

# Planned Development Application

## Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard



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2.	<b>Affidavit of Notice</b> Affidavit Community Meeting Q & A Memo
3.	<b>Application Fee</b> Copy included in Binder
4.	<b>Project Summary</b> Summary OPEDC Support Letter
5.	<b>Professional Qualifications</b> Clark Street Development Lennar Multifamily Communities Fitzgerald Associates Architects RKF Group
6.	<b>Proposed Financing</b> Financing Plan
7.	<b>Legal Current Year Plat or Survey</b> ALTA survey dated July 18, 2014 Plat of Vacation Application Plat of Vacation
8.	<b>List and Map of Surrounding Property Owners</b> Map of Surrounding Property Owners Notice List
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## EXHIBIT 1

*PETITION FOR PUBLIC HEARING*





# Petition for Public Hearing

**Planned Development Application**     **MINOR** [10-30K]     **MAJOR** [>30K]

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

**Address/Location of Property in Question:** 1123-1133 LAKE STREET, 1133-1145 WESTGATE (VILLAGE OWNED SURFACE PARKING LOT, BUILDING AND VILLAGE OWNED SURFACE PARKING OFF OF NORTH BLVD. LOCATED IN THE 1100 BLOCK).

**Property Identification Number(s)(PIN):** 16-07-124-036, 16-07-124-037, 16-07-124-039, 16-07-124-040, 16-07-125-006, 16-07-125-026, 16-07-125-030, 16-07-125-023, 16-07-125-025, 16-07-125-029, 16-07-125-007

**Name of Property Owner(s):** VILLAGE OF OAK PARK

**Address of Property Owner(s):** 123 MADISON STREET, OAK PARK, IL 60302

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

_____	_____
_____	_____
_____	_____

**Name of Applicant(s):** ANDY STEIN, CLARK STREET DEVELOPMENT, LLC

**Applicant's Address:** 980 N. MICHIGAN AVENUE, SUITE 1280, CHICAGO, IL 60611

**Applicant's Phone Number:** Office 312-377-9100 **E-Mail** ASTEIN@CLARKSTREET.COM

**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  Contract Purchaser  Other

**(Describe):** DEVELOPER AND VILLAGE HAVE SIGNED A REDEVELOPMENT AGREEMENT FOR DEVELOPER TO DEVELOP A MIXED-USE PROJECT ON PROPERTY

**Existing Zoning:** B-4 **Describe Proposal:** DEVELOPER AND VILLAGE HAVE SIGNED A REDEVELOPMENT AGREEMENT TO DEVELOP A MIXED-USE PROJECT CONSISTING OF APPROXIMATELY 26,000 SF OF RETAIL, 271 LUXURY APARTMENTS, AND A 428 CAR PUBLIC GARAGE

**Zoning Category Requested:** (Circle One if Applicable) or NA (Not Applicable)

R-1	R-2	R-3	R-4	R-5	R-6	R-7
B-1	B-2	B-3	B-4	C	H	<b>PD</b>

**Planned Development Requested:** (Circle One if Applicable) or NA (Not Applicable)

ResPD	BusPD	ComPD	<b>MIX</b>
-------	-------	-------	------------

**Size of Parcel** (from Plat of Survey): **83,529 SF NOT INCLUDING PLAT OF VACATION** **Square Feet** or Acre (circle one)

**ATTACH LEGAL DESCRIPTION OF ALL APPLICABLE PROPERTY AS IT APPEARS ON THE DEED.**

**Adjacent Zoning Districts and Land Uses:**

- To the North: **B-4 (DOWNTOWN BUSINESS)**
- To the South: **CTA METRA TRACKS / OTHER SIDE OF TRACKS, B-1/B-2 (GENERAL BUSINESS DISTRICT, CURRENTLY USED AS A VILLAGE PARKING LOT)**
- To the East: **B-4 (DOWNTOWN BUSINESS)**
- To the West: **B-4 (DOWNTOWN BUSINESS DISTRICT – SHOPS OF DOWNTOWN)**

**How the property in question is currently improved?** (Circle One)

COMMERCIAL/BUSINESS      RESIDENTIAL      MIXED USE      OTHER:     X    

Describe Improvement: **OPERATED BY THE VILLAGE OF OAK PARK AS A PUBLIC SURFACE PARKING LOT AND A TWO STORY COMMERCIAL STRUCTURE**

**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 Ordinance No.'s \_\_\_\_\_

**Is the subject property located within any Historic District?** \_\_\_\_ Yes   X   No

If Yes, which district: \_\_\_\_ Frank Lloyd Wright \_\_\_\_ Ridgeland/Oak Park \_\_\_\_ Gunderson

**Is the subject property located within the Transit Overlay District?**   X   Yes \_\_\_\_ No

Is the subject property located within the Perimeter Overlay District?  Yes  No

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

3.8.3 B-4 DOWNTOWN BUSINESS DISTRICT REGULATIONS

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.

THIS MIXED USE PLAN IS IN KEEPING WITH THE ENVISION OAK PARK PLAN AND OTHER PAST MASTER PLANS TO MAINTAIN AND ENHANCE THE COMMUNITY WHILE GUIDING FUTURE LAND USE DECISIONS WITH A LONG TERM PERSPECTIVE

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. Owner's signature must be notarized.

  
(Signature) Applicant

12/15/14  
Date

\_\_\_\_\_  
(Signature) Owner

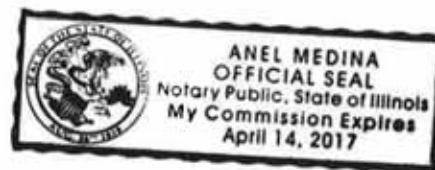
\_\_\_\_\_  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

15<sup>th</sup> DAY OF December, 2014

  
(Notary Public)





Doc#: 1420516063 Fee: \$278.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 07/24/2014 03:41 PM Pg: 1 of 121

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**REDEVELOPMENT AGREEMENT**

**between**

**VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS**

**and**

**CLARK STREET DEVELOPMENT LLC**

**dated as of the**

**1st day of June, 2014**

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**VILLAGE OF OAK PARK, ILLINOIS  
REDEVELOPMENT PLAN AND PROJECT  
GREATER MALL TAX INCREMENT AREA  
LAKE STREET / WESTGATE / NORTH BOULEVARD SITE**

---



Parcel 1:

The East Half of Lot 5 and all of Lots 6 and 7 (except the South 18-1/2 feet of said Lots 5, 6 and 7) in Block 1 in Whaple's Subdivision; also Lots 9 and 10 (except the South 18-1/2 feet thereof) in Hoard and Others' Subdivision of Lot 1 (except the North 100.00 feet thereof) in Niles Subdivision of Lots 10 to 16, both inclusive, and the West 13 feet of Lot 17 in Skinner's Subdivision, all of above being in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1 and 2 in 1121-23 Lake Street Building Partnership Subdivision, a subdivision in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, Village of Oak Park, Cook County, Illinois.

Parcel 4:

The West 10 feet of Lot 11 (except the North 18 1/2 feet conveyed for street) in Howard and Others Subdivision of Lot 1 (except the North 100 feet) in Niles Subdivision of Lots 10 to 16 inclusive, and the West 13 feet of Lot 17 in Skinner's Subdivision of the Southwest corner of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Lot 8 (except the South 92 feet and except the North 18 1/2 feet conveyed for street) in Block 1 in Whaples Subdivision of land in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

That part of Lot 9 in Block 1 in Whaples Subdivision of land in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian lying North of a line described as follows:

Commencing at a point on the West line of Lot 9, 98.92 feet North of the North line of North Boulevard as occupied (said point being also the South face of existing brick wall), thence East along said South face of existing brick wall 50.00 feet to the East face of existing brick wall, said East face being also the East line of Lot 9 (except the North 18 1/2 feet conveyed for street) in Whaples Subdivision of land in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

Lots 22, 23, 24 and the East 15 feet of Lot 25 in Hoard & Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10 to 16, inclusive and the West 13 feet of Lot 17 in Skinner's Subdivision of Land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The West 10 feet of Lot 25, all of Lot 26 and Lot 27 (except the West 6 inches thereof) in Hoard & Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10 to 16, inclusive and the West 13 feet of Lot 17 in Skinner's Subdivision of Land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The South 92 feet of Lot 8 in Block 1 in Whaples Subdivision of Land in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 143 East of the Third Principal Meridian, and the West 6 inches of Lot 27 in Hoard & Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10 to 16, inclusive and the West 13 feet of Lot 17 in Skinner's Subdivision of Land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

That part of Lot 9 in Block 1 in Whaples Subdivision of Land in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of a line described as follows: Commencing at a point on the West line of Lot 9, 98.92 feet North of the North line of North Boulevard as occupied (said point being also the South face of existing brick wall); thence East along said South face of existing brick wall 50.0 feet to the East face of existing brick wall, said East face being also the East line of Lot 9, all in Cook County, Illinois.

A strip of land 20 feet, more or less, lying immediately South of and adjoining the South line of Lots 8 and 9 in Block 1 in Whaples Subdivision of Land in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, and North of North line of North Boulevard in Village of Oak Park as actually laid out and established, all in Cook County, Illinois.

Parcel 6:

The East 15 feet of Lot 11 (except the North 18.5 feet thereof) and all of Lots 12 and 13 (except the North 18.5 feet of each of said Lots) in Hoard and Other's Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10, 11, 12, 13, 14, 15, 16 and the West 13 feet of Lot 17 in Skinner's Subdivision in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

Oak Park, IL

Permanent Index Numbers:

16-07-124-036-0000 (Affects part of Parcel 1)  
16-07-124-037-0000 (Affects remainder of Parcel 1)  
16-07-124-039-0000 (Affects part of Parcel 2)  
16-07-124-040-0000 (Affects remainder of Parcel 2)  
  
16-07-125-006-0000 (Affects part of Parcel 4)  
16-07-125-026-0000 (Affects part of Parcel 4)  
16-07-125-030-0000 (Affects remainder of Parcel 4)  
16-07-125-023-0000 (Affects part of Parcel 5)  
16-07-125-025-0000 (Affects part of Parcel 5)  
16-07-125-029-0000 (Affects remainder of Parcel 5)  
16-07-125-007-0000 (Affects Parcel 6)

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## EXHIBIT 2

*AFFIDAVIT OF NOTICE*





State of Illinois  
County of Cook  
Oak Park, Illinois

I, Andrew Johnston do hereby certify that I am one of the publishers of the WEDNESDAY JOURNAL, a secular newspaper, published by WEDNESDAY JOURNAL, INC., of Oak Park, County of Cook and in the State of Illinois for more than one year prior to this date.

November 19, \_\_\_\_\_ A.D. 2014

I do further certify that the said WEDNESDAY JOURNAL has been a secular newspaper of general circulation throughout the Village of Oak Park & River Forest, Cook County, Illinois for more than one year past, and is in compliance with Illinois revised Statute, Chapter 100.

I do further certify that the printed notice re: A community meeting will be held at the Carleton Hotel on December 2, 2014 to discuss the proposed mixed-use development project located at 1123-1133 Westgate.

attached hereto is a true, perfect and complete copy of the notice which was published in the said WEDNESDAY JOURNAL in each and every copy of its issue dated:

_____	A.D. 2014
<u>November 12,</u>	A.D. 2014
<u>November 19,</u>	A.D. 2014

I do further certify that I am duly authorized by said WEDNESDAY JOURNAL, INC. to make this certificate and affidavit.



\_\_\_\_\_  
One of the publishers

Sworn and subscribed to me this 19th  
day of November \_\_\_\_\_ A.D. 2014

  
\_\_\_\_\_  
Notary Public



## Community Meeting Q & A

December 2<sup>nd</sup>, 2014

1. Overall concerns on loading and package delivery. **Developer response:** Highlighted loading areas for retail and residences.
2. What is the overall retail mix of the project going to be. **Developer response:** Have not started marketing the property as of yet. We have designed the property to have great flexibility to be demised into several small users or accommodate a larger user.
3. Have we considered the Taxman plan of buying other properties to the east? **Developer response:** No, we are only planning with in the properties that we control.
4. Have we looked at automated parking? **Developer response:** No, we believe that a parking structure is a much more economical answer.
5. Have we looked at geothermal for the project? **Developer response:** We are currently conducting an energy analysis as part of the PD submission.
6. How will construction impact parking and traffic. **Developer response:** We are currently working with the Village to address these issues. **Rebuttal:** Has the Village considered discounted or reduced parking during construction, what other way finding signage, etc. **Developer response:** We will discuss the Village
7. Can we have the plans posted on the Village's website? **Developer response:** We will discuss with the Village.
8. Can construction start on the South Building to avoid removing all of the parking at one time? **Developer response:** We will study this option.
9. How can you help my patients get from their car to my office? **Developer response:** We will coordinate with the Village. In our current ground floor plan we have placed an accessible parking space and door directly to the alley
10. Are there dedicated spaces in the garage? **Developer Response:** No
11. Will North Boulevard be widened? **Developer Response:** No
12. Will New Station Street be two way? **Developer Response:** Yes, and it will be called North Maple
13. Will there be another meeting? **Developer Response:** Only for the Plan Commission

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## EXHIBIT 3

*APPLICATION FEE*





9000260

Village of Oak Park

**Lennar Multifamily Communities, LLC**

DATE	INVOICE NO	DESCRIPTION	BALANCE
2-03-15	201502200000CR	Planned Development fee	2000.00
CHECK DATE	2-09-15	CHECK NUMBER	1704
TOTAL >			2000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

**Lennar Multifamily Communities, LLC**

201 South Tryon Street, Suite 1050  
Charlotte, NC 28202

Bank of America

64-1278  
611

DATE	CHECK NO.	AMOUNT
February 9, 2015	1704	*\$2,000.00

Pay:\*\*\*\*\*Two thousand dollars and no cents

PAY TO THE ORDER OF  
 Village of Oak Park  
 123 Madison St  
 Oak Park, IL 60302

*Tom Full*

Two Signatures Required on Amounts Over \$100,000.

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈000001704⑈ ⑆061112788⑆3359995878⑈

SECURITY  
Safeguard  
SECUR

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## EXHIBIT 4

*PROJECT SUMMARY*



## Building Summary

The proposed "Project" is a mixed-use development located one block east of Harlem Avenue, south of Lake Street and north of North Boulevard. This Project will be composed of two buildings with 271 luxury apartment units, approximately 25,100 square feet of ground floor retail space, and a 428 space public parking garage. In addition, a new public street called Maple Avenue will be constructed on the west side of the proposed Project that will link Lake Street to North Boulevard.

The proposed North building will be a five-story (approximately 67') building that will consist of ground floor retail space (approximately 23,100 square feet) and four stories of residential above. The residential component of this building will have 80 studio, one, and two bedroom units. The building will be constructed as a steel podium for the ground floor retail and will have four stories of wood-frame construction above for the residential. This building will be clad primarily in brick, panel, and stone. There will be a roof deck on a portion of the second floor that will contain a green roof, private terraces, and a common deck area for use by residents.

The proposed South building will be a twenty story (approximately 210') building, that will contain a small ground floor retail space (approximately 2,000 square feet), five floors of parking with fifteen floors of residential units (including one partial floors of residential units and amenity areas) above the public parking garage. This building will have 191 units that will be a mix of studios, one and two bedrooms. The outdoor amenities that will be part of the project include a swimming pool, barbecue area, plantings, and interior amenities included will be a lounge, yoga room and exercise room. The building will be constructed of post tensioned concrete and will be clad in glass, brick, concrete, stucco and metal panels.

The north and south buildings will be connected by an enclosed bridge for residents of the buildings to easily access parking and amenities in the project. In addition to providing convenience to the residents the bridge creates an interesting and a unique architectural feature.

One of the goals of this project is to fit into the context of Downtown Oak Park. To that end, the massing of the buildings begins at a lower scale on Lake Street and is connected by the bridge linking the buildings together, while transitioning to a taller building along North Boulevard. To reinforce the parti, the buildings transform from Lake Street to North Boulevard with the different and diverse architecture in each building, while still maintaining its timeless design. This helps to further break the scale of the buildings down, while emphasizing the concept that it is a design of its' age but also of tomorrow – much like the Village of Oak Park.

## Comprehensive Plan Standards

The Project is consistent with the goals and objectives of the Comprehensive Plan. In particular the Project achieves the following goals:

- Revitalizes the existing retail in Downtown Oak Park by introducing new and vibrant retailers to the community
- Generates additional housing opportunities in the Downtown area
- Reduces traffic congestion with the addition of "Maple Avenue", while creating improvements on Westgate to link with Marion Street
- Brings additional employment, shoppers and residents to the Downtown area
- Provides additional parking in Downtown Oak Park
- Creates additive sales tax revenue and incremental real estate taxes to the existing TIF District and Municipality
- Promotes transit usage of the CTA, Metra, and Pace systems

## Municipal Service Standards

This Project is consistent with the service standards within the Village of Oak Park. In particular this Project will:

- Provide a combination of uses that will not be materially detrimental to or endanger the public health, safety, morals or general welfare of the residents of the Village. Furthermore the Project will comply with all of the applicable building codes and safety measures to ensure a safe environment during the construction process and through completion.
- Provide for adequate utilities, road access, drainage, police and fire services exist or will be provided. The proposed development will go through extensive engineering process to ensure that adequate services will be provided and designed to the applicable building codes. Please see the enclosed letter in Section 15 from Public Works stating that this project will not create any impacts to the sewer and water system. Lastly, please see the enclosed letters in Section 15 from the Police and Fire department that this Project will not create any impacts to their respective services.
- Provide for adequate ingress and egress to avoid undue traffic congestion and provide a safe pedestrian environment. Please see Section 13 & 14 for additional information regarding traffic congestion and pedestrian safety.

## Neighborhood Standards

The Project is consistent and will complement the neighborhood standards within the Village of Oak Park.

The Project's combination of uses will not diminish the use or enjoyment of other property in the vicinity. The Project will provide the following benefits to the neighborhood:

- Create a dynamic blend of uses that will greatly enhance the area by introducing a new and vibrant, mixed-use community.
- Introduce a significant number of new residents who will look to patronize local retailers.
- Replace the existing surface parking for customers of Downtown Oak Park with a new public parking garage.

Overall, the Project will have a positive effect on property values and economic development in the area.

## Economic Development Standards

This project and team are the first to take part in the new and collaborative development process in Oak Park with the Oak Park Economic Development Corporation and the Village of Oak Park. Thru this process the Project and its team have been thoroughly analyzed on a variety of levels and metrics. Some of the items that were analyzed include the following:

- The strength of the development team. Please see section 5 that further illustrates the team's experience in similar projects.
- The enhancement of the sales and property tax base with the addition of the Project.
- Village Services will not be negatively impacted, please see Section 15 for additional information.

The above are just a couple of the factors that allowed the Village of Oak Park and Clark Street Development to sign a Redevelopment Agreement for this Project on June 1, 2014. Enclosed please find a letter of support of the project from the Oak Park Economic Development Corporation.

## Zoning Relief

### Article 3 ZONING DISTRICT REGULATIONS

#### 3.8 Commercial District Regulations

##### 3.8.3 B-4 Downtown-Business District Regulations

###### A. Bulk Regulations

###### *Minimum Lot Size*

191,300 sf. Required ((3,000 sf. for the first 2 units+ (269 of the remaining units X 700) (total of 271 units)) - **Proposed 83,269 SF**

###### *Building Height*

80' (Northside of Westgate) & 125' (Southside of Westgate) (maximum allowe75' (North building) **67'-1" + 10'-0" for the mechanical penthouse** / 155' (South building) **208'-4" + 12'-0" for the mechanical**





**DATE:** April 22, 2015

**TO:** Village of Oak Park Plan Commission

**FROM:** John Hedges, Executive Director

**SUBJECT:** Support of Lake/Westgate (Former Colt Site) Proposed Development

As you know, the Oak Park Economic Development Corporation has been working to support development of the former Colt Site at Lake and Westgate Streets. In May 2014, a redevelopment agreement was signed between the Village of Oak Park and Clark Street Development (“Clark Street”), and Clark Street submitted a Planned Development (PD) application in December 2014 for a mixed-use development that would include two buildings totaling 253 residential units, approximately 25,000 square feet of retail space, and 422 parking spaces.

Clark Street has recently presented a modified concept that effectively maintains the project’s density while modifying its massing. The revised concept includes up to 271 residential units and 428 parking spaces and maintains the 25,000 square feet of retail space, but the taller of the two buildings now includes a smaller residential floorplate and rises to 20 stories versus the 14 stories originally proposed in the PD submittal.

We are writing to you to express our support for Clark Street’s revised concept, which we expect to be included in a new or revised Planned Development application. A 20-story project is, in our view, appropriate for this key downtown location. We continue to maintain that the economic value of the development will provide property and sales taxes to keep local units of government strong and in a position to provide the level of services that Oak Park residents expect. The development will also provide for the expanding housing needs for the future residents of our community.

Clark Street and its residential partner, Lennar, have both been forthcoming and professional in their presentations and negotiations. They have been responsive to requests for information and concerns that have been raised, and this endorsement in no way limits our rights to request additional information, milestone deliverables, or demonstrations of financial commitment.

Again, we are pleased to recommend Clark Street and support its proposed development plan. Should you require additional information, we will be pleased to provide it.

# HEITMAN

A REAL ESTATE INVESTMENT MANAGEMENT FIRM

May 26, 2015  
Mr. David Mann  
Chair of the Plan Commission  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

RE: Westgate/Lake Street Development

Dear Mr. Mann:

My name is Ryan Tripton and I am a Vice President of Asset Management with Heitman and overseeing The Shops and Downtown Oak Park and River Forest Town Center for the ownership. Clark Street Development has recently presented my colleagues and I with their plans to redevelop the "Colt Building" site, which sits immediately east of the adjacent Shops at Downtown Oak Park.

In reviewing the plan, we support the development of this project. We believe that their plans maximize the development opportunity, is in keeping with the scale of Downtown Oak Park and its master plan, and will ultimately serve to benefit the tenancy and long term vitality of the Shops at Downtown Oak Park and River Forest Town Center. We view their redevelopment of the Colt Building site as something that will benefit the foot traffic in the area, as well as the vibrancy and look and feel of the neighborhood.

We look forward to working with Clark Street Development and Lennar Multifamily Communities to ensure that there is proper communication during construction and look forward to having them as neighbors in the future. If you have any questions, please do not hesitate to call me at (312) 425-0275 or e-mail me at [ryan.tripton@heitman.com](mailto:ryan.tripton@heitman.com).

Sincerely,



Ryan Tripton  
Heitman  
Vice President of Asset Management

Cc: Andy Stein, Clark Street Development LLC  
Ryan McBride, Lennar Multifamily Communities

## Planned Development Application

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

# EXHIBIT 5

## *PROFESSIONAL QUALIFICATIONS*





**CLARK STREET**  
*Development*

**Clark Street Development** specializes in the successful development and redevelopment of retail, industrial and mixed-use properties throughout the United States and abroad. The long-term relationships that we have established over the years with tenants, communities and industry professionals demonstrate our tremendous passion for the real estate business.





# Biographies

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## **E. THOMAS COLLINS, JR.**

E. Thomas Collins, Jr., began his real estate career with the Department of Defense in Springfield, MA. Over the next decade Mr. Collins rose through the lending ranks within institutions such as Massachusetts Mutual Life Insurance Company, American Fletcher Mortgage Co. and Crocker Mortgage Company.

In 1980, Collins joined Lake Development Limited which took over development, management and construction responsibilities for the Britannica Centre (310 South Michigan), 318 South Michigan, 33 East Congress and the Civic Opera Building.

In 1985, he joined Hiffman Shaffer Associates, Inc. as Executive Vice President of Development, Chief Financial Officer and a Principal of the firm. His responsibilities included acquisition, financial analysis and financing for both new and existing HSA projects. During his tenure, Mr. Collins was responsible for financing 80 transactions totaling \$800 million, development of 50 projects totaling over \$450 million, and involved in the acquisition of thirty properties totaling \$350 million. In 1993, Mr. Collins was named President and Chief Operating Officer of HSA and in 1995 was named Vice-Chairman.

Following his tenure at HSA, Mr. Collins formed Clark Street Development, LLC along with six other Principals and continues to actively support the Company.

## **JOHN E. COLLINS**

Mr. Collins is a Principal and founding member of Clark Street Development. He is responsible for the daily operations, acquisition analysis and property management for the Company. Mr. Collins' development experience includes structuring projects/partnerships utilizing strategic joint ventures, 1031 exchange requirements, Federal Empowerment Zone and tax increment financing, sophisticated tax strategy, as well as public/private partnerships.

In addition to forming Clark Street Development, John Collins is also a Partner of Collins Interests, Ltd. which specializes in asset management, investment consulting and financing placement for commercial real estate properties. The Company currently manages a portfolio of traditional retail centers, office and industrial buildings and over 2000 acres of developable land – mostly concentrated in the greater metropolitan Chicago area.

Prior to Collins Interests, Mr. Collins worked for LaSalle Bank NA in their Commercial Real Estate Departments where he underwrote national and international real estate including office, industrial, retail, self-storage, and multi-family properties for REIT's and private development firms.

## **FRITZ L. DUDA, JR.**

Fritz Lee Duda, Jr. is a real estate executive with over eighteen years of experience in major real estate acquisition and development projects nationwide and three years of experience in corporate and structured finance. Mr. Duda held the position of Vice President – Real Estate for a privately held real estate investment builder based in Dallas, Texas and Newport Beach, California.

Previously, Mr. Duda was the Senior Vice President – Development for Hiffman Shaffer Associates (HSA), a private investment, brokerage and development services company based in Chicago.

Prior to HSA, Mr. Duda practiced law with Rudnick & Wolfe's (now DLA Piper) Real Estate Department in Chicago. Mr. Duda holds a J.D. from Duke University Law School and a B.A. with honors in Economics from The University of Notre Dame. Following his undergraduate work at Notre Dame, Mr. Duda was an Assistant Vice President in the International Finance and Corporate Divisions of Financial Security Assurance, Inc., a then-privately held financial guaranty company based in New York City.

## **PETER EISENBERG**

Peter Eisenberg is a Principal of Clark Street Development, LLC. Clark Street acquires, develops, redevelops, leases, and owns commercial real estate in the United States and abroad. The company's primary focus is the development and redevelopment of retail shopping centers and single tenant buildings. Clark Street also has significant experience in mixed-use, industrial, and land development.

In addition to his responsibilities at Clark Street, Mr. Eisenberg is actively involved in the International Council of Shopping Centers, serving on the ICSC Foundation Board of Directors and on the Illinois State Committee. He is a Co-Founder and Emeritus Member of ICSC's Next Generation National Advisory Group as well. Mr. Eisenberg also passionately supports The Harold E. Eisenberg Foundation, serving as President and a Founding Board Member. The Harold E. Eisenberg Foundation funds gastrointestinal cancer research at Northwestern University and provides scholarships, mentoring opportunities, and several real estate education related programs to undergraduate and graduate level students throughout the Midwest.

Mr. Eisenberg graduated from the University of Wisconsin-Madison with a Bachelor of Arts degree in Political Science. In addition, he earned a Juris Doctorate degree and an LL.M. in Real Estate Law with honors from The John Marshall Law School in Chicago where he serves on the Advisory Board for the Center of Real Estate Law.

## **RICHARD E. HULINA**

Richard E Hulina began his real estate career with Sears and Homart Development Company in 1973. While at Homart, Mr. Hulina served as Development Director – Regional Malls; Vice President – Land Development and Vice President of Leasing. Mr. Hulina's various responsibilities included overseeing regional mall development on the West Coast; marketing and developing the peripheral land surrounding some forty regional malls nationally and directing a staff of 35 leasing professionals. Chicago area regional malls included Northbrook Court, Woodfield Mall, Springhill Mall, Louis Joliet Mall, Fox Valley Mall and Orland Square Mall.

In 1984, he became Partner and Executive Vice President of the Vantage/Bradford Companies Midwest Division. He formed the Retail Development Group and was responsible for the overall development and leasing of more than a million square feet of shopping centers.

In 1989, Mr. Hulina joined Hiffman Shaffer Associates (HSA) as a Principal and President of HSA Real Estate Acquisition & Development (HSA READ). He developed more than 10 large-scale retail projects totaling over 2 million sq. ft. while overseeing the Retail Division.

Mr. Hulina's Chicago area retail projects include Broadview Village Square, South Loop Marketplace, Century Shopping Centre and The Broadway, Bedford City Square, Orland Park Place, Hawthorn Hills Fashion Square, River Tree Court, Hinsdale Lake Commons, Townes Crossing, Westridge Court and Grandview Court.

Following his tenure at HSA, Mr. Hulina formed Clark Street Development, LLC along with six other Principals and continues to actively support the Company.

Mr. Hulina holds a Bachelors Degree in Civil Engineering from the University of Illinois & an MBA from the University of Chicago.

## **JAMES M. KURTZWEIL**

Prior to forming Clark Street Development, Mr. Kurtzweil was a Vice President for GE Real Estate, capping a 13 year career at the General Electric Company. In this capacity, he directly originated and closed over \$65MM in real estate loans and related financings. He understands the business of real estate through the relationships he created with users, investors, developers, lenders, and municipalities. Previously, Mr. Kurtzweil led several origination teams within the GE Capital umbrella focused primarily on heavy equipment financing and leasing to small and mid-market firms, generating approximately \$150MM in closed transactions. Prior to that, Mr. Kurtzweil completed GE's Manufacturing Management Program which exposed him to various functions in GE's industrial businesses.

Mr. Kurtzweil obtained his M.B.A. in Finance & Strategy with Honors from the University of Chicago in 2003. He graduated from the University of Illinois in Champaign, IL with a Bachelor of Science in Mechanical Engineering in 1994.



## **DAVID D. LOW, JR.**

David D. Low, Jr. continues to lead all aspects of the Design and Construction process at Clark Street Development since joining the firm in 2008. His 30 plus years in Construction and Development experience in over 24 States includes commercial developments, complex renovations, mixed use projects, retail repositioning/redevelopment, theater complexes, restaurants, industrial uses, medical office buildings, and large site developments.

Prior to Clark Street Development, Mr. Low was a Project Executive at Leopardo Construction. Over an 11 year period at Leopardo, he and his Team successfully completed hundreds of projects in the Chicago-Midwest area for Developers and national Retailers.

After joining Equity Properties and Development in 1987 as a Senior Project Manager, Mr. Low focused on major shopping center renovations, expansions, capital expenditure programs, environmental remediation, and implementing lease deals in over 9,000,000 square feet of regional shopping centers throughout the Midwest, North East, and South East States.

Mr. Low earned his Bachelor of Science in Construction Technology and an Associate degree in Architectural Technology from Purdue University in 1978.

## **ANDY STEIN**

Andy Stein is a Principal at Clark Street Development. Prior to joining Clark Street, Mr. Stein was Vice President of Development at Joseph Freed and Associates where he was involved in all aspects of development and leasing; including site selection, land acquisition, entitlement, and financing of projects. Mr. Stein's development projects at Joseph Freed and Associates LLC include: the redevelopment of Hilldale Mall in Madison, Wisconsin (600,000 sf), the development of Greeley Commons in Greeley, Colorado (150,000 sf), the redevelopment of Arborland in Ann Arbor, Michigan (450,000 sf), and the redevelopment of Evergreen Square in Peoria, Illinois (300,000 sf). Prior to joining Freed, Mr. Stein worked in the Austin office of The Weitzman Group/Cencor Realty in research, marketing, and real estate investment.

Mr. Stein is a co-founder and Emeritus member of ICSC's National Next Generation Advisory Board, member of the Illinois ICSC State Committee, and on the Executive Board of the Harold Eisenberg Foundation. Mr. Stein is a graduate of the University of Texas at Austin.

## **CHUCK GILMORE**

Prior to joining Clark Street Development in 2012, Charles B. Gilmore spent over 13 years in the civil engineering and construction industries. As a licensed professional civil engineer, he has developed a project portfolio that includes residential, commercial, industrial, transportation and institutional projects in various states across the Midwest. The majority of his career has been spent as a commercial land development consultant with clients that include Wal-Mart, McDonalds, Wendy's, Jewel, Dominick's, Fifth Third Bank, Chase Bank, and various other retailers and retail developers. In addition to his engineering career, Mr. Gilmore has experience as a commercial and residential building contractor performing new and remodeling construction contracting services.

Mr. Gilmore graduated with a Bachelors of Science from Florida Institute of Technology. He has Professional Engineer licenses in Illinois and Indiana, holds certifications in Soil Erosion and Sedimentation Control, and maintains an Electrician's license in Illinois.



**CLARK STREET**  
*Development*

# COMPLETED PROJECTS

A Selection of Completed Projects by our Principals



CLARK STREET  
*Development*

# Bedford City Square

72nd St & Cicero Ave, Bedford Park, IL



## 370,000 SF Shopping Center Development

YEAR DEVELOPED: 1991  
ANCHOR TENANTS: Target, Home Depot, Cub Foods and Wickers Furniture  
PROJECT COSTS: \$36,000,000

The principals of Clark Street Development originally acquired a 700,000 SF former Carson Pirie Scott distribution center in 1991. The site was redeveloped as a regional center anchored by Target, Home Base, BJ's Wholesale Club and Best Buy. After a number of anchor buyouts, the center today consists of Target, Home Depot and Wickers Furniture.





# Broadview Village Square

17<sup>th</sup> and Cermack Rd, Broadview, IL

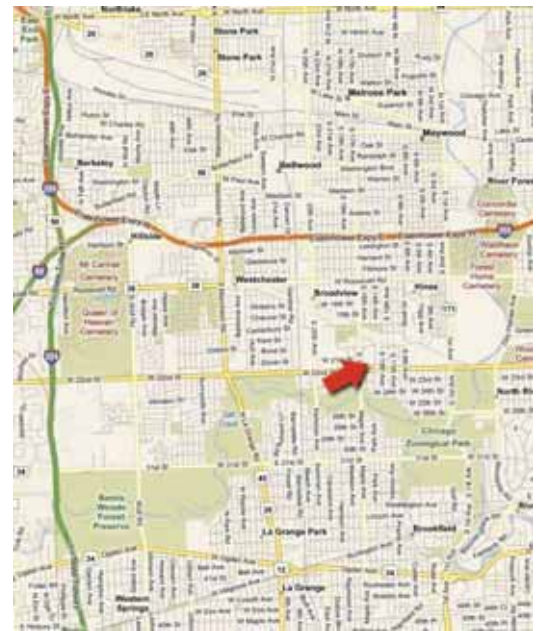


## 686,000 SF Shopping Center Development

YEAR DEVELOPED: 1992  
ANCHOR TENANTS: K-Mart (now Super Target), Home Depot, PetSmart  
PROJECT COST: \$54,000,000

This redevelopment started as an acquisition of approximately 65 acres and 900,000 SF of obsolete industrial property. The complete demolition of the improvements on-site and environmental remediation paved the way for anchor tenants; Target Greatland, Home Depot, and Super K-mart.

Other major tenants include PetsMart, Marshalls, Office Max, The Sports Authority and Pepboys. This was the 1st major retail development in Broadview and represents an extensive public and private partnership including the use of TIF financing.



• The information contained herein is for information purposes only. Documents are subject to errors, omissions and market changes and are not guaranteed.



# Orland Park Place

151<sup>st</sup> and La Grange Rd, Orland Park, IL



## 675,000 SF Shopping Center Redevelopment

YEAR DEVELOPED: 1995  
ANCHOR TENANTS: Barnes and Noble, Bed Bath & Beyond, Office Depot, Old Navy, Dick's  
PROJECT COST: \$55,000,000

Orland Park Place is located on 36 acres and was originally constructed in 1980 as a 600,000 SF enclosed regional shopping center, situated less than one-half mile from the 1.2 million SF Orland Square Mall. Orland Park Place, along with several adjacent retail buildings, was acquired in 1997, completely redeveloped, de-malled, and transformed into a first-class power center that includes the following tenants: Barnes & Noble, Bed, Bath & Beyond, Cost Plus, DSW Shoes, Sportmart, and Wickes Furniture.





# South Loop Marketplace

Canal and Roosevelt Rd, Chicago, IL



## 130,000 SF Shopping Center Development

YEAR DEVELOPED: 1997  
ANCHOR TENANTS: Dominick's Fresh Store  
PROJECT COST: \$18,000,000

Situated just south of Chicago's business district, the "Loop", The South Loop Marketplace began as the Soo Line terminal/distribution site. The terminal was demolished and much of its remains were re-used as base material for the new development. The center opened in 1997 anchored by Dominick's Fresh Store and includes Walgreen's, South Central Bank and approximately 30,000 SF of small-shop tenants. South Loop Marketplace is the dominant retail center in the South Loop area and was awarded the Retail Development of the Year by NAIOP.





# Ontario City Centre

Ontario and Rush St, Chicago, IL

## 320,000 SF Shopping Center Redevelopment

**YEAR REDEVELOPED:** 1997 and 2005  
**ANCHOR TENANTS:** Trader Joe's, Sheraton Four Points Hotel, Fifth Third Bank, Starbucks  
**PROJECT COSTS:** \$27,000,000

This 8-story, mixed-use property is located in Downtown Chicago, one block west of Michigan Avenue. The property was originally redeveloped as a mixed-use hotel and retail project. After the first renovation was completed in 1997, The Sports Authority anchored the bottom 2 floors and The Marcus Corporation began its hotel development on the top 6. After The Sports Authority's departure in 2001, the property is currently undergoing its second retail redevelopment, making way for Trader Joes, Starbucks, Fifth Third Bank, as well as a new parking garage on the second level.





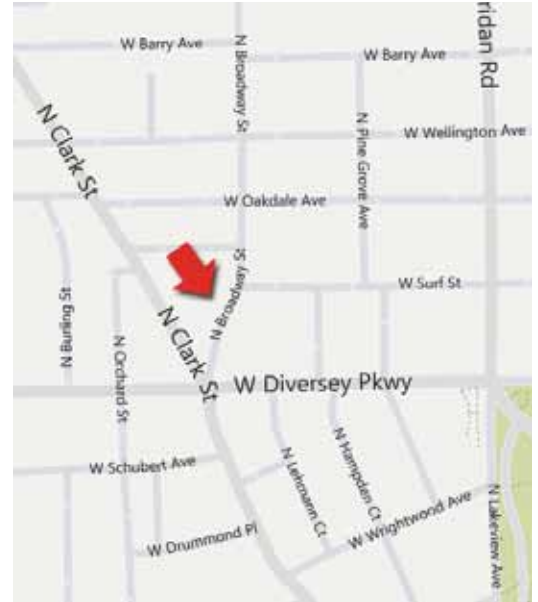
# The Broadway at Surf

Broadway and Surf St., Chicago, IL

## 135,000 SF Shopping Center Development

YEAR DEVELOPED: 1998  
ANCHOR TENANTS: PetSmart, Bed Bath & Beyond, Cost Plus World Market, TJ Maxx  
PROJECT COST: \$18,000,000

The Broadway at Surf is a three-story shopping center containing 135,000 SF and is situated on 1.35 acres and boasts a 129 vehicle roof-top parking deck. The center is located at the southwest corner of Broadway and Surf in the densely populated Lakeview neighborhood Chicago, IL. The project was developed with community input and aldermanic support.



# CURRENT PROJECTS

A Selection of Current Projects of Clark Street Development



CLARK STREET  
*Development*



# Wingra Point



**CLARK STREET**  
*Development*

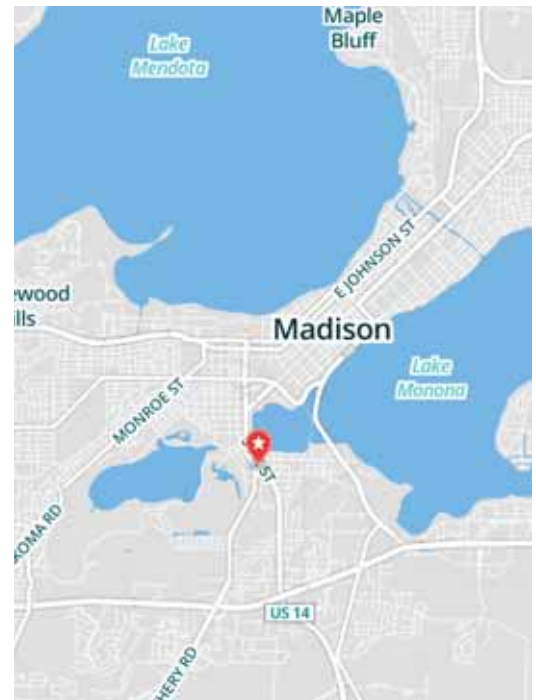
980 N Michigan Avenue, Suite 1280  
Chicago, Illinois 60611  
(312) 377-9100 • www.clarkstreet.com

Corner of Fish Hatchery Rd & S Park St, Madison, Wisconsin

*For information call:*  
**Jim Kurtzweil (312) 377-9108 or**  
**Fritz Duda (312) 377-9106**

## 1.65 Acres Remaining on a 5.0 Acre Mixed Use Development

- Zoned as a PUD Mixed use with and FAR of 5.0.
- Adjacent to the University of Wisconsin Health-anchored 76,000 sf medical office under construction with delivery in 2013 and 67-unit multifamily project. Under construction with delivery in Summer of 2014.
- Focal Point of the Wingra Creek B.U.I.L.D. Redevelopment Area.
- Proximate to St. Mary's Hospital, Dean Clinic, Meriter Hospital, Kohl Center, Camp Randall Stadium and the UW Arboretum.
- Outstanding Lake and Capitol Views.
- Located within a New Tax Increment District (#42) & a New Market Tax Credit Zone.



	1 Miles	3 Miles	5 Miles
<b>2013 Population</b>	15,300	98,803	179,563
<b>2013 Average HHI</b>	\$43,246	\$57,357	\$64,680



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# Touhy Marketplace



**CLARK STREET**  
*Development*

980 N Michigan Avenue, Suite 1280  
Chicago, Illinois 60611  
(312) 377-9100 • www.clarkstreet.com

3610 W. Touhy Avenue, Skokie, IL

*For additional information please call:*

**Adam Moschin**  
**(312) 377-9306**

## Walmart Supercenter Anchored Property

- 195,000 sf shopping center anchored by a 150,000 sf Walmart Supercenter with 17,000 sf of small shops and three outlets.
- 15 acre in-fill redevelopment site located in Skokie, bordering the City of Chicago, Lincolnwood and Evanston.
- Regional location situated directly north of Lowe's Home Improvement and just west of the Kohl's & Carson Pirie Scott anchored Lincolnwood Town Center, a Simon Property Group Mall.
- Other area retailers include Target, Home Depot, Jewel, Xsport and Best Buy.
- Daytime workforce population of 111,927 employees within a 3-mile radius.
- Site will be served by two signalized intersections and features a third access point that includes a right-in on Touhy Avenue.
- Join Walmart, M Burger, PNC, Just Tires, Jollibee, Sleepy's, T-Mobile and more.



	1 Mile	3 Miles	5 Miles
<b>Population</b>	26,487	325,992	745,371
<b>Daytime Workforce</b>	12,931	111,927	293,844
<b>Average HHI</b>	\$72,407	\$72,195	\$75,940



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# Meadows Marketplace



**CLARK STREET**  
*Development*

980 N Michigan Avenue, Suite 1280  
Chicago, Illinois 60611  
(312) 377-9100 • www.clarkstreet.com

SEC of Kirchoff Rd. & Meadow Dr., Rolling Meadows, IL

*For additional information please call:*

**Adam Moschin**  
**(312) 377-9306**

## Anchored Shopping Center Redevelopment

- 132,542 SF shopping center redevelopment site.
- 11 acres ideally situated at the heart of the “Downtown District” of Rolling Meadows and located less than ½ mile east of Interstate 290/State Route 53 (161,000 VPD).
- Located caddy-corner to a newly renovated, strong performing, Jewel-Osco anchored shopping center.
- Proximate to municipal facilities such as the state-of-the-art public library, City Hall, Station 15 of the Rolling Meadows Fire Department and Northwest Community Hospital along Kirchoff Road.
- Complemented by Rolling Meadows’ recently renovated downtown including amenities such as brick-lined sidewalks, beautiful shade trees, the landmark Carillon Bell Tower and the Vietnam Memorial.



	1 Mile	3 Miles	5 Miles
<b>2014 Population</b>	12,908	104,185	300,351
<b>2014 AVG HHI</b>	\$78,827	\$89,080	\$85,859



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# Woodbridge Centre



CLARK STREET  
Development

980 N Michigan Avenue, Suite 1280  
Chicago, Illinois 60611  
(312) 377-9100 • www.clarkstreet.com

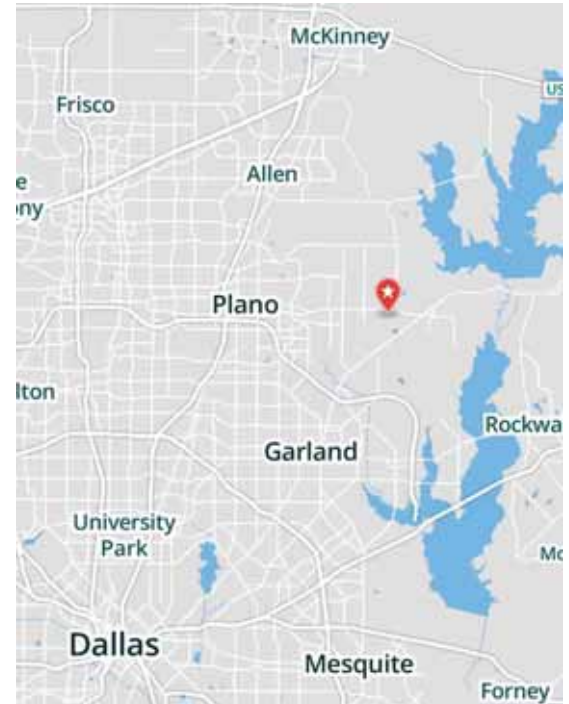
FM 544 & Country Club Rd., Wylie, TX

For additional information please call:

**Jim Kurtzweil**  
(312) 377-9108

## 184,000 sf Kroger Marketplace Anchored Shopping Center UNDER CONSTRUCTION – OPENING SUMMER 2013

- Centerpiece of Woodbridge, a master-planned residential golf community.
- Cross-parking shared with the brand new, 12-screen, B&B IMAX Theater.
- Immediately adjacent to Wylie High School, Raymond Cooper Junior High, and Al Draper Intermediate Schools.
- Strong traffic counts of 42,000 VPD on FM 544 and 15,090 VPD on Woodbridge Parkway; Woodbridge Parkway under construction to extend to State Highway 78.
- Wylie is the third fastest growing community in Texas based on 2010 census data.
- Pad Sites and Shop Space Available.



	1 Mile	3 Miles	5 Miles
2013 Population	4,861	75,736	134,468
2013 AVG HHI	\$80,580	\$93,907	\$102,909
Annual Pop Growth Rate: 6.8%			



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# Roosevelt Glen Corporate Center



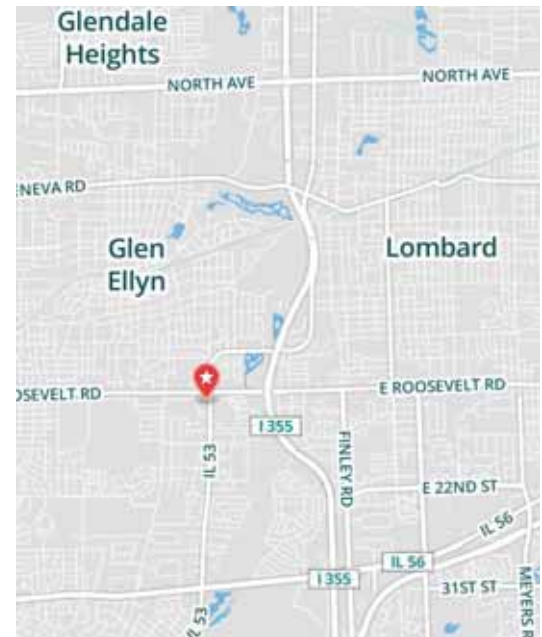
**CLARK STREET**  
Development

980 N Michigan Avenue, Suite 1280  
Chicago, Illinois 60611  
(312) 377-9100 • www.clarkstreet.com

799 W. Roosevelt Rd., Glen Ellyn, IL 60137

For additional information please call:  
**Adam Moschin**  
**(312) 377-9306**

- The 10.41 acre Roosevelt Glen Corporate Center represents the last major infill redevelopment opportunity in Glen Ellyn, IL.
- Roosevelt Glen Corporate Center is situated less than a ½ mile from the Roosevelt Rd. and I-355 interchange.
- This site represents the last developable parcel with sufficient depth for large-format retail along the strong Roosevelt Road retail corridor.
- The Roosevelt Glen Corporate Center benefits from the strong demographics of Glen Ellyn, Wheaton, and Downers Grove, in addition to the considerable daytime population from the adjacent office park.
- The property features four access points: two along Roosevelt Rd., one on Nicoll Way and one on Pershing Ave. Additionally, the corners of Roosevelt and Nicoll and Pershing and Route 53 are signalized.



	1 Mile	3 Mile	5 Mile
<b>2014 Population</b>	12,618	108,321	258,933
<b>Daytime Population</b>	9,383	95,675	277,937
<b>2014 Average HHI</b>	\$107,751	\$97,594	\$95,891



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# LENNAR<sup>®</sup>

## MULTIFAMILY COMMUNITIES

COMPANY OVERVIEW  
DECEMBER 2014



# Background

Founded in mid-2011, Lennar Multifamily Communities, LLC (LMC) is a multifamily real estate investment company focused on assembling a geographically diversified portfolio of institutional quality multifamily rental properties using both development and value-add acquisition strategies in selected U.S. markets. The company was started as an initiative to combine the financial strength and entrepreneurial spirit of the nation's third-largest homebuilder with the onset of increasingly favorable apartment fundamentals nationwide. Lennar is one of the few publicly traded corporations (NYSE: LEN) that transacts in a Developer/Sponsor role with institutional capital. LMC co-invests with both institutional and private equity partners, providing the partnerships with fully integrated service capabilities, including construction management, asset management and property management. LMC's investment strategy is a market research based approach, focusing on risk-adjusted yields on properties in quality urban, TOD and suburban locations.

Lennar Corporation (NYSE: LEN) is a Miami-based homebuilder founded in 1954, with a market capitalization of over \$8.0 billion. It has offices in 46 markets (19 states), and employs over 6,600 associates nationwide. In addition to its role as a market leader in single-family homebuilding, Lennar has an outstanding track record in creating value for its shareholders with investments outside its traditional model. Specifically, Lennar entered into the commercial real estate market with a start-up venture called LNR, spun it off to its shareholders in October 1997, and eventually was taken private by Cerberus Capital in 2005 for total consideration of over \$4 billion. More recently, the company started a venture called Rialto Capital Management, which specializes in purchasing distressed real estate assets and loans. Only six years old, the company now employs over 200 associates and has \$4.0 billion of equity capital under management. Rialto invests for its own account and also acts as manager of several institutional funds, overseeing the investments of a number of large pension funds.

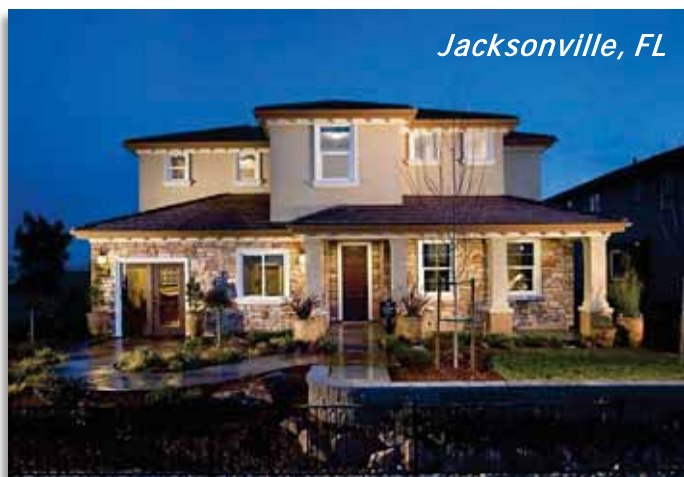
LMC is the third such initiative of Lennar, and the company is committed to growing this entity in similar fashion to LNR and Rialto. Internally, the company's goals are to create an apartment company that specializes in the development, acquisition, management, construction, and ownership of a portfolio of Class "A" apartments nationwide, and has committed over \$200 million to date of capital to this effort. The goal is to develop and acquire \$3.5 - \$4.0 billion in assets over the next 3 years. The preferred structure for the bulk of the portfolio is 60% to 70% leverage, and an equity structure of 75% from an institutional partner, with 25% co-invested by LMC.



# Lennar Corporation (NYSE: LEN)

## Overview

- National homebuilder founded in 1954
- Publicly traded on the New York Stock Exchange
  - Listed in 1972
  - Ticker: LEN
  - Equity Market Cap: \$8.4 billion
- As of Year End 2013
  - \$11.0+ billion in total assets
  - \$5.9 billion in total revenue
- Offices in 46 markets in 19 states
- 6,600+ associates nationwide<sup>(1)</sup>
- Over 18,000 new home deliveries in 2013



(1) Includes Lennar Homebuilding operations, Lennar Financial Services operations, Rialto operations and Multifamily operations



# Lennar Multifamily Communities (“LMC”)

## Inception to Date

- Started operations in June, 2011
- Have grown to 160 Associates
- Have opened two Regional offices and 11 Divisional offices
- Have completed & sold two communities
  - 580 units
  - \$66.9 MM in Total Development Cost
- Operating one community in Austin, TX
  - Student Housing Community
  - 343 beds
- Have 22 other communities either under construction or leasing as of December 1, 2014
  - 6,045 units
  - \$1.4 BN in Total Development Cost



# Major Objectives

- Position the Company as the preeminent developer of Class A multifamily housing in the United States
- 5,000 – 8,000 Units per Year
- Attract and retain an outstanding team of associates
- Cultivate blue-chip capital partner relationships
- Develop a fully integrated platform for rental apartments that encompasses investment, development, construction and property management



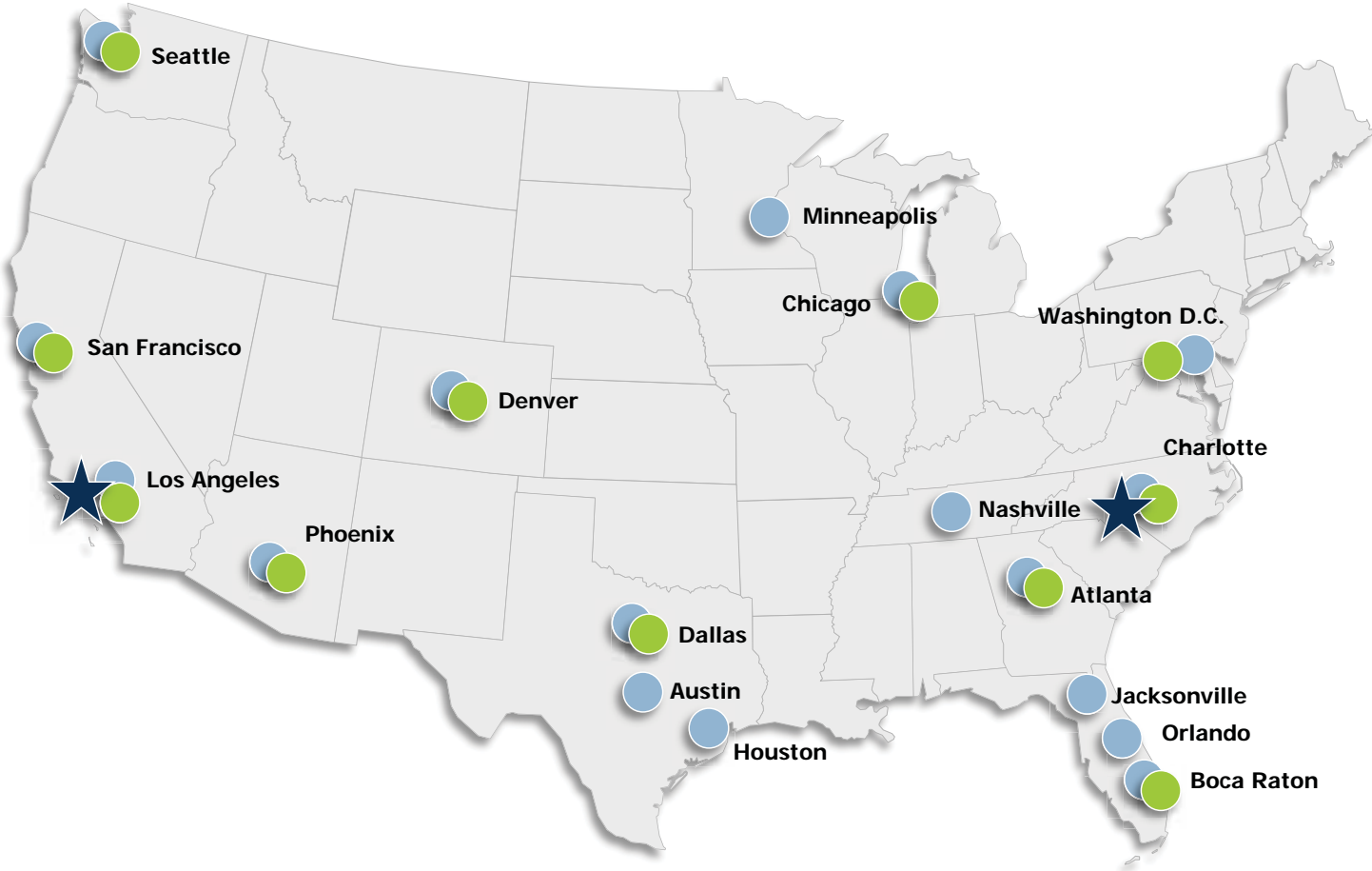


# Typical Project

- Both urban and suburban locations with proximity to major employment centers
- Garden, Mid-Rise, High-Rise
- Mostly conventional multifamily with some student housing



# LMC Geographic Footprint



## Key

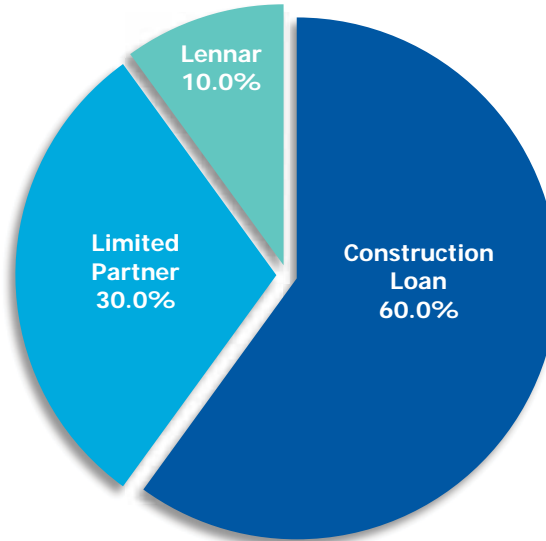
-  Project(s)
-  Divisional Office
-  Regional HQ

# Typical Project Structure

## Capital Structure

### Typical Project Structure

Debt	60%
Equity	40%
<i>LP Equity</i>	<i>75%</i>
<i>Lennar Equity</i>	<i>25%</i>



## Example – Main & Marshall: Redwood City

- Equity Partner Resmark
- Debt Lender Sumitomo
- Equity Investment \$38,806,213
- Total Gross Cash Flow \$69,635,131
- Project IRR 26.6%
- Project Multiple 1.8x

## Debt Structure

- 60% Loan-to-Cost
- 3-year Term, LIBOR-based pricing
- Guaranty from LEN for:
  - Construction completion
  - Limited interest
  - Typical non-recourse carve-outs





# Capitalization

- 26 projects either complete, under construction or JV owned (at December 1, 2014):

- \$1.6 billion in Total Development Cost
- \$157+ million in Lennar Equity



- Outstanding Limited Partner Roster

- Prudential Real Estate Investors
- The Carlyle Group
- Goldman Sachs
- RREEF
- Resmark
- ARES Capital Management
- AIG Global Real Estate
- CNL
- UBS
- State Farm
- Assurant
- Wells Fargo
- Blue Vista
- CRECC (Elite Investment Fund)



# Pipeline Overview

- LMC currently owns 7 other land parcels
  - 2,222 units
  - \$538 million in Total Development Costs
  - Located in Texas, California, Seattle, Arizona & Minnesota
- Under Contract or Under Letter of Intent
  - 36 sites
  - \$3.6 billion in Total Development Costs
  - 11,434 units
  - Located in 13 different states



# Biographies

## **Todd Farrell –President**

Todd Farrell is the President of Lennar Multifamily Communities. Todd, a 24-year veteran of the industry, has developed or acquired over 17,500 units at a total cost of over \$1.96 billion. Todd has served in leadership positions at JPI and Lincoln Property Company, serving as Regional Partner for the Southeast Region for both companies. He also served as Executive Vice President-Investments for a publicly traded REIT, Summit Properties (NYSE: SMT). Most recently, he served as President of the Multifamily Division of Crescent Resources, a Charlotte, North Carolina-based real estate firm. He has successfully executed projects with a multitude of institutional partners, including AIG, Prudential, Sarofim Realty Advisors, Equity Residential Properties Trust, Mid-America Communities, Invesco, GMAC, and Phoenix Capital Partners.

## **Timothy A. Snook – Senior Vice President, Construction, Eastern Region**

Tim Snook serves as Senior Vice President of Construction of LMC. With over 29 years of experience, Tim has worked in residential, multifamily, mixed-use and commercial construction in 16 states plus the District of Columbia. Prior to joining LMC, Tim was the Executive Vice President of Southern Land Commercial Construction and before that, Senior Vice President and East Coast Construction Partner for JPI Partners where he managed up to \$600 million in annual construction volume during his 10-year tenure. Tim was also Vice President for First Centrum Corporation building Senior-Affordable and Tax-Credit properties on the east coast and Project Manager for Trammell Crow.

## **Doug Bober – Division President, Central**

Doug Bober serves as Division President for Lennar Multifamily Communities' Central Division focusing on the Chicago and Minneapolis markets with future expansion throughout the Mid-west. Currently, Doug and his team manage a development pipeline of over 2000 units and \$425M in total development. Prior to joining the Multifamily division, Mr. Bober served as the Chicago Division President for the home building division of Lennar, managing an office of over 150 employees and \$100mm of land assets. During his 7-year tenure at Lennar, Doug has become an expert in the acquisition, entitlement, and construction of residential communities including single family, mid-rise, and high-rise construction. Prior to Lennar, Doug held various roles at Pulte Group, a leading national homebuilder. Mr. Bober holds a Civil Engineering degree from the University of Illinois.

## **Ryan McBride – Vice President of Development, Central**

Ryan McBride serves as Vice President of Development for Lennar Multifamily Communities' Central Division, with a focus on the Greater Chicagoland area. Ryan oversees the development and construction pipeline in the Chicago area, with nearly 1200 units completed or under construction. Prior to joining LMC in 2012, Ryan worked for the Mixed Use Development group at Southern Land Company in Nashville, TN on various multifamily, retail and office developments in the region. Ryan earned an MBA from the Owen Graduate School of Management at Vanderbilt University through the Executive MBA program, with concentrations in Finance and Strategy.

## **Jonathan Kubow – Development Manager, Central**

Jonathan Kubow supports Doug Bober in the development and construction activities for the Central region. Jonathan has over a decade of experience in architecture, construction and real estate development. Prior to joining LMC, Jonathan was a Project Architect and Project Engineer for a private real estate developer in downtown Chicago. Jonathan graduated from the University of Wisconsin- Milwaukee with a degree in Architecture and is currently pursuing his license. He also serves on the Design Commission for the Village of Arlington Heights.





# FitzGerald

Associates Architects

## FIRM INFORMATION & RELEVANT EXPERIENCE

## CONTACT

**Michael De Rouin, CSI, CCCA**  
President

912 West Lake Street  
Chicago, Illinois 60607 USA

[mderouin@fitzgeraldassociates.net](mailto:mderouin@fitzgeraldassociates.net)

312 563 9100



**FitzGerald**  
Associates Architects

FIRM  
PROFILE





## COMPANY PROFILE

### LOCATION

FitzGerald Associates Architects  
912 West Lake Street  
Chicago, Illinois 60607

### FORMATION

Illinois S Corporation founded in 1919

### SERVICES

Architectural Design; Building Accessibility;  
Building Conditions Assessment; Building  
Information

Modeling; Codes & Regulations;  
Development Advisory Services; Energy  
Optimization; Historical

Research, Renovation and Adaptive Reuse;  
Space Planning & Interior Design; Site  
Design & Planning; Sustainable Design;  
Tenant Improvement

### FIRM SIZE

46 employees, 11 licensed architects, 1  
Registered Interior Designer, 13 LEED  
APs, 8 City of Chicago Registered Energy  
Professionals, 5 CSI Construction

Document Technologists, 1 CSI Certified  
Construction Contract Administrator

### LICENSED

Illinois, Indiana, Iowa, Michigan, and New  
York

### AFFILIATIONS

USGBC, AIA, ALA, ASID, IIDA, NAHB, CSI,  
ICSC, CNU, ULI, IIDC, Chicago Council on  
Global Affairs, Roosevelt University Real  
Estate Forum, DePaul Real Estate Center,  
Chicago Women in Architecture, Realty Club  
of Chicago.

With roots dating back 95 years, FitzGerald Associates Architects maintains a portfolio full of master-planned communities, numerous new low-, mid-, and high-rise residential buildings, commercial and industrial facilities, banks, restaurants, retail spaces and more than one hundred conversions and restorations of historic structures.

The firm's clientele ranges from municipal Housing Authorities and other community organizations to national bank chains, global retailers and many for- and not-for-profit developers and investors. The firm provides full architectural services as well as consultancies on building accessibility, building condition assessment, energy optimization, historical research, adaptive reuse, space planning and interior design, site design and planning, sustainable design, and tenant improvement services.

The firm has extensive knowledge in the latest architectural and building technologies, investing the resources necessary to develop a top-of-the-line drafting studio with a focus on smart 3D Building Information Modeling with an eye toward the latest developments in product delivery.

Enthusiasm for what we do is shared at all levels throughout our office and we bring the talent, focus, and experience necessary to produce a successful project. We methodically explore the potential of site, materials, and architectural design to produce a unique response to a particular program and budget. Our goal is to ensure that our clients receive the quality of construction they deserve at the cost they expect.



## FIRM HISTORY

### CLIENTELE

FitzGerald has enjoyed productive working relationships with many local, national, and international organizations, including:

Ascend Real Estate Group  
 AvalonBay Communities  
 CA Development  
 Carroll Properties  
 Cassidy Turley  
 Celadon Holdings  
 Chicago Housing Authority  
 Crane Construction  
 Draper and Kramer  
 F&F Realty  
 Fifield Real Estate Development  
 Harlem Irving Development  
 Hinsdale Bank & Trust Co.  
 Holsten Development  
 Hostmark Hospitality Group  
 Ind. Council of Nearwest Chicago  
 Kargil Development  
 Leopardo Construction  
 Levine Construction  
 Linn-Mathes, Inc  
 MCL Companies  
 McShane Companies  
 Mercy Housing  
 Mesirow Financial  
 New Frontiers Companies  
 Northern Trust Company  
 Mid-America Asset Management  
 PNC Bank  
 Security Properties  
 Skender Construction  
 Silliman Group  
 Thrush Companies  
 Tishman Construction  
 Walsh Construction  
 Weight Watchers  
 White Oak Realty



FitzGerald Associates Architects is the fifth generation of a firm founded in 1919 as Rissman & Hirschfeld.

In 1973, Rissman & Hirschfeld became Reinheimer and Associates and Patrick FitzGerald joined in 1978. That firm's principal, Martin Reinheimer, was known and respected for his pragmatic approach to construction. Martin combined a builder's love for materials with an engineer's instinct for solutions that work. He expected everyone in his employ to share his enthusiasm for making buildings that function well.

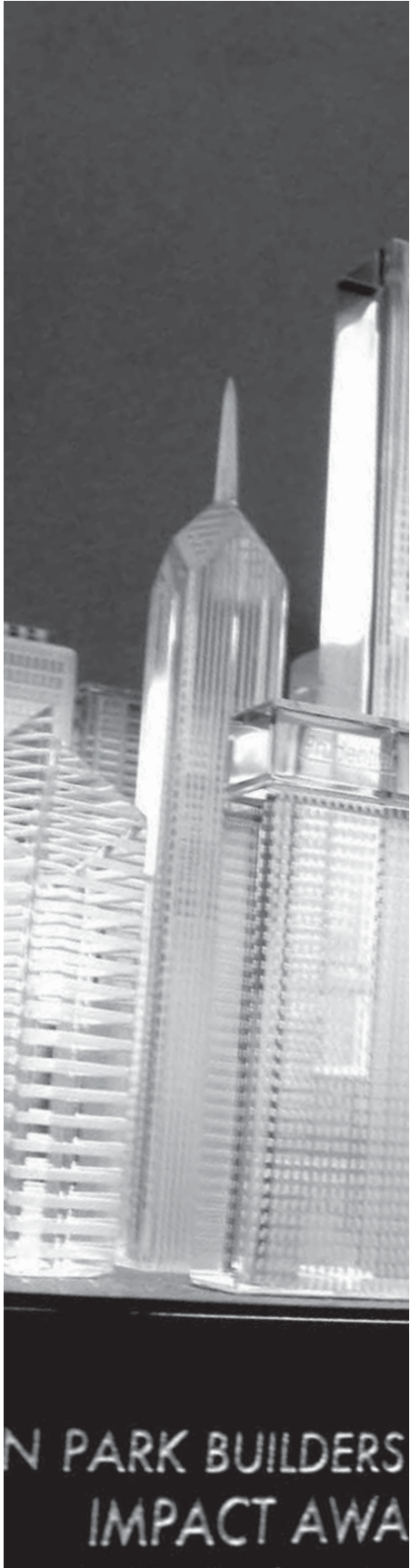
In 1986, Patrick FitzGerald became the president of FitzGerald Associates Architects. The firm has since grown steadily but has never lost its orientation as an innovator with extensive practical knowledge of the entire building process.

In 2006, Michael De Rouin and Richard Whitney became equity partners in the firm charged with upholding the firm's strong tradition of high quality, client-focused architectural design. In 2011, Mr. De Rouin became the firm's President and Mr. FitzGerald became Chairman.

