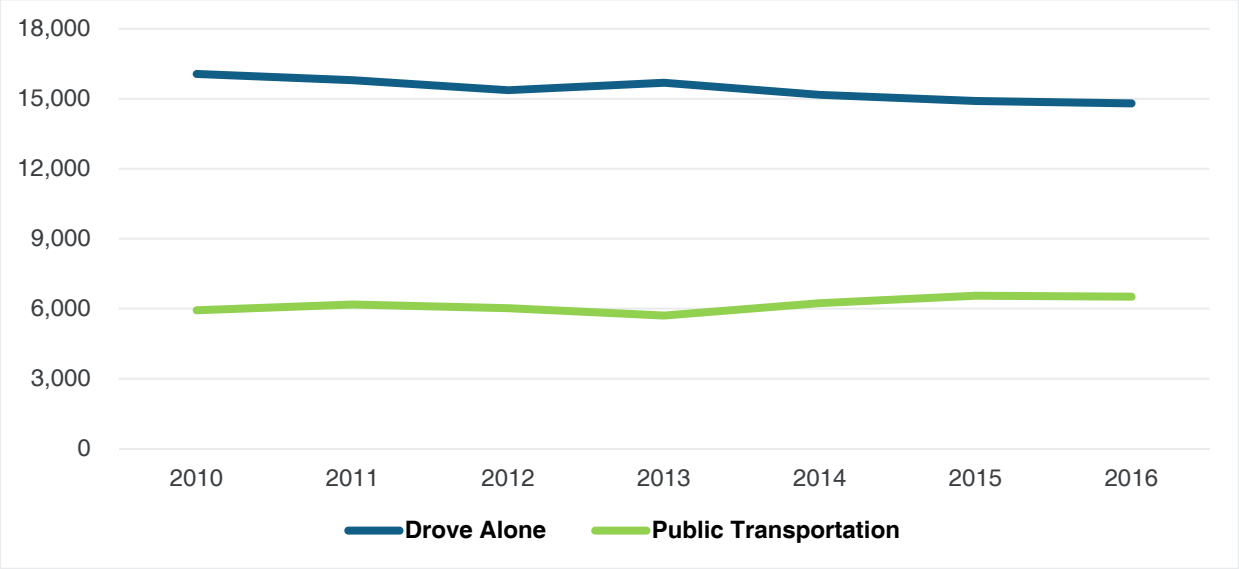
Parking Characteristic	Measured per:	
	Dwelling Unit	Bedroom
Average Supply	1.19	0.69
Average Rate of Vehicle Ownership	0.94	0.57

The data in Table 3 correlates to CNT's findings that units with fewer bedrooms yield lower rates of parking utilization on average (shown previously in Figure 3). It can also be noted that the minimum parking ratio for TOD residential developments in Evanston is slightly less than the documented rate of vehicle ownership (0.50 versus 0.57). This decision by City officials was intended to provide flexibility and to reflect documented community trends toward a reduced vehicle ownership rate and associated decrease in parking demand, as seen in a series of approved allowances in developments surrounding transit.

This trend toward the use of public transportation and away from driving alone can also be seen in Oak Park. Data from the United States Census Bureau's American Community Survey shows that since 2010 there has been an 8 percent decline in the number of residents driving alone to

work and a 10 percent increase in the number of residents using public transportation when traveling to and from work, as illustrated in **Figure 4**. Oak Park has experienced a population growth of one percent during the same period of time.

Figure 4. Means of Transportation to Work, Oak Park Township



United States Census Bureau's American Community Survey

Given the local and national trend toward reduced parking demand (and, accordingly, reduced parking requirements) for TOD sites and the evidence of a mode shift toward transit within Oak park itself, it is anticipated that the proposed development would exhibit similar travel behaviors and could be sufficiently served by a reduced parking supply that reflects its transit-oriented location.

Summary

As detailed throughout this section of the report, there are numerous case studies demonstrating the reduced parking demand characteristics of affordable and/or TOD residential developments. These demand rates and minimum supply ratios are summarized in **Table 4** for comparison to the proposed parking supply for the subject development.

Table 4. Parking Ratio Comparison – Case Studies vs. Proposed

Factor Influencing Parking Demand	Data from Case Study	Ratio	Spaces per:
Transit-Oriented Development (TOD) Status	Rate of Registered Vehicle Ownership (Evanston)[1]	0.57	bedroom
	Minimum Parking Ratio Required (Evanston)[1]	0.50	bedroom
	Observed Parking Demand (Chicago)[2]	0.31	dwelling unit
Affordable Housing Designation	Rate of Household Vehicle Availability[3]	0.56	dwelling unit
Proposed parking supply ratio[4]		**0.62** **0.59**	**dwelling unit** **bedroom**

[1]Source: City of Evanston's *Transit-Oriented Parking Regulation Updates*, July 2017
[2]Source: CNT's *Stalled Out*, 2016
[3]Source: Data from City of San Diego's *Affordable Housing Parking Study* applied to average peak parking demand rate from ITE's Parking Generation, Fourth Edition
[4]Based on the proposed 37 dwelling units, which contain a total of 39 bedrooms

As shown, the proposed parking supply ratio for the subject development exceeds the ratios identified in each case study for affordable housing and/or TOD developments. Additionally, considering the existing transportation mode split for the surrounding area (documented in recent census data as 62 percent auto modes and 38 percent non-auto modes) and the trend toward public transportation and away from personal vehicle use (detailed previously in Figure 4), the subject site's proposed parking requirements are aligned with the community's transportation characteristics, now and in the future.

2.2 Non-Residential Parking Analysis

According to Section 10.5.B.1. of the Village Zoning Ordinance, the non-residential uses of developments located in commercial districts (like the subject site) are exempt from off-street vehicle parking requirements if the gross floor area is 2,500 square feet or less. Based on the proposed site plan, the combined floor area of the two live/work units and the ground-floor commercial space equals 2,725 square feet. Given that a portion of these one-bedroom live/work units would be primarily residential in use, it is reasonable to assume that the total square footage dedicated to non-residential use is at or below the 2,500 square-foot threshold defined in the Village's Zoning Ordinance.

Nonetheless, *Sam Schwartz* performed a parking demand survey of the on-street parking spaces near the subject development in order to determine current occupancy rates throughout the day. This survey was conducted on an hourly basis beginning at 5:00AM and ending with the hour starting at 8:00PM, encompassing the respective peak parking periods of the various land uses present within the study area, including residential, retail, restaurant, and office uses. A detailed summary of the survey results is provided in ***Table A1*** in the Appendix.

Based on the findings of this survey for on-street parking spaces on Oak Park Avenue (between Jackson Boulevard and Harrison Street) and on Van Buren Street (between Euclid Avenue and Grove Avenue), the following can be noted about existing on-street parking demand near the subject site. For context, it should be noted that the functional capacity of a parking system with high turnover is considered to be at 85-90 percent occupancy.

- Peak overall parking demand was noted during the 8:00PM hour, coinciding with assumed post-work and dinnertime activity in the commercial district along Oak Park Avenue. The overall occupancy rate during this hour was 72 percent, or an observed 65 parked vehicles for 90 parking spaces.
- Through much of the remainder of the day, overall parking occupancy was relatively low, falling between 25 and 50 percent from 9:00AM through the hour beginning at 5:00PM. Before 9:00AM, total parking occupancy on the study segments of Oak Park Avenue and Van Buren Street was 12 percent or below.

These results indicate there is capacity to absorb additional on-street parking demand near the subject site, particularly because peak existing parking demand occurs in the evening (8:00PM).

The typical weekday peak periods of parking demand for office and retail uses generally occur during the workday (approximately 9:00AM-5:00PM and 11:00AM-4:00PM, respectively, based on data in ITE's Parking Generation); as such, it is anticipated that the parking demand generated by retail customers and work-related visitors to the live/work units would be most concentrated at a time of day when there is available on-street parking along Oak Park Avenue and Van Buren Street within a block of the site. Additionally, the proposed development will increase the on-street parking supply by seven spaces, an increase of approximately eight percent over existing supply. As noted previously, parking for residents of the proposed development would be expected to be accommodated in the on-site parking lot, rather than in on-street parking spaces; as such, this discussion of on-street parking utilization by site users is related only to retail customers and work-related visitors to the live/work units.

Considering the reasonable presumption of compliance with Village Ordinance for the non-residential uses on site—and with the understanding that there is an existing availability of on-street parking spaces that would be further increased with the additional spaces proposed with this project—no mitigation measures are recommended to accommodate parking demand for the non-residential portions of the subject site.

3.0 RECOMMENDATIONS AND CONCLUSION

Based on the analyses detailed in this report, the following conclusions were reached with regard to the parking characteristics of the subject site and surrounding area:

- Taking into account the unique vehicle availability characteristics of affordable housing developments, as well as the transit-oriented nature of the subject site, it is anticipated that the proposed 23 on-site parking spaces would sufficiently support residents' needs.
- It can be reasonably assumed that the non-residential components of the proposed development comply with criteria in the Village Zoning Ordinance that eliminate the need to provide on-site parking spaces for these uses. A parking demand survey of the surrounding study area reveals that there is available capacity on area streets for additional parked vehicles that may be generated by the commercial suite or by visitors related to the "work" portion of the live/work units, particularly before 5:00PM when the site-generated demand for on-street parking would likely be highest. Seven on-street parking spaces would also be added along the site frontage on Oak Park Avenue and Van Buren Street as a part of this project to provide even more parking capacity for use by non-residential site users and the general public.

Per the above conclusions, it is anticipated that parking demand generated by the proposed development would be sufficiently served by the on-site parking lot for residents and on-street parking for the non-residential uses.

APPENDIX

Site Plan

Parking Generation Data

Summary of Parking Demand Survey Results

Site Plan

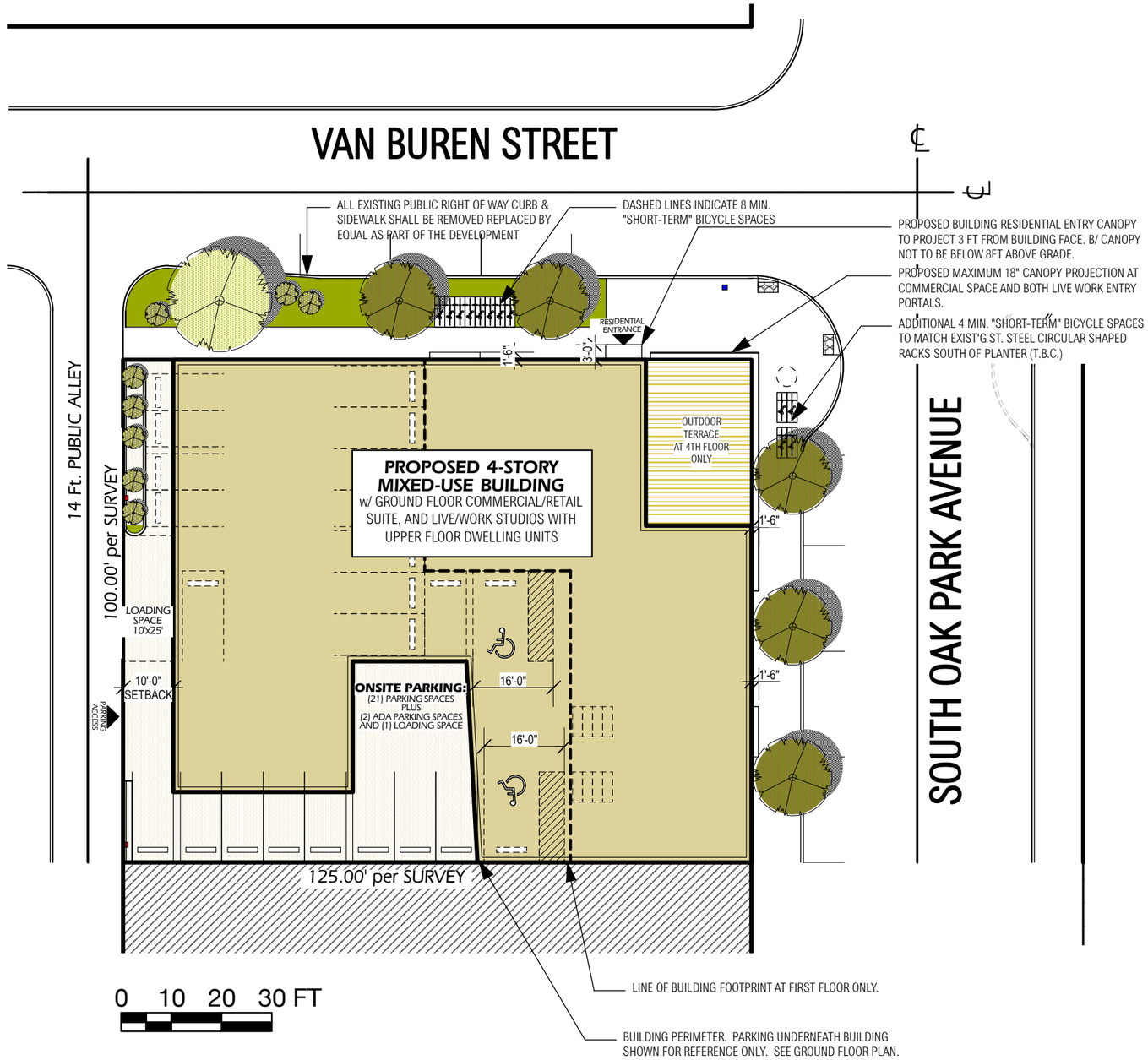
A0 - Proposed Project Site Plan

PROJECT ZONING & CONSTRUCTION DATA

PROJECT LOCATION:	801 SOUTH OAK PARK AVENUE, OAK PARK ILLINOIS		
LOT AREA:	125 FT. x 100 FT. = 12,500 SQ.FT.		
	REQUIRED:	PROPOSED:	
ZONING:	NC (NEIGBORHOOD COMMERCIAL)	**PROPOSED:**	NC AS PLANNED DEVELOPMENT
FLOOR AREA RATIO:	NOT APPLICABLE	**PROPOSED:**	N/A
MAXIMUM FLOOR AREA:	NOT APPLICABLE	**PROPOSED:**	9,990 SQ.FT. PER FLOOR
MIN. LOT AREA:	1 DWELLING UNIT per 750 SQ.FT. MAXIMUM 12,500 SQ.FT. / 750 = 16 UNITS ALLOWED	**PROPOSED:**	37 DWELLING UNITS
OFF-STREET PARKING:	1 per DWELLING UNIT = 37 PARKING SPACES PD RELIEF FOR UP TO 65% (0.65 per UNIT) 20% ALLOWED COMPACT SPACES	**PROPOSED:**	23 PARKING SPACES FOR 37 TOTAL UNITS = 62% or 0.621 20%(OR 5) COMPACT SPACES PROPOSED
ON-STREET PARKING:	1 COMMERCIAL SUITE + 2 LIVE / WORK STUDIOS = 3 PARKING SPACES	**PROPOSED:**	UP TO 8 "ON-STREET" SPACES
OFF-STREET LOADING:	1 @ 10 FT. x 25 FT.	**PROPOSED:**	1 @ 10 FT. x 25 F T.
ON-SITE BICYCLE STORAGE:	1 per 4 REQUIRED BICYCLE SPACES = 10 8 per 25 per IHDA = 16 TOTAL	**PROPOSED:**	8 @ 2FT. x 6FT. "LONG-TERM" 4 + 8 "SHORT-TERM"
FRONT YARD SETBACK:	BUILD-TO ZONE 0' – 5'	**PROPOSED:**	0'
REAR YARD SETBACK:	10' @ ALLEY	**PROPOSED:**	10'
SIDE YARD SETBACK:	BUILD-TO ZONE 0' – 10'	**PROPOSED:**	0'
BLDG OCCUPANCY TYPE:	RESIDENTIAL GROUP R RETAIL / MERCANTILE GROUP M		
BLDG CONSTRUCTION TYPE:	TYPE III		
BUILDING HEIGHT per NC ZONING DISTRICT:	45'-0" MAXIMUM ALLOWED	**PROPOSED:**	± 48'-0" & 4-STORY