Also in 2011, FitzGerald merged with Cody Design Group of Naperville, Illinois and that firm's leader, Michael D. Cody, was named a Principal. The merger expanded the firm's portfolio and expertise in commercial, retail, and industrial segments, and added a client list rich with significant regional, national and global organizations.

In 2014, the firm named James Broughton, AIA and Steven McFadden to the position of Design Principal, furthering the firm's effort to develop the company's reputation as a design force in Chicago architecture.





## RECOGNITION

### ARTICLES

The New York Times, June 1, 2009, "Rethinking the Mall"

The New York Times, July 25, 2006, "A Bet That Urban and Affordable Can Coexist"

Wall Street Journal, October 9, 2014, "Hot in Chicago: the West Loop Neighborhood"

Wall Street Journal, June 14, 2006, "New Urbanism Revitalizes an Old Precedent"

Associated Press, December 8, 2009, "CHA receives award for redevelopment project"

Chicago Sun Times, March 2004, "Q&A with architect Patrick FitzGerald"

Urban Land, May 2006, "Making High-Density Sites Work"

Multi Family Trends / Urban Land Institute, July/August 2006, "The Sustainability/Mobility Link"

Chicago Agent Magazine, November 3, 2008, Cover / "Chicago Housing Typologies"

Builder/Architect Magazine, February 2007, Cover Story

Midwest Construction Magazine, March 2003, "Embracing Change"

Midwest Real Estate News, August 1, 2006, "Green Design"

New Homes Magazine, November 4, 2008, "Best New Homes of 2008"

FitzGerald's architectural designs have garnered award recognition at local, state and national levels.

### AWARDS

Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design, 2003, Humboldt Ridge

Congress For The New Urbanism Charter Award, 2008, Oakwood Shores

U.S. Environmental Protection Agency Smart Growth Award, 2009, Parkside of Old Town

Chicago Neighborhood Development Award, For-Profit Neighborhood Real Estate Project Category, 2011, Wilson Yard

Builders Choice Design and Planning Merit Award, 2008, Oakwood Shores

International Council of Shopping Centers Future Image Award, "Green" Category, 2009, Wilson Yard

Suburban Chicago Building Owners & Managers Association Award for The Building of the Year (TOBY), Renovated Category, 2011, Woodfield Corners

Urban Land Institute Chicago Community Vision Award, 2007, Park Boulevard

CNU Illinois Charter Award, Honorable Mention, 2010, Parkside of Old Town

Village of Glen Ellyn, Illinois Architectural Review Commission Traveling Trophy Award, 2009, Crowne Plaza Glen Ellyn

Home Builders Association of Greater Chicago Crystal Key For Innovation & Creativity in Multi-Family Design, 2007, Jazz on the Boulevard



**FitzGerald**  
Associates Architects

MIXED-USE  
EXPERIENCE





## 1001 WEST CHICAGO

CHICAGO / ILLINOIS / USA

The redevelopment of an angular site that was once home to the Gonella Baking Company, 1001 West Chicago will be a vibrant, mixed-use development in Chicago's River West neighborhood.

In addition to supporting the influx of housing and retail demand in the area, the development will bring to the community new amenities and a customer base that will benefit local residents and businesses

alike.

At street level, the development will include 10,000 square feet of retail space, including a major grocery tenant. Car and bicycle sharing will be available to residents and neighbors as well as parking for over 300 vehicles including dedicated electric vehicle charging spaces.

**16 STORIES**

**360 APARTMENTS**

**10,000 SF RETAIL SPACE**

**326,664 SF TOTAL AREA**

**DESIGNED FOR LEED CERTIFICATION**









## ARKADIA

CHICAGO / ILLINOIS / USA

Visible from Chicago's bustling I-90/94 corridor, this building's signature façade will be a gateway marker welcoming visitors to Chicago's Greektown neighborhood.

Contemporary design elements contribute to a modern but contextual building for the neighborhood, which will include 350 rental apartments in studio, one-, and two-bedroom formats and 20,500 SF of street-level retail space.

The building will provide residents with several amenities including a rooftop pool, garden and green roof, dog walk, and community party rooms with fabulous views of the loop. The building is designed to seek LEED Certification, and includes a green roof, energy-efficient windowwall system designed to minimize solar heat gain, high-efficiency HVAC and low-environmental-impact materials and finishes.

**33 STORIES**

**350 APARTMENTS**

**22,000 SF RETAIL SPACE**

**DESIGNED FOR LEED CERTIFICATION**







## ATRIUM VILLAGE

CHICAGO / ILLINOIS / USA

When the original Atrium Village opened in 1977, it represented a vision by four Chicago churches: that people of different incomes and ethnicities could live together harmoniously.

In the coming years, the lowrise, low-density, gated community will be rebuilt to be a LEED certified, transit-oriented, mixed income, mixed-use development built in several phases with minimal disruption to existing tenants—one that reflects the changes in the neighborhood, the city and best housing practices that have

evolved over the past four decades.

When complete, the New Atrium Village will be anchored by four high-rise buildings surrounding a public two acre terraced park, complete with water features, sitting areas, walking paths, a ring of townhomes at its perimeter and a free-standing low scale building designed for a restaurant. The first floor of the Division Street buildings will harbor a boutique fresh food market and other retail offerings that are needed in the neighborhood.

Staying true to the original development's mission, 20% of the apartments in the new complex will be income restricted, providing workforce housing close to transit and employment opportunities.

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**7 ACRE MASTER PLAN**

**1,500 APARTMENTS**

**32,000 SF RETAIL SPACE**

**2.35M SF TOTAL AREA**

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## GATEWAY AT WASHINGTON PARK

CHICAGO / ILLINOIS / USA

FitzGerald has created the master plan for this site on Garfield Boulevard at Washington Park. This mixed-use, transit-oriented development capitalizes on the unique proximity of multiple mass transit lines that converge at the entry to Chicago's celebrated boulevard system. The plan anticipates future expansion of Hyde Park to the west and recognizes the tremendous potential of the Washington Park neighborhood.

We see this plan as a logistical next step in

the ongoing renaissance of Chicago's great south side boulevards. Our design envisions a public plaza as the hub of a multi-faceted development anchored by significant retailers. It celebrates the importance of Garfield Boulevard as an entry into Hyde Park and the University of Chicago with two prominent 'gateway' towers incorporating the most current green technology to create a dynamic and sustainable vision for this strategically located neighborhood.

**12 ACRE MASTER PLAN**

**80 RESIDENCES**

**1.2 M SF RETAIL SPACE**

**1.7 M SF TOTAL AREA**







## MIDTOWN SQUARE

GLENVIEW / ILLINOIS / USA

FitzGerald Associates Architects designed this luxury apartment building at the prominent intersection of Glenview Road and Church Street in downtown Glenview, Illinois. Located within walking distance of the nearby Metra commuter rail station, the building will contain one- and two-bedroom apartments and feature a club room, fitness center, and secured bike storage as well as office space for on-site management. Three different retail spaces will be developed

for the site, including a 1,700 square foot corner space with a drive-through.

The building will be constructed of timber over a concrete podium structure that will contain street-level and underground indoor parking. FitzGerald developed the design under the Village of Glenview's form-based code.

The highly-walkable site will also contain surface parking and landscaped pedestrian-

only walkways that bisect the full-block site to allow residents, visitors, shoppers, and neighbors to travel through and around the site.

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**4 STORIES**

**142 APARTMENTS**

**9,000 SF RETAIL SPACE**

**175,300 SF TOTAL AREA**









## ONE PLACE CONDOMINIUMS & SOUTH LOOP SHOPS

CHICAGO / ILLINOIS / USA

One Place Condominiums represents a unique approach to the integration of residential condominiums, retail/commercial spaces, and the parking required to service the two.

A mixed-use project at 8th & State Street, this building will incorporate two-story commercial spaces with eight floors of condominiums. Serving as the core for the structure is a 152,000 square foot

parking structure. By 'covering' the parking structure with the retail and residential spaces, an improved pedestrian experience was created.

One Place materials were chosen to reflect the character of this emerging South Loop neighborhood in an effort to create a lasting and comfortable shopping and living center with convenient access to all that the city has to offer.

**10 STORIES**

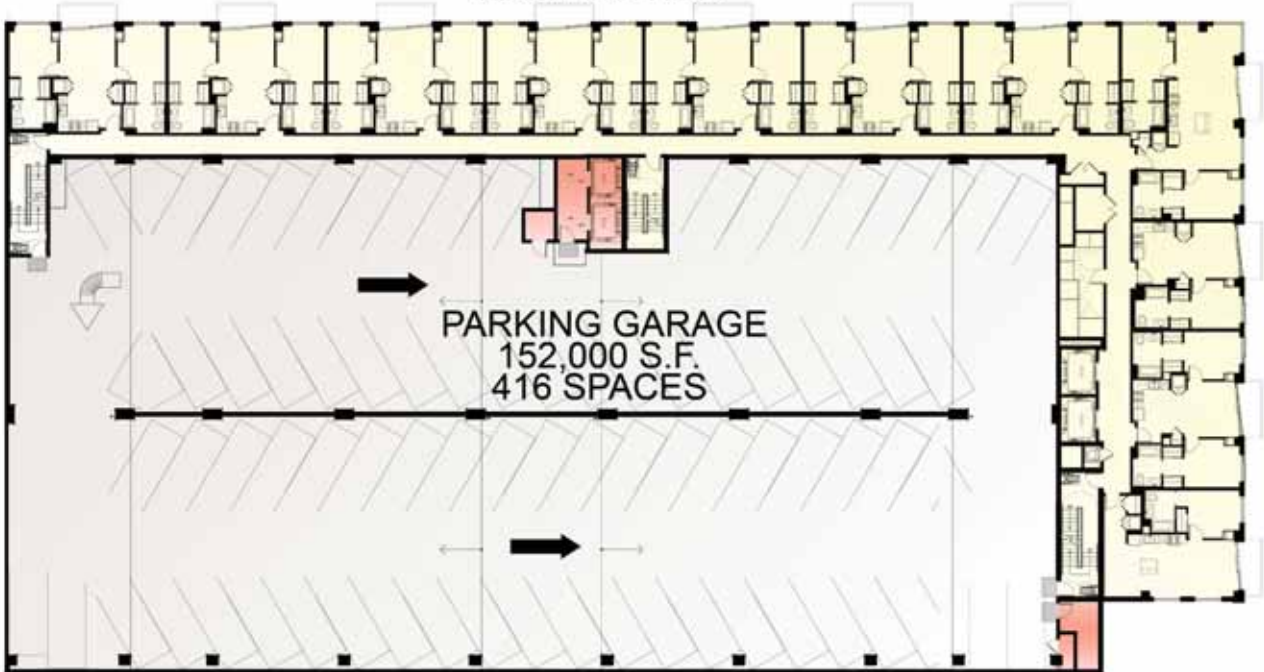
**96 CONDOMINIUMS**

**66,000 SF RETAIL SPACE**

**326,664 SF TOTAL AREA**



RESIDENTIAL







## ONE SOUTH HALSTED

CHICAGO / ILLINOIS / USA

Madison Street is Chicago's central street and, its junction with I-94 is, arguably, the most visible location in the city. FitzGerald was charged with the design of an apartment building for the prominent intersection of Madison and I90/94, along the fringe of Chicago's Loop highrises and the smaller scale of the city's bustling Greek Town neighborhood.

With spectacular views of downtown virtually guaranteed by the intervening

highway, this highly amenitized, iconic building with street-level retail spaces will incorporate banquet halls, a business center, pool and health club to be shared with the adjacent 400 room hotel. In a uniquely reciprocal arrangement, the hotel will provide hotel services such as housekeeping and room service to the tower's residents.

**46 STORIES**

**492 APARTMENTS**

**30,710 SF RETAIL & OFFICE SPACE**

**799,085 SF TOTAL AREA**

**DESIGNED FOR LEED CERTIFICATION**







## WILSON YARD

CHICAGO / ILLINOIS / USA

This \$150 Million redevelopment of a century-old Chicago Transit Authority rail yard and repair shop brings a variety of needed retail, residential and green-technology to the neighborhood.

FitzGerald was tasked with a challenging design equation on this full block site. The program called for space to accommodate a two-level Target store, additional retail and office space, two residential buildings totaling nearly 180 dwelling units and

parking facilities for the entire development.

With so many uses on the site, FitzGerald remained attentive to access, separation and mobility-based issues. The permanent residents in the two residential towers needed to have a home in what would otherwise be described as a very transient site. Target had its own challenging mobility requirements, including the receiving of massive shipments of goods and loading requirements to accommodate.

**179 APARTMENTS**

**205,000 SF RETAIL SPACE**

**606,000 SF TOTAL AREA**

**LEED CERTIFIED (DEVELOPMENT),  
LEED-CI SILVER CERT. (TARGET,  
PNC BANK)**

**ICSC SILVER SUSTAINABLE DESIGN  
AWARD (2012), CNDA FOR-PROFIT  
DEVELOPMENT AWARD (2011),  
ICSC FUTURE IMAGE GREEN  
ARCHITECTURE AWARD (2009)**





**FitzGerald**  
Associates Architects

HIGH-RISE  
RESIDENTIAL  
EXPERIENCE





## THE WINTHROP CLUB

EVANSTON / ILLINOIS / USA

With retail frontage on Maple Street and a dramatic double height residential entry lobby located on Elmwood Avenue, the concrete, glass and steel building contains luxury condominium units of 800 to 2,900 square feet each, with ground floor retail space and secure indoor parking including spaces for retail use.

The fourth floor contains residential amenity spaces such as a private

Club Room, fitness center, lap pool, spa and sun deck. The building is sited to optimize views while minimizing solar heat gain. Planters and landscaped green roofs are used extensively for the amenity spaces and fifth floor terrace units as well as the penthouse units.

Recycled and renewable resources are used throughout, and the building is in close proximity to bus and rail lines. The building was one of the first high-

rise residential buildings in the state of Illinois designed to achieve a LEED Gold certification.

---

**15 STORIES**

**99 CONDOMINIUMS**

**5,000 SF RETAIL SPACE**

**250,000 SF TOTAL AREA**

**DESIGNED FOR LEED GOLD CERT.**







## E2 APARTMENTS

EVANSTON / ILLINOIS / USA

E2's two towers will stand 16 and 14 stories and will be connected by a four-story structure with parking and rooftop amenities. The two towers will include a total of 356 luxury rentals in studio, one-, two-, and three-bedroom layouts, twelve townhomes along Emerson Street, and about 4,000 square feet of ground-floor retail space.

Finishes are designed to appeal to the savviest consumers, with stainless steel

appliances, quartz countertops, and high-end lighting and plumbing fixtures. Bluetooth audio systems and electronic access control are also planned for each unit.

Building amenities will include a sports court, fitness center, theater and lounge, business center, coffee bar, and outdoor pool and grill area. In addition to waterefficient fixtures and landscaping, the building is designed to minimize storm

water runoff and waste water output. Rapidly renewable, recycled and regionally-sourced building materials were specified throughout.

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**14 & 16 STORIES**

**356 APARTMENTS**

**12 TOWNHOMES**

**4,000 SF RETAIL SPACE**

**DESIGNED FOR LEED SILVER CERT.**

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## 15TH & BLUE ISLAND

CHICAGO / ILLINOIS / USA

Designed for an empty lot on the edge of Chicago's Pilsen neighborhood, 15th Blue Island is poised just south of Chicago's medical district and southwest of the University of Illinois at Chicago. The building's marketrate and affordable units, along with private secure parking, will provide stylish, attainable homes with outstanding views of the city. The development is targeted to hospital staff, university faculty, and area students.

In addition to over 200 residences, the development will bring 10,000 square feet of retail space and increased street parking.

The building will be designed in pre-cast concrete and colored spandrel glass. Window locations will be staggered and spandrel glass colors will vary to minimize the visual mass of the building. Located at the end of the University Commons Development, the building's design is informed by the nearby low-rise buildings;

using set-backs on both sides of the building to avoid overcrowding the street.

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**12 STORIES**

**216 APARTMENTS**

**235,000 SF TOTAL AREA**

**DESIGNED FOR LEED CERTIFICATION**

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FitzGerald  
Associates Architects



PROJECT  
TEAM



**MICHAEL DE ROUIN**  
CSI, CCCA  
PRESIDENT



## EDUCATION

**Bachelor of Architecture - Design**  
**Bachelor of Architecture - Structures**  
University of Illinois - Chicago

## AFFILIATIONS

**Licensed Architect**  
State of Illinois  
State of Iowa  
**Certified**  
National Council of Architectural  
Registration Boards

**Registered Energy Professional**  
City of Chicago

**Past President**  
Construction Specifications  
Institute, Chicago Chapter

## ★ MEMBER

Lambda Alpha International  
Int'l Council of Shopping Centers  
Building Enclosure Council  
U.S. Green Building Council

**EXPERIENCE** (FitzGerald/Total)  
22 / 22 Years

## BIOGRAPHY

For the last 20 years, Mike De Rouin has embodied FitzGerald Associates Architects' commitment to practical, affordable and sustainable buildings that satisfy the needs of builders, developers, and residents. Holding both a Bachelor of Architecture in Design and a Bachelor of Architecture in

Structures from the University of Illinois at Chicago, Mike works from a strong foundation of both aesthetic architecture and engineering training.

Mike is regarded as an expert in his field and offers himself as a consultant, counselor and mentor in and out of the workplace.

His leadership is well-regarded with his successful group of mentees, and his technical knowledge in matters of local, regional and national standards for design, construction, and sustainability make him an invaluable resource to our clients, consultants and design teams.

## SELECTED EXPERIENCE

**ATRIUM VILLAGE / A**  
CHICAGO / ILLINOIS / USA

1500-unit, LEED Certification-seeking mixed-use redevelopment of underutilized low-density residential buildings

**THE MADISON AT RACINE / B**  
CHICAGO, IL

Eight-story mixed-use building with 239 apartments and first floor retail

**WILSON YARD**  
CHICAGO / ILLINOIS / USA

LEED Certified mixed-use complex with 180,000 SF Target store, 400 car parking garage, family & senior apartments and 30,000 SF streetfront retail.

**MIDTOWN SQUARE**  
GLENVIEW / ILLINOIS / USA

215,000 square foot mixed-use TOD new town center with 138 Class A luxury residences and 9,000 square feet of retail

**GLENDALE HEIGHTS SENIOR APARTMENTS**

GLENDALE HEIGHTS / ILLINOIS / USA  
80-unit Enterprise Green Communities senior living community

**ARKADIA**  
CHICAGO / ILLINOIS / USA

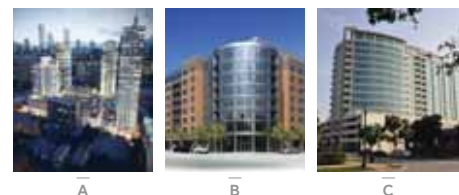
33-story, 338-apartment highrise that includes parking for 318 vehicles and 64,000 square feet of retail space.

**WINTHROP CLUB / C**  
EVANSTON, IL

LEED Gold, Mixed-use condominium tower with first floor retail and parking.

**UNIVERSITY VILLAGE EAST**  
CHICAGO / ILLINOIS / USA

36 single family homes, 522 condominiums, new street grid & parks across 10 acre site



**STEVEN MCFADDEN**

AIA

DESIGN PRINCIPAL


 EDUCATION

**Master of Architecture**  
 University of California - Los Angeles

**Bachelor of Fine Arts**  
 Massachusetts College of Art

 AFFILIATIONS


**Licensed Architect**  
 New York State

**Certified**

National Council of Architectural  
 Registration Boards

## ★ MEMBER

American Institute of Architects  
 Congress for the New Urbanism  
 U.S. Green Building Council

 **EXPERIENCE** (FitzGerald/Total)  
 6 / 22 Years

**BIOGRAPHY**

Steven McFadden has acted as senior designer and project manager on several of FitzGerald's most significant mixed-use developments that bring together intensely used recreational and community amenities including gymnasiums, athletic instruction facilities, and swimming pools. Prior to

working at FitzGerald, he was a Senior Associate with bh+a in Boston, working on community recreation facilities. Many of his projects have been recognized for both their design and construction excellence, and his project teams consistently deliver excellent solutions on time and on budget.

**SELECTED EXPERIENCE**
**ARKADIA / A**

CHICAGO / ILLINOIS / USA

33-story, 338-apartment highrise that includes parking for 318 vehicles and 64,000 square feet of retail space.

**ATRIUM VILLAGE / B**

CHICAGO / ILLINOIS / USA

1500-unit, LEED Certification-seeking mixed-use redevelopment of underutilized low-density residential buildings

**ONE SOUTH HALSTED**

CHICAGO / ILLINOIS / USA

42-story, 500-unit tower with retail and hotel facilities, parking garage and roof gardens

**GLENDALE HEIGHTS SENIOR APARTMENTS**

GLENDALE HEIGHTS / ILLINOIS / USA

80-unit Enterprise Green Communities senior living community

**CIRCA 922 / C**

CHICAGO / ILLINOIS / USA

The rehabilitation of an existing 49-unit apartment building including the addition of 104 new units on an adjacent parcel; will include ground floor amenities and a rooftop pool deck.

**VESTA LOFTS**

CHICAGO / ILLINOIS / USA

Adaptive reuse of a heavy timber industrial building into 54 apartments

**CA3**

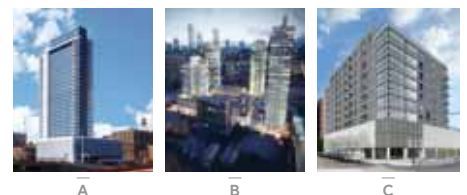
CHICAGO / ILLINOIS / USA

48 luxury condominiums with private terraces and a private parking garage

**2020 SOUTH PRAIRIE**

CHICAGO / ILLINOIS / USA

41-story, 360 unit mixed-use condominium tower on historic Prairie Avenue with parking garage, rooftop pool, amenities, and garden.



A

B

C



**TIMOTHY BLATNER**  
AIA, CDT, LEED AP  
ASSOCIATE PRINCIPAL



#### EDUCATION

Master of Architecture  
B.S., Architectural Studies  
University of Illinois - Urbana-  
Champaign

#### AFFILIATIONS

Licensed Architect  
State of Illinois  
Architectural Task Force Member  
America Continental 2000

Facilities & Maintenance  
Operations Committee Member  
Nat'l Institute of Building Sciences

#### MEMBER

American Institute of Architects  
Construction Specifications Institute  
U.S. Green Building Council  
Oak Park Architectural League

EXPERIENCE (FitzGerald/Total)  
2 / 33 Years

## BIOGRAPHY

Timothy Blatner, AIA, CDT, LEED AP brings over twenty years of experience in architecture, project management, design, and technical coordination. Most recently, Tim was a Senior Associate at DeStefano and Partners of Chicago, where he worked for ten years in a multi-faceted role as a senior technical coordinator,

contract administrator, building code and accessibility analyst, manager, peer reviewer, specifications editor and BIM advocate.

He has also spent time as an Associate Principal at Decker Legge Kemp Architecture, a Director of the Northeast

Illinois chapter of the American Institute of Architects, and an Associate at Ware Associates.

After the Haiti earthquake, he was a member of the America Continental 2000 Architectural Task Force. Recently he has become an Illinois DCEO Trade Ally.

## SELECTED EXPERIENCE

*\*Work performed with a previous firm*

### ARKADIA / A

CHICAGO / ILLINOIS / USA

33-story, 338-apartment highrise that includes parking for 318 vehicles and 64,000 square feet of retail space.

### WHEATON 121 / B

WHEATON / ILLINOIS / USA

New apartment building construction for 306 dwelling units on a brownfield site in downtown Wheaton.

### LEFT BANK AT K STATION\*

CHICAGO / ILLINOIS / USA

New apartment building construction for 451 dwelling units in Chicago's River North / Fulton District.

### 1212 SOUTH MICHIGAN AVENUE\*/ C

CHICAGO / ILLINOIS / USA

Lobby renovation, including capture of exterior space for new interior space, to coincide with repositioning of the building's high-rise apartments.

### NORTHWESTERN UNIVERSITY

#### TECHNOLOGICAL INSTITUTE\*

EVANSTON / ILLINOIS / USA

Final phases of renovation of largest campus building that included classrooms, labs, offices, auditoria, and corridors.

### HOTEL GENEVA PROJECT\*

GENEVA / ILLINOIS / USA

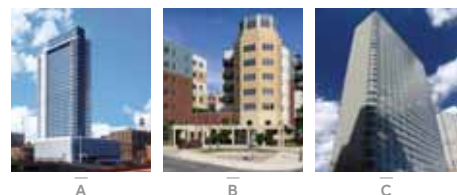
Renovation and adaptive reuse of historic

mid-1800's river town hotel for affordable elderly housing. Work included preparation of documents for National Register of Historic Places application.

### ALTGELD HALL AND ILLINI HALL\*

URBANA-CHAMPAIGN / ILLINOIS / USA

Renovation feasibility study for mathematics department in historic campus structures.



A

B

C

**JUAN A. LOPEZ**

PROJECT ARCHITECT



- EDUCATION**  
Bachelor of Architectural Studies  
University of Illinois at Chicago
- EXPERIENCE** (FitzGerald/Total)  
19 / 20 Years

**BIOGRAPHY**

Juan, a Project Architect with FitzGerald, has a diverse set of experience with a range of the firm's most complex commissions- -from large mixed-use developments to the adaptive reuse and renovation

of existing structures. Juan's technical expertise, client rapport, and project management leadership ensure a smooth process throughout conceptual, design, and construction phases.

**SELECTED EXPERIENCE**

**MARGARITA INN**

EVANSTON / ILLINOIS / USA

Renovation of a 42-room apartment hotel with shared amenities into 46 rooms with ensuite bathrooms

**TAILOR LOFTS**

CHICAGO / ILLINOIS / USA

adaptive reuse of 10-story office building to 441 bed student housing with new parking garage; listed on the Register of Historic Places;

**VANGUARD LOFTS**

CHICAGO, IL

Adaptive reuse of an existing 110,000 SF heavy timber 7-story building into 100 residential lofts

**LOFTS AT RIVER EAST / A**

CHICAGO / ILLINOIS / USA

Renovation & adaptation of 547,000 SF riverfront loft building into mixed-use complex

**1819 SOUTH MICHIGAN AVENUE**

CHICAGO, IL

12-story, 94-unit concrete high-rise with a construction value of \$35 Million

**PRINTERS CORNER**

CHICAGO, IL

17-story, 88-unit condominium high rise.

**WILSON YARD / B**

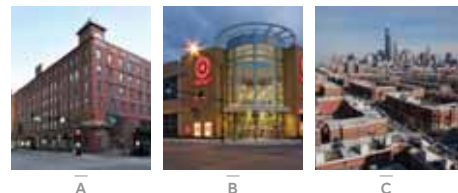
CHICAGO / ILLINOIS / USA

LEED Certified mixed-use complex with 180,000 SF Target store, 400 car parking garage, family & senior apartments and 30,000 SF streetfront retail.

**UNIVERSITY VILLAGE EAST / C**

CHICAGO / ILLINOIS / USA

36 single family homes, 522 condominiums, new street grid & parks across 10 acre site





# TRANSFORMING the RETAIL LANDSCAPE

RKF



# Contents

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About RKF	2
Relevant Experience	6
Strategic Approach	16
Chicago Team Profiles	19

# RKF is the unrivaled leader in retail real estate

## WHO WE ARE

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- Founded in 1998 as one of **the only 100% retail and restaurant focused urban retail estate services** firms in North America
- **National and international reach** with offices in eight key urban markets
- **Global strategic affiliations** with GWM in the UK, and other alliances in Paris, Milan and Madrid
- Responsible for arranging more than **20 million SF of transactions valued at \$20 billion**
- Comprised of **more than 125 brokers, consultants, support personnel,** and marketing and market research professionals
- Credited with pioneering the development and revitalization of some of New York City's most strategic retail locations and playing a significant role in **transforming key retail markets throughout the US**
- **Our presence and influence in the market is unmatched**
  - brokers and a canvassing army are out in the market everyday making sure the company and our clients are up on the latest market information and opportunities
- Represent **a diverse range of retailers** from luxury international fashion houses to quick-service restaurants
- **Strong relationships** with local, regional, national and international owners/developers, retailers and restaurateurs
- Proprietary listings database of available space and lease expirations throughout North America making us **aware of all relevant opportunities**
- Comprehensive database of lease **comparables** and **retailer sales volumes**
- Our **work with both landlords and tenants** gives us a very unique perspective to how deals are getting done and changes in the market



# RELEVANT EXPERIENCE



# Case Studies



## **BLOCK THIRTY SEVEN CHICAGO, IL**

RKF is currently responsible for the merchandising, marketing and leasing of this four-story vertical mall totaling 273,373 SF. The firm is in the process of developing a comprehensive strategy to bring new retail, dining and entertainment offerings to the property in the Loop.

Most recently, RKF completed a lease with Les Nereides for their first US store. Les Nereides, a Parisian costume jeweler, leased 521 SF fronting State Street.



## **THE RIVERWALK AT TRUMP INTERNATIONAL HOTEL & TOWER CHICAGO, IL**

RKF is currently marketing 66,929 SF on the Terrace and Riverwalk Levels of the mixed-use 92-story, 2.7 million-SF building.



## **360 NORTH MICHIGAN AVENUE CHICAGO, IL**

RKF is currently marketing over 21,000 SF of flagship space in the historic London Guarantee Building. The newly renovated building will be home to a 452-room luxury boutique hotel and offers retailers a unique, high-profile location on Chicago's most sought after address, North Michigan Avenue. The space is situated at the confluence of tourism and entertainment, hospitality, retail and the second most dense office population in the United States.

# Case Studies



## **2116 NORTH HALSTED STREET CHICAGO, IL**

RKF is the exclusive leasing agent for this 2,512 SF space located in Lincoln Park's dynamic Armitage and Halsted Shopping District.



## **231 S. LASALLE STREET CHICAGO, IL**

RKF is currently responsible for the merchandising, marketing and leasing of 52,745 SF at the base of this 20-story office building.



## **1630 NORTH DAMEN AVENUE CHICAGO, IL**

On behalf of ownership, RKF leased 3,292 SF of prime boutique retail space to Asics for their first store in the Midwest in the chic neighborhood of Bucktown. The property has a dominant presence on the North Damen Avenue Retail Corridor

# Case Studies



## **1953 NORTH CLYBOURN AVENUE CHICAGO, IL**

RKF has arranged long-term leases with national retailers including Protein bar and Floyd's 99 Barber Shop.

RKF has implemented a remerchandising plan for 20,000 SF of available Ground Floor retail space at this redevelopment on one of Chicago's strongest retail corridors



## **875 NORTH RUSH STREET CHICAGO, IL**

RKF recently arranged the sale of a 20,535-sf retail condo located at 875 North Rush Street in Chicago's Gold Coast neighborhood. The firm represented the buyer, Newcastle Limited, on the transaction and has subsequently been retained to remerchandise and market the retail space.



## **10 EAST OHIO STREET CHICAGO, IL**

RKF is currently marketing this 6,600-SF Queen Anne-style landmark building in Chicago's thriving River North neighborhood.



# Case Studies



## THE SUNSET

### WEST HOLLYWOOD, CA

RKF was retained to refocus the retail leasing efforts of this 106,000-SF, mixed-use development. After identifying merchandising and marketing voids, RKF targeted a sit-down restaurant and specialty retailers, arranging a 9,200-SF lease with Rosa Mexicano, a 1,517-SF lease with Verizon Wireless, a 3,700-SF lease with SoulCycle, a 5,234-SF lease with Live! On Sunset, a 675-SF lease with Kimberly McDonald, a 485-SF lease with Purity Cosmetics and a 5,400-SF lease with Equinox.



## 8000 SUNSET

### WEST HOLLYWOOD, CA

After undergoing a \$9 million renovation and sitting vacant for years; RKF was hired to devise a merchandising strategy that incorporated subdividing a 6,000-SF former restaurant space. After working with the architect to create marketing quality plans and renderings; RKF secured Malibu Fish Grill for a new "raw bar" concept and Pei Wei Asian Market for its second LA location. The team also simultaneously filled other vacancies, including 24,500 SF to Sundance Cinemas, 18,185 SF to Salon Republic and 2,777 SF to Veggie Grill. With the exception of Salon Republic, all of the new tenants were RKF clients.



## GRAND CENTRAL TERMINAL NEW YORK, NY

Grand Central Terminal is among the busiest commuter stations in the US and a dynamic retail and food destination

RKF served as the Metropolitan Transportation Authority's retail leasing and merchandising consultant for the 141,000 SF of restaurant, food and specialty retail spaces

The firm devised new retail merchandising programs and created new opportunities for revenue, as well as oversaw the marketing and leasing of seasonal fairs and markets taking place in Vanderbilt Hall

# Case Studies



## **TIME WARNER CENTER NEW YORK, NY**

The 2.8 million-SF mixed-use Time Warner Center transformed Columbus Circle into a vibrant residential and retail market. RKF served as the retail leasing consultant and agent to developers Related Companies and Apollo Real Estate. RKF assisted with the development and execution of a merchandising plan and leasing 347,000 SF of retail space. In addition to placing numerous speciality retailers in the center, RKF secured Whole Foods Market to anchor the retail component.



## **SOUTH STREET SEAPORT NEW YORK, NY**

On behalf of Howard Hughes Corporation, RKF serves as the exclusive consultant and leasing agent for the South Street Seaport. The firm is currently in the process of devising a comprehensive merchandising and marketing strategy for the redevelopment of over 365,000 SF of retail, dining and entertainment space. The leasing team has also been responsible for assisting in the creation of a highly successful summer program called SEE/CHANGE, which introduced pop-up food and entertainment venues housed in shipping containers.



## **401 WEST 14TH STREET NEW YORK, NY**

RKF was responsible for the merchandising and marketing of 61,000 SF. A lease was arranged with Apple, Hugo Boss, Moschino and Tudor Investment Group.

# Chicago Team Profiles

## LORRAINE ADNEY VICE PRESIDENT

Lorraine Adney is a retail leasing specialist with extensive local, national and international retailer and owner representation.

Lorraine has served as Director Midwestern Division at The McDewitt Company assisting national and international brands in developing retail networks in the United States and throughout Europe. She specializes in evaluating new markets and identifying opportunities for clients, including Urban Outfitters, Anthropologie, Free People, L'Occitane en Provence, Steven Alan and Paper Source. On behalf of Urban Outfitters, Lorraine worked on the development of the brand in Berlin, Cologne and Munich in Germany. Lorraine has an impressive track record representing retailers in the Chicago Metro area. She has also arranged transactions on behalf of retailers including Marc Jacobs, Blake, Eileen Fisher, LeSportsac, The North Face, David Yurman, Ted Baker, Title Nine and bluemercury.

Prior to joining The McDewitt Company, Lorraine was a Vice President at Baum Realty Group where she was charged with building the company's fashion tenant representation business. Among her many accomplishments she arranged the first Chicago stores for Lush, Rugby, Scoop NYC, Jonathan Adler, Flight 001, Henry Beguelin, L'Artisan Parfumeur, Hershey's and G-Star, among others.

Previously she worked at Jones Lang LaSalle as Vice President, Retail and Director of Tenant Representation responsible for the company's tenant representation business in the United States. She acted as the primary liaison with Europe in the development of international new business strategies and represented the United States as part of an international team consulting on the marketing of a high profile mixed-use project in Hong Kong. On behalf of Spanish retailer Lladro, she implemented and executed the retailer's strategic expansion into shopping centers. She also represented Jean Paul Gaultier in the leasing of the brand's first US flagship store on Madison Avenue in New York City.

Lorraine began her career working on behalf of owners and developers. At The Rouse Co. in Maryland she was responsible for the development of merchandising strategies for new malls and redevelopment projects. On behalf of The Taubman Company she served as leasing agent responsible for leasing properties in the Washington, DC market and throughout the country. She also worked at Homart Development Co. in Chicago where she was involved in property disposition and financing as part of their capital markets team.

Lorraine earned a Bachelor of Science in Mathematics from the University of Michigan and a Masters degree in Mathematics from the University of Illinois. She is a member of the International Council of Shopping Centers.



# Chicago Team Profiles

## **ANTHONY CAMPAGNI** MANAGING DIRECTOR

Anthony Campagni, a specialist in retail tenant and landlord representation for more than 12 years, joined RKF in 2012 with the creation of the firm's Chicago office. Anthony has been instrumental in leading the local team and building the firm's presence in Chicago. He has recruited a dynamic team of retail leasing specialists and secured an impressive portfolio of assignments throughout Downtown Chicago and the surrounding suburbs.

Throughout his career, Anthony's third-party landlord representation experience has enabled him to develop strong relationships with a variety of prestigious owners and developers, including L3 Capital, Newcastle Limited, Mesirow Stein; Metropolitan Properties; BPG Properties; CIM; Oxford Capital; Angelo, Gordon & Co.; Syndicated Equities; Waterton Residential; Ranguist Development; V-Land Corporation, The Trump Organization, Friedman Proeptries and The Hearn Companies. Anthony is currently marketing for lease several high-profile retail opportunities, including more than 70,000 SF at the 275,000-SF mixed-use Block Thirty Seven, 21,000 SF of flagship retail space at 360 North Michigan Avenue and 67,000 SF of retail and showroom space at Trump International Hotel & Tower.

Over the years, he has many significant accomplishments on behalf of property owners; among them is the lease and sale of the flagship retail space at 6 North Michigan Avenue; the leasing of 1702 North Damen Avenue to BCBGMAXAZRIA and Marc by Marc Jacobs, achieving the highest rent ever at the time in Bucktown; and leasing 1715 North Damen Avenue to Joe's Jeans, surpassing the rents achieved at 1702. Anthony also represented Starbucks Coffee in relocating their flagship café in Chicago's Gold Coast neighborhood.

Anthony is dedicated to his clients' success. Throughout his career, he has exclusively represented retailers such as Starbucks Coffee, FedEx Office, Panera Bread, WingStop, CiCi's Pizza, The Little Gym and Carquest Auto Parts, among others. Among Anthony's recent notable transactions for retailers, he helped to secure Fig & Olive's flagship restaurant space on Oak Street in the Gold Coast, Dylan Candy Bar's Flagship at 435 North Michigan Avenue and Forever 21's new retail space on Sate Street. Anthony also led the roll-out of FedEx Office's small-store prototype, completing 38 transactions in 2006 and 2007. He was also involved in the initial roll-outs of Caribou Coffee, Orange Leaf Frozen Yogurt, Kriser's – Feeding Pets for Life, and Starfruit Cafe in the Chicago metropolitan area. He secured Nanette Lepore its location at 1623 North Damen Avenue in Chicago's Bucktown neighborhood.

Prior to joining RKF, Anthony was with Baum Realty Group; he left as a Vice President after eight years with the firm. Previously, he was with Garrick-Aug Associates Store Leasing, Inc. in New York City, where he started his retail real estate career.

A graduate of the University of Wisconsin's School of Business, Anthony earned a Bachelor of Business Administration degree in Real Estate and Urban Land Economics with a Specialization in International Business. He is a member of International Council of Shopping Centers, Chicago Loop Alliance and the National Society of Collegiate Scholars. In 2004, Anthony was a finalist for the Rookie of the Year distinction from the Chicago Association of Realtors Commercial Forum.

# Chicago Team Profiles

## **LARA KEENE** MANAGING DIRECTOR

Lara Keene joined RKF in May 2012 with the launch of the firm's Chicago office. She specializes in owner and tenant representation and works with an array of high-end clients with a focus on urban trade areas, including the Gold Coast, River North, Lincoln Park, Lakeview, the Loop, Bucktown and Wicker Park.

Lara's in-depth knowledge of retail brands and restaurants adds to her expertise in representing a wide variety of high profile local, national and international retailers. Keene has advised a variety of retailers including, Allen Edmonds, Orange Leaf Frozen Yogurt, Forever 21 and Fig & Olive, and currently works with Bareburger, Alexis Bittar, IT'Sugar, L'Occitane en Provence, Rent the Runway, Kieh's, Shippett's Mini-Cuts, Gymboree Play & Music, Citibank, Bevello and Sam Edelman. Most recently, she secured a 3,400-SF flagship for Zadig & Voltaire and an 850-SF space for Alexis Bittar on Oak Street. Lara exclusively represents Panera Bread and has been instrumental in their expansion throughout the Chicago MSA.

Lara has also worked extensively on behalf of property owners, such as CIM, Repak, L&B Realty Advisors, Cypress Equities, Junius Partners, Jenel Management Corporation, and GK Development to secure a variety of retail tenants, including Title 9, Chrome Industries, Goorin Bros. Hat Company, Pierre Deux and Quatrine Custom Furniture. One of Lara's most significant accomplishments includes the leasing of 9,000 SF of retail space at The Shops on Fremont in Lincoln Park to Anthropologie on behalf of CRM Properties. Lara also recently secured the first Midwest locations for Asics and Marine Layer on Damen Avenue in Bucktown on behalf of Jenel Management Corporation. She is currently marketing several high-profile agencies for lease throughout Chicago, including Block 37, a four-story vertical mall in the heart of the Loop.

Lara was previously with Baum Realty Group, where she was a key member of the firm's Tenant Group and Luxury Division.

Lara is a graduate of the University of Illinois Champaign-Urbana's School of Liberal Arts and Sciences and earned a Bachelor of Science degree in Biology. She is a licensed broker in the state of Illinois and a member of the International Council of Shopping Centers, Women in Retail Leasing (WIRL) and the University of Illinois Champaign-Urbana Alumni Association. She also serves as a co-chair of The Magnificent Mile Association By the Numbers Committee.

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 6

*PROPOSED FINANCING*





January 30<sup>th</sup>, 2015

Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

Re: Financial Memorandum for 1123-1133 Lake Street, 1133-1145 Westgate, and 1100 North Boulevard

Village of Oak Park,

Lennar Multifamily Communities, LLC (LMC) is a multifamily real estate investment company that specializes in the development, acquisition, management, construction, and ownership of a portfolio of Class "A" apartments nationwide and has committed over \$200 million to date of capitol to this effort. Our parent company, Lennar, is one of the largest single family home builders in the United States with a market capitalization rate of \$8.0 billion. Lennar is a Fortune 500 company that is publicly traded on the New York Stock Exchange. Our goal is to develop and acquire \$3.5-\$4.0 billion in assets over the next 3 years. The preferred structure for the bulk of the portfolio is 60% - 70% leverage, and an equity structure of 75% from an institutional partner, with 25% co-invested by LMC.

We believe the evidence provided above accurately portrays Lennar's financial strength in the marketplace.

Regards,



Doug Bober  
Vice President  
Lennar Multifamily Communities

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 7

*LEGAL CURRENT YEAR PLAT OF SURVEY*









**HAEGER ENGINEERING**  
 1100 N. W. 15th Ave., Suite 200  
 Fort Lauderdale, FL 33311  
 Phone: (954) 574-2000  
 Fax: (954) 574-2001

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**OAK PARK STATION**  
**OAK PARK, ILLINOIS**

**PROJECT NO. 13-01-01**  
**DATE: 12/15/11**  
**SCALE: AS SHOWN**

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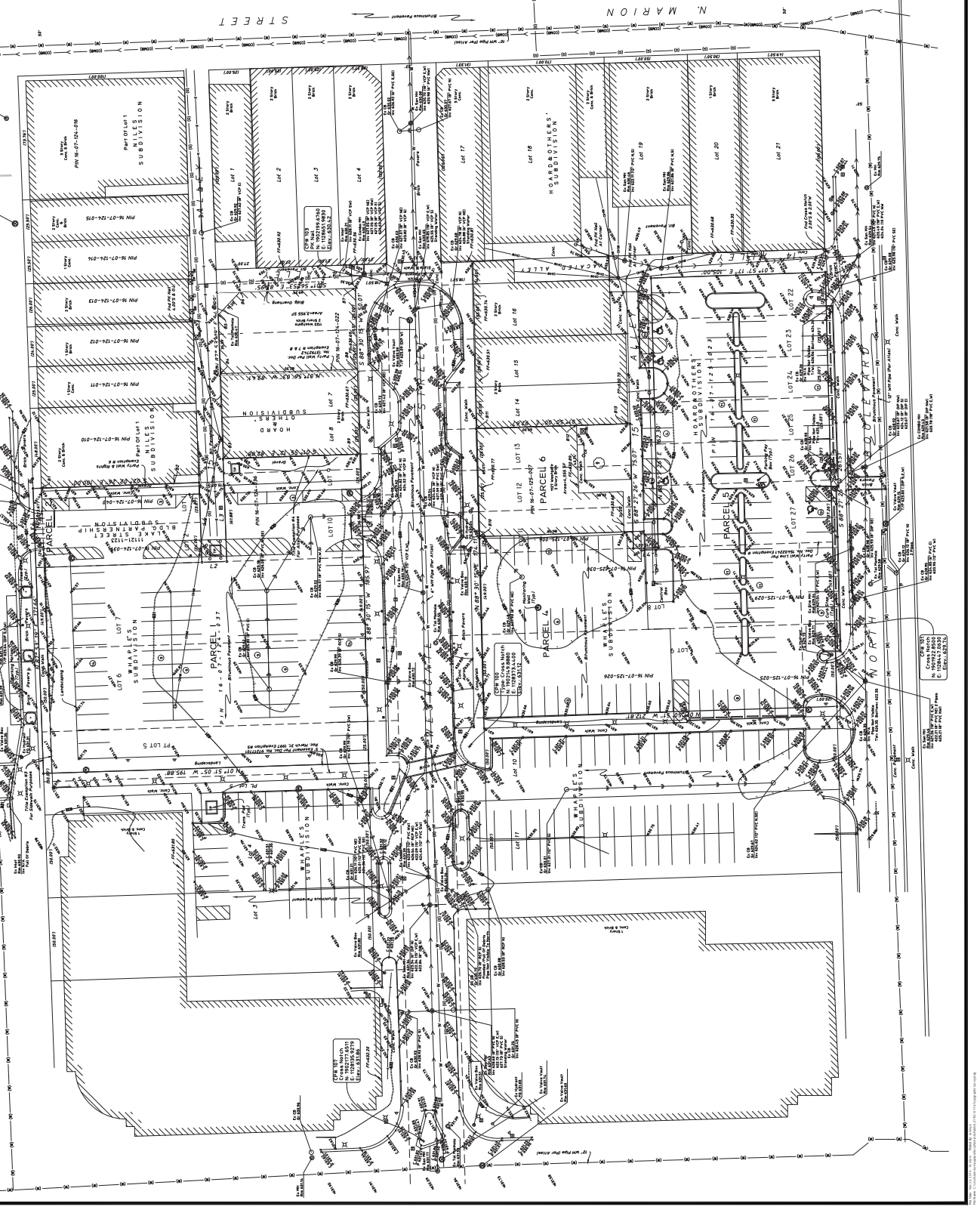
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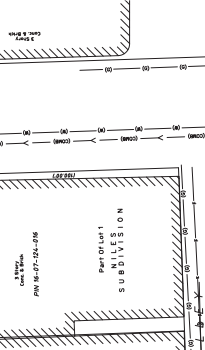


**AREA SUMMARY**  
 Parcel 1 2483 SF 0.0570 AC  
 Parcel 2 4788 SF 0.1098 AC  
 Parcel 3 11732 SF 0.2685 AC  
 Parcel 4 31124 SF 0.7142 AC  
 Parcel 5 6523 SF 0.1498 AC

**PARKING SUMMARY**  
 TOTAL PROPOSED SPACES 122  
 TOTAL EXISTING SPACES 100  
 TOTAL SPACES 222

**AREA TABLE**

AREA	AREA (SF)	AREA (AC)
Lot 1	2483	0.0570
Lot 2	4788	0.1098
Lot 3	11732	0.2685
Lot 4	31124	0.7142
Lot 5	6523	0.1498
Lot 6	11732	0.2685
Lot 7	11732	0.2685
Lot 8	11732	0.2685
Lot 9	11732	0.2685
Lot 10	11732	0.2685
Lot 11	11732	0.2685
Lot 12	11732	0.2685
Lot 13	11732	0.2685
Lot 14	11732	0.2685
Lot 15	11732	0.2685
Lot 16	11732	0.2685
Lot 17	11732	0.2685
Lot 18	11732	0.2685
Lot 19	11732	0.2685
Lot 20	11732	0.2685
Lot 21	11732	0.2685
Lot 22	11732	0.2685
Lot 23	11732	0.2685
Lot 24	11732	0.2685
Lot 25	11732	0.2685
Lot 26	11732	0.2685
Lot 27	11732	0.2685



**LEGEND**  
 Boundary  
 Easement  
 Utility Line  
 Proposed Structure  
 Existing Structure  
 Parking Space  
 Lot Line  
 Right-of-Way Line  
 Survey Point  
 Elevation

**NOTES**  
 1. THE AREA SHOWN ON THIS PLAN IS THE RESULT OF A SURVEY CONDUCTED BY HAEGER ENGINEERING, INC. IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT, CHAPTER 481, F.S., AND THE PROFESSIONAL SURVEYING ACT, CHAPTER 471, F.S.  
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**NOTES**  
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## **General Process for vacating public rights-of-way:**

1. Application and written request from the property owner(s) to the Village Board that such action be considered.
2. Village staff will review and create a report for presentation to the Village Board.
3. If the Village Board wishes to vacate the right-of-way, the Village Board would then refer the issue to the Plan Commission for a public hearing. The Plan Commission may elect to ask for input from other boards or commissions.
4. An appraisal of the land would be made to determine the fair market value. (Village processes request; expense by applicant)
5. A Plat of Vacation would need to be prepared. (Village processes; expense by applicant)
6. A traffic analysis would need to be prepared; If applicable. (Applicant processes; expense by applicant)
7. The Plan Commission would then meet and discuss the issue and formulate a recommendation to the Village Board.
8. Should the Plan Commission recommend vacation, and the Village Board concurs, the Board would then direct staff to draft the necessary legal documents.
9. The Board would then pass an Ordinance vacating the property in question. Said ordinance would include an agreement outlining the terms for the vacation.
10. The staff would then work with the applicant / owner(s) to arrange for a closing and transfer of title.
11. **All fees, including the initial appraisal, survey (plat of vacation), legal, recording, and purchase would be paid for by the property owner seeking the vacation.**



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.

**Applicant's signature must be notarized.**

  
\_\_\_\_\_  
(Signature) Applicant

12/15/14  
Date

SUBSCRIBED AND SWORN TO BEFORE ME THIS

15 DAY OF December, 2014

  
\_\_\_\_\_  
(Notary Public)



---

**THE FOLLOWING SHALL BE SUBMITTED AS PART OF THIS APPLICATION:**

1. Current Plat of Survey of all abutting properties to vacated right-of-way. (1 copy) – See section 7
2. Photographs of subject right-of-way (1 set) – See section 18
3. Written description of request and proposed use. – See section 4
4. Written authorization from abutting property owners. – See RDA & PD application
5. Drawing (s) of proposed modifications to right-of-way.

- 
1. Traffic Analysis (If applicable); **after** Village Board referral
  2. Vacation Plat: twelve (12) folded paper copies must be submitted **after** Village Board referral, and then one (1) original signed Mylar or velum and one (1) 11X17 reduced paper copy or an electronic version must be submitted **after** Plan Commission approval.
-

# PLAT OF DEDICATION

LEGAL DESCRIPTION OF LAND HEREBY DEDICATED, CONVERTED AND GRANTED:  
THE EAST HALF OF LOT 1 AND THE WEST 30 FEET OF LOT 4, ALL IN BLOCK 1 IN PARCELS  
SECTION 10, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
COOK COUNTY ILLINOIS.

DETAILED DESCRIPTION:  
LOT 1, LOT 4, AND THE SOUTH 30 FEET THEREOF IN BLOCK 1 IN PARCELS SUBDIVISION OF  
SECTION 10, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
COOK COUNTY ILLINOIS.

SCALE: 1" = 30'

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.  
APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF OAK PARK  
AT A MEETING HELD \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
PRESIDENT \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
ATTEST CLERK \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.  
I, \_\_\_\_\_, VILLAGE CLERK FOR THE VILLAGE OF OAK PARK,  
CURRENT OR PREFERRED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTRUMENT  
OF SUBDIVISION  
DATED AT OAK PARK, COOK COUNTY, ILLINOIS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
PRINTED NAME \_\_\_\_\_

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.  
COUNTY CLERK FOR COOK COUNTY, IN THE SAME  
ADDRESS DO HEREBY CERTIFY THAT I HAVE RECEIVED FROM THE STATE  
UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO  
DEFERRED INSTRUMENTS IN CONNECTION WITH THIS DEDICATION FOR  
PARKING SPACES THAT HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION  
WITH THE ANNEKED PLAT.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
COUNTY CLERK \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

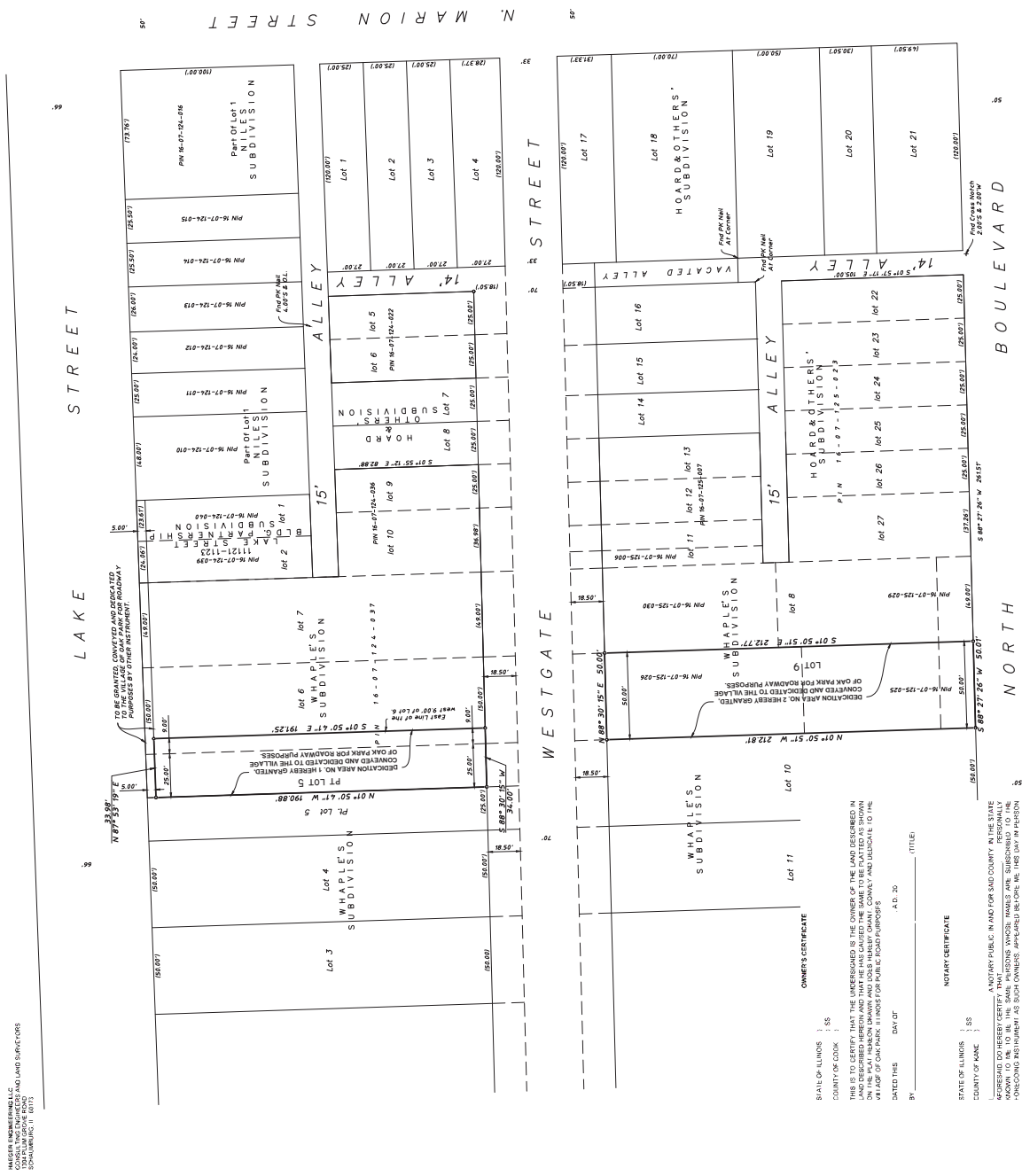
STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, JEFFREY W. GLANT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2695 HEREBY  
CERTIFY THAT I HAVE REVIEWED THE PLAT AND RECORDS FOR THE USE AND PURPOSES HEREIN SET  
FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREIN  
DEDICATED AND GRANTED LAND.  
DATE: JANUARY 22, 2014  
BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2695  
SCHMIDTBERG, ILLINOIS



**J. HAEGER ENGINEERING**  
consulting engineers  
land surveyors  
1148 N. W. 31ST AVE., SUITE 200  
MICHIGAN CITY, INDIANA 46360-1512  
Phone: 317.435.5555  
Fax: 317.435.5556  
www.jhaeger-engineering.com

EXPIRES 11-30-16



OWNER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN  
LAND DESCRIBED HEREIN AND THAT HE HAS CAUSED THE SAME TO BE PLATED AS SHOWN  
ON THIS PLAT AND THAT HE HAS RECEIVED FROM THE STATE OF ILLINOIS ALL UNPAID  
GENERAL TAXES AND UNPAID FORFEITED TAXES AND DEFERRED INSTRUMENTS IN  
CONNECTION WITH THE ANNEKED PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_  
BY: \_\_\_\_\_ (TITLE) \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE  
OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND RECORDS  
HEREIN AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREIN  
DEDICATED AND GRANTED LAND.  
DATE: \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ (TITLE) \_\_\_\_\_

SURVEYOR'S NOTE:

1. THE BASIS FOR THE BEARINGS SHOWN HEREON IS ASSUMED.

# PLAT OF DEDICATION

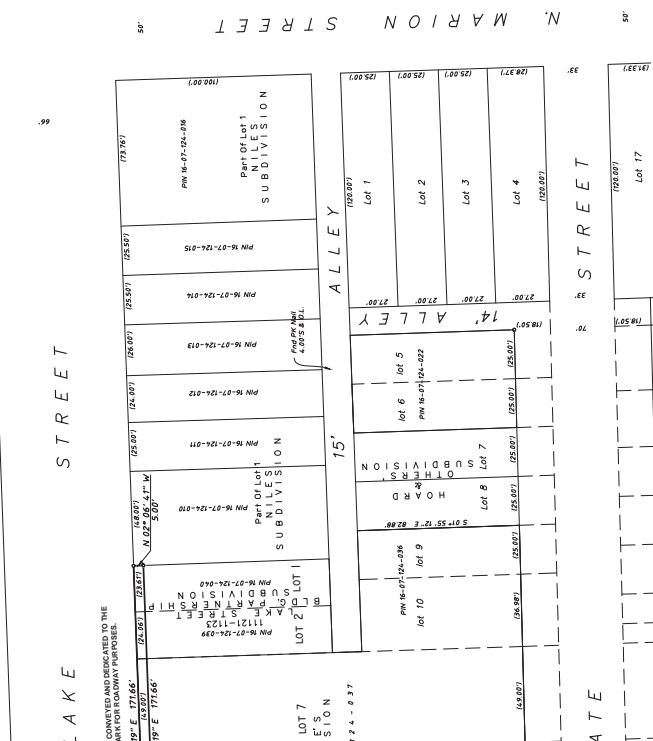
## LEGAL DESCRIPTION OF LAND HEREBY DEDICATED, CONVEYED AND GRANTED:

THE SOUTHWEST 1/4 PART WEST 1/4 OF LOT 1 AND LOT 2 IN 197-23 LAKL STREET, INCLUDING ALL AND PART 7.56' VILLAGE BOARD TRAIL AND OTHERS SUBORDINARY TO US, EXCEPT THE NORTH 1/4 THEREOF, AND THE EAST 1/2 PART OF WEST 1/4 OF LOT 10 AND LOT 11 OF THE SOUTH 1/4 OF LOT 1 OF FRANKS SUBDIVISION OF LAND, IN THE 30.00' VILLAGE BOARD TRAIL, NORTHWEST CORNER OF NORTHWEST CORNER OF VILLAGE BOARD TRAIL AND 30.00' VILLAGE BOARD TRAIL, ALL BEING IN THE 30.00' VILLAGE BOARD TRAIL, AND PART OF WEST 1/4 OF LOT 1 OF FRANKS SUBDIVISION OF LAND, IN THE 30.00' VILLAGE BOARD TRAIL, NORTHWEST CORNER OF NORTHWEST CORNER OF VILLAGE BOARD TRAIL AND 30.00' VILLAGE BOARD TRAIL, ALL BEING IN THE 30.00' VILLAGE BOARD TRAIL, COOK COUNTY, ILLINOIS.

## ALSO:

THE NORTHWEST 1/4 PART WEST 1/4 OF LOT 1 AND LOT 2 IN 197-23 LAKL STREET, INCLUDING ALL AND PART 7.56' VILLAGE BOARD TRAIL AND OTHERS SUBORDINARY TO US, EXCEPT THE NORTH 1/4 THEREOF, AND THE EAST 1/2 PART OF WEST 1/4 OF LOT 10 AND LOT 11 OF THE SOUTH 1/4 OF LOT 1 OF FRANKS SUBDIVISION OF LAND, IN THE 30.00' VILLAGE BOARD TRAIL, NORTHWEST CORNER OF NORTHWEST CORNER OF VILLAGE BOARD TRAIL AND 30.00' VILLAGE BOARD TRAIL, ALL BEING IN THE 30.00' VILLAGE BOARD TRAIL, COOK COUNTY, ILLINOIS.

HEREBY GRANTED, CONVEYED AND GRANTED TO THE VILLAGE BOARD OF COOK COUNTY, ILLINOIS, THE 30.00' VILLAGE BOARD TRAIL, AND PART OF WEST 1/4 OF LOT 1 OF FRANKS SUBDIVISION OF LAND, IN THE 30.00' VILLAGE BOARD TRAIL, NORTHWEST CORNER OF NORTHWEST CORNER OF VILLAGE BOARD TRAIL AND 30.00' VILLAGE BOARD TRAIL, ALL BEING IN THE 30.00' VILLAGE BOARD TRAIL, COOK COUNTY, ILLINOIS.



## OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK } SS  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN AND REFERRED TO IN THE FOREGOING AND THAT HE HAS CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE FOREGOING AND VOLUNTARILY ACTS FOR THE USE AND PURPOSES THEREIN SET FORTH IN THIS INSTRUMENT AND VOLUNTARILY ACTS FOR THE USE AND PURPOSES THEREIN SET FORTH IN THIS INSTRUMENT UNDER MY HAND AND NOTARIAL SEAL, THIS DAY OF \_\_\_\_\_ A. D. 20\_\_ AT \_\_\_\_\_

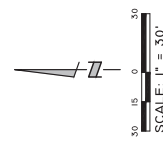
## NOTARY CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK } SS

\_\_\_\_\_ A. D. 20\_\_ AT \_\_\_\_\_

## SURVEYOR'S NOTE:

1. THE BASIS FOR THE BEARINGS SHOWN HEREON IS ASSUMED.



VILLAGE BOARD CERTIFICATE  
STATE OF ILLINOIS } SS  
COUNTY OF COOK } SS  
APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF OAK PARK, ILL. AT A MEETING HELD:  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ A. D. 20\_\_  
PRESIDENT \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
ATTEST CLERK \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

VILLAGE CLERK CERTIFICATE  
STATE OF ILLINOIS } SS  
COUNTY OF COOK } SS  
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID TAXES OR DELINQUENT SPECIAL ASSESSMENTS ON THE LAND DESCRIBED IN THIS PLAT OF DEDICATION AND THAT THE SAME HAVE BEEN APPOINTED AGAINST THE LAND INCLUDED IN THIS PLAT OF DEDICATION AND THAT THE SAME ARE PAID.  
DATED AT OAK PARK, COOK COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ A. D. 20\_\_  
PRINTED NAME \_\_\_\_\_

COUNTY CLERK'S CERTIFICATE  
STATE OF ILLINOIS } SS  
COUNTY OF COOK } SS  
I HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES OR DELINQUENT SPECIAL ASSESSMENTS ON THE LAND DESCRIBED IN THIS PLAT AND NO RECEIVABLE TAXES AGAINST ANY OF THE PROPERTY INCLUDED IN THIS PLAT OF DEDICATION AND THAT THE SAME ARE PAID AND THAT THE SAME ARE PAID TO THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS.  
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.  
GIVEN UNDER MY HAND AND THE SEAL OF COOK COUNTY, AT WAUKEGAN, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A. D. 20\_\_  
COUNTY CLERK \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

STATE OF ILLINOIS } SS  
COUNTY OF COOK } SS  
I HEREBY CERTIFY THAT I HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION FROM SURVEY AND OFFICIAL RECORDS FOR USE AND PURPOSES HEREIN SET FORTH IN THIS PLAT AS A CORRECT REPRESENTATION OF THE HEREIN CAPTIONED PROPERTY.  
SCHLAUBERGER, ILLINOIS  
JANUARY 22, 2015  
BY \_\_\_\_\_  
ILLINOIS PROFESSIONAL SURVEYOR LICENSE NO. 3065



**HAEGER ENGINEERING**  
consulting engineers  
land surveyors

1301 N. Waukegan Avenue, Suite 100  
Waukegan, Illinois 60087  
Tel. 815.394.4000 Fax 815.394.4808  
www.haeger-engineering.com  
Illinois Professional Surveyor License No. 134-001132

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EXPIRES 11-30-16

P.L.N. No. 16-07-24-037  
16-07-24-039  
16-07-24-040

MAIL PLAT TO:  
HAEGER ENGINEERING, LLC  
1301 N. WAUKEGAN AVENUE, SUITE 100  
WAUKEGAN, ILLINOIS 60087





**Planned Development Application**

**Westgate / Lake Street Development**

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

# **EXHIBIT 8**

*LIST AND MAP OF SURROUNDING PROPERTY OWNERS*







**STATION STREET PROJECT**

OAK PARK, IL

**500 FT EXHIBIT**

JANUARY 27, 2015





APN	Mail Address	Mail Address Full	Mail City/State/ZIP/ZIP+4 DWL	Owner 1	Owner 2	Owner Etal
15-12-218-001-0000	466 N Harlem Ave	466 N Harlem Ave, River Forest Il 60305	River Forest Il 60305			
15-12-222-005-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Rftc 1 Corp Midamerica		
15-12-222-020-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Rftc 1 Corp Midamerica		
15-12-222-023-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Rftc 1 Corp Midamerica		
15-12-400-009-0000	7205 Circle Ave	7205 Circle Ave, Forest Park Il 60130	Forest Park Il 60130			
15-12-400-013-0000	7244 Circle Ave	7244 Circle Ave, Forest Park Il 60130-1163 C011	Forest Park Il 60130-1163	Circle Bowling Lanes		
15-12-400-018-0000	356 Lathrop Ave	356 Lathrop Ave, Forest Park Il 60130 C009	Forest Park Il 60130			
15-12-405-004-0000	7200 Circle Ave	7200 Circle Ave, Forest Park Il 60130-1113 C011	Forest Park Il 60130-1113	Bern Bidrs Of Il Llc-circle Plz L		
15-12-405-006-0000	7200 Circle Ave	7200 Circle Ave, Forest Park Il 60130-1113 C011	Forest Park Il 60130-1113	Bern Bidrs Of Il Llc-circle Plz L		
15-12-405-013-0000	7201 Franklin St	7201 Franklin St, Forest Park Il 60130-1122 C011	Forest Park Il 60130-1122	Nunley Llc		
15-12-405-021-0000	7200 Circle Ave	7200 Circle Ave, Forest Park Il 60130-1113 C011	Forest Park Il 60130-1113	Bern Bidrs Of Il Llc-circle Plz L		
15-12-405-022-0000	7200 Circle Ave	7200 Circle Ave, Forest Park Il 60130-1113 C011	Forest Park Il 60130-1113	Bern Bidrs Of Il Llc-circle Plz L		
15-12-501-001-0000	Monroe Ave	Monroe Ave, River Forest Il 60305	River Forest Il 60305			
16-07-118-030-0000	195 Holley Ct	195 Holley Ct, Oak Park Il	Oak Park Il			
16-07-118-036-0000	Po Box 847	Po Box 847, Carlsbad Ca 92018-0847 B005	Carlsbad Ca 92018-0847	Hcp Am Illinois Llc		
16-07-118-037-0000	181 N Marion St	181 N Marion St, Oak Park Il 60301-1033 C031	Oak Park Il 60301-1033			
16-07-118-038-0000	Po Box 847	Po Box 847, Carlsbad Ca 92018-0847 B005	Carlsbad Ca 92018-0847	Hcp Am Illinois Llc		
16-07-118-039-0000	181 N Marion St	181 N Marion St, Oak Park Il 60301-1033 C031	Oak Park Il 60301-1033			
16-07-118-041-0000	1126 Holley Ct	1126 Holley Ct, Oak Park Il	Oak Park Il			
16-07-118-043-0000	Po Box 847	Po Box 847, Carlsbad Ca 92018-0847 B005	Carlsbad Ca 92018-0847	Hcp Am Illinois Llc		
16-07-118-044-0000	1120 Holley Ct	1120 Holley Ct, Oak Park Il	Oak Park Il			
16-07-118-047-0000	Po Box 847	Po Box 847, Carlsbad Ca 92018-0847 B005	Carlsbad Ca 92018-0847	Hcp Am Illinois Llc		
16-07-118-053-0000	123 Madison St	123 Madison St, Oak Park Il 60302-4205 C049	Oak Park Il 60302-4205	Village Of Oak Par		
16-07-118-054-0000	123 Madison St	123 Madison St, Oak Park Il 60302-4205 C049	Oak Park Il 60302-4205	Village Of Oak Par		
16-07-118-055-0000	123 Madison St	123 Madison St, Oak Park Il 60302-4205 C049	Oak Park Il 60302-4205	Village Of Oak Park Il		
16-07-118-056-0000	123 Madison St	123 Madison St, Oak Park Il 60302-4205 C049	Oak Park Il 60302-4205	Village Of Oak Park Il		
16-07-118-057-0000	123 Madison St	123 Madison St, Oak Park Il 60302-4205 C049	Oak Park Il 60302-4205	Village Of Oak Park Il		
16-07-118-058-0000	473 N Harlem Ave	473 N Harlem Ave, Oak Park Il 60301 C033	Oak Park Il 60301	Opp Apartments Llc		
16-07-118-059-0000	473 N Harlem Ave	473 N Harlem Ave, Oak Park Il 60301 C033	Oak Park Il 60301	Opp Apartments Llc		
16-07-118-060-0000	473 N Harlem Ave	473 N Harlem Ave, Oak Park Il 60301 C033	Oak Park Il 60301	Opp Apartments Llc		
16-07-118-061-0000	473 N Harlem Ave	473 N Harlem Ave, Oak Park Il 60301 C033	Oak Park Il 60301	Opp Apartments Llc		
16-07-119-006-0000	1145 Holly Ct	1145 Holly Ct, Oak Park Il 60301 C031	Oak Park Il 60301			
16-07-119-007-0000	1123 Holly Ct	1123 Holly Ct, Oak Park Il 60301 C031	Oak Park Il 60301			
16-07-119-008-0000	1119 Holly Ct	1119 Holly Ct, Oak Park Il 60301 C031	Oak Park Il 60301			
16-07-119-009-0000	1115 Holly Ct	1115 Holly Ct, Oak Park Il 60301 C031	Oak Park Il 60301			
16-07-119-012-0000	415 N La Salle St #704	415 N La Salle St #704, Chicago Il 60654-2740 C082	Chicago Il 60654-2740	Water Tower Rity Mgmt		
16-07-119-013-0000	123 Madison St	123 Madison St, Oak Park Il 60302-4205 C049	Oak Park Il 60302-4205	Village Of Oak Park Il		
16-07-119-014-0000	5219 N Harlem Ave	5219 N Harlem Ave, Chicago Il 60656-1803 C016	Chicago Il 60656-1803	Raza Holdings Llc		
16-07-119-015-0000	520 W Erie St #430	520 W Erie St #430, Chicago Il 60654-7110 C069	Chicago Il 60654-7110	Midwest Prop Grp Elo		
16-07-119-020-0000	1100 Lake St	1100 Lake St, Oak Park Il 60301-1015 C031	Oak Park Il 60301-1015	Shaker & Associates		
16-07-119-021-0000	1100 Lake St	1100 Lake St, Oak Park Il 60301-1015 C031	Oak Park Il 60301-1015	Shaker & Associates		
16-07-119-024-0000	1149 Holly Ct	1149 Holly Ct, Oak Park Il 60301 C031	Oak Park Il 60301			
16-07-119-025-1001	Po Box 650043	Po Box 650043, Dallas Tx 75265-0043 B090	Dallas Tx 75265-0043	Federal Natl Mtg Assn Finma		
16-07-119-025-1002	1107 Holly Ct #108	1107 Holly Ct #108, Oak Park Il 60301-1016 C031	Oak Park Il 60301-1016	Breizman Cami		
16-07-119-025-1003	1113 Holly Ct #109	1113 Holly Ct #109, Oak Park Il 60301-1020 C031	Oak Park Il 60301-1020	Kirschner Maricarmen		
16-07-119-025-1004	1107 Holly Ct #110	1107 Holly Ct #110, Oak Park Il 60301-1016 C031	Oak Park Il 60301-1016	Leen Madonna M		

16-07-119-025-1005	1113 Holly Ct #111	1113 Holly Ct #111, Oak Park Il 60301-1020 C031	Oak Park Il 60301-1020	Pastore Carla
16-07-119-025-1006	21405 Royal St, Georges Ln	21405 Royal St, Leesburg Fl 34748-7536 R018	Leesburg Fl 34748-7536	C5 James O Clayton
16-07-119-025-1007	1111 Holly Ct #113	1111 Holly Ct #113, Oak Park Il 60301-1018 C031	Oak Park Il 60301-1018	Breen Ellen P
16-07-119-025-1008	1109 Holly Ct #114	1109 Holly Ct #114, Oak Park Il 60301-1017 C031	Oak Park Il 60301-1017	Taxpayer Of
16-07-119-025-1009	1111 Holly Ct #115	1111 Holly Ct #115, Oak Park Il 60301-1018 C031	Oak Park Il 60301-1018	Dixon Wilma Jean
16-07-119-025-1010	1111 Holly Ct #116	1111 Holly Ct #116, Oak Park Il 60301-1018 C031	Oak Park Il 60301-1018	Baker Christina
16-07-119-025-1011	1111 Holly Ct #117	1111 Holly Ct #117, Oak Park Il 60301-1019 C031	Oak Park Il 60301-1019	Baker Stephen & Lee A
16-07-119-025-1012	1103 Holly Ct #201	1103 Holly Ct #201, Oak Park Il 60301-1057 C031	Oak Park Il 60301-1057	Lamontagna Gregory
16-07-119-025-1013	1103 Holly Ct #202	1103 Holly Ct #202, Oak Park Il 60301-1014 C031	Oak Park Il 60301-1014	Taddei Lisa
16-07-119-025-1014	1730 N 73rd Ave	1730 N 73rd Ave, Elmwood Park Il 60707-4207 C038	Elmwood Park Il 60707-4207	Strazzabosco Donald
16-07-119-025-1015	10511 S Hoyne Ave	10511 S Hoyne Ave, Chicago Il 60643-2517 C044	Chicago Il 60643-2517	Fitzpatrick Kathryn
16-07-119-025-1016	1103 Holly Ct #205	1103 Holly Ct #205, Oak Park Il 60301-1014 C031	Oak Park Il 60301-1014	Claudine Labianco
16-07-119-025-1017	5040 N Claremont Ave	5040 N Claremont Ave, Chicago Il 60625-1810 C003	Chicago Il 60625-1810	Ong Luz L
16-07-119-025-1018	24 W Erie St #3	24 W Erie St #3, Chicago Il 60654-5899 C024	Chicago Il 60654-5899	Burns Anthony
16-07-119-025-1019	400 N La Salle St #901	400 N La Salle St #901, Chicago Il 60654-8523 C082	Chicago Il 60654-8523	Dydo John Paul
16-07-119-025-1020	1730 N 73rd Ave	1730 N 73rd Ave, Elmwood Park Il 60707-4207 C038	Elmwood Park Il 60707-4207	Strazzabosco Donald
16-07-119-025-1021	1107 Holly Ct #210	1107 Holly Ct #210, Oak Park Il 60301-1016 C031	Oak Park Il 60301-1016	Santi Joel P
16-07-119-025-1022	1113 Holly Ct #211	1113 Holly Ct #211, Oak Park Il 60301-1020 C031	Oak Park Il 60301-1020	Uemura Teresa
16-07-119-025-1023	38 Gale Ave	38 Gale Ave, River Forest Il 60305-2010 C010	River Forest Il 60305-2010	Vasic Susanne D
16-07-119-025-1024	201 S Harvey Ave	201 S Harvey Ave, Oak Park Il 60302-3311 C048	Oak Park Il 60302-3311	Merchen Emilia T
16-07-119-025-1025	123 S Green St #806b	123 S Green St #806b, Chicago Il 60607-3497 C046	Chicago Il 60607-3497	Ahn Chang Il
16-07-119-025-1026	7510 Quick Ave	7510 Quick Ave, River Forest Il 60305-1814 C015	River Forest Il 60305-1814	Yiu Ming & Fai Chiu
16-07-119-025-1027	1111 Holly Ct #216	1111 Holly Ct #216, Oak Park Il 60301-1018 C031	Oak Park Il 60301-1018	Sanberg Josephine L
16-07-119-025-1028	1028 Ontario St #2	1028 Ontario St #2, Oak Park Il 60302-1915 C025	Oak Park Il 60302-1915	Lapalio Eloise
16-07-119-025-1029	1103 Holly Ct #301	1103 Holly Ct #301, Oak Park Il 60301-1014 C031	Oak Park Il 60301-1014	Flaherty Lois M
16-07-119-025-1030	1103 Holly Ct #302	1103 Holly Ct #302, Oak Park Il 60301-1014 C031	Oak Park Il 60301-1014	Cichy Mextod
16-07-119-025-1031	1103 Holly Ct #303	1103 Holly Ct #303, Oak Park Il 60301-1057 C031	Oak Park Il 60301-1057	Melgoza J
16-07-119-025-1032	390 S Western Ave #504	390 S Western Ave #504, Des Plaines Il 60016-3480 C012	Des Plaines Il 60016-3480	Russell Rose M
16-07-119-025-1033	1103 Holly Ct #305	1103 Holly Ct #305, Oak Park Il 60301-1036 C031	Oak Park Il 60301-1036	Cameron Roger
16-07-119-025-1034	1103 Holly Ct #306	1103 Holly Ct #306, Oak Park Il 60301-1036 C031	Oak Park Il 60301-1036	306 Stuart M Stevenson
16-07-119-025-1035	1335 Lathrop Ave	1335 Lathrop Ave, River Forest Il 60305-1117 C002	River Forest Il 60305-1117	Lindeman Janet
16-07-119-025-1036	1107 Holly Ct #308	1107 Holly Ct #308, Oak Park Il 60301-1016 C031	Oak Park Il 60301-1016	Marsey Greg
16-07-119-025-1037	1113 Holly Ct #309	1113 Holly Ct #309, Oak Park Il 60301-1020 C031	Oak Park Il 60301-1020	Fort Cherry A
16-07-119-025-1038	1107 Holly Ct #310	1107 Holly Ct #310, Oak Park Il 60301-1016 C031	Oak Park Il 60301-1016	Dabney Emily C
16-07-119-025-1039	1113 Holly Ct #311	1113 Holly Ct #311, Oak Park Il 60301-1020 C031	Oak Park Il 60301-1020	Chang Peng Chien
16-07-119-025-1040	4719 Ne Flanders St	4719 Ne Flanders St, Portland Or 97213-2923 C001	Portland Or 97213-2923	Saphier Elisa
16-07-119-025-1041	24 W Erie St #3	24 W Erie St #3, Chicago Il 60654-5899 C026	Chicago Il 60654-5899	Burns Anthony
16-07-119-025-1042	4719 Ne Flanders St	4719 Ne Flanders St, Portland Or 97213-2923 C001	Portland Or 97213-2923	Saphier Elisa
16-07-119-025-1043	1111 Holly Ct #315	1111 Holly Ct #315, Oak Park Il 60301-1019 C031	Oak Park Il 60301-1019	Feldman Eric
16-07-119-025-1044	1111 Holly Ct #316	1111 Holly Ct #316, Oak Park Il 60301-1018 C031	Oak Park Il 60301-1018	Polen Jerry Van
16-07-119-025-1045	N208 Windermere Rd #2805	N208 Windermere Rd #2805, Winfield Il 60190	Winfield Il 60190	Fill Grace 2004 Trust
16-07-119-025-1046	123 S Green St #806b	123 S Green St #806b, Chicago Il 60607-3497 C046	Chicago Il 60607-3497	Ahn Chang Il
16-07-119-025-1047	161 N Marion St	161 N Marion St, Oak Park Il 60301-1032 C031	Oak Park Il 60301-1032	Dearborn Street Holdings Llc S
16-07-119-025-1048	161 N Marion St	161 N Marion St, Oak Park Il 60301-1032 C031	Oak Park Il 60301-1032	Dearborn Street Holdings Llc S
16-07-119-025-1049	515 Monroe Ave	515 Monroe Ave, River Forest Il 60305-1901 C018	River Forest Il 60305-1901	Minaghan Kathleen R Trust
16-07-119-025-1050	167 N Marion St	167 N Marion St, Oak Park Il 60301-1032 C031	Oak Park Il 60301-1032	Keke Uzokwe Pc
16-07-119-025-1051	169 N Marion St	169 N Marion St, Oak Park Il 60301-1032 C031	Oak Park Il 60301-1032	Galigo Anthony P

Sanchez Terry

Rodriguez J

16-07-119-025-1052	72 Sw 10th Ave	72 Sw 10th Ave, Boca Raton Fl 33486-4558 C035	Boca Raton Fl 33486-4558	Jardine Suzan
16-07-119-029-0000	6400 Shafer Ct #475	6400 Shafer Ct #475, Rosemont Il 60018-4946 C002	Rosemont Il 60018-4946	1120 Retail Llc Co For
16-07-119-030-0000	180 N La Salle St #2108	180 N La Salle St #2108, Chicago Il 60601-2701 C022	Chicago Il 60601-2701	1120 Club Kp & G Pc
16-07-119-031-0000	180 N La Salle St #2108	180 N La Salle St #2108, Chicago Il 60601-2701 C022	Chicago Il 60601-2701	1120 Club Kp & G Pc
16-07-119-033-1001	1124 Lake St #401	1124 Lake St #401, Oak Park Il 60301-1381 C031	Oak Park Il 60301-1381	Loving Richard M
16-07-119-033-1002	6120 S Grant St	6120 S Grant St, Burr Ridge Il 60527-5143 C068	Burr Ridge Il 60527-5143	Campbell Katherine M Trust
16-07-119-033-1003	1124 Lake St #601	1124 Lake St #601, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Loving Richard M
16-07-119-033-1004	8026 S Dante Ave	8026 S Dante Ave, Chicago Il 60619-4621 C007	Chicago Il 60619-4621	Harris Lynn K Trust
16-07-119-033-1005	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc
16-07-119-033-1006	149 Millbrook Court Downers	149 Millbrook Court Downers, Downers Grove Il 60516	Downers Grove Il 60516	Rao Muralidhara S & Mani M
16-07-119-033-1007	2136 N 76th Ave	2136 N 76th Ave, Elmwood Park Il 60707-3003 C012	Elmwood Park Il 60707-3003	Svoboda Robert & Nancy
16-07-119-033-1008	1360 Kenilworth Ln	1360 Kenilworth Ln, Glenview Il 60025-2200 C048	Glenview Il 60025-2200	Foley Brian & Eliz
16-07-119-033-1009	315 N Maple Ave #2d	315 N Maple Ave #2d, Oak Park Il 60302-1848 C022	Oak Park Il 60302-1848	Guler Melih Y & Esin
16-07-119-033-1010	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc
16-07-119-033-1011	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc
16-07-119-033-1012	7366 Lake St #c	7366 Lake St #c, River Forest Il 60305-2262 C014	River Forest Il 60305-2262	Powell Jean Marie
16-07-119-033-1013	36w475 Hunters Gate Rd	36w475 Hunters Gate Rd, St Charles Il 60175-5132 R029	St Charles Il 60175-5132	Hewell Margaret Ann
16-07-119-033-1014	1124 Lake St #505	1124 Lake St #505, Oak Park Il 60301-1377 C031	Oak Park Il 60301-1377	Pigoni Dolores
16-07-119-033-1015	1124 Lake St #p62	1124 Lake St #p62, Oak Park Il 60301-1382 C031	Oak Park Il 60301-1382	Farrell Courtney
16-07-119-033-1016	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc
16-07-119-033-1017	3144 Sycamore rd	3144 Sycamore rd, Ames Ia 50014-4510 R006	Ames Ia 50014-4510	Dahiya Krishna
16-07-119-033-1018	1124 Lake St #606	1124 Lake St #606, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Ditzel Constance S
16-07-119-033-1019	1134 N East Ave	1134 N East Ave, Oak Park Il 60302-1230 C027	Oak Park Il 60302-1230	Short Mltzi Living Trust
16-07-119-033-1020	5339 W Belmont Ave	5339 W Belmont Ave, Chicago Il 60641-4104 C047	Chicago Il 60641-4104	So Holdings Llc Series
16-07-119-033-1021	1100 Lake St #3rd	1100 Lake St #3rd, Oak Park Il 60301-1015 C031	Oak Park Il 60301-1015	Shaker Joseph R Trust
16-07-119-033-1022	1010 N Kenilworth Ave	1010 N Kenilworth Ave, Oak Park Il 60302-1318 C016	Oak Park Il 60302-1318	Aiello Family Ltd
16-07-119-033-1023	261 N Westmore #2901	261 N Westmore #2901, Chicago Il 60601	Chicago Il 60601	Salvati Michael
16-07-119-033-1024	1124 Lake St #608	1124 Lake St #608, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Drane Robert & Susan Trust
16-07-119-033-1025	1124 Lake St #409	1124 Lake St #409, Oak Park Il 60301-1381 C031	Oak Park Il 60301-1381	Dahiya Madhu
16-07-119-033-1026	1124 Lake St #509	1124 Lake St #509, Oak Park Il 60301-1377 C031	Oak Park Il 60301-1377	Horbach Maryia
16-07-119-033-1027	1124 Lake St #609	1124 Lake St #609, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Burns Leslie
16-07-119-033-1028	1124 Lake St #410	1124 Lake St #410, Oak Park Il 60301-1381 C031	Oak Park Il 60301-1381	Tirimacco Philip
16-07-119-033-1029	1124 Lake St #510	1124 Lake St #510, Oak Park Il 60301-1377 C031	Oak Park Il 60301-1377	Balice Geremia
16-07-119-033-1030	1124 Lake St #610	1124 Lake St #610, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Schwartz Lissa A Living Trust
16-07-119-033-1031	5339 W Belmont Ave	5339 W Belmont Ave, Chicago Il 60641-4104 C052	Chicago Il 60641-4104	So2 Llc
16-07-119-033-1032	3470 Glacier Ridge Rd	3470 Glacier Ridge Rd, Middleton Wi 53562-1860 C013	Middleton Wi 53562-1860	Drane Robert & Susan
16-07-119-033-1033	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc
16-07-119-033-1034	1124 Lake St #512	1124 Lake St #512, Oak Park Il 60301-1377 C031	Oak Park Il 60301-1377	Powell Jean M
16-07-119-033-1035	1124 Lake St #413	1124 Lake St #413, Oak Park Il 60301-1381 C031	Oak Park Il 60301-1381	Residents At
16-07-119-033-1036	5339 W Belmont Ave	5339 W Belmont Ave, Chicago Il 60641-4104 C052	Chicago Il 60641-4104	So2 Llc
16-07-119-033-1037	1124 Lake St #611	1124 Lake St #611, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Robins Daniel S Trust
16-07-119-033-1038	1124 Lake St #612	1124 Lake St #612, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Bateman Katherine R Trust
16-07-119-033-1039	1124 Lake St #701	1124 Lake St #701, Oak Park Il 60301-1379 C031	Oak Park Il 60301-1379	Ebner Herman G
16-07-119-033-1040	1124 Lake St #702	1124 Lake St #702, Oak Park Il 60301-1379 C031	Oak Park Il 60301-1379	Messerges Anthony
16-07-119-033-1041	1124 Lake St #703	1124 Lake St #703, Oak Park Il 60301-1379 C031	Oak Park Il 60301-1379	Muscarello Antonio & Susan C
16-07-119-033-1042	201 N Westshore Dr #2901	201 N Westshore Dr #2901, Chicago Il 60601-7279 C033	Chicago Il 60601-7279	Rubinstein C & M
16-07-119-033-1043	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc

Rubinstein Charlotte

Wallace Heather



16-07-119-033-1044	1124 Lake St #706	1124 Lake St #706, Oak Park II 60301-1379 C031	Oak Park II 60301-1379	Burke Nancy D
16-07-119-033-1045	1124 Lake St #505	1124 Lake St #505, Oak Park II 60301-1377 C031	Oak Park II 60301-1377	Pigoni Dolores
16-07-119-033-1046	1124 Lake St #606	1124 Lake St #606, Oak Park II 60301-1378 C031	Oak Park II 60301-1378	Ditzel Constance S
16-07-119-033-1047	1124 Lake St #510	1124 Lake St #510, Oak Park II 60301-1377 C031	Oak Park II 60301-1377	Balice Germaia
16-07-119-033-1048	1124 Lake St #611	1124 Lake St #611, Oak Park II 60301-1378 C031	Oak Park II 60301-1378	Robins Daniel S Trust
16-07-119-033-1049	8026 S Dante Ave	8026 S Dante Ave, Chicago II 60619-4621 C007	Chicago II 60619-4621	Harris Lynn K Trust
16-07-119-033-1050	1124 Lake St #702	1124 Lake St #702, Oak Park II 60301-1379 C031	Oak Park II 60301-1379	Messerges Anthony
16-07-119-033-1051	1124 Lake St #702	1124 Lake St #702, Oak Park II 60301-1379 C031	Oak Park II 60301-1379	Messerges Anthony
16-07-119-033-1052	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	West End Trust 2012-1
16-07-119-033-1053	201 N Westshore Dr #2901	201 N Westshore Dr #2901, Chicago II 60601-7279 C033	Chicago II 60601-7279	Rubinstein C & M
16-07-119-033-1054	201 N Westshore Dr2901	201 N Westshore Dr2901, Chicago II 60601	Chicago II 60601	Rubinstein C
16-07-119-033-1055	1124 Lake St Parking #p11	1124 Lake St Parking #p11, Oak Park II 60301	Oak Park II 60301	Salva M
16-07-119-033-1056	1100 Lake St #3rd	1100 Lake St #3rd, Oak Park II 60301-1015 C031	Oak Park II 60301-1015	1120 Club Lc
16-07-119-033-1057	1124 Lake St #701	1124 Lake St #701, Oak Park II 60301-1379 C031	Oak Park II 60301-1379	Shaker Joseph R Trust
16-07-119-033-1058	1124 Lake St #701	1124 Lake St #701, Oak Park II 60301-1379 C031	Oak Park II 60301-1379	Ebner Herman G
16-07-119-033-1059	1124 Lake St #703	1124 Lake St #703, Oak Park II 60301-1379 C031	Oak Park II 60301-1379	Ebner Herman G
16-07-119-033-1060	1124 Lake St #703	1124 Lake St #703, Oak Park II 60301-1379 C031	Oak Park II 60301-1379	Muscarello Antonio & Susan C
16-07-119-033-1061	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	Muscarello Antonio & Susan C
16-07-119-033-1062	1124 Lake St #p18	1124 Lake St #p18, Oak Park II 60301-1382 C031	Oak Park II 60301-1382	West End Trust 2012-1
16-07-119-033-1063	1124 Lake St #706	1124 Lake St #706, Oak Park II 60301-1379 C031	Oak Park II 60301-1379	Burke Nancy D
16-07-119-033-1064	7366 Lake St #c	7366 Lake St #c, River Forest Il 60305-2262 C014	River Forest Il 60305-2262	Burke Nancy D
16-07-119-033-1065	3470 Glacier Ridge Rd	3470 Glacier Ridge Rd, Middleton WI 53562-1860 C013	Middleton WI 53562-1860	Powell Jean Marie
16-07-119-033-1066	5339 W Belmont Ave	5339 W Belmont Ave, Chicago Il 60641-4104 C047	Chicago Il 60641-4104	Drane Robert & Susan
16-07-119-033-1067	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	So Holdings Lc Series
16-07-119-033-1068	261 N Westmore #2901	261 N Westmore #2901, Chicago Il 60601	Chicago Il 60601	West End Trust 2012-1
16-07-119-033-1069	1124 Lake St #401	1124 Lake St #401, Oak Park II 60301-1381 C031	Oak Park II 60301-1381	Salvati Michael
16-07-119-033-1070	153 White Branch Ct N	153 White Branch Ct N, Schaumburg Il 60194-4831 C017	Schaumburg Il 60194-4831	Loving Richard M
16-07-119-033-1071	1124 Lake St #609	1124 Lake St #609, Oak Park II 60301-1378 C031	Oak Park II 60301-1378	Guerrieri Jacquelin
16-07-119-033-1072	5000 Plano Pkwy	5000 Plano Pkwy, Carrollton Tx 75010-4900 R002	Carrollton Tx 75010-4900	Burns Leslie
16-07-119-033-1073	1124 Lake St #611	1124 Lake St #611, Oak Park II 60301-1378 C031	Oak Park II 60301-1378	Federal Home Loan Mtg Corp
16-07-119-033-1074	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	Robins Daniel S Trust
16-07-119-033-1075	6120 S Grant St	6120 S Grant St, Burr Ridge Il 60527-5143 C068	Burr Ridge Il 60527-5143	West End Trust 2012-1
16-07-119-033-1076	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	Campbell Katherine M Trust
16-07-119-033-1077	1134 N East Ave	1134 N East Ave, Oak Park II 60302-1230 C027	Oak Park II 60302-1230	West End Trust 2012-1
16-07-119-033-1078	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	Short Mitzi Living Trust
16-07-119-033-1079	1124 Lake St #p35	1124 Lake St #p35, Oak Park II 60301-1382 C031	Oak Park II 60301-1382	Bateman Katherine
16-07-119-033-1080	1124 Lake St #410	1124 Lake St #410, Oak Park II 60301-1381 C031	Oak Park II 60301-1381	Tirimacco Philip
16-07-119-033-1081	1124 Lake St #601	1124 Lake St #601, Oak Park II 60301-1378 C031	Oak Park II 60301-1378	Loving Richard M
16-07-119-033-1082	1124 Lake St #410	1124 Lake St #410, Oak Park II 60301-1381 C031	Oak Park II 60301-1381	Tirimacco Philip
16-07-119-033-1083	1124 Lake St #p-39	1124 Lake St #p-39, Oak Park II 60301-1382 C031	Oak Park II 60301-1382	Horbach Mariya
16-07-119-033-1084	2136 N 76th Ave	2136 N 76th Ave, Elmwood Park Il 60707-3003 C012	Elmwood Park Il 60707-3003	Svoboda Robert & Nancy
16-07-119-033-1085	1124 Lake St #610	1124 Lake St #610, Oak Park II 60301-1378 C031	Oak Park II 60301-1378	Schwartz Lissa A Living Trust
16-07-119-033-1086	1360 Kenilworth Ln	1360 Kenilworth Ln, Glenview Il 60025-2200 C048	Glenview Il 60025-2200	Foley Brian & Liz
16-07-119-033-1087	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	West End Trust 2012-1
16-07-119-033-1088	36w475 Hunters Gate Rd	36w475 Hunters Gate Rd, St Charles Il 60175-5132 R029	St Charles Il 60175-5132	Hewell Margaret Ann
16-07-119-033-1089	2136 N 76th Ave	2136 N 76th Ave, Elmwood Park Il 60707-3003 C012	Elmwood Park Il 60707-3003	Svoboda Robert & Nancy
16-07-119-033-1090	353 N Clark St	353 N Clark St, Chicago Il 60654-4704 C008	Chicago Il 60654-4704	1120 Club Lc
				Rubinstein Charlotte
				Wallace Heather
				Wallace Heather

16-07-119-033-1091	1124 Lake St #p-47	1124 Lake St #p-47, Oak Park Il 60301-1382 C031	Oak Park Il 60301-1382	Horbach Maryia	
16-07-119-033-1092	1124 Lake St #608	1124 Lake St #608, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Drane Robert & Susan Trust	
16-07-119-033-1093	1120 Lake St #409	1120 Lake St #409, Oak Park Il 60301-1002 C031	Oak Park Il 60301-1002	Dahiya Madhu	
16-07-119-033-1094	1124 Lake St #608	1124 Lake St #608, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Drane Robert & Susan Trust	
16-07-119-033-1095	1124 Lake St #610	1124 Lake St #610, Oak Park Il 60301-1378 C031	Oak Park Il 60301-1378	Schwartz Lissa A Living Trust	
16-07-119-033-1096	505 E Bay Point Rd	505 E Bay Point Rd, Bayside Wi 53217-1377 C072	Bayside Wi 53217-1377	Aiello Family Ltd	
16-07-119-033-1097	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	West End Trust 2012-1	
16-07-119-033-1098	1360 Kenilworth Ln	1360 Kenilworth Ln, Glenview Il 60025-2200 C048	Glenview Il 60025-2200	Foley Elizabeth & Brian	
16-07-119-033-1099	1124 Lake St #512	1124 Lake St #512, Oak Park Il 60301-1377 C031	Oak Park Il 60301-1377	Powell Jean M	
16-07-119-033-1100	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc	
16-07-119-033-1101	5339 W Belmont Ave	5339 W Belmont Ave, Chicago Il 60641-4104 C052	Chicago Il 60641-4104	Sotx Llc	
16-07-119-033-1102	1124 Lake St #413	1124 Lake St #413, Oak Park Il 60301-1381 C031	Oak Park Il 60301-1381	Redidents At	
16-07-119-033-1103	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	West End Trust 2012-1	
16-07-119-033-1104	1124 Lake St #510	1124 Lake St #510, Oak Park Il 60301-1377 C031	Oak Park Il 60301-1377	Balice Geremia	
16-07-119-033-1105	1601 Washington Ave	1601 Washington Ave, Miami Beach Fl 33139-3164 C019	C/o Lnr f Miami Beach Fl 33139-3164	West End Trust 2012-1	
16-07-119-033-1106	25w275 Woodstock Ct	25w275 Woodstock Ct, Naperville Il 60540-3427 C039	Naperville Il 60540-3427	Farrell Courtney	
16-07-119-033-1107	1100 Lake St #3rd	1100 Lake St #3rd, Oak Park Il 60301-1015 C031	Oak Park Il 60301-1015	Shaker Joseph R Trust	
16-07-119-033-1108	3144 Sycamore Rd	3144 Sycamore Rd, Ames Ia 50014-4510 R006	Ames Ia 50014-4510	Dahiya Krishna	
16-07-119-033-1109	5339 W Belmont Ave	5339 W Belmont Ave, Chicago Il 60641-4104 C047	Chicago Il 60641-4104	So Holdings Llc Series	
16-07-119-033-1110	315 N Maple Ave #2d	315 N Maple Ave #2d, Oak Park Il 60302-1848 C022	Oak Park Il 60302-1848	Guler Melih Y & Esin	
16-07-119-034-0000	110 N Marion St	110 N Marion St, Oak Park Il 60301-1005 C031	Oak Park Il 60301-1005	Kek Llc	
16-07-119-035-1001	163 Harbor Beach Rd	163 Harbor Beach Rd, Mount Sinai Ny 11766-1301 R005	Mount Sinai Ny 11766-1301	1120 Club Llc	
16-07-119-035-1002	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc	
16-07-119-035-1003	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc	
16-07-119-035-1004	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc	
16-07-119-035-1005	180 N La Salle St #2626	180 N La Salle St #2626, Chicago Il 60601-2706 C022	Chicago Il 60601-2706	1120 Club Llc	
16-07-120-016-0000	167 Forest Ave	167 Forest Ave, River Forest Il 60305 C020	River Forest Il 60305	Sideris James 2007 Trust	Sideris Stavroula 2007 Trust
16-07-120-025-0000	3810 W Fitch Ave	3810 W Fitch Ave, Lincolnwood Il 60712-1012 C012	Lincolnwood Il 60712-1012	Johnson Willis G	
16-07-120-033-0000	603 Rogers St	603 Rogers St, Downers Grove Il 60515-3773 C008	Downers Grove Il 60515-3773	Regency Duplex Condo Assn	
16-07-120-035-0000	2980 S River Rd	2980 S River Rd, Des Plaines Il 60018-4203 C017	Des Plaines Il 60018-4203	Sashet Llc	
16-07-120-036-0000	3685 Woodhead Dr	3685 Woodhead Dr, Northbrook Il 60062-1816 C021	Northbrook Il 60062-1816	Regency Club Condos Llc	
16-07-120-037-0000	2980 S River Rd	2980 S River Rd, Des Plaines Il 60018-4203 C017	Des Plaines Il 60018-4203	leg Inc	
16-07-120-038-0000	Po Box 810490	Po Box 810490, Dallas Tx 75381-0490 B006	Dallas Tx 75381-0490	leg Inc	
16-07-120-039-0000	Po Box 810490	Po Box 810490, Dallas Tx 75381-0490 B006	Dallas Tx 75381-0490	Big Papa Project Llc	
16-07-120-040-0000	3685 Woodhead Dr	3685 Woodhead Dr, Northbrook Il 60062-1816 C021	Northbrook Il 60062-1816	Regency Club Condos Llc	
16-07-120-041-0000	2980 S River Rd	2980 S River Rd, Des Plaines Il 60018-4203 C017	Des Plaines Il 60018-4203	Fyfe Judi A	
16-07-120-052-0000	178 N Marion St	178 N Marion St, Oak Park Il 60301-1005 C032	Oak Park Il 60301-1005	Miller Travis	
16-07-120-053-0000	176 N Marion St	176 N Marion St, Oak Park Il 60301-1005 C031	Oak Park Il 60301-1005	Classic Townhomes	
16-07-120-054-0000	910 W Van Buren Pmb403	910 W Van Buren Pmb403, Chicago Il 60607	Chicago Il 60607	Jayanthi Neeru	Bhargave Lakshmi
16-07-120-057-0000	172 N Marion St	172 N Marion St, Oak Park Il 60301-1005 C032	Oak Park Il 60301-1005	Classic Townhomes Of Oak Parkllc	
16-07-120-058-1001	910 W Van Buren St	910 W Van Buren St, Chicago Il 60607-3523 C008	Chicago Il 60607-3523	Classic Townhomes Of Oak Parkllc	
16-07-120-058-1002	910 W Van Buren St	910 W Van Buren St, Chicago Il 60607-3523 C008	Chicago Il 60607-3523	Classic Townhomes Of Oak Parkllc	
16-07-120-058-1003	910 W Van Buren St	910 W Van Buren St, Chicago Il 60607-3523 C008	Chicago Il 60607-3523	Classic Townhomes Of Oak Parkllc	
16-07-120-058-1004	910 W Van Buren St	910 W Van Buren St, Chicago Il 60607-3523 C008	Chicago Il 60607-3523	Classic Townhomes Of Oak Parkllc	
16-07-120-058-1005	910 W Van Buren St	910 W Van Buren St, Chicago Il 60607-3523 C008	Chicago Il 60607-3523	Classic Townhomes Of Oak Parkllc	
16-07-120-058-1006	910 W Van Buren St	910 W Van Buren St, Chicago Il 60607-3523 C008	Chicago Il 60607-3523	Classic Townhomes Of Oak Parkllc	
16-07-120-058-1007	170 N Marion St #9	170 N Marion St #9, Oak Park Il 60301-6710 C031	Oak Park Il 60301-6710	Thompson Sonya	

16-07-120-058-1008	910 W Van Buren St	910 W Van Buren St, Chicago Il 60607-3523 C008	Chicago Il 60607-3523	Classic Townhomes Of Oak Parkllc
16-07-120-058-1009	170 N Marion St #11	170 N Marion St #11, Oak Park Il 60301-6710 C031	Oak Park Il 60301-6710	Asher Michael R
16-07-120-058-1010	910 W Van Buren St	910 W Van Buren St, Chicago Il 60607-3523 C008	Chicago Il 60607-3523	Classic Townhomes Of Oak Parkllc
16-07-120-058-1011	170 N Marion St #13	170 N Marion St #13, Oak Park Il 60301-6710 C031	Oak Park Il 60301-6710	Oneill Patricia A
16-07-120-058-1012	910 W Van Buren St	910 W Van Buren St, Chicago Il 60607-3523 C008	Chicago Il 60607-3523	Classic Townhomes Of Oak Parkllc
16-07-124-002-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-124-003-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-124-004-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-124-010-0000	1117 Lake St	1117 Lake St, Oak Park Il 60301-1511 C031	Oak Park Il 60301-1511	Seth Vijay K
16-07-124-011-0000	108 5th Ave #11c	108 5th Ave #11c, New York Ny 10011-6906 C050 C/o Louis Meltz	New York Ny 10011-6906	1115 Lake Oak Park LlC
16-07-124-012-0000	300 E Roosevelt Rd #210	300 E Roosevelt Rd #210, Wheaton Il 60187-1908 C018	Wheaton Il 60187-1908	Thirteen Investment Group Llc
16-07-124-013-0000	6n304 Fairway Ln	6n304 Fairway Ln, Itasca Il 60143-1944 C003	Itasca Il 60143-1944	Mancini Albert
16-07-124-014-0000	Po Box 516	Po Box 516, Clinton WI 53525-0516 B005	Clinton WI 53525-0516	Re Stier Llc
16-07-124-015-0000	300 E Roosevelt Rd #210	300 E Roosevelt Rd #210, Wheaton Il 60187-1908 C060	Wheaton Il 60187-1908	Es Inv Grp Llc
16-07-124-016-0000	1100 Lake St	1100 Lake St, Oak Park Il 60301-1015 C031	Oak Park Il 60301-1015	Shaker Management Co
16-07-124-022-0000	1122 Westgate St	1122 Westgate St, Oak Park Il 60301-1170 C031	Oak Park Il 60301-1170	Mcnamara William C Trust
16-07-124-023-0000	105 Iroquois Dr	105 Iroquois Dr, Clarendon Hills Il 60514-1123 C002	Clarendon Hills Il 60514-1123	R P Fox & Assoc
16-07-124-026-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	
16-07-124-027-0000	1128 Westgate St	1128 Westgate St, Oak Park Il 60301 C031	Oak Park Il 60301	
16-07-124-032-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-124-033-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-124-035-1001	7416 Iowa St	7416 Iowa St, River Forest Il 60305-1410 C015	River Forest Il 60305-1410	Simcox Richard
16-07-124-035-1002	1122 Westgate St	1122 Westgate St, Oak Park Il 60301-1170 C031	Oak Park Il 60301-1170	Genesis Professional
16-07-124-036-0000	1146 Westgate St	1146 Westgate St, Oak Park Il 60301 C031	Oak Park Il 60301	
16-07-124-037-0000	1146 Lake St	1146 Lake St, Oak Park Il 60301 C031	Oak Park Il 60301	
16-07-124-038-0000	123 N Marion St	123 N Marion St, Oak Park Il 60301-1031 C031	Oak Park Il 60301-1031	Humayun Kashif
16-07-124-039-0000	1123 Lake St	1123 Lake St, Oak Park Il 60301 C031	Oak Park Il 60301	Humayun Aqil
16-07-124-040-0000	1121 Lake St	1121 Lake St, Oak Park Il 60301-1001 C031	Oak Park Il 60301-1001	
16-07-125-001-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-125-002-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-125-003-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-125-004-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-125-006-0000	1135 Westgate St	1135 Westgate St, Oak Park Il 60301 C031	Oak Park Il 60301	
16-07-125-007-0000	123 Madison St	123 Madison St, Oak Park Il 60302-4205 C049	Oak Park Il 60302-4205	Village Of Oak Park
16-07-125-008-0000	7319 North Ave	7319 North Ave, River Forest Il 60305-1220 C004	River Forest Il 60305-1220	Oprf Management Llc
16-07-125-009-0000	1111 Westgate St	1111 Westgate St, Oak Park Il 60301-1007 C032	Oak Park Il 60301-1007	C & C Office Factory Llc
16-07-125-015-0000	6110 Wingspan Way	6110 Wingspan Way, Bradenton Fl 34203-7118 R011	Bradenton Fl 34203-7118	Phelan Kieran J Jr Trust
16-07-125-016-0000	140 Grove St	140 Grove St, Oak Park Il 60302	Oak Park Il 60302	Strand Jack
16-07-125-017-0000	111 N Marion St	111 N Marion St, Oak Park Il 60301-1091 C031	Oak Park Il 60301-1091	Heitzman
16-07-125-019-0000	1021 S Euclid Ave	1021 S Euclid Ave, Oak Park Il 60304-2011 C075	Oak Park Il 60304-2011	Taylor Paul & Perilita
16-07-125-020-0000	Po Box 887	Po Box 887, Oak Park Il 60303-0887 B005	Oak Park Il 60303-0887	Collins Laverne
16-07-125-023-0000	1128 Westgate St Pklot	1128 Westgate St Pklot, Oak Park Il	Oak Park Il	
16-07-125-025-0000	1128 Westgate St Pklot	1128 Westgate St Pklot, Oak Park Il	Oak Park Il	
16-07-125-026-0000	1145 Westgate St	1145 Westgate St, Oak Park Il 60301 C031	Oak Park Il 60301	
16-07-125-027-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-125-028-0000	One Parkview Plaza 9fl	One Parkview Plaza 9fl, Oakbrook Ter Il 60181	Oakbrook Ter Il 60181	Sdop Corp Midamerica
16-07-125-029-0000	1128 Westgate St Pklot	1128 Westgate St Pklot, Oak Park Il	Oak Park Il	



16-07-125-030-0000	1137 Westgate St	1137 Westgate St, Oak Park Il 60301 C031	Oak Park Il 60301	
16-07-125-031-1001	171 N Clark St #575	171 N Clark St #575, Chicago Il 60601-3306 C016	Chicago Il 60601-3306	Trust 8002351537
16-07-125-031-1002	107 N Marion St #b	107 N Marion St #b, Oak Park Il 60301-1004 C031	Oak Park Il 60301-1004	Lawson Bobbie M
16-07-125-031-1003	171 N Clark St #575	171 N Clark St #575, Chicago Il 60601-3306 C016	Chicago Il 60601-3306	Trust 8002351537
16-07-125-031-1004	316 W Lee St	316 W Lee St, Seattle Wa 98119-3325 C081	Seattle Wa 98119-3325	Walther Gene W
16-07-126-001-0000	Po Box 129	Po Box 129, Addison Il 60101-0129 B002	Addison Il 60101-0129	Oxford Bank & Trust
16-07-126-002-0000	7348 Madison St	7348 Madison St, Forest Park Il 60130-1545 C005	Forest Park Il 60130-1545	Trust 091788
16-07-126-003-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051 C/o Michael Fox	Oak Park Il 60302-3010	Rp Fox 2 Llc
16-07-126-004-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051 C/o Michael Fox	Oak Park Il 60302-3010	Rp Fox 2 Llc
16-07-126-005-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	Rp Fox Llc
16-07-126-010-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	R P Fox & Assoc
16-07-126-011-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	112 N Marion Llc
16-07-126-012-0000	6817 North Ave	6817 North Ave, Oak Park Il 60302-1007 C026	Oak Park Il 60302-1007	Forsyth Building Llc
16-07-126-013-0000	6817 North Ave	6817 North Ave, Oak Park Il 60302-1007 C026	Oak Park Il 60302-1007	Forsyth Building Llc
16-07-126-014-0000	6817 North Ave	6817 North Ave, Oak Park Il 60302-1007 C026	Oak Park Il 60302-1007	Forsyth Building Llc
16-07-126-015-0000	6817 North Ave #4r	6817 North Ave #4r, Oak Park Il 60302-1007 C026	Oak Park Il 60302-1007	Forsyth Building Llc
16-07-126-016-0000	6817 North Ave	6817 North Ave, Oak Park Il 60302-1007 C026	Oak Park Il 60302-1007	Forsyth Building Llc
16-07-126-017-0000	6817 North Ave	6817 North Ave, Oak Park Il 60302-1007 C026	Oak Park Il 60302-1007	Forsyth Building Llc
16-07-126-018-0000	2211 S Highland Ave #3a	2211 S Highland Ave #3a, Lombard Il 60148-5348 C037	Lombard Il 60148-5348	Millenia Holdings Llc
16-07-126-019-0000	1100 Lake St #300	1100 Lake St #300, Oak Park Il 60301-1068 C031	Oak Park Il 60301-1068	Papendorf Lucille
16-07-126-020-0000	1100 Lake St	1100 Lake St, Oak Park Il 60301-1015 C031	Oak Park Il 60301-1015	Shaker Apartments Llc
16-07-126-021-0000	1100 Pleasant St	1100 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	122 N Marion Street Llc
16-07-126-022-0000	134 N Marion St	134 N Marion St, Oak Park Il 60301-1005 C031	Oak Park Il 60301-1005	R P Fox & Assoc
16-07-126-023-0000	130 N Marion St	130 N Marion St, Oak Park Il 60301 C031	Oak Park Il 60301	
16-07-127-003-0000	104 Forest Pl	104 Forest Pl, Oak Park Il 60301 C033	Oak Park Il 60301	
16-07-127-004-0000	104 Forest Pl	104 Forest Pl, Oak Park Il 60301 C033	Oak Park Il 60301	
16-07-127-005-0000	1007 Forest Ave	1007 Forest Ave, Oak Park Il 60302-1311 C011	Oak Park Il 60302-1311	
16-07-127-006-0000	100 Forest Pl	100 Forest Pl, Oak Park Il 60301-1145 C033	Oak Park Il 60301-1145	
16-07-127-007-0000	100 North Ave	100 North Ave, Barrington Il 60010 C002	Barrington Il 60010	
16-07-127-008-0000	100 North Ave	100 North Ave, Barrington Il 60010 C002	Barrington Il 60010	
16-07-127-009-0000	100 North Ave	100 North Ave, Barrington Il 60010 C002	Barrington Il 60010	
16-07-300-001-0000	331 N Harlem Ave	331 N Harlem Ave, Oak Park Il 60302 C051	Oak Park Il 60302	
16-07-300-002-0000	107 S Maple Ave	107 S Maple Ave, Oak Park Il 60302 C051	Oak Park Il 60302	
16-07-300-003-0000	323 N Harlem Ave	323 N Harlem Ave, Oak Park Il 60302 C051	Oak Park Il 60302	
16-07-300-004-0000	111 S Maple Ave	111 S Maple Ave, Oak Park Il 60302-3005 C051	Oak Park Il 60302-3005	Parrilli Barbara A
16-07-300-005-0000	111 S Maple Ave	111 S Maple Ave, Oak Park Il 60302-3005 C051	Oak Park Il 60302-3005	Parrilli Barbara A
16-07-300-006-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	Carleton Hotel Llc
16-07-300-007-0000	121 S Maple Ave	121 S Maple Ave, Oak Park Il 60302-3005 C051	Oak Park Il 60302-3005	Swift Eddie
16-07-300-008-0000	Po Box 5621	Po Box 5621, River Forest Il 60305-5621 B006	River Forest Il 60305-5621	Takiguchi M
16-07-300-009-0000	31w230 Woodland Trl S	31w230 Woodland Trl S, Wayne Il 60184-2474 R001	Wayne Il 60184-2474	Trivelli Rosemary
16-07-301-001-0000	100 S Maple Ave	100 S Maple Ave, Oak Park Il 60302 C051	Oak Park Il 60302	
16-07-301-002-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	Fox Partners
16-07-301-003-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	Fox Partners
16-07-301-004-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	Carleton Hotel Llc
16-07-301-005-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	Carleton Hotel Llc
16-07-301-010-0000	552 N Ellsworth Ave	552 N Ellsworth Ave, Addison Il 60101-2917 C023	Addison Il 60101-2917	Mehmeti N
16-07-301-012-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	Carleton Hotel Llc

16-07-301-013-0000	1110 Pleasant St	1110 Pleasant St, Oak Park II 60302-3010 C051	Oak Park II 60302-3010	Carleton Hotel Llc
16-07-301-014-0000	1110 Pleasant St	1110 Pleasant St, Oak Park II 60302-3010 C051	Oak Park II 60302-3010	Carleton Hotel Llc
16-07-301-016-0000	113 S Marion St	113 S Marion St, Oak Park II 60302-2822 C053	Oak Park II 60302-2822	B H Feller Co
16-07-301-017-0000	1110 Pleasant St	1110 Pleasant St, Oak Park II 60302-3010 C051	Oak Park II 60302-3010	115 S Maron Lc
16-07-301-018-0000	1107 South Blvd	1107 South Blvd, Oak Park II 60302-2812 C042	Oak Park II 60302-2812	Chung David
16-07-301-019-0000	1111 South Blvd	1111 South Blvd, Oak Park II 60302-2880 C042	Oak Park II 60302-2880	Cam Properties
16-07-301-020-0000	1111 South Blvd	1111 South Blvd, Oak Park II 60302-2880 C042	Oak Park II 60302-2880	Cam Properties
16-07-301-021-1001	1101 South Blvd #201	1101 South Blvd #201, Oak Park II 60302-2859 C042	Oak Park II 60302-2859	Gould James W
16-07-301-021-1002	104 S Marion St	104 S Marion St, Oak Park II 60302 C053	Oak Park II 60302	Lou Fabbri Group Inc
16-07-301-021-1003	1101 South Blvd #203	1101 South Blvd #203, Oak Park II 60302-2859 C053	Oak Park II 60302-2859	Nazaran Stephen
16-07-301-021-1004	1101 South Blvd #204	1101 South Blvd #204, Oak Park II 60302-2859 C053	Oak Park II 60302-2859	Burgos Lamar
16-07-301-021-1005	1101 South Blvd #205	1101 South Blvd #205, Oak Park II 60302-2859 C042	Oak Park II 60302-2859	Latz Leo J Iii
16-07-301-021-1006	1101 South Blvd #301	1101 South Blvd #301, Oak Park II 60302-2858 C042	Oak Park II 60302-2858	Kohut Scott
16-07-301-021-1007	104 S Marion St	104 S Marion St, Oak Park II 60302 C053	Oak Park II 60302	Lou Fabbri Group Inc
16-07-301-021-1008	1101 South Blvd #303	1101 South Blvd #303, Oak Park II 60302-2858 C042	Oak Park II 60302-2858	Bonelli Christine
16-07-301-021-1009	1101 South Blvd #304	1101 South Blvd #304, Oak Park II 60302-2858 C042	Oak Park II 60302-2858	Stevenson Austin
16-07-301-021-1010	1101 South Blvd #305	1101 South Blvd #305, Oak Park II 60302-2858 C042	Oak Park II 60302-2858	Linares Adolfo & Martha
16-07-301-021-1011	101 S Marion St #c	101 S Marion St #c, Oak Park II 60302-2808 C053	Oak Park II 60302-2808	Grd Llc
16-07-301-021-1012	1103 South Blvd	1103 South Blvd, Oak Park II 60302-2812 C053	Oak Park II 60302-2812	Annabelle Properties Llc
16-07-301-021-1013	830 North Blvd #2nd	830 North Blvd #2nd, Oak Park II 60301-1354 C035	Oak Park II 60301-1354	Good Heart Work Smart Foun
16-07-302-002-0000	45 E Woodworth Pl	45 E Woodworth Pl, Roselle II 60172-2234 C015	Roselle II 60172-2234	Wong Fay F
16-07-302-003-0000	1033 South Blvd	1033 South Blvd, Oak Park II 60302-2823 C042	Oak Park II 60302-2823	Sachem Builiding Llc
16-07-302-004-0000	163 Jonathan Ct	163 Jonathan Ct, Glen Elynn II 60137-6476 C053	Glen Elynn II 60137-6476	1029 South Blvd Llc
16-07-302-005-0000	163 Jonathan Ct	163 Jonathan Ct, Glen Elynn II 60137-6476 C053	Glen Elynn II 60137-6476	1023 South Blvd Llc
16-07-302-009-0000	120 S Marion St	120 S Marion St, Oak Park II 60302-2809 C053	Oak Park II 60302-2809	Purple Monkey Prop Llc
16-07-302-010-0000	124 S Marion St	124 S Marion St, Oak Park II 60302-2809 C053	Oak Park II 60302-2809	Cox Paula J
16-07-302-011-0000	232 Franklin Ave	232 Franklin Ave, River Forest II 60305-2116 C011	River Forest II 60305-2116	Riffs Jordan B
16-07-302-012-0000	6600 157th St	6600 157th St, Oak Forest II 60452-2608 C013	Oak Forest II 60452-2608	Jsg Rontano Properties
16-07-302-023-1001	2980 S River Rd	2980 S River Rd, Des Plaines II 60018-4203 C017	Des Plaines II 60018-4203	Devlp 100-114 S Marion
16-07-302-023-1002	110 S Marion St #204	110 S Marion St #204, Oak Park II 60302-2872 C053	Oak Park II 60302-2872	Yager Family Living Trust
16-07-302-023-1003	110 S Marion St #205	110 S Marion St #205, Oak Park II 60302-2872 C053	Oak Park II 60302-2872	Huske Ken
16-07-302-023-1004	110 S Marion St #206	110 S Marion St #206, Oak Park II 60302-2872 C053	Oak Park II 60302-2872	Murchison Linda C
16-07-302-023-1005	1 W Superior St #4407	1 W Superior St #4407, Chicago II 60654-8859 C061	Chicago II 60654-8859	Brown Kathryn C
16-07-302-023-1006	315 N Euclid Ave	315 N Euclid Ave, Oak Park II 60302-2109 C014	Oak Park II 60302-2109	Schuler Mary Jo
16-07-302-023-1007	110 S Marion St #301	110 S Marion St #301, Oak Park II 60302-2875 C042	Oak Park II 60302-2875	Cherif Abour H
16-07-302-023-1008	110 S Marion St #302	110 S Marion St #302, Oak Park II 60302-2875 C053	Oak Park II 60302-2875	Rock Irving J & Anne J
16-07-302-023-1009	1015 Sunset Rd	1015 Sunset Rd, Winnetka II 60093-3622 C029	Winnetka II 60093-3622	Dominski Matthew Iii
16-07-302-023-1010	110 S Marion St #304p-30p-31	110 S Marion St #304p-30p-31, Oak Park II 60302-2863 C053	Oak Park II 60302-2863	Follett Andrew Trust
16-07-302-023-1011	910 Hayes Ave	910 Hayes Ave, Oak Park II 60302-1412 C018	Oak Park II 60302-1412	Burke Douglas E Living Trust
16-07-302-023-1012	110 S Marion St #306	110 S Marion St #306, Oak Park II 60302-2875 C053	Oak Park II 60302-2875	Sage Clifford C & Patricia M
16-07-302-023-1013	110 S Marion St #308	110 S Marion St #308, Oak Park II 60302-2875 C053	Oak Park II 60302-2875	Wyatt Robert O
16-07-302-023-1014	110 S Marion St #401	110 S Marion St #401, Oak Park II 60302-2874 C053	Oak Park II 60302-2874	Schmidt Susan M
16-07-302-023-1015	110 S Marion St #402	110 S Marion St #402, Oak Park II 60302-2874 C053	Oak Park II 60302-2874	Schacht Paul C Trust
16-07-302-023-1016	110 S Marion St #403	110 S Marion St #403, Oak Park II 60302-2874 C053	Oak Park II 60302-2874	Rayburn Gloria & W
16-07-302-023-1017	110 S Marion St #404	110 S Marion St #404, Oak Park II 60302-2874 C053	Oak Park II 60302-2874	Lueck Christine & Peter
16-07-302-023-1018	110 S Marion St #405	110 S Marion St #405, Oak Park II 60302-2874 C053	Oak Park II 60302-2874	Aluen Christiane
16-07-302-023-1019	110 S Marion St #405	110 S Marion St #405, Oak Park II 60302-2874 C053	Oak Park II 60302-2874	Arnold Roberta E
				Movahadzadeh Farahnaz
				Follett Hannah Trust
				Walsh Karen L Living Trust
				Lackey Terri A

16-07-302-023-1020	1955 N Newland Ave	1955 N Newland Ave, Chicago Il 60707-3308 C032	Chicago Il 60707-3308	Fagiolo Piero
16-07-302-023-1021	534 Ghentwood Dr	534 Ghentwood Dr, Akron Oh 44333-1764 C015	Akron Oh 44333-1764	Giltner James & Gail
16-07-302-023-1022	110 S Marion St #408	110 S Marion St #408, Oak Park Il 60302-2874 C053	Oak Park Il 60302-2874	Gniady Susan
16-07-302-023-1023	110 S Marion St #501	110 S Marion St #501, Oak Park Il 60302-2876 C053	Oak Park Il 60302-2876	Martinez Claudio J
16-07-302-023-1024	110 S Marion St #502	110 S Marion St #502, Oak Park Il 60302-2876 C053	Oak Park Il 60302-2876	Wick Pamela
16-07-302-023-1025	110 S Marion St #503	110 S Marion St #503, Oak Park Il 60301-1005 C031	Oak Park Il 60301-1005	Rath Justin G & Joanna C
16-07-302-023-1026	110 S Marion St #504	110 S Marion St #504, Oak Park Il 60302-2876 C053	Oak Park Il 60302-2876	Schnell Zachary
16-07-302-023-1027	110 S Marion St #505	110 S Marion St #505, Oak Park Il 60302-2876 C053	Oak Park Il 60302-2876	Mangless Daniel J & Patricia A
16-07-302-023-1028	110 S Marion St #506	110 S Marion St #506, Oak Park Il 60302-2876 C053	Oak Park Il 60302-2876	Fort Jeffrey S
16-07-302-023-1029	15 Roosevelt St	15 Roosevelt St, St Charles Il 60174-4158 C018	St Charles Il 60174-4158	Basil Edward P Jr Family Trust
16-07-302-023-1030	110 S Marion St #508p-2	110 S Marion St #508p-2, Oak Park Il 60302-2863 C025	Oak Park Il 60302-2863	Girod Karen M
16-07-302-023-1031	2600 S Throop St	2600 S Throop St, Chicago Il 60608-5716 C050	Chicago Il 60608-5716	Landmine Lc
16-07-302-023-1032	110 S Marion St #602	110 S Marion St #602, Oak Park Il 60302-2877 C053	Oak Park Il 60302-2877	Stewart Kathleen
16-07-302-023-1033	479 N Harlem Ave #1203	479 N Harlem Ave #1203, Oak Park Il 60301-6417 C031	Oak Park Il 60301-6417	Macneil Michael A L
16-07-302-023-1034	1023 Erie St	1023 Erie St, Oak Park Il 60302-1902 C025	Oak Park Il 60302-1902	Myers Donna Trust
16-07-302-023-1035	110 S Marion St #605	110 S Marion St #605, Oak Park Il 60302-2877 C053	Oak Park Il 60302-2877	Smg & Djs Trust 12-00
16-07-302-023-1036	315 Euclid	315 Euclid, Oak Park Il 60302	Oak Park Il 60302	Oak Park Opera Properties Lc
16-07-302-023-1038	315 N Euclid Ave	315 N Euclid Ave, Oak Park Il 60302-2109 C014	Oak Park Il 60302-2109	Oak Park Opera Prop
16-07-302-023-1039	315 N Euclid Ave	315 N Euclid Ave, Oak Park Il 60302-2109 C014	Oak Park Il 60302-2109	Oak Park Opera Prop
16-07-302-023-1040	830 North Blvd #2nd	830 North Blvd #2nd, Oak Park Il 60301-1354 C035	Oak Park Il 60301-1354	Oak Park Opera Props Lic
16-07-302-023-1041	1913 Cambridge Cir	1913 Cambridge Cir, West Plains Mo 65775-1981 R006	West Plains Mo 65775-1981	Nelson Joe Williams
16-07-302-023-1042	110 S Marion St #608	110 S Marion St #608, Oak Park Il 60302-2877 C053	Oak Park Il 60302-2877	Cronin Lori
16-07-307-046-1001	201 S Maple Ave #101	201 S Maple Ave #101, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Mendez Eileen M
16-07-307-046-1002	635 Westwind Dr	635 Westwind Dr, Carpentersville Il 60110-1739 C017	Carpentersville Il 60110-1739	Martinez Arturo
16-07-307-046-1003	201 S Maple Ave #103	201 S Maple Ave #103, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Cervantes Ofelia B
16-07-307-046-1004	201 S Maple Ave #104	201 S Maple Ave #104, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Levy Reginald & F
16-07-307-046-1005	201 S Maple Ave #105	201 S Maple Ave #105, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Alrdo Michael A
16-07-307-046-1006	201 S Maple Ave #106	201 S Maple Ave #106, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Cummings Richard T
16-07-307-046-1007	201 S Maple Ave #107	201 S Maple Ave #107, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Hawkeye Lc
16-07-307-046-1008	201 S Maple Ave #108	201 S Maple Ave #108, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Xu Jing
16-07-307-046-1009	201 S Maple Ave #109	201 S Maple Ave #109, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Paris Norman & Valerie
16-07-307-046-1010	201 S Maple Ave #110	201 S Maple Ave #110, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Plotts Harvey F Living Trust
16-07-307-046-1011	201 S Maple Ave #111	201 S Maple Ave #111, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Wardisiani George C
16-07-307-046-1012	201 S Maple Ave #112	201 S Maple Ave #112, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Styracula Andrew J
16-07-307-046-1013	201 S Maple Ave #201	201 S Maple Ave #201, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Hammer Douglas N
16-07-307-046-1014	21 Hawthorne Ct	21 Hawthorne Ct, Calumet City Il 60409-5011 C004	Calumet City Il 60409-5011	Atkins Mary & Heath
16-07-307-046-1015	201 S Maple Ave #203	201 S Maple Ave #203, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Arjona Sylvia B
16-07-307-046-1016	2304 Glen Eagles Ln	2304 Glen Eagles Ln, Riverwoods Il 60015-3895 C011	Riverwoods Il 60015-3895	Kozil Ronald
16-07-307-046-1017	201 S Maple Ave #205	201 S Maple Ave #205, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Folino Anthony R
16-07-307-046-1018	201 S Maple Ave #206	201 S Maple Ave #206, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Kozil Ronald
16-07-307-046-1019	201 S Maple Ave #207	201 S Maple Ave #207, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Jonkowiak Aneta
16-07-307-046-1020	836 Washington Blvd #1e	836 Washington Blvd #1e, Oak Park Il 60302-3873 C054	Oak Park Il 60302-3873	Mccooy Lovice
16-07-307-046-1021	201 S Maple Ave #209	201 S Maple Ave #209, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Polite Willie M
16-07-307-046-1022	201 S Maple Ave #210	201 S Maple Ave #210, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Pokorny Mary
16-07-307-046-1023	201 S Maple Ave #211	201 S Maple Ave #211, Oak Park Il 60302-3041 C051	Oak Park Il 60302-3041	Solina Henrik & Mila
16-07-307-046-1024	201 S Maple Ave #301	201 S Maple Ave #301, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Baldini Barbara Living Trust
16-07-307-046-1025	201 S Maple Ave #302	201 S Maple Ave #302, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Lam Ryan K Y



16-07-307-046-1026	201 S Maple Ave #303	201 S Maple Ave #303, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Home First Illinois Llc
16-07-307-046-1027	201 S Maple Unit#304	201 S Maple Unit#304, Oak Park Il 60302	Oak Park Il 60302	Raisor Anna M
16-07-307-046-1028	170 N Ridgeland Ave	170 N Ridgeland Ave, Oak Park Il 60302-2621 C037	Oak Park Il 60302-2621	Fournier Ada
16-07-307-046-1029	201 S Maple Ave #306	201 S Maple Ave #306, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Maclean Susan
16-07-307-046-1030	201 S Maple Ave #307	201 S Maple Ave #307, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Gary Carol J
16-07-307-046-1031	201 S Maple Ave #308	201 S Maple Ave #308, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Hercik Charles Y & Rosa M
16-07-307-046-1032	201 S Maple Ave #309	201 S Maple Ave #309, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Trust 8002359037
16-07-307-046-1033	201 S Maple Ave #310	201 S Maple Ave #310, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Newberry Gregg R
16-07-307-046-1034	1 N La Salle St	1 N La Salle St, Chicago Il 60602-3902 C015	Chicago Il 60602-3902	Home First Illinois Llc
16-07-307-046-1035	201 S Maple Ave #409	201 S Maple Ave #409, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Khoshnood Aziz
16-07-307-046-1036	201 S Maple Ave #402	201 S Maple Ave #402, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Laux Ruth H
16-07-307-046-1037	205 S Maple Ave #403	205 S Maple Ave #403, Oak Park Il 60302 C051	Oak Park Il 60302	Armenta Veronica
16-07-307-046-1038	841 Fairway Dr	841 Fairway Dr, Forsyth Il 62535-9794 R002	Forsyth Il 62535-9794	Hise Michael B
16-07-307-046-1039	201 S Maple Ave #405	201 S Maple Ave #405, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	The Lanhuong B K Dao
16-07-307-046-1040	201 S Maple Ave #406	201 S Maple Ave #406, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Brown Rodney D
16-07-307-046-1041	3445 W Carmen Ave	3445 W Carmen Ave, Chicago Il 60625-4917 C052	Chicago Il 60625-4917	Agustin Fred G
16-07-307-046-1042	201 S Maple Ave #408	201 S Maple Ave #408, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Muldoon Sheila
16-07-307-046-1043	201 S Maple Ave #409	201 S Maple Ave #409, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Khoshnood Aziz N
16-07-307-046-1044	1 N La Salle St #700	1 N La Salle St #700, Chicago Il 60602-3942 C015	Chicago Il 60602-3942	Home First Illinois Llc
16-07-307-046-1045	201 S Maple Ave #411	201 S Maple Ave #411, Oak Park Il 60302-3070 C051	Oak Park Il 60302-3070	Keller Robert
16-07-308-008-0000	203 S Marion St	203 S Marion St, Oak Park Il 60302-3103 C053	Oak Park Il 60302-3103	203 South Marion Corp
16-07-308-028-1001	1123 Pleasant St #1	1123 Pleasant St #1, Oak Park Il 60302-3047 C051	Oak Park Il 60302-3047	5709 L Slotkowski 2
16-07-308-028-1002	10744 S Hoyrre Ave	10744 S Hoyrre Ave, Chicago Il 60643-3327 C003	Chicago Il 60643-3327	Jes Building Corp
16-07-308-028-1003	1123 Pleasant St #3	1123 Pleasant St #3, Oak Park Il 60302-3047 C051	Oak Park Il 60302-3047	Kosinski Patricia
16-07-308-028-1004	1123 Pleasant St #4	1123 Pleasant St #4, Oak Park Il 60302-3047 C051	Oak Park Il 60302-3047	Varn W Douglas & Janet B
16-07-308-028-1005	1123 Pleasant St #5	1123 Pleasant St #5, Oak Park Il 60302-3047 C051	Oak Park Il 60302-3047	Grigaliunas Aukse
16-07-308-028-1006	786 Euclid Ave	786 Euclid Ave, Glen Ellyn Il 60137-3867 C018	Glen Ellyn Il 60137-3867	Patricia Lamonica
16-07-308-028-1007	200 S Maple Ave #7	200 S Maple Ave #7, Oak Park Il 60302-3026 C051	Oak Park Il 60302-3026	Deady Patrick E & Pamela D
16-07-308-028-1008	200 S Maple Ave #8	200 S Maple Ave #8, Oak Park Il 60302-3026 C051	Oak Park Il 60302-3026	Walker Fred G Iii
16-07-308-028-1009	200 S Maple Ave #9	200 S Maple Ave #9, Oak Park Il 60302-3026 C051	Oak Park Il 60302-3026	Ferrera Stephanie J Trust
16-07-308-028-1010	200 S Maple Ave #10	200 S Maple Ave #10, Oak Park Il 60302-3026 C051	Oak Park Il 60302-3026	Mahoney John
16-07-308-028-1011	200 S Maple Ave #11	200 S Maple Ave #11, Oak Park Il 60302-3026 C051	Oak Park Il 60302-3026	Taylor Robert W
16-07-308-028-1012	200 S Maple Ave #12	200 S Maple Ave #12, Oak Park Il 60302-3026 C051	Oak Park Il 60302-3026	Mahoney & Dowling
16-07-308-028-1013	204 S Maple Ave #13	204 S Maple Ave #13, Oak Park Il 60302-3027 C051	Oak Park Il 60302-3027	Schulte D L & G
16-07-308-028-1014	204 S Maple Ave #14	204 S Maple Ave #14, Oak Park Il 60302-3027 C051	Oak Park Il 60302-3027	Martin Raymond L & K S Trust
16-07-308-028-1015	204 S Maple Ave #15	204 S Maple Ave #15, Oak Park Il 60302-3027 C051	Oak Park Il 60302-3027	Sergo John & Christie
16-07-308-028-1016	204 S Maple Ave #16	204 S Maple Ave #16, Oak Park Il 60302-3027 C051	Oak Park Il 60302-3027	Scheffel & Anderson
16-07-308-028-1017	204 S Maple Ave #17	204 S Maple Ave #17, Oak Park Il 60302-3027 C051	Oak Park Il 60302-3027	Harb Lois
16-07-308-028-1018	111 Silverstone	111 Silverstone, Georgetown Tx 78633-1961 R026	Georgetown Tx 78633-1961	Williams Janann E
16-07-308-028-1019	208 S Maple Ave #19	208 S Maple Ave #19, Oak Park Il 60302-3028 C051	Oak Park Il 60302-3028	Samuelson Jane E
16-07-308-028-1020	208 S Maple Ave #21	208 S Maple Ave #21, Oak Park Il 60302-3028 C051	Oak Park Il 60302-3028	Eubanks Phil
16-07-308-028-1021	208 S Maple Ave #22	208 S Maple Ave #22, Oak Park Il 60302-3028 C051	Oak Park Il 60302-3028	Golub Martin
16-07-308-028-1022	208 S Maple Ave #23	208 S Maple Ave #23, Oak Park Il 60302-3028 C051	Oak Park Il 60302-3028	Maul Peter L & Marilyn K
16-07-308-028-1023	208 S Maple Ave #24	208 S Maple Ave #24, Oak Park Il 60302-3028 C051	Oak Park Il 60302-3028	Jeka Rebecca J
16-07-308-028-1024	212 S Maple Ave #25	212 S Maple Ave #25, Oak Park Il 60302-3029 C051	Oak Park Il 60302-3029	Nancy Watts
16-07-308-028-1025	1585 N Us Highway 421	1585 N Us Highway 421, Whitestown In 46075-9383 R002	Whitestown In 46075-9383	Callen R J
16-07-308-028-1026				Crane Steven & Phoebe