PROJECT UNIT-TYPE MIX & APPROX. SIZE

UNIT TYPE:	STUDIO	**UNIT SIZE:**	+/- 430 SQ.FT. (INSIDE DIMENSIONS per IHDA)	**QUANTITY:**	3
UNIT TYPE:	ONE BEDROOM	**UNIT SIZE:**	+/- 730 SQ.FT. (INSIDE DIMENSIONS per IHDA)	**QUANTITY:**	3
			+/- 720 SQ.FT.	**QUANTITY:**	3
			+/- 670 SQ.FT.	**QUANTITY:**	3
			+/- 650 SQ.FT.	**QUANTITY:**	6
			+/- 630 SQ.FT.	**QUANTITY:**	6
			+/- 600 SQ.FT.	**QUANTITY:**	9
UNIT TYPE:	TWO BEDROOM	**UNIT SIZE:**	+/- 930 SQ.FT.	**QUANTITY:**	2
				TOTAL OF UPPER FLOORS DWELLING UNITS:	***35***
UNIT TYPE:	LIVE/WORK STUDIO	**UNIT SIZE:**	+/- 860 and 1115 SQ.FT. ***PLUS TWO (2) 1st FLOOR LIVE / WORK STUDIOS:***		***37***



SHEET NUMBER **A0**

General Note:
See Sheet L1/EXHIBIT 8b. for Landscape Plan

NORTH

SITE PLAN

SCALE: 1"=30'-0"

TCB Oak Park I
August 17th, 2018

801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

Oak Park I Housing Owner LLC
an Illinois limited liability company
135 S. LaSalle Street, Suite 3350, Chicago, IL 60603
312.577.5555

DESIGNBRIDGE
ARCHITECTURE INTERIORS GRAPHICS
1415 West Grand Avenue, Chicago, IL 60642
312.421.5885

Prepared By: DESIGNBRIDGE
Gabriel Ignacio Dziekiewicz, AIA, LEED AP BD+C
1415 W. Grand Avenue, Chicago IL 60642 | 312.421.5885

Parking Generation Data

Strategies for Meeting Parking Demands for Affordable Housing Developments

Strategy	City	Details
Reduced Parking Minimum for Affordable Housing Units	Los Angeles, CA	Up to 50% reduction in parking for affordable housing units
	San Leandro, CA	25% parking reduction for affordable housing units
	Santa Barbara, CA	1 space per dwelling unit for affordable housing parking maximum
	Pasadena, CA	25% parking reduction for affordable housing units
	Boulder, CO	Reduction in parking minimum for affordable housing based on site
	Denver, CO	25% parking reduction for affordable housing units
	Eugene, OR	0.67 spaces per affordable housing habitable room or 3 spaces total for dwelling unit, whichever is greater based on total available units
Reduced Parking Minimum for Senior Housing	Berkeley, CA	75% parking reduction for senior or disabled living facility
	San Leandro, CA	50% parking reduction for senior or disabled living facility
Reduced Parking Minimum for Affordable Housing in Proximity to Transit	Los Angeles, CA	Reduced parking minimum to 1 parking space per unit, for a project located within 1,500 ft of transit and having less than 3 habitable rooms per unit
	Portland, OR	No parking minimums for sites within 500 ft of transit service that has less than 20-minute headways
	San Leandro, CA	Additional parking reductions for affordable housing and/or senior/disable living dwelling units near transit
	Santa Clara, CA	25% parking reduction for affordable housing units for developments near transit stations, containing mixed uses, or participating in a TDM plan
	Seattle, WA	20% reduction in parking minimums if development is located within 80 ft of a transit station
Reduced Parking Minimum for Affordable Housing by Specific Location	Seattle, WA	Parking requirement reduced in urban areas
	Pasadena, CA	Alternative-parking requirement for all developments that contain affordable housing units located in Parking Benefit Districts
Parking Maximum for Affordable Housing	Seattle, WA	Parking maximum of 1 parking space per 2 affordable single-family dwelling units

Minimum Required Parking Spaces per Unit for Multi-Family Developments

City	Studio	AH Studio	1 BR	AH 1BR	2 BR	AH 2BR	3 BR	AH 3BR
Boulder, CO	1.0/DU	1.0/DU	1.0/DU	1.0/DU	1.0/DU	1.0/DU	1.5/DU	1.0/DU
Eugene, OR	1.0/DU	0.67 per AH habitable room	1.0/DU	0.67 per AH habitable room	1.5/DU	0.67 per AH habitable room or 3 spaces total for dwelling unit	1.5/DU	3 spaces total for dwelling unit
Denver, CO	1.0/DU	0.8/DU	1.0/DU	0.8/DU	1.25/DU	1.0/DU	1.5/DU	1.0/DU
Long Beach, CA	1.0/DU	Based on District	1.5/DU	Based on District	2.0/DU	Based on District	2.0/DU	Based on District
Los Angeles, CA	1.0/DU	1.0/DU*	1.0/DU	1.0/DU*	1.5/DU	1.0/DU*	2.0/DU	1.5/DU*
Pasadena, CA	1.0/DU	1.0/DU	2.0/DU	1.0/DU	2.0/DU	2.0/DU	2.0/DU	2.0/DU
San Leandro, CA	1.25/DU	1.0/DU	1.25/DU	1.0/DU	1.25/DU	1.0/DU	1.5/DU	1.0/DU
Santa Barbara, CA	1.25/DU	1.0/DU	1.5/DU	1.0/DU	2.0/DU	1.0/DU	2.0/DU	1.0/DU
Santa Clara, CA	1.0/DU	0.75/DU*^	1.0/DU	1.0/DU*^	2.0/DU	1.5/DU*^	2.0/DU	1.5/DU*^
Seattle, WA	1.0/DU	Based off District	1.0/DU	Based off District	1.0/DU	Based off District	1.0/DU	Based off District

AH = Affordable Housing / * = if near transit station / ^ = with TDM plan

City of San Diego

Affordable Housing Parking Study

Fact Sheet #2: Understanding Parking Demands for Affordable Housing

Introduction

To understand parking conditions at existing affordable housing developments, the City of San Diego surveyed residents of existing affordable housing developments about the number of vehicles available to each household, vehicle use, travel patterns, number of persons per household, and the demographic characteristics of the residents of each household. In addition, a profile of each housing complex was developed based upon neighborhood characteristics (land use and transit) and characteristics of each housing complex. The on-site and off-site parking conditions were also identified and analyzed. About 2,750 surveys were distributed to 34 affordable housing developments, with a 37% return rate. Of those returned, 875 surveys from 21 sites were analyzed. The results of the analysis provide a foundation for evaluating potential modifications to parking requirements for future affordable housing developments.

Key Concepts

To understand parking demand at affordable housing developments, the study sought to measure the number of cars, trucks, and motorcycles that are owned, leased, rented, or provided by employers for each housing unit. This measure is referred to as "household vehicle availability." The number of vehicles available to each household is important because it is roughly equal to the number of parking spaces that would be required. Additional parking needs for on-site staff and visitors were also analyzed as part of the study. Although household vehicle availability is an important measure of the needed number of parking spaces, other factors such as proximity to transit and neighborhood walkability were found to have an impact on parking demand and should be considered in making decisions about parking requirements. Environmental impacts and costs associated with providing the parking, the surrounding neighborhood, and policy goals are also important.

City of San Diego Base Parking Requirements

Type of Unit	Base Parking	Transit Area or Very Low Income	Parking Impact Zone
Single-Family Residences			
Detached single dwelling unit	2 per dwelling unit	na	na
Detached housing for senior citizens	1 per dwelling unit	na	na
Multi-Family Residences			
Studio up to 400 sf	1.25 per dwelling unit	1.0 per dwelling unit	1.5 per dwelling unit
1 bedroom / studio over 400 sf	1.5 per dwelling unit	1.25 per dwelling unit	1.75 per dwelling unit
2 bedrooms	2.0 per dwelling unit	1.75 per dwelling unit	2.25 per dwelling unit
3–4 bedrooms	2.25 per dwelling unit	2.0 per dwelling unit	2.5 per dwelling unit
5+ bedrooms	2.25 per dwelling unit	2.0 per dwelling unit	2.5 per dwelling unit
Rooming houses	1.0 per tenant	0.75 per tenant	1.0 per tenant
Boarder and lodger accommodations	1.0 per two boarders or lodgers	1.0 per two boarders or lodgers	1.0 per boarders or lodger in beach impact area
Residential care facility (6 or fewer persons)	1 per 3 beds or per permit	1 per 4 beds or per permit	1 per 3 beds or per permit
Transitional housing (6 or fewer persons)	1 per 3 beds or per permit	1 per 4 beds or per permit	1 per 3 beds or per permit
Residential accessory uses: retail sales	2.5 per 1,000 sf	2.5 per 1,000 sf	2.5 per 1,000 sf
Residential accessory uses: eating and drinking establishments	5 per 1,000 sf	5 per 1,000 sf	5 per 1,000 sf

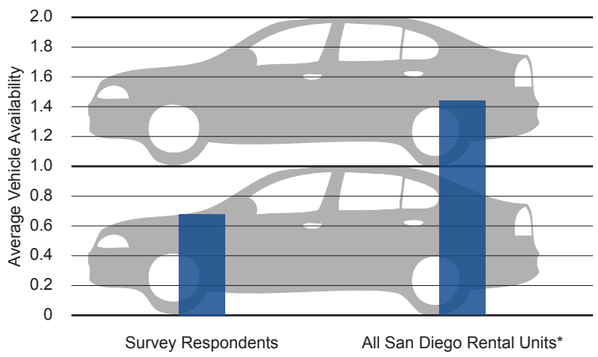
Source: San Diego Municipal Code, Chapter 14, Article 2, Division 5

Results From Affordable Housing Resident Survey

Average Household Vehicle Availability

On average, residents of affordable housing do not require as much parking as is typically required for rental housing in San Diego, which may justify the use of different parking requirements.

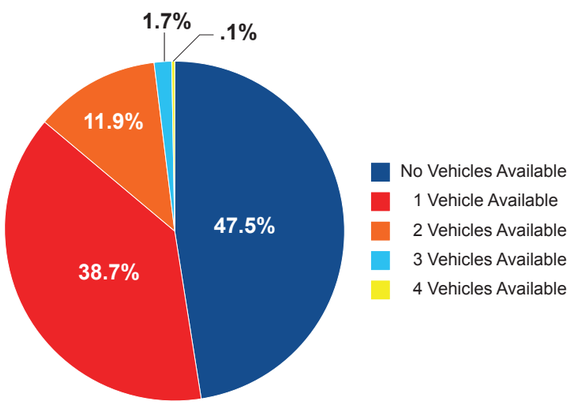
The results of the study show that the average level of household vehicle availability among survey respondents is almost half the average level for all rental housing units in San Diego.*



* Source: *2005-2009 U.S. Census American Community Survey*

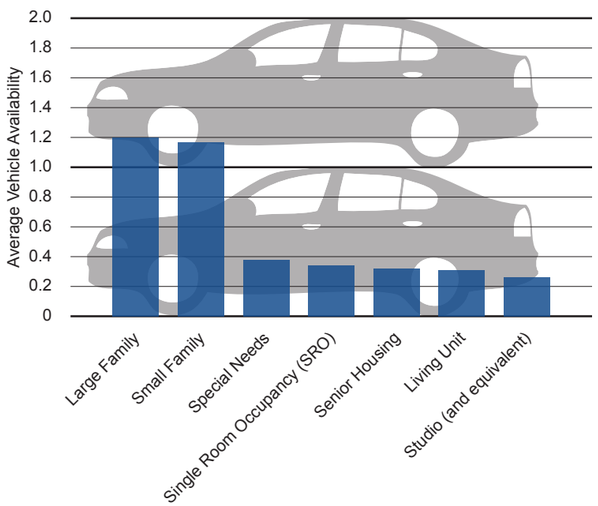
Distribution of Residents' Household Vehicle Availability

Almost half the households surveyed had no vehicle and 38.7% had only one vehicle. Only 13.7% of households had more than one vehicle.



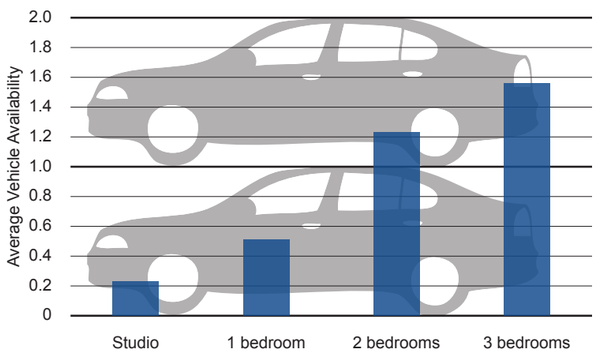
Average Vehicle Availability by Housing Type

Large family and small family affordable housing have significantly higher average vehicle availability than all other housing types.



Average Vehicle Availability by Unit Size

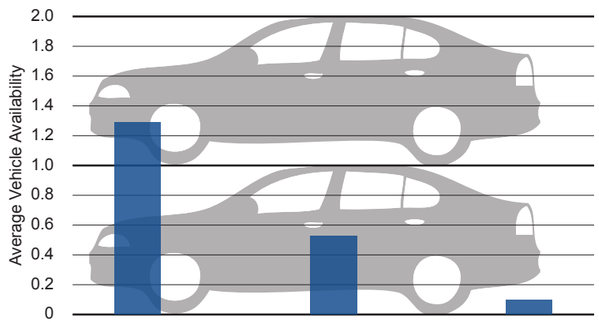
Larger housing units, measured by number of bedrooms, are likely to have more residents, more drivers, and higher average vehicle availability.