16-07-308-028-1027	319 S Harvey Ave	319 S Harvey Ave, Oak Park Il 60302-3521 C046	Oak Park Il 60302-3521	Hayes Franklyn W	Engelhardt Victoria	U
16-07-308-028-1028	Po Box 678	Po Box 678, Oak Park Il 60303-0678 B004	Oak Park Il 60303-0678	Worley Robert C		
16-07-308-028-1029	212 S Maple Ave #29	212 S Maple Ave #29, Oak Park Il 60302-3029 C051	Oak Park Il 60302-3029	Bass Ileng		
16-07-308-028-1030	202 N Harvey Ave	202 N Harvey Ave, Oak Park Il 60302-2333 C029	Oak Park Il 60302-2333	Eads Mary Ellen Trust		
16-07-308-028-1031	216 S Maple Ave #31	216 S Maple Ave #31, Oak Park Il 60302-3030 C051	Oak Park Il 60302-3030	Johnnie Allen M		
16-07-308-028-1032				Olympio Elizabeth		
16-07-308-028-1033	216 S Maple Ave #33	216 S Maple Ave #33, Oak Park Il 60302-3030 C051	Oak Park Il 60302-3030	Huet Ruth J		
16-07-308-028-1034	216 S Maple Ave #34	216 S Maple Ave #34, Oak Park Il 60302-3030 C051	Oak Park Il 60302-3030	Olive Lawrence S		
16-07-308-028-1035	216 S Maple Ave #35	216 S Maple Ave #35, Oak Park Il 60302-3030 C051	Oak Park Il 60302-3030	Murray Jo Foster		
16-07-308-028-1036	216 S Maple Ave #36	216 S Maple Ave #36, Oak Park Il 60302-3030 C051	Oak Park Il 60302-3030	Fisher Lynne		
16-07-308-028-1037	220 S Maple Ave #37	220 S Maple Ave #37, Oak Park Il 60302-3031 C051	Oak Park Il 60302-3031	Maul Peter		
16-07-308-028-1038	220 S Maple Ave #38	220 S Maple Ave #38, Oak Park Il 60302-3031 C051	Oak Park Il 60302-3031	Bodach L B		
16-07-308-028-1039	401 S La Salle St #700d	401 S La Salle St #700d, Chicago Il 60605-1088 C003	Chicago Il 60605-1088	Icic 220 S Maple Lc		
16-07-308-028-1040	952 Pleasant St #2h	952 Pleasant St #2h, Oak Park Il 60302-3149 C042	Oak Park Il 60302-3149	Bridge Nicholas W Iii & Kathryn L		
16-07-308-028-1041	220 S Maple Ave #41	220 S Maple Ave #41, Oak Park Il 60302-3031 C051	Oak Park Il 60302-3031	Gilbert Douglas E		
16-07-308-028-1042	539 S Oak Park Ave	539 S Oak Park Ave, Oak Park Il 60304-1211 C082	Oak Park Il 60304-1211	Wenzel Catherine		
16-07-308-028-1043	224 S Maple Ave #43	224 S Maple Ave #43, Oak Park Il 60302-3032 C051	Oak Park Il 60302-3032	Metzgar John Judith		
16-07-308-028-1044	604 Clinton Pl	604 Clinton Pl, River Forest Il 60305-1912 C014	River Forest Il 60305-1912	Meir Wendy Koons		
16-07-308-028-1045	224 S Maple Ave #45	224 S Maple Ave #45, Oak Park Il 60302-3032 C051	Oak Park Il 60302-3032	Domagala Monica		
16-07-308-028-1046	224 S Maple Ave #46	224 S Maple Ave #46, Oak Park Il 60302-3032 C051	Oak Park Il 60302-3032	Reed Byron		
16-07-309-001-0000	1110 Pleasant St	1110 Pleasant St, Oak Park Il 60302-3010 C051	Oak Park Il 60302-3010	200 S Marion Llc		
16-07-500-002-0000	716 South Blvd	716 South Blvd, Evanston Il 60202-2908 C096	Evanston Il 60202-2908			





Carla	Pastore	Carla Pastore	Pastore Carla	1113 Holly	1113 Holly Ct 111,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 11:
James O	C5	James O Clayton	C5 James O Clayton	1109 Holly	1109 Holly Ct 112,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 11:
Ellen	Breen	Ellen P Breen	Breen Ellen P	1111 Holly	1111 Holly Ct 113,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 11:
Wilma	Dixon	Wilma Jean Dixon	Taxpayer Of	1109 Holly	1109 Holly Ct 114,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 11:
Christina	Igoe	Christina Igoe	Dixon Wilma Jean	1105 Holly	1105 Holly Ct 115,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 11:
Stephen	Baker	Stephen & Lee A Baker	Igoe Christina	1111 Holly	1111 Holly Ct 116,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 11:
Gregory	Lamontagna	Gregory Lamontagna	Baker Stephen & Lee A	1103 Holly	1103 Holly Ct 201,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 20:
Lisa	Taddei	Lisa Taddei	Lamontagna Gregory/sanchez Terry	1103 Holly	1103 Holly Ct 202,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 20:
Donald	Strazzabosco	Donald Strazzabosco	Taddei Lisa	1103 Holly	1103 Holly Ct 203,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 20:
Kathryn	Fitzpatrick	Kathryn Fitzpatrick	Strazzabosco Donald	1103 Holly	1103 Holly Ct 204,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 20:
Labianco	Claudine	Labianco Claudine	Fitzpatrick Kathryn	1103 Holly	1103 Holly Ct 205,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 20:
Luz	Ong	Luz L Ong	Labianco Labianco	1103 Holly	1103 Holly Ct 206,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 20:
Anthony	Burns	Anthony Burns	Ong Luz L	1103 Holly	1103 Holly Ct 207,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 20:
John	Dydo	John Paul Dydo	Burns Anthony	1107 Holly	1107 Holly Ct 208,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 20:
Donald	Strazzabosco	Donald Strazzabosco	Dydo John Paul	1113 Holly	1113 Holly Ct 209,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 20:
Joel	Santi	Joel P Santi	Strazzabosco Donald	1107 Holly	1107 Holly Ct 210,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 21:
Teresa	Uemura	Teresa Uemura	Santi Joel P	1113 Holly	1113 Holly Ct 211,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 21:
Susanne	Vasic	Susanne D Vasic	Uemura Teresa	1109 Holly	1109 Holly Ct 212,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 21:
Emilia	Merchen	Emilia T Merchen	Vasic Susanne D	1111 Holly	1111 Holly Ct 213,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 21:
Chang	Ahn	Chang Il Ahn	Merchen Emilia T	1109 Holly	1109 Holly Ct 214,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 21:
Josephine	Sanberg	Yiu Ming & Fai Chiu	Ahn Chang Il	1111 Holly	1111 Holly Ct 215,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 21:
Eloise	Lapallo	Josephine L Sanberg	Yiu Ming & Fai Chiu	1111 Holly	1111 Holly Ct 216,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 21:
Lois	Flaherty	Eloise Lapallo	Sanberg Josephine L	1103 Holly	1103 Holly Ct 301,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 30:
Method	Cichy	Lois M Flaherty	Lapallo Eloise	1103 Holly	1103 Holly Ct 302,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 30:
J	Melgoza	Method Cichy	Flaherty Lois M	1103 Holly	1103 Holly Ct 303,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 30:
Rose	Russell	J Melgoza	Cichy Method	1103 Holly	1103 Holly Ct 304,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 30:
Roger	Cameron	Rose M Russell	Melgoza J/rodriguez J	1103 Holly	1103 Holly Ct 305,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 30:
Stuart M	306 Stevenson	Roger Cameron	Russell Rose M	1103 Holly	1103 Holly Ct 306,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 30:
Janet	Lindeman	Stuart M Stevenson	Cameron Roger	1107 Holly	1107 Holly Ct 307,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 30:
Greg	Marsey	Janet Lindeman	306 Stuart M Stevenson	1113 Holly	1113 Holly Ct 309,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 30:
Cherryll	Fort	Greg Marsey	Janet Lindeman	1107 Holly	1107 Holly Ct 311,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 31:
Emily	Dabney	Cherryll A Fort	Marsey Greg	1103 Holly	1103 Holly Ct 312,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 31:
Peng	Chang	Emily C Dabney	Fort Cherryll A	1111 Holly	1111 Holly Ct 313,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 31:
Elisa	Saphier	Peng Chien Chang	Dabney Emily C	1109 Holly	1109 Holly Ct 314,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 31:
Anthony	Burns	Elisa Saphier	Chang Peng Chien	1111 Holly	1111 Holly Ct 317,	Oak Park, Il 60301-JC031	Oak Park	Oak Park, Il Oak Park Il	Holly Ct 31:
Elisa	Saphier	Anthony Burns	Saphier Elisa	159 N Mari	159 N Marion St C1,	Oak Park, Il 60301C031	Oak Park	Oak Park, Il Oak Park Il	N Marion S
Eric	Feldman	Elisa Saphier	Burns Anthony	161 N Mari	161 N Marion St C2,	Oak Park, Il 60301C031	Oak Park	Oak Park, Il Oak Park Il	N Marion S
Jerry	Polen	Eric Feldman	Saphier Elisa	163 N Mari	163 N Marion St C3,	Oak Park, Il 60301C031	Oak Park	Oak Park, Il Oak Park Il	N Marion S
Chang	Ahn	Jerry Van Polen	Feldman Eric	165 N Mari	165 N Marion St C4,	Oak Park, Il 60301C031	Oak Park	Oak Park, Il Oak Park Il	N Marion S
		Fill Grace 2004 Trust	Polen Jerry Van	167 N Mari	167 N Marion St C5,	Oak Park, Il 60301C031	Oak Park	Oak Park, Il Oak Park Il	N Marion S
		Chang Il Ahn	Fill Grace 2004 Trust	169 N Mari	169 N Marion St C6,	Oak Park, Il 60301C031	Oak Park	Oak Park, Il Oak Park Il	N Marion S
		Dearborn Street Holdings Llc S	Ahn Chang Il						
		Dearborn Street Holdings Llc S	Dearborn Street Holdings Llc S						
		Minaghan Kathleen R Trust	Minaghan Kathleen R Trust						
		Keke Uzokwe Pc	Keke Uzokwe Pc						
		Anthony P Galigo	Anthony P Galigo						

Suzan	Jardine	Jardine Suzan	1105 Holly	1105 Holly Ct C7,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Holly Ct C7
Suzan	Jardine	Jardine Suzan	1120 Lake	1120 Lake St,	Oak Park,    60301-1002 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St
Richard	Loving	Richard M Loving	1114 Lake	1114 Lake St,	Oak Park,    60301-1002 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St
Richard	Loving	Richard M Loving	1124 Lake	1124 Lake St 401,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 401
Richard	Loving	Richard M Loving	1124 Lake	1124 Lake St 501,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 501
Muralidhar Rao	S	Muralidhar Rao	1124 Lake	1124 Lake St 601,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 601
Robert Svoboda	S	Robert & Nancy Svoboda	1124 Lake	1124 Lake St 602,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 602
Brian Foley	Y	Brian & Eliz Foley	1124 Lake	1124 Lake St 603,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 603
Melih	Y	Melih Y & Esin Guler	1124 Lake	1124 Lake St 603,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 603
Jean Powell	Marie	Jean Marie Powell	1124 Lake	1124 Lake St 604,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 604
Margaret Hewell	Ann	Margaret Ann Hewell	1124 Lake	1124 Lake St 604,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 604
Dolores Pignoni		Dolores Pignoni	1124 Lake	1124 Lake St 605,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 605
Courtney Farrell		Courtney Farrell	1124 Lake	1124 Lake St 605,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 605
Krishna	Dahiya	Krishna Dahiya	1124 Lake	1124 Lake St 606,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 606
Constance Ditzel	S	Constance S Ditzel	1124 Lake	1124 Lake St 606,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 606
Michael Salvati		Michael Salvati	1124 Lake	1124 Lake St 607,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 607
Madhu	Dahiya	Madhu Dahiya	1124 Lake	1124 Lake St 608,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 608
Marya	Horbach	Marya Horbach	1124 Lake	1124 Lake St 608,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 608
Leslie Burns		Leslie Burns	1124 Lake	1124 Lake St 609,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 609
Philip Tirimacco		Philip Tirimacco	1124 Lake	1124 Lake St 610,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 610
Geremia Balice		Geremia Balice	1124 Lake	1124 Lake St 610,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 610
Robert Drane		Robert & Susan Drane	1124 Lake	1124 Lake St 611,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 611
Jean Powell	M	Jean M Powell	1124 Lake	1124 Lake St 612,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 612
Herman Ebner	G	Herman G Ebner	1124 Lake	1124 Lake St 701,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 701
Anthony Messerges		Anthony Messerges	1124 Lake	1124 Lake St 702,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 702
Antonio Muscarello		Antonio & Susan C Muscarello	1124 Lake	1124 Lake St 703,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 703
C Rubinstein		C & M Rubinstein	1124 Lake	1124 Lake St 704,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 704
			1124 Lake	1124 Lake St 705,	Oak Park,    60301-1 C031	Oak Park	Oak Park,   Oak Park    Oak Park    Lake St 705

Nancy	Burke	D	Nancy D Burke	Burke Nancy D	1124 Lake :1124 Lake St 706, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St 706
Dolores	Pignoni		Dolores Pignoni	Pignoni Dolores	1124 Lake :1124 Lake St P1, Oak Park, Il 60301-13 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P1
Constance	Ditzel	S	Constance S Ditzel	Ditzel Constance S	1124 Lake :1124 Lake St P2, Oak Park, Il 60301-13 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P2
Germia	Balice		Germia Balice	Balice Germia	1124 Lake :1124 Lake St P3, Oak Park, Il 60301-13 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P3
			Robins Daniel S Trust	Robins Daniel S Trust	1124 Lake :1124 Lake St P4, Oak Park, Il 60301-13 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P4
			Harris Lynn K Trust	Harris Lynn K Trust	1124 Lake :1124 Lake St P5, Oak Park, Il 60301-13 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P5
Anthony	Messages		Anthony Messages	Messages Anthony	1124 Lake :1124 Lake St P6, Oak Park, Il 60301-13 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P6
Anthony	Messages		Anthony Messages	Messages Anthony	1124 Lake :1124 Lake St P7, Oak Park, Il 60301-13 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P7
			West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P8, Oak Park, Il 60301-13 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P8
C	Rubinstein		C & M Rubinstein	Rubinstein C & M	1124 Lake :1124 Lake St P9, Oak Park, Il 60301-13 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P9
C	Rubinstein		C Rubinstein	Rubinstein C/salva M	1124 Lake :1124 Lake St P10, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P10
			1120 Club Llc	1120 Club Llc	1124 Lake :1124 Lake St P11, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P11
			Shaker Joseph R Trust	Shaker Joseph R Trust	1124 Lake :1124 Lake St P12, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P12
Herman	Ebner	G	Herman G Ebner	Ebner Herman G/wallace Heather	1124 Lake :1124 Lake St P13, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P13
Herman	Ebner	G	Herman G Ebner	Ebner Herman G/wallace Heather	1124 Lake :1124 Lake St P14, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P14
Antonio	Muscarello		Antonio & Susan C Muscarello	Muscarello Antonio & Susan C	1124 Lake :1124 Lake St P15, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P15
Antonio	Muscarello		Antonio & Susan C Muscarello	Muscarello Antonio & Susan C	1124 Lake :1124 Lake St P16, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P16
			West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P17, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P17
Nancy	Burke	D	Nancy D Burke	Burke Nancy D	1124 Lake :1124 Lake St P18, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P18
Nancy	Burke	D	Nancy D Burke	Burke Nancy D	1124 Lake :1124 Lake St P19, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P19
Jean	Powell	Marie	Jean Marie Powell	Powell Jean Marie	1124 Lake :1124 Lake St P20, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P20
Robert	Drane		Robert & Susan Drane	Drane Robert & Susan	1124 Lake :1124 Lake St P21, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P21
			So Holdings Llc Series	So Holdings Llc Series	1124 Lake :1124 Lake St P22, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P22
			West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P23, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P23
Michael	Salvati		Michael Salvati	Salvati Michael/rubinstein Charlotte	1124 Lake :1124 Lake St P24, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P24
Richard	Loving	M	Richard M Loving	Loving Richard M	1124 Lake :1124 Lake St P25, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P25
Jacquelin	Guerrieri		Jacquelin Guerrieri	Guerrieri Jacquelin	1124 Lake :1124 Lake St P26, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P26
Leslie	Burns		Leslie Burns	Burns Leslie	1124 Lake :1124 Lake St P27, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P27
			Federal Home Loan Mtg Corp	Federal Home Loan Mtg Corp	1124 Lake :1124 Lake St P28, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P28
			Robins Daniel S Trust	Robins Daniel S Trust	1124 Lake :1124 Lake St P29, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P29
			West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P30, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P30
			Campbell Katherine M Trust	Campbell Katherine M Trust	1124 Lake :1124 Lake St P31, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P31
			West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P32, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P32
			Short Mitzi Living Trust	Short Mitzi Living Trust	1124 Lake :1124 Lake St P33, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P33
			West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P34, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P34
Katherine	Bateman		Katherine Bateman	Bateman Katherine	1124 Lake :1124 Lake St P35, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P35
Philip	Trimacco		Philip Trimacco	Trimacco Philip	1124 Lake :1124 Lake St P36, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P36
Richard	Loving	M	Richard M Loving	Loving Richard M	1124 Lake :1124 Lake St P37, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P37
Philip	Trimacco		Philip Trimacco	Trimacco Philip	1124 Lake :1124 Lake St P38, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P38
Maryia	Horbach		Maryia Horbach	Horbach Maryia	1124 Lake :1124 Lake St P39, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P39
Robert	Svoboda		Robert & Nancy Svoboda	Svoboda Robert & Nancy	1124 Lake :1124 Lake St P40, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P40
			Schwartz Lissa A Living Trust	Schwartz Lissa A Living Trust	1124 Lake :1124 Lake St P41, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P41
Brian	Foley		Brian & Liz Foley	Foley Brian & Liz	1124 Lake :1124 Lake St P42, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P42
			West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P43, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P43
Margaret	Hewell	Ann	Margaret Ann Hewell	Hewell Margaret Ann	1124 Lake :1124 Lake St P44, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P44
Robert	Svoboda		Robert & Nancy Svoboda	Svoboda Robert & Nancy	1124 Lake :1124 Lake St P45, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P45
			1120 Club Llc	1120 Club Llc	1124 Lake :1124 Lake St P46, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Lake St P46



Maryia	Horbach	Maryia Horbach	Horbach Maryia	1124 Lake :1124 Lake St P47, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P47
		Drane Robert & Susan Trust	Drane Robert & Susan Trust	1124 Lake :1124 Lake St P48, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P48
Madhu	Dahiya	Madhu Dahiya	Dahiya Madhu	1124 Lake :1124 Lake St P49, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P49
		Drane Robert & Susan Trust	Drane Robert & Susan Trust	1124 Lake :1124 Lake St P50, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P50
		Schwartz Lissa A Living Trust	Schwartz Lissa A Living Trust	1124 Lake :1124 Lake St P51, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P51
		Aiello Family Ltd	Aiello Family Ltd	1124 Lake :1124 Lake St P52, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P52
		West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P53, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P53
Elizabeth	Foley	Elizabeth & Brian Foley	Foley Elizabeth & Brian	1124 Lake :1124 Lake St P54, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P54
Jean	Powell	Jean M Powell	Powell Jean M	1124 Lake :1124 Lake St P55, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P55
		1120 Club Llc	1120 Club Llc	1124 Lake :1124 Lake St P56, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P56
		Sok2 Llc	Sok2 Llc	1124 Lake :1124 Lake St P57, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P57
		Redidents At	Redidents At	1124 Lake :1124 Lake St P58, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P58
		West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P59, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P59
Geremia	Ballice	Geremia Ballice	Ballice Geremia	1124 Lake :1124 Lake St P60, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P60
		West End Trust 2012-1	West End Trust 2012-1	1124 Lake :1124 Lake St P61, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P61
Courtney	Farrell	Courtney Farrell	Farrell Courtney	1124 Lake :1124 Lake St P62, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P62
		Shaker Joseph R Trust	Shaker Joseph R Trust	1124 Lake :1124 Lake St P63, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P63
		Krishna Dahiya	Dahiya Krishna	1124 Lake :1124 Lake St P64, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P64
Krishna	Dahiya	So Holdings Llc Series	So Holdings Llc Series	1124 Lake :1124 Lake St P65, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P65
		Meilh Y & Esin Guler	Guler Meilh Y & Esin	1124 Lake :1124 Lake St P66, Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St P66
Meilh	Guler	Y		110 N Mari 110 N Marion St, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Kek Llc	Kek Llc	1116 Lake :1116 Lake St 1, Oak Park, Il 60301-151 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St 1
		1120 Club Llc	1120 Club Llc	1116 Lake :1116 Lake St 2, Oak Park, Il 60301-151 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St 2
		1120 Club Llc	1120 Club Llc	1116 Lake :1116 Lake St 3, Oak Park, Il 60301-151 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St 3
		1120 Club Llc	1120 Club Llc	1116 Lake :1116 Lake St 4, Oak Park, Il 60301-151 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St 4
		1120 Club Llc	1120 Club Llc	1116 Lake :1116 Lake St Bst, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St Bst
		Sideris James 2007 Trust	Sideris James 2007 Trust/sideris Stavroula 2007 Trust	167 Forest :167 Forest Ave, River Forest, Il 60305 C020	River Forest	River Forest Fores River Fores Forest Ave
Willis	Johnson	G	Johnson Willis G	1034 Lake :1034 Lake St, Oak Park, Il 60301-1102 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St
		Regency Duplex Condo Assn	Regency Duplex Condo Assn	1020 Lake :1020 Lake St, Oak Park, Il 60301-1102 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St
		Sashet Llc	Sashet Llc	176 N Mari 176 N Marion St, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Regency Club Condos Llc	Regency Club Condos Llc/1044 Lake Street Dev Group Llc	140 N Mari 140 N Marion St, Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Icg Inc	Icg Inc	1040 Lake :1040 Lake St, Oak Park, Il 60301-1102 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St
		Icg Inc	Icg Inc	1040 Lake :1040 Lake St, Oak Park, Il 60301-1102 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St
		Big Papa Project Llc	Big Papa Project Llc	1040 Lake :1040 Lake St, Oak Park, Il 60301-1102 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St
		Regency Club Condos Llc	Regency Club Condos Llc/1044 Lake Street Dev Group Llc	1040 Lake :1040 Lake St, Oak Park, Il 60301-1102 C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Lake St
Jodi	Fyfe	A	Fyfe Jodi A	178 N Mari 178 N Marion St, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
Travis	Miller		Miller Travis	176 N Mari 176 N Marion St, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Classic Townhomes	Classic Townhomes	172 N Mari 172 N Marion St, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
Neeru	Jayanthi		Jayanthi Neeru	174 N Mari 174 N Marion St, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Classic Townhomes Of Oak Pa	Classic Townhomes Of Oak ParkLlc	170 N Mari 170 N Marion St 3, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Classic Townhomes Of Oak Pa	Classic Townhomes Of Oak ParkLlc	170 N Mari 170 N Marion St 4, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Classic Townhomes Of Oak Pa	Classic Townhomes Of Oak ParkLlc	170 N Mari 170 N Marion St 5, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Classic Townhomes Of Oak Pa	Classic Townhomes Of Oak ParkLlc	170 N Mari 170 N Marion St 6, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Classic Townhomes Of Oak Pa	Classic Townhomes Of Oak ParkLlc	170 N Mari 170 N Marion St 7, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
		Classic Townhomes Of Oak Pa	Classic Townhomes Of Oak ParkLlc	170 N Mari 170 N Marion St 8, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S
Sonya	Thompson		Thompson Sonya	170 N Mari 170 N Marion St 9, Oak Park, Il 60301-1C C031	Oak Park	Oak Park, Il Oak Park Il Oak Park Il N Marion S

Michael	Asher	R	Classic Townhomes Of Oak Pa	Classic Townhomes Of Oak Parkllc	170 N Mari	170 N Marion St 10,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
Michael R	Asher	Michael R	Asher Michael R	170 N Mari	170 N Marion St 11,	Oak Park, Il 60301 C031	Oak Park	Oak Park	Oak Park Il	Oak Park Il N Marion S
Patricia	O'Neill	A	Classic Townhomes Of Oak Pa	Classic Townhomes Of Oak Parkllc	170 N Mari	170 N Marion St 12,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
Patricia A	O'Neill	Patricia A	O'Neill Patricia A	170 N Mari	170 N Marion St 13,	Oak Park, Il 60301C031	Oak Park	Oak Park	Oak Park Il	Oak Park Il N Marion S
			Classic Townhomes Of Oak Pa	Classic Townhomes Of Oak Parkllc	170 N Mari	170 N Marion St 14,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
			Sdop Corp Midamerica	Sdop Corp Midamerica	1145 Lake	' 1145 Lake St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
	Vijay	K	Sdop Corp Midamerica	Sdop Corp Midamerica	1141 Lake	' 1141 Lake St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
	Vijay	K	Sdop Corp Midamerica	Sdop Corp Midamerica	1137 Lake	' 1137 Lake St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
			1115 Lake Oak Park Ll	1115 Lake Oak Park Ll	1117 Lake	' 1117 Lake St,	Oak Park, Il 60301-1511 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
Albert	Mancini		Thirteen Investments Group Ll	Thirteen Investment Group Ll	1113 Lake	' 1113 Lake St,	Oak Park, Il 60301-1001 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
			Albert Mancini	Mancini Albert	1111 Lake	' 1111 Lake St,	Oak Park, Il 60301-1514 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
			Re Stier Ll	Re Stier Ll	1109 Lake	' 1109 Lake St,	Oak Park, Il 60301-1001 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
			Es Inv Grp Ll	Es Inv Grp Ll	1107 Lake	' 1107 Lake St,	Oak Park, Il 60301-1001 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
			Shaker Management Co	Shaker Management Co	1101 Lake	' 1101 Lake St,	Oak Park, Il 60301-1085 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
			Mcnamara William C Trust	Mcnamara William C Trust	1122 West	1122 Westgate St,	Oak Park, Il 60301-1001 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			R P Fox & Assoc	R P Fox & Assoc	127 N Mari	127 N Marion St,	Oak Park, Il 60301-1C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
					121 N Mari	121 N Marion St,	Oak Park, Il 60301-11C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
					1128 West	1128 Westgate St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Sdop Corp Midamerica	Sdop Corp Midamerica	425 N Harl	425 N Harlem Ave,	Oak Park, Il 60301- C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Harlem A
			Sdop Corp Midamerica	Sdop Corp Midamerica	425 N Harl	425 N Harlem Ave,	Oak Park, Il 60301- C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Harlem A
Richard	Simcox		Richard Simcox	Simcox Richard	1126 West	1126 Westgate St 1,	Oak Park, Il 60301C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Genesis Professional	Genesis Professional	1122 West	1122 Westgate St,	Oak Park, Il 60301-1 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
					1146 Lake	' 1146 Lake St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
Kashif	Humayun		Kashif & Adil Humayun	Humayun Kashif/humayun Adil	123 N Mari	123 N Marion St,	Oak Park, Il 60301-11C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
					1123 Lake	' 1123 Lake St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
					1121 Lake	' 1121 Lake St,	Oak Park, Il 60301-1001 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Lake St
			Sdop Corp Midamerica	Sdop Corp Midamerica	417 N Harl	417 N Harlem Ave Pklot,	Oak Park, Il 61C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Harlem A
			Sdop Corp Midamerica	Sdop Corp Midamerica	1165 West	1165 Westgate St Pklot,	Oak Park, Il 61C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Sdop Corp Midamerica	Sdop Corp Midamerica	1161 West	1161 Westgate St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Sdop Corp Midamerica	Sdop Corp Midamerica	1151 West	1151 Westgate St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Village Of Oak Park	Village Of Oak Park	1135 West	1135 Westgate St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Oprf Management Ll	Oprf Management Ll	1127 West	1127 Westgate St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			C & C Office Factory Ll	C & C Office Factory Ll	1125 West	1125 Westgate St,	Oak Park, Il 60301-1C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Phelan Kieran J Jr Trust	Phelan Kieran J Jr Trust	1115 West	1115 Westgate St,	Oak Park, Il 60301-1C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
Jack	Strand		Jack Strand	Strand Jack	119 N Mari	119 N Marion St,	Oak Park, Il 60301-1C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
			Heitzman	Heitzman	115 N Mari	115 N Marion St,	Oak Park, Il 60301-1C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
Paul	Taylor		Paul & Perilita Taylor	Taylor Paul & Perilita	105 N Mari	105 N Marion St,	Oak Park, Il 60301-1C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
Laverne	Collins		Laverne Collins	Collins Laverne	101 N Mari	101 N Marion St,	Oak Park, Il 60301-11C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il N Marion S
			Sdop Corp Midamerica	Sdop Corp Midamerica	1128 West	1128 Westgate St Pklot,	Oak Park, Il 61C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Sdop Corp Midamerica	Sdop Corp Midamerica	1145 West	1145 Westgate St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Sdop Corp Midamerica	Sdop Corp Midamerica	1151 West	1151 Westgate St,	Oak Park, Il 60301 C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S
			Sdop Corp Midamerica	Sdop Corp Midamerica	1128 West	1128 Westgate St Pklot,	Oak Park, Il 61C031	Oak Park	Oak Park, Il Oak Park Il	Oak Park Il Westgate S

			1137 West 1137 Westgate St, Oak Park, Il 60301 C031		Oak Park	Oak Park, IOak Park Il Oak Park Il Westgate S
			107 N Mari 107 N Marion St C-1, Oak Park, Il 6030 C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			107 N Mari 107 N Marion St 2, Oak Park, Il 60301- C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			107 N Mari 107 N Marion St C-1, Oak Park, Il 6030 C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			107 N Mari 107 N Marion St, Oak Park, Il 60301-1C C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			138 N Mari 138 N Marion St, Oak Park, Il 60301-1C C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			1053 Lake 1053 Lake St, Oak Park, Il 60301-1144 C031		Oak Park	Oak Park, IOak Park Il Oak Park Il Lake St
			1049 Lake 1049 Lake St, Oak Park, Il 60301-6708 C031		Oak Park	Oak Park, IOak Park Il Oak Park Il Lake St
			1035 Lake 1035 Lake St, Oak Park, Il 60301 C031		Oak Park	Oak Park, IOak Park Il Oak Park Il Lake St
			1023 Lake 1023 Lake St, Oak Park, Il 60301-1101 C031		Oak Park	Oak Park, IOak Park Il Oak Park Il Lake St
			110 N Mari 110 N Marion St, Oak Park, Il 60301-1C C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			1040 North 1040 North Blvd, Oak Park, Il 60301-11C033		Oak Park	Oak Park, IOak Park Il Oak Park Il North Blvd
			1001 Lake 1001 Lake St, Oak Park, Il 60301-1101 C031		Oak Park	Oak Park, IOak Park Il Oak Park Il Lake St
			129 Forest 129 Forest Ave, River Forest, Il 60305 C020		River Fores River	River Fores River Fores River Fores Forest Ave
			129 Forest 129 Forest Ave, River Forest, Il 60305 C020		River Fores River	River Fores River Fores River Fores Forest Ave
			121 Forest 121 Forest Ave, River Forest, Il 60305 C020		River Fores River	River Fores River Fores River Fores Forest Ave
			119 Forest 119 Forest Ave, River Forest, Il 60305 C020		River Fores River	River Fores River Fores River Fores Forest Ave
			1018 North 1018 North Blvd, Oak Park, Il 60301-11C033		Oak Park	Oak Park, IOak Park Il Oak Park Il North Blvd
			1006 North 1006 North Blvd, Oak Park, Il 60301-11C033		Oak Park	Oak Park, IOak Park Il Oak Park Il North Blvd
			124 N Mari 124 N Marion St, Oak Park, Il 60301-1C C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			122 N Mari 122 N Marion St, Oak Park, Il 60301-1C C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			120 N Mari 120 N Marion St, Oak Park, Il 60301-11C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			134 N Mari 134 N Marion St, Oak Park, Il 60301-1C C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			130 N Mari 130 N Marion St, Oak Park, Il 60301 C031		Oak Park	Oak Park, IOak Park Il Oak Park Il N Marion S
			104 Forest 104 Forest Pl, Oak Park, Il 60301 C033		Oak Park	Oak Park, IOak Park Il Oak Park Il Forest Pl
			104 Forest 104 Forest Pl, Oak Park, Il 60301 C033		Oak Park	Oak Park, IOak Park Il Oak Park Il Forest Pl
			1007 Fores 1007 Forest Ave, Oak Park, Il 60302-13C011		Oak Park	Oak Park, IOak Park Il Oak Park Il Forest Ave
			100 Forest 100 Forest Pl, Oak Park, Il 60301-1145 C033		Oak Park	Oak Park, IOak Park Il Oak Park Il Forest Pl
			100 North 100 North Ave, Barrington, Il 60010 C002		Barrington	Barrington, Barrington Barrington North Ave
			100 North 100 North Ave, Barrington, Il 60010 C002		Barrington	Barrington, Barrington Barrington North Ave
			100 North 100 North Ave, Barrington, Il 60010 C002		Barrington	Barrington, Barrington Barrington North Ave
			331 N Harle 331 N Harlem Ave, Oak Park, Il 60302 C051		Oak Park	Oak Park, IOak Park Il Oak Park Il N Harlem A
			107 S Mapl 107 S Maple Ave, Oak Park, Il 60302 C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			323 N Harle 323 N Harlem Ave, Oak Park, Il 60302 C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			109 S Mapl 109 S Maple Ave, Oak Park, Il 60302-3C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			111 S Mapl 111 S Maple Ave 1, Oak Park, Il 60302-C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			117 S Mapl 117 S Maple Ave, Oak Park, Il 60302 C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			121 S Mapl 121 S Maple Ave, Oak Park, Il 60302-3C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			125 S Mapl 125 S Maple Ave, Oak Park, Il 60302-3C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			1136 Pleas 1136 Pleasant St, Oak Park, Il 60302-3C051		Oak Park	Oak Park, IOak Park Il Oak Park Il Pleasant St
			100 S Mapl 100 S Maple Ave, Oak Park, Il 60302 C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			112 S Mapl 112 S Maple Ave, Oak Park, Il 60302-3C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			122 S Mapl 122 S Maple Ave, Oak Park, Il 60302-3C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			126 S Mapl 126 S Maple Ave, Oak Park, Il 60302 C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			130 S Mapl 130 S Maple Ave, Oak Park, Il 60302 C051		Oak Park	Oak Park, IOak Park Il Oak Park Il S Maple Av
			109 S Mari 109 S Marion St, Oak Park, Il 60302-28 C053		Oak Park	Oak Park, IOak Park Il Oak Park Il S Marion St
			117 S Mari 117 S Marion St, Oak Park, Il 60302 C053		Oak Park	Oak Park, IOak Park Il Oak Park Il S Marion St
Bobbie	Lawson M		Trust 8002351537	Trust 8002351537	Tru	
			Lawson Bobbie M			
Gene	Walther W		Trust 8002351537	Trust 8002351537	Tru	
			Gene W Walther			
			Oxford Bank & Trust	Oxford Bank & Trust		
			Trust 091788	Trust 091788		
			Rp Fox 2 Llc	Rp Fox 2 Llc		
			Rp Fox 2 Llc	Rp Fox 2 Llc		
			Rp Fox Llc	Rp Fox Llc		
			R P Fox & Assoc	R P Fox & Assoc		
			112 N Marion Llc	112 N Marion Llc		
			Forsyth Building Llc	Forsyth Building Llc		
			Forsyth Building Llc	Forsyth Building Llc		
			Forsyth Building Llc	Forsyth Building Llc		
			Forsyth Building Llc	Forsyth Building Llc		
			Forsyth Building Llc	Forsyth Building Llc		
			Millenia Holdings Llc	Millenia Holdings Llc		
			Papendorf Lucille	Papendorf Lucille		
			Shaker Apartments Llc	Shaker Apartments Llc		
			122 N Marion Street Llc/122 N Marion Street Llc	122 N Marion Street Llc/122 N Marion Street Llc		
			R P Fox & Assoc	R P Fox & Assoc		
Barbara	Parrilli A		Barbara A Parrilli	Barbara A Parrilli	Parrilli Barbara A	
Barbara	Parrilli A		Barbara A Parrilli	Barbara A Parrilli	Parrilli Barbara A	
Eddie	Swift		Carleton Hotel Llc	Carleton Hotel Llc	Carleton Hotel Llc	
M	Tagiguchi		Eddie Swift		Swift Eddie	
Rosemary	Trivelli		M Tagiguchi		Tagiguchi M	
			Rosemary Trivelli		Trivelli Rosemary	
			Fox Partners	Fox Partners	Fox Partners	
			Fox Partners	Fox Partners	Fox Partners	
			Carleton Hotel Llc	Carleton Hotel Llc	Carleton Hotel Llc	
			Carleton Hotel Llc	Carleton Hotel Llc	Carleton Hotel Llc	
N	Mehmeti		N Mehmeti		Mehmeti N	
			Carleton Hotel Llc	Carleton Hotel Llc	Carleton Hotel Llc	





Piero	Fagiolo	Piero Fagiolo	Fagiolo Piero	110 S Warri110 S Marion St 406,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
James	Giltner	James & Gail Giltner	Giltner James & Gail	110 S Warri110 S Marion St 407,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Susan	Griady	Susan Griady	Griady Susan	110 S Warri110 S Marion St 408,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Claudio	Martinez J	Claudio J Martinez	Martinez Claudio J/Ilia Widilia	110 S Warri110 S Marion St 501,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Pamela	Wick	Pamela Wick	Wick Pamela	110 S Warri110 S Marion St 502,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Justin	Rath G	Justin G & Joanna C Rath	Rath Justin G & Joanna C	110 S Warri110 S Marion St 503,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Zachary	Schnell	Zachary Schnell	Schnell Zachary	110 S Warri110 S Marion St 504,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Daniel	Mangless J	Daniel J & Patricia A Mangless	Mangless Daniel J & Patricia A	110 S Warri110 S Marion St 505,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Jeffrey	Fort S	Jeffrey S Fort	Fort Jeffrey S	110 S Warri110 S Marion St 506,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Karen	Girod M	Karen M Girod	Basil Edward P Jr Family Trust	110 S Warri110 S Marion St 507,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Kathleen	Stewart	Kathleen Stewart	Basil Edward P Jr Family Trust	110 S Warri110 S Marion St 508,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Michael A	Machiel L	Michael A L Machiel	Girod Karen M	110 S Warri110 S Marion St 601,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Eileen	Mendez M	Eileen M Mendez	Landmine Llc	110 S Warri110 S Marion St 602,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Arturo	Martinez	Arturo Martinez	Stewart Kathleen	110 S Warri110 S Marion St 603,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Ofelia	Cervantes B	Ofelia B & Carmen Cervantes	Macneil Michael A L	110 S Warri110 S Marion St 604,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Reginald	Levy	Reginald & F Levy	Myers Donna Trust	110 S Warri110 S Marion St 605,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Michael	Aldro A	Michael A Aldro	Smg & Djs Trust 12-00	110 S Warri110 S Marion St 606-7,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Richard	Cummings T	Richard T Cummings	Oak Park Opera Properties Llc	110 S Warri110 S Marion St 606-7,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Jing	Xu	Jing Xu	Oak Park Opera Prop	110 S Warri110 S Marion St 608,	Oak Park, Il 6030 C053	Oak Park	Oak Park, Il Oak Park Il S Marion St
Norman	Paris	Norman & Valerie Paris	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 101,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
George	Wardisiani C	George C Wardisiani	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 102,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Andrew	Styracula J	Andrew J Styracula	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 103,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Douglas	Hammer N	Douglas N Hammer	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 104,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Mary	Atkins B	Mary & Heah Atkins	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 105,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Sylvia	Arjona B	Sylvia B Arjona	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 106,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Ronald	Kozil	Ronald Kozil	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 107,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Anthony	Folino R	Anthony R Folino	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 108,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Aneta	Jonkowiak	Aneta Jonkowiak	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 109,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Lovice	Mccooy	Lovice Mccooy	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 110,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Willie	Polite M	Willie M Polite	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 111,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Mary	Pokorny	Mary Pokorny	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 112,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Henrik	Solina	Henrik & Mila Solina	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 201,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Ryan K	Lam Y	Ryan K Y Lam	Oak Park Opera Prop	201 S Mapl201 S Maple Ave 202,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 203,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 204,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 205,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 206,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 207,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 208,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 209,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 210,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 211,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 301,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			Oak Park Opera Prop	201 S Mapl201 S Maple Ave 302,	Oak Park, Il 6030 C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av

Anna Raisor	M	Home First Illinois Llc	Home First Illinois Llc	201 S Mapl 201 S Maple Ave 303, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Anna Raisor	M	Anna M Raisor	Raisor Anna M	201 S Mapl 201 S Maple Ave 304, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Ada Fournier		Ada Fournier	Fournier Ada	201 S Mapl 201 S Maple Ave, Oak Park, Il 60302-31C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Susan Maclean	J	Susan Maclean	Maclean Susan	201 S Mapl 201 S Maple Ave 306, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Carol Gary	Y	Carol J Gary	Gary Carol J	201 S Mapl 201 S Maple Ave 307, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Charles Herckis	Y	Charles Y & Rosa M Herckis	Herckis Charles Y & Rosa M	201 S Mapl 201 S Maple Ave 308, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Gregg Newberry	R	Gregg R Newberry	Trust 8002359037	201 S Mapl 201 S Maple Ave 309, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Gregg Newberry	R	Gregg R Newberry	Newberry Gregg R	201 S Mapl 201 S Maple Ave 310, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Aziz Khoshnood	H	Home First Illinois Llc	Home First Illinois Llc	201 S Mapl 201 S Maple Ave 311, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Ruth Laux		Aziz Khoshnood	Khoshnood Aziz	201 S Mapl 201 S Maple Ave 402, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Veronica Armenta	B	Veronica Armenta	Armenta Veronica	201 S Mapl 201 S Maple Ave, Oak Park, Il 60302-31C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Michael Hise	B	Michael B Hise	Hise Michael B	201 S Mapl 201 S Maple Ave, Oak Park, Il 60302-31C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Brown Rodney	D	The Lanhuong B K Dao	The Lanhuong B K Dao	201 S Mapl 201 S Maple Ave 405, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Fred Agustin	G	Rodney D Brown	Brown Rodney D	201 S Mapl 201 S Maple Ave 406, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Sheila Muldoon	N	Fred G Agustin	Agustin Fred G	201 S Mapl 201 S Maple Ave 408, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Aziz Khoshnood	N	Sheila Muldoon	Muldoon Sheila	201 S Mapl 201 S Maple Ave 409, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Robert Keller		Aziz N Khoshnood	Khoshnood Aziz N/Jehani Sitarth S	201 S Mapl 201 S Maple Ave 410, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
L Slotkowski	5709	Home First Illinois Llc	Home First Illinois Llc	201 S Mapl 201 S Maple Ave 411, Oak Park, Il 6031C051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Patricia Kosinski		Robert Keller	Keller Robert	203 S Mari:203 S Marion St, Oak Park, Il 60302-31C053	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Marion St
W Varn Douglas		203 South Marion Corp	203 South Marion Corp	1123 Pleas:1123 Pleasant St 1, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Pleasant St
Aukse Grigaliunas		2 L Slotkowski 2.5709	5709 L Slotkowski 2	1123 Pleas:1123 Pleasant St 2, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Pleasant St
Patrick Deady	E	Jes Building Corp	Jes Building Corp	1123 Pleas:1123 Pleasant St 3, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Pleasant St
Fred Walker	G	Patricia Kosinski	Kosinski Patricia	1123 Pleas:1123 Pleasant St 4, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Pleasant St
John Mahoney	W	W Douglas & Janet B Varn	Varn W Douglas & Janet B	1123 Pleas:1123 Pleasant St 5, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Pleasant St
Robert Taylor	W	Aukse Grigaliunas	Aukse Grigaliunas	1123 Pleas:1123 Pleasant St 6, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il Pleasant St
D Schulte	L	Patricia Lamonica	Patricia Lamonica	200 S Mapl 200 S Maple Ave 7, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
John Sergo	E	Patrick E & Pamela D Deady	Deady Patrick E & Pamela D	200 S Mapl 200 S Maple Ave 8, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Lois Harb	E	Fred G Walker	Walker Fred G Iii	200 S Mapl 200 S Maple Ave 9, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Janann Williams	E	Ferrera Stephanie J Trust	Ferrera Stephanie J Trust	200 S Mapl 200 S Maple Ave 10, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Jane Samuelson	E	John Mahoney	Mahoney John	200 S Mapl 200 S Maple Ave 11, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Phil Eubanks		Robert W Taylor	Taylor Robert W/rathjie Elizabeth E	200 S Mapl 200 S Maple Ave 12, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Martin Golub	L	Mahoney & Dowling	Mahoney & Dowling	204 S Mapl 204 S Maple Ave 13, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Peter L & Marilyn K Maul	L	D L & G Schulte	Schulte D L & G	204 S Mapl 204 S Maple Ave 14, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Rebecca J Jeka	J	Martin Raymond L & K S Trust	Martin Raymond L & K S Trust	204 S Mapl 204 S Maple Ave 15, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Nancy Watts	J	John & Christie Sergo	Sergo John & Christie	204 S Mapl 204 S Maple Ave 16, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
R J Callen	J	Scheffel & Anderson	Scheffel & Anderson	204 S Mapl 204 S Maple Ave 17, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
Steven Crane		Lois Harb	Harb Lois	204 S Mapl 204 S Maple Ave 18, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
		Janann Williams	Williams Janann E	208 S Mapl 208 S Maple Ave 19, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
		Jane Samuelson	Samuelson Jane E	208 S Mapl 208 S Maple Ave 20, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
		Phil Eubanks	Eubanks Phil	208 S Mapl 208 S Maple Ave 21, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
		Martin Golub	Golub Martin	208 S Mapl 208 S Maple Ave 22, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
		Peter L & Marilyn K Maul	Maul Peter L & Marilyn K	208 S Mapl 208 S Maple Ave 23, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
		Rebecca J Jeka	Jeka Rebecca J	212 S Mapl 212 S Maple Ave 24, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
		Nancy Watts	Watts Nancy	212 S Mapl 212 S Maple Ave 25, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
		R J Callen	Callen R J	212 S Mapl 212 S Maple Ave 26, Oak Park, Il 60302-0051	Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av
		Steven & Phoebe Crane	Crane Steven & Phoebe		Oak Park	Oak Park, Il Oak Park Il Oak Park Il S Maple Av



Franklyn Robert Ileng	Hayes Worley Bass	W	Franklyn W Hayes	Hayes Franklyn W/engelhardt Victoria	212 S Mapl 212 S Maple Ave 27,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Robert Worley Bass	Ileng Bass	C	Robert C Worley	Worley Robert C	212 S Mapl 212 S Maple Ave 28,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Allen Johnnie	Johnnie M	M	Eads Mary Ellen Trust	Eads Mary Ellen Trust	212 S Mapl 212 S Maple Ave 30,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Elizabeth Ruth	Huet Ruth	J	Allen M Johnnie	Johnnie Allen M	216 S Mapl 216 S Maple Ave 31,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Lawrence Olive	Huet Ruth	S	Elizabeth Olympio	Olympio Elizabeth	216 S Mapl 216 S Maple Ave 32,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Jo Murray	Lawrence Olive	S	Ruth J Huet	Huet Ruth J	216 S Mapl 216 S Maple Ave 33,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Lynne Fisher	Jo Foster	Foster	Lawrence S Olive	Olive Lawrence S	216 S Mapl 216 S Maple Ave 34,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Peter Maul	Lynne Fisher		Jo Foster Murray	Murray Jo Foster	216 S Mapl 216 S Maple Ave 35,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
L Bodach	Peter Maul	B	Peter Maul	Maul Peter	216 S Mapl 216 S Maple Ave 37,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Nicholas Douglas	L Bodach		L B Bodach	Bodach L B	220 S Mapl 220 S Maple Ave 38,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Catherine Metzgar	Bridge Gilbert	W	Nicholas W & Kathryn L	Icic 220 S Maple Llc	220 S Mapl 220 S Maple Ave 39,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
John Wendy Monica	Gilbert	E	Douglas E Gilbert	Bridge Kathryn L Bridg Gilbert Douglas E	220 S Mapl 220 S Maple Ave 40,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Wendy Meir	Wenzel Metzgar	Judith	Catherine Wenzel	Wenzel Catherine	220 S Mapl 220 S Maple Ave 41,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
Byron Reed	John Metzgar	Koons	John Judith Metzgar	Metzgar John Judith	220 S Mapl 220 S Maple Ave 42,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
	Wendy Meir		Wendy Koons Meir	Meir Wendy Koons	224 S Mapl 224 S Maple Ave 43,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
	Monica Domagala		Monica Domagala	Domagala Monica	224 S Mapl 224 S Maple Ave 44,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
	Byron Reed		Byron Reed	Reed Byron	224 S Mapl 224 S Maple Ave 45,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Maple Av
			200 S Marion Llc	200 S Marion Llc	202 S Marii-202 S Marion St,	Oak Park, Il 60300;C051	Oak Park	Oak Park, Il Oak Park Il S Marion St
					716 South 1716 South Blvd,	Evanston, Il 60202-29(C096	Evanston	Evanston, I Evanston Il South Blvd



1	1113	Holly	Ct	111	60301 60301-1021	1020	#####
2	1109	Holly	Ct	112	60301 60301-101	1017	#####
3	1111	Holly	Ct	113	60301 60301-101	1018	#####
4	1109	Holly	Ct	114	60301 60301-101	1017	#####
5	1105	Holly	Ct	115	60301 60301-100	1003	#####
6	1111	Holly	Ct	116	60301 60301-101	1018	#####
7	1111	Holly	Ct	117	60301 60301-101	1019	#####
1	1103	Holly	Ct	201	60301 60301-105	1057	#####
2	1103	Holly	Ct	202	60301 60301-101	1014	#####
3	1103	Holly	Ct	203	60301 60301-101	1014	#####
4	1103	Holly	Ct	204	60301 60301-105	1057	#####
5	1103	Holly	Ct	205	60301 60301-101	1014	#####
6	1103	Holly	Ct	206	60301 60301-103	1036	#####
7	1103	Holly	Ct	207	60301 60301-103	1036	#####
8	1107	Holly	Ct	208	60301 60301-101	1016	#####
9	1113	Holly	Ct	209	60301 60301-102	1020	#####
0	1107	Holly	Ct	210	60301 60301-101	1016	#####
1	1113	Holly	Ct	211	60301 60301-102	1020	#####
2	1109	Holly	Ct	212	60301 60301-101	1017	#####
3	1111	Holly	Ct	213	60301 60301-101	1019	#####
4	1109	Holly	Ct	214	60301 60301-101	1017	#####
5	1111	Holly	Ct	215	60301 60301-101	1018	#####
6	1111	Holly	Ct	216	60301 60301-101	1018	#####
7	1111	Holly	Ct	217	60301 60301-101	1019	#####
1	1103	Holly	Ct	301	60301 60301-101	1014	#####
2	1103	Holly	Ct	302	60301 60301-101	1014	#####
3	1103	Holly	Ct	303	60301 60301-105	1057	#####
4	1103	Holly	Ct	304	60301 60301-103	1036	#####
5	1103	Holly	Ct	305	60301 60301-103	1036	#####
6	1103	Holly	Ct	306	60301 60301-103	1036	#####
7	1103	Holly	Ct	307	60301 60301-103	1036	#####
8	1107	Holly	Ct	308	60301 60301-101	1016	#####
9	1113	Holly	Ct	309	60301 60301-102	1020	#####
0	1107	Holly	Ct	310	60301 60301-101	1016	#####
1	1113	Holly	Ct	311	60301 60301-102	1020	#####
2	1109	Holly	Ct	312	60301 60301-101	1017	#####
3	1111	Holly	Ct	313	60301 60301-101	1019	#####
4	1109	Holly	Ct	314	60301 60301-101	1017	#####
5	1111	Holly	Ct	315	60301 60301-101	1019	#####
6	1111	Holly	Ct	316	60301 60301-101	1018	#####
7	1111	Holly	Ct	317	60301 60301-101	1019	#####
t C1	159	Marion	St	C1	60301 60301-103	1032	#####
t C2	161	Marion	St	C2	60301 60301-103	1032	#####
t C3	163	Marion	St	C3	60301 60301-103	1032	#####
t C4	165	Marion	St	C4	60301 60301-103	1032	#####
t C5	167	Marion	St	C5	60301 60301-103	1032	#####
t C6	169	Marion	St	C6	60301 60301-103	1032	#####







t	1124	Lake	St	P47	60301 60301-138;	1382	#####
t	1124	Lake	St	P48	60301 60301-138;	1382	#####
t	1124	Lake	St	P49	60301 60301-138;	1382	#####
t	1124	Lake	St	P50	60301 60301-138;	1382	#####
t	1124	Lake	St	P51	60301 60301-138;	1382	#####
t	1124	Lake	St	P52	60301 60301-138;	1382	#####
t	1124	Lake	St	P53	60301 60301-138;	1382	#####
t	1124	Lake	St	P54	60301 60301-138;	1382	#####
t	1124	Lake	St	P55	60301 60301-138;	1382	#####
t	1124	Lake	St	P56	60301 60301-138;	1382	#####
t	1124	Lake	St	P57	60301 60301-138;	1382	#####
t	1124	Lake	St	P58	60301 60301-138;	1382	#####
t	1124	Lake	St	P59	60301 60301-138;	1382	#####
t	1124	Lake	St	P60	60301 60301-138;	1382	#####
t	1124	Lake	St	P61	60301 60301-138;	1382	#####
t	1124	Lake	St	P62	60301 60301-138;	1382	#####
t	1124	Lake	St	P63	60301 60301-138;	1382	#####
t	1124	Lake	St	P64	60301 60301-138;	1382	#####
t	1124	Lake	St	P65	60301 60301-138;	1382	#####
t	1124	Lake	St	P66	60301 60301-138;	1382	#####
t	110	Marion	St		60301 60301-100;	1005	#####
t	1116	Lake	St		60301 60301-151;	1512	#####
t	1116	Lake	St	1	60301 60301-151;	1512	#####
t	1116	Lake	St	2	60301 60301-151;	1512	#####
t	1116	Lake	St	3	60301 60301-151;	1512	#####
t	1116	Lake	St	4	60301 60301-151;	1512	#####
t	1116	Lake	St	Bst	60301 60301-151;	1512	#####
t	167	Forest	Ave		60305 60305		#####
t	1034	Lake	St		60301 60301-110;	1102	#####
t	1020	Lake	St		60301 60301-110;	1102	#####
t	176	Marion	St		60301 60301-100;	1005	#####
t	150	Marion	St		60301 60301		#####
t	140	Marion	St		60301		#####
t	1040	Lake	St		60301 60301-110;	1102	#####
t	1040	Lake	St		60301 60301-110;	1102	#####
t	1040	Lake	St		60301 60301-110;	1102	#####
t	1040	Lake	St		60301 60301-110;	1102	#####
t	178	Marion	St		60301 60301-100;	1005	#####
t	176	Marion	St		60301 60301-100;	1005	#####
t	174	Marion	St		60301 60301-100;	1005	#####
t	172	Marion	St		60301 60301-100;	1005	#####
t	170	Marion	St	3	60301 60301-671;	6710	#####
t	170	Marion	St	4	60301 60301-671;	6710	#####
t	170	Marion	St	5	60301 60301-671;	6710	#####
t	170	Marion	St	6	60301 60301-671;	6710	#####
t	170	Marion	St	7	60301 60301-671;	6710	#####
t	170	Marion	St	8	60301 60301-671;	6710	#####
t	170	Marion	St	9	60301 60301-671;	6710	#####



t10	170	N	Marion St	10	60301 60301-671i	6710	#####
t11	170	N	Marion St	11	60301 60301-671i	6710	#####
t12	170	N	Marion St	12	60301 60301-671i	6710	#####
t13	170	N	Marion St	13	60301 60301-671i	6710	#####
t14	170	N	Marion St	14	60301 60301-671i	6710	#####
	1145		Lake St		60301 60301		#####
	1141		Lake St		60301 60301		#####
	1137		Lake St		60301 60301		#####
	1117		Lake St		60301 60301-151	1511	#####
	1115		Lake St		60301 60301-100	1001	#####
	1113		Lake St		60301 60301-100	1001	#####
	1111		Lake St		60301 60301-151	1514	#####
	1109		Lake St		60301 60301-100	1001	#####
	1107		Lake St		60301 60301-100	1001	#####
	1101		Lake St		60301 60301-108	1085	#####
t	1122		Westgate St		60301 60301-117i	1170	#####
t	127	N	Marion St		60301 60301-109	1092	#####
t	121	N	Marion St		60301 60301-116i	1166	#####
t	1128		Westgate St		60301 60301		#####
ve	425	N	Harlem Ave		60301 60301-101	1012	#####
ve	425	N	Harlem Ave		60301 60301-101	1012	#####
t1	1126		Westgate St	1	60301 60301-100i	1008	#####
t	1122		Westgate St		60301 60301-117i	1170	#####
t	1146		Westgate St		60301 60301		#####
t	1146		Lake St		60301 60301		#####
t	123	N	Marion St		60301 60301-103	1031	#####
t	1123		Lake St		60301 60301		#####
t	1121		Lake St		60301 60301-100	1001	#####
ve Pklot	417	N	Harlem Ave	Pklot	60301 60301-107i	1078	#####
t Pklot	1165		Westgate St	Pklot	60301 60301		#####
t	1161		Westgate St		60301 60301		#####
t	1151		Westgate St		60301 60301		#####
t	1135		Westgate St		60301 60301		#####
t	1127		Westgate St		60301 60301		#####
t	1125		Westgate St		60301 60301-100	1007	#####
t	1115		Westgate St		60301 60301-100	1007	#####
t	119	N	Marion St		60301 60301-100	1004	#####
t	115	N	Marion St		60301 60301-150	1503	#####
t	111	N	Marion St		60301 60301-109	1091	#####
t	105	N	Marion St		60301 60301-107i	1075	#####
t	101	N	Marion St		60301 60301-116	1167	#####
t Pklot	1128		Westgate St	Pklot	60301 60301		#####
t Pklot	1128		Westgate St	Pklot	60301 60301		#####
t	1145		Westgate St		60301 60301		#####
t	1151		Westgate St		60301 60301		#####
t Pklot	1128		Westgate St	Pklot	60301 60301		#####
t Pklot	1128		Westgate St	Pklot	60301 60301		#####

t	1137	Westgate St	C-1	60301	60301	1137	N	Marion St	1073	1137	#####
t C-1	107	Marion St		60301 60301-107	60301 60301-107	107	N	Marion St	1073	107	#####
t 2	107	Marion St	2	60301 60301-107	60301 60301-107	1073	N	Marion St	1073	1073	#####
t C-1	107	Marion St	C-1	60301 60301-107	60301 60301-107	1073	N	Marion St	1073	1073	#####
t	107	Marion St		60301 60301-107	60301 60301-107	1073	N	Marion St	1073	1073	#####
t	138	Marion St		60301 60301-100	60301 60301-100	1005	N	Marion St	1005	1005	#####
t	1053	Lake St		60301 60301-114	60301 60301-114	1144	N	Lake St	1144	1144	#####
t	1049	Lake St		60301 60301-670	60301 60301-670	6708	N	Lake St	6708	6708	#####
t	1035	Lake St		60301	60301		N	Lake St			#####
t	1023	Lake St		60301 60301-110	60301 60301-110	1101	N	Lake St	1101	1101	#####
t	110	Marion St		60301 60301-100	60301 60301-100	1005	N	Marion St	1005	1005	#####
t	1040	North Blvd		60301 60301-113	60301 60301-113	1139	N	North Blvd	1139	1139	#####
t	1001	Lake St		60301 60301-110	60301 60301-110	1101	N	Lake St	1101	1101	#####
t	129	Forest Ave		60305 60305	60305 60305		N	Forest Ave			#####
t	129	Forest Ave		60305 60305	60305 60305		N	Forest Ave			#####
t	121	Forest Ave		60305 60305	60305 60305		N	Forest Ave			#####
t	119	Forest Ave		60305 60305	60305 60305		N	Forest Ave			#####
t	1018	North Blvd		60301 60301-119	60301 60301-119	1192	N	North Blvd	1192	1192	#####
t	1006	North Blvd		60301 60301-117	60301 60301-117	1178	N	North Blvd	1178	1178	#####
t	124	Marion St		60301 60301-100	60301 60301-100	1005	N	Marion St	1005	1005	#####
t	122	Marion St		60301 60301-100	60301 60301-100	1005	N	Marion St	1005	1005	#####
t	120	Marion St		60301 60301-110	60301 60301-110	1100	N	Marion St	1100	1100	#####
t	134	Marion St		60301 60301-100	60301 60301-100	1005	N	Marion St	1005	1005	#####
t	130	Marion St		60301 60301	60301 60301		N	Marion St			#####
t	104	Forest Pl		60301 60301	60301 60301		N	Forest Pl			#####
t	104	Forest Pl		60301 60301	60301 60301		N	Forest Pl			#####
t	1007	Forest Ave		60302 60302-131	60302 60302-131	1311	N	Forest Ave	1311	1311	#####
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t	100	North Ave		60010 60010	60010 60010		N	North Ave			#####
t	100	North Ave		60010 60010	60010 60010		N	North Ave			#####
t	100	North Ave		60010 60010	60010 60010		N	North Ave			#####
t	331	Harlem Ave		60302 60302	60302 60302		N	Harlem Ave			#####
t	107	Maple Ave		60302 60302	60302 60302		S	Maple Ave			#####
t	323	Harlem Ave		60302 60302	60302 60302		N	Harlem Ave			#####
t	109	Maple Ave		60302 60302-308	60302 60302-308	3084	S	Maple Ave	3084	3084	#####
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t	117	Maple Ave		60302 60302	60302 60302		S	Maple Ave			#####
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t	100	Maple Ave		60302 60302	60302 60302		S	Maple Ave			#####
t	112	Maple Ave		60302 60302-304	60302 60302-304	3048	S	Maple Ave	3048	3048	#####
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t	126	Maple Ave		60302 60302	60302 60302		S	Maple Ave			#####
t	130	Maple Ave		60302 60302	60302 60302		S	Maple Ave			#####
t	109	Marion St		60302 60302-281	60302 60302-281	2813	S	Marion St	2813	2813	#####
t	117	Marion St		60302 60302	60302 60302		S	Marion St			#####





:406	110	S	Marion St	406	60302 60302-2874	2874	#####		#####
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:408	110	S	Marion St	408	60302 60302-2874	2874	#####		#####
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:202	110	S	Marion St	202	60302 60302-2872	2872	#####		#####
:608	110	S	Marion St	608	60302 60302-2877	2877	#####		#####
e101	201	S	Maple Ave	101	60302 60302-3041	3041	#####		#####
e102	201	S	Maple Ave	102	60302 60302-3041	3041	#####		#####
e103	201	S	Maple Ave	103	60302 60302-3041	3041	#####		#####
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e302	201	S	Maple Ave	302	60302 60302-3070	3070	#####		#####

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e 304	201	S	Maple Ave	304	60302 60302-3071	3070	#####
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e 307	201	S	Maple Ave	308	60302 60302-3071	3070	#####
e 308	201	S	Maple Ave	310	60302 60302-3071	3070	#####
e 309	201	S	Maple Ave	311	60302 60302-3071	3070	#####
e 310	201	S	Maple Ave	402	60302 60302-3071	3070	#####
e 311	201	S	Maple Ave	405	60302 60302-3071	3076	#####
e	201	S	Maple Ave	406	60302 60302-3071	3070	#####
e 402	201	S	Maple Ave	408	60302 60302-3071	3070	#####
e	201	S	Maple Ave	409	60302 60302-3071	3070	#####
e 405	201	S	Maple Ave	410	60302 60302-3071	3070	#####
e 406	201	S	Maple Ave	411	60302 60302-3071	3070	#####
e	201	S	Maple Ave		60302 60302-310:	3103	#####
e 408	201	S	Maple Ave	1	60302 60302-304:	3047	#####
e 409	201	S	Maple Ave	2	60302 60302-304:	3047	#####
e 410	201	S	Maple Ave	3	60302 60302-304:	3047	#####
e 411	201	S	Maple Ave	4	60302 60302-304:	3047	#####
1	203	S	Marion: St	5	60302 60302-304:	3047	#####
2	1123		Pleasant St	6	60302 60302-304:	3026	#####
3	1123		Pleasant St	7	60302 60302-302:	3026	#####
4	1123		Pleasant St	8	60302 60302-302:	3026	#####
5	1123		Pleasant St	9	60302 60302-302:	3026	#####
6	1123		Pleasant St	10	60302 60302-302:	3026	#####
e 7	200	S	Maple Ave	11	60302 60302-302:	3026	#####
e 8	200	S	Maple Ave	12	60302 60302-302:	3026	#####
e 9	200	S	Maple Ave	13	60302 60302-302:	3027	#####
e 10	200	S	Maple Ave	14	60302 60302-302:	3027	#####
e 11	200	S	Maple Ave	15	60302 60302-302:	3027	#####
e 12	200	S	Maple Ave	16	60302 60302-302:	3027	#####
e 13	204	S	Maple Ave	17	60302 60302-302:	3027	#####
e 14	204	S	Maple Ave	18	60302 60302-302:	3028	#####
e 15	204	S	Maple Ave	19	60302 60302-302:	3028	#####
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e 22	208	S	Maple Ave	26	60302 60302-302:	3029	#####
e 23	208	S	Maple Ave				
e 24	208	S	Maple Ave				
e 25	212	S	Maple Ave				
e 26	212	S	Maple Ave				

e 27	212	S	Maple Ave	27	60302 60302-302	3029	#####
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e 32	216	S	Maple Ave	32	60302 60302-303	3030	#####
e 33	216	S	Maple Ave	33	60302 60302-303	3030	#####
e 34	216	S	Maple Ave	34	60302 60302-303	3030	#####
e 35	216	S	Maple Ave	35	60302 60302-303	3030	#####
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e 37	216	S	Maple Ave	37	60302 60302-303	3030	#####
e 38	220	S	Maple Ave	38	60302 60302-303	3031	#####
e 39	220	S	Maple Ave	39	60302 60302-303	3031	#####
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e 41	220	S	Maple Ave	41	60302 60302-303	3031	#####
e 42	220	S	Maple Ave	42	60302 60302-303	3031	#####
e 43	224	S	Maple Ave	43	60302 60302-303	3032	#####
e 44	224	S	Maple Ave	44	60302 60302-303	3032	#####
e 45	224	S	Maple Ave	45	60302 60302-303	3032	#####
e 46	224	S	Maple Ave	46	60302 60302-303	3032	#####
	202	S	Marion St		60302 60302-310	3104	#####
	716		South Blvd		60202 60202-290	2908	#####



**Planned Development Application**

**Westgate / Lake Street Development**

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

# EXHIBIT 9

## *RESTRICTIONS & COVENANTS*

*(Not Applicable)*

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 10

### *CONSTRUCTION SCHEDULE\**

*\*Communication Plan and Point of Contact will be determined at a later date*



CLARK STREET  
*Development*

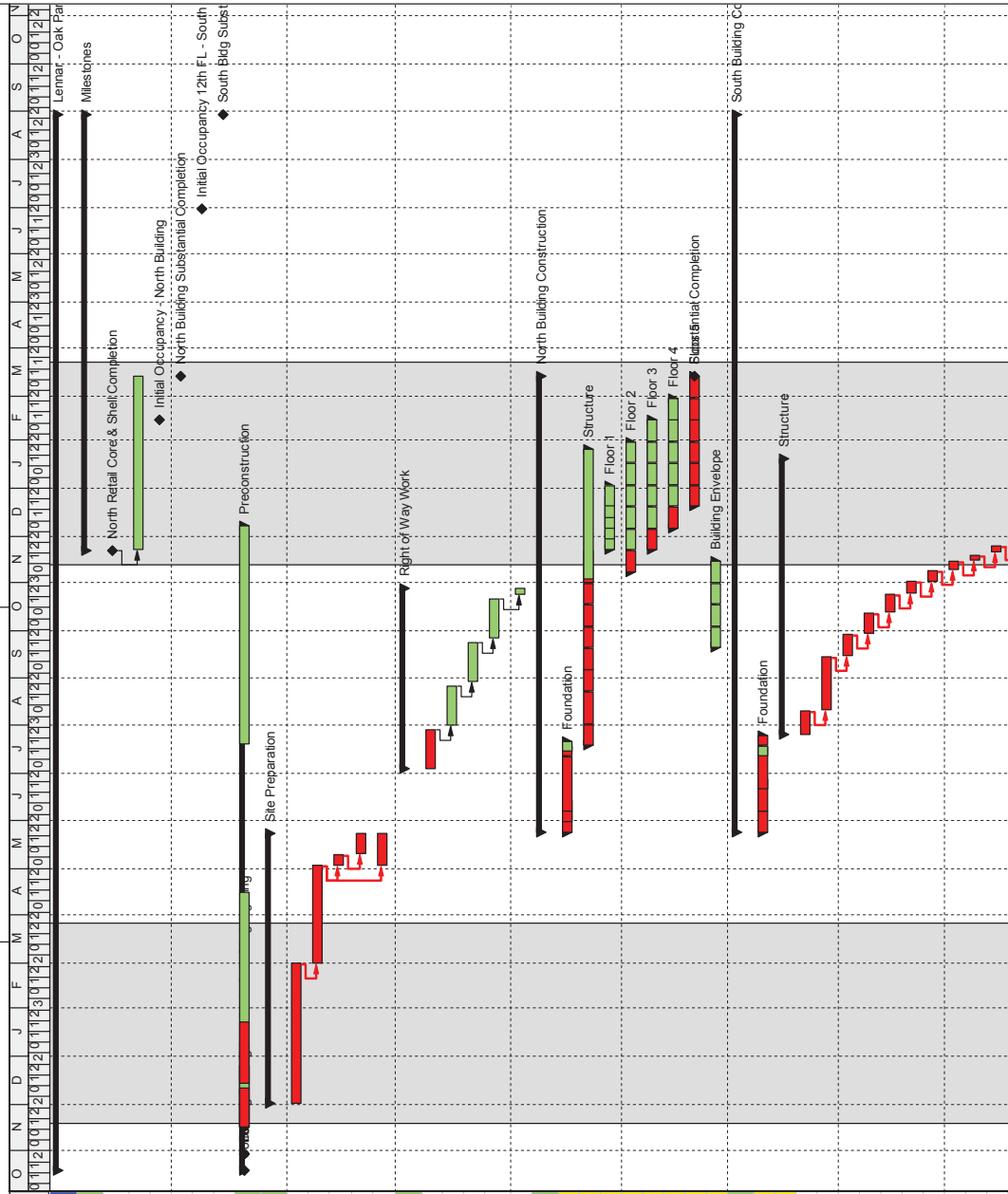
**LENNAR**<sup>®</sup>  
MULTIFAMILY COMMUNITIES