Average Vehicle Availability by Land Use and Transportation Context

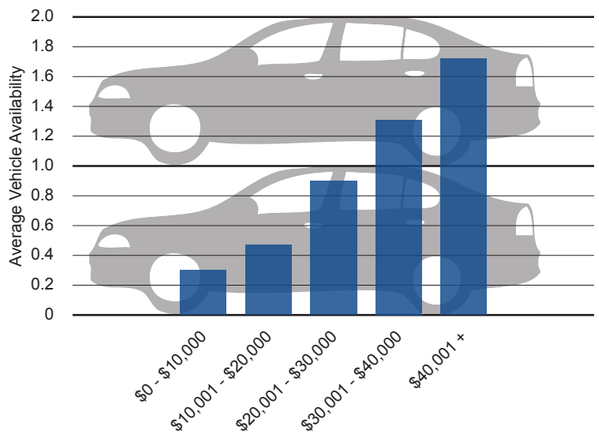
Neighborhood characteristics may influence vehicle ownership levels in affordable housing developments because people may not need cars if they can take transit or walk to destinations. The survey results showed that household vehicle availability is higher in areas that are less conducive to walking and have more limited access to transit.

As defined by a combined measure of the land use and transportation context, suburban areas have the highest mean vehicle availability and core areas have the lowest, with urban areas falling in the middle.



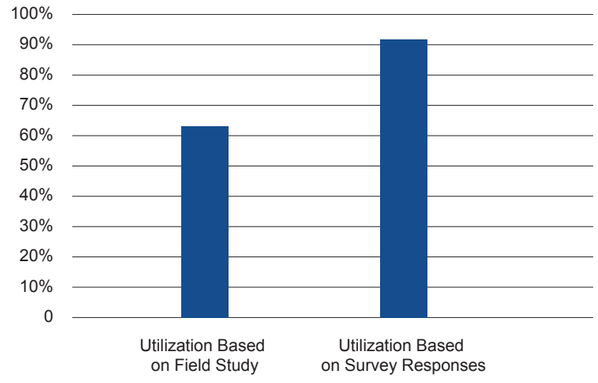
Average Vehicle Availability by Household Income Range

Vehicle availability is higher in households with greater annual income.



Parking Utilization

Overall, most of the affordable housing developments surveyed have unused parking. On-site parking utilization data indicated parking was less utilized than the household survey responses indicated. This is likely because data were collected at one point in time and the survey was based on the residents' aggregate experience. Overall, this indicates parking is oversupplied.



Other Results

- Average vehicle availability decreases in affordable housing developments with a higher percentage of residents over the age of 65. However, this is not considered individually significant because a senior housing development is likely to have a lower number of bedrooms AND more residents over 65 years of age.

Policy Considerations

- The interrelationship of factors affecting parking demand at affordable housing is important when making decisions (e.g., housing type, unit size, location, and walkability).
- Priority should be given to distinct, measurable factors that are typically evaluated in the project development review process (e.g., unit size or location).

Land Use: 221
Low/Mid-Rise Apartment

Description

Low/mid-rise apartments are rental dwelling units located within the same building with at least three other dwelling units: for example, quadraplexes and all types of apartment buildings. The study sites in this land use have one, two, three, or four levels. High-rise apartment (Land Use 222) is a related use.

Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites differed from those at urban sites and, therefore, the data were analyzed separately.

- Average parking supply ratio: 1.4 parking spaces per dwelling unit (68 study sites). This ratio was the same at both the suburban and urban sites.
- Suburban site data: average size of the dwelling units at suburban study sites was 1.7 bedrooms, and the average parking supply ratio was 0.9 parking spaces per bedroom (three study sites).
- Urban site data: average size of the dwelling units was 1.9 bedrooms with an average parking supply ratio of 1.0 space per bedroom (11 study sites).

Saturday parking demand data were only provided at two suburban sites. One site with 1,236 dwelling units had a parking demand ratio of 1.33 vehicles per dwelling unit based on a single hourly count between 10:00 and 11:00 p.m. The other site with 55 dwelling units had a parking demand ratio of 0.92 vehicles per dwelling unit based on counts between the hours of 12:00 and 5:00 a.m.

Sunday parking demand data were only provided at two urban sites. One site with 15 dwelling units was counted during consecutive hours between 1:00 p.m. and 5:00 a.m. The peak parking demand ratio at this site was 1.00 vehicle per dwelling unit. The peak parking demand occurred between 12:00 and 5:00 a.m. The other site with 438 dwelling units had a parking demand ratio of 1.10 vehicles per dwelling unit based on a single hourly count between 11:00 p.m. and 12:00 a.m.

Four of the urban sites were identified as affordable housing.

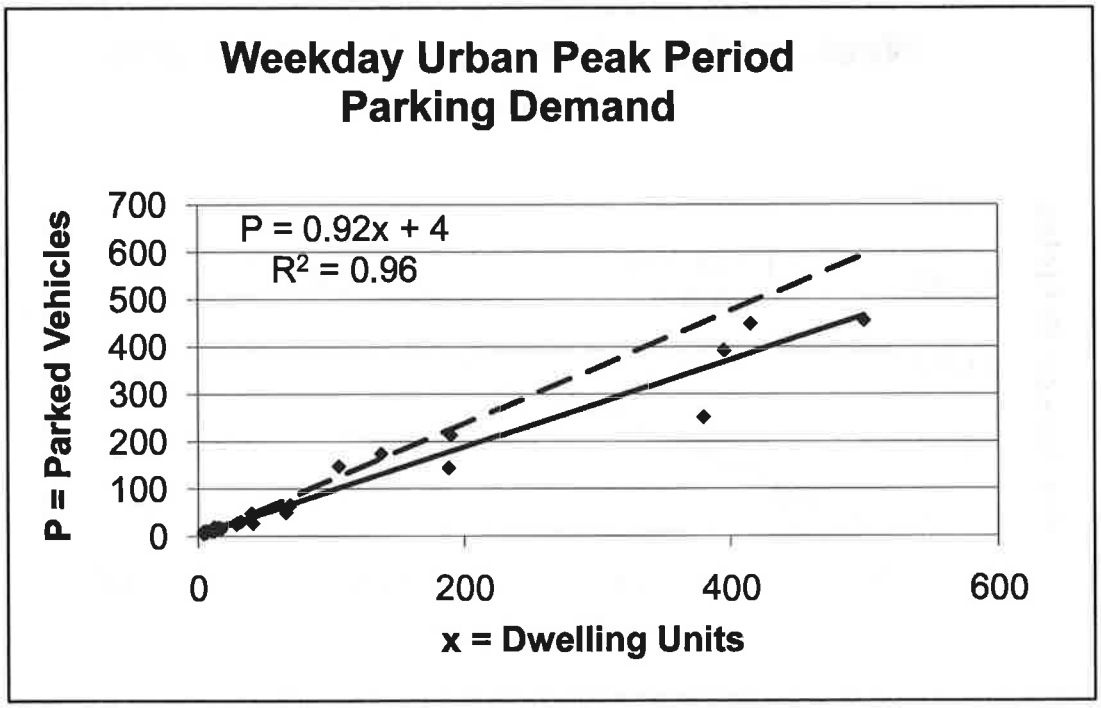
Several of the suburban study sites provided data regarding the number of bedrooms in the apartment complex. Although these data represented only a subset of the complete database for this land use, they demonstrated a correlation between number of bedrooms and peak parking demand. Study sites with an average of less than 1.5 bedrooms per dwelling unit in the apartment complex reported peak parking demand at 92 percent of the average peak parking demand for all study sites with bedroom data. Study sites with less than 2.0 but greater than or equal to 1.5 bedrooms per dwelling unit reported peak parking demand at 98 percent of the average. Study sites with an average of 2.0 or greater bedrooms per dwelling unit reported peak parking demand at 13 percent greater than the average.

For the urban study sites, the parking demand data consisted of single or discontinuous hourly counts and therefore a time-of-day distribution was not produced. The following table presents a time-of-day distribution of parking demand at the suburban study sites.

Land Use: 221
Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday
Location: Urban

Statistic	Peak Period Demand
Peak Period	10:00 p.m.–5:00 a.m.
Number of Study Sites	40
Average Size of Study Sites	70 dwelling units
Average Peak Period Parking Demand	1.20 vehicles per dwelling unit
Standard Deviation	0.42
Coefficient of Variation	35%
95% Confidence Interval	1.07–1.33 vehicles per dwelling unit
Range	0.66–2.50 vehicles per dwelling unit
85th Percentile	1.61 vehicles per dwelling unit
33rd Percentile	0.93 vehicles per dwelling unit



Summary of Parking Demand Survey Results

Table A1. Summary of Parking Demand Survey Results

Location		Posted Regulations	# of Spaces	Parking Analysis Variable	Hour Beginning at:															
					5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM
Van Buren St	*Between Euclid Ave & Oak Park Ave*	2 hr parking 9A-5P Mon-Sat	12	Parking Demand	2	3	6	5	5	7	9	9	8	9	9	7	7	7	8	9
				% Occupancy	17%	25%	50%	42%	42%	58%	75%	75%	67%	75%	75%	58%	58%	58%	67%	75%
	Between Oak Park Ave & Grove Ave	2 hr parking 9A-5P Mon-Sat (Oak Park Ave to Alley); 2 hr parking 9A-4P Mon-Sat (Alley to Grove Ave)	12	Parking Demand	0	0	0	0	3	1	4	4	6	5	4	9	10	9	10	12
				% Occupancy	0%	0%	0%	0%	25%	8%	33%	33%	50%	42%	33%	75%	83%	75%	83%	100%
Oak Park Ave	*Between Jackson Blvd & Van Buren St*	2 hr parking 9A-5P Mon-Sat	38	Parking Demand	0	0	1	1	6	5	6	5	2	4	6	4	8	14	15	16
				% Occupancy	0%	0%	3%	3%	16%	13%	16%	13%	5%	11%	16%	11%	21%	37%	39%	42%
	Between Van Buren St & Harrison St	Metered parking 8A-6P Mon-Sat	28	Parking Demand	0	0	2	5	9	13	21	27	23	19	13	20	18	22	25	28
				% Occupancy	0%	0%	7%	18%	32%	46%	75%	96%	82%	68%	46%	71%	64%	79%	89%	100%
Total			**90**	Parking Demand	**2**	**3**	**9**	**11**	**23**	**26**	**40**	**45**	**39**	**37**	**32**	**40**	**43**	**52**	**58**	**65**
				% Occupancy	**2%**	**3%**	**10%**	**12%**	**26%**	**29%**	**44%**	**50%**	**43%**	**41%**	**36%**	**44%**	**48%**	**58%**	**64%**	**72%**

Note: Where the number of parking spaces was not striped, the available parking supply was estimated based on the length of available curbside space and, per Village standard, an assumed 21 feet per parking space.

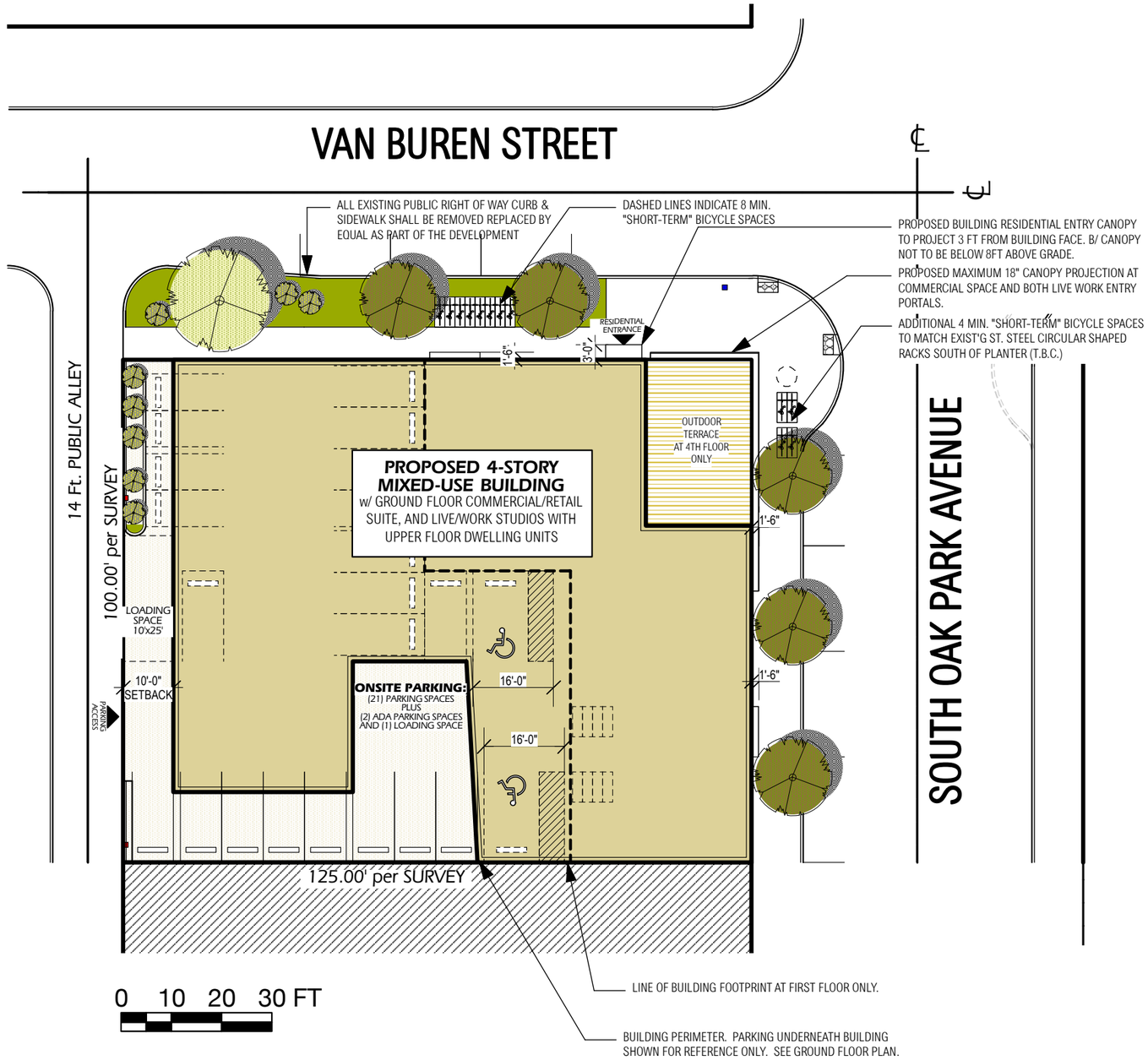
A0 - Proposed Project Site Plan

PROJECT ZONING & CONSTRUCTION DATA

PROJECT LOCATION:	801 SOUTH OAK PARK AVENUE, OAK PARK ILLINOIS		
LOT AREA:	125 FT. x 100 FT. = 12,500 SQ.FT.		
	REQUIRED:	PROPOSED:	
ZONING:	NC (NEIGBORHOOD COMMERCIAL)	**PROPOSED:**	NC AS PLANNED DEVELOPMENT
FLOOR AREA RATIO:	NOT APPLICABLE	**PROPOSED:**	N/A
MAXIMUM FLOOR AREA:	NOT APPLICABLE	**PROPOSED:**	9,990 SQ.FT. PER FLOOR
MIN. LOT AREA:	1 DWELLING UNIT per 750 SQ.FT. MAXIMUM 12,500 SQ.FT. / 750 = 16 UNITS ALLOWED	**PROPOSED:**	37 DWELLING UNITS
OFF-STREET PARKING:	1 per DWELLING UNIT = 37 PARKING SPACES PD RELIEF FOR UP TO 65% (0.65 per UNIT) 20% ALLOWED COMPACT SPACES	**PROPOSED:**	23 PARKING SPACES FOR 37 TOTAL UNITS = 62% or 0.621 20%(OR 5) COMPACT SPACES PROPOSED
ON-STREET PARKING:	1 COMMERCIAL SUITE + 2 LIVE / WORK STUDIOS = 3 PARKING SPACES	**PROPOSED:**	UP TO 8 "ON-STREET" SPACES
OFF-STREET LOADING:	1 @ 10 FT. x 25 FT.	**PROPOSED:**	1 @ 10 FT. x 25 F T.
ON-SITE BICYCLE STORAGE:	1 per 4 REQUIRED BICYCLE SPACES = 10 8 per 25 per IHDA = 16 TOTAL	**PROPOSED:**	8 @ 2FT. x 6FT. "LONG-TERM" 4 + 8 "SHORT-TERM"
FRONT YARD SETBACK:	BUILD-TO ZONE 0' – 5'	**PROPOSED:**	0'
REAR YARD SETBACK:	10' @ ALLEY	**PROPOSED:**	10'
SIDE YARD SETBACK:	BUILD-TO ZONE 0' – 10'	**PROPOSED:**	0'
BLDG OCCUPANCY TYPE:	RESIDENTIAL GROUP R RETAIL / MERCANTILE GROUP M		
BLDG CONSTRUCTION TYPE:	TYPE III		
BUILDING HEIGHT per NC ZONING DISTRICT:	45'-0" MAXIMUM ALLOWED	**PROPOSED:**	± 48'-0" & 4-STORY

PROJECT UNIT-TYPE MIX & APPROX. SIZE

UNIT TYPE:	STUDIO	**UNIT SIZE:**	+/- 430 SQ.FT. (INSIDE DIMENSIONS per IHDA)	**QUANTITY:**	3
UNIT TYPE:	ONE BEDROOM	**UNIT SIZE:**	+/- 730 SQ.FT. (INSIDE DIMENSIONS per IHDA)	**QUANTITY:**	3
			+/- 720 SQ.FT.	**QUANTITY:**	3
			+/- 670 SQ.FT.	**QUANTITY:**	3
			+/- 650 SQ.FT.	**QUANTITY:**	6
			+/- 630 SQ.FT.	**QUANTITY:**	6
			+/- 600 SQ.FT.	**QUANTITY:**	9
UNIT TYPE:	TWO BEDROOM	**UNIT SIZE:**	+/- 930 SQ.FT.	**QUANTITY:**	2
				TOTAL OF UPPER FLOORS DWELLING UNITS:	***35***
UNIT TYPE:	LIVE/WORK STUDIO	**UNIT SIZE:**	+/- 860 and 1115 SQ.FT. ***PLUS TWO (2) 1st FLOOR LIVE / WORK STUDIOS:***		***37***



SHEET NUMBER **A0**

General Note:
See Sheet L1/EXHIBIT 8b. for Landscape Plan

NORTH

SITE PLAN

SCALE: 1"=30'-0"

TCB Oak Park I
August 17th, 2018

801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

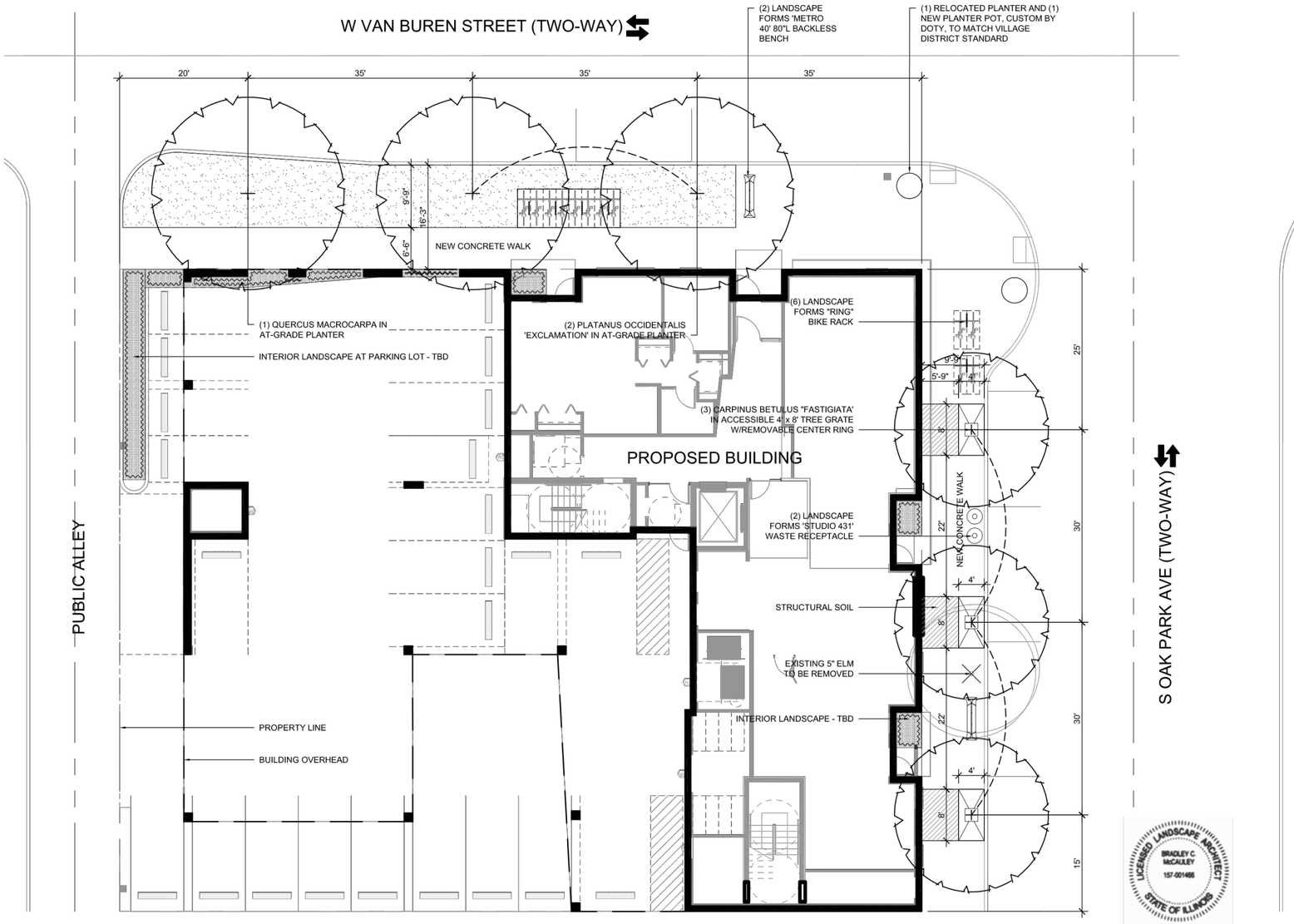
Oak Park I Housing Owner LLC
an Illinois limited liability company
135 S. LaSalle Street, Suite 3350, Chicago, IL 60603
312.577.5555

DESIGNBRIDGE
ARCHITECTURE INTERIORS GRAPHICS
1415 West Grand Avenue, Chicago, IL 60642
312.421.5885

Prepared By: DESIGNBRIDGE
Gabriel Ignacio Dziekiewicz, AIA, LEED AP BD+C
1415 W. Grand Avenue, Chicago IL 60642 | 312.421.5885

L1 - Proposed Landscape Plan

General Note:
See Sheet L1.1/EXHIBIT 8b(1). for Preliminary Landscape Details



1 PROPOSED LANDSCAPE PLAN
1" = 20'-0"

0 5 10 15 20'

STREET TREES SPECIES (IN TREE GRATES)
CARPINUS BETULUS 'FASTIGIATE', EUROPEAN HORNBEAM, 3" CAL

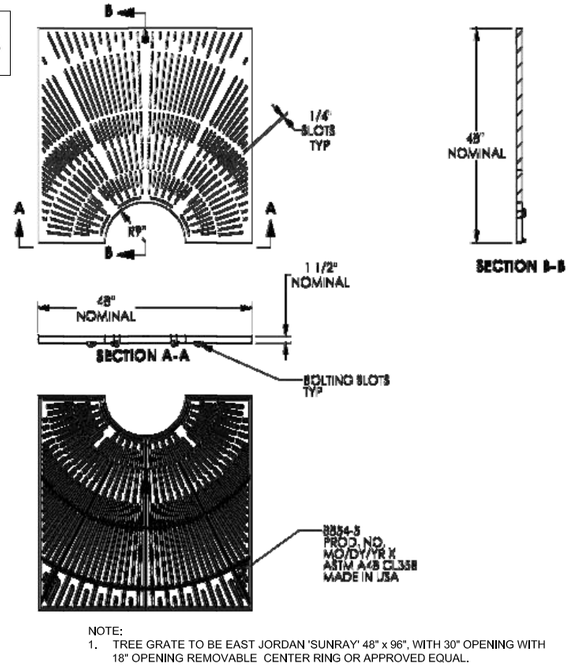
PARKWAY TREES SPECIES (IN SODDED PARKWAY)
PLATANUS 'EXCLAMATION', LONDON PLANETREE, 3" CAL
QUERCUS MACROCARPA, BUR OAK, 3" CAL

LICENSED LANDSCAPE ARCHITECT
BRADLEY C. McCAULEY
157-001466
STATE OF ILLINOIS

DRAWING REVIEWED AND APPROVED BY:
BRADLEY MCCAULEY
REGISTERED LANDSCAPE ARCHITECT
157.001466, EXPIRES: 08/31/2019
888 S MICHIGAN AVE, SUITE 1000
CHICAGO, IL 60605
p: 312.427.7240

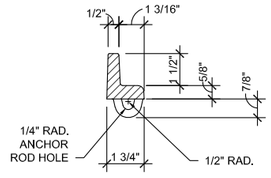
SHEET NUMBER L1

L1.1 - Proposed Landscape Details

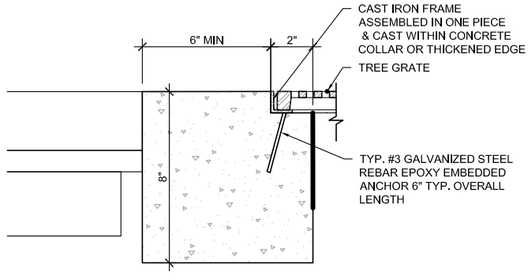


NOTE:
1. TREE GRATE TO BE EAST JORDAN 'SUNRAY' 48" x 96", WITH 30" OPENING WITH 18" OPENING REMOVABLE CENTER RING OR APPROVED EQUAL.

1 4' x 8' TREE GRATE DETAIL
NOT TO SCALE



2 TREE GRATE FRAME DETAIL
NOT TO SCALE



3 TREE GRATE FRAME EMBED DETAIL
NOT TO SCALE

NOTE:
1. BIKE RACK TO BE LANDSCAPE FORMS 'RING'.

4 BIKE RACK DETAIL
NOT TO SCALE

NOTE:
1. WASTE RECEPTACLES TO BE LANDSCAPE FORMS 'STUDIO 431' 25" x 35"H, 32 GAL CAPACITY EA.

5 WASTE RECEPTACLES DETAIL
NOT TO SCALE

NOTE:
1. BENCH TO BE LANDSCAPE FORMS 'METRO 40', 80" x 21" BACKLESS.

6 BENCH DETAIL
NOT TO SCALE

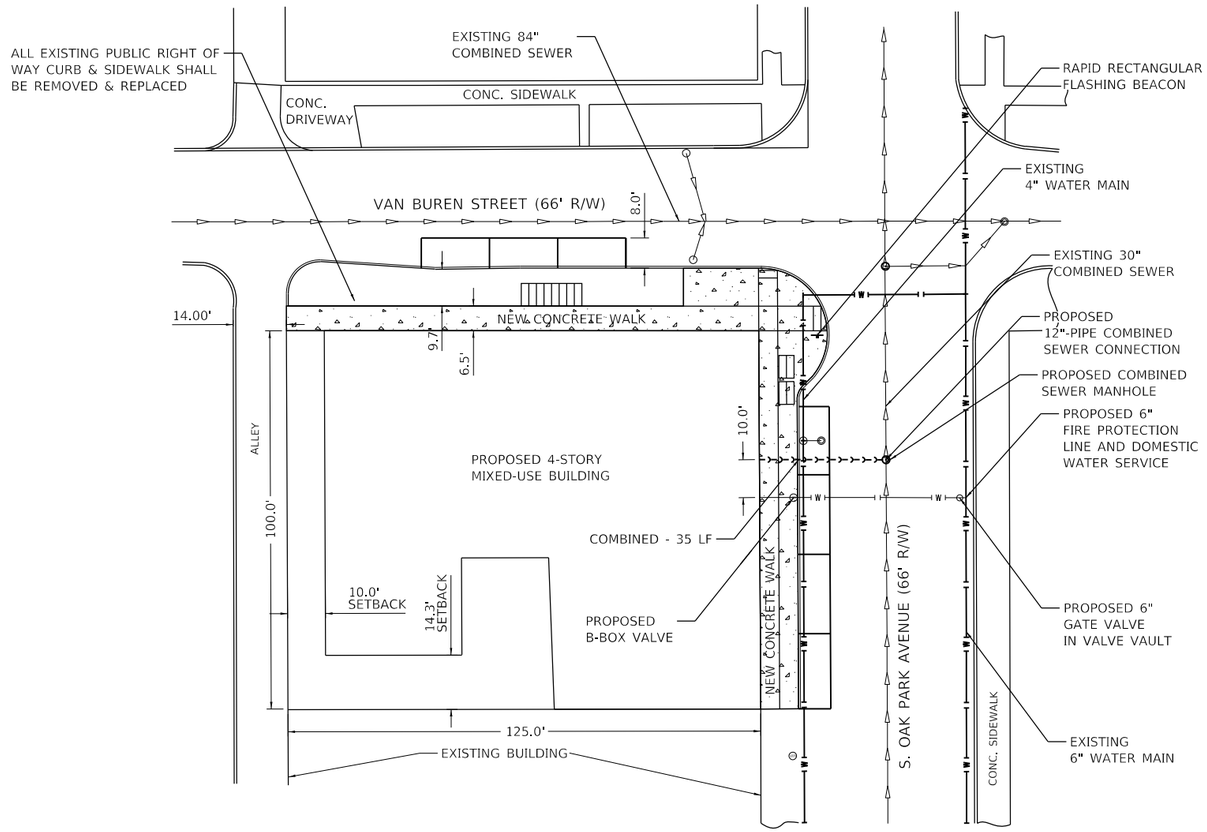
NOTE:
1. PLANTER TO BE BY DOTY 'CUSTOM' APPROXIMATELY 48" x 30"H

7 PLANTER DETAIL
NOT TO SCALE

SHEET NUMBER L1.1

C1 - Engineering Utility Plan

General Note:
See Sheet L1/EXHIBIT 8b. for Landscape Plan.