**FitzGerald**  
Associates Architects

# Lennar - Oak Park Version 2.0 PD

Classic Schedule Layout

29-May-15 14:23



Activity ID	Activity Name	Original Duration	Start	Finish
<b>Milestones</b>				
A1013	North Retail Core & Shell Completion	200	21-Nov-16	29-Aug-17
A1014	Retail Buildout	80	22-Nov-16	13-Mar-17
A1015	Initial Occupancy - North Building	0	13-Feb-17	
A1020	North Building Substantial Completion	0	13-Mar-17	
A1045	Initial Occupancy 12th FL - South Buildi	0	29-Jun-17	
A1070	South Bldg Substantial Completion	0	29-Aug-17	
<b>Preconstruction</b>				
A1070	Preconstruction	287	19-Oct-15	07-Dec-16
<b>Site Preparation</b>				
A1148	Com Ed Relocations	125	01-Dec-15	23-May-16
A1148	Com Ed Relocations	65	01-Dec-15*	29-Feb-16
A1149	Demo /Asbestos Abatement	45	01-Mar-16	02-May-16
A1150	Mobilization	5	03-May-16	09-May-16
A1195	Site Prep/Sheeting North Building	10	10-May-16	23-May-16
A1196	Site Prep/Sheeting South Building	15	03-May-16	23-May-16
<b>Right of Way Work</b>				
A1214	Sub Grade Preparation	85	04-Jul-16	28-Oct-16
A1214	Sub Grade Preparation	20	04-Jul-16*	29-Jul-16
A1216	Sewer & Water Underground	20	01-Aug-16	26-Aug-16
A1226	Curbs & Gutters	20	29-Aug-16	23-Sep-16
A1236	Paving	20	26-Sep-16	21-Oct-16
A1246	Landscape & Amenities	5	24-Oct-16	28-Oct-16
<b>North Building Construction</b>				
A1246	Landscape & Amenities	210	24-May-16	13-Mar-17
<b>Foundation</b>				
A1699	Weather Days	43	24-May-16	21-Jul-16
A1700	High Rise Floor Slabs Ground to 3rd	137	19-Jul-16	25-Jan-17
Floor 1		30	22-Nov-16	02-Jan-17
Floor 2		60	08-Nov-16	30-Jan-17
Floor 3		60	22-Nov-16	19-Feb-17
Floor 4		60	08-Dec-16	27-Feb-17
Floor 5		60	20-Dec-16	13-Mar-17
<b>Building Envelope</b>				
A1730	Building Envelope	40	20-Sep-16	14-Nov-16
<b>South Building Construction</b>				
A1730	Building Envelope	331	24-May-16	29-Aug-17
<b>Foundation</b>				
A1699	Weather Days	45	24-May-16	25-Jul-16
A1700	High Rise Floor Slabs Ground to 3rd	128	26-Jul-16	19-Jan-17
A1710	High Rise Typical Level 4	12	26-Jul-16	10-Aug-16
A1720	High Rise Typical Level 5	25	11-Aug-16	14-Sep-16
A1730	High Rise Typical Level 6	10	15-Sep-16	26-Sep-16
A1740	High Rise Typical Level 7	10	29-Sep-16	12-Oct-16
A1750	High Rise Typical Level 8	8	13-Oct-16	24-Oct-16
A1760	High Rise Typical Level 9	6	25-Oct-16	01-Nov-16
A1770	High Rise Typical Level 10	5	02-Nov-16	08-Nov-16
A1780	High Rise Typical Level 11	4	09-Nov-16	14-Nov-16
A1770	High Rise Typical Level 10	4	15-Nov-16	18-Nov-16
A1780	High Rise Typical Level 11	4	21-Nov-16	24-Nov-16

## Preliminary Timeline

Summary

Actual Work Remaining Work Critical Remaining Work

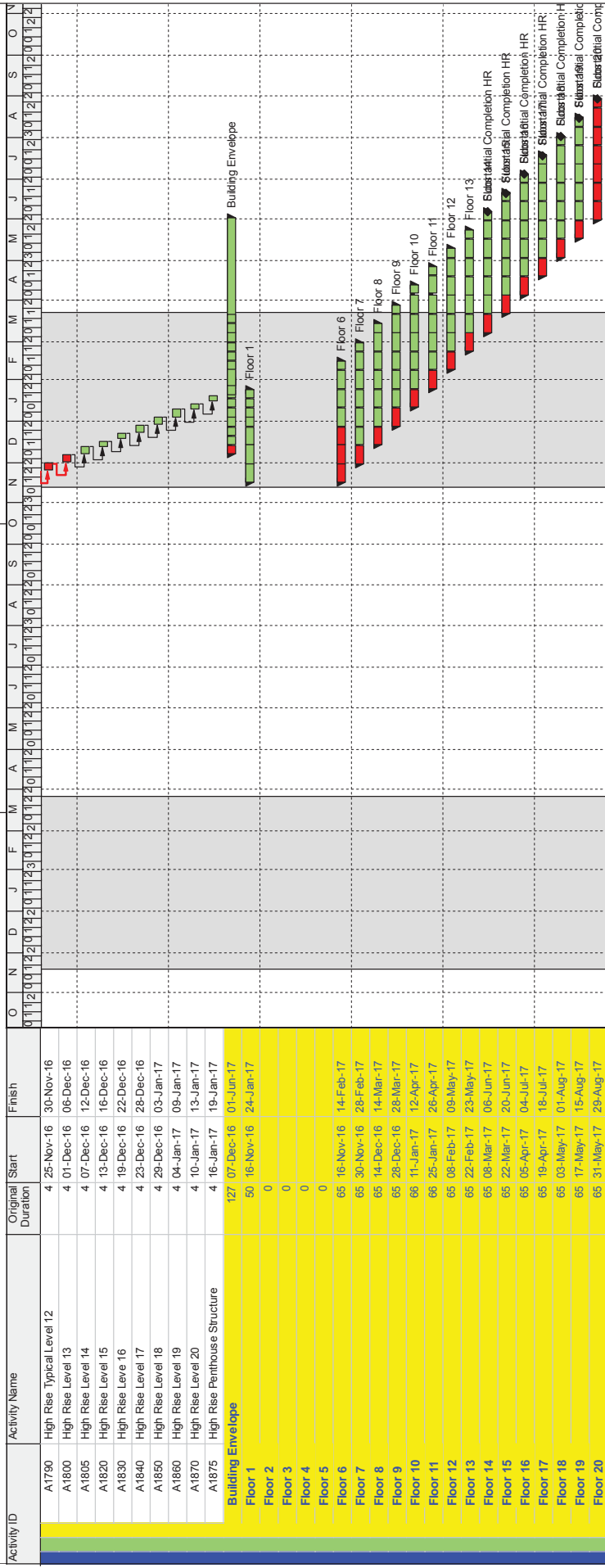
Remaining Work Milestone



# Lennar - Oak Park Version 2.0 PD

Classic Schedule Layout

29-May-15 14:23



Actual Work Remaining Work Critical Remaining Work Summary



Preliminary Timeline

Page 2 of 2

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 11

### *CONSTRUCTION TRAFFIC SCHEDULE\**

*\*Communication Plan and Point of Contact will be determined at a later date*



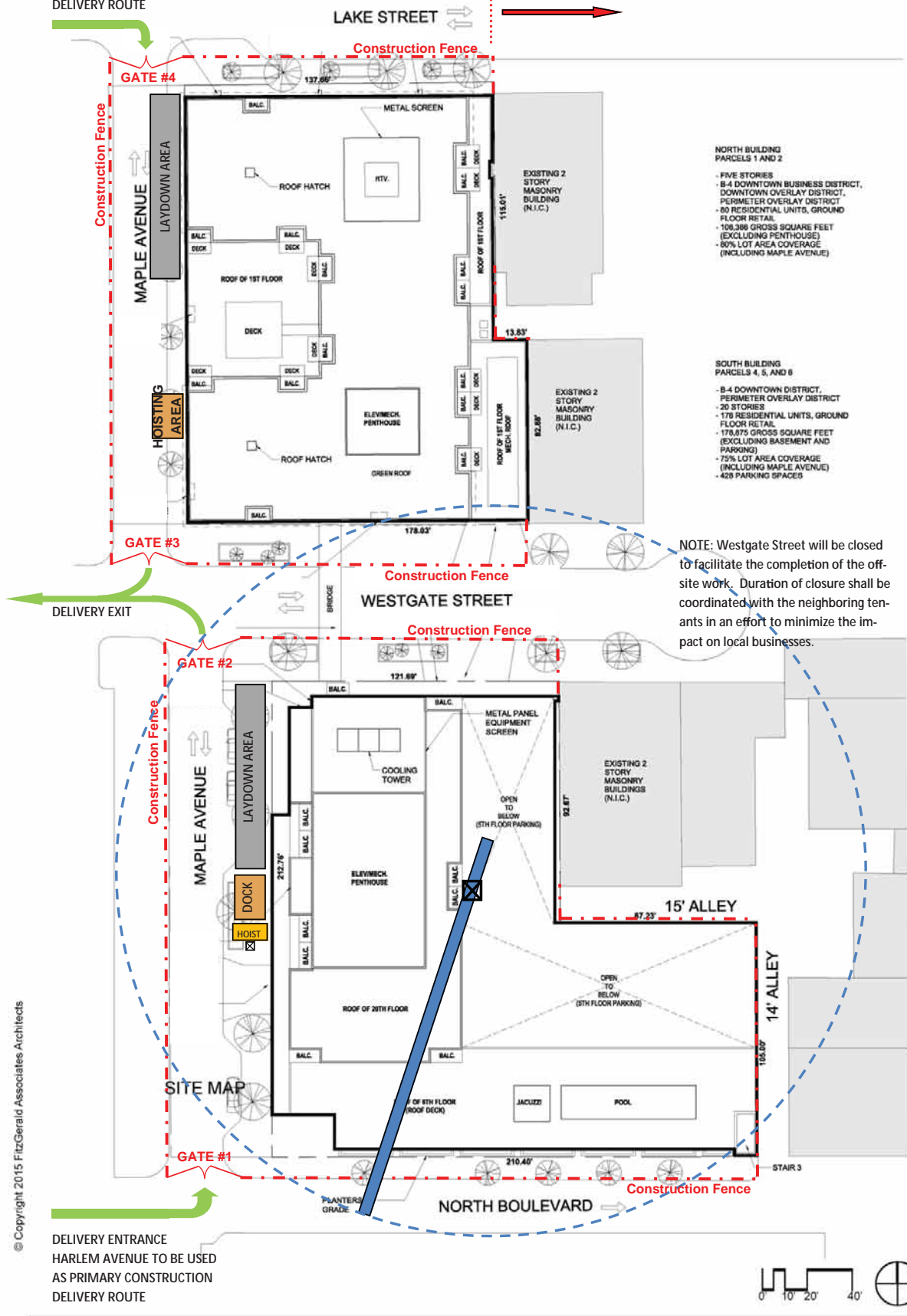
CLARK STREET  
*Development*

**LENNAR**<sup>®</sup>  
MULTIFAMILY COMMUNITIES

**FitzGerald**  
Associates Architects

DELIVERY ENTRANCE  
HARLEM AVENUE TO BE USED  
AS PRIMARY CONSTRUCTION  
DELIVERY ROUTE

NO CONSTRUCTION DELIVERIES/TRAFFIC  
EAST OF PROJECT ON LAKE STREET



**NORTH BUILDING  
PARCELS 1 AND 2**

- FIVE STORIES
- B-4 DOWNTOWN BUSINESS DISTRICT, DOWNTOWN OVERLAY DISTRICT, PERIMETER OVERLAY DISTRICT (N.I.C.)
- 60 RESIDENTIAL UNITS, GROUND FLOOR RETAIL
- 108,386 GROSS SQUARE FEET (EXCLUDING PENTHOUSE)
- 80% LOT AREA COVERAGE (INCLUDING MAPLE AVENUE)

**SOUTH BUILDING  
PARCELS 4, 5, AND 6**

- B-4 DOWNTOWN DISTRICT, PERIMETER OVERLAY DISTRICT
- 20 STORIES
- 176 RESIDENTIAL UNITS, GROUND FLOOR RETAIL
- 171,675 GROSS SQUARE FEET (EXCLUDING BASEMENT AND PARKING)
- 75% LOT AREA COVERAGE (INCLUDING MAPLE AVENUE)
- 428 PARKING SPACES

NOTE: Westgate Street will be closed to facilitate the completion of the off-site work. Duration of closure shall be coordinated with the neighboring tenants in an effort to minimize the impact on local businesses.

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DELIVERY ENTRANCE  
HARLEM AVENUE TO BE USED  
AS PRIMARY CONSTRUCTION  
DELIVERY ROUTE

WESTGATE / LAKE STREET  
DEVELOPMENT  
05/01/15

20.A



# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 12

### *MARKET FEASIBILITY REPORT*



*Market Study*

For

**The Proposed Rental Apartment Development  
At  
Oak Park Station  
North, Westgate and Lake  
Oak Park, Cook County, IL 60301**

As of

November, 2014

For

Mr. Doug Bober  
Lennar Multifamily Investors, LLC  
1300 E. Woodfield Road, Suite 304  
Schaumburg, IL 60173

Prepared By

**Appraisal Research Counselors**  
400 East Randolph Street, Suite 715  
Chicago, Illinois 60601

# Appraisal Research Counselors®

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Jacoub M. Hussien, SRA  
Ronald W. Casper, MAI  
Peter H. Gloodt, MAI  
Daniel R. Graver  
Erwin C. Wirth, SRA

---

William H. Miller  
Albany, New York

Cary A. Lannin  
Northwest Indiana

Denise R. Navetta  
Central Illinois

---

Betty Bogie Long  
(1932-2005)

Julie A. Kluczynski  
Joyce A. Marquez  
Margarita Lopez  
David Dunne  
Mary D. Washington  
Michael W. Wingader  
Hel en Liang-Gee  
Jennifer A. Ochab  
Gary J. Wager  
Stephanie L. Doyle  
Timothy J. Bailey  
Mark A. Brenner  
Rebecca Franklin  
Anne F. Gompel  
James T. O'Leary  
Kelly S. Jones  
Jeanne M. Ninchich  
Virginia C. Evelyn  
Mark D. Lindsay  
Erwin C. Wirth  
David G. Ibarra  
Scott B. Rogers  
Alexander Jaunius  
Brian J. Germanowski  
Patrick J. McCauley

November 17, 2014

Mr. Doug Bober  
Lennar Multifamily Investors, LLC  
1300 E. Woodfield Road, Suite 304  
Schaumburg, IL 60173

**RE: The proposed rental apartment development at Oak Park  
Station -North, Westgate and Lake, Oak Park, IL 60301**

Dear Mr. Bober:

In accordance with your request, we have prepared a market study regarding the above noted proposed rental apartment component of a larger mixed-use development.

Information for this report was researched with property inspections and conversations with brokers, developers, lenders, investors, managers, and leasing agents involved in the Suburban Chicago apartment market.

As you are aware, on a quarterly basis since 2005, we have also researched and authored the *Appraisal Research Counselors Suburban Chicago Apartment Benchmark Report*, a comprehensive report covering the rental markets for Suburban Chicago. This ongoing work, with our database going back 40+ years, well positions us to analyze and understand market trends specific to the proposed project.

OFFICE • RETAIL • INDUSTRIAL • MULTI-FAMILY • SENIOR CARE • HOSPITALITY • LAND • SPECIAL-USE  
CONDOMINIUMS • SINGLE FAMILY • COOPERATIVES • NEIGHBORHOOD PROPERTIES

APPRAISALS - MARKET RESEARCH - FEASIBILITY STUDIES - COUNSELING

PROFESSIONAL SERVICE SINCE 1968



Mr. Doug Bober  
RE: Proposed Apartments, Oak Park, IL  
November 17, 2014 – Page 2

Should you have any questions about this report or desire further consultations as you decide to move forward, please do not hesitate to call us directly.

Sincerely,

**Appraisal Research Counselors**



Gail Lissner, CRE, SRA, Vice President

3-17367a

DRAFT

## CERTIFICATION

We certify that, to the best of our knowledge and belief: The statements of fact contained in this report are true and correct. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions (see following page), and are our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. We are experienced and competent in appraising this property type.

To the best of our knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of (1) the minimum appraisal standards effective June 7, 1994 under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989, (2) the Uniform Standards of Professional Appraisal Practice (USPAP), and (3) the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to its review by duly authorized representatives. As of the date of this report, Eugene W. Stunard, MAI, Ron DeVries, MAI, FRICS, Gail Lissner, CRE, SRA, Ronald W. Casper, MAI, Jacoub M. Hussien, SRA, Peter H. Gloodt, MAI, and Erwin C. Worth, SRA have completed the requirements of the continuing education program of the Appraisal Institute. No one provided significant real property appraisal assistance to the person(s) signing this certification.

**Gail Lissner, CRE, SRA inspected the subject property.**

**We have 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.**

The professional contribution to the analyses, opinions and conclusions contained in this report is hereby acknowledged.



**Gail Lissner, CRE, SRA, Vice President**

Illinois Certified General Real Estate Appraiser No. 553.001842  
Expires 09/30/15

## ASSUMPTIONS AND LIMITING CONDITIONS

The following assumptions and limiting conditions apply to our market study:

### Extraordinary Assumptions/Hypothetical Conditions

Our market study is subject to the following which may have affected the assignment results:

- None.

### General

The Certification, and all analyses, opinions and conclusions are expressly subject to the following stipulations:

- No responsibility is assumed for matters of a legal nature.
- It is assumed that title is marketable and that the descriptive legal information furnished is correct.
- Except as noted, the property is assumed in accordance with applicable local, state and federal ordinances, regulations and laws.
- The physical condition of the real estate described herein was based on visual inspection, except as noted.
- It is assumed that there are no hidden or unapparent conditions that would render the property more or less valuable. Hidden or unapparent conditions include but are not limited to soundness of members, equipment, soil conditions or environmental contamination. No responsibility is assumed for such conditions, their effects or for arranging engineering studies that may be required to discover them.
- Any plots, diagrams or drawings presented are only to facilitate and aid the reader and are not meant to be used in matters of survey or for any other purpose.
- Any distribution of value applies only as presented or discussed. Value distributions include but are not limited to leased fee and leasehold and land and building allocations.
- Portions of this report should not be relied upon except in the context of the whole.
- All analyses, opinions and conclusions assume responsible ownership and competent management.
- No persons signing or identified as contributing to this report shall be required to give testimony or appear in court by reason of this report with reference to the property herein described, unless prior arrangements have been made.
- As used herein, report is defined to include both the written version and information contained in our files.
- Neither all nor any part of the contents of this report (especially any conclusions, the identity of persons signing or contributing to this report or the firm with which they are connected, or any reference to the Appraisal Institute or to the MAI or SRA designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without prior written consent and approval.
- We, however, hereby consent to your referencing this report in your company's financial statements or other required statements, provided that: 1) prior to making such reference in any publication, including any filings with the Securities and Exchange Commission or other governmental agency, we are allowed to review the same so as to insure the accuracy and adequacy of such reference to our report; 2) in our sole discretion such reference is not untrue or misleading and is accurate and adequate for the purposes intended and in light of the circumstances under which it is made; and 3) any reference to such report include the following language:

"In addition to setting forth our analyses, opinions and conclusions, the report contains a description of the property that is the subject of this assignment; a statement of the various facts, assumptions and conditions upon which the analyses and opinions were based; the conclusions and certain limiting conditions which relate to the report. The portions of the report referred to herein are qualified in their entirety by reference to the complete report, which will be made available upon written request, to any person who has a proper purpose in reviewing the same. The report or portions of the report should not be relied upon except in the context of the whole. The terms of our engagement are such that we have no obligation to update or revise the report or our analyses, opinions and conclusions in any manner because of events or transactions occurring subsequent to the date of the report."
- The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider non-compliance with the requirements of the ADA in estimating the value of the property, unless otherwise stated in the scope of this report.



## SCOPE OF WORK

### **Client/Intended User(s)**

The client identified on the certification page is the intended user of this report.

### **Use of the Consulting Report**

This report is prepared for exclusive use by the addressee for internal analysis and planning purposes.

### **Purpose of the Consulting Assignment**

The purpose of this report is to provide:

- An overview of the rental apartment market pertaining to the subject site.
- An analysis of the market demand for new construction rental apartment units at this location.
- An analysis of the desires of the likely renter profile and target market.
- A survey of the rental competition in the market in terms of current and proposed inventory, unit sizes and mix, amenities and finishes, parking, rent trends, occupancy levels, and absorption rates.
- A critique of the current development scheme and conclusions regarding market rent levels and absorption projections for the proposed units. These conclusions will be in 2014 dollars and at projected time of delivery.

### **Effective Date**

The effective date of the analysis and conclusions is November 2014.

### **Sources of Data / Extent of Research**

An inspection of the neighborhood was completed along with a review of the preliminary concept plan for the development.

The following data sources were researched:

- Inspection of the site
- Visual inspection of the immediate neighborhood
- Ongoing discussions with brokers, developers, lenders and investors active in the suburban Chicago rental market
- Inspection of the competing rental buildings in the market and discussions with management and leasing agents
- Previous assignments where information was not confidential
- *Our 3Q 2014 Appraisal Research Counselors Suburban Chicago Apartment Benchmark Report*

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## EXECUTIVE SUMMARY AND CONCLUSIONS

**Location:** Oak Park Station - North, Westgate, and Lake in Oak Park, IL 60301

**Concept:** The subject property consists of the residential portion of a proposed mixed-use development which will include both residential and retail uses located in two buildings designed by FitzGerald Associates Architects. The mix of units will include:

Type	No. Units	%	SF Range	Avg SF	Total SF
<b>North Building</b>					
1BR/1 Bath	48	19%	745-842	789	37,860
2BR/2 Bath	15	6%	1,252-1,324	1,276	19,138
<b>Total/Avg</b>	<b>63</b>	<b>25%</b>	<b>745-1,324</b>	<b>905</b>	<b>56,998</b>
<b>South Building</b>					
Studio/1 Bath	35	14%	523	523	18,305
Convertible/1 Bath	15	6%	601-664	605	9,075
1BR/1 Bath	91	36%	729-773	745	67,839
2BR/2 Bath	49	19%	1,028-1,435	1,099	53,851
<b>Total/Avg</b>	<b>190</b>	<b>75%</b>	<b>523-1,435</b>	<b>785</b>	<b>149,070</b>
<b>Total - Both Buildings</b>					
Studio/1 Bath	35	14%	523	523	18,305
Convertible/1 Bath	15	6%	601-664	605	9,075
1BR/1 Bath	139	55%	729-842	760	105,640
2BR/2 Bath	64	25%	1,028-1,435	1,141	73,024
<b>Total/Avg</b>	<b>253</b>	<b>100%</b>	<b>523-1,435</b>	<b>815</b>	<b>206,044</b>



**Conclusion:** Based upon our review of the market, we have projected rents averaging \$2.35 psf in current dollars and projections of \$2.45 psf in 2016 at the time of potential occupancy, reflecting a 2% annual increase. We have also projected the lease-up of the property in 15 to 18 months; however, if the proposed South Boulevard apartment project gets developed and is engaged in lease-up concurrently with the subject property, this could prolong the absorption period.

**Appraisal Research Counselors' Conclusions:**

**Property Location:** The subject property is located in downtown Oak Park, an affluent, historic western suburb which abuts the city of Chicago on the north and east. Specifically, its location is south of Lake Street, east of Harlem Avenue, and north of North Boulevard, with frontage both north and south of Westgate Street. With the subject property's location in downtown Oak Park adjacent to the Metra and CTA stations and within one block of excellent retail and restaurant amenities, this is considered to be a good location for a transit-oriented rental apartment development.

**Rental Apartment Housing Inventory:** Appraisal Research Counselors has been tracking apartment development in the Chicago suburbs for over 40 years. Since 1996, in the suburban market encompassing seven counties, there have been 18,736 rental apartment units constructed, equating to an average of 986 units per year. However, there was very little development activity from 2003 through 2012. With zoning for rental developments difficult to obtain in many suburban communities, the overall size of the suburban rental market grew very little. However, new construction has increased and there are currently seven developments with 1,860 units in lease-up. In addition, 10 new rental apartment developments are currently under construction throughout this seven- county suburban market, adding another 2,672 units over the next year. Two projects recently completed construction and are in lease-up in DuPage County, with one 301-unit project in Lisle on I-88 and one 306-unit project in downtown Wheaton in walking distance of the Metra station. The vast bulk of the current rental apartment development activity is now occurring in the North Shore market which is the submarket generating the highest rents in the suburban metropolitan area.

**Renter Profile:** The subject property will attract a broad base of renters, with demand expected to be strong due to its desirable locational attributes. This profile will include persons consisting of the following:

- Persons relocating to the area and employed, attending school or in training at the area's medical centers including Loyola University, Rush University, and the Illinois Medical District. Medical students and a variety of nursing and medical personnel including persons working at West Suburban Medical Center in Oak Park are reported to represent a very strong segment of the renters in downtown Oak Park.
- Persons relocating to the area for job-related reasons, with corporate transfers reported to be a strong segment of the market demand. Downtown Oak Park can be very attractive to younger transferees who work in the DuPage or O'Hare markets but desire a more urban location with easy public transportation options into Chicago.
- Couples find downtown Oak Park very convenient when both people are employed in different parts of the metropolitan area. With its location easily accessible to both persons employed in Chicago's Loop and persons working in the Oak Brook/I-88 Corridor, leasing agents are

reporting a large number of resident couples who find this to be a central location for their diverse commutes. Typically, the Loop worker takes public transportation (the Metra or CTA) while the suburban worker uses a car to get to work.

- Empty nesters will also comprise a segment of the market demand. This could include both persons who are downsizing from the immediate area along with persons relocating from outside the region to be closer to their children and grandchildren who live in the Oak Park area.
- With the subject property's location next to public transportation, within one to two blocks of both a Whole Foods and Trader Joe's supermarket and surrounded by other convenience retail amenities, downtown Oak Park is a desirable location for someone who does not want to rely on a car for constant use.
- Divorcing or divorced persons (i.e. persons in transition) are also expected to comprise a small portion of the renter profile, as parents often want to stay in the same area as their families.

Consistent profiles were reported in the primary competitors, with reasons for move-out tending to be home purchases or moves out of the area.

As is typical of rental developments in the area, it's likely that the renter profile will be generally younger singles and couples, with empty nesters in the mix. While families reside in apartment communities throughout the suburban market, they are more prevalent in townhome or garden-style developments than mid-rise and high-rise elevator developments like the subject property.

**Competition Overview:** The primary competition for the subject property is limited to three mid-rise/high-rise rental apartment buildings located in downtown Oak Park which total 549 units. Specifically, our focus was on the elevator buildings which had been recently constructed, and in the Oak Park market, 1980s construction ranks as "newer". Other than Oak Park City Apartments, Oak Park Place, and 100 Forest Place, there are no other existing large-scale rental apartment buildings which will be competing with the subject units.

However, when the subject property completes construction, there will be at least one additional competitor; the 270-unit Lake and Forest high-rise building is now being developed on the site of a former village parking garage. This building will be targeting the same demographic as the subject property with Luxury Class A units which, like the subject property, will be superior to the existing units in the Oak Park market. While the subject property will have a slightly more TOD location (transit-oriented location) since it is located across from the Metra and CTA, the Lake and Forest property will also offer good proximity to shopping, restaurants and transit with its location just a few blocks to the east.

In addition, Lincoln Properties is also working on a plan with the village of Oak Park to develop 250 units just south of the train tracks east of Harlem, one block from the subject property but further from the heart of the retail district. It is currently proposed for 250 rental apartment units in an eleven-story building with 10,000 sf of retail space and public parking for approximately 150 cars. This development appears to continue to move forward, and could comprise significant competition to the subject property along with Oak Park Place and the Lake and Forest project.

Thus, while the rental competition is rather limited today, it will not be so limited when the subject property completes construction. These additional developments (assuming that the Lincoln Properties project moves forward) will either bring greater critical mass to downtown Oak Park and generate more excitement about this downtown location or it may lead to a short-term oversupply of product as all of these projects compete to lease-up. Clearly, the timing of all of the unit deliveries will factor into the absorption pace.

Additionally, we looked at the rental alternatives in Chicago's West Loop, as they could provide alternatives for persons connected to the various medical centers west of Chicago's Loop. These are more expensive alternatives to the rental apartment buildings in Oak Park and are reported to provide very little competition to the three major buildings in Oak Park, although leasing personnel reported that they monitored the rents in the West Loop as prospective renters often mention these buildings and they could provide an alternative to an Oak Park rental.

We considered the DuPage County market for additional rental alternatives, specifically looking for locations in suburban downtowns with similar proximity to Metra. However, there were very few such properties, with the most comparable being located considerably further west in Wheaton. Several other properties are being proposed for development in downtown areas of Elmhurst, Glen Ellyn, Lisle, and Villa Park but none of these have yet been developed.

Rents in the three Oak Park buildings are currently ranging between \$1.83 and \$2.33 psf, with the lowest rents at 100 Forest Place, a building which was constructed in 1986. The highest rents are being achieved at Oak Park Place, a soft-loft building located just two blocks north of the subject property and the newest rental apartment building in Oak Park (developed in 2009). High-amenity buildings in Chicago's West Loop submarket are generating rents ranging from approximately \$2.45 to nearly \$2.90 psf, with more compact unit sizes than typical of Oak Park product.

**Recommended Unit Mix & Layouts:** With 253 units located in two buildings, the subject development has been designed with the larger units in the north building fronting along Lake Street and the smaller units located in the taller south building situated by the train tracks. Clearly, the view amenities from the taller building will be more expansive although the north building will have a charming location along Lake Street which will greatly enhance the appeal of these units.

Overall, the mix of units and the unit sizes appear to be well suited to the market. We concur with a mix of studios/convertibles, one bedroom units, and two bedroom units, with a broad range of unit sizes and a marketable average unit size of 815 sf. While there can be demand for two bedroom plus den and three bedroom units, we believe that there is greater demand for this product type in the suburbs in a townhouse or garden-style setting, rather than a more urban, high-rise setting. Given the target market for the subject property, we concur with the decision not to incorporate this product type in the buildings.

**Conclusions Regarding Unit Finishes:** While 100 Forest Place, Oak Park City Apartments, and Oak Park Place will comprise the primary competition to the subject property, Oak Park Place will supply the largest amount of competition due to the similarities in terms of location, age, unit finishes, and building amenities. This is the newest of the three projects and the largest high-rise tower. While 100 Forest Place is a larger property than either Oak Park City Apartments or Oak Park Place, only 144 of its 234 units are located in its tower, with the rest being townhomes.



Overall, we suggest the following features at the subject property:

*Traditional apartment style units:* We would not recommend soft-loft units with exposed concrete ceilings. This product type is already available at Oak Park Place and the subject property will be able to appeal to a broader range of potential renters with a more conventional drywall ceiling finish and a ceiling height of 9 feet.

*Kitchen finishes:* Renters continue to focus their attention on the kitchen finishes. We suggest a contemporary cabinet, stainless steel appliances, undermount sink, and tile backsplash. Quartz countertops have now replaced granite as the most popular counter top. Islands or other built-in eating counters are very popular with renters in the market, as they can eliminate the need for a dining room table.

*In-unit washer dryer:* This is a necessity and only provided in one of the three Oak Park rental buildings. Stacked, full-size washer dryers are very acceptable.

*Flooring:* The current trend for the entry, kitchen, and living room flooring is some sort of faux wood flooring. Bedrooms can have the same flooring or carpet and a Berber look is reported to be attractive to renters.

*Baths:* Renters expect upgraded stone baths and contemporary finishes, which is what is standard in the market. As new construction, the subject property will be able to provide the latest design trends.

*Balconies:* Balconies continue to be popular in the market. While not necessary on all of the units such as studios and convertibles, we concur with the current design of the subject property which incorporates this amenity in the one and two bedroom units.

**Conclusions Regarding the Common Area Amenities:** The 13<sup>th</sup> floor of the south building contains the amenity space for the development with excellent outdoor space including an outdoor swimming pool, spa, grill stations, fire pit, and yoga lawn. In addition, there is also a fitness center, locker rooms, game room, and lounge with a kitchen. Clustering all of the amenities at a central location greatly increases the “impact” of these amenities, enhancing their desirability.

Unit storage facilities are also recommended. Buildings such as Oak Park City Apartments charge a modest monthly fee for a storage cage while other buildings in the overall market provide this amenity free of charge. A bike storage room would also be expected in the building.

Parking is reported to be very much in demand at the competing rental apartment properties in Oak Park. Based upon the resident need reported in the competing buildings, we are suggesting a 1:1 parking ratio for the subject property. While not every resident will own a car, some of the units will be occupied by residents who own and use two cars which will increase the need for additional spaces. Monthly parking prices generally range from \$75 to \$125 per space.

**Recommended Units and Rents (average):** Based upon our survey of rental properties which provide alternatives to the subject units, we have recommended an average rental rate which equates to \$2.35 psf in 2014 dollars. We are projecting rent increases of 2% annually over the next two years, or rents of \$2.45 psf in 2016 (projected occupancy).

### Oak Park Station – Projected Rents (2014)

Type	No. Units	%	SF Range	Avg SF	Rent Range	Avg Rent	PSF	Total SF	Total Rent
Studio/1 Bath	35	14%	523	523	\$1,475-\$1,525	\$1,500	\$2.87	18,305	\$52,500.00
Convertible/1 Bath	15	6%	601-664	605	\$1,575-\$1,625	\$1,600	\$2.64	9,075	\$24,000.00
1BR/1 Bath	139	55%	729-842	760	\$1,700-\$1,900	\$1,800	\$2.37	105,640	\$250,200.00
2BR/2 Bath	64	25%	1,028-1,435	1,141	\$2,300-\$2,600	\$2,450	\$2.15	73,024	\$156,800.00
<b>Total/Avg</b>	<b>253</b>	<b>100%</b>	<b>523-1,435</b>	<b>815</b>		<b>\$1,911</b>	<b>\$2.35</b>	<b>206,044</b>	<b>\$483,500.00</b>

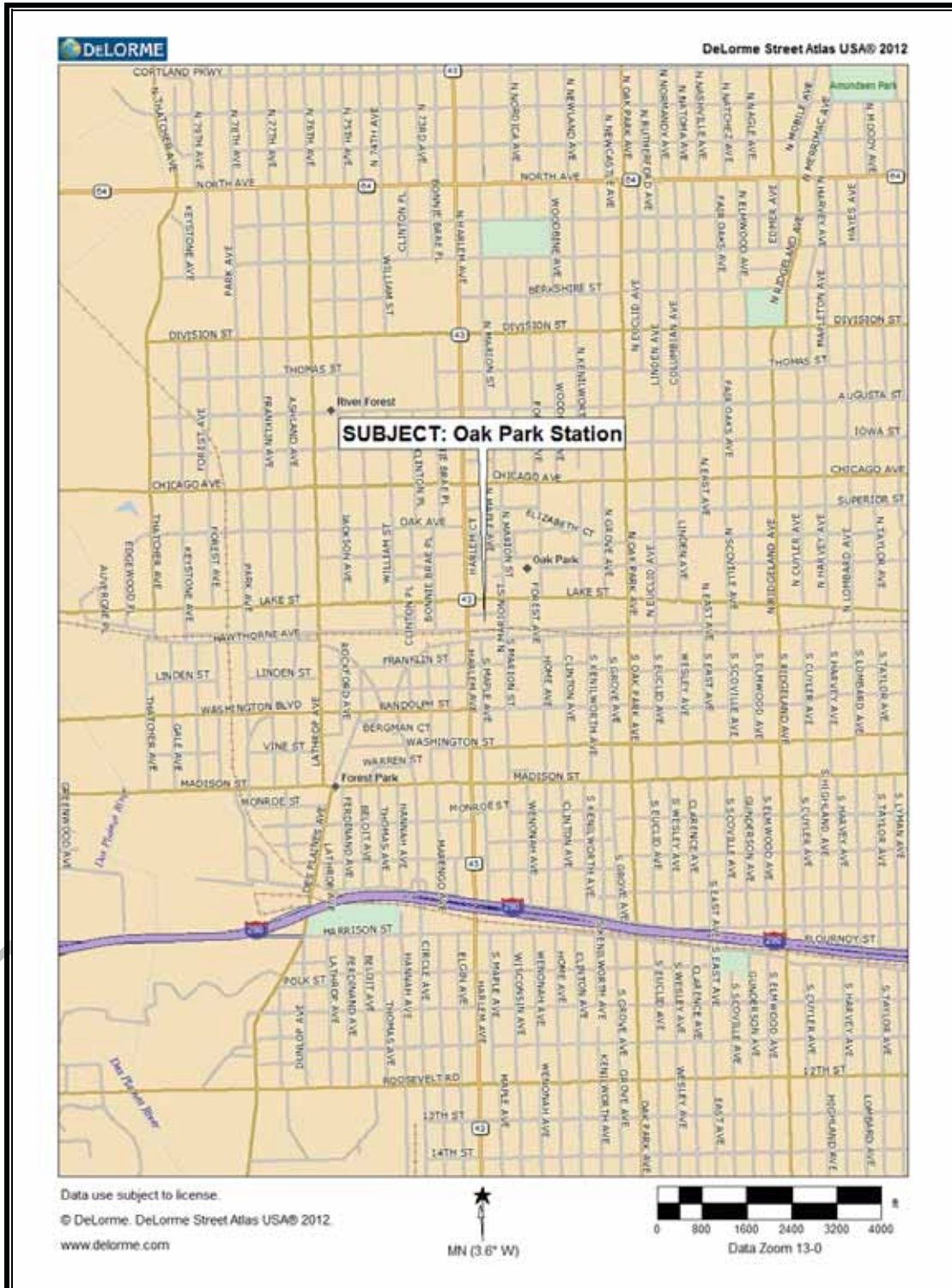
Parking has been projected at \$100 per month. It is also assumed that the utility charges will be paid by the residents, as is typical of newer properties in the overall market.

**Estimated Absorption:** At the time of delivery, the subject property may be competing with another high-rise rental apartment building which is currently under development by Golub and Wood Partners at Lake and Forest, across the street from 100 Forest Place. In addition, Lincoln Properties is pursuing the development of a site south of the subject property on South Boulevard which could also provide additional competition to the subject units, although this development has not yet broken ground. While development on both the subject site and the Lincoln Properties sites have been proposed for several years and have not yet taken place, strong development entities are now involved in both potential development, which makes these potential projects much more likely to be financed, developed, and potentially compete for lease-up at the same time. It is expected that the Lake and Forest project will be the first to offer occupancy, hopefully filling up prior to the completion of the subject property. If not, this will impact the lease-up pace for the subject property and may also result in concessions which will impact the net effective rents. Overall, we are projecting a lease-up pace of approximately 15 units per month, with stronger absorption earlier in the program and also geared to the spring/summer leasing seasons. This would equate to a lease-up in the range of 15 to 18 months, depending upon the size of the project and the competitive new product at the time of occupancy. However, with the additional competition from the Lincoln project, we would envision a slower pace which could extend the absorption period.



Location Map





Neighborhood Map



*Site Location*



*Aerial Map*



*View from the subject site towards Lake St*



*View east from the subject site*





*View of the rear of the retail center at Lake and Harlem,  
west of the subject site*



*View southwards the train tracks*



## DEMOGRAPHIC TRENDS

In researching the demographics of the target market area, we have provided Claritas data from the Nielsen Company for the demographics of the residents located within two search parameters:

- The villages of Oak Park, River Forest, and Forest Park
- Oak Park only

We also reviewed these demographic trends in comparison with the Chicago MSA and also the United States as a whole.

We fully recognize that while the demographics provide insights into the existing population, demand for the subject units will come from both the immediate market area and from outside this market area. Discussions with leasing agents and the apartment project managers in the primary market area indicate a diverse renter profile with a large percentage of the residents coming from outside the area, relocating for both school and job-related reasons. Thus, the existing residents in the region will provide a segment of the market demand, but we also expect that the subject property will attract renters currently located outside the market area.

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*Chicago MSA*



*Oak Park*



*Oak Park, River Forest, & Forest Park*

## Demographic Snapshot Report – 2013

Source: The Nielsen Company

Description	USA		Chicago MSA		Oak Park, River Forest & Forest Park		Oak Park	
		%		%		%		%
<b>Population</b>								
2018 Projection	325,322,277		9,685,040		77,644		52,405	
2013 Estimate	314,861,807		9,552,628		77,387		52,088	
2010 Census	308,745,538		9,461,105		77,217		51,878	
2000 Census	281,421,942		9,098,311		79,839		52,524	
Growth 2013-2018	3.32%		1.39%		0.33%		0.61%	
Growth 2010-2013	1.98%		0.97%		0.22%		0.40%	
Growth 2000-2010	9.71%		3.99%		-3.28%		-1.23%	
<b>2013 Est. Population by Age</b>								
Age 0 - 4	20,785,134	6.60	643,250	6.73	4,733	6.12	3,341	6.41
Age 5 - 9	20,378,531	6.47	640,350	6.70	4,946	6.39	3,529	6.78
Age 10 - 14	20,639,867	6.56	657,416	6.88	4,865	6.29	3,396	6.52
Age 15 - 17	12,927,695	4.11	417,080	4.37	3,168	4.09	2,245	4.31
Age 18 - 20	13,676,518	4.34	386,941	4.05	2,526	3.26	1,267	2.43
Age 21 - 24	17,670,794	5.61	526,662	5.51	3,494	4.51	2,247	4.31
Age 25 - 34	41,194,428	13.08	1,317,724	13.79	9,618	12.43	6,490	12.46
Age 35 - 44	40,614,113	12.90	1,310,452	13.72	11,298	14.60	7,982	15.32
Age 45 - 54	44,168,057	14.03	1,350,621	14.14	12,008	15.52	8,012	15.38
Age 55 - 64	38,944,750	12.37	1,133,942	11.87	10,961	14.16	7,300	14.01
Age 65 - 74	24,703,850	7.85	660,249	6.91	5,833	7.54	3,857	7.40
Age 75 - 84	13,281,401	4.22	347,063	3.63	2,561	3.31	1,574	3.02
Age 85 and over	5,876,669	1.87	160,878	1.68	1,376	1.78	848	1.63
<b>2013 Est. Median Age</b>								
	37.5		36.4		39.7		39.4	
<b>2013 Est. Average Age</b>								
	38.30		37.30		39.10		38.60	
<b>Households</b>								
2018 Projection	123,405,917		3,589,216		34,258		22,970	
2013 Estimate	119,206,509		3,523,234		33,990		22,790	
2010 Census	116,716,292		3,475,726		33,790		22,670	
2000 Census	105,480,131		3,280,064		34,799		23,079	
Growth 2013-2018	3.52%		1.87%		0.79%		0.79%	
Growth 2010-2013	2.13%		1.37%		0.59%		0.53%	
Growth 2000-2010	10.65%		5.97%		-2.90%		-1.77%	
<b>2013 Est. Households by Household Type</b>								
Family Households	79,159,992	66.41	2,334,745	66.27	19,023	55.97	13,115	57.55
Nonfamily Households	40,046,517	33.59	1,188,489	33.73	14,967	44.03	9,675	42.45



## Demographic Snapshot Report – 2013

### Source: The Nielsen Company

Description	USA		Chicago MSA		Oak Park, River Forest & Forest Park		Oak Park	
		%		%		%		%
<b>2013 Est. HHs by HH Income</b>	119,206,509		3,523,234		33,990		22,790	
CY HHs, Inc < \$15,000	16,459,122	13.81	409,234	11.62	3,286	9.67	2,273	9.97
CY HHs, Inc \$15,000 - \$24,999	13,798,619	11.58	357,578	10.15	3,509	10.32	2,139	9.39
CY HHs, Inc \$25,000 - \$34,999	13,038,703	10.94	338,445	9.61	2,767	8.14	1,718	7.54
CY HHs, Inc \$35,000 - \$49,999	17,108,617	14.35	465,445	13.21	4,551	13.39	3,003	13.18
CY HHs, Inc \$50,000 - \$74,999	21,593,447	18.11	637,644	18.10	5,818	17.12	3,631	15.93
CY HHs, Inc \$75,000 - \$99,999	13,987,898	11.73	459,321	13.04	3,683	10.84	2,508	11.00
CY HHs, Inc \$100,000 - \$124,999	8,756,207	7.35	306,049	8.69	2,917	8.58	2,165	9.50
CY HHs, Inc \$125,000 - \$149,999	4,850,476	4.07	179,123	5.08	1,886	5.55	1,383	6.07
CY HHs, Inc \$150,000 - \$199,999	5,013,824	4.21	189,750	5.39	2,445	7.19	1,732	7.60
CY HHs, Inc \$200,000 - \$249,999	1,593,261	1.34	60,719	1.72	935	2.75	669	2.94
CY HHs, Inc \$250,000 - \$499,999	2,204,805	1.85	86,687	2.46	1,524	4.48	1,084	4.76
CY HHs, Inc \$500,000+	801,530	0.67	33,239	0.94	669	1.97	485	2.13
<b>2013 Est. Average Household Income</b>	\$69,637		\$79,260		\$96,272		\$100,142	
<b>2013 Est. Median Household Income</b>	\$49,297		\$57,485		\$62,384		\$65,574	
<b>2013 Est. Households by Household Size</b>	119,206,509		3,523,234		33,990		22,790	
1-person household	32,229,575	27.04	972,707	27.61	12,803	37.67	8,275	36.31
2-person household	38,698,290	32.46	1,027,629	29.17	10,106	29.73	6,777	29.74
3-person household	19,269,029	16.16	564,005	16.01	4,732	13.92	3,279	14.39
4-person household	15,757,203	13.22	495,828	14.07	4,033	11.87	2,910	12.77
5-person household	7,722,783	6.48	263,077	7.47	1,644	4.84	1,134	4.98
6-person household	3,233,291	2.71	114,377	3.25	474	1.39	289	1.27
7 or more person household	2,296,338	1.93	85,611	2.43	198	0.58	126	0.55
<b>2013 Est. Average Household Size</b>	2.57		2.67		2.24		2.27	
<b>2013 Est. Households by Number of Vehicles</b>	119,206,509		3,523,234		33,990		22,790	
No Vehicles	10,854,846	9.11	423,706	12.03	4,830	14.21	3,572	15.67
1 Vehicle	40,328,523	33.83	1,260,450	35.78	15,469	45.51	10,131	44.45
2 Vehicles	44,702,530	37.50	1,264,274	35.88	10,964	32.26	7,445	32.67
3 Vehicles	16,396,157	13.75	415,900	11.80	2,079	6.12	1,197	5.25
4 Vehicles	5,005,724	4.20	117,907	3.35	443	1.30	303	1.33
5 or more Vehicles	1,918,729	1.61	40,997	1.16	205	0.60	142	0.62
<b>2013 Est. Average Number of Vehicles</b>	2		2		1		1	
<b>2013 Est. Pop 16+ by Occupation Classification</b>	148,565,698		4,635,602		41,960		28,777	
Blue Collar	30,618,860	20.61	931,363	20.09	3,701	8.82	2,198	7.64
White Collar	90,363,397	60.82	2,926,457	63.13	33,492	79.82	23,550	81.84
Service and Farm	27,583,441	18.57	777,782	16.78	4,767	11.36	3,029	10.53
<b>2013 Est. Workers Age 16+, Transp. To Work</b>	145,844,674		4,528,242		40,874		28,144	
Drove Alone	111,317,721	76.33	3,222,064	71.15	24,259	59.35	16,354	58.11
Car Pooled	14,512,650	9.95	390,270	8.62	2,742	6.71	1,840	6.54
Public Transportation	7,165,427	4.91	506,744	11.19	8,267	20.23	6,142	21.82
Walked	4,074,410	2.79	139,197	3.07	1,980	4.84	1,253	4.45
Bicycle	787,127	0.54	26,626	0.59	483	1.18	388	1.38
Other Means	1,737,301	1.19	47,467	1.05	448	1.10	334	1.19
Worked at Home	6,250,038	4.29	195,874	4.33	2,695	6.59	1,833	6.51
<b>2013 Est. Workers Age 16+ by Travel Time to Work</b>								
Less than 15 Minutes	39,442,111		875,271		7,535		5,002	
15 - 29 Minutes	50,982,647		1,310,572		9,238		6,100	
30 - 44 Minutes	27,783,482		1,070,290		12,226		8,816	
45 - 59 Minutes	10,456,523		514,089		5,757		4,076	
60 or more Minutes	11,134,087		577,037		3,561		2,450	
<b>2013 Est. Avg Travel Time to Work in Minutes</b>	27.75		33.96		33.77		34.24	
<b>2013 Est. Tenure of Occupied Housing Units</b>	119,206,509		3,523,234		33,990		22,790	
Owner Occupied	77,479,714	65.00	2,323,020	65.93	20,736	61.01	13,746	60.32
Renter Occupied	41,726,795	35.00	1,200,214	34.07	13,254	38.99	9,044	39.68

**Oak Park, River Forest, and Forest Park  
Demographic Snapshot Report –  
Household Income by the Age of the Householder  
Source: The Nielsen Company**

**2000 Census Age/Income**

2000 Census Age/Income	Age 15 - 24	Age 25 - 34	Age 35 - 44	Age 45 - 54	Age 55 - 64	Age 65 - 74	Age 75 - 84	Age 85+	Total
<b>Household Totals</b>	1,240	7,830	8,477	7,442	4,014	2,701	2,480	654	34,838
% of Total Households	3.56%	22.48%	24.33%	21.36%	11.52%	7.75%	7.12%	1.88%	
Income Less than \$15,000	314	615	435	352	250	478	573	207	3,224
% Across Age Ranges	9.74%	19.08%	13.49%	10.92%	7.75%	14.83%	17.77%	6.42%	
% Within Age Range	25.32%	7.85%	5.13%	4.73%	6.23%	17.70%	23.10%	31.65%	
Income \$15,000 - \$24,999	201	688	458	320	300	390	435	118	2,910
% Across Age Ranges	6.91%	23.64%	15.74%	11.00%	10.31%	13.40%	14.95%	4.05%	
% Within Age Range	16.21%	8.79%	5.40%	4.30%	7.47%	14.44%	17.54%	18.04%	
Income \$25,000 - \$34,999	237	1,114	729	545	357	315	359	86	3,742
% Across Age Ranges	6.33%	29.77%	19.48%	14.56%	9.54%	8.42%	9.59%	2.30%	
% Within Age Range	19.11%	14.23%	8.60%	7.32%	8.89%	11.66%	14.48%	13.15%	
Income \$35,000 - \$49,999	210	1,691	1,258	903	563	438	397	88	5,548
% Across Age Ranges	3.79%	30.48%	22.67%	16.28%	10.15%	7.89%	7.16%	1.59%	
% Within Age Range	16.94%	21.60%	14.84%	12.13%	14.03%	16.22%	16.01%	13.46%	
Income \$50,000 - \$74,999	214	1,742	1,874	1,398	726	408	347	78	6,787
% Across Age Ranges	3.15%	25.67%	27.61%	20.60%	10.70%	6.01%	5.11%	1.15%	
% Within Age Range	17.26%	22.25%	22.11%	18.79%	18.09%	15.11%	13.99%	11.93%	
Income \$75,000 - \$99,999	36	958	1,039	1,138	505	326	143	27	4,172
% Across Age Ranges	0.86%	22.96%	24.90%	27.28%	12.10%	7.81%	3.43%	0.65%	
% Within Age Range	2.90%	12.23%	12.26%	15.29%	12.58%	12.07%	5.77%	4.13%	
Income \$100,000 - \$124,999	17	475	762	728	408	102	79	14	2,585
% Across Age Ranges	0.66%	18.38%	29.48%	28.16%	15.78%	3.95%	3.06%	0.54%	
% Within Age Range	1.37%	6.07%	8.99%	9.78%	10.16%	3.78%	3.19%	2.14%	
Income \$125,000 - \$149,999	4	181	436	552	211	56	45	14	1,499
% Across Age Ranges	0.27%	12.07%	29.09%	36.82%	14.08%	3.74%	3.00%	0.93%	
% Within Age Range	0.32%	2.31%	5.14%	7.42%	5.26%	2.07%	1.81%	2.14%	
Income \$150,000 - \$199,999	7	214	621	626	250	119	47	12	1,896
% Across Age Ranges	0.37%	11.29%	32.75%	33.02%	13.19%	6.28%	2.48%	0.63%	
% Within Age Range	0.56%	2.73%	7.33%	8.41%	6.23%	4.41%	1.90%	1.83%	
Income \$200,000 or more	0	152	865	880	444	69	55	10	2,475
% Across Age Ranges	0.00%	6.14%	34.95%	35.56%	17.94%	2.79%	2.22%	0.40%	
% Within Age Range	0.00%	1.94%	10.20%	11.82%	11.06%	2.55%	2.22%	1.53%	
<b>Median Household Income</b>	\$29,430	\$48,288	\$68,123	\$79,460	\$68,492	\$40,736	\$31,462	\$25,233	

**Oak Park, River Forest, and Forest Park  
Demographic Snapshot Report –  
Household Income by the Age of the Householder  
Source: The Nielsen Company**

**2013 Estimate Age/Income**

2013 Estimate Age/Income	Age 15 - 24	Age 25 - 34	Age 35 - 44	Age 45 - 54	Age 55 - 64	Age 65 - 74	Age 75 - 84	Age 85+	Total
<b>Household Totals</b>	998	5,048	6,597	7,410	7,034	3,981	1,867	1,055	33,990
% of Total Households	2.94%	14.85%	19.41%	21.80%	20.69%	11.71%	5.49%	3.10%	
<b>Income Less than \$15,000</b>	303	384	339	597	665	458	303	237	3,286
% Across Age Ranges	9.22%	11.69%	10.32%	18.17%	20.24%	13.94%	9.22%	7.21%	
% Within Age Range	30.36%	7.61%	5.14%	8.06%	9.45%	11.50%	16.23%	22.46%	
<b>Income \$15,000 - \$24,999</b>	190	526	435	494	512	619	456	277	3,509
% Across Age Ranges	5.41%	14.99%	12.40%	14.08%	14.59%	17.64%	13.00%	7.89%	
% Within Age Range	19.04%	10.42%	6.59%	6.67%	7.28%	15.55%	24.42%	26.26%	
<b>Income \$25,000 - \$34,999</b>	143	518	505	398	404	407	234	158	2,767
% Across Age Ranges	5.17%	18.72%	18.25%	14.38%	14.60%	14.71%	8.46%	5.71%	
% Within Age Range	14.33%	10.26%	7.65%	5.37%	5.74%	10.22%	12.53%	14.98%	
<b>Income \$35,000 - \$49,999</b>	174	974	917	762	828	511	263	122	4,551
% Across Age Ranges	3.82%	21.40%	20.15%	16.74%	18.19%	11.23%	5.78%	2.68%	
% Within Age Range	17.43%	19.29%	13.90%	10.28%	11.77%	12.84%	14.09%	11.56%	
<b>Income \$50,000 - \$74,999</b>	104	1,040	1,188	1,261	1,140	723	253	109	5,818
% Across Age Ranges	1.79%	17.88%	20.42%	21.67%	19.59%	12.43%	4.35%	1.87%	
% Within Age Range	10.42%	20.60%	18.01%	17.02%	16.21%	18.16%	13.55%	10.33%	
<b>Income \$75,000 - \$99,999</b>	13	541	749	1,000	863	351	120	46	3,683
% Across Age Ranges	0.35%	14.69%	20.34%	27.15%	23.43%	9.53%	3.26%	1.25%	
% Within Age Range	1.30%	10.72%	11.35%	13.50%	12.27%	8.82%	6.43%	4.36%	
<b>Income \$100,000 - \$124,999</b>	33	404	675	770	657	262	74	42	2,917
% Across Age Ranges	1.13%	13.85%	23.14%	26.40%	22.52%	8.98%	2.54%	1.44%	
% Within Age Range	3.31%	8.00%	10.23%	10.39%	9.34%	6.58%	3.96%	3.98%	
<b>Income \$125,000 - \$149,999</b>	10	217	460	485	456	187	53	18	1,886
% Across Age Ranges	0.53%	11.51%	24.39%	25.72%	24.18%	9.92%	2.81%	0.95%	
% Within Age Range	1.00%	4.30%	6.97%	6.55%	6.48%	4.70%	2.84%	1.71%	
<b>Income \$150,000 - \$199,999</b>	2	240	620	645	607	236	69	26	2,445
% Across Age Ranges	0.08%	9.82%	25.36%	26.38%	24.83%	9.65%	2.82%	1.06%	
% Within Age Range	0.20%	4.75%	9.40%	8.70%	8.63%	5.93%	3.70%	2.46%	
<b>Income \$200,000+</b>	26	204	709	998	902	227	42	20	3,128
% Across Age Ranges	0.83%	6.52%	22.67%	31.91%	28.84%	7.26%	1.34%	0.64%	
% Within Age Range	2.61%	4.04%	10.75%	13.47%	12.82%	5.70%	2.25%	1.90%	
<b>Median Household Income</b>	\$25,420	\$52,933	\$73,201	\$79,825	\$74,298	\$49,868	\$32,457	\$25,854	



**Oak Park, River Forest, and Forest Park  
Demographic Snapshot Report –  
Household Income by the Age of the Householder  
Source: The Nielsen Company**

**2018 Projection - Age/Income**

2018 Projection Age/Income	Age 15 - 24	Age 25 - 34	Age 35 - 44	Age 45 - 54	Age 55 - 64	Age 65 - 74	Age 75 - 84	Age 85+	Total
<b>Household Totals</b>	980	4,228	6,423	7,108	7,241	5,188	2,082	1,008	34,258
% of Total Households	2.86%	12.34%	18.75%	20.75%	21.14%	15.14%	6.08%	2.94%	
Income Less than \$15,000	295	315	344	570	670	585	332	225	3,336
% Across Age Ranges	8.84%	9.44%	10.31%	17.09%	20.08%	17.54%	9.95%	6.74%	
% Within Age Range	30.10%	7.45%	5.36%	8.02%	9.25%	11.28%	15.95%	22.32%	
Income \$15,000 - \$24,999	176	435	443	458	504	797	498	259	3,570
% Across Age Ranges	4.93%	12.18%	12.41%	12.83%	14.12%	22.32%	13.95%	7.25%	
% Within Age Range	17.96%	10.29%	6.90%	6.44%	6.96%	15.36%	23.92%	25.69%	
Income \$25,000 - \$34,999	147	429	509	375	417	525	252	151	2,805
% Across Age Ranges	5.24%	15.29%	18.15%	13.37%	14.87%	18.72%	8.98%	5.38%	
% Within Age Range	15.00%	10.15%	7.92%	5.28%	5.76%	10.12%	12.10%	14.98%	
Income \$35,000 - \$49,999	165	818	938	746	855	668	303	120	4,613
% Across Age Ranges	3.58%	17.73%	20.33%	16.17%	18.53%	14.48%	6.57%	2.60%	
% Within Age Range	16.84%	19.35%	14.60%	10.50%	11.81%	12.88%	14.55%	11.90%	
Income \$50,000 - \$74,999	106	855	1,179	1,227	1,175	930	281	103	5,856
% Across Age Ranges	1.81%	14.60%	20.13%	20.95%	20.06%	15.88%	4.80%	1.76%	
% Within Age Range	10.82%	20.22%	18.36%	17.26%	16.23%	17.93%	13.50%	10.22%	
Income \$75,000 - \$99,999	14	446	740	965	894	465	139	43	3,706
% Across Age Ranges	0.38%	12.03%	19.97%	26.04%	24.12%	12.55%	3.75%	1.16%	
% Within Age Range	1.43%	10.55%	11.52%	13.58%	12.35%	8.96%	6.68%	4.27%	
Income \$100,000 - \$124,999	33	338	660	745	678	349	88	39	2,930
% Across Age Ranges	1.13%	11.54%	22.53%	25.43%	23.14%	11.91%	3.00%	1.33%	
% Within Age Range	3.37%	7.99%	10.28%	10.48%	9.36%	6.73%	4.23%	3.87%	
Income \$125,000 - \$149,999	10	188	423	464	475	247	61	21	1,889
% Across Age Ranges	0.53%	9.95%	22.39%	24.56%	25.15%	13.08%	3.23%	1.11%	
% Within Age Range	1.02%	4.45%	6.59%	6.53%	6.56%	4.76%	2.93%	2.08%	
Income \$150,000 - \$199,999	4	218	566	612	629	316	79	26	2,450
% Across Age Ranges	0.16%	8.90%	23.10%	24.98%	25.67%	12.90%	3.22%	1.06%	
% Within Age Range	0.41%	5.16%	8.81%	8.61%	8.69%	6.09%	3.79%	2.58%	
Income \$200,000+	30	186	621	946	944	306	49	21	3,103
% Across Age Ranges	0.97%	5.99%	20.01%	30.49%	30.42%	9.86%	1.58%	0.68%	
% Within Age Range	3.06%	4.40%	9.67%	13.31%	13.04%	5.90%	2.35%	2.08%	
<b>Median Household Income</b>	\$26,293	\$53,421	\$70,727	\$79,611	\$74,989	\$50,511	\$33,373	\$26,325	

According to the Nielsen data presented, the Oak Park/River Forest/Forest Park submarket did not experience the growth in households which was experienced in other parts of the MSA during the period of 2000 to 2010. However, its experience mirrored other mature communities, where new development opportunities are limited and can only take place on a more modest, in-fill basis. While the population in the MSA increased 3.99% during this period, population fell 3.28% in the 3 community area, although the decline was more modest in Oak Park itself, which saw only a 1.23% population decline.

Household growth is a more important indicator in looking at rental apartment housing demand. From 2010 to 2013, the number of households grew by .6% in the Oak Park/River Forest/Forest Park area, and Nielsen is projecting an additional .8% growth between 2013 and 2018. The current 2013 projection for the total households in this area is 33,990, with 61% of the units in this area reported to be owner-occupied, with 39% renters.

There is also a large component of small households in the area, which is the target market for multi-family housing:

- Single person households comprise 37.67% of the households in the Oak Park, River Forest, and Forest Park market.
- Two person households comprise 29.73% of the households in this same defined market area.
- Thus, the one and two person households comprise over 67% of the households in this market area.

With 22,900 one and two person households currently in this market area and the subject property consisting of 253 units, the units at the subject property could house approximately 1% of the current households in this category. However, when viewing the potential drawing area for the subject property, it is significantly larger due to the influx of persons relocating to the area for job and education-related reasons. As already discussed, the drawing area for the project will actually be much wider than these geographic boundaries, as additional renters will also be drawn from outside the area due to relocations.

**Qualifying Income**

Our recommendations for the subject units result in average monthly rents as shown below, along with the minimum income to qualify, utilizing both 30% and 35% rent/income ratios:

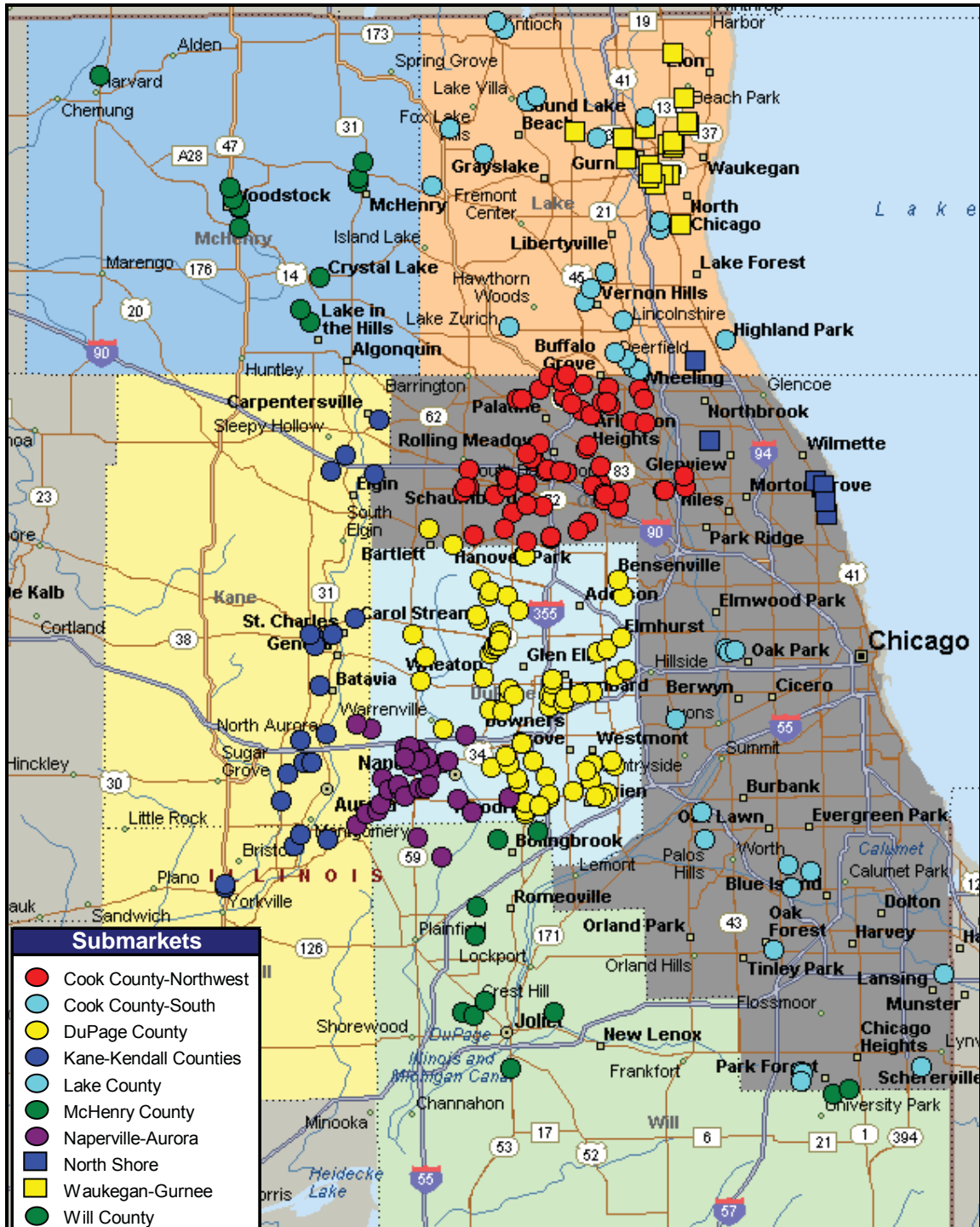
	<b>Studio</b>	<b>Conv.</b>	<b>1BR</b>	<b>2BR/2</b>
Monthly Rent	\$1,500	\$1,600	\$1,800	\$2,450
12 months	12	12	12	12
Annual Rent	\$18,000	\$19,200	\$21,600	\$29,400
Rent/Income Ratio	30%	30%	30%	30%
Minimum Income	\$60,000	\$64,000	\$72,000	\$98,000

	<b>Studio</b>	<b>Conv.</b>	<b>1BR</b>	<b>2BR/2</b>
Monthly Rent	\$1,500	\$1,600	\$1,800	\$2,450
12 months	12	12	12	12
Annual Rent	\$18,000	\$19,200	\$21,600	\$29,400
Rent/Income Ratio	35%	35%	35%	35%
Minimum Income	\$51,429	\$54,857	\$61,714	\$84,000

With average household incomes in the Oak Park, River Forest, Forest Park market at \$96,272 and median incomes at \$62,384, income levels in the area are in line and exceed the income needed to support the subject rents.

## SUBURBAN CHICAGO APARTMENT MARKET OVERVIEW

**Market area defined.** The Suburban Chicago market is defined as including Cook, Lake, McHenry, Kane, Kendall, DuPage and Will counties. Properties located within the city of Chicago are of course excluded from the survey. Details regarding the downtown Chicago market are available in our quarterly *Downtown Chicago Residential Benchmark Report*.

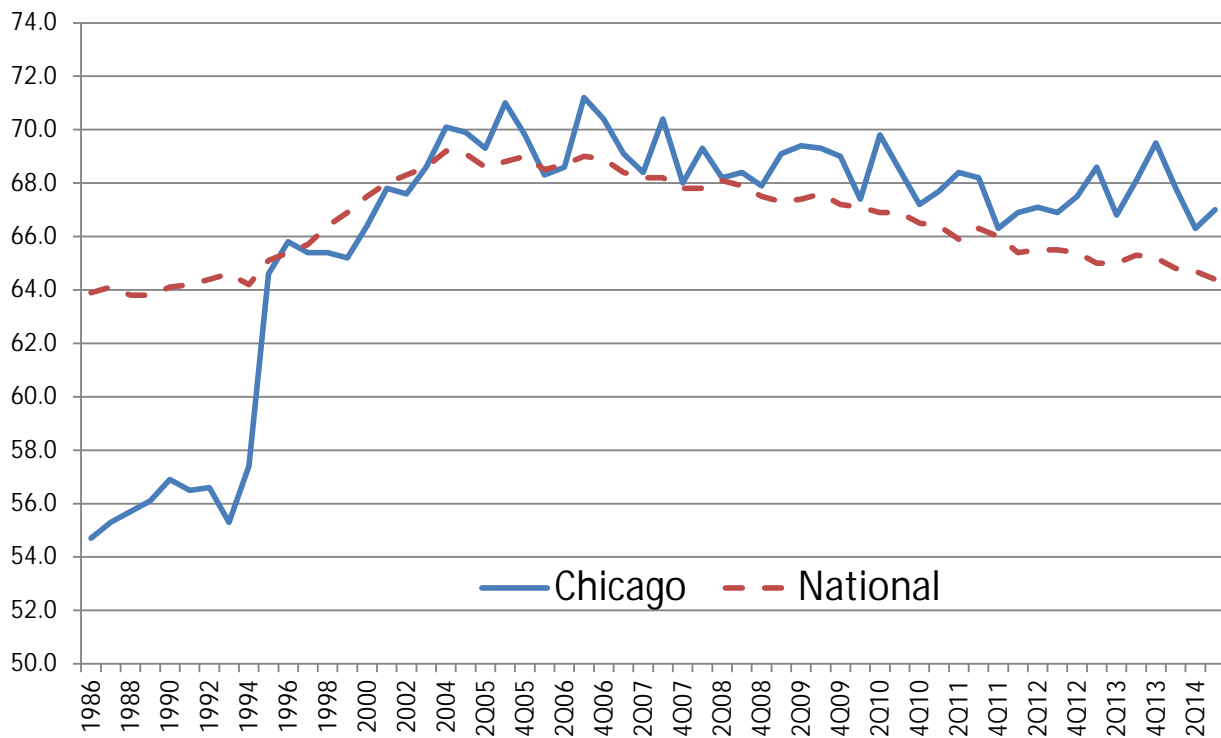




**Survey property profile.** The database for the Suburban Chicago survey includes 295 complexes with a total of over 90,000 dwelling units indicating an average development size of just over 300 units. Our survey includes virtually every major apartment community developed since 1995 plus older developments (primarily post-1970) throughout the MSA. The data was gathered by direct contact with on-site staff.