LEGEND:

- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING COMBINED SEWER MANHOLE
- EXISTING COMBINED SEWER
- EXISTING B-BOX WATER METER
- PROPOSED COMBINED SEWER
- EXISTING WATER
- PROPOSED WATER SERVICE

0 20 40 60
SCALE IN FEET

SHEET NUMBER C1

E1 - Proposed Exterior Lighting Plan

H1

L1

S1

Schedule

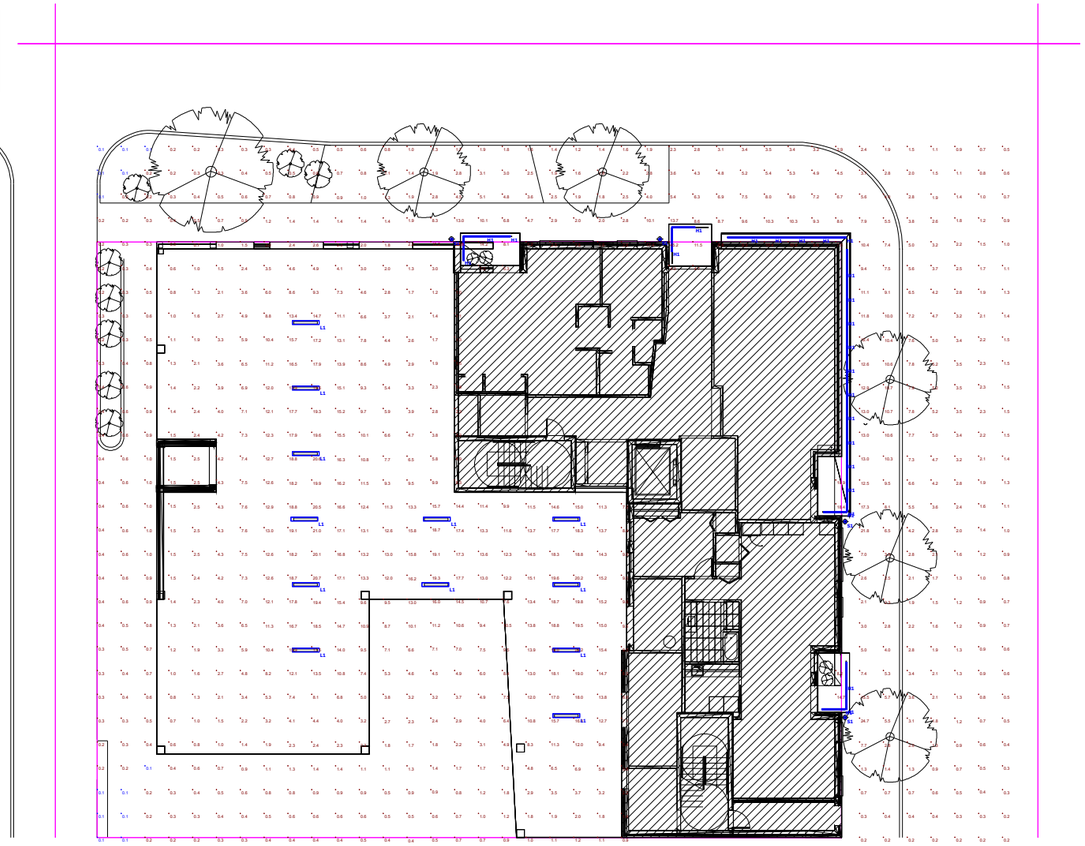
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	H1	25	Lithonia Lighting	XWLED4 120	LED WETLIGHT	LED	1	XWLED4_120.ies	1831	0.95	23.7
	L1	12	Lithonia Lighting	VAP 6000LM FST MD 40K 80CRI	VAP LED with BLT Gen 2 Boards	LED	1	VAP_6000LM_FST_MD_40K_80CRI.ies	5442	0.95	49.31
	S1	4	BEGA	24593	24593	LED 33W	1	24593.ies	2998	0.95	38

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	5.3 fc	98.8 fc	0.1 fc	988.0:1	53.0:1

Luminaire Locations

		Location				
No.	Label	X	Y	MH	Orientation	Tilt
1	H1	-103.50	-89.70	12.50	0.00	0.00
2	H1	-101.60	-87.60	12.50	90.00	0.00
3	H1	-97.60	-87.60	12.50	90.00	0.00
4	H1	-66.60	-86.10	12.50	90.00	0.00
5	H1	-68.50	-88.20	12.50	0.00	0.00
6	H1	-39.20	-165.10	12.50	0.00	0.00
7	H1	-39.20	-161.10	12.50	0.00	0.00
8	H1	-39.10	-131.80	12.50	0.00	0.00
9	H1	-39.10	-127.80	12.50	0.00	0.00
10	H1	-39.10	-123.80	12.50	0.00	0.00
11	H1	-39.10	-119.80	12.50	0.00	0.00
12	H1	-39.10	-115.80	12.50	0.00	0.00
13	H1	-39.10	-111.80	12.50	0.00	0.00
14	H1	-39.10	-107.80	12.50	0.00	0.00
15	H1	-39.10	-103.80	12.50	0.00	0.00
16	H1	-39.10	-99.80	12.50	0.00	0.00
17	H1	-39.10	-95.80	12.50	0.00	0.00
18	H1	-39.10	-91.80	12.50	0.00	0.00
19	H1	-41.20	-87.80	12.50	90.00	0.00
20	H1	-45.20	-87.80	12.50	90.00	0.00
21	H1	-49.20	-87.80	12.50	90.00	0.00
22	H1	-53.20	-87.80	12.50	90.00	0.00
23	H1	-57.20	-87.80	12.50	90.00	0.00
24	H1	-41.10	-133.90	12.50	90.00	0.00
25	H1	-41.40	-167.00	12.50	90.00	0.00
5	L1	-86.25	-168.10	12.00	90.00	0.00
6	L1	-86.25	-157.10	12.00	90.00	0.00
7	L1	-108.25	-146.10	12.00	90.00	0.00
8	L1	-108.00	-135.10	12.00	90.00	0.00
14	L1	-130.00	-157.10	12.00	90.00	0.00
16	L1	-130.00	-146.10	12.00	90.00	0.00
18	L1	-130.25	-135.10	12.00	90.00	0.00
20	L1	-130.00	-124.10	12.00	90.00	0.00
22	L1	-130.00	-113.10	12.00	90.00	0.00
24	L1	-130.00	-102.10	12.00	90.00	0.00
27	L1	-86.25	-146.10	12.00	90.00	0.00
29	L1	-86.25	-135.10	12.00	90.00	0.00
1	S1	-39.40	-168.40	8.50	90.00	0.00
2	S1	-39.40	-135.50	8.50	90.00	0.00
3	S1	-70.50	-88.10	8.50	0.00	0.00
4	S1	-105.50	-88.10	8.50	0.00	0.00



0 10 20 30 FT

NORTH

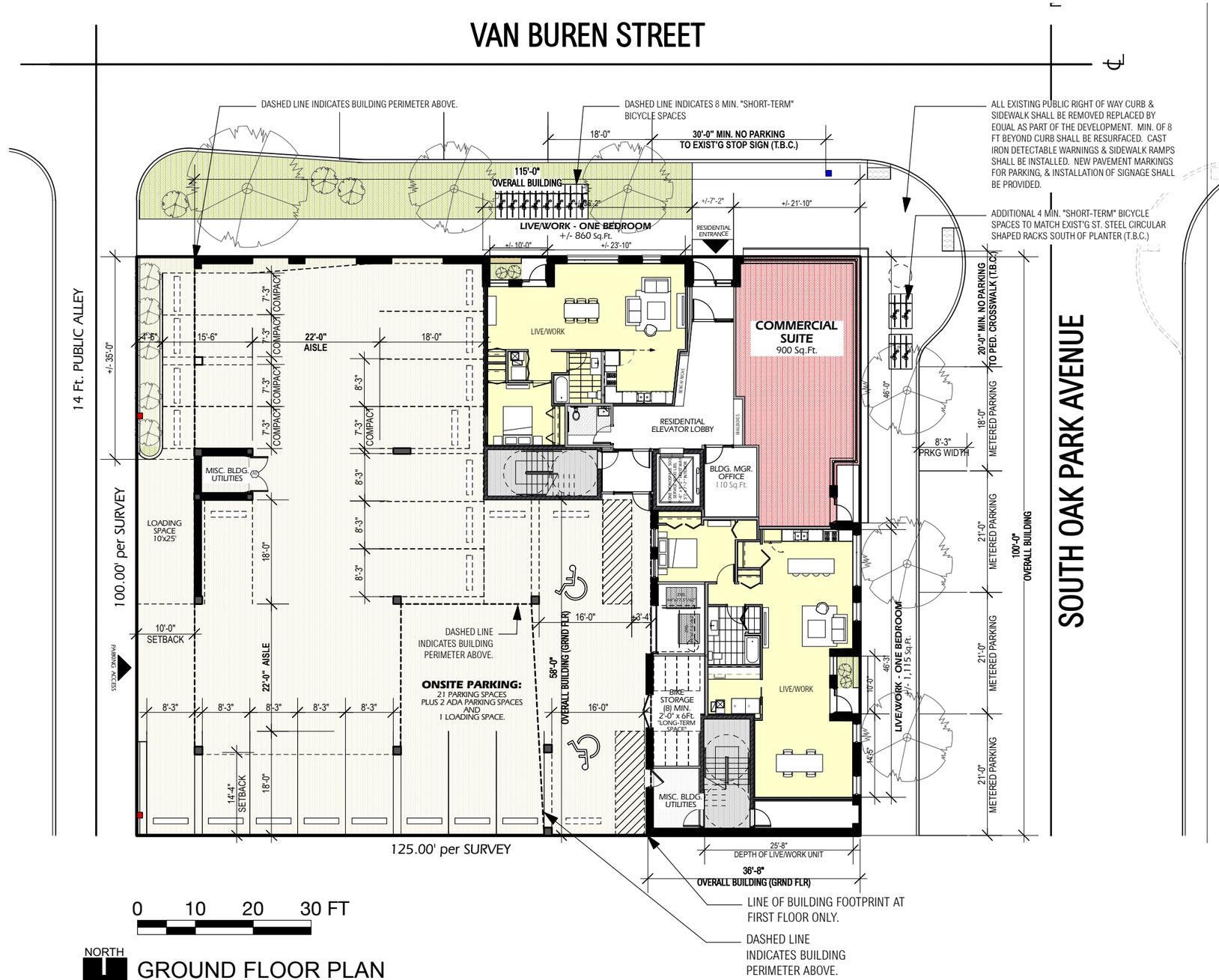
EXTERIOR LIGHTING PLAN

SCALE: 1"=30'-0"

SHEET NUMBER E1

A1.1 - Proposed Ground Floor Plan

GROUND FLOOR -	**+/– 4,760 GSF**
- 2 LIVE / WORK STUDIOS, RESIDENTIAL ENTRY & LOBBY PLUS UTILITIES / STORAGE, & 1 CORNER COMMERCIAL SUITE	
- RESIDENT SERVICE SPACES	
• MISC. BLDG UTILITY ROOMS	= +/- 280 SF
COVERED PARK'G -	**+/– 5,145 SF**
PARKING AREA -	**+/– 7,645 SF**



GROUND FLOOR PLAN

SCALE: 1"=20'-0"

SHEET NUMBER **A1.1**

A1.2 - Proposed 2nd Thru 3rd Floor Plan

TYPICAL FLOOR - 12 UNITS	+/– 9,990 GSF

- 12 UNITS AT 2ND AND 3RD FLOOR AND 11 UNITS ON 4TH FLOOR = 35 DWELLING UNITS
- RESIDENT SERVICE SPACES
  - MISC. BLDG UTILITY ROOMS = +/- 70 SF (PER FLOOR 2 THRU 4)

2ND AND THIRD FLOOR PLAN

SCALE: 1"=20'-0"

SHEET NUMBER **A1.2**

A1.3 - Proposed 4th Floor Plan

FOURTH FLOOR - 11 UNITS	+/– 9,370 GSF	
- PLUS OUTDOOR TERRACE	+/- 620 SF	
	+/– 9,990 SF	

- 11 UNITS ON 4TH FLOOR WITH LIBRARY/READING ROOM AND OUTDOOR TERRACE
- RESIDENT SERVICE SPACES
  - MISC. BLDG UTILITY ROOMS = +/- 70 SF (PER FLOOR 2 THRU 4)

0 10 20 30 FT

NORTH

4TH FLOOR PLAN

SCALE: 1"=20'-0"

SHEET NUMBER **A1.3**

A4b - Proposed Exterior Elevations (with Material Notes)

1. Masonry - Hebron Brick, Norman Size, Velour Texture, Earth Tones with Horizontal Rake Joints..
2. Metal Panel System.
2a. Masonry Color 2 - Rust Color with Iron Spot
3. Aluminum or Vinyl Windows (typ.)
4. Aluminum Storefront
5. Cement Board Panel
6. Tempered Glass Alum Railing.

3 WEST EXTERIOR ELEVATION
Scale: 1/16" = 1'-0"
0 10 20 FT

4 SOUTH EXTERIOR ELEVATION / SECTION
Scale: 1/16" = 1'-0"
0 10 20 FT

2 EAST EXTERIOR ELEVATION - FACING SOUTH OAK PARK AVENUE
Scale: 1/16" = 1'-0"
0 10 20 FT

1 NORTH EXTERIOR ELEVATION - FACING VAN BUREN STREET
Scale: 1/16" = 1'-0"
0 10 20 FT

TCB Oak Park I
August 17th, 2018

801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

Oak Park I Housing Owner LLC
an Illinois limited liability company
135 S. LaSalle Street, Suite 3350, Chicago, IL 60603
312.577.5555

DESIGNBRIDGE
ARCHITECTURE INTERIORS GRAPHICS
1415 West Grand Avenue, Chicago, IL 60642
312.421.5885

Prepared By: DESIGNBRIDGE
Gabriel Ignacio Dziekiewicz, AIA, LEED AP BD+C
1415 W. Grand Avenue, Chicago IL 60642 | 312.421.5885

TCB Oak Park I
August 17th, 2018

801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

Oak Park I Housing Owner LLC
an Illinois limited liability company
135 S. LaSalle Street, Suite 3350, Chicago, IL 60603
312.577.5555

DESIGNBRIDGE
ARCHITECTURE INTERIORS GRAPHICS
1415 West Grand Avenue, Chicago, IL 60642
312.421.5885

Prepared By: DESIGNBRIDGE
Gabriel Ignacio Dziekiewicz, AIA, LEED AP BD+C
1415 W. Grand Avenue, Chicago IL 60642 | 312.421.5885

EXHIBIT 8. Development Drawings | **g**. Building Perspectives | Perspective View Looking South on South Oak Park Avenue

TCB Oak Park I
August 17th, 2018

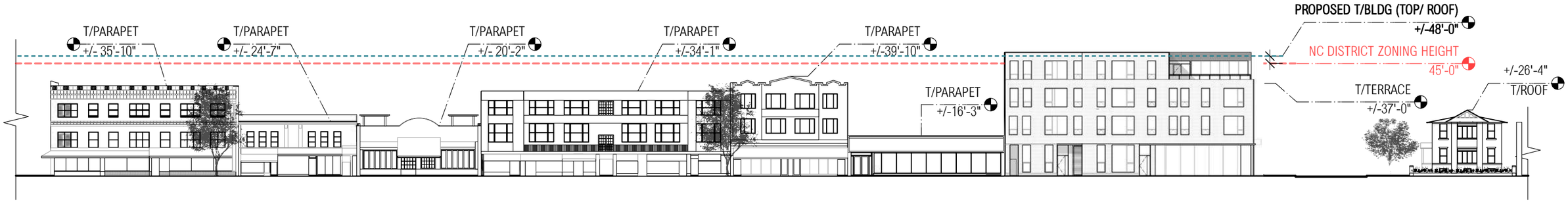
801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

Oak Park I Housing Owner LLC
an Illinois limited liability company
135 S. LaSalle Street, Suite 3350, Chicago, IL 60603
312.577.5555

DESIGNBRIDGE
ARCHITECTURE INTERIORS GRAPHICS
1415 West Grand Avenue, Chicago, IL 60642
312.421.5885

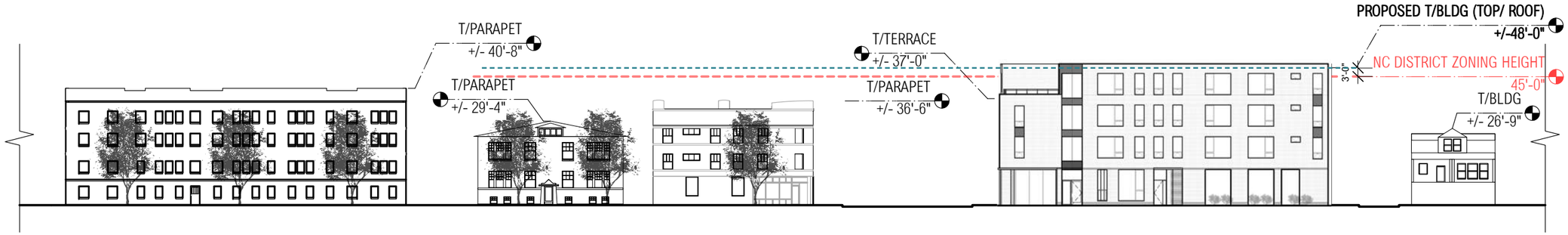
Prepared By: DESIGNBRIDGE
Gabriel Ignacio Dziekiewicz, AIA, LEED AP BD+C
1415 W. Grand Avenue, Chicago IL 60642 | 312.421.5885

EXHIBIT 8. Development Drawings | **g**. Building Perspectives | Streetscape View Looking North on South Oak Park Avenue



2 EAST EXTERIOR ELEVATION - FACING SOUTH OAK PARK AVENUE

Scale: 1" = 40 ft



1 NORTH EXTERIOR ELEVATION - FACING VAN BUREN STREET

Scale: 1" = 40 ft

801 S. OAK PARK AVENUE

801 S. EUCLID AVENUE

800 S. OAK PARK AVENUE

840 S. OAK PARK AVENUE

841 S. OAK PARK AVENUE

1001 S. OAK PARK AVENUE

958-964 S. OAK PARK AVENUE

TCB Oak Park I
August 17th, 2018

801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

Oak Park I Housing Owner LLC
an Illinois limited liability company
135 S. LaSalle Street, Suite 3350, Chicago, IL 60603
312.577.5555

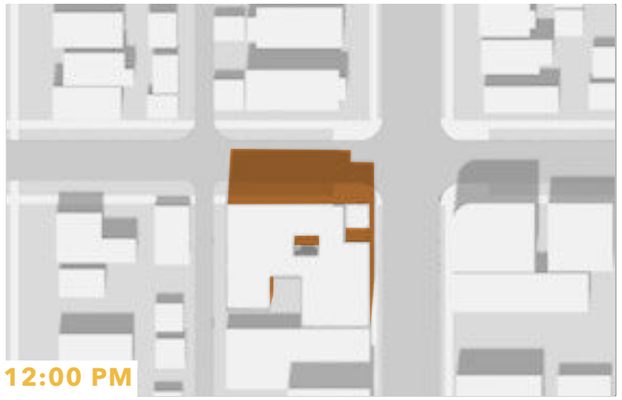
DESIGNBRIDGE
ARCHITECTURE INTERIORS GRAPHICS
1415 West Grand Avenue, Chicago, IL 60642
312.421.5885

Prepared By: DESIGNBRIDGE
Gabriel Ignacio Dziekiewicz, AIA, LEED AP BD+C
1415 W. Grand Avenue, Chicago IL 60642 | 312.421.5885

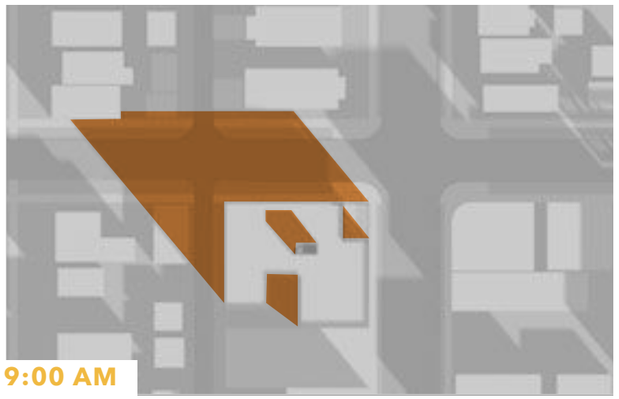
MARCH 20TH

JUNE 21ST

SEPTEMBER 22ND



DECEMBER 21ST



TCB Oak Park I
August 17th, 2018

801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

Oak Park I Housing Owner LLC
an Illinois limited liability company
135 S. LaSalle Street, Suite 3350, Chicago, IL 60603
312.577.5555

DESIGNBRIDGE
ARCHITECTURE INTERIORS GRAPHICS
1415 West Grand Avenue, Chicago, IL 60642
312.421.5885

Prepared By: DESIGNBRIDGE
Gabriel Ignacio Dziekiewicz, AIA, LEED AP BD+C
1415 W. Grand Avenue, Chicago IL 60642 | 312.421.5885

LIVE/WORK STUDIO SIGNAGE
SIGNAGE MOUNTED TO TOP OR FRONT OF CANOPY OR ALTERNATE BLADE SIGN

RETAIL SIGNAGE
SIGNAGE MOUNTED TO TOP OR FRONT OF CANOPY OR ALTERNATE BLADE SIGN

2 EAST EXTERIOR ELEVATION - FACING SOUTH OAK PARK AVENUE
Scale: 1/16" = 1'-0"
0 10 20 FT

RESIDENTIAL ENTRANCE
SIGNAGE MOUNTED TO TOP OR FRONT OF CANOPY

LIVE/WORK STUDIO SIGNAGE
SIGNAGE MOUNTED TO TOP OR FRONT OF CANOPY OR ALTERNATE BLADE SIGN

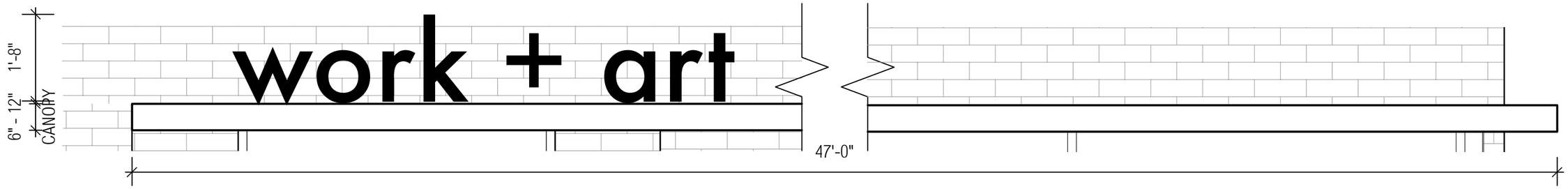
1 NORTH EXTERIOR ELEVATION - FACING VAN BUREN STREET
Scale: 1/16" = 1'-0"
0 10 20 FT

PROPOSED SIGNAGE LOCATIONS

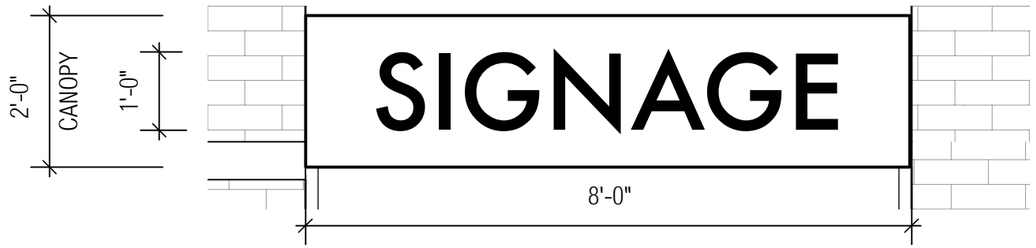
ILLUSTRATED SIGNAGE DESIGN, ADDRESS, FONT, VERBIAGE, BUILDING IDENTITY TO BE DETERMINED FURTHER. SIGNAGE ELEVATIONS SHOWN FOR PRELIMINARY DIRECTION ONLY AND DO NOT REPRESENT FINAL DESIGN.

MATERIALS

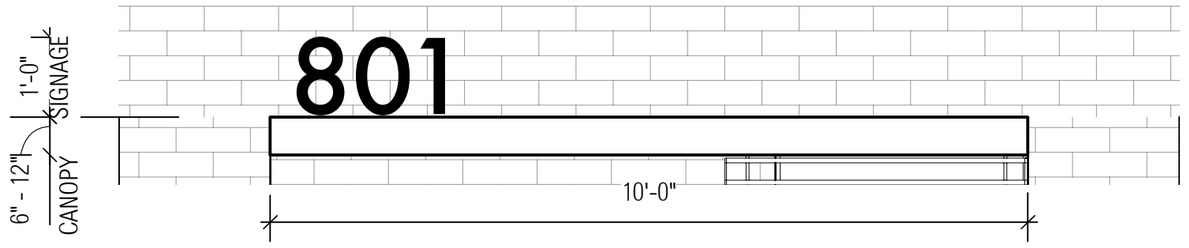
- Letters and numbers to be aluminum. Final Design and material to be determined.
- Canopies planned to be aluminum. Final Design and material to be determined.



3 Retail Entry Signage Elevation
Scale: 1/2" = 1'-0"



2 Residential Entry Signage Elevation
Scale: 1/2" = 1'-0"



1 Typical Live/ Work Entry Signage Elevation
Scale: 1/2" = 1'-0"

PRELIMINARY SIGNAGE ELEVATION DIRECTIONS

ILLUSTRATED SIGNAGE DESIGN, ADDRESS, FONT, VERBIAGE, BUILDING IDENTITY TO BE DETERMINED FURTHER. SIGNAGE ELEVATIONS SHOWN FOR PRELIMINARY DIRECTION ONLY AND DO NOT REPRESENT FINAL DESIGN.