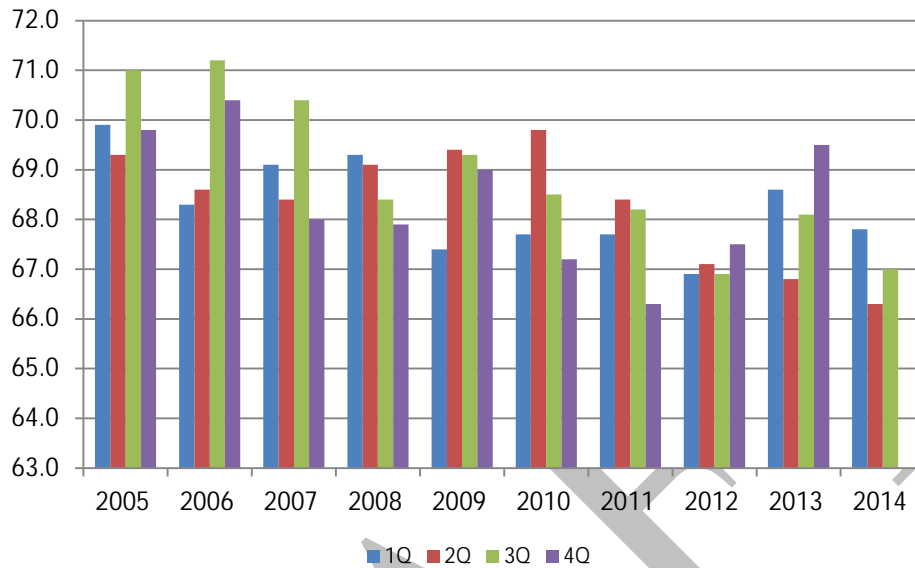
**Demand drivers.** As the economy rallied in 2004-2007, demand for apartments increased. Recessionary pressures caused a market decline in 4q07 through 2q09; however, performance improved dramatically thereafter. Demand is being driven by instability in the for sale housing market, the inability to obtain a mortgage (due lack of down payment and/or credit issues) and the desire of the 25-34 year old age cohort to maintain flexibility for relocation. Homeownership rates throughout the region had been on a decline while there was a more recent stabilization since 2012. Each percentage point equates to roughly 30,000 households.

**Homeownership Rate – Chicago MSA**



Below we show the rates by quarter, reflecting seasonality:

### Homeownership Rate – Chicago MSA by Quarter



After rising through 2012, followed by a spike in 1Q13, the 2Q13 results were surprisingly low given the historical patterns of 2q results exceeding 1q numbers. With rising interest rates and a perception of rising values, there was a push for buyers to “get off the fence” and ownership increased through 2013. The pattern of low 2q results repeated in 2014 with the 2Q14 level of 66.3% equal to the low point in 4q11. The market remains in flux.

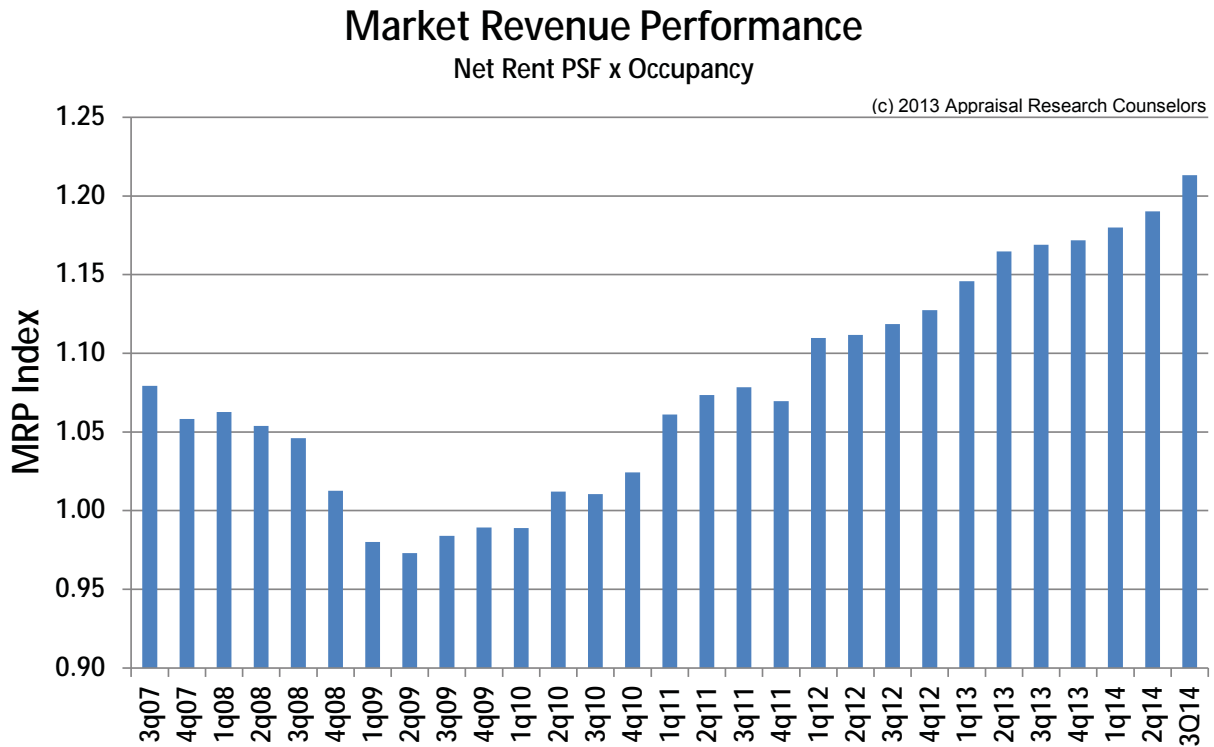
Total employment in the MSA was up 64,100 in 2013 over the 2012 level but slowed to a year over year gain of 45,000 jobs in September 2014. We note that the national unemployment rate for 25+ year olds with a bachelor’s degree is 2.9 percent. While the MSA unemployment rate declined notably since earlier this year from a high of 9 percent, we note that the details behind the data suggest a much higher unemployment rate when discouraged workers and part time employment are factored into the equation.

**Rent Trends & Concessions.** Median net rent per square foot is at \$1.27 which is up 3.1 percent from a year ago and accompanied by stability in occupancy. One bedroom units have a median net rent of \$1,040 per month while two bedrooms are at \$1,230. Compared to two years ago, net rent growth has amounted to a positive 7.5 percent. We expect rent growth to continue trending upward in the near term for the overall suburban market due to demand fundamentals, occupancy levels and limited new supply in most markets.

Concessions are a marketing tool used to react to current demand without the need for continually adjusting “market” rents. The percent of complexes offering concessions is under 20 percent which is stable over the last several quarters. The amount of the concession, currently offered at just less than one month per lease year, has been relatively flat over the past two years. Concessions are expected to remain in the market over the next year.

**Occupancy.** Physical occupancy is at 95.9 percent for the entire market – up 70 bps from the 3q13 level. At over 95 percent, the suburban market overall is considered “full” indicating pricing will continue to escalate in spite of the modest amount of new supply being added. We expect occupancy overall to remain steady in the near term with owners continuing to push rents.

**Market Revenue Performance.** Market revenue performance is a function of the product of net rent and occupancy.



Market revenue performance for the overall suburban market remains strong with the current quarter continuing at a high level.

**New construction / Communities in Lease-up.** Recent deliveries currently in lease-up are noted below.

Multi-Family Development in Lease Up - Suburban Chicago						
Wheaton 121	DuPage	Wheaton	Morningside	Leasing	306	2013
Avant at the Arboretum	DuPage	Lisle	Opus/TA	Leasing	310	2013
Tapestry Naperville	Aurora - Naperville	Naperville	Lennar	Leasing	298	2014
The Oaks of Vernon Hills	Lake	Vernon Hills	Reva	Leasing	304	2014
Tapestry/I-294 @ Willow Rd	North Shore	Glenview	Lennar	Leasing	290	2014
Midtown Sq/SWC Glnvw/Church	North Shore	Glenview	High Street/Trammel Crow	Leasing	138	2014
One Arlington	Cook NW	Arlington Heights	Stoneleigh	Leasing	214	2014

There are a number of projects under construction throughout the MSA. Details are presented in the Submarket and the Housing Supply sections.

Given the weak for-sale market, some municipalities are softening their approach on rental development in favor of increasing their tax base. Several of the projects we are tracking are mid-rise buildings on in-fill sites rather than traditional walk up complexes. These have been favored in redeveloping downtown areas where transit oriented development is needed but the all in costs of construction of over \$250 per square foot or \$250,000+ per unit require fairly high rent levels for project feasibility. Walk up product cost is in the \$125,000 per unit range (not including soft costs or land).

In response to the inability to add new product to the market, owners are undertaking renovation projects in order to capitalize on demand for higher end product. Renovations often include replacing cabinetry, counters, fixtures and floor coverings.

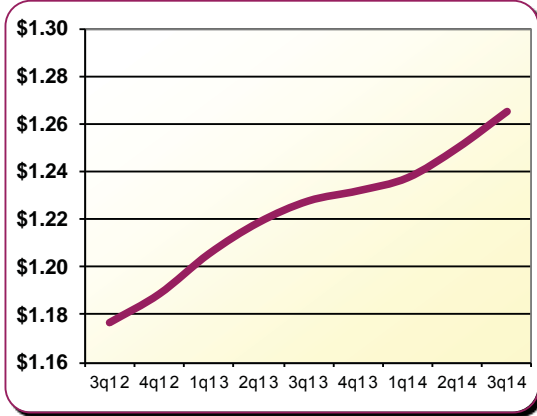
DRAFT



# All Suburban Apartments - 3q14

Showing median trend lines

## Net Rent PSF - \$1.27



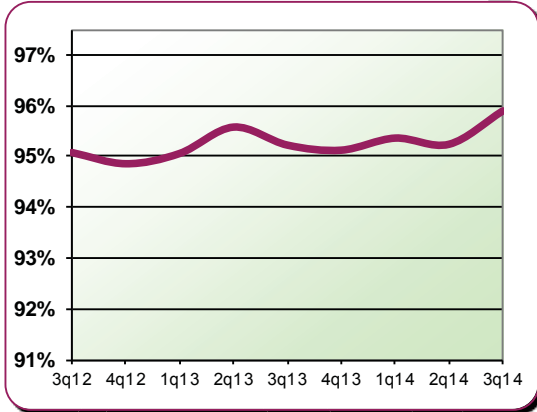
Median \$	1.18	1.19	1.21	1.22	1.23	1.23	1.24	1.25	1.27
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## Snapshot & Trends

### Suburban Metro

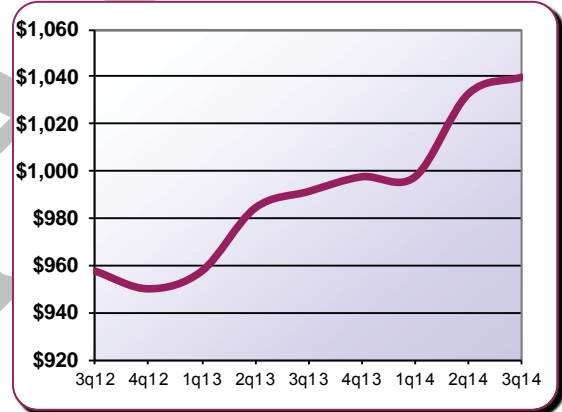
Complexes	295
Units	91,465
SF/unit	900
Yr Built	1982
Net PSF	\$1.27 →
Occupancy	95.9% ↗
Pct W/concessions	19.0% →
Concession Amt	7.7% →
One Bdrm/Mo	\$1,040 ↗
Two Bdrm/Mo	\$1,230 ↗

## Occupancy - 95.9%



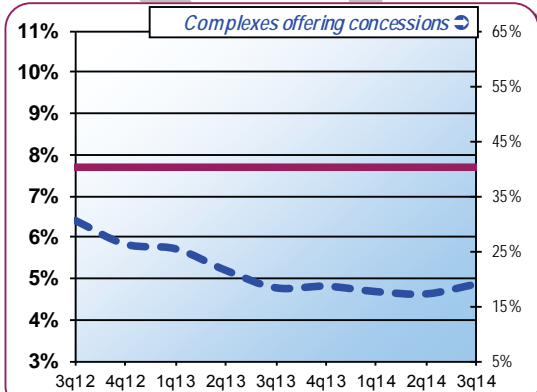
Median %	95.1	94.9	95.1	95.6	95.2	95.1	95.4	95.2	95.9
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## Net One Bdrm - \$1,040/mo



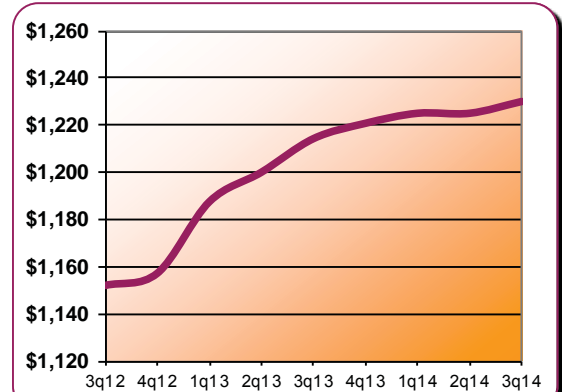
Median \$	958	950	958	984	991	998	998	1,033	1,040
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## Concessions - 7.7% when offered



Median %	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7
----------	-----	-----	-----	-----	-----	-----	-----	-----	-----

## Net Two Bdrm - \$1,230/mo



Median \$	1,152	1,157	1,188	1,200	1,214	1,221	1,225	1,225	1,230
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***Performance by Property Class***

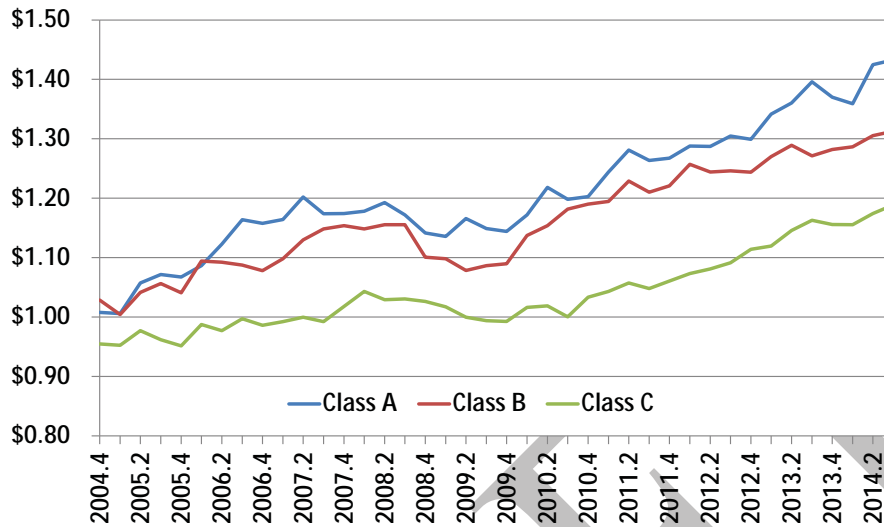
The suburban survey dataset includes has the following characteristics:

	<b>Class A</b>	<b>Class B</b>	<b>Class C</b>
Distribution	20%	36%	43%
Median Year Built	2002	1987	1972
Median Unit Size (sf)	979	889	840
Average Complex Size	268	335	314

Property Classes are generally defined as follow:

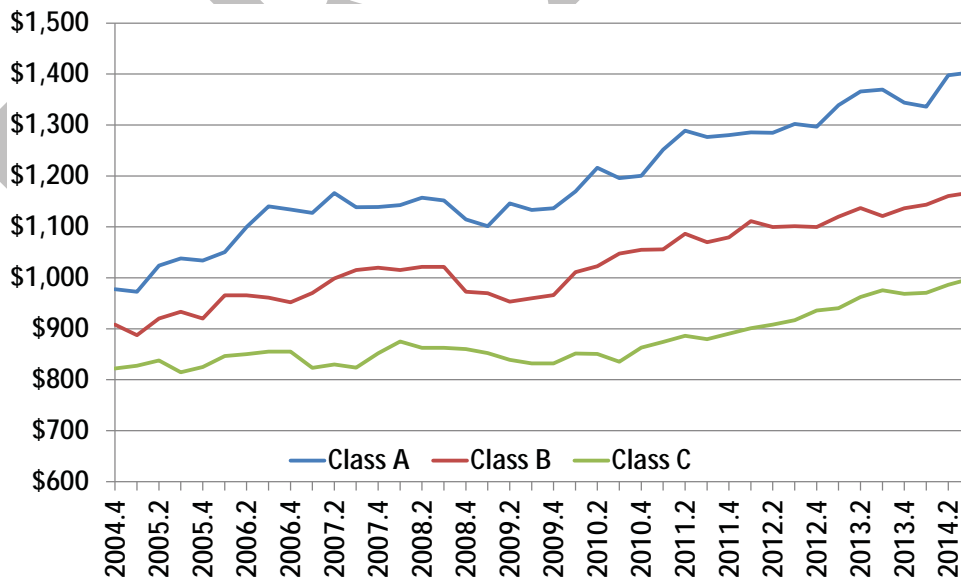
- Class A -** Newer properties that have generally been constructed since the early 1990s. Amenities often include open layout floor plans, 9 foot ceilings, in-unit washer and dryer, high quality cabinetry and potentially granite counters and stainless steel appliances. Some communities have direct entry garages. The complex typically has a clubhouse, fitness center and swimming pool.
- Class B -** Typically constructed in the 1980s but may include older product that has been significantly renovated. Amenities often include open layout floor plans, 8 foot ceilings, in-unit washer and dryer, good quality cabinetry and laminate counters. The complex typically has a clubhouse, fitness center and swimming pool.
- Class C -** Typically constructed in the 1970s with limited renovations, if any. Units typically have older style floor plans (such as galley style, closed kitchens), average quality cabinetry and laminate counters. The complex may have a clubhouse and swimming pool but the quality is generally average. Laundry facilities are typically limited to a laundry room in the complex.

### Net Rent PSF by Property Class



There was a clear bifurcation in performance by property class in 2010 with gains in net rent achieved primarily in the Class A and B markets while Class C properties lagged. The Class C market turned in 1Q11 with product gaining momentum primarily due to the rising cost of A and B product. The growth in B product lagged. On a year over year basis, rents increased 2.7%, 3.3% and 2.2% for A, B and C product respectively. The monthly “chunk” rent spread is shown below.

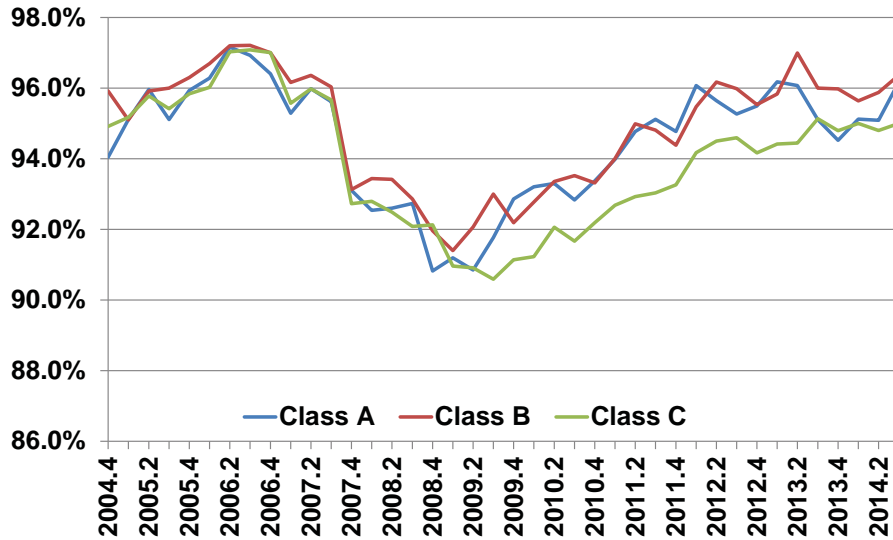
### Monthly Rent by Property Class



After tracking fairly consistent for years, a 100 basis point spread in occupancy between A/B versus C product emerged in 2010 and continued through 2q13. Starting in 3q13 the spread between A and

C properties has narrowed considerably, primarily due to the lag in B product. Occupancy for all classes remains strong.

### Occupancy by Property Class



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## Summary of Rent, Occupancy & Concession Trends by Submarket

The following trends by submarket are based on our survey of 295 buildings containing roughly 90,000 units on a quarterly basis. Detailed analysis of the data is contained within the submarket reports.

### Net Rent PSF by Submarket

Submarket	3q10	4q10	1q11	2q11	3q11	4q11	1q12	2q12	3q12	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	Y/Y Chng	2 Yr Chng
Cook NW	\$1.17	\$1.17	\$1.18	\$1.20	\$1.20	\$1.18	\$1.26	\$1.25	\$1.25	\$1.27	\$1.26	\$1.29	\$1.30	\$1.31	\$1.32	\$1.33	\$1.35	4.1%	7.5%
Cook South	\$1.03	\$1.05	\$1.04	\$1.07	\$1.07	\$1.07	\$1.13	\$1.13	\$1.13	\$1.13	\$1.13	\$1.14	\$1.17	\$1.17	\$1.17	\$1.17	\$1.20	2.4%	6.3%
DuPage	\$1.13	\$1.14	\$1.16	\$1.15	\$1.16	\$1.16	\$1.17	\$1.17	\$1.16	\$1.18	\$1.19	\$1.22	\$1.23	\$1.23	\$1.24	\$1.26	\$1.25	1.4%	7.9%
Kane/Kendall	\$1.00	\$1.07	\$1.07	\$1.08	\$1.08	\$1.08	\$1.08	\$1.12	\$1.12	\$1.12	\$1.12	\$1.14	\$1.16	\$1.16	\$1.15	\$1.17	\$1.17	1.4%	4.9%
Lake	\$1.20	\$1.20	\$1.26	\$1.29	\$1.21	\$1.16	\$1.24	\$1.23	\$1.15	\$1.17	\$1.25	\$1.24	\$1.30	\$1.32	\$1.31	\$1.34	\$1.39	6.9%	21.3%
McHenry	\$0.95	\$0.98	\$0.99	\$1.00	\$0.99	\$0.93	\$1.01	\$1.00	\$1.01	\$0.99	\$1.04	\$1.01	\$1.07	\$1.01	\$1.01	\$1.03	\$1.01	-5.1%	0.4%
Naperville/Aurora	\$1.15	\$1.16	\$1.19	\$1.22	\$1.20	\$1.17	\$1.19	\$1.23	\$1.23	\$1.24	\$1.24	\$1.27	\$1.26	\$1.26	\$1.28	\$1.29	\$1.29	2.0%	4.6%
North Shore	\$1.77	\$1.80	\$1.93	\$2.00	\$1.98	\$1.98	\$2.17	\$2.25	\$2.25	\$2.13	\$2.13	\$2.07	\$2.22	\$2.11	\$2.06	\$2.20	\$2.19	-1.6%	-2.9%
Waukegan/Gurnee	\$0.96	\$0.95	\$0.96	\$1.00	\$0.99	\$0.97	\$0.97	\$0.97	\$1.00	\$1.00	\$0.98	\$1.01	\$1.05	\$1.06	\$1.08	\$1.03	\$1.09	3.8%	9.6%
Will	\$1.04	\$1.05	\$1.07	\$1.12	\$1.05	\$1.06	\$1.04	\$1.03	\$1.09	\$1.09	\$1.10	\$1.14	\$1.16	\$1.15	\$1.14	\$1.15	\$1.15	-0.9%	5.4%
All Suburban	\$1.09	\$1.10	\$1.14	\$1.15	\$1.15	\$1.14	\$1.17	\$1.17	\$1.18	\$1.19	\$1.21	\$1.22	\$1.23	\$1.23	\$1.24	\$1.25	\$1.27	3.1%	7.5%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

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### One Bedroom Median Rent by Submarket

Submarket	3q10	4q10	1q11	2q11	3q11	4q11	1q12	2q12	3q12	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	Y/Y Chng	2 Yr Chng
Cook NW	\$913	\$893	\$931	\$945	\$918	\$950	\$960	\$938	\$974	\$983	\$987	\$1,007	\$1,016	\$1,052	\$1,035	\$1,086	\$1,093	7.5%	12.2%
Cook South	\$750	\$750	\$775	\$788	\$780	\$780	\$805	\$805	\$805	\$810	\$810	\$810	\$810	\$830	\$843	\$877	\$877	8.3%	8.9%
DuPage	\$898	\$898	\$908	\$930	\$915	\$925	\$925	\$925	\$947	\$913	\$954	\$980	\$975	\$975	\$972	\$1,020	\$1,027	5.4%	8.5%
Kane/Kendall	\$744	\$745	\$745	\$795	\$778	\$819	\$814	\$829	\$829	\$833	\$851	\$838	\$863	\$875	\$879	\$908	\$908	5.2%	9.5%
Lake	\$967	\$985	\$983	\$1,001	\$1,047	\$997	\$1,045	\$1,050	\$1,038	\$1,045	\$1,077	\$1,086	\$1,020	\$1,043	\$1,138	\$1,132	\$1,177	15.3%	13.4%
McHenry	\$732	\$750	\$761	\$790	\$738	\$725	\$790	\$781	\$790	\$790	\$790	\$790	\$829	\$793	\$813	\$804	\$794	-4.2%	0.5%
Naperville/Aurora	\$978	\$964	\$989	\$1,012	\$1,020	\$987	\$990	\$1,025	\$1,064	\$1,039	\$1,056	\$1,082	\$1,081	\$1,077	\$1,094	\$1,136	\$1,123	3.8%	5.5%
North Shore	\$1,558	\$1,499	\$1,556	\$1,700	\$1,717	\$1,764	\$1,835	\$1,782	\$1,839	\$1,812	\$1,813	\$1,799	\$1,750	\$1,739	\$1,754	\$1,829	\$1,752	0.1%	-4.8%
Waukegan/Gurnee	\$689	\$680	\$710	\$798	\$719	\$725	\$767	\$690	\$785	\$733	\$702	\$790	\$763	\$795	\$840	\$823	\$843	10.6%	7.4%
Will	\$717	\$681	\$789	\$729	\$730	\$771	\$773	\$766	\$799	\$799	\$834	\$900	\$900	\$795	\$803	\$804	\$887	-1.5%	11.0%
All Suburban	\$887	\$888	\$908	\$926	\$915	\$925	\$925	\$929	\$958	\$950	\$958	\$984	\$991	\$998	\$998	\$1,033	\$1,040	4.9%	8.6%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

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### Two Bedroom Median Rent by Submarket

Submarket	3q10	4q10	1q11	2q11	3q11	4q11	1q12	2q12	3q12	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	Y/Y Chng	2 Yr Chng
Cook NW	\$1,097	\$1,117	\$1,130	\$1,134	\$1,125	\$1,145	\$1,151	\$1,187	\$1,193	\$1,212	\$1,231	\$1,255	\$1,255	\$1,280	\$1,271	\$1,281	\$1,275	1.6%	6.9%
Cook South	\$941	\$946	\$959	\$962	\$983	\$1,000	\$1,019	\$1,053	\$1,067	\$1,067	\$1,050	\$1,060	\$1,148	\$1,148	\$1,143	\$1,143	\$1,148	0.0%	7.6%
DuPage	\$1,139	\$1,129	\$1,145	\$1,183	\$1,192	\$1,145	\$1,129	\$1,210	\$1,183	\$1,208	\$1,220	\$1,263	\$1,260	\$1,245	\$1,228	\$1,276	\$1,230	-2.4%	4.0%
Kane/Kendall	\$902	\$969	\$995	\$993	\$994	\$994	\$960	\$995	\$995	\$995	\$1,017	\$1,058	\$1,096	\$1,075	\$1,102	\$1,089	\$1,116	1.9%	12.2%
Lake	\$1,104	\$1,078	\$1,124	\$1,156	\$1,198	\$1,154	\$1,276	\$1,310	\$1,285	\$1,256	\$1,206	\$1,186	\$1,184	\$1,206	\$1,298	\$1,273	\$1,308	10.5%	1.8%
McHenry	\$885	\$899	\$902	\$902	\$902	\$902	\$913	\$922	\$921	\$902	\$926	\$946	\$956	\$933	\$963	\$963	\$963	0.7%	4.6%
Naperville/Aurora	\$1,163	\$1,180	\$1,193	\$1,224	\$1,235	\$1,210	\$1,238	\$1,260	\$1,233	\$1,251	\$1,278	\$1,310	\$1,286	\$1,281	\$1,325	\$1,344	\$1,321	2.7%	7.1%
North Shore	\$2,053	\$2,190	\$2,215	\$2,495	\$2,307	\$2,205	\$2,455	\$2,310	\$2,586	\$2,480	\$2,500	\$2,419	\$2,529	\$2,466	\$2,550	\$2,657	\$2,405	-4.9%	-7.0%
Waukegan/Gurnee	\$887	\$907	\$903	\$913	\$905	\$881	\$900	\$901	\$948	\$926	\$918	\$930	\$918	\$938	\$968	\$988	\$1,007	9.7%	6.2%
Will	\$828	\$1,003	\$925	\$975	\$1,020	\$903	\$921	\$928	\$949	\$981	\$953	\$1,027	\$1,029	\$1,001	\$1,051	\$986	\$993	-3.5%	4.6%
All Suburban	\$1,062	\$1,077	\$1,099	\$1,120	\$1,118	\$1,118	\$1,125	\$1,144	\$1,152	\$1,157	\$1,188	\$1,200	\$1,214	\$1,221	\$1,225	\$1,225	\$1,230	1.3%	6.8%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

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## Occupancy by Submarket

Submarket	3q10	4q10	1q11	2q11	3q11	4q11	1q12	2q12	3q12	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	Y/Y Chng	2 Yr Chng
Cook NW	93.2	93.2	93.7	94.3	94.0	94.3	95.4	96.3	96.0	95.5	95.6	96.4	96.1	95.5	95.8	95.5	96.6	0.2%	0.3%
Cook South	92.7	92.7	93.2	93.3	93.3	93.3	93.9	94.7	94.3	95.1	93.9	94.3	93.0	93.8	94.5	94.5	95.3	1.1%	0.6%
DuPage	92.1	92.8	93.0	93.4	93.6	93.3	94.2	94.5	94.6	94.2	95.0	95.7	95.5	95.0	94.8	95.1	95.8	0.1%	1.4%
Kane/Kendall	92.7	91.7	92.4	92.6	92.8	93.3	94.4	94.6	94.7	94.0	94.8	94.6	93.9	93.8	95.0	94.6	95.2	0.6%	0.6%
Lake	92.6	93.2	94.0	93.9	95.3	95.1	96.9	95.9	95.7	96.9	96.9	96.1	95.1	97.6	97.7	96.3	96.9	0.8%	1.0%
McHenry	91.6	90.6	91.4	92.0	92.8	92.8	93.8	93.7	94.7	94.0	93.8	92.1	96.6	95.4	95.4	95.5	95.3	3.4%	1.7%
Naperville/Aurora	94.0	94.1	95.1	95.5	96.8	95.6	96.6	96.9	96.2	95.7	96.9	97.3	94.6	96.0	95.5	95.8	96.0	-1.4%	-1.0%
North Shore	89.0	88.7	93.0	95.4	92.1	92.1	95.5	94.6	92.8	94.8	95.4	94.7	96.4	94.1	94.6	91.9	94.8	0.1%	0.3%
Waukegan/Gurnee	92.0	92.4	92.7	93.2	93.1	93.1	93.5	94.3	94.2	94.5	93.9	94.0	96.5	95.5	96.4	95.3	95.4	1.5%	1.1%
Will	92.3	93.0	93.0	93.2	93.3	93.8	95.4	95.6	95.1	94.5	93.1	94.4	94.9	93.5	94.2	95.4	95.4	1.0%	-0.2%
All Suburban	92.7	92.8	93.3	93.6	93.9	93.8	94.7	95.2	95.1	94.9	95.1	95.6	95.2	95.1	95.4	95.2	95.9	0.3%	0.7%

Note: Quarterly occupancy values are rounded for display purposes but not for Yr/Yr Change calculations.

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## Concessions by Submarket

Submarket	3q10	4q10	1q11	2q11	3q11	4q11	1q12	2q12	3q12	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	Y/Y Chng
Cook NW	8.3	8.3	8.3	8.3	7.3	8.3	7.7	7.7	7.7	7.7	7.7	8.0	5.5	5.5	5.5	4.0	4.5	-43.9%
Cook South	8.3	8.3	6.8	6.7	6.3	7.7	6.4	3.7	8.3	8.3	8.3	8.3	4.2	8.3	8.0	8.0	5.9	-28.8%
DuPage	8.3	8.3	8.3	8.3	8.3	8.3	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	8.3	8.3%
Kane/Kendall	8.3	8.3	8.3	8.3	8.3	8.3	7.7	7.7	7.7	7.7	7.7	7.7	5.0	7.7	7.7	7.7	7.7	0.0%
Lake	8.3	8.3	8.3	8.3	8.3	8.3	8.3	6.3	6.8	8.3	8.3	8.3	8.3	8.3	8.3	8.3	7.2	-13.1%
McHenry	8.3	8.7	8.3	8.3	8.3	8.3	8.3	8.3	5.9	7.9	8.0	8.1	7.7	5.7	8.5	8.3	6.2	-23.2%
Naperville/Aurora	5.6	7.0	7.1	8.1	8.0	8.3	7.7	7.7	5.1	4.5	8.7	6.7	4.2	8.7	7.8	8.3	1.7	-73.9%
North Shore	14.6	12.5	8.3	15.1	6.0	8.3	3.7	0.0	0.0	0.0	4.4	5.2	4.5	6.4	4.8	8.3	8.3	60.2%
Waukegan/Gurnee	7.8	8.3	8.3	8.3	8.3	8.3	7.7	8.0	6.7	8.3	7.7	8.3	4.3	8.3	8.3	5.6	8.3	0.0%
Will	8.3	6.4	8.3	8.3	7.2	6.8	4.2	7.7	5.9	4.2	4.2	4.2	8.3	8.3	6.3	7.0	4.2	0.0%
All Suburban	8.3	8.3	8.3	8.3	8.3	8.3	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	0.0%

Note: Numbers shown are percentages - 1 month free rent on 12 month lease equals 8.3%.

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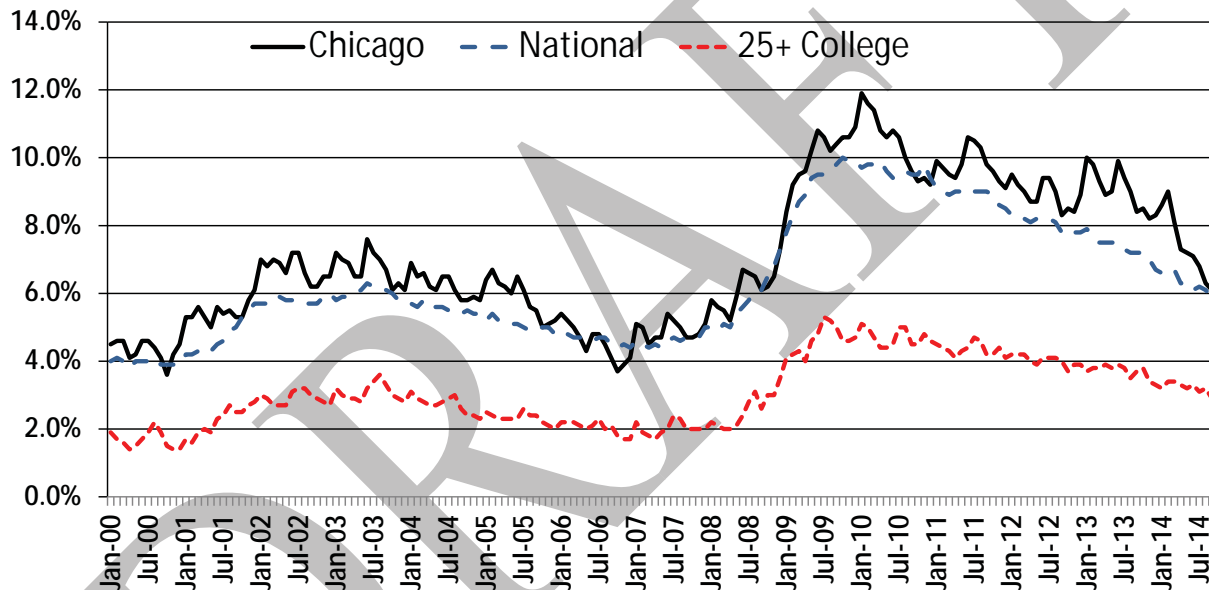
## Demand Generators

The apartment market is influenced by a number of factors including employment, homeownership trends and a desire to maintain flexibility.

### Employment

The unemployment rate for the Chicago MSA is 6.1 percent (National, 5.9 percent) as of September 2014. We note that the national unemployment rate for 25+ year olds with a bachelor's degree is 2.9 percent. While the MSA unemployment rate declined notably since earlier this year from a high of 9 percent, we note that the details behind the data suggest a much higher unemployment rate when discouraged workers and part time employment are factored into the equation.

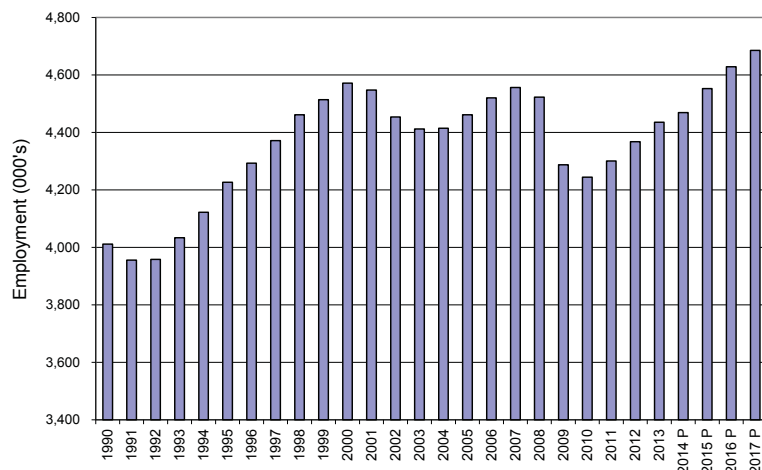
**Chicago vs. National Unemployment Rate – BLS Data**



The following summarizes the MSA employment growth (and losses) from 1990 through 2011 with projections by Economy.com (adjusted for revised definitions of the MSA) through 2017.

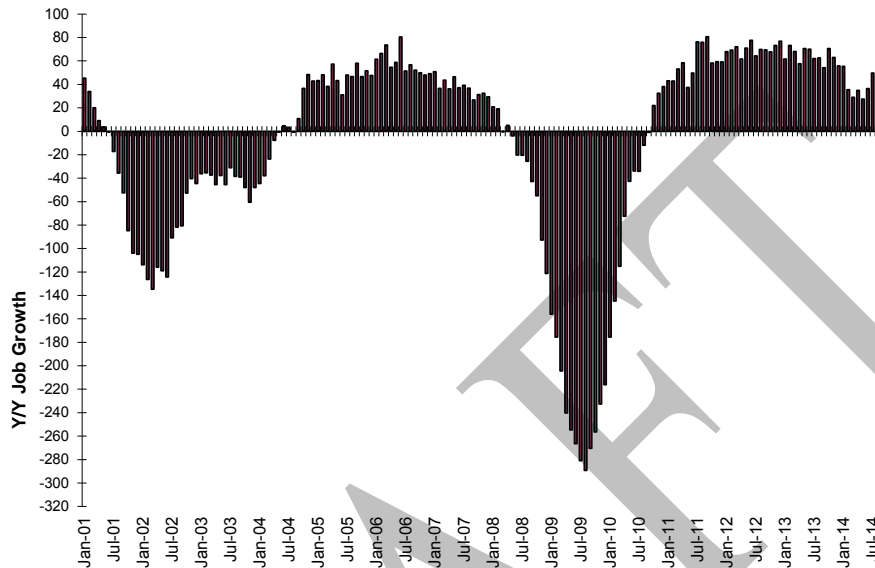
The Chicago market generated an annual average of 75,000 new jobs from 1992-2000 – a trough to peak period. Employment declined from 2000-2003 with peak post-recession employment achieved in 2007 which did not

**Chicago MSA Non Farm Employment**  
BLS Data - based on '05 revisions



even match the 2000 employment level. Economy.com forecasts indicate a return to 2000 employment levels will not occur through 2016 – 15+ years later.

By looking at the month over month comparisons to prior year employment, the trends in employment become more evident. The following graph exemplifies.



Revised BLS numbers indicate employment growth of 57,800 jobs in 2011 followed by 70,000 jobs in 2012 and then 64,100 jobs in 2013. The employment market is certainly improved though the MSA remains roughly 75,000 below the peak employment level in 2007.

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CHICAGO MSA EMPLOYMENT GROWTH				
Month (Year)	Total Employment (000s)	# Change from Prior Year (000s)	% Change from Prior Year	# Change from Prior Month
<b>2014</b>				
Sept	4,518.6	45.0	1.0%	7.5
Aug	4,511.1	38.8	0.9%	5.4
Jul	4,505.7	49.7	1.1%	-21.6
Jun	4,527.3	36.3	0.8%	42.1
May	4,485.2	27.5	0.6%	49.3
Apr	4,435.9	34.8	0.8%	43.7
Mar	4,392.2	29.0	0.7%	22.3
Feb	4,369.9	35.5	0.8%	0.9
Jan	4,369.0	55.3	1.3%	-128.7
<b>AVG - 14</b>	<b>4,429.9</b>	<b>-9.1</b>	<b>0.0</b>	
<b>2013</b>				
Dec	4,497.7	55.7	1.3%	-11.7
Nov	4,509.4	62.9	1.4%	10.7
Oct	4,498.7	70.6	1.6%	25.1
Sept	4,473.6	54.2	1.2%	1.3
Aug	4,472.3	62.5	1.4%	16.3
Jul	4,456.0	61.9	1.4%	-35.0
Jun	4,491.0	69.9	1.6%	33.3
May	4,457.7	70.6	1.6%	56.6
Apr	4,401.1	57.6	1.3%	37.9
Mar	4,363.2	68.0	1.6%	28.8
Feb	4,334.4	73.2	1.7%	20.7
Jan	4,313.7	61.7	1.5%	-128.3
<b>AVG - 13</b>	<b>4,439.1</b>	<b>64.1</b>	<b>1.5%</b>	

Employment projections however by economy.com show growth of only about 33,000 jobs in 2014 – a notable slowing in the economy.

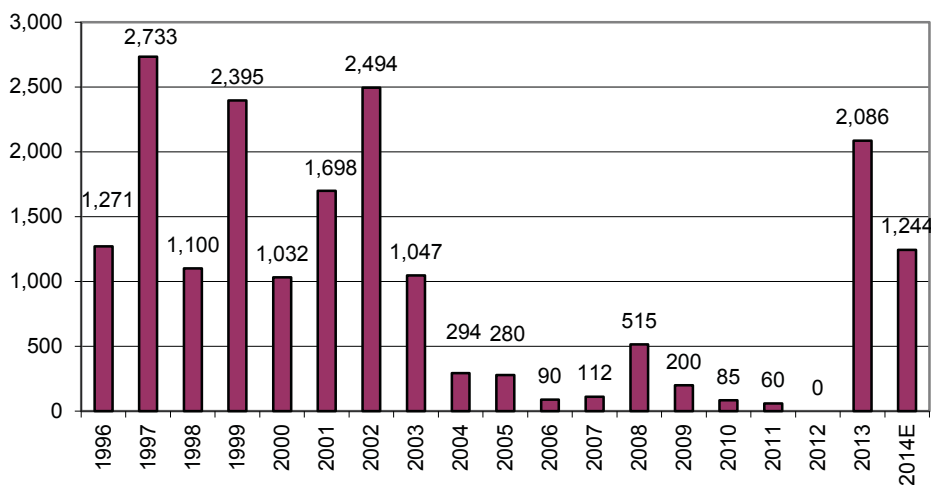


## SUBURBAN MULTI-FAMILY HOUSING DEVELOPMENT: 1996-2012 & 2013-2015 PROJECTED

Appraisal Research Counselors has been tracking apartment development in the suburbs for over 40 years. Since 1996, 18,736 units (through 2014) have been developed in the suburbs of the Chicago metropolitan area, with an average of 986 units per year over this period.

In total, 18,736 units (through 2014) will have been brought to the market since 1996 for an average of 986 units per year.

**Suburban Chicago  
Apartment Deliveries**



Peak years of deliveries were back in the late 1990s and then climbing again through the early 2000s. Over the past ten years however, incredibly little product had been added to the market. This was driven by a few factors including:

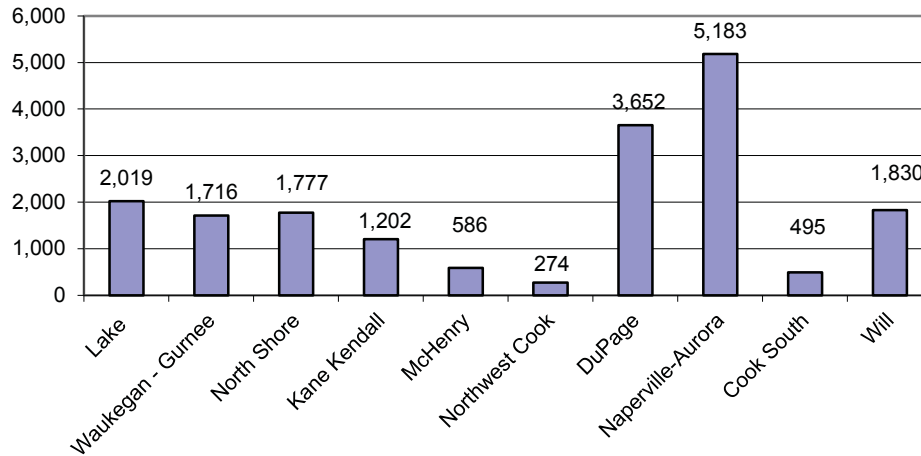
- Poor economics due to job losses in the region creating vacancies and concessions, though performance has improved since late 2009
- Lower interest rate and low down payment environment driving demand for new condo unit construction which generated more immediate returns; however, the new construction condo market is now stalled.
- Resistance of communities to allow for new rental developments
- Few well located sites left in the region suitable for large scale development
- Rent levels not high enough to support construction costs at locations where sites can be acquired

With many communities welcoming rental development, combined with feasible rent levels supporting construction, development is once again occurring throughout the region.

### *Deliveries by Submarket*

Most of the construction that has occurred since 1996 has been in DuPage County – specifically, the Aurora- Naperville submarket. Following is a delivery distribution by submarket.

**Deliveries by Submarket  
1996 - current**



The Naperville – Aurora market (a separate submarket within DuPage County) was followed by the DuPage market. These submarkets, while initially hurt by the amount of supply coming online over a relatively short period of time, are poised to remain in a strong long term position given the proximity to the suburban employment centers along the I-88 corridor.

The remaining submarkets have added relatively few units. Of particular note is the fact that only 274 units were added to the Northwest Cook submarket. This market has a high concentration of Class B and C buildings with pent up demand for Class A product.

***Projects Currently in Lease-up***

There are seven projects located throughout the suburban market which are currently engaged in lease-up.

<b>Multi-Family Development in Lease Up - Suburban Chicago</b>						
Property	Submarket	City	Developer	Status	Units	Year
Wheaton 121	DuPage	Wheaton	Morningside	Leasing	306	2013
Avant at the Arboretum	DuPage	Lisle	Opus/TA	Leasing	310	2013
Tapestry Naperville	Aurora - Naperville	Naperville	Lennar	Leasing	298	2014
The Oaks of Vernon Hills	Lake	Vernon Hills	Reva	Leasing	304	2014
Tapestry/I-294 @ Willow Rd	North Shore	Glenview	Lennar	Leasing	290	2014
Midtown Sq/SWC Glnvw/Church	North Shore	Glenview	High Street/Trammel Crow	Leasing	138	2014
One Arlington	Cook NW	Arlington Heights	Stoneleigh	Leasing	214	2014
<b>Total</b>					<b>1,860</b>	

***Pipeline of New Projects – Under Construction or Proposed***

We are tracking a number of development sites where new product is being proposed or already under construction. Locations range from the North Shore markets out to Kane and the South Cook submarkets. A few sites have been approved for development by the local municipalities; however, several projects have not moved forward either due to rents not being high enough to support construction costs or the inability to obtain either the equity or a construction loan.

### Under Construction / Planning

Property	Submarket	City	Developer	Status	Units
1890 Maple/1881 Oak	North Shore	Evanston	Fifield/King	Construction	356
Reserve at Glenview/NEQ Golf & Waukegan	North Shore	Glenview	Focus/Atlantic	Construction	238
AMLi Deerfield/SEC Lake/Cook & Wilmot	North Shore	Deerfield	AMLi	Construction	240
Woodview/SWC 94 & Deerfield Rd	North Shore	Deerfield	Ravine Park/Conor Commer	Construction	260
Northshore 770NWC Skokie & Dundee	North Shore	Northbrook	Morningside	Construction	347
Northgate Crossings	Cook NW	Wheeling	Reva	Construction	288
Park 205/205 W Touhy	Cook NW	Park Ridge	High Street/Trammel Crow	Construction	115
Station Boulevard	Aurora - Naperville	Aurora	Station I	Construction	327
NWC Lake & Forest	South Cook	Oak Park	LSI/Golub/Wood	Construction	270
Residences of Orland Park Crossing	South Cook	Orland Park	Reva	Construction	231
<b>Total</b>					<b>2,672</b>
835 Main/SEC Main & Chicago	North Shore	Evanston	O'Donnell	Planning	112
1571 Maple/Davis & Maple	North Shore	Evanston	Centrum	Planning	101
Central & McGovern	North Shore	Highland Park	Merdinger	Planning	85
S of Willow at Sanders	North Shore	Prospect Heights	Finger	Planning	350
611 Green Bay	North Shore	Wilmette	M&R	Planning	94
Confidential	North Shore	Confidential	Confidential	Planning	200+/-
Confidential	Lake	Confidential	Confidential	Planning	200 +/-
Confidential	Lake	Confidential	Confidential	Planning	100 +/-
Wheeling Town Center	Cook NW	Wheeling	Urban R2	Planning	275
Bryn Mawr/Delphia/O'Hare	Cook NW/Chicago	Chicago	JCF	Planning	TBD
Confidential	Cook NW	Confidential	Confidential	Planning	200
Confidential	Cook NW	Confidential	Confidential	Planning	200+
Confidential	CookNW	Confidential	Confidential	Planning	250+
Confidential	CookNW	Confidential	Confidential	Planning	tbd
Vistas of Mill Creek	Kane	Geneva	Shodeen	Planning	268
Mill Creek Village Center	Kane	Geneva	Shodeen	Planning	123
Cetron site - 7th & Main	Kane	Geneva	Marquette	Planning	200
Rt 14 near Illinois	McHenry	Fox River Grove	Gart Partners	Planning	500
Wheaton Courthouse Square	DuPage	Wheaton	Focus	Planning	153
Main St/Burlington	DuPage	Lisle	Marquette	Planning	200
Woodmoor on Finley Road/fmr Ken-Loch	DuPage	Uninc/Lombard	Donven Homes	Planning	392
Hahn site	DuPage	Elmhurst	Morningside	Planning	207
McChesney & Miller site	DuPage	Glen Ellyn	Next Gen	Planning	180
Giesche site/S. Main	DuPage	Glen Ellyn	Opus	Planning	125
Yorktown	DuPage	Lombard	AIMCO	Planning	96
Confidential	DuPage	Confidential	Confidential	Planning	TBD
Confidential	DuPage	Confidential	Confidential	Planning	250 +/-
SWC Station Blvd & Milford	Aurora - Naperville	Aurora	TCCI	Planning	88
Metro 59	Aurora - Naperville	Aurora	Next Generation	Planning	455
Colt Site - Lake/Westgate/North	South Cook	Oak Park	Clark Street	Planning	248
Harlem & South Blvd	South Cook	Oak Park	Lincoln	Planning	250+
The Boulevard at Central Station	South Cook	Tinley Park	South Street Development	Planning	167
Uptown - YMCA site/Ogden&LaGrange	South Cook	LaGrange	Opus	Planning	254
SWC Janes & Falconridge	Will	Bolingbrook	Lennar	Planning	288
Confidential	Will	Plainfield	Confidential	Planning	300+

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## Conclusions

We are aware of several additional projects being planned throughout the metro area, focused on transit oriented development in downtown markets. Projects are generally under 250 units but face significant challenges for necessary rental rates for feasibility along with financing.

With an average delivery of just under 1,000 units per year in the suburban market since 1996, the addition to overall supply has been minimal, particularly over the past 10 years. Combined with the number of condo conversions that occurred in the market, the supply of rental units has actually seen a notable decline. While certain submarkets are adequately supplied with rental units at this time, we believe opportunities exist to create additional rental product. The diverse employment base for the MSA and our direct surveys of buildings in the market indicates a strong long term picture for multi-family rental product.

Difficulties remain however in securing large enough sites suitable for development and obtaining the necessary zoning approvals in light of general community opposition to rental development. As shown, these factors are contributing to a shift in development to more high density sites – potentially in redeveloping downtown markets as transit oriented developments. The costs of construction remain high (\$200+ psf) for these mid-rise structures and while demand may certainly exist, the feasible rent levels will be catering to the upper end of the market. While adding supply of substance appears improbable at this point in the MSA overall, we note a significant increase in activity.



## RENTAL COMPETITION SURVEY

In this section of the report, we have included a survey of the competitive rental apartment units located in the Oak Park market area. In addition, we have provided information pertaining to several buildings in the West Loop submarket of Chicago as leasing agents report that prospective renters frequently explore the West Loop for rental alternatives.

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*Oak Park and West Loop Rental Apartment Properties Map*

### Rental Market Overview

Name	Address	Suburb	Total Units	Date Built	Avg SF	Effec. Rent PSF	Occup.	Parking
Oak Park Station	North, Westgate & Lake	Oak Park	253	proposed	815			
<b>Oak Park Rental Buildings - Primary Competition</b>								
100 Forest Place	100 Forest Place	Oak Park	234	1986	920	\$1.83	n/a	\$100-\$120
Oak Park City Apts.	675 West Lake Street	Oak Park	125	1987	889	\$2.04	94.40%	\$110
Oak Park Place	479 North Harlem	Oak Park	204	2009	862	\$2.33	95.60%	\$80
Lake and Forest	Lake and Forest	Oak Park	270	2016			Under const.	
Subtotal			833					
<b>Other Rental Alternatives - Chicago West Loop Rental Buildings</b>								
Atla at K Station	555 W. Kinzie	Chicago/West Loop	848	2010	744	\$2.75	93.00%	\$235-\$295
Echelon at K Station	353 N. Des Plaines	Chicago/West Loop	350	2008	785	\$2.42	98.00%	\$215-\$295
K2	365 N. Halsted	Chicago/West Loop	597	2013	790	\$2.88	93.10%	\$225
The Madison at Racine	1164 West Madison	Chicago/West Loop	216	2014	876	\$2.51	In lease-up	\$225
Subtotal			2462					

### Market Overview – Unit Mix by Type

Name	Address	Suburb	Total Units	Date Built	Unit Mix					
					Studio	Conv.	1BR	1+den	2BR	2+den/3BR
Oak Park Station	North, Westgate & Lake	Oak Park	253	proposed	14%	6%	55%		25%	
<b>Oak Park Rental Buildings - Primary Competition</b>										
100 Forest Place	100 Forest Place	Oak Park	234	1986	1.70%		35.90%	12.00%	44.50%	6.00%
Oak Park City Apts.	675 West Lake Street	Oak Park	125	1987	6.40%		48.80%		44.80%	
Oak Park Place	479 North Harlem	Oak Park	204	2009	17.20%		35.80%	16.20%	28.90%	2.00%
Lake and Forest	Lake and Forest	Oak Park	270	2016						
Subtotal			833							
<b>Other Rental Alternatives - Chicago West Loop Rental Buildings</b>										
Atla at K Station	555 W. Kinzie	Chicago/West Loop	848	2010	23.70%		62.00%		13.00%	1.20%
Echelon at K Station	353 N. Des Plaines	Chicago/West Loop	350	2008	10.00%		70.00%		20.00%	
K2	365 N. Halsted	Chicago/West Loop	597	2013	17.50%	5.80%	62.70%		11.70%	2.20%
The Madison at Racine	1164 West Madison	Chicago/West Loop	216	2014		9.70%	63.90%		26.40%	
Subtotal			2462							



### Market Overview – Unit Sizes (SF) by Type

Name	Address	Suburb	Total Units	Date Built	Square Footage Range by Type					
					Studio	Conv.	1BR	1+den	2BR	2+den/3BR
Oak Park Station	North, Westgate & Lake	Oak Park	253	proposed	523	601-664	729-842	1028-1435		
<b>Oak Park Rental Buildings - Primary Competition</b>										
100 Forest Place	100 Forest Place	Oak Park	234	1986	600		698-858	838-924	955-1,107	1,192
Oak Park City Apts.	675 West Lake Street	Oak Park	125	1987	605-615		670-830		910-1300	
Oak Park Place	479 North Harlem	Oak Park	204	2009	478-531		626-795	853-885	920-1267	2700
Lake and Forest	Lake and Forest	Oak Park	270	2016						
Subtotal			833							
<b>Other Rental Alternatives - Chicago West Loop Rental Buildings</b>										
Atla at K Station	555 W. Kinzie	Chicago/West Loop	848	2010	508-609		561-868		1104-1416	1282-1807
Echelon at K Station	353 N. Des Plaines	Chicago/West Loop	350	2008	572		613-832		1109-1111	
K2	365 N. Halsted	Chicago/West Loop	597	2013	480-574		622-651	721-876	1247-1251	1518-1615
The Madison at Racine	1164 West Madison	Chicago/West Loop	216	2014		618-633	685-844		1158-1319	
Subtotal			2462							

### **Primary Competition - Oak Park Rental Apartment Buildings**

In the entire village of Oak Park, only three rental high-rise or mid-rise buildings emerged as providing primary competition to the subject units. Two of the three primary competitors – 100 Forest Place and Oak Park City Apartments – were built between 1986 and 1987 while the third property – Oak Park Place – opened in 2009. While 100 Forest Place and Oak Park City Apartments are 25+ years old, 100 Forest underwent renovations in 2002 and the units at Oak Park City Apartments were renovated in 2007.

**100 Forest Place** is a high-rise building surrounded by 90 townhouse units. As the oldest of the three competing rental properties, its rent levels fall at the low end of our survey range. Kitchen finishes include white appliances and all of the washers and dryers in the tower building are located in common area laundry rooms. Demand for the tower units appears to be strong, with its mix consisting primarily of one bedroom and one bedroom plus den units, with one tier each of two bedroom and two bedroom plus den units. While they classify the 1,192 sf two bedroom plus den unit as such, it can actually function as a three bedroom unit since the “den” has a window and a closet but is accessed from the living room rather than the corridor. Similarly, the one bedroom plus den unit in the tower with 838-924 sf can actually function as a two bedroom/1 bath unit since the den has both a window and a closet. Unlike the one bedroom plus den units at Oak Park Place which are not located on the window wall and cannot be fully closed off, the den at 100 Forest Place can function either as a bedroom or den area. With 90 additional two bedroom townhouse units, it is apparent that the current two bedroom unit availabilities are clustered in this product segment and not in the tower units.

Building amenities at 100 Forest Place include a rooftop deck, club room, and fitness center. The parking garage for the property is three levels, with two covered levels and an uncovered top floor and parking rates ranging from \$100 to \$120 per space per month.

**Oak Park City Apartments** is a Frank Lloyd Wright-style building that was constructed in 1987 and renovated in 2007. This building is the smallest of the three Oak Park rental properties, with only 125 units. Unusual too is its design, with its two bedroom units all being duplex in layout. As a smaller property, its common area amenities are compact, consisting of a small fitness center and small lounge area with Wi-Fi and a business center area.

With unit renovations in 2007, the units show well. Kitchens include granite countertops, laminate wood flooring and black Whirlpool appliances. The baths were upgraded with new flooring and vanities. However, the property does not have in-unit washer/dryers, with common laundry facilities located on each floor of the building. The property has a 125 car garage which reportedly stays full with current parking rates at \$110 per month. Management estimated that approximately 10 to 12% of the residents did not own cars but that other residents owned two cars. Storage lockers are rented for a monthly fee of \$15 per month.

**Oak Park Place Apartments** is the newest addition to the Oak Park rental market, with occupancy that began in early 2009. Designed as a soft loft building with exposed concrete columns and ceilings, this property is the only one of the three competing buildings to include first floor retail space. It also has the most “urban” location of the three, situated on Harlem Avenue, just north of Lake Street, and a short 2 block walk from the Metra and CTA “el” station. Thus, like the subject property, it offers the most immediate access to a variety of national retailers and restaurant amenities. On the ground floor of the building is a Trader’s Joes supermarket, while Whole Foods is

located just one block south on Harlem Avenue. Both food stores will also be within one to two blocks of the subject property, but will not quite match the “in-the-building” amenity which Oak Park Place offers.

Because the building was completed in 2009, its finishes are consistent with what is currently being offered by new apartment properties in the Chicago market area and include 9 to 10 foot ceiling heights, stainless steel appliances, granite countertops, floor to ceiling windows, solar shades, soaking tubs, in-unit stacked washer/dryer, and balconies (per plan). Building amenities include a clubroom with free Wi-Fi, fitness center, roof deck, and business center. Parking is located in the attached village of Oak Park garage for a rate of \$80 per month. The building has 190 units and access to 200 parking permits each month, all of which are used by the building’s residents. However, there is increased capacity, if needed, as the city garage is reported to contain nearly 1,300 spaces.

18% of the units at Oak Park Place are studios, which is a high percentage of this product type for a suburban location. It is also noted that Oak Park Place does not have any type of convertible/junior one bedroom layout with a small bedroom alcove which can be very marketable to price-sensitive one bedroom renters.

The fourth and most important primary competitor is the building which is currently under construction at **Lake and Forest**. It is a mixed use development which is a joint venture between Golub and Company and Wood Partners, with CBRE Global Investments as an equity partner. The development will include 270 rental apartment units, a 300 car village of Oak Park parking garage plus additional 288 parking spaces for the rental apartments. The first and second floors of the building will also contain 25,000 sf of commercial/retail space. Designed by Gensler, this 21-story building will be completed in the spring of 2016.



Overall, it will be offering units which are generally similar in size and mix to the subject property. While it has a location in a superior residential setting on the edge of the business district, it is just a short walk from all of the amenities offered by a downtown location. In contrast, the subject property is situated directly in the urban core of the downtown business district but lacks some of the charm of the Lake and Forest location. Unlike the subject property, very few units in the building will have balconies, although the property will have a very sleek architectural look.

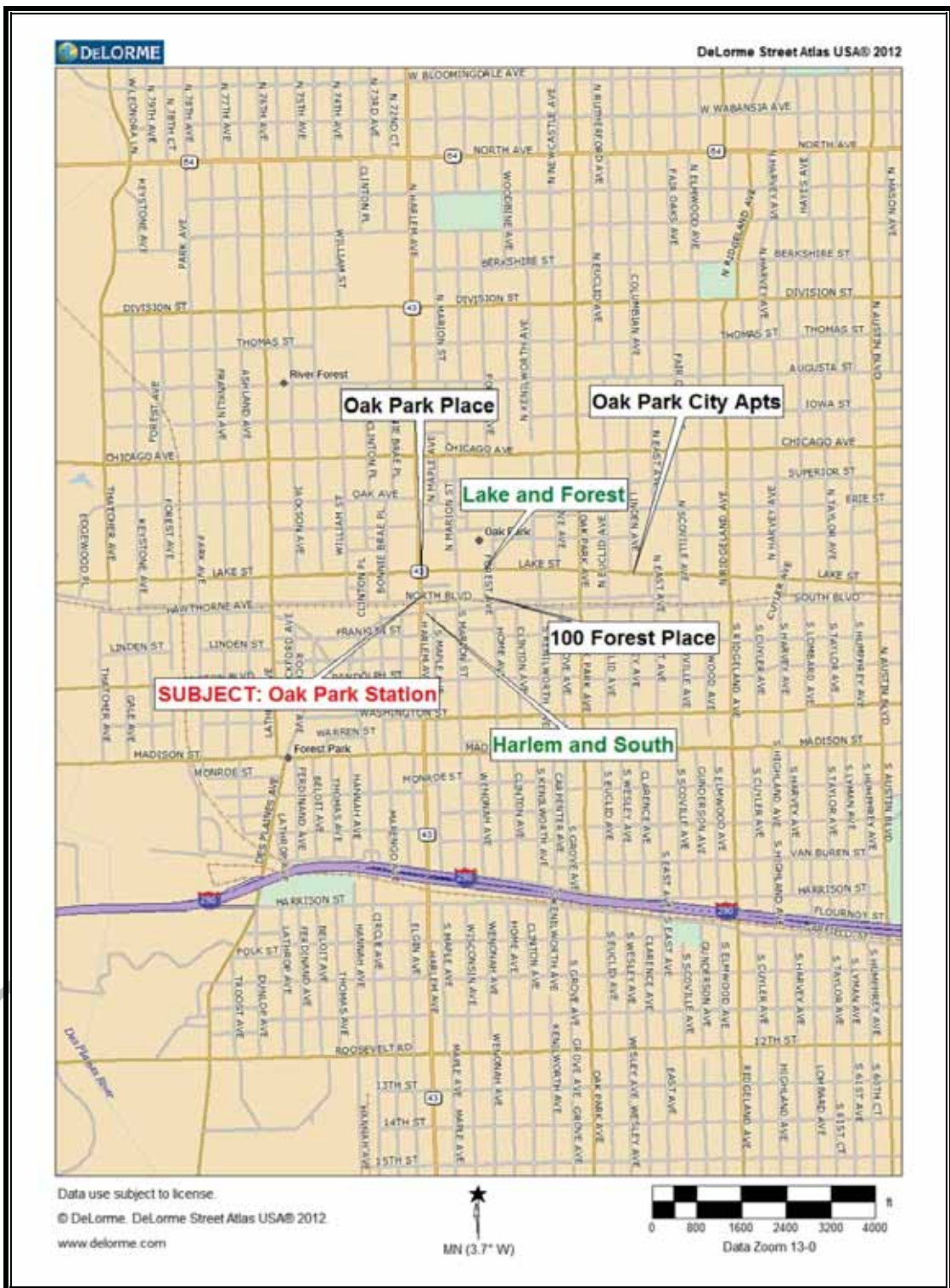
In addition, Lincoln Properties is currently in negotiations with the village of Oak Park regarding the development of a surface parking lot on **South Boulevard, east of Harlem**. This site is situated south of the train tracks which is an inferior location to the subject property. It is currently proposed for 250 rental apartment units in an eleven story building with 10,000 sf of retail space and public parking for approximately 150 cars. This development appears to continue to move forward, and could comprise significant competition to the subject property along with Oak Park Place and the Lake and Forest project.

Along with Oak Park Place, the Lake and Forest project will provide the greatest amount of competition to the subject units.

Currently, the rental inventory in Oak Park is comprised of three buildings with a total of 563 units. With Lake and Forest and the subject development, there will be an additional 523 units and if the Lincoln Properties development gets underway, there will be a total of 773 units which could be developed and delivered within a very short time period, more than doubling the existing supply of inventory in the Downtown Oak Park market and testing the ability of the market to absorb these units.

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### Oak Park Rental Properties

Green: Proposed or under construction  
Black: Existing developments

## **Competition Summary**

### **Competition Overview by Unit Type**

On the following pages is a summary of the current rent levels in the Oak Park rental buildings which constitute the primary competition to the subject units along with a sampling of the West Loop competition.

### **Detailed Project Summary Sheets for the Primary Competition – Oak Park**

Following the rent summaries are the detailed market data pages for the three Oak Park rental apartment buildings which will provide primary competition to the subject units.

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### Studio/Convertible Units – Oak Park

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
<b>100 Forest Place</b>										
Studio	4	1.7%	600	\$1,339	\$2.23	\$2.23	4.2%	\$1,283	\$2.14	\$2.14
1.0 Bath			600	\$1,339	\$2.23			\$1,283	\$2.14	
<b>Oak Park City Apartments</b>										
Studio	8	6.4%	605	\$1,375	\$2.27	\$2.26	0.0%	\$1,375	\$2.27	\$2.26
1.0 Bath			615	\$1,385	\$2.25			\$1,385	\$2.25	
<b>Oak Park Place</b>										
Studio	35	17.2%	478	\$1,292	\$2.70	\$2.81	0.0%	\$1,292	\$2.70	\$2.81
1.0 Bath			531	\$1,546	\$2.91			\$1,546	\$2.91	

### Studio/Convertible Units – Chicago/West Loop

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
<b>Alta at K Station</b>										
Studio	201	23.7%	508	\$1,650	\$3.25	\$3.22	8.3%	\$1,513	\$2.98	\$2.95
1.0 Bath			609	\$1,945	\$3.19			\$1,783	\$2.93	
<b>Echelon at K Station</b>										
Studio	35	10.0%	572	\$1,670	\$2.92	\$2.99	3.2%	\$1,617	\$2.83	\$2.89
1.0 Bath			572	\$1,750	\$3.06			\$1,695	\$2.96	
<b>K2 Apartments</b>										
Studio	87	17.5%	480	\$1,720	\$3.58	\$3.81	8.3%	\$1,577	\$3.28	\$3.49
1.0 Bath			574	\$2,320	\$4.04			\$2,127	\$3.70	
<b>K2 Apartments</b>										
Convertible	29	5.8%	596	\$1,980	\$3.32	\$3.42	8.3%	\$1,815	\$3.05	\$3.14
1.0 Bath			596	\$2,100	\$3.52			\$1,925	\$3.23	
<b>The Madison at Racine</b>										
Convertible	21	9.7%	618	\$1,694	\$2.74	\$2.89	0.0%	\$1,694	\$2.74	\$2.89
1.0 Bath			633	\$1,924	\$3.04			\$1,924	\$3.04	

### One Bedroom Units – Oak Park

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
<b>100 Forest Place</b>										
One Bedroom	84	35.9%	698	\$1,519	\$2.18	\$2.03	4.2%	\$1,456	\$2.09	\$1.95
1.0 Bath			858	\$1,619	\$1.89			\$1,552	\$1.81	
<b>Oak Park City Apartments</b>										
One Bedroom	61	48.8%	670	\$1,445	\$2.16	\$2.09	0.0%	\$1,445	\$2.16	\$2.09
1.0 Bath			830	\$1,680	\$2.02			\$1,680	\$2.02	
<b>Oak Park Place</b>										
One Bedroom	73	35.8%	626	\$1,475	\$2.36	\$2.38	0.0%	\$1,475	\$2.36	\$2.38
1.0 Bath			795	\$1,904	\$2.40			\$1,904	\$2.40	

### One Bedroom Units – Chicago/West Loop

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
<b>Alta at K Station</b>										
One Bedroom	526	62.0%	561	\$1,900	\$3.39	\$3.01	8.3%	\$1,742	\$3.10	\$2.76
1.0 Bath			868	\$2,287	\$2.63			\$2,096	\$2.42	
<b>Echelon at K Station</b>										
One Bedroom	245	70.0%	613	\$1,786	\$2.91	\$2.60	4.5%	\$1,705	\$2.78	\$2.48
1.0 Bath			832	\$1,905	\$2.29			\$1,819	\$2.19	
<b>K2 Apartments</b>										
One Bedroom	58	11.7%	622	\$1,900	\$3.05	\$3.18	8.3%	\$1,742	\$2.80	\$2.92
1.0 Bath			651	\$2,155	\$3.31			\$1,975	\$3.03	
<b>K2 Apartments</b>										
One Bedroom	253	51.0%	721	\$2,100	\$2.91	\$2.98	8.3%	\$1,925	\$2.67	\$2.73
1.0 Bath			876	\$2,675	\$3.05			\$2,452	\$2.80	
<b>The Madison at Racine</b>										
One Bedroom	138	63.9%	685	\$1,925	\$2.81	\$2.72	8.3%	\$1,765	\$2.58	\$2.50
1.0 Bath			844	\$2,225	\$2.64			\$2,040	\$2.42	

### One Bedroom Plus Den Units – Oak Park

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
<b>100 Forest Place</b>										
One Bedroom + Den	28	12.0%	838	\$1,649	\$1.97	\$1.95	4.2%	\$1,580	\$1.89	\$1.87
1.0 Bath			924	\$1,786	\$1.93			\$1,712	\$1.85	
<b>Oak Park Place</b>										
One Bedroom + Den	33	16.2%	853	\$2,109	\$2.47	\$2.46	0.0%	\$2,109	\$2.47	\$2.46
1.0-1.5 Bath			885	\$2,165	\$2.45			\$2,165	\$2.45	



### Two Bedroom Units – Oak Park

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
<b>100 Forest Place</b>										
Two Bedroom	90	38.5%	955	\$1,699	\$1.78	\$1.83	4.2%	\$1,628	\$1.70	\$1.76
1.5-2.5 Bath			1,107	\$2,089	\$1.89			\$2,002	\$1.81	
<b>100 Forest Place</b>										
Two Bedroom	14	6.0%	963	\$1,815	\$1.88	\$1.93	4.2%	\$1,739	\$1.81	\$1.85
2.0 Bath			963	\$1,899	\$1.97			\$1,820	\$1.89	
<b>Oak Park City Apartments</b>										
Two Bedroom	38	30.4%	910	\$1,816	\$2.00	\$1.99	0.0%	\$1,816	\$2.00	\$1.99
2.0 Bath			1,130	\$2,250	\$1.99			\$2,250	\$1.99	
<b>Oak Park City Apartments</b>										
Two Bedroom	18	14.4%	1,112	\$2,311	\$2.08	\$2.01	0.0%	\$2,311	\$2.08	\$2.01
2.0 Bath			1,300	\$2,520	\$1.94			\$2,520	\$1.94	
<b>Oak Park Place</b>										
Two Bedroom	2	1.0%	920	\$2,234	\$2.43	\$2.43	0.0%	\$2,234	\$2.43	\$2.43
1.0 Bath			920	\$2,234	\$2.43			\$2,234	\$2.43	
<b>Oak Park Place</b>										
Two Bedroom	57	27.9%	1,014	\$2,241	\$2.21	\$2.24	0.0%	\$2,241	\$2.21	\$2.24
2.0 Bath			1,267	\$2,879	\$2.27			\$2,879	\$2.27	

### Two Bedroom Units – Chicago/West Loop

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
<b>Alta at K Station</b>										
Two Bedroom	103	12.1%	1,104	\$2,871	\$2.60	\$2.65	0.0%	\$2,871	\$2.60	\$2.65
1.0-2.0 Bath			1,172	\$3,171	\$2.71			\$3,171	\$2.71	
<b>Alta at K Station</b>										
Two Bedroom	8	0.9%	1,110	\$3,870	\$3.49	\$3.23	0.0%	\$3,870	\$3.49	\$3.23
2.0 Bath			1,416	\$4,200	\$2.97			\$4,200	\$2.97	
<b>Echelon at K Station</b>										
Two Bedroom	70	20.0%	1,109	\$2,594	\$2.34	\$2.36	4.8%	\$2,470	\$2.23	\$2.24
2.0 Bath			1,111	\$2,636	\$2.37			\$2,510	\$2.26	
<b>K2 Apartments</b>										
Two Bedroom	58	11.7%	1,247	\$3,580	\$2.87	\$2.88	8.3%	\$3,282	\$2.63	\$2.64
2.0 Bath			1,251	\$3,620	\$2.89			\$3,318	\$2.65	
<b>The Madison at Racine</b>										
Two Bedroom	57	26.4%	1,158	\$2,865	\$2.47	\$2.46	0.0%	\$2,865	\$2.47	\$2.46
2.0 Bath			1,319	\$3,225	\$2.45			\$3,225	\$2.45	

### Two Bedroom Plus Den/Three Bedroom Units – Oak Park

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
<b>100 Forest Place</b>										
Two Bedroom + Den	14	6.0%	1,192	\$2,182	\$1.83	\$1.83	4.2%	\$2,091	\$1.75	\$1.75
2.0 Bath			1,192	\$2,182	\$1.83			\$2,091	\$1.75	
<b>Oak Park Place</b>										
Three Bedroom	4	2.0%	2,700	\$4,045	\$1.50	\$1.50	0.0%	\$4,045	\$1.50	\$1.50
2.0 Bath			2,700	\$4,045	\$1.50			\$4,045	\$1.50	

### Two Bedroom Plus Den/Three Bedroom Units – Chicago/West Loop

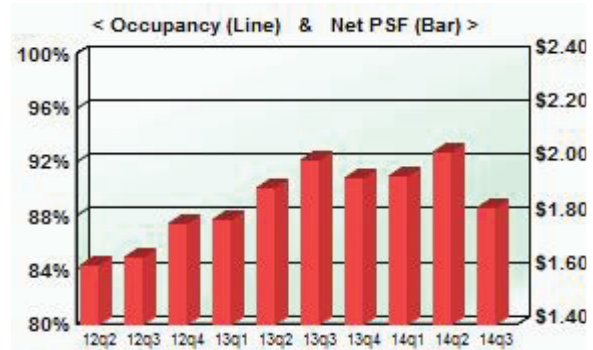
Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
<b>Alta at K Station</b>										
Three Bedroom	10	1.2%	1,282	\$4,375	\$3.41	\$3.26	0.0%	\$4,375	\$3.41	\$3.26
2.0 Bath			1,807	\$5,617	\$3.11			\$5,617	\$3.11	
<b>K2 Apartments</b>										
Three Bedroom	4	0.8%	1,518	\$4,675	\$3.08	\$3.08	8.3%	\$4,285	\$2.82	\$2.83
2.0 Bath			1,518	\$4,685	\$3.09			\$4,295	\$2.83	
<b>K2 Apartments</b>										
Three Bedroom	7	1.4%	1,615	\$5,000	\$3.10	\$4.18	8.3%	\$4,583	\$2.84	\$3.83
2.0 Bath			1,615	\$8,500	\$5.26			\$7,792	\$4.82	

# 100 Forest Place

100 Forest Place (N of 290, E of Rt 43)  
Oak Park, Cook County, IL 60301

# Cook County-South

Class: B, Market Rate  
ID: 380; YrQtr: 20143



<u>Utility Description</u>	<u>L</u>	<u>T</u>	<u>Service</u>	<u>L</u>	<u>T</u>
Lights	✓		Trash	✓	
Gas Forced Air Heat	✓		Water	✓	
Unit Central AC	✓		Cable TV	✓	
			Broadband	✓	

L=Landlord pays, T=Tenant pays

Physical Profile

Units: **234**  
Avg Unit SF: **920**  
Built: **1986**  
Renovated: **2002**

Economic Profile

Occupancy:  
Quoted Rent: **\$1.91**  
Concessions: **4.2%**  
Effective Rent: **\$1.83**

<u>Unit Description</u>	<u>Units</u>	<u>Pct</u>	<u>Sq Ft</u>	<u>Quoted Rent</u>				<u>Net Effective Rent</u>		
				<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>	<u>Concession</u>	<u>Rent</u>	<u>PSF</u>	<u>PSF Avg</u>
Studio 1.0 Bath	4	1.7%	600	\$1,339	\$2.23	\$2.23	4.2%	\$1,283	\$2.14	\$2.14
One Bedroom 1.0 Bath	84	35.9%	698	\$1,519	\$2.18	\$2.03	4.2%	\$1,456	\$2.09	\$1.95
One Bedroom + Den 1.0 Bath	28	12.0%	838	\$1,649	\$1.97	\$1.95	4.2%	\$1,580	\$1.89	\$1.87
Two Bedroom 1.5-2.5 Bath • Townhouse	90	38.5%	955	\$1,699	\$1.78	\$1.83	4.2%	\$1,628	\$1.70	\$1.76
Two Bedroom 2.0 Bath	14	6.0%	963	\$1,815	\$1.88	\$1.93	4.2%	\$1,739	\$1.81	\$1.85
Two Bedroom + Den 2.0 Bath	14	6.0%	1,192	\$2,182	\$1.83	\$1.83	4.2%	\$2,091	\$1.75	\$1.75

Paid Parking: \$100 (Detached Garage) to \$120 (Detached Garage) per month.

Amenities

<u>Typical</u>	<u>Additional</u>	<u>Common</u>
Refrigerator	Separate Dining	Laundry Room
Disposal	Garage/Enclosed	<b>Fitness</b>
Dishwasher	Window Coverings	Fitness Center
Patio/Balcony/Deck	Extra Storage	Rooftop Sundek
Wash/Dry Hookup	Pets	
Range - Gas	<b>Parking</b>	
Range	Detached Garage	
Carpeting		

Trends

<u>Yr-Qtr</u>	<u>Quoted PSF</u>	<u>Concession</u>	<u>Occup %</u>	<u>Net PSF</u>
20143	\$1.91	4.2%		\$1.83
20142	\$2.03	0.0%		\$2.03
20141	\$1.95	0.0%		\$1.95
20134	\$2.03	4.2%		\$1.94
20133	\$2.01	0.0%		\$2.01
20132	\$1.91	0.0%		\$1.91
20131	\$1.79	0.0%		\$1.79
20124	\$1.78	0.0%		\$1.78
20123	\$1.76	6.3%		\$1.65
20122	\$1.62	0.0%		\$1.62

**Notes:** Washer/Dryer in the TH units only. Tower units have common area laundry on each floor. Parking garage has 3 levels: 2 covered and 1 uncovered. Renovations include wood laminate floors and white appliances.

**AIMCO**

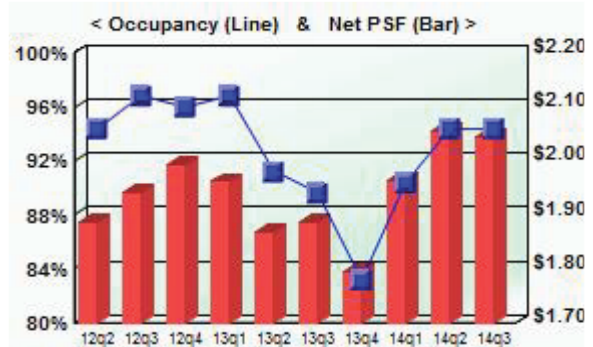
### Oak Park City Apartments

675 West Lake Street (Lake St, E of Rt 43)  
Oak Park, Cook County, IL 60302



### Cook County-South

Class: B, Market Rate  
ID: 381; YrQtr: 20143



Utility Description	L	T	Service	L	T
Lights	✓		Trash	✓	
Electric Forced Air Heat	✓		Water	✓	
Bldg Central AC	✓		Cable TV	✓	
L=Landlord pays, T=Tenant pays			Broadband	✓	

#### Physical Profile

Units: **125**  
Avg Unit SF: **889**  
Built: **1987**  
Renovated: **2007**

#### Economic Profile

Occupancy: **94.4%**  
Quoted Rent: **\$2.04**  
Concessions: **0.0%**  
Effective Rent: **\$2.04**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	8	6.4%	605	\$1,375	\$2.27	\$2.26	0.0%	\$1,375	\$2.27	\$2.26
1.0 Bath			615	\$1,385	\$2.25			\$1,385	\$2.25	
One Bedroom	61	48.8%	670	\$1,445	\$2.16	\$2.09	0.0%	\$1,445	\$2.16	\$2.09
1.0 Bath			830	\$1,680	\$2.02			\$1,680	\$2.02	
Two Bedroom	38	30.4%	910	\$1,816	\$2.00	\$1.99	0.0%	\$1,816	\$2.00	\$1.99
2.0 Bath			1,130	\$2,250	\$1.99			\$2,250	\$1.99	
• Duplex										
Two Bedroom	18	14.4%	1,112	\$2,311	\$2.08	\$2.01	0.0%	\$2,311	\$2.08	\$2.01
2.0 Bath			1,300	\$2,520	\$1.94			\$2,520	\$1.94	
• Duplex										

Paid Parking: \$110 (Self-park Garage) per month.

#### Amenities

Typical	Additional	Common
Refrigerator	Separate Dining	Laundry Room
Disposal	Garage/Enclosed	Business Center
Dishwasher	Window Coverings	<b>Fitness</b>
Patio/Balcony/Deck	Extra Storage	Fitness Center
Range - Electric	Pets	
Range	<b>Parking</b>	
Carpeting	Attached Garage	

#### Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20143	\$2.04	0.0%	94.4%	\$2.04
20142	\$2.05	0.0%	94.4%	\$2.05
20141	\$1.96	0.0%	90.4%	\$1.96
20134	\$2.05	12.5%	83.2%	\$1.79
20133	\$1.89	0.0%	89.6%	\$1.89
20132	\$2.03	7.9%	91.2%	\$1.87
20131	\$1.96	0.0%	96.8%	\$1.96
20124	\$1.99	0.0%	96.0%	\$1.99
20123	\$1.94	0.0%	96.8%	\$1.94
20122	\$1.97	4.2%	94.4%	\$1.88

**Notes:** Common laundry on each floor. Renovations included wood look vinyl flooring, black appliances, and granite countertops.

**Village Green Properties**



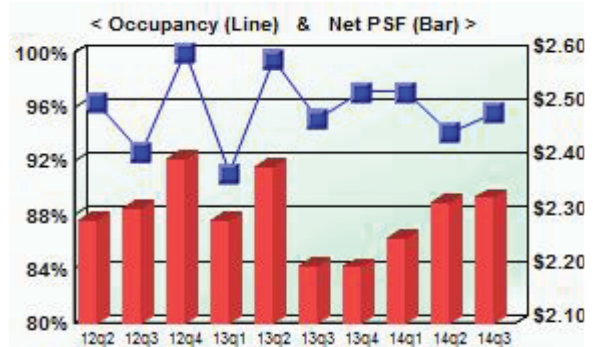
### Oak Park Place

479 N Harlem  
Oak Park, Cook County, IL 60301



### Cook County-South

Class: A, Market Rate  
ID: 784; YrQtr: 20143



Utility Description	L	T	Service	L	T
Lights	✓		Trash	✓	
Electric Baseboard Heat	✓		Water	✓	
Unit Central AC	✓		Cable TV	✓	
			Broadband	✓	

L=Landlord pays, T=Tenant pays

#### Physical Profile

Units: **204**  
Avg Unit SF: **862**  
Built: **2009**  
Renovated: **na**

#### Economic Profile

Occupancy: **95.6%**  
Quoted Rent: **\$2.33**  
Concessions: **0.0%**  
Effective Rent: **\$2.33**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	35	17.2%	478	\$1,292	\$2.70	\$2.81	0.0%	\$1,292	\$2.70	\$2.81
1.0 Bath			531	\$1,546	\$2.91			\$1,546	\$2.91	
One Bedroom	73	35.8%	626	\$1,475	\$2.36	\$2.38	0.0%	\$1,475	\$2.36	\$2.38
1.0 Bath			795	\$1,904	\$2.40			\$1,904	\$2.40	
One Bedroom + Den	33	16.2%	853	\$2,109	\$2.47	\$2.46	0.0%	\$2,109	\$2.47	\$2.46
1.0-1.5 Bath			885	\$2,165	\$2.45			\$2,165	\$2.45	
Two Bedroom	2	1.0%	920	\$2,234	\$2.43	\$2.43	0.0%	\$2,234	\$2.43	\$2.43
1.0 Bath			920	\$2,234	\$2.43			\$2,234	\$2.43	
Two Bedroom	57	27.9%	1,014	\$2,241	\$2.21	\$2.24	0.0%	\$2,241	\$2.21	\$2.24
2.0 Bath			1,267	\$2,879	\$2.27			\$2,879	\$2.27	
Three Bedroom	4	2.0%	2,700	\$4,045	\$1.50	\$1.50	0.0%	\$4,045	\$1.50	\$1.50
2.0 Bath			2,700	\$4,045	\$1.50			\$4,045	\$1.50	

• Townhomes

Paid Parking: \$80 (Self-park Garage) per month.

#### Amenities

Typical	Additional	Common
Refrigerator	Extra Storage	Business Center
Disposal	9' Ceiling	<b>Fitness</b>
Dishwasher	<b>Parking</b>	Fitness Center
Microwave	Self-park Garage	Rooftop Sundek
Patio/Balcony/Deck		
Washer/Dryer Incl		
Range - Electric		
Carpeting		

#### Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20143	\$2.33	0.0%	95.6%	\$2.33
20142	\$2.32	0.0%	94.1%	\$2.32
20141	\$2.26	0.0%	97.1%	\$2.26
20134	\$2.20	0.0%	97.1%	\$2.20
20133	\$2.21	0.0%	95.1%	\$2.21
20132	\$2.39	0.0%	99.5%	\$2.39
20131	\$2.29	0.0%	91.1%	\$2.29
20124	\$2.40	0.0%	100.0%	\$2.40
20123	\$2.31	0.0%	92.6%	\$2.31
20122	\$2.29	0.0%	96.3%	\$2.29

**Notes:** Building opened 2/10/09. Units feature loft finishes (exposed concrete), soaking tubs, stainless appliances, granite countertops. A Trader Joes is located on the first floor.

**Lincoln Property Company**

## LEASE-UP SURVEY

We have surveyed the market in order to determine the lease-up rates which have been achieved in newly constructed rental buildings in the Suburban Chicago market. Because of the extremely limited amount of new rental apartment construction in the suburban market during the recent past, our survey of absorption rates includes properties which have been completed since 2004. This is summarized below:

### Suburban Apartment Lease-up Survey

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Name	Suburb	Submarket	Total Units	Leasing Began	Total Units Leased												Average Leased/Month
					Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	
Amli at Museum Gardens	Vernon Hills	Lake	298	3Q 2004	18 month lease up to stabilized												17
Coventry Glen	Round Lake	Lake	225	2Q 2005	12 month lease-up to stabilized												19
301 Riverwalk Place	Buffalo Grove	Lake	90	4Q 2006	27	49	70	79	78								5
Regency Place	Oakbrook Terrace	DuPage	112	3Q 2007	17	30	49	62	72	90	86	86	104				4
415 Premier	Evanston	North Shore	221	3Q 2008	35	60	66	146	177	150	177	170	172	176	206	6	
Residences at the Grove	Downers Grove	DuPage	294	3Q 2008	4	47	84	141	132	174	211	236	258				10
Oak Park Place	Oak Park	Cook Cty S	190	1Q 2009	42	49	61	76	141	152	170					8	
Commons at Town Center	Vernon Hills	Lake	85	4Q 2009	12 month lease-up to stabilized												7
River 595	Des Plaines	Cook Cty NW	60	1Q 2011	18	60 (4 month lease-up to stabilized)											15
AMLI Evanston	Evanston	North Shore	195	1Q 2013	22	51	87	117	151	176						10	
1717	Evanston	North Shore	175	1Q 2013	5	106	139	147	169							11	
Ninety7Fifty on the Park	Orland Park	South Cook	295	2Q 2013	97	183	207	245	275							18	
The Springs at 127th	Plainfield	Will	340	1Q 2013	102	181	199	255	299	327						18	
Randall Highlands	North Aurora	Kane	146	2Q 2013	11	45	77	102	139							9	
Central Station	Evanston	North Shore	80	2Q 2013	6	28	39	56	72							5	
Algonquin Square	Algonquin	Kane	220	2Q 2013	15	36	106	167	216							14	
Avant at the Arboretum	Lisle	DuPage	310	3Q 2013	31	67	133	161	217							14	
Wheaton 121	Wheaton	DuPage	306	3Q 2013	76	214				214							14
Tapestry Naperville	Naperville	Naperville/Aurora	298	2Q 2014	87	131										22	
Oaks of Vernon Hills	Vernon Hills	Lake	304	3Q 2014	49												16
<b>Condominium Developments with Large-Scale Rental Programs for their Unsold Inventory</b>																	
Port Clinton	Vernon Hills	Lake	60	2Q 2009	6 month lease-up to stabilized												10
Optima Old Orchard Woods	Skokie	North Shore	169	1Q 2011	6 month lease-up to stabilized												28
Kingston Pointe	Des Plaines	Cook Cty NW	144	2Q 2011	43	49	61	86	102	126	128	135				7	

The survey is showing average monthly absorption rates ranging from 4 to 28 units per month. Some of the slower leasing properties had issues particularly pertaining to that property, such as challenging locations with poor visibility or issues of timing (opening during the recession).

Of particular note is the lease-up of Oak Park Place, which will be the primary competitor to the subject property. While its absorption pace overall averaged only 8 units per month, Oak Park Place began leasing at a very weak point in the economic downturn. With occupancies and rent levels throughout the market already impacted by the recession, this was a very difficult time to lease-up. Thus, its slow lease-up reflects the difficult economic times, rather than reflecting any particular inherent weakness of the property, its submarket, or its ultimate market appeal.

The projects which started lease-up in 2013 averaged between 9 and 18 units per month, with one small property falling below the range. Overall, we expect that the subject property would fall within the middle of this range although there is the potential for additional new competition in the downtown Oak Park market which could slow its lease-up program.

## Representative List of Property Types Appraised

Affordable Housing  
 Air Pollution Control Facility  
 Apartments  
 Assisted Living Facilities  
 Automobile Showrooms  
 Commercial  
 Condominiums  
 Cooperative Apts.  
 Corporate Headquarters  
 Eleemosynary Prop.  
 Garages

Historic/Landmark  
 Land/Acreage  
 Industrial  
 Residential  
 Loft Buildings  
 Medical Centers  
 Mobile Home Parks  
 Motels/Hotels  
 Nursing Homes  
 Office Buildings  
 Recreational Properties

Religious Institutions  
 Restaurants  
 Rights-of-Way  
 Senior Housing  
 Service Station Sites  
 Shopping Centers/Malls  
 Special Purpose Property  
 Subdivisions  
 Supermarkets  
 Warehouses

**FEASIBILITY STUDIES**

**MARKET RESEARCH**

**HIGHEST AND BEST USE**

## Representative List of Clients

**INVESTMENT AND MORTGAGE BANKERS/**

**PENSION FUND ADVISORS**

American Realty Advisors  
 Berkadia Commercial Mortgage  
 Cambridge Realty Capital of Illinois  
 Columbia National Real Estate Finance  
 Cornerstone Real Estate Advisors  
 Goldman Sachs  
 Greystone  
 Heitman  
 Holliday Fenoglio Fowler  
 Inland Mortgage Corp.  
 JP Morgan  
 Kensington Realty Advisors  
 National Real Estate Advisors  
 PNC Multifamily Mortgage  
 Prairie Mortgage Company  
 Prairie Realty Advisors  
 Principal Capital Real Estate Investors  
 RREEF  
 Transwestern

**INSURANCE COMPANIES**

Allstate  
 John Hancock  
 Manulife  
 MetLife  
 Nationwide Life  
 New York Life  
 Pacific Life  
 Prudential  
 State Farm  
 Union Labor Life

**BANKS**

Associated Bank  
 Bank of America  
 Community Investment Corp.  
 Bank Leumi  
 Deutsche Bank  
 Eurohypo  
 Fifth Third  
 First Bank  
 First Midwest  
 Great Bank  
 Harris Bank  
 JP Chase  
 KeyBank  
 MB Financial  
 Northern Trust  
 PNC Bank  
 Popular Community Bank  
 The Private Bank  
 US Bank  
 Wells Fargo  
 Wintrust Financial Corp.

**ATTORNEYS**

Arnstein & Lehr  
 DLA Piper  
 Freeborn & Peters  
 Mayer Brown  
 McDermott Will & Emery  
 Neal & Leroy  
 Rinella & Rinella

**GOVERNMENT BODIES/ORGANIZATIONS**

American Medical Association  
 Boy Scouts of America  
 Federal Deposit Ins. Corporation  
 Illinois Housing Development Authority  
 Internal Revenue Service  
 Mercy Housing  
 National Association of Realtors  
 Northwestern University  
 Office of the Comptroller of the Currency  
 U.S. Air Force  
 U.S. Army Corps of Engineers  
 U.S. Department of Housing & Urban Development  
 U.S. General Services Administration  
 U.S. Navy  
 University of Chicago

**REAL ESTATE ORGANIZATIONS**

AIMCO  
 AMLI  
 Avalon Bay  
 Centrum Properties  
 Commonfund  
 Draper & Kramer  
 Equity Residential  
 Golub & Company  
 ING Realty Partners  
 Jones Lang LaSalle  
 Jupiter Realty Corp.  
 Lennar  
 Magellan Development Group  
 Marquette Companies  
 Mesirow Financial  
 Newcastle Limited  
 The Fifield Companies  
 The Habitat Company  
 The John Buck Company  
 Village Green Companies  
 Waterton Residential  
 Westfield Corporation

## QUALIFICATIONS OF GAIL L. LISSNER, CRE, SRA

### PROFESSIONAL EXPERIENCE:

Vice President and Appraiser for Appraisal Research Counselors.

### EDUCATION:

Bachelor of Arts from Washington University, 1972. Phi Beta Kappa, 1972.

### STATE OF ILLINOIS:

Certified General Real Estate Appraiser  
Licensed Real Estate Managing Broker

THE COUNSELORS OF REAL ESTATE: CRE Designation

APPRAISAL INSTITUTE: SRA Certificate #2049, Currently Certified.

LAMBDA ALPHA INTERNATIONAL: Member of the Honorary Land Economics Society. Ely Chapter. Initiated in 2000.

PUBLICATIONS: Co-Author of "Residential Resurgence" in the *ULI-The Urban Land Institute's Urban Land Magazine*, September 2000 issue, author of numerous articles on the Downtown Chicago housing market in the following publications: Chicago Agent Magazine (August 2009 & 2010), Aptitudes Magazine (2006-2008), New Homes Magazine (2005-2007), Condo Lifestyles Magazine (2005), Today's Chicago Woman (March 2002), Illinois Mortgage Bankers Association Magazine (June 2001), Chicago Realtor Magazine (May 2001), CREW Newsletter (Nov. 2001), Northern Illinois Real Estate Magazine (Oct. 2001).

Co-Author of two reports which are written on a quarterly basis: *The Downtown Chicago Residential Benchmark Report* and the *Suburban Chicago Apartment Benchmark Report*. The Downtown report tracks new condo development, conversions and apartment rentals in the greater downtown market which is published quarterly. The Suburban report tracks roughly 80,000 apartment units in the suburban MSA with prior issues also tracking condo conversion projects.

FEATURED SPEAKER: Many speaking engagements pertaining to the housing market, with multiple appearances before organizations such as the Realty Club, Chicago Real Estate Council (CREC), Chicago Association of Realtors, City of Chicago Chapter of the Home Builders Association of Greater Chicago, the Appraisal Institute Chicago Chapter, Chicago Mortgage Attorneys Association, Jewish United Fund Real Estate Division, the Illinois CPA Society, National Real Estate Investment Association (REIA), National Association of Real Estate Investment Managers (NAREIM), the Lincoln Park Builders of Chicago, the Counselors of Real Estate, Chicagoland Apartment Association, Private Bank, Citigroup, the Midwest Builders Conference, Roosevelt University, and University of Illinois at Chicago (UIC).

### PROFESSIONAL AFFILIATIONS:

Appraisal Institute (AI), Counselors of Real Estate (Secretary/Treasurer of the Midwest Chapter: 2009-present), Lambda Alpha International, Realty Club, Chicago Real Estate Council (CREC), Commercial Real Estate Women (CREW), Real Estate Investment Association (REIA), North Shore Barrington Board of Realtors. Mentor for the Goldie B. Wolfe Miller Women Leaders in Real Estate Program at Roosevelt University 2008-2010. Named by **Crains Chicago Business** as one of the **Crains 20 Women to Watch 2008**.

### EXPERIENCE:

Overall experience includes appraisals and analytical studies of commercial, apartment, condominium and residential properties in addition to marketability and feasibility studies in a variety of new developments and existing projects. Experience includes appraisals of various types of real estate in the Chicago metropolitan area and many other cities in the United States.





CLARK STREET  
*Development*



# RETAIL MARKET STUDY

## WESTGATE/LAKE STREET, OAK PARK, IL

DECEMBER 1, 2014  
(REVISED)

**\*\*CONFIDENTIAL AND FOR INTERNAL USE ONLY\*\***

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## I. PROJECT INTRODUCTION

### OVERVIEW

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Clark Street Development (“CSD”) and Lennar Multifamily Communities (“LMC”) have formed a venture to develop a mixed-use project at 1123-1133 Lake Street, 1133-1145 Westgate, and a Village of Oak Park-owned surface parking lot located at the 1100 Block of North Boulevard (“Property”), as depicted in the Site Overview Aerial.

The subject Property will feature two buildings that will be composed of three primary elements: ground floor retail, luxury apartments and a public parking structure.

### LOCATION

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Physical Address: 1123-1133 Lake Street, 1133-1145 Westgate Street, and 1100 North Boulevard, Oak Park, Illinois, 60301 (“Site Overview Aerial”)

Description: The Property is located in the heart of downtown Oak Park, Illinois, an affluent, transit-oriented suburb, located approximately 10-miles west of downtown Chicago. The subject Property features access from three roadways and is adjacent to the Metra, CTA rail and Pace bus lines. Furthermore, the subject Property is situated along the primary commercial and professional corridor of both Oak Park and the neighboring community, River Forest, Illinois.

### PROJECT DESCRIPTION

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Two, mixed-use buildings will be developed and comprised of the following specifications:

- North Building – 24,168 square feet of ground floor retail, four levels of residential with sixty-three luxury apartment units.
- South Building – 1,004 square feet of ground floor retail space, a five-level, four-hundred and twenty-two car structured parking garage with one-hundred and ninety luxury apartment units.

**Project Totals:**

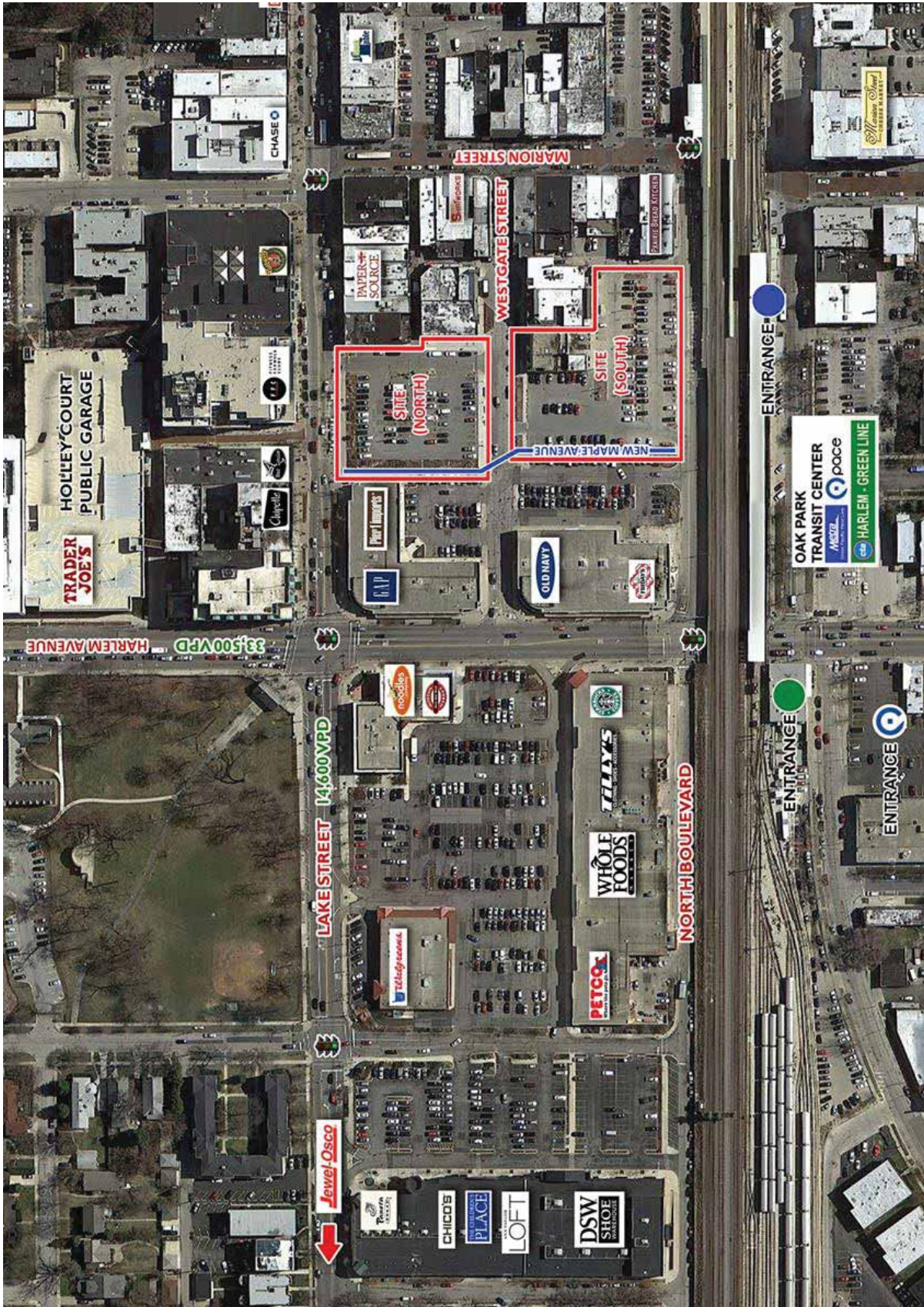
Retail Space:	25,172 square feet
Apartment Units:	253 units
Parking Spaces:	422 spaces

## II. SITE OVERVIEW AERIAL

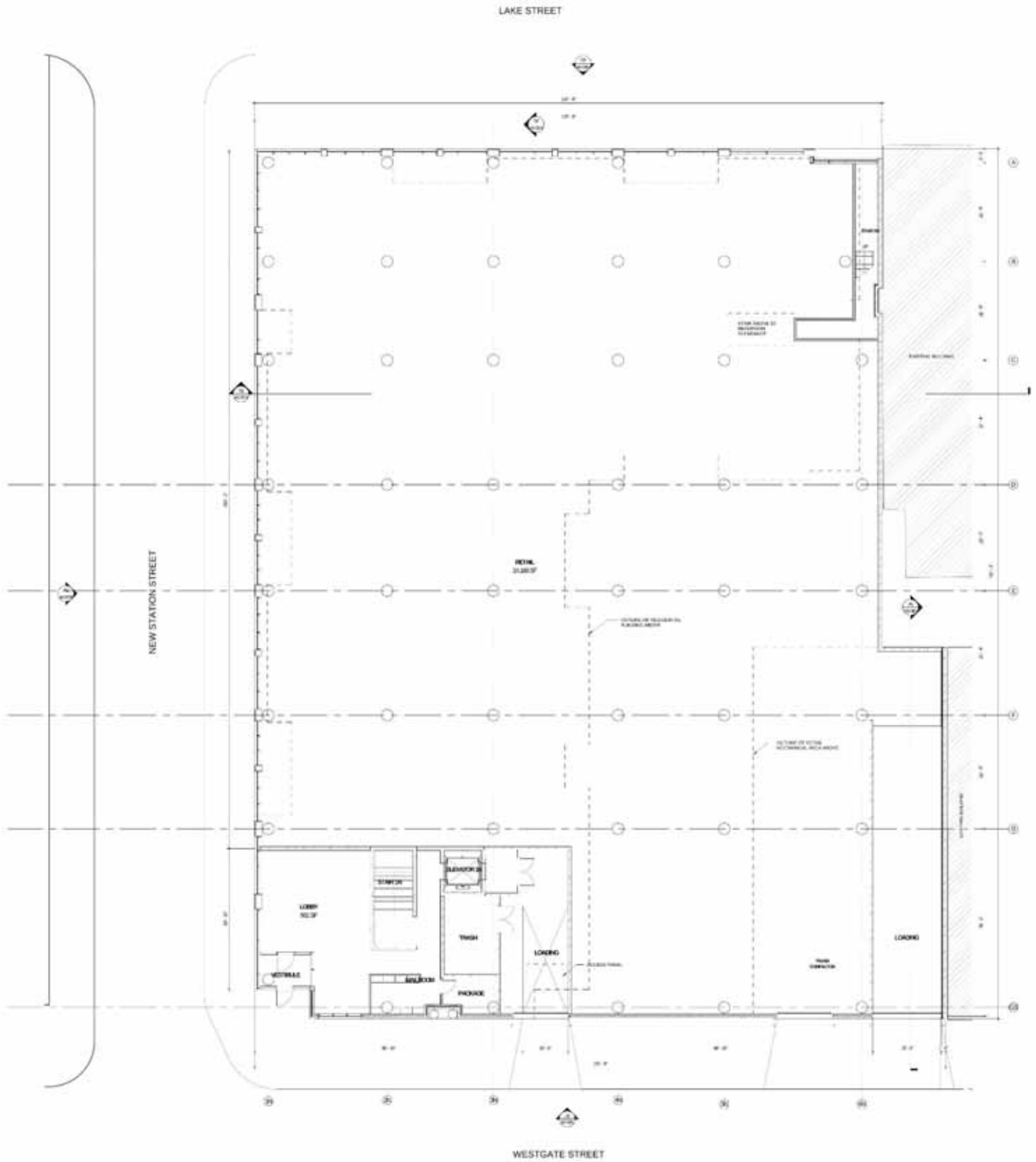




### III. RETAIL TRADE AERIAL

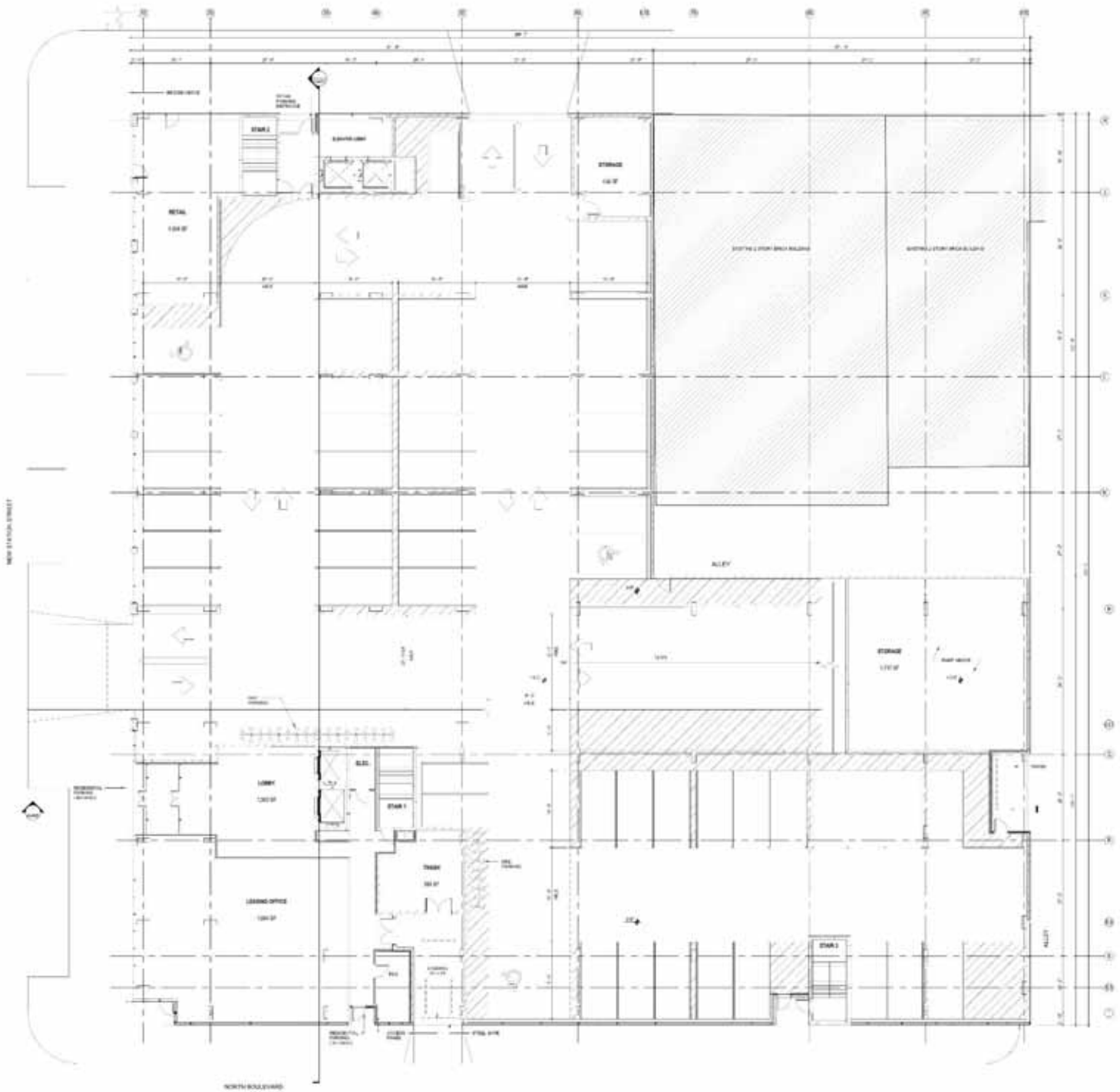


### IV. PROPOSED SITE PLAN



**A1** 01 FIRST FLOOR PLAN - NORTH BUILDING  
01' = 1/8"

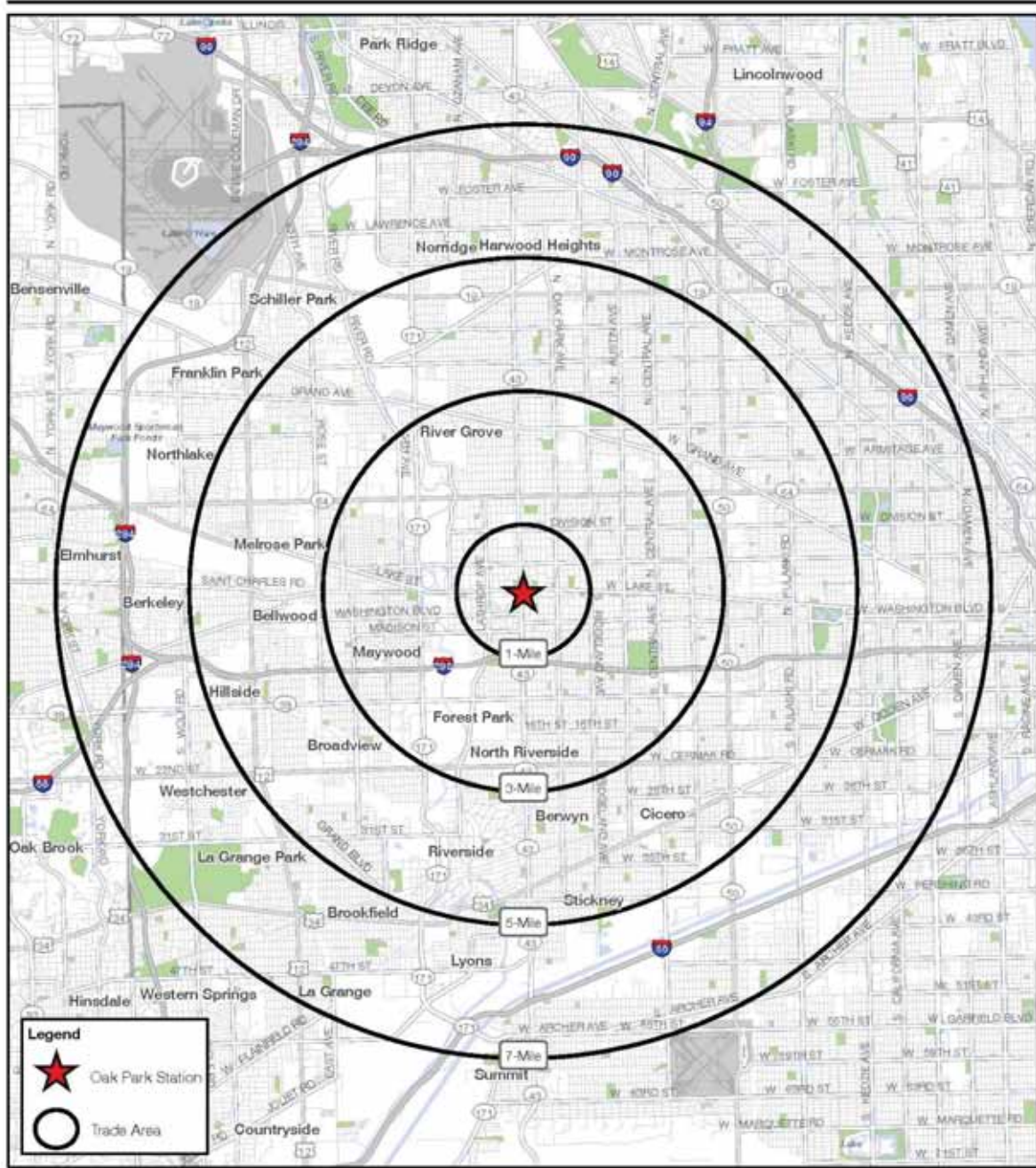




1 FIRST FLOOR PLAN - SOUTH BUILDING  
10/1/10

## V. DEMOGRAPHIC ANALYSIS MAP

Oak Park Station  
 Oak Park, IL  
 November 2014



**Legend**

-  Oak Park Station
-  Trade Area



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## VI. DEMOGRAPHICS

### Demographics

Oak Park Station, Oak Park, IL

11/25/2014

Trade Area:	1-Mile	3-Mile	5-Mile	7-Mile
<u>2012 Population and Household</u>				
Total Population	33,229	294,756	814,721	1,461,515
Total Households	15,843	103,908	268,026	500,507
Average Household Size	2.04	2.80	3.02	2.88
Per Capita Income	\$46,709	\$23,908	\$20,065	\$21,272
<u>2012 Business Summary</u>				
Total Employees	18,318	88,884	252,424	535,788
Total Businesses	1,912	8,342	21,011	40,361
<u>2012 Households by Income</u>				
<\$15,000	9.49%	14.77%	15.78%	15.87%
\$15,000 - \$24,999	8.73%	11.79%	12.75%	12.83%
\$25,000 - \$34,999	8.76%	11.08%	11.68%	11.64%
\$35,000 - \$49,999	13.37%	14.47%	14.88%	14.82%
\$50,000 - \$74,999	15.85%	18.26%	18.71%	18.12%
\$75,000 - \$99,999	10.45%	10.48%	10.83%	10.80%
\$100,000 - \$149,999	12.19%	10.78%	9.82%	10.07%
\$150,000+	20.15%	8.39%	5.04%	5.98%
Median Household Income	\$61,402	\$47,161	\$43,661	\$43,570
Average Household Income	\$95,225	\$66,748	\$60,187	\$60,585
<u>2017 Population and Household Estimates</u>				
Total Population	32,891	293,960	816,030	1,472,067
Total Households	15,972	104,766	271,582	510,005
Median Household Income	\$78,777	\$54,921	\$51,594	\$51,539
Average Household Income	\$113,854	\$78,988	\$69,103	\$69,571
<u>2012 Population by Race</u>				
White	71.54%	42.26%	47.19%	54.29%
Black	17.37%	39.25%	27.55%	19.86%
American Indian, Eskimo or Aleut	0.19%	0.40%	0.54%	0.57%
Asian or Pacific Islander	5.80%	2.45%	2.05%	3.02%
Other	5.00%	15.64%	22.67%	22.16%
Hispanic Origin	7.05%	28.48%	42.81%	41.95%
<u>2012 Population by Sex</u>				
Female	17,826	154,602	419,198	739,409
Male	15,403	140,155	395,523	722,108



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Sources: ESRI, 2012 & 2010 Estimates and Projections

## Demographics

Oak Park Station, Oak Park, IL

11/25/2014

Trade Area:	1-Mile	3-Mile	5-Mile	7-Mile
<u>2012 Population by Age</u>				
Under 5	5.53%	7.29%	7.62%	7.42%
5 - 14	10.66%	14.31%	14.79%	13.74%
15 - 24	10.66%	14.11%	14.71%	14.27%
25 - 44	29.36%	27.66%	28.18%	30.67%
45 - 64	30.19%	25.47%	24.20%	23.40%
65 - 74	7.00%	6.46%	5.89%	5.69%
75 - 84	4.00%	3.27%	3.17%	3.27%
85+	2.40%	1.42%	1.44%	1.55%
Median Age	40.59	34.96	33.70	33.63
<u>2012 Housing Units</u>				
Owner Occupied Housing Units	50.19%	46.49%	47.35%	46.38%
Renter Occupied Housing Units	40.93%	43.18%	42.42%	43.82%
Vacant	8.88%	10.32%	10.23%	9.80%
<u>2012 Owner Occupied Housing Units by Value</u>				
Total Units	8,781	53,873	141,363	257,362
<\$50,000	0.44%	1.10%	1.09%	0.66%
\$50,000 - \$99,999	5.74%	6.56%	5.50%	4.70%
\$100,000 - \$149,999	13.86%	15.19%	13.12%	11.22%
\$150,000 - \$199,999	14.04%	18.91%	21.73%	19.11%
\$200,000 - \$299,999	19.28%	30.76%	38.11%	37.20%
\$300,000 - \$499,999	26.73%	19.31%	16.53%	21.45%
\$500,000 - \$999,999	17.82%	6.58%	3.65%	5.13%
\$1,000,000+	2.08%	0.59%	0.25%	0.33%
Median Home Value	\$280,858	\$220,193	\$219,118	\$233,174
Average Home Value	\$346,114	\$259,860	\$242,123	\$262,178
<u>2012 Employed Population 16+ by Occupation</u>				
White Collar				
Management/Business/Financial	22.48%	12.44%	9.92%	11.33%
Professional	42.82%	27.74%	21.71%	22.66%
Sales	10.07%	9.85%	9.52%	9.73%
Administrative Support	12.97%	16.27%	16.20%	15.03%
Blue Collar				
Farming/Forestry/Fishing	0.00%	0.04%	0.06%	0.10%
Construction/Extraction	1.28%	3.71%	5.07%	5.04%
Installation/Maintenance/Repair	2.65%	6.36%	6.60%	6.39%
Production	1.81%	7.65%	10.83%	9.74%
Services	3.46%	7.42%	8.64%	9.08%
Transportation/Materials Moving	2.46%	8.53%	9.45%	8.90%
2012 Estimated Daytime Population*	33,038	280,757	719,872	1,339,302

\*  $\frac{\text{Total Population} + \text{Total Employees} - \text{Workers Living in Area}}$



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Sources: ESRI, 2012 & 2010 Estimates and Projections

## Demographics

Oak Park Station, Oak Park, IL

11/25/2014

Trade Area:	1-Mile	3-Mile	5-Mile	7-Mile
<u>2010 Population 25+ by Educational Attainment</u>				
Total Population 25+	23,167	191,608	516,400	949,785
Less Than 8th Grade	1.42%	8.45%	12.25%	13.25%
9th - 12th Grade	2.24%	10.55%	12.31%	11.86%
High School Graduate	11.09%	26.17%	29.97%	28.83%
Some College, No Degree	15.22%	20.21%	18.90%	17.08%
Associate's Degree	5.38%	6.74%	6.45%	6.13%
Bachelor's Degree	31.46%	15.51%	12.13%	13.92%
Master's / Professional / Doctorate Degree	33.18%	12.37%	7.99%	8.32%
<u>2000 Workers 16+ Transportation to Work</u>				
Drove Alone - Car, Truck or Van	59.63%	63.44%	63.62%	61.18%
Carpooled - Car, Truck or Van	7.54%	12.61%	15.98%	15.97%
Public Transportation	20.83%	18.54%	14.24%	15.79%
Walked	5.97%	3.57%	3.12%	3.65%
Other Means	0.97%	1.18%	1.11%	1.39%
Worked at Home	5.26%	2.66%	1.94%	2.03%
<u>2000 Workers 16+ by Travel Time to Work</u>				
Less than 5 Minutes	1.99%	1.54%	1.41%	1.49%
5 to 9 Minutes	7.69%	6.15%	5.48%	5.45%
10 to 19 Minutes	17.05%	19.40%	19.47%	19.97%
20 to 24 Minutes	11.10%	11.49%	11.95%	12.48%
25 to 34 Minutes	27.22%	25.07%	24.87%	24.58%
35 to 44 Minutes	14.26%	10.71%	9.80%	9.45%
45 to 59 Minutes	13.82%	14.53%	14.11%	13.81%
60 to 89 Minutes	5.73%	8.23%	8.67%	8.72%
90 or More Minutes	1.33%	2.87%	3.23%	3.03%
Average Travel Time to Work	29.03	32.24	33.05	32.29



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Sources: ESRI, 2012 & 2010 Estimates and Projections

## Demographics

Oak Park Station, Oak Park, IL

11/25/2014

Trade Area:	1-Mile	3-Mile	5-Mile	7-Mile
<u>2012 Consumer Expenditures per Household</u>				
<b>Apparel &amp; Accessories</b>				
Total Apparel	\$2,098.54	\$1,488.24	\$1,342.49	\$1,356.05
Men's Apparel	\$374.93	\$260.52	\$233.61	\$236.43
Women's Apparel	\$635.08	\$442.72	\$394.67	\$388.55
Children's Apparel	\$363.83	\$271.66	\$250.01	\$251.04
Infant Apparel (Under 2)	\$116.94	\$84.41	\$77.94	\$79.01
Footwear	\$283.17	\$203.92	\$185.31	\$186.76
Watches & Jewelry	\$211.05	\$140.10	\$124.77	\$125.32
<b>Food and Dining</b>				
Total Food	\$10,981.28	\$7,949.62	\$7,148.76	\$7,180.17
Food at Home	\$6,590.80	\$4,777.05	\$4,355.35	\$4,368.69
Food Away From Home	\$4,390.47	\$3,072.57	\$2,793.42	\$2,823.48
Food at Restaurants	\$4,027.59	\$2,813.79	\$2,559.09	\$2,586.26
Food on Trips	\$593.84	\$406.21	\$366.20	\$369.05
<b>Personal Care &amp; Exercise</b>				
Personal Care Products	\$599.68	\$420.97	\$388.10	\$389.17
Sports & Exercise Equipment	\$208.02	\$140.12	\$127.60	\$128.74
<b>Home &amp; Health</b>				
Total Furniture	\$643.12	\$444.45	\$387.83	\$399.05
Home Furnishings	\$2,117.11	\$1,480.42	\$1,314.77	\$1,321.18
Home Improvement	\$2,050.27	\$1,404.62	\$1,235.28	\$1,232.00
Toys & Games	\$188.89	\$134.05	\$120.75	\$122.42
Prescription Drugs	\$573.85	\$404.60	\$354.40	\$350.38
Pets	\$780.80	\$542.69	\$487.28	\$484.78



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Sources: ESRI, 2012 & 2010  
Estimates and Projections



## VII. MARKET RENTAL COMPARABLES

Tenant	Address/Building	Square Footage	Base Rent PSF (Unless Otherwise Indicated)	Term	Possession	Additional Information
Vacant	423 N. Harlem Avenue	1,696 sf	\$42.00 psf, NNN	Long Term	Immediately	In lease negotiation.
Vacant	479-83 N. Harlem Avenue	1,000 sf	\$25.00 psf, Net	Negotiable	Immediately	At the base of Oak Park Place Apartments.
Under Construction	950 Lake Street	GF: 2,000 - 13,000 sf GF: 2,000 - 14,000 sf	GF: \$34.00 psf, NNN SF: \$20.00 psf, NNN	Negotiable	Q4 2015	
Vacant	1000 Lake Street	A: 1250 - 1450 sf B: 1250 - 1450 sf	\$26.00 psf, Net	3 Years	Immediately	Potential for a large re-development in approximately three years.
Vacant	1100 Lake Street	2,122 sf	\$32.00 psf, Modified Gross	Long Term	Immediately	Deliver as vanilla box. Formerly Weiner Optical.
Vacant	1117 Lake Street	1,500 sf	\$35.00 psf, Modified Gross	Negotiable	Immediately	Formerly Virgin Mobile.
Vacant	1120 Lake Street	1,130 sf	\$40.00 psf, NNN	Long Term	Immediately	Formerly Lane Bryant.
Vacant	1140 Lake Street	3,200 - 12,000 sf	\$35.00 psf, NNN	10 Years	Immediately	space behind the space would be \$20.00 psf. Formerly Penzeys Spices.
Vacant	1144 Lake Street	2,000 sf	\$30.00 psf, Gross	5-10 Years	Immediately	
Vacant	1422 Lake Street	1,422 sf	To be forthcoming	Negotiable	Immediately	
Vacant	113-115 N. Marion Street	3,000 sf	\$20.00 psf, NNN	1-5 Years	Immediately	In lease negotiation. Formerly Kelley Frame Co. and Luo's Peking House.
Vacant	122 N. Marion Street	2,244 sf	\$25.00 psf, NNN	Negotiable	Immediately	Formerly Seven Ocean.
Vacant	1024-26 North Boulevard	1,090 sf	\$31.00 psf, Modified Gross	Negotiable	Immediately	In lease negotiation. Formerly Mephisto Shoes.
Vacant	1110 North Boulevard	1,050 sf	\$23.00 psf, Modified Gross	Negotiable	Immediately	
Vacant	115 N. Oak Park Avenue	1,400 sf	\$37.00 psf, Modified Gross	Negotiable	Immediately	Formerly Bramble.
Vacant	100-106 S. Oak Park Avenue	1,367-4,430 sf	\$26.00 psf, NNN	Negotiable	Immediately	
Vacant	177-183 S. Oak Park Avenue	1192 sf	\$22.00 psf, Modified Gross	Negotiable	Immediately	In lease negotiation.
Gagliardo Realty Associates, LLC	1033 South Boulevard	1,500 sf	\$30.00 psf, Gross	3-5 Years	30 days	
Szechwan Beijing	1107 South Boulevard	GF: 4,500 sf SF: 2,700 sf	GF: \$25.00 psf, Modified Gross SF: To be forthcoming	Negotiable	30 days	
Accelerated Rehabilitation Centers	7341 Lake Street, River Forest	3,000 sf	\$33.00 psf	5 Years	Q2 2014	TI allowance of \$10.00 psf
Cignot	101 N. Mairon Street, Oak Park	700 sf	\$36.00 psf	3 Years	Q2 2014	
Citibank	7221 Lake Street, River Forest	5,027 sf	\$52.47 psf	Exercised option for 5 Years	Q2 2014	
Fleet Feet	102 N. Marion Street, Oak Park	1,875 sf	\$37.00 psf gross		Q1 2014	
Massage Envy	7341 Lake Street, River Forest	4,000 sf	Years 1-5: \$32.00 psf 6-10: \$35.20 psf	10 Years	Q2 2014	TI allowance of \$25.00 psf
Native Foods	7343 Lake Street, River Forest	2,516 sf	Years 1-5: \$37.00 psf 6-10: \$40.70 psf	10 Years	Q2 2014	As-is delivery. TI allowance of \$41.00 psf

## VIII. RETAIL MARKET ANALYSIS

### SITE AND MARKET INTRODUCTION

The Property is situated just east of the Lake Street and Harlem Avenue intersection and is due north of the Oak Park Transit Center, west of Marion Street and abuts Lake Street to the north. The Project is comprised of the two parcels identified in the Retail Trade Aerial; a +/-35,000 sf parcel to the north ("Site North"), and a +/-45,000 sf parcel to the south ("Site South").

The retail trade area surrounding the Property is commonly referred to as the Oak Park/River Forest Market, and includes a variety of local, regional and national restaurants and retailers - as depicted in the Retail Trade Aerial. The Oak Park/River Forest Market has experienced strong retail performance due to strong demographics - in particular substantial density, education level, and affluence along with the multitude of transportation options that serve the market.

Two major shopping centers dominate the trade area: River Forest Town Center and the Shops at Downtown Oak Park. Their success is largely attributable to their merchandising mix, the variety of retail spaces they offer, and the presence of convenient surface parking at each shopping center. In addition, both sites are situated along major thoroughfares, are proximate to the aforementioned public transportation options and are surrounded by favorable demographics.

The closest regional trade areas to the Property are: North Riverside to the south, Melrose Park to the north, Oakbrook to the west, and the City of Chicago to the east. The Prospective Tenant Analysis provides further detail to the Property's proximity to notable tenants within the aforementioned markets.

### SITE ANALYSIS

In our analysis of the Property, the site plan and the surrounding marketplace, we've determined that the subject Property features many strong assets and few outstanding challenges. A summary of the most salient Strengths, Weaknesses, Opportunities and Threats has been provided in the table, below:

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Large, flexible first floor footprint allows for the space to be demised in a variety of different configurations.</li> <li>• Good frontage on Lake Street, the main retail thoroughfare of Oak Park.</li> <li>• Proven retail marketplace - retailers experience above average sales performance.</li> <li>• Established customer base in Oak Park, in addition to the future, in-place customer base from the Project's luxury apartments.</li> <li>• The project is immediately adjacent to the Oak Park Transit Center, which includes CTA, Metra and Pace stops.</li> <li>• Lake + Forest could add critical mass to the retail marketplace in Downtown Oak Park which would help attract new tenants to the market.</li> </ul>	<ul style="list-style-type: none"> <li>• No surface parking available and customers only have free parking for the first hour within the proposed parking structure.</li> <li>• The Property is not located at the hard corner of Harlem Avenue and Lake Street. The Property is a mid-block site.</li> <li>• Potential for vehicular congestion.</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Given the strong performance of the retail market, being able to attract new and exciting retailers and restaurateurs to the site.</li> <li>• The residential developments underway in Downtown Oak Park will bring new customers to the existing market.</li> <li>• A large parking structure conveniently located in relation to residents, the core of Downtown Oak Park and commuters.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing vacancy in the market highlighted by the former Border's and Penzeys spaces.</li> <li>• With 27,000 sf of retail space available at the Lake + Forest development, it provides additional competition for new retail space in the market</li> <li>• The additional retail space that will be delivered as part of the Lake + Forest project, Harlem and South project, and the redevelopment of the 1010 Lake building.</li> </ul>

## MARKETING STRATEGY

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Based on our analysis of the Property and market, our merchandising and marketing approach will focus on targeting the best local, regional, and national retailers to complement the existing tenants within Downtown Oak Park. Our approach will include prioritizing first-to-market tenants in an effort to develop a unique merchandising mix. We will be working with retailers and their representatives to help them better understand the qualities and attributes that differentiate this site and market from its competition. Below is a list categories that we will focus our merchandising efforts on.

### Apparel

- Women's
- Men's
- Children
- Athletic
- Athletic – Outdoor
- Designer

### Restaurant

- Sit-Down
- Fast Casual

### Home Furnishings

- Arts & Crafts
- Home Decor

### Technology

- Mobile
- Personal Computing

### Grocery

### Service

### Beauty - Cosmetics/Salon/Spa

### Jewelry

### Fitness

- Alternative – Yoga
- Alternative – Spin
- Entertainment

## CONCLUSION

---

We are confident about the Property's ability to attract new and exciting retailers and restaurateurs, which is bolstered by the performance of existing retailers, the demographic strength, and the future addition to the approximately five-hundred new residential units being delivered to the market. We feel strongly that the subject Property is well located within the market and that the site plan has been designed to provide prospective tenants with a flexible envelope, which will provide for the best chance of leasing success. Overall, we believe that the site has a medium to high probability of attracting and sustaining retail tenants and improving the overall retail tenancy within Downtown Oak Park.

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 13 & 14

*TRAFFIC & PARKING STUDY\**

*\*The attached study does not include the appendix. A hard copy of the full report can be found at Village Hall.*





# Traffic and Parking Impact Study for Westgate/Lake Street Development

Oak Park, Illinois



Prepared by



June 1, 2015

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# 1. Introduction

This report summarizes the methodologies, results and findings of a traffic and parking impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Westgate/Lake Street Development, a mixed-use transit oriented development (TOD) to be located on the site of two existing public parking lots in downtown Oak Park, Illinois. The site is bordered by Lake Street to the north and North Boulevard to the south and bisected by Westgate Street.

The plans call for the removal of the existing surface public parking lots (approximately 181 spaces) in order to develop the site with 271 apartment units and approximately 25,105 square feet of retail space.

In addition, the development proposes a parking garage that will be located on the southern parcel of the site and will provide 428 public parking spaces to be used by residents, retail customers and the public. It should be noted that as part of the development, a new north-south road (North Maple Street) will be constructed from Lake Street to North Boulevard along the western border of the site.

Pedestrian accessibility to the residential portion of the development will be provided on the corner of North Maple Street with Westgate Street and North Maple Street with North Boulevard for the north and south parcels, respectively. The pedestrian entrances for the retail portions of the site will be located along Lake Street and North Maple Street.

The following sections of this report present the following.

- Existing roadway conditions including vehicle, pedestrian, and bicycle traffic volumes for the weekday morning, weekday evening, and Saturday midday peak hours
- A detailed description of the proposed development
- Vehicle trip generation for the proposed development
- Directional distribution of development-generated traffic
- Future transportation conditions including access to and from the development.
- Existing parking conditions on the existing site for the north and south parcels.
- Future parking demand and adequacy of the proposed parking supply



Traffic capacity analyses were conducted for the weekday morning, weekday evening, and Saturday midday peak hours for the following two conditions.

1. Existing Condition - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Future Condition – The future projected traffic volumes include the existing traffic volumes increased by 2.5 percent to reflect background growth, traffic to be generated by the currently under construction Forest/Lake mixed-use development, and the traffic estimated to be generated by the proposed subject development.

The purpose of this study is to:

1. Examine existing vehicle, pedestrian, and bicycle traffic conditions to establish a base condition
2. Determine the vehicle trips to be generated by the proposed development and then determine its impact on the surrounding neighborhood street network
3. Recommend improvements to effectively mitigate and accommodate the projected traffic conditions resulting from the proposed development.
4. Determine the appropriate parking ratio for accommodating the projected demand of the development taking into account its proximity to nearby public transit and downtown Oak Park.

## 2. Existing Conditions

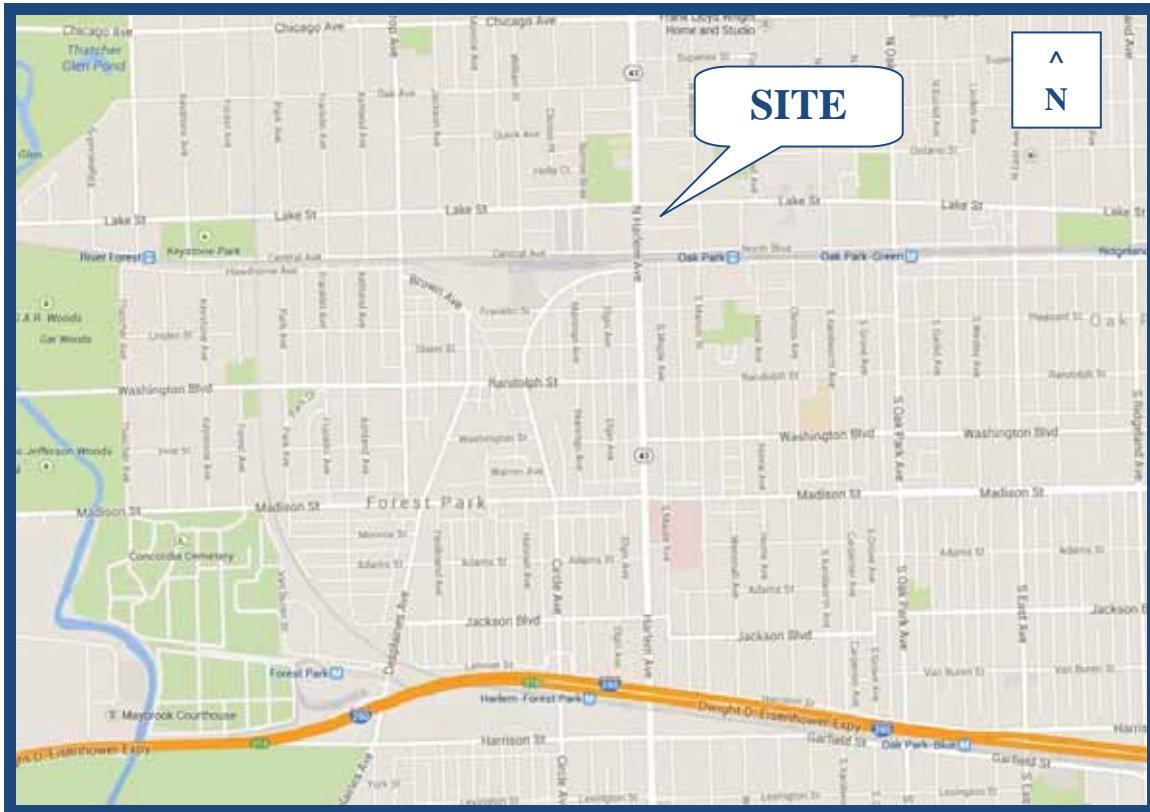
Transportation conditions in the vicinity of the site were inventoried to obtain a basis for projecting future conditions. Four components of existing conditions were considered:

1. The geographic location of the site
2. The characteristics of the adjacent roadway system, including lane geometry, traffic orientation (e.g. one-way street pairings) and intersection traffic controls
3. The weekday peak-hour vehicle, bicycle, and pedestrian traffic volumes at the study intersections
4. The locations and availability of alternative modes of transportation, including public transportation, bicycle lanes, and pedestrian amenities

### Site Location

The development site is located in downtown Oak Park and is occupied by two public parking lots. The site is divided into two parcels by Westgate Street and is bounded on the north by Lake Street and on the south by North Boulevard and on the east and west by various retail parcels that face Harlem Avenue and Marion Street, respectively.