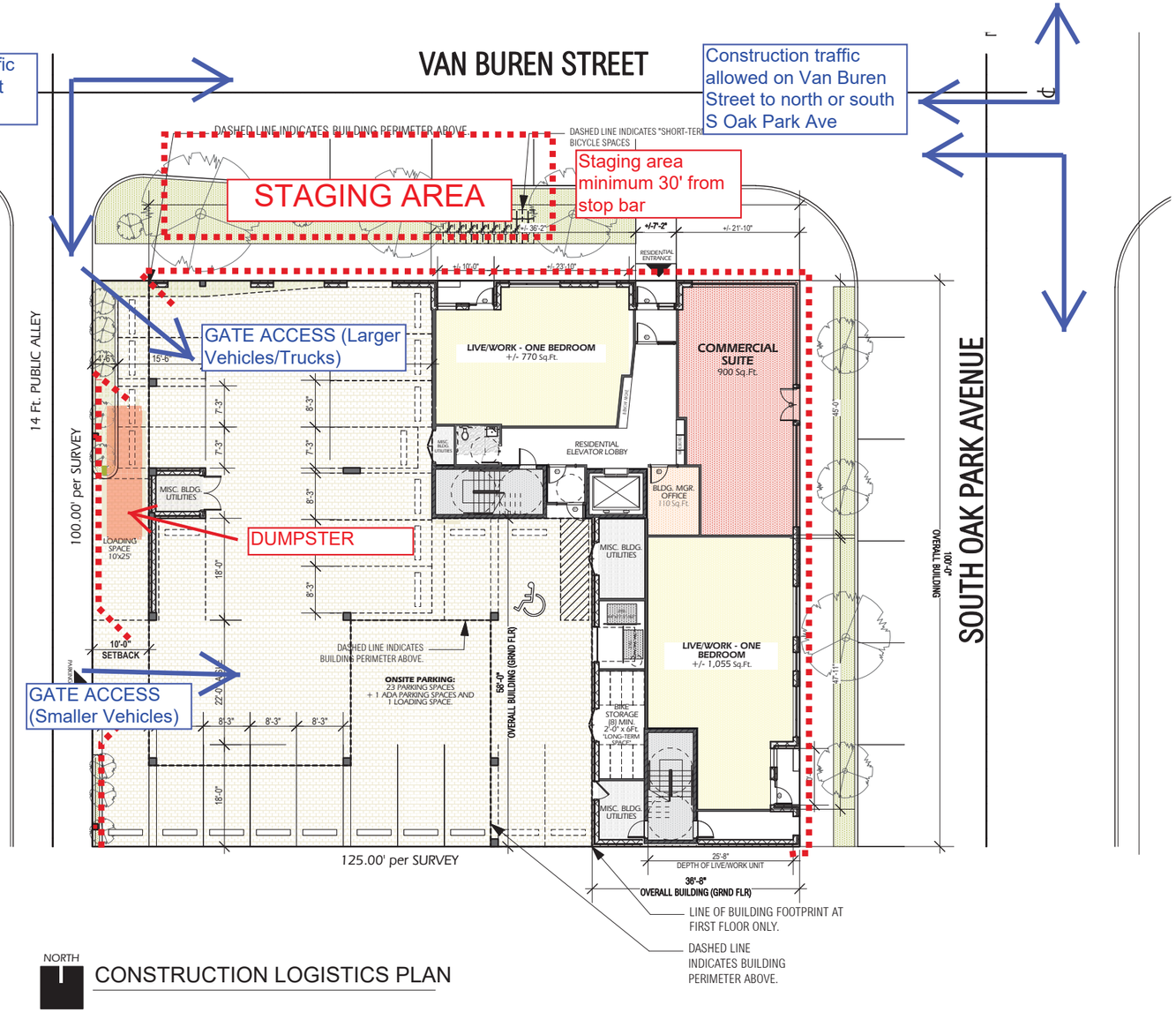
Note: All public sidewalks shall remain open during construction

Note: The contractor shall utilize covered scaffolding to provide a 5 feet wide public sidewalk along the Van Buren and Oak Park Avenue frontages.

Construction Fencing

Access to Site

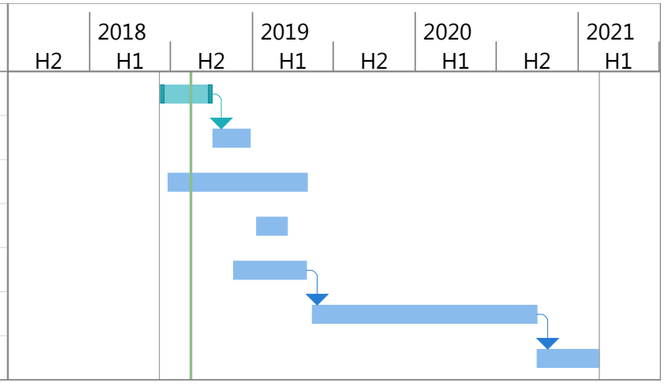
Dumpster



CONSTRUCTION LOGISTICS PLAN

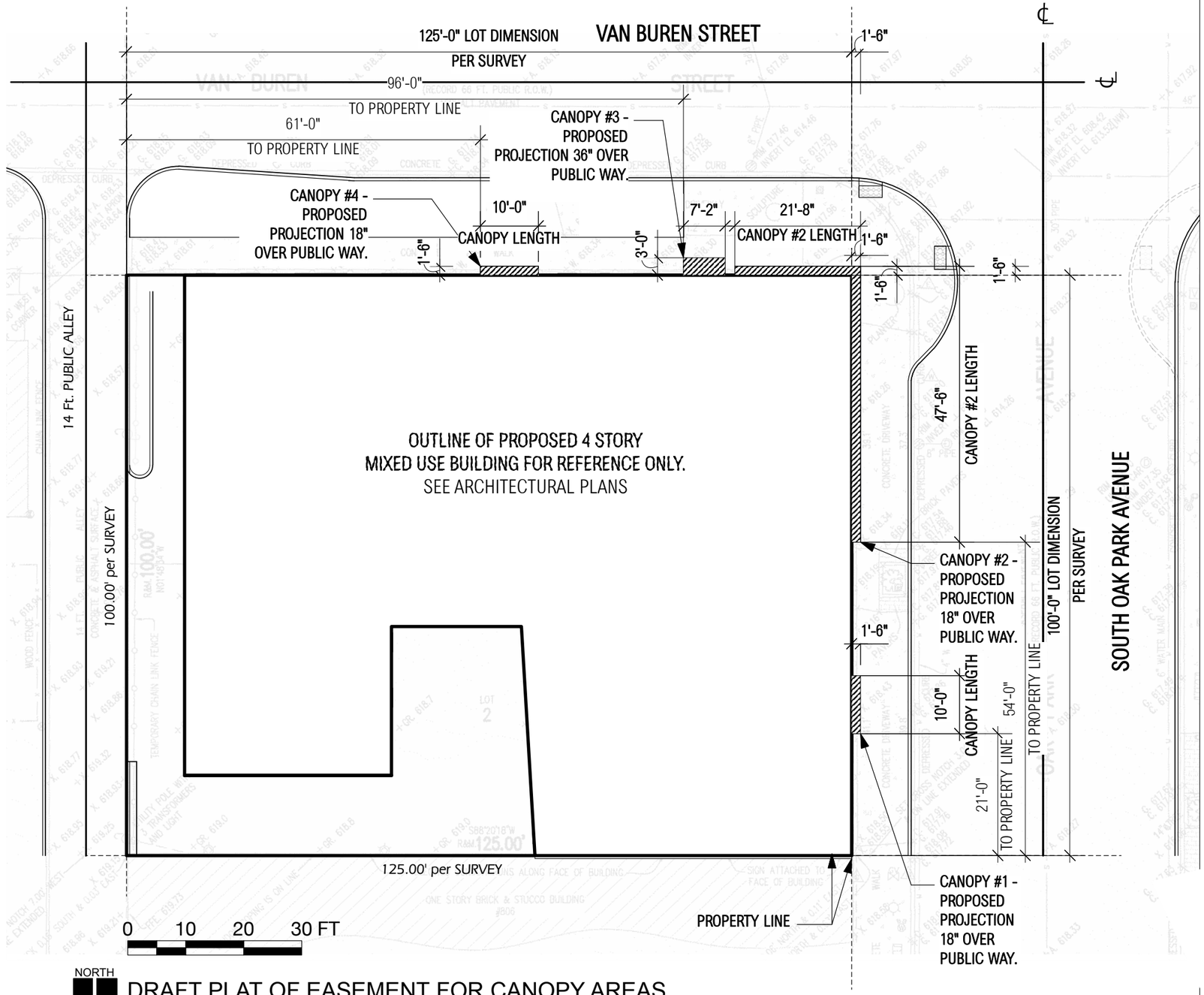
TCB Oak Park I - Development Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		Plan Commission	78 days	Wed 6/13/18	Fri 9/28/18	
2		Village Council	60 days	Thu 10/4/18	Wed 12/26/18	1FS+3 days
3		Design & Engineering	225 days	Mon 6/25/18	Fri 5/3/19	
4		Permitting	49 days	Thu 1/10/19	Tue 3/19/19	
5		Financing Closing	118 days	Mon 11/19/18	Wed 5/1/19	
6		Construction	18 mons	Wed 5/15/19	Tue 9/29/20	5FS+9 days
7		Lease-Up	5 mons	Wed 9/30/20	Tue 2/16/21	6



Project: Schedule - 801 S Oak P
Date: Thu 8/16/18

Task	Inactive Summary	External Tasks	
Split	Manual Task	External Milestone	
Milestone	Duration-only	Deadline	
Summary	Manual Summary Rollup	Progress	
Project Summary	Manual Summary	Manual Progress	
Inactive Task	Start-only		
Inactive Milestone	Finish-only		



DRAFT PLAT OF EASEMENT FOR CANOPY AREAS

SCALE: 1"=20'-0"

Model

801 S. Oak Park is not located within the Greater Downtown TIF area. Thus a model is not applicable per PD guidelines.

Oak Park I Housing Owner LLC,
An Illinois Limited Liability Company

June 5, 2018

Village Hall
Department of Zoning
123 Madison Street
Oak Park, IL 60302

RE: Responsibility to Record

To: Village of Oak Park,

Oak Park I Housing Owner LLC, an Illinois Limited Liability Company, acknowledges responsibility to record a certified copy of the ordinance granting the planned development with the Cook County Recorder of Deeds and to provide evidence of said recording to the Village within 30 days of passage in the event of proposed planned development is approved by the Village Board.

Best,

Terri Hamilton Brown
Authorized Agent

THE COMMUNITY BUILDERS

Notice to Adjacent Property Owners of a Public Hearing before the Oak Park Plan Commission

August 16, 2018:

Dear Neighboring Property Owner:

The Oak Park Zoning Ordinance requires owners of property within 300 feet of the subject property be notified of a public hearing by regular mail. The property owner shall be notified of the date, time, and place of the hearing, a description of the application, the name of the applicant, and the address of the subject property where the development is proposed.

A Hearing Notice will appear in the *August 22, 2018* edition of the *Wednesday Journal*. The hearing will take place at **7:00 p.m. on Thursday September 6, 2018** and will be located in the **Council Chambers Room 201** (unless otherwise posted) at Village Hall, 123 Madison Street, Oak Park, IL. The hearing is open to the public and comments from the public on the proposal are invited. Those property owners within the 300 foot notice area and those persons with a special interest beyond that of the general public ("Interested Parties") wishing to cross-examine witnesses must complete and file an appearance with the Village Clerk not later than 5:00 PM on the business day preceding the scheduled public hearing. Forms are also available in the Village Clerk's Office or online at www.oak-park.us.

The Applicant, Oak Park I Housing Owner LLC, 135 S. LaSalle Street, Suite 3350, Chicago, IL 60603 seeks approval of a Planned Development for a 37-unit mixed-use development located at 801 S. Oak Park Ave in the South Town area of Oak Park.

If you have any questions or concerns regarding this proposal prior to the public hearing, please contact Kirk Albinson, Project Manager at (312) 577-5264 and kalbinson@tcibinc.org or the Department of Development Customer Services at 708/358-5420 or send an e-mail to the Village Planner at planning@oak-park.us.

Thank you for your time and consideration.

Respectfully,

Oak Park I Owner LLC
Kirk Albinson
Project Manager

FOR PLAN COMMISSION PUBLIC HEARING

Docket No: **PC** __18__ - __07__

Name of Planned Development Project: ____801 S. Oak Park Ave_____

APPEARANCE OF INTERESTED PARTY
WITH RIGHT TO CROSS-EXAMINE

I, _____, hereby enter my appearance in the above proceedings with the right to cross-examine witnesses pursuant to the Rules of Procedure of the Oak Park Plan Commission.

I am an Interested Party, which is a person with a special interest beyond that of the general public, for the following reason(s): *

_____

_____

_____

_____

_____.

**The reason(s) must be stated and is subject to review and approval by the Plan Commission.*
**Property owners within the 300 foot notice area are considered to be Interested Parties.*

_____ _____

Date *Signature*

_____

Name (PRINTED)

_____

Address – Street

_____

Community

PLEASE NOTE: This appearance bearing an ***ORIGINAL*** signature *must be filed* with the Village Clerk not later than 5:00 P.M. on the business day preceding the commencement of the public hearing.

TITLE SERVICES, INC.
555 South Randall Road
Suite 100
Saint Charles, Illinois 60174
Telephone (630) 690-9130

300 FOOT RADIUS TAX ASSESSEE SEARCH

THIS IS A REPORT PRODUCT ONLY. PLEASE REVIEW LIMITATIONS BELOW.

File Number: 212813 TAS rev 2.

Prepared for: Ms. Brittni Tolden
The Community Builders, Inc.
135 S. LaSalle Street, Suite 3350
Chicago, IL 60603

Project name: 801 S. Oak Park Avenue Development
Oak Park, IL 60304

NUMBER: 212813

See the following four pages for the names and addresses of tax assessees for parcels located within 300 feet of the above referenced Project, and also the names and addresses of certain businesses which you requested be included in this mailing.

TITLE SERVICES, INC.

W. Marshall Snow

Dated: August 16, 2018 Authorized Signatory

This TAS Report (a) reports only information obtained from a governmental source and online data research; (b) is not and should not be construed as an opinion, abstract, representation or guaranty of title; (c) is only for the benefit of the above referenced Customer only.

THIS IS NOT A TITLE INSURANCE POLICY, GUARANTEE, OR OPINION OF TITLE AND SHOULD NOT BE RELIED UPON AS SUCH.

Liability of the Company for the above report is limited to the consideration paid for the report.

16-18-125-008
LYNNE A WHITAKER
730 S GROVE AVE
OAK PARK IL 60304

16-18-125-009
JOHN P OBRECHT
734 S GROVE AVE
OAK PARK IL 60304

16-18-125-010
MOHAN KATTA
1017 WELLINGTON AVE
LIBERTYVILLE, IL 60048

16-18-125-011
BRIDGETTE CHATMAN
740 S GROVE AVE
OAK PARK IL 60304

16-18-125-012
MR & MRS ROBERT L GRANDT
742 S GROVE AVE
OAK PARK IL 60304

16-18-125-013
JON & BETSY LEONARD
748 S GROVE AVE
OAK PARK IL 60304

16-18-125-021
RYAN ERICKSON
729 S OAK PARK AVE
OAK PARK IL 60304

16-18-125-022
R THOMAS & A ANSARI
733 S OAK PARK AVE
OAK PARK IL 60304

16-18-125-023
O'CONNOR
737 S OAK PARK AVE
OAK PARK IL 60304

16-18-125-024
MOSES ADEYAN JU
PO BOX 824
OAK PARK IL 60304

16-18-125-025
MR & MRS FELICIANO
745 S OAK PARK AVE
OAK PARK IL 60304

16-18-133-019
D CHUNFANG W ZUDE
819 S GROVE AVE
OAK PARK IL 60304

16-18-133-020
ERIN B JONES
823 S GROVE AVE
OAK PARK IL 60304

16-18-133-021
MITCHELL SCALLET
825 S GROVE AVE
OAK PARK IL 60304

16-18-133-022
ROBERT HAENNICKE
829 S GROVE AVE
OAK PARK IL 60304

16-18-133-023
EDITA B CHRISTIAN
1130 WISCONSIN AVE
OAK PARK IL 60304

16-18-133-024
PATRICIA S RESTAINO
835 S GROVE AVE
OAK PARK IL 60304

16-18-134-011
KYLE & RONA KOWALSKI
843 S GROVE AVE
OAK PARK IL 60304

16-18-134-012
ROBERT J CARNEY
847 S GROVE AVE
OAK PARK IL 60304

16-18-134-013
DONOFRIO
849 S GROVE AVE
OAK PARK IL 60304

16-18-134-014
EDWARD J GARDNER
851 S GROVE AVE
OAK PARK IL 60304

16-18-134-015
LAUREL MURPHY
855 S GROVE AVE
OAK PARK IL 60304

16-18-134-016
S WONG
857 S GROVE AVE
OAK PARK IL 60304

16-18-134-017
Z & K JOHNSON
859 S GROVE AVE
OAK PARK IL 60304

16-18-134-018
BECCA WAGNER
863 S GROVE AVE
OAK PARK IL 60304

16-18-135-001
CHRISTOPHER GALLINARI
800 S GROVE AVE
OAK PARK IL 60304

16-18-135-002
NICK & MARY DIORIO
813 VAN BUREN
OAK PARK IL 60304

16-18-135-003
J MILTON CLARK
804 S GROVE AVE
OAK PARK IL 60304

16-18-135-004
VINCENT & D BRAY
808 S GROVE AVE
OAK PARK IL 60304

16-18-135-005
CARLOS GUERRERO
812 S GROVE AVE
OAK PARK IL 60304

16-18-135-006
ELIZABETH GIBBONS
816 S GROVE AVE
OAK PARK IL 60304

16-18-135-007
JORDAN RASH
820 S GROVE AVE
OAK PARK IL 60304

16-18-135-008
M E MEYERS
824 S GROVE AVE
OAK PARK IL 60304

16-18-135-009
AGUSTIN & ELIZ MEZA
826 S GROVE AVE
OAK PARK IL 60304

16-18-135-010
JAMES P SKELTON
830 S GROVE AVE
OAK PARK IL 60304

16-18-135-014
BONNIE MANAGEMENT CORP
8430 W BRYN MAWR # 850
CHICAGO IL 60631

16-18-135-015
LBS MANAGEMENT LLC
721 ONTARIO ST 212
OAK PARK IL 60302

16-18-135-016
DR COLATHUR PALANI
130 NUTTALL RD
RIVERSIDE IL 60456

16-18-135-017
825 S OAK PARK AVE LLC
825 S OAK PARK AVE
OAK PARK IL 60304

16-18-135-018
LBS MANAGEMENT LLC
721 ONTARIO ST 212
OAK PARK IL 60302

16-18-216-012
KONSTANTIN SLAVIN
730 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-013
MARK C BOYER
732 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-014
SCOTT HAMMOND
800 FAIR OAK AVE
OAK PARK IL 60302

16-18-216-015
RONALD E KNIAZ
738 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-016
LARRY L LAMB JR
740 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-017 and -018
WALT KENEIPP
742 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-019
LYN C CONNIFF
746 S OAK PARK AVE
OAK PARK IL 60304

16-18-216-031
JAMES L SCHERRER
737 S EUCLID AVE
OAK PARK IL 60304

16-18-216-032
ROBERT KRETZ
741 S EUCLID
OAK PARK IL 60304

16-18-216-034
ROBERT NEUMAN
743 S EUCLID
OAK PARK IL 60304

16-18-216-035
JAMES BELEN ZANGRILLI
747 S EUCLID AVE
OAK PARK IL 60304

16-18-224-003
ELM & OAK LLC
206 N YORK RD
ELMHURST IL 60126

16-18-224-004
STEVE OR JAMES VLAHOS
824 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-009
AVENUE BK TR4214
1446 FRANKLIN AVE
RIVER FOREST IL 60305

16-18-224-010
GEORGETTA DAVIS
813 S EUCLID AVE
OAK PARK IL 60304

16-18-224-011
BRIAN MUEHRCKE
815 S EUCLID
OAK PARK IL 60304

16-18-224-012
DEBORAH BECKER
819 S EUCLID AVE
OAK PARK IL 60304

16-18-224-013
SUSAN TALABER
1008 WENONAH AVE
OAK PARK IL 60304

16-18-224-014
R THOMPHSEN J SCHAUBEL
823 S EUCLID AVE
OAK PARK IL 60304

16-18-224-024
STEVE OR JAMES VLAHOS
824 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-026
URBAN MARKETS PROP LLC
824 S OAK PARK AVE
OAK PARK IL 60304

16-18-224-027
FIFTH THIRD BANK FAC
1701 GOLF RD
ROLLING MEADOWS IL 60008

16-18-224-028
RENE ROMAN
6904 IRISH CT
DARIEN IL 60561

16-18-224-029
ELM AND OAK LLC
206 N YORK RD
ELMHURST IL 60126

16-18-224-031-1001
LFT14 LLC
1700 RIVERWOODS DR #503
MELROSE PARK IL 60160

16-18-224-031-1002
BROCK & BRIDGET MERCK
6832 N WILDWOOD
CHICAGO IL 60646

16-18-224-031-1003
CHRISTOPHER DAVIS HALE
800 S OAK PARK AVE # 2N
OAK PARK IL 60304

16-18-224-031-1004
BRIAN CALLAGHAN
5221 HARVEY AVE
WESTERN SPRINGS IL 60558

16-18-224-031-1005
JOHN V FAZIO
925 BLACK WALNUT DR
SUGAR GROVE IL 60554

16-18-224-031-1006
TIM OCONNOR
834 S ELMWOOD AVE
OAK PARK IL 60304

16-18-224-032-1001
SARAH MULLER
739 VAN BUREN IE
OAK PARK IL 60304

16-18-224-032-1002
TIMOTHY GUSTAFSON
739 VAN BUREN ST #1W
OAK PARK IL 60304

16-18-224-032-1003
KEVIN T & KRIST LEPORE
1004 PLEASANT ST #3A
OAK PARK IL 60304

16-18-224-032-1004
STACY SCARPETTI
739 W VAN BUREN #2W
OAK PARK IL 60304

16-18-224-004-0000
ELM AND OAK LLC
206 N. YORK RD
ELMHURST, IL 60126-2785

16-18-224-006-0000
STEVE OF JAMES VLAHOS
824 S OAK PARK AVE
OAK PARK IL 60304-1218

16-18-135-019-0000
GREENPLAN 804 HARRISON
41 CHICAGO AVE
OAK PARK IL 60302-2444

NOTICE OF PUBLIC HEARING

Before the

Oak Park Plan Commission

Identification No.: PC 18-07

Date: Thursday, September 6, 2018

Time: 7:00PM or soon there after

Location: Village Hall 123 Madison Street
Room 201- Council Chambers (unless otherwise noted)

Subject Property Address(es): 801 S. Oak Park Avenue

Proposed Development:

The Community Builders, Inc. is proposing to construct a four story, 37-unit development on the currently vacant lot at 801 S. Oak Park Ave. The building seeks to replace a vacant lot with a high quality mixed-income and mixed-use development. Community retail and live-work units along the ground floor will activate the corner while complementing the shops, restaurants, and business services already located on the block. The proposed transit-oriented development will predominantly focus on providing high-quality housing that is available to a range of incomes.

Purpose of Hearing: Planned Development Application Review

Contacts: Kirk Albinson, Project Manager (312) 577-5264, kalbinson@tcbinc.org

OR

Department of Development Customer Services at
708/358-5420 or planning@oak-park.us

Visit www.oak-park.us for more details

2016 Tax Map

Page 1618A

39-13-18A

Cook County, Illinois
W½ NE¼ Section 18 - 39 - 13
OAK PARK

"A"

B. F. JERVIS' SUB. of Sec. 18-39-13 (except the W.1/2 of the S.W.1/4 thereof).

Rec. Doc. 9999999999

"B"

HUTCHINSON & ROTHERMEL'S SUB. of the W.1/2 of Blk. 3 and Lots 1, 6, 7, 12, & 13 in the E.1/2 of Blk. 2 in B. F. Jervis' Sub. (see "A").

Rec. Doc. 9999999999

"C"

SUB. of Blks. 2, 3, 6, & 7 in Hutchinson & Rothermel's Sub. (see "B").

Rec. Doc. 9999999999

"D"

SUB. of Blk. 1 in Hutchinson & Rothermel's Sub. (see "B").

Rec. Doc. 9999999999

"E"

MERCHANT'S MADISON ST. ADD., a sub. of Blk. 9 in Hutchinson & Rothermel's Sub. (see "B") and also part of Blk. 3 in B. F. Jervis' Sub. (see "A").

Rec. Doc. 9999999999

"F"

SUB. of Blk. 5 in Hutchinson & Rothermel's Sub. (see "B").

Rec. Doc. 9999999999

"G"

SUB. of Blk. 8 in Hutchinson & Rothermel's Sub. (see "B").

Rec. Doc. 9999999999

"H"

SUB. of Lots 25 to 41 in Blk. 4 of Merchant's Madison St. Add. (see "E").

Rec. Doc. 9999999999

"J"

RICHARD STREET'S SUB. of Blk. 4 in Hutchinson & Rothermel's Sub. (see "B").

Rec. Doc. 9999999999

"K"

SHAH'S RESUB., of Lots 3, 4, & 5 in Block 1 in Merchant's Madison St. Add. (see "E").

Rec. 12/06/1999 Doc. 09135583

CONDOMINIUM: 16-18-200-032
THE BROWNSTONE CONDOMINIUM
Rec. 07/20/1989 Doc. 89331894

Unit	Unit
1-NORTH = 1001	1-SOUTH = 1002
2-NORTH = 1003	2-SOUTH = 1004

CONDOMINIUM: 16-18-202-034
ADAMS CORNER CONDO
Rec. 04/18/2005 Doc. 0510844060
Rec. 06/02/2005 Doc. 0515345108

Unit	Unit
642-1E = 1001	642-2E = 1002
642-1W = 1003	642-2W = 1004
646-1E = 1005	646-2E = 1006
646-1W = 1007	646-2W = 1008
646-GE = 1009	646-GW = 1010
P1 = 1011	

CONDOMINIUM: 16-18-218-033
WESLEY HOUSE CONDOMINIUM
Rec. 09/17/1999 Doc. 99884855

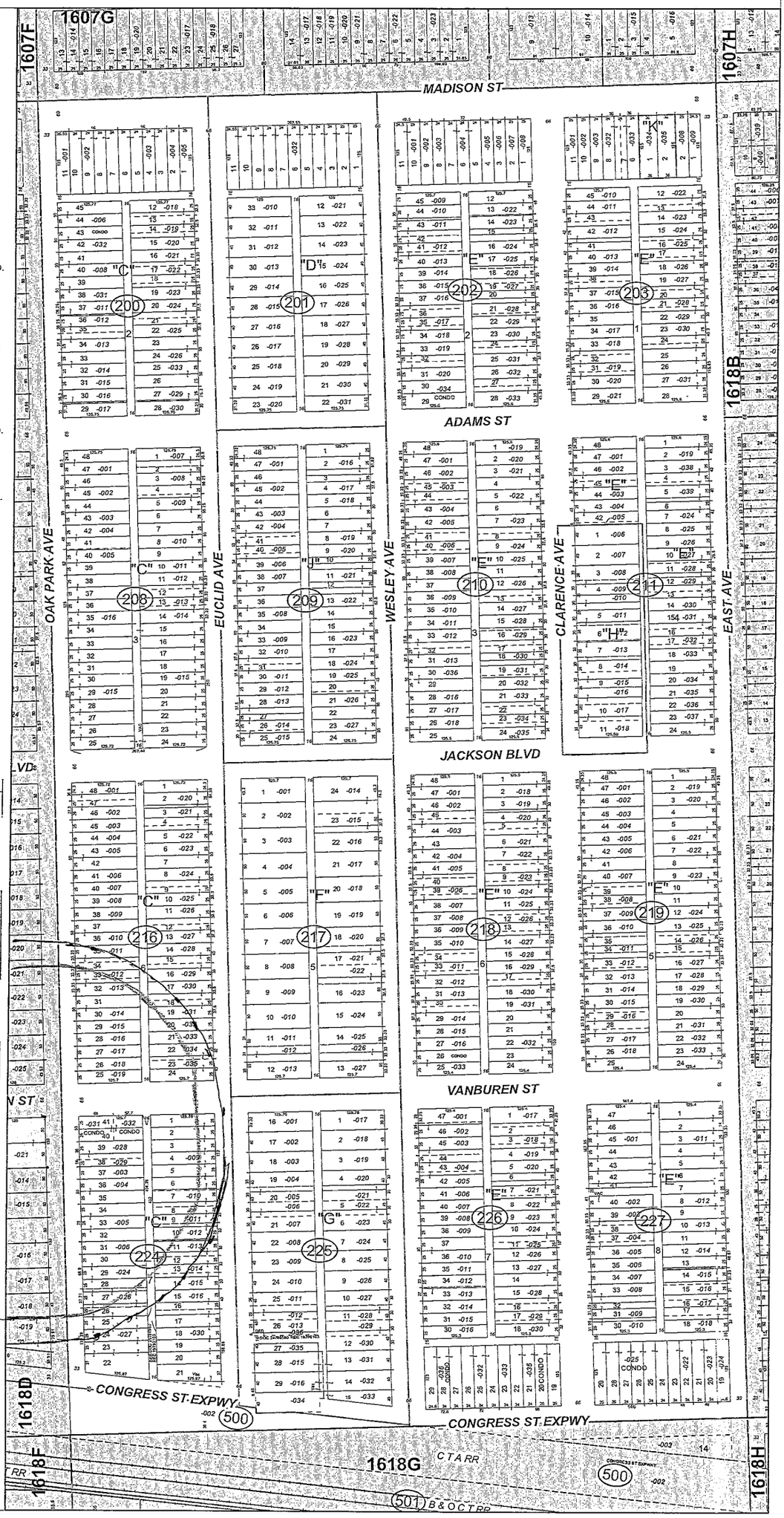
Unit	Unit
746-1N = 1001	746-1S = 1002
746-2N = 1003	746-2S = 1004
746-3N = 1005	746-3S = 1006
642-G = 1007	642-1 = 1008
642-2 = 1009	642-3 = 1010
P-1 = 1011	P-2 = 1012

CONOOMINIUM: 16-18-224-031
800-802 South Oak Park Avenue Condo
Rec. 03/07/2003 Doc. 0030323804

Unit	Unit	Unit	Unit
1N = 1001	1S = 1002	2N = 1003	2S = 1004
3N = 1005	3S = 1006		

CONOOMINIUM: 16-18-224-032
VILLAGE LIFE ON VAN BUREN CONDO
Rec. 08/28/2007 Doc. 0724015000

Unit	Unit	Unit	Unit
E = 1001	1W = 1002	2E = 1003	2W = 1004



Cook County, Illinois
E½ NW¼ Section 18 - 39 - 13
OAK PARK

2016 Tax Map
Page 1618D
39-13-18D