**Figure 1** shows the site location with respect to the surrounding roadway system. **Figure 2** shows an aerial view of the site area, identifying the site location and study area.



Site Location

Figure 1



Aerial View of the Site Area

Figure 2

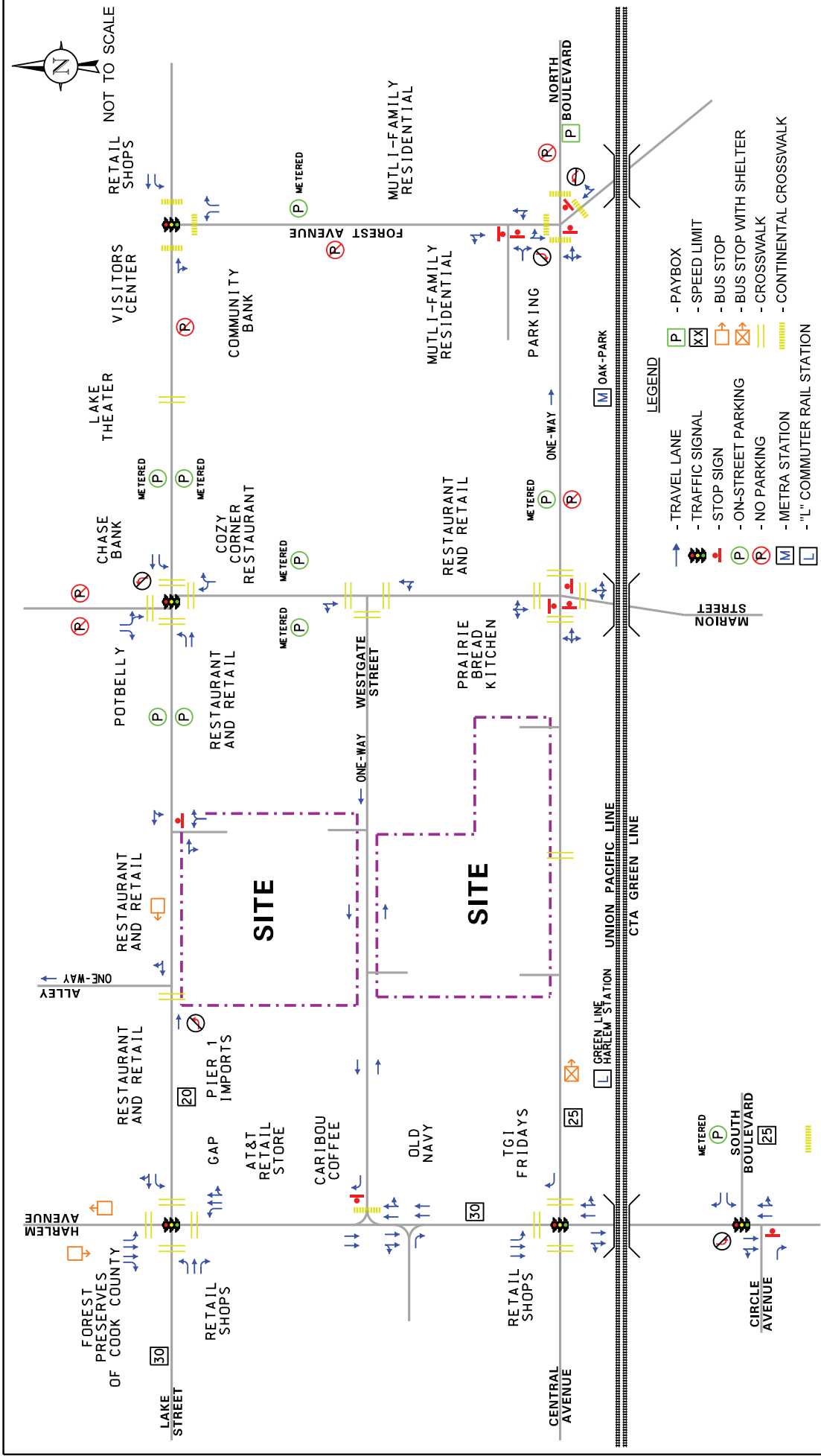


## Existing Roadway System Characteristics

The characteristics of the existing roads that surround the proposed development are illustrated in **Figure 3** and described below. All roads are under the jurisdiction of the Village of Oak Park unless otherwise noted.

*Harlem Avenue (IL 43)* is a north-south arterial roadway that provides two travel lanes in each direction within the vicinity of the site. On-street parking is prohibited on both sides of the road. At its signalized intersection with Lake Street, Harlem Avenue provides one exclusive left-turn lane, two through lanes, and one exclusive right-turn lane on the north approach. The south approach provides one exclusive left-turn lane, one through lane, and one shared through/right-turn lane. At its signalized intersection with North Boulevard/Central Avenue, Harlem Avenue provides one exclusive left-turn lane and two through lanes on its north approach, and one through lane and one shared through/right-turn lane on its south approach. At its signalized intersection with South Boulevard, Harlem Avenue provides two through lanes on its north approach and one through lane and one through/right-turn lane on its south approach. Harlem Avenue has a posted speed limit of 30 mph, and carries an average daily traffic (ADT) volume of 36,900 vehicles. Harlem Avenue is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is classified as a Strategic Regional Arterial (SRA) route.

*Lake Street* is an east-west road that provides one travel lane in each direction in the vicinity of the site. On-street metered parking is provided on both sides of the road. At its signalized intersection with Harlem Avenue, Lake Street provides one exclusive left-turn lane and one shared through/right-turn lane on its east approach and one exclusive left-turn lane, one through lane, and one exclusive right-turn lane on its west approach. At its signalized intersection with Marion Street, Lake Street provides one exclusive left-turn lane and one shared through/right-turn lane on both approaches. At its offset signalized intersection with Forest Avenue, Lake Street provides one shared through/right-turn lane on the west approach at its intersection with the south leg of Forest Avenue. The east approach provides one exclusive left-turn lane and one through lane. At its intersection with the north leg of Forest Avenue, Lake Street provides one exclusive left-turn lane and one through lane on the west approach. The east approach provides one through lane and one exclusive left-turn lane. Lake Street has a posted speed limit 20 mph and carries an ADT volume of 10,800 vehicles. Lake Street is under the jurisdiction of Village of Oak Park east of Harlem Avenue, and under IDOT jurisdiction west of Harlem Avenue.



<p>PROJECT:</p> <p>Westgate/Lake Street Development Oak Park, Illinois</p>	<p>TITLE:</p> <p>EXISTING ROADWAY CHARACTERISTICS</p>	<p>PROJ. NO.:</p> <p>14-233</p> <p>DATE:</p> <p>08/2014</p> <p>SCALE:</p> <p>AS SHOWN</p> <p>NOT TO SCALE</p>
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*Marion Street* is a north-south local road that provides one travel lane in each direction within the vicinity of the site. At its offset signalized intersection with Lake Street, Marion Street provides one exclusive left-turn lane and one exclusive right-turn lane on its north approach and one shared through/right-turn lane on its south approach with northbound left turns prohibited. At its unsignalized all-way stop controlled intersection with North Boulevard, Marion Street provides one shared left-turn/through/right-turn lane on both approaches. Within the vicinity of the site, Marion Street is designed as a pedestrian friendly road with brick pavers, pedestrian tables, and wide sidewalks. Marion Avenue has a posted speed limit of 25 mph, and metered on-street parking is provided on both sides of the road.

*Forest Avenue* is a north-south roadway that provides one travel lane in each direction within the vicinity of the site. At its offset signalized intersection with Lake Street, Forest Avenue provides one exclusive left-turn lane and one exclusive right-turn lane on both approaches. At its unsignalized intersection with North Boulevard, Forest Avenue provides one shared left-turn/through lane on its north approach and one shared through/right-turn lane on its south approach. Within the vicinity of the site, Forest Avenue has a posted speed limit of 25 mph and metered parking is provided on the east side of the road.

*North Boulevard* is an east-west arterial roadway that provides one travel lane in each direction between Harlem Avenue and Marion Street. East of Marion Street, North Boulevard is restricted to one-way eastbound traffic. At its signalized intersection with Harlem Avenue, North Boulevard provides one exclusive right-turn lane on its east approach. The west approach of the intersection, designated as Central Avenue, is restricted to one-way eastbound traffic and is striped for an exclusive left-turn lane and a combined through/right-turn lane. Right-turns on red are not permitted on this approach. North Boulevard runs along the north side of the Metra/CTA railroad tracks and has a posted speed limit of 25 mph. On-street parking is prohibited between Harlem Avenue and Marion Street. East of Marion Street, angled on-street parking is provided on the north side of the road.

*South Boulevard* is an east-west road that provides one travel lane in each direction within the vicinity of the site. At its signalized intersection with Harlem Avenue, South Boulevard provides one exclusive left-turn lane and one exclusive right-turn lane. South Boulevard has a posted speed limit of 25 mph and provides metered parking on both sides of the road.

*Westgate Street* is an east-west road that provides one travel lane in each direction within the vicinity of the site. Westgate Street is restricted to one-way westbound traffic from Marion Street west to approximately 140 feet west. At its unsignalized intersection with Harlem Avenue, Westgate Street provides one channelized right-turn lane under stop sign control. At its intersection with Marion Avenue, Westgate restricts eastbound movements and does not provide eastbound access to Marion Avenue. Metered parking is provided on both sides of the road.

## Alternative Modes of Transportation

Accessibility to and from the area is enhanced by the various alternative modes of transportation serving the area as summarized below and illustrated in **Figure 4**.

**Public Transportation.** The immediate area is served by the commuter rail and rapid transit lines as outlined below.

- *CTA Green Line* provides rapid transit rail service between Oak Park (Harlem Avenue) and Ashland Avenue/63<sup>rd</sup> Street. The Harlem station is located approximately 400 feet southwest from the site. Service is provided seven days a week and on holidays.
- *Metra Union Pacific-West Line* provides commuter rail service between the Ogilvie Transportation Center in the Loop and Elburn, Illinois. The Westgate/Lake Street Development is located 300 feet east of the site. Service is provided seven days a week, and on holidays.

The following Bus Routes also serve the immediate area.

- *CTA Route Number 90 – Harlem* primarily runs along Harlem Avenue providing service from the Harlem Green Line station to the Harlem Blue Line station north of Higgins Road. Service is provided seven days a week.
- *PACE Route Number 305 – Cicero/River Forest* serves the communities of Cicero and Forest Park and provides service to the CTA Blue and Green lines and the Union Pacific –West commuter line. Service is provided seven days a week.
- *PACE Route Number 309 – Lake Street* primarily runs along Lake Street and North Avenue between the Union Pacific-North line Elmhurst Station and the Austin Avenue CTA Green Line station. Local stops are provided at the Harlem CTA Green line station. Service is provided seven days a week.
- *PACE Route Number 313 – St. Charles Road* runs from Downers Grove to the Oak Park CTA Green line station. It also serves the communities of Lombard, Villa Park, Elmhurst, Berkeley, Bellwood, Maywood, and River Forest. Service is provided seven days a week.
- *PACE Route Number 318 – West North Avenue* primarily runs along North Avenue and Harlem Avenue from the Walmart Northlake Common Shopping Center to the Forest Park CTA Blue Line Station. Local Stops are provided at the Harlem CTA Green Line station. Service is provided seven days a week.





CTA Transit Map

Figure 4

***Bicycle Routes.*** In 2008, the Village of Oak Park developed a comprehensive bicycle plan highlighting proposed facilities, programs, and improvements that could be made along Oak Park roadways to foster bicycle use. In the plan, Forest Avenue, Lake Street, North Boulevard, and South Boulevard are all proposed as bicycle routes. A 2014 study, in association with the Active Transportation Alliance will expand upon the proposed bicycle plan including potential Divvy service.

***Pedestrian Facilities.*** All of the roads in the immediate area generally have sidewalks on both sides of the street. In addition, crosswalks are provided at all of the study area signalized intersections and high visibility (continental-style) crosswalks are provided at the intersections of Lake Avenue and Forest Avenue, and Lake Avenue and North Boulevard. The intersection of Lake Street and Harlem Avenue is equipped with countdown pedestrian signals.

***Mode-sharing Facilities.*** Several car sharing stations are located in proximity to the subject site, including two in the parking lot occupying the south parcel of the proposed site and two located at 331 N. Harlem Avenue, one block south of the Harlem Green Line station.

## Existing Traffic Volumes

Manual turning movement vehicle, pedestrian, and bicycle traffic counts were conducted during the weekday morning (7:00 to 9:00 A.M.) and the evening (4:00 to 6:00 P.M.) peak periods on Thursday, October 23, 2014 and on Saturday, October 25, 2014 at the following intersections:

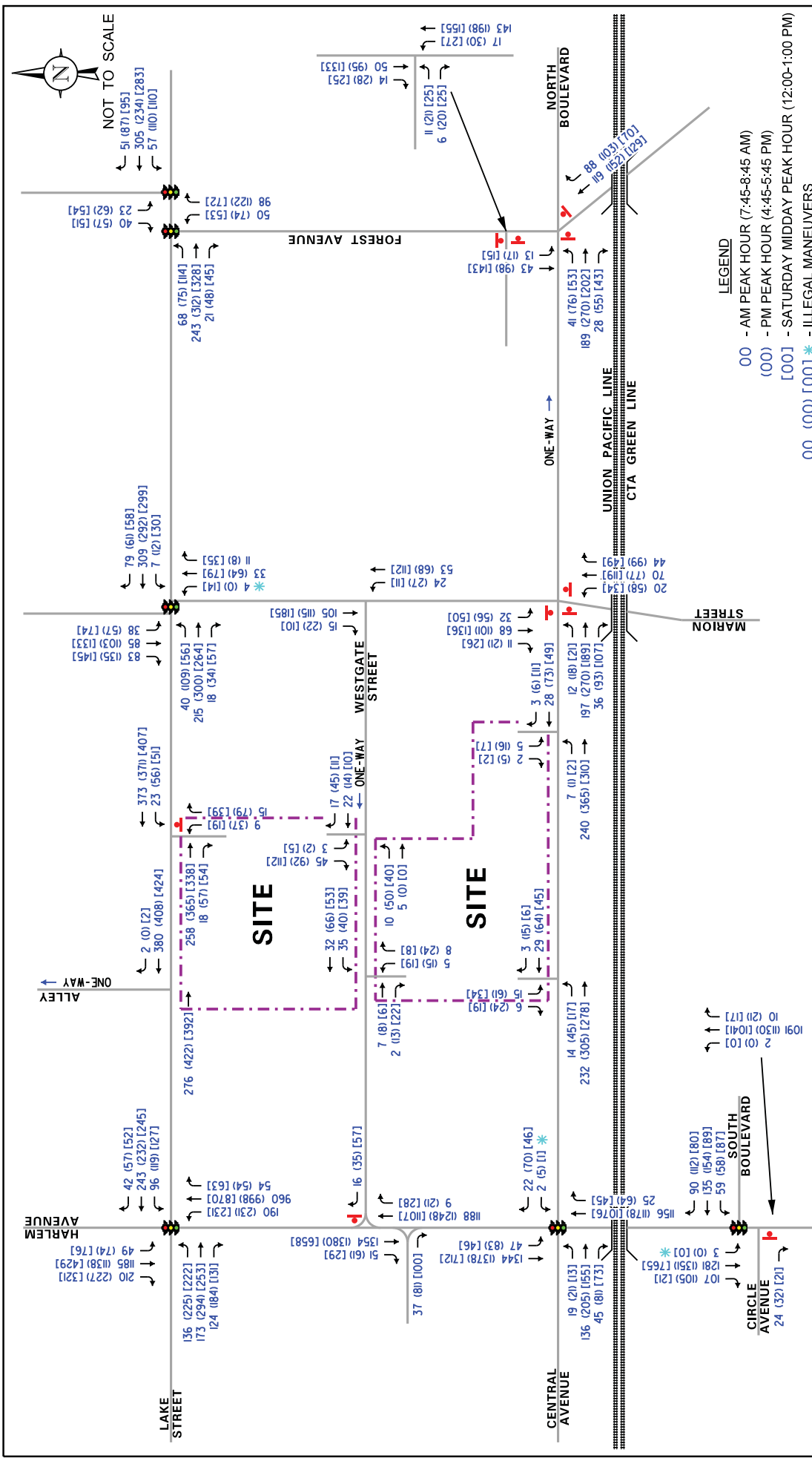
1. Harlem Avenue with Lake Street
2. Harlem Avenue with Westgate Street
3. Harlem Avenue with Central Avenue/North Boulevard
4. Harlem Avenue with Circle Drive/South Boulevard
5. Marion Street with Lake Street
6. Marion Street with Westgate Street
7. Marion Street with North Boulevard
8. Forest Avenue with North Boulevard

Additionally, traffic counts were conducted at the surface parking lot access drives that currently occupy the site and their respective intersections with Lake Street, Westgate Street, and North Boulevard. Previous counts conducted in August, 2009 for the intersection of Forest Avenue and Lake Street were utilized and adjusted to reflect current traffic conditions.

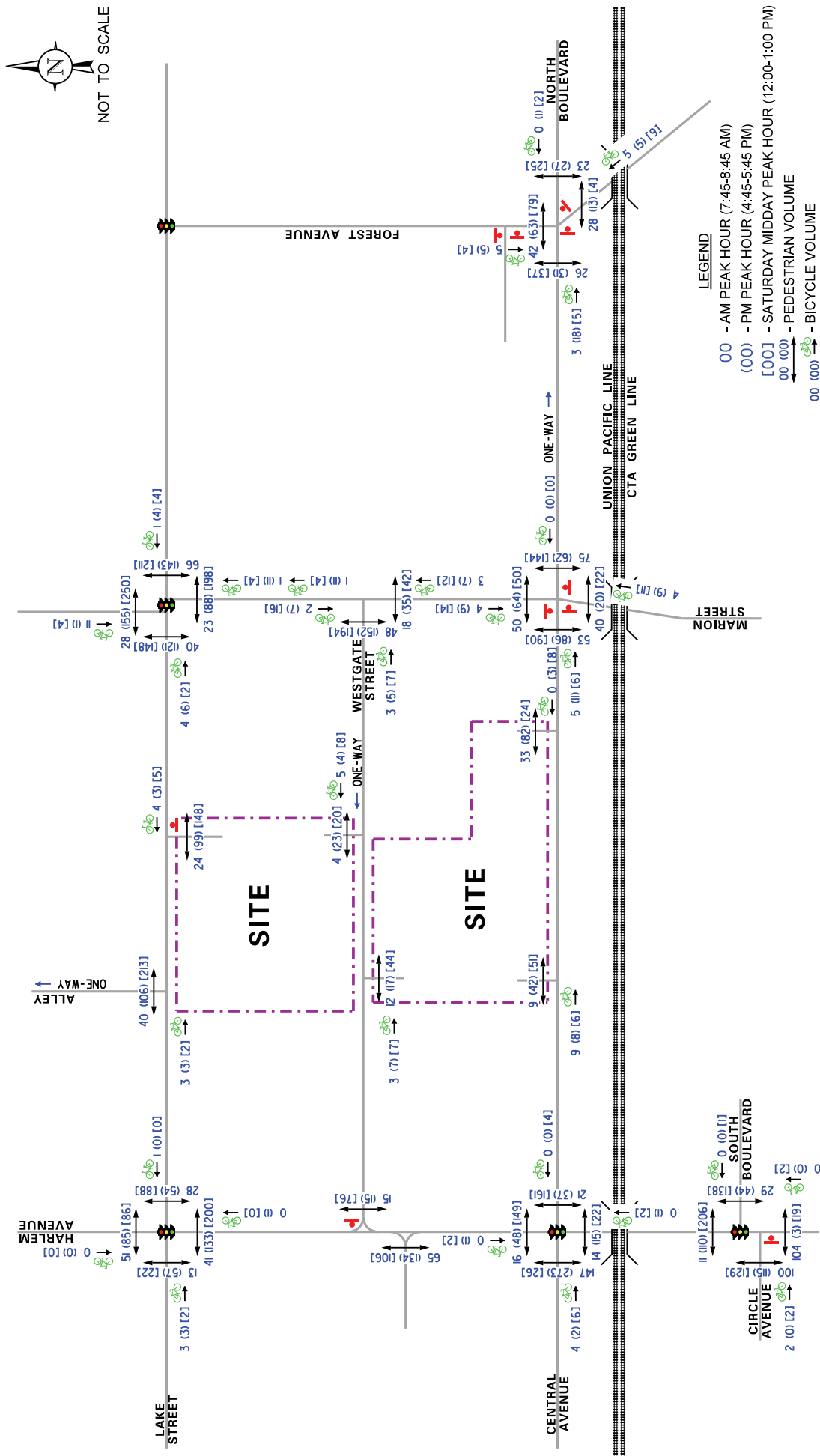
From the manual turning movement count data, it was determined that the weekday morning peak hour generally occurs between 7:45 and 8:45 A.M., the weekday evening peak hour generally occurs between 4:45 and 5:45 P.M., and the Saturday midday peak hour generally occurs between 12:00 and 1:00 P.M. These three respective peak hours will be used for the traffic capacity analyses and are presented later in this report.

The existing peak hour vehicle traffic volumes are shown in **Figure 5**.

The existing peak hour pedestrian and bicycle traffic volumes are shown in **Figure 6**.







PROJECT: Westgate/Lake Street Development Oak Park, Illinois

TITLE: EXISTING PEDESTRIAN AND BICYCLE TRAFFIC VOLUMES

Figure: 6

## Accident Analysis

KLOA, Inc. obtained accident data for the past six years (2008 to 2013) for the following intersections:

Harlem Avenue and Lake Street  
Harlem Avenue and Central Avenue/North Boulevard  
Harlem Avenue and South Boulevard  
Harlem Avenue and Westgate Street  
Marion Street and Lake Street  
Marion Street and Westgate Street  
Marion Street and North Boulevard  
Forest Avenue and Lake Street  
Forest Street and North Boulevard  
Lot 9T Access Drive and Lake Street

**Table 1** summarizes the accident data for the study area. A complete breakdown of accident data by intersection is included in the Appendix. A review of the accident data indicated that there were no fatalities reported of Class A accidents (Incapacitating Injury) and that the frequency of accidents was relatively low in the study area. Furthermore, none of the study intersections are considered high accident locations and are not listed on IDOT's Statewide Five Percent Report which presents the five percent of highway locations exhibiting the most pressing safety needs.

However, a number of road segments and intersections in the study area are included on IDOT's Local Five Percent Report. These locations include:

- The intersection of North Boulevard and Marion Street
- The segment of Westgate Street between Marion Street and Harlem Avenue
- The segment of Lake Street between Marion Street and Harlem Avenue
- The Segment of Forest Avenue between Lake Street and North Boulevard

The proposed development will help to improve the area in the following ways:

- Removing the existing full ingress/egress access drive on Lake Street and creating a new north-south road (North Maple Street) extending from Lake Street south to North Boulevard. The new intersection of North Maple Street with Lake Street will be physically restricted to right-in/right-out movements only thus minimizing the number of conflict points and improving safety. The conversion from a full ingress/egress access drive to a right-in/right-out access drive will reduce the number of conflict point from nine to two.
- The creation of North Maple Street will provide a safer route for vehicles to travel north-south in the area instead of cutting through the local parking lots as they currently do.
- The new intersection of North Maple Street with Westgate Street will be under all-way stop control thus controlling traffic movements in an efficient and orderly fashion.
- Removing the existing on-street parking spaces on Westgate Street along the site thus reducing conflicts with through traffic volumes and delivery vehicles.
- The development will add very little traffic to the intersection of North Boulevard and Marion Street and no traffic to the Forest Avenue segment between Lake Street and North Boulevard therefore having minimal impact on these intersections/segments.

Table 1  
STUDY AREA INTERSECTION ACCIDENT SUMMARY

Intersection	Year						Total
	2008	2009	2010	2011	2012	2013	
Harlem Avenue and Lake Street	15	11	18	14	9	-	67
Harlem Avenue and North Boulevard	11	7	1	4	7	-	30
Harlem Avenue and South Boulevard	8	3	5	2	6	-	24
Harlem Avenue and Westgate Street	2	0	0	3	2	-	7
Marion Street and Lake Street	-	-	9	14	6	6	35
Marion Street and Westgate Street	-	-	0	1	1	0	2
Marion Street with North Boulevard	-	-	0	2	0	0	2
Forest Avenue and Lake Street	-	-	5	9	11	10	35
Forest Avenue and North Boulevard	-	-	0	2	1	0	3
Lot 9T Access and Lake Street	-	-	<u>1</u>	<u>1</u>	<u>4</u>	<u>1</u>	<u>7</u>
<b>Total</b>	<b>36</b>	<b>21</b>	<b>39</b>	<b>52</b>	<b>47</b>	<b>17</b>	<b>212</b>



### 3.

## Traffic Characteristics of the Westgate/Lake Street Development

To evaluate the impact of the subject development on the area roadway system, it was necessary to quantify the number of vehicle trips the overall site will generate during the weekday morning, weekday evening, and Saturday midday peak hours and then determine the directions from which this traffic will approach and depart the site.

### Proposed Site and Development Plan

The site is located in downtown Oak Park and is occupied by two surface parking lots. The site is divided by Westgate Street and bounded on the north by Lake Street and on the south by North Boulevard. The north parcel currently contains a total of 70 spaces and the south parcel lot currently contains 111 spaces.

The plans call for removing the existing public parking lots and developing the site with 271 apartment units and 25,105 square feet of retail space. The south parcel will contain a 20-story structure containing a 428-space public parking garage and apartment units with limited ground floor retail. The north parcel will contain a five-story structure with ground floor retail space and apartment units. The parcels will be connected via a pedestrian bridge that will span Westgate Street.

### North Maple Street

As part of the development, the existing full ingress/egress access drive on Lake Street serving the surface parking lot will be eliminated and a new road (North Maple Street) will be constructed on the west side of the site that will extend from Lake Street south to North Boulevard. The road will provide one lane in each direction with sidewalks provided on both sides of the road. The existing midblock pedestrian crossing on Lake Street just west of the proposed North Maple Street should remain.

The intersection of North Maple Street with Lake Street will be restricted via signage to right-in/right-out movements with outbound movements under stop sign control. The new intersection of Westgate Street with North Maple Street will be under all-way stop sign control. No exclusive turn lanes will be provided at this intersection. Continuing south, North Maple Street will “T” intersect North Boulevard at the same location of the existing southern parking lot access drive. Outbound (southbound) movements will be under stop sign control.

On-street parking will not be allowed on North Maple Street except for approximately six parking spaces that will be provided on the east side just south of Westgate Street.

### **Off-Street Parking**

The development will provide approximately 428 public parking spaces in a five story garage in the south parcel of the site. The parking spaces will serve the residential and retail uses as well as provide public parking. Entrances to the garage will be located on Westgate Street and North Maple Street. The north access to the garage will be located 120 feet east of the North Maple Street/Westgate Street intersection and the west access will be located 100 feet north of the North Maple Street/North Boulevard intersection. Both access drives will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

### **Loading**

The development will provide a commercial loading dock for the north parcel on Westgate Street, 150 feet east of North Maple Street. Residential loading will be provided on Westgate Street for the north and south parcels, respectively.

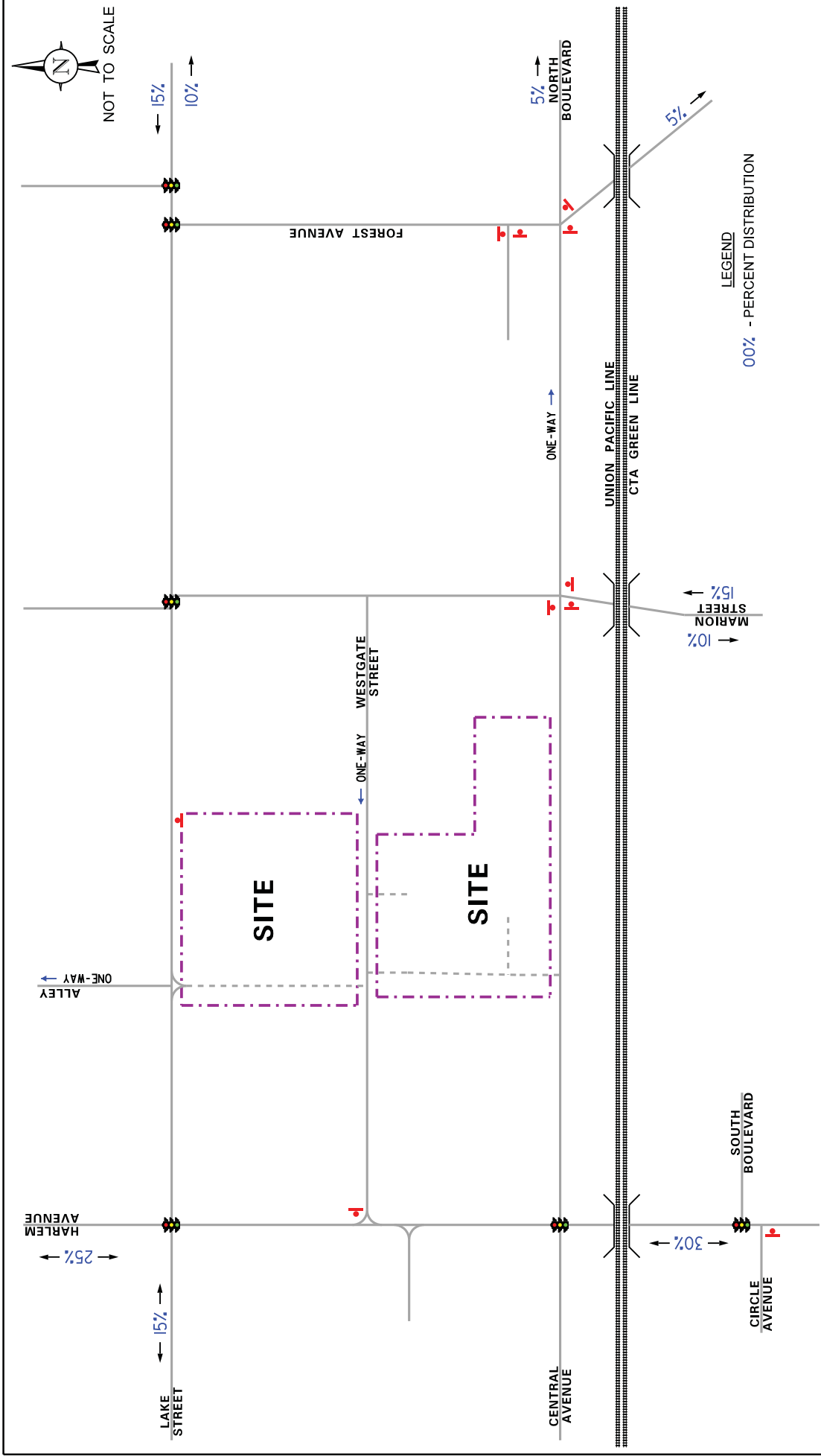
### **Pedestrian Access to the Development**

The primary pedestrian entry to the south residential building will be located on the west side of the building just north of the garage access drive and the primary pedestrian entry to the north residential building will be located on the north side of Westgate Street. Pedestrian entrances to the various retail shops will be located along North Maple Street and Lake Street.

### **Directional Distribution of Development Traffic**

The directional distribution of how traffic will approach and depart the site was estimated based on a combination of existing travel patterns and the orientation and physical restrictions of the surrounding roadway system.

The estimated directional distribution for the proposed development was established and is illustrated in **Figure 7**.



**ESTIMATED DIRECTIONAL DISTRIBUTION**

**PROJECT:** Westgate/Lake Street Development  
Oak Park, Illinois

**TITLE:**

## Development Traffic Generation

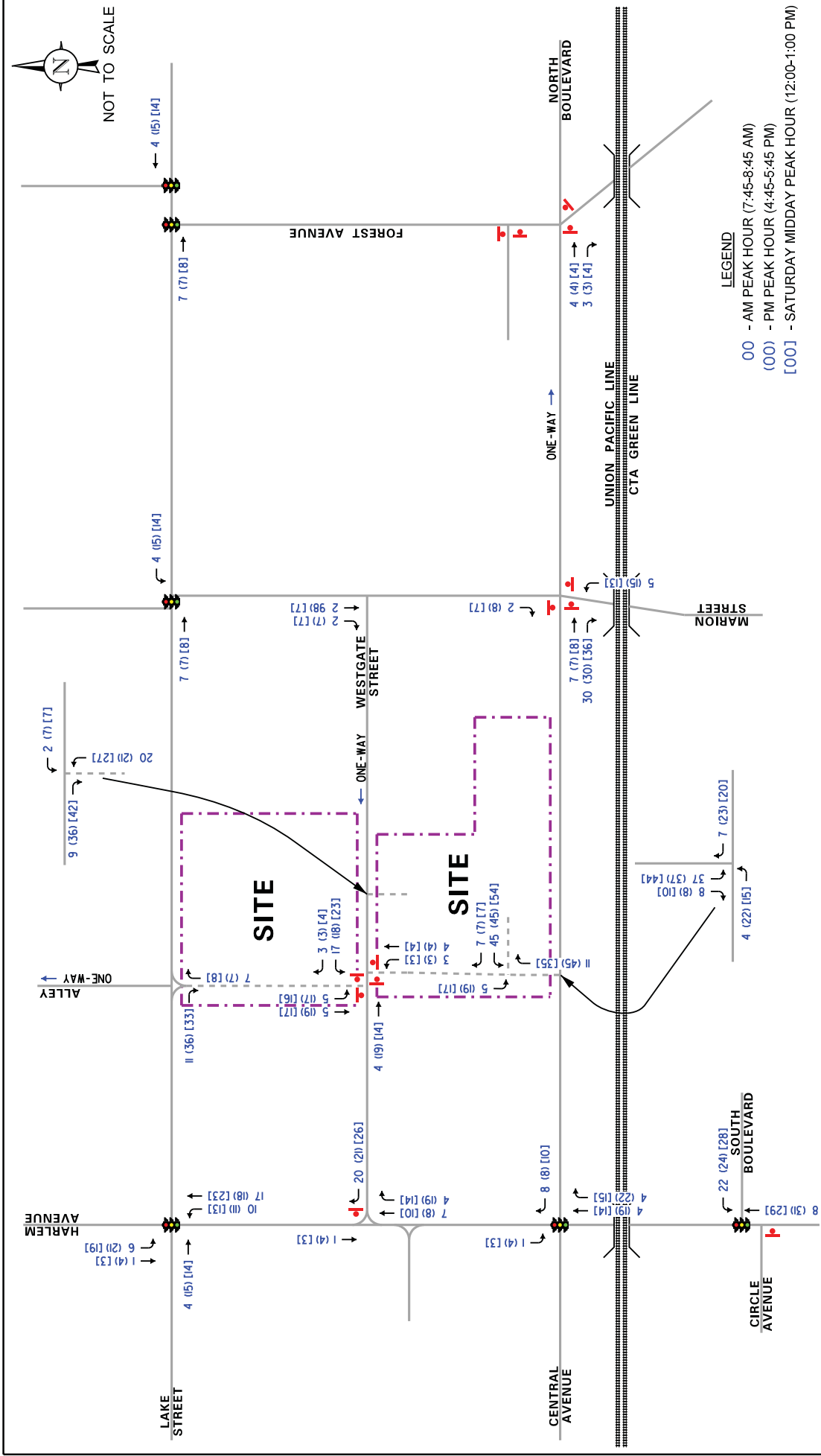
The estimates of vehicle traffic to be generated by the proposed mixed use development are based on number of residential units and square footage of the retail space. The volume of traffic generated is typically estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9<sup>th</sup> Edition*. However, the ITE trip rates are based on suburban rates where the primary mode of transportation is the automobile. The location of the site within downtown Oak Park and its proximity to the train stations and PACE/CTA bus routes and other modes of transportation (i.e. car sharing facilities) fit the criterion of a Transit Oriented Development (TOD) that results in less dependence on automobile use. Based on a review of the census data (included in the Appendix), approximately 40 percent of the residents currently use other modes of transportation. As such, a 40 percent reduction factor was applied to the estimated traffic to be generated by the residential use. For the retail use and in order to reflect the mixed-use nature of the development, its location within downtown Oak Park and proximity to other retail destinations, the estimated trips were reduced by 20 percent. **Table 2** shows the estimated number of peak hour trips to be generated by the proposed development.

## Development Traffic Assignment

The peak hour traffic volumes projected to be generated by the proposed development (refer to Table 2) were assigned to the area streets based on the directional distribution analysis (Figure 7).

**Figure 8** shows the assignment of the development-generated traffic volumes.





PROJECT: Westgate/Lake Street Development Oak Park, Illinois

TITLE: NEW SITE-GENERATED TRAFFIC VOLUMES

Figure: 8



Table 2

## ESTIMATED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Land Use	LUC#	Density	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
			In	Out	In	Out	In	Out
Apartment	220	271 Units	27	109	108	59	70	70
		40% Reduction <sup>1</sup>	<u>(-11)</u>	<u>(-44)</u>	<u>(-43)</u>	<u>(-24)</u>	<u>(-28)</u>	<u>(-28)</u>
		<i>Apartment Subtotal</i>	<i>16</i>	<i>65</i>	<i>65</i>	<i>35</i>	<i>42</i>	<i>42</i>
Retail	820	25,105 sf	15	9	45	48	63	58
		20% Reduction <sup>2</sup>	<u>(-3)</u>	<u>(-2)</u>	<u>(-9)</u>	<u>(-10)</u>	<u>(-13)</u>	<u>(-12)</u>
		<i>Retail Subtotal</i>	<i>12</i>	<i>7</i>	<i>36</i>	<i>38</i>	<i>50</i>	<i>46</i>
<b>Total New Trips</b>			<b>28</b>	<b>72</b>	<b>101</b>	<b>73</b>	<b>92</b>	<b>88</b>

1 - Trip Generation reduced by 40 percent based on census data to account for other modes of transportation

2 - Trip Generation reduced by 20 percent to account for the urban nature of the adjacent area

## 4. Total Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, traffic estimated to be generated by background developments in the area, and the traffic estimated to be generated by the proposed subject development.

### Background Development Traffic

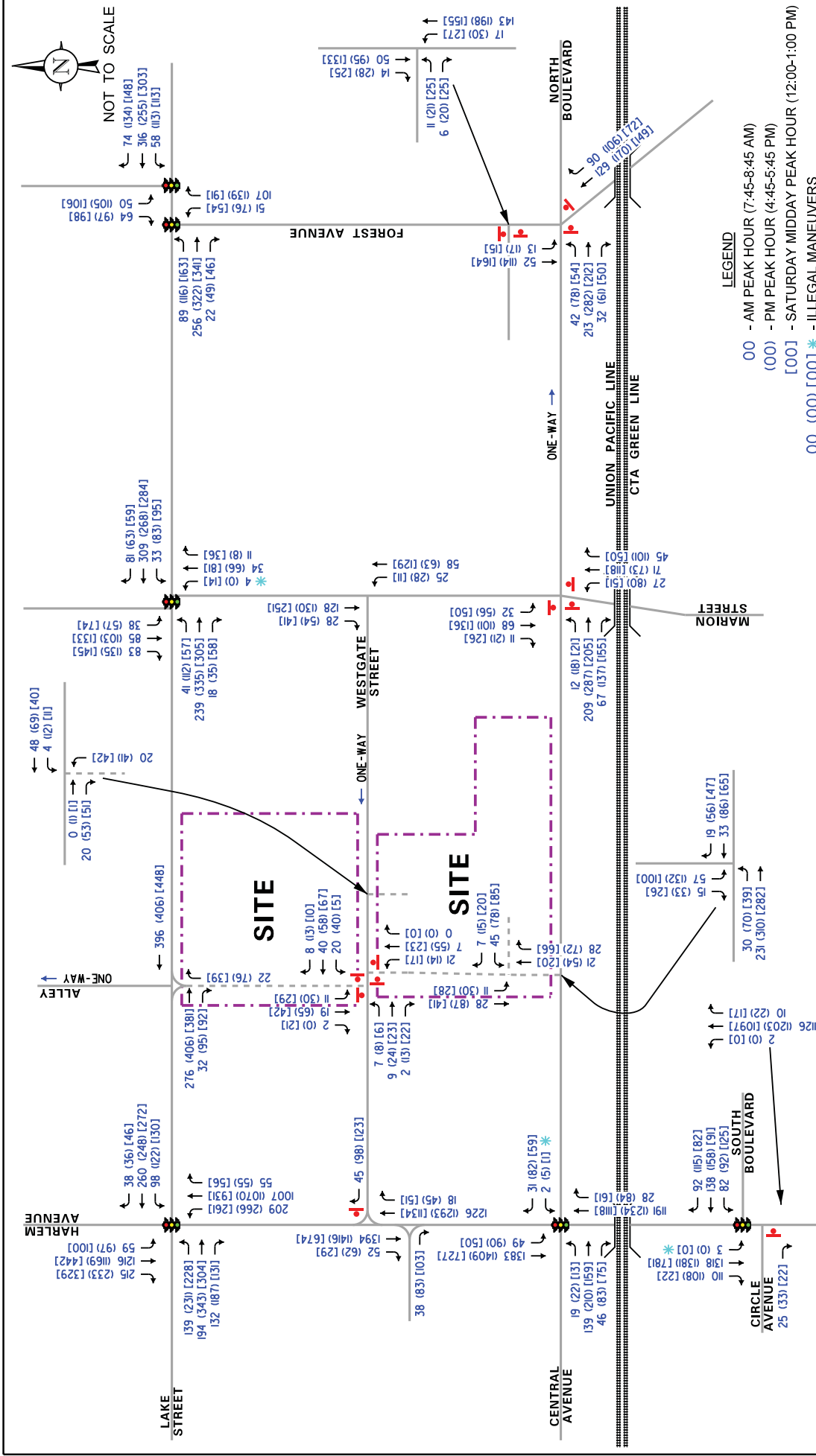
In addition to the traffic that will be generated by the proposed development, traffic from the Forest and Lake mixed-use development was also included. Further, the existing traffic volumes were increased by a regional growth factor of 0.5 percent per year for 5 years to account for the increase in traffic not attributable to any particular nearby development based on the 2040 Chicago Metropolitan Agency for Planning (CMAP) population and employment projections.

### Existing Site Traffic and Cut-through Traffic

As discussed previously, the site is currently occupied by two surface parking lots that are currently generating trips to and from the site. To account for these trips, the access drives to each lot were counted as part of the traffic counts. In addition, parking data was obtained from the Village of Oak Park in order to determine the amount of traffic that utilizes the parking spaces. The remaining traffic entering and exiting the existing site access drives was assumed to be cut-through traffic. This traffic was tabulated and reassigned to the roadway system given the provision of North Maple Street.

### Total Projected Traffic Volumes

The total projected traffic volumes include the existing traffic volumes, background traffic growth, reassigned existing public parking lot traffic and the traffic estimated to be generated by the proposed subject development. **Figure 9** shows the total projected traffic volumes.



**PROJECT:** Westgate/Lake Street Development Oak Park, Illinois

**TITLE:** TOTAL PROJECTED TRAFFIC VOLUMES

**Figure:** 9





## 5. Traffic Analysis and Recommendations

Capacity analyses were performed for the key intersections included in the study area to determine the ability of the existing street system to accommodate existing and future traffic demands. Analyses were performed for the existing and total projected peak hour traffic conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and using Synchro/SimTraffic 8 software.

The analysis for the traffic-signal controlled intersections were accomplished using existing signal timing data provided by IDOT and the Village of Oak Park to determine the average overall vehicle delay, levels of service, and queue lengths.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation, and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays).

The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**. A summary of the level of service/delay results for both existing and future conditions are presented in **Table 4** and **Table 5**, respectively. Tables presenting the individual movement and approach level of service and delays as well as the 95<sup>th</sup> percentile queues for all of the signalized intersections are included in the Appendix.

A discussion of the intersections and recommendations follows.

Table 3  
LEVEL OF SERVICE CRITERIA

<b>Signalized Intersections</b>		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

<b>Unsignalized Intersections</b>	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Table 4  
CAPACITY ANALYSES RESULTS—EXISTING CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
	Harlem Avenue with Lake Street <sup>1</sup>	D	45.0	D	50.7	C
Harlem Avenue with North Boulevard/Central Avenue <sup>1</sup>	B	13.9	B	16.4	B	13.1
Harlem Avenue with Westgate Street <sup>2</sup>	A	9.8	B	10.1	B	10.6
Harlem Avenue with South Boulevard <sup>1</sup>	B	14.7	B	17.7	B	19.2
Harlem Avenue with Circle Avenue <sup>2</sup>	B	10.2	B	10.3	B	10.2
Marion Street with Lake Street <sup>1</sup>	C	29.6	D	38.3	D	50.6
Marion Street with Westgate Street <sup>2</sup>	A	2.4	A	2.3	A	0.8
Marion Street with North Boulevard <sup>2</sup>	A	9.2	B	12.6	B	11.2
Forest Avenue (South Leg) with Lake Street <sup>1</sup>	B	19.8	B	18.2	C	25.5
Forest Avenue (North Leg) with Lake Street <sup>1</sup>	B	17.6	B	14.6	B	15.8
Forest Avenue with North Boulevard <sup>2</sup>	B	10.1	C	15.2	B	11.4
Lot 9T Access with Lake Street <sup>2</sup>	B	10.9	C	15.1	C	15.3
Lot 9T Access with Westgate Street <sup>2</sup>	A	8.7	A	8.9	A	9.0
Lot 9 Access with Westgate Street <sup>2</sup>	A	8.7	A	9.0	A	9.7
Lot 9 East Access with North Boulevard <sup>2</sup>	A	9.6	B	11.2	B	10.8
Lot 9 West Access with North Boulevard <sup>2</sup>	A	9.7	B	11.8	B	11.0

LOS = Level of Service  
 Delay is measured in seconds.  
 1 – Signalized Intersection  
 2 – Unsignalized Intersection

Table 5  
CAPACITY ANALYSES RESULTS—FUTURE CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
	Harlem Avenue with Lake Street <sup>1</sup>	D	53.3	D	54.4	D
Harlem Avenue with North Boulevard/Central Avenue <sup>1</sup>	B	15.2	B	17.6	B	14.5
Harlem Avenue with Westgate Street <sup>2</sup>	B	10.4	B	11.7	B	11.8
Harlem Avenue with South Boulevard <sup>1</sup>	B	17.2	B	19.2	B	19.3
Harlem Avenue with Circle Avenue <sup>2</sup>	B	11.2	B	11.4	B	12.6
Marion Street with Lake Street <sup>1</sup>	C	31.1	D	39.9	D	53.7
Marion Street with Westgate Street <sup>2</sup>	A	2.4	A	2.5	A	0.8
Marion Street with North Boulevard <sup>2</sup>	A	9.6	B	15.0	B	12.7
Forest Avenue (South Leg) with Lake Street <sup>1</sup>	C	22.9	C	21.5	D	49.5
Forest Avenue (North Leg) with Lake Street <sup>1</sup>	B	19.5	B	17.7	B	19.1
Forest Avenue with North Boulevard <sup>2</sup>	B	10.8	C	17.3	B	12.5
North Maple Street with Lake Street	A	9.8	B	11.3	B	10.7
North Maple Street with Westgate Street <sup>2</sup>	A	7.4	A	8.0	A	7.7
North Maple Street with North Boulevard <sup>2</sup>	B	10.9	C	20.5	C	15.7
North Garage Access with Westgate Street <sup>2</sup>	A	9.2	A	9.6	A	10.0
West Garage Access with Maple Street <sup>2</sup>	A	9.2	B	10.6	A	9.9

LOS = Level of Service  
 Delay is measured in seconds.  
 1 – Signalized Intersection  
 2 – Unsignalized Intersection



## Discussion and Recommendations

As can be seen, all of the intersections within the study area are operating at acceptable levels of service. Under future conditions and assuming background growth, the traffic to be generated by other developments and the traffic to be generated by the proposed development, all of the studied intersection will continue operating at acceptable levels of service. Based on the results of the traffic simulation, traffic flow along the studied intersections will be very similar to existing conditions with minimal increases in the queues experienced along the studied segments. A discussion of some of the key intersections is provided below

### *Harlem Avenue and Lake Street*

The results of the capacity analysis indicate that this intersection is currently operating at an overall acceptable Level of Service D and C during all three peak hours in the present condition. However, it is important to note that during the morning and evening peak hours, traffic along Harlem Avenue and Lake Street was very heavy with backups observed on southbound Harlem during the morning peak hour and on both directions along Harlem Avenue and Lake Street during the evening peak hour. It was observed that some of the backups along Lake Street specifically the segment between Harlem Avenue and Marion Street were due to conflicts with the left-turning movements in and out of the parking lot full ingress/egress access drive. Further, Harlem Avenue backs up in the northbound direction at its intersection with Lake Street with queues extending past South Boulevard. Conversely, Harlem Avenue backs up in the southbound direction consistently with queues almost extending to Lake Street. All of these observed backups were also observed on the numerous simulation runs conducted as part of the analyses.

Under future conditions, the intersection will continue to operate at an overall acceptable level of service with the overall delay at this intersection still within acceptable standards during all three peak hours. Further inspection of simulation runs indicate that, consistent with observations of existing conditions, westbound traffic on Lake Street will queue up to and sometimes past North Maple Street. However, given that North Maple Street will be restricted to right-in/right-out movements only, these queues will not have a negative impact on the ingress/egress operation. Based on a review of the projected traffic volumes and on the proposed plans, the development is adding less than two percent of the total traffic volumes further confirming that the proposed development will have a limited impact on traffic conditions at this intersection.

### *Harlem Avenue and North Boulevard/Central Avenue*

The results of the capacity analysis indicate that this intersection is currently operating at an acceptable level of service during all three peak hours under existing conditions and will continue to do so under future conditions. Based on a review of the capacity analyses and the simulation runs, the westbound queues on North Boulevard will be less than 200 feet and as such will not block or have a negative impact on the proposed North Maple Street intersection with North Boulevard.

### *Marion Street with Lake Street*

The results of the capacity analysis indicate that this intersection is currently operating at an acceptable Level of Service C during the weekday morning and evening peak hours and Level of Service D during the Saturday midday peak hour. Under future conditions, the intersection will continue to operate at the same level of service with minimal increases in the overall delay. Furthermore, it should be noted that based on a review of the projected traffic volumes and based on the proposed plans, the development traffic will amount to less than one percent at this intersection therefore indicating that the proposed development will have a limited impact on traffic conditions at this intersection. As such, no geometric or signal timing improvements will be necessary in conjunction with this development.

### *Marion Street with Westgate Street*

This intersection is currently operating at acceptable levels of service and will continue to do so under future conditions. The additional traffic that currently travels through the parking lot which will instead travel south on Marion Street and turn right on Westgate Street will not have a negative impact on traffic conditions at this intersection. As such, no geometric or traffic control improvements will be necessary at this intersection in conjunction with the proposed development.

### *North Maple Street with Lake Street*

This restricted intersection is projected to operate at an acceptable level of service during all three peak hours. The intersection is proposed to be restricted via signage to right-in/right-out movements only, which will improve the operations of Lake Street over the existing full ingress/egress access drive. The existing midblock pedestrian crossing on Lake Street just west of this access drive should remain. Based on the result of the capacity analyses, the outbound movement from North Maple Street will operate at a level of service B or better with queues of less than 50 feet. As such, no additional geometric or traffic control improvements will be necessary at this intersection in conjunction with the proposed development.

### *North Maple Street with Westgate Street*

This four-way intersection will be located approximately 310 feet east of Harlem Avenue and should be under all-way stop control. Based on the results of the capacity analyses, the intersection will operate at a level of service A during all three peak hours. Further inspection of the capacity analyses indicate that the 95<sup>th</sup> percentile queues from all approaches are projected to be less than 50 feet and as such will not have a negative impact on the proposed parking garage access drives on Westgate Street or North Maple Street.

*North Maple Street with North Boulevard*

This intersection will be located approximately at the same location of the westerly access drive serving the existing southern parking lot. Based on the results of the capacity analyses, the intersection is projected to operate at a level of service C or better during all three peak hours. Further inspection of the capacity analyses indicate that the 95<sup>th</sup> percentile queues for outbound traffic will be less than 50 feet and as such will not have a negative impact on the proposed garage access drive on North Maple Street.

*Garage Access Drives with Westgate Street and North Maple Street*

Both access drives to the proposed parking garage are projected to operate at Level of Service A or B during all three peak hours with delays of less than 12 seconds. Further inspection of the capacity analyses indicate that outbound queues will be less than 50 feet and as such will not have a negative impact on the internal circulation. Furthermore, the location of the access drives with respect to the adjacent intersections is adequate and will not be in the influence of traffic queues. Therefore, the proposed access system will be sufficient in accommodating the projected site-traffic and the current public parking demand of existing surface parking lots on site.

## 6. Parking Analysis

### Existing Parking Characteristics

The site is currently occupied by two surface parking lots that provide public metered parking and are designated as Lot 9 (the south parcel) and Lot 9T (the north parcel). Lot 9 has a capacity of 111 spaces including five handicapped spaces and two Zipcar Car Sharing spaces. Metered parking is enforced from 8:00 A.M. to 6:00 P.M., Monday through Saturday and overnight parking is allowed with a valid permit. Lot 9T has a capacity of 70 vehicles including two handicapped spaces with metered parking enforced from 8:00 A.M. to 6:00 P.M., Monday through Saturday. No overnight parking is permitted in Lot 9T between 2:30 A.M. and 8:00 A.M.

### Parking Occupancy

KLOA, Inc. conducted parking surveys at the two public parking lots and the on-street parking along Westgate Street every half hour from 7:00 A.M. and 7:00 P.M. on Wednesday, November 19, 2014 and from 10:00 A.M. to 8:00 P.M. on Saturday, November 15, 2014. The time periods were selected to coincide with the peak demand of the area. **Figure 10** shows the parking fields that were surveyed. The results of the parking surveys were summarized and are shown in **Table 6**.

As can be seen, parking demand peaked at 1:30 P.M. on Wednesday with peak parking occupancy of 159 spaces or approximately 88 percent of the available supply and it peaked at 2:30 P.M. on Saturday with 175 spaces or 97 percent of the available supply.





Parking Survey Zones

Figure 10

TABLE 6  
PARKING OCCUPANCY SURVEY – LOT 9 AND 9T

Time	Wednesday (November 15, 2014)			Saturday (November 19, 2014)		
	Occupied Space	Surplus	Percentage Occupied	Occupied Space	Surplus	Percentage Occupied
7:00 A.M.	34	147	19%	-	-	-
7:30 A.M.	27	154	15%	-	-	-
8:00 A.M.	36	145	20%	-	-	-
8:30 A.M.	55	126	30%	-	-	-
9:00 A.M.	71	110	39%	-	-	-
9:30 A.M.	81	100	45%	-	-	-
10:00 A.M.	92	89	51%	91	90	50%
10:30 A.M.	109	72	60%	104	77	58%
11:00 A.M.	115	66	64%	134	47	74%
11:30 A.M.	118	63	65%	137	44	76%
12:00 Noon	130	51	72%	147	34	81%
12:30 P.M.	139	42	77%	158	23	87%
1:00 P.M.	149	32	82%	159	22	88%
<b>1:30 P.M.</b>	<b>159</b>	<b>22</b>	<b>88%</b>	156	25	86%
2:00 P.M.	150	31	83%	165	16	91%
<b>2:30 P.M.</b>	131	50	72%	<b>175</b>	<b>6</b>	<b>97%</b>
3:00 P.M.	135	46	75%	150	31	83%
3:30 P.M.	119	62	66%	145	36	80%
4:00 P.M.	120	61	66%	140	41	77%
4:30 P.M.	115	66	64%	127	54	70%
5:00 P.M.	121	60	67%	129	52	71%
5:30 P.M.	125	56	69%	128	53	71%
6:00 P.M.	123	58	68%	121	60	67%
6:30 P.M.	122	59	67%	132	49	73%
7:00 P.M.	119	62	66%	134	47	74%
7:30 P.M.	-	-	-	136	45	75%
8:00 P.M.	-	-	-	131	50	72%

## **Parking Requirements of Westgate/Lake Street Development per Village Code**

A review of the Village of Oak Park Zoning Ordinance indicates that a multi-unit residential development should provide parking at a ratio of 1.0 parking spaces per studio unit, 1.25 parking spaces per one-bedroom unit, 1.5 parking spaces per 2 bedroom unit and one space per 500 square feet of retail space. Based on the planned type of units of the proposed development (46 studios, 143 one-bedroom units and 82 two-bedroom units), this translates into 348 residential spaces and 52 retail spaces for a total of 400 parking spaces.

## **TOD Parking Characteristics**

Based on the proposed plans, the development will be providing 428 public parking spaces contained within a parking garage in the southern building. Based on a 2008 report titled Effects of TOD on Housing, Parking and Travel, published by the Federal Transit Administration (FTA), the Transportation Research Board (TRB) and the Transit Development Corporation, typically TOD residents are almost twice as likely to not own a car and own almost half the number of cars of other households.

Based on a review of the Census 2010 data, as well as on an analysis prepared by the Center for Transit-Oriented Development in cooperation with the Center for Neighborhood Technology, the following is a breakdown of the vehicle ownership within close proximity to the Harlem Green Line Station and other vehicle ownership characteristics.

- Auto ownership of owned homes within ¼ mile of train station = 1.37 vehicles
- Auto ownership of rental units within ¼ mile of train station = 0.70 vehicles
- Eighty-eight (88) percent of the areas' renter households within ¼ mile of the train station have one vehicle or no vehicle at all.

KLOA, Inc. also reviewed previous parking surveys conducted at condominium developments in Evanston within close proximity to transit stations to determine their parking characteristics. Based on these surveys the peak parking demand ranged from 0.90 to 1.05 spaces per dwelling unit with an average peak parking demand of 0.95 parking spaces per unit. KLOA, Inc. also reviewed a study conducted by the University of California Transportation Center of 31 different TOD sites in California and Oregon. The surveys indicated that the average peak parking demand was 1.0 parking space per unit. Therefore, all of this data supports the assertion that TOD developments have lower parking demands than developments located farther away from public transportation.

Lastly, based upon the resident need reported from the competing rental apartment properties in Oak Park (Oak Park City Apartments, Oak Park Place and 100 Forest Place) and presented in the Market Feasibility Study prepared by Appraisal Research Counselors, a 1:1 parking ratio was found to be recommended ratio.

## Shared Parking Demand

In order to determine the adequacy of the proposed parking in meeting the projected demand of the proposed development as well as the public parking spaces, the Urban Land Institute (ULI) shared parking concept was applied. This concept takes into account the varying land-uses and the associated time of day parking demand peaks in determining the peak parking demand of the entire development over the course of a typical day. **Table 7** illustrates the peak parking demand for the three study peak hours. The hourly shared parking demand table is included in the Appendix.

Table 7  
ULI PARKING DEMAND BY PEAK HOUR

Time	Peak Observed Metered Parking Demand <sup>1</sup>	Residential Parking Demand <sup>2</sup> (256 Apartments)	Retail Parking Demand <sup>3</sup> (26,000 Sq. Ft.)	Total	Surplus (428 Available)
Weekday Morning Peak Hour	35	218	13	266	162
Weekday Evening Peak Hour	130	218	45	393	35
Saturday Midday Peak Hour	114	166	72	352	76

<sup>1</sup>- Based on Village of Oak Park parking meter data

<sup>2</sup>- Based on a TOD 1 space/unit ratio

<sup>3</sup>- Includes a 20% urban area demand reduction

As can be seen, the projected parking demand for the proposed development (including the demand for the public parking spaces) during the peak hours of street traffic will range from 266 to 393 parking spaces. Based on a review of the site plan, the proposed number of parking spaces (428) will be adequate in accommodating this projected peak parking demand. However, it is important to note that during the 7:00 P.M. hour, the projected parking demand will exceed the proposed number of parking spaces by approximately nine vehicles on a weekday and six vehicles on a Saturday. This small additional demand can easily be accommodate by the available on-street parking within close proximity to the site.



## 7. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made.

- The site of the proposed development is located within downtown Oak Park and within close proximity to alternate modes of transportation.
- The amount of traffic that will be generated by the proposed development will be reduced due to the availability of public transportation serving the area.
- The results of the capacity analyses indicate that the studied intersections are and will continue operating at an overall acceptable level of service with minimal increases in delays.
- The results of the traffic simulation validated the observed queues under existing conditions and indicated that under future conditions, traffic will continue flowing very similarly to existing conditions.
- The proposed access system will provide maximum access flexibility for residents and customers and commuters entering and departing the site.
- The proposed development will help to improve the area in the following ways:
  - Removing the existing full ingress/egress access drive on Lake Street thus eliminating all turning movement conflicts.
  - Creating the new north-south road (North Maple Street) extending from Lake Street south to North Boulevard. The intersection of North Maple Street with Lake Street will be restricted via signage to right-in/right-out movements only thus minimizing the number of conflict points with outbound movements under stop sign control.
  - The creation of North Maple Street will provide a safer route for vehicles to travel north-south in the area instead of cutting through the local parking lots as they currently do.

- The new intersection of North Maple Street with Westgate Street will be under all-way stop control thus controlling traffic movements in an efficient and orderly fashion.
- Removing the existing on-street parking spaces on Westgate Street along the site thus reducing conflicts with through traffic volumes and delivery vehicles.
- The proposed parking supply of 428 spaces for the proposed development will be adequate in accommodating the projected peak parking demand.

# Appendix

- Traffic Counts
- Census Tract
- Capacity Analyses
- Level of Service by Turning Movement and Approach (Signalized Intersections)
- 95<sup>th</sup> Percentile Queue Tables by Turning Movement (Signalized Intersections)
  - Shared Parking Table

# Shared Parking Table

*Westgate/Lake Street Developmentt  
Oak Park, Illinois*





## Westgate/Lake Street Development

Shared Parking Analysis for Weekday Parking Conditions  
(Using ULI/ITE Parking Generation-Hourly Distribution)

	Parking Spaces	Source	Ratio
<b><u>Residential</u></b>			
271 units	271	ULI	1:1
<b><u>Retail</u></b>			
25,105 s.f.	72	ULI/ITE	2.88
<b><u>Existing Lots Demand</u></b>	181	Actual Surveys	

**Total Spaces based on Individual Land Use:** 524  
**Total Spaces Provided:** 428  
**Total Spaces based on Shared Parking:** 437

Time	Residential	Retail	Existing Lots Demand	Total
8:00 AM	230	13	36	279
9:00 AM	217	27	71	315
10:00 AM	203	49	92	344
11:00 AM	190	66	115	371
12:00 PM	176	72	130	378
1:00 PM	190	70	149	409
2:00 PM	190	68	150	408
3:00 PM	190	63	135	388
4:00 PM	203	56	120	379
5:00 PM	230	45	121	396
6:00 PM	244	46	123	413
7:00 PM	263	55	119	437

## Westgate/Lake Street Development

Shared Parking Analysis for Weekend Parking Conditions  
(Using ULI/ITE Parking Generation-Hourly Distribution)

	Parking Spaces	Source	Ratio
<b><u>Residential</u></b>			
271 units	271	ULI	1:1
<b><u>Retail</u></b>			
25,105 s.f.	72	ULI/ITE	2.88
<b><u>Existing Lots Demand</u></b>			
	181	Actual Surveys	

**Total Spaces based on Individual Land Use:** 524  
**Total Spaces Provided :** 428  
**Total Spaces based on Shared Parking:** 434

Time	Residential	Retail	Existing Lots Demand	Total
10:00 AM	203	54	91	348
11:00 AM	190	65	134	389
12:00 PM	176	72	147	395
1:00 PM	190	72	159	421
2:00 PM	190	71	165	426
3:00 PM	190	65	150	405
4:00 PM	203	55	140	398
5:00 PM	230	48	129	407
6:00 PM	244	52	121	417
7:00 PM	263	37	134	434

January 30<sup>th</sup>, 2015

Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

Re: Parking Strategy Memorandum for 1123-1133 Lake Street, 1133-1145 Westgate, and 1100 North Boulevard

Village of Oak Park,

The proposed project contains a public parking garage with no separation of public vs. private in terms of parking. We feel we can distribute our future residential parkers to the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> parking floors with smart design, strong leasing language and proper education of our leasing staff. In terms of design, our 3<sup>rd</sup> floor bridge provides an indoor path of travel for the North Building's tenants. From prior development experience we have found that tenants prefer to minimize their travel time and parking on the 3<sup>rd</sup> floor will greatly accommodate the North Building's tenants. With regards to lease language and our leasing staff, we will have a two part approach. First, we will have our leases written in such a way that parking on the 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> floors is highly recommended. Additionally, our lease staff will educate the prospective tenants with this information and strongly suggest that parking on the upper floors will be easier, more comfortable, and most likely better for their vehicles due to the constant flow of vehicle and pedestrian traffic on the lower floors.

Regards,



Doug Bober  
Vice President  
Lennar Multifamily Communities

# Apartment (220)

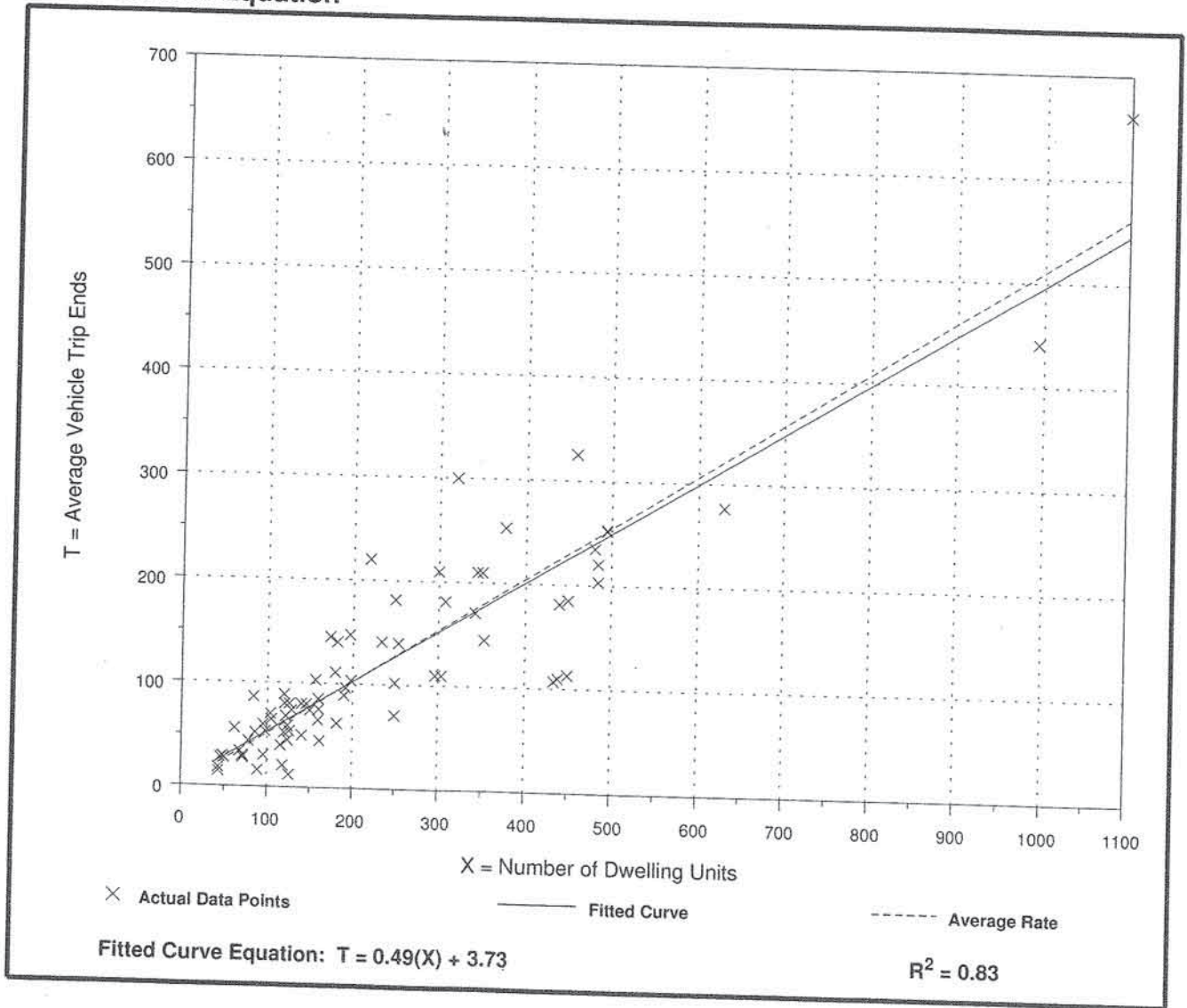
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

Number of Studies: 78  
 Avg. Number of Dwelling Units: 235  
 Directional Distribution: 20% entering, 80% exiting

## Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.10 - 1.02	0.73

## Data Plot and Equation





# Apartment (220)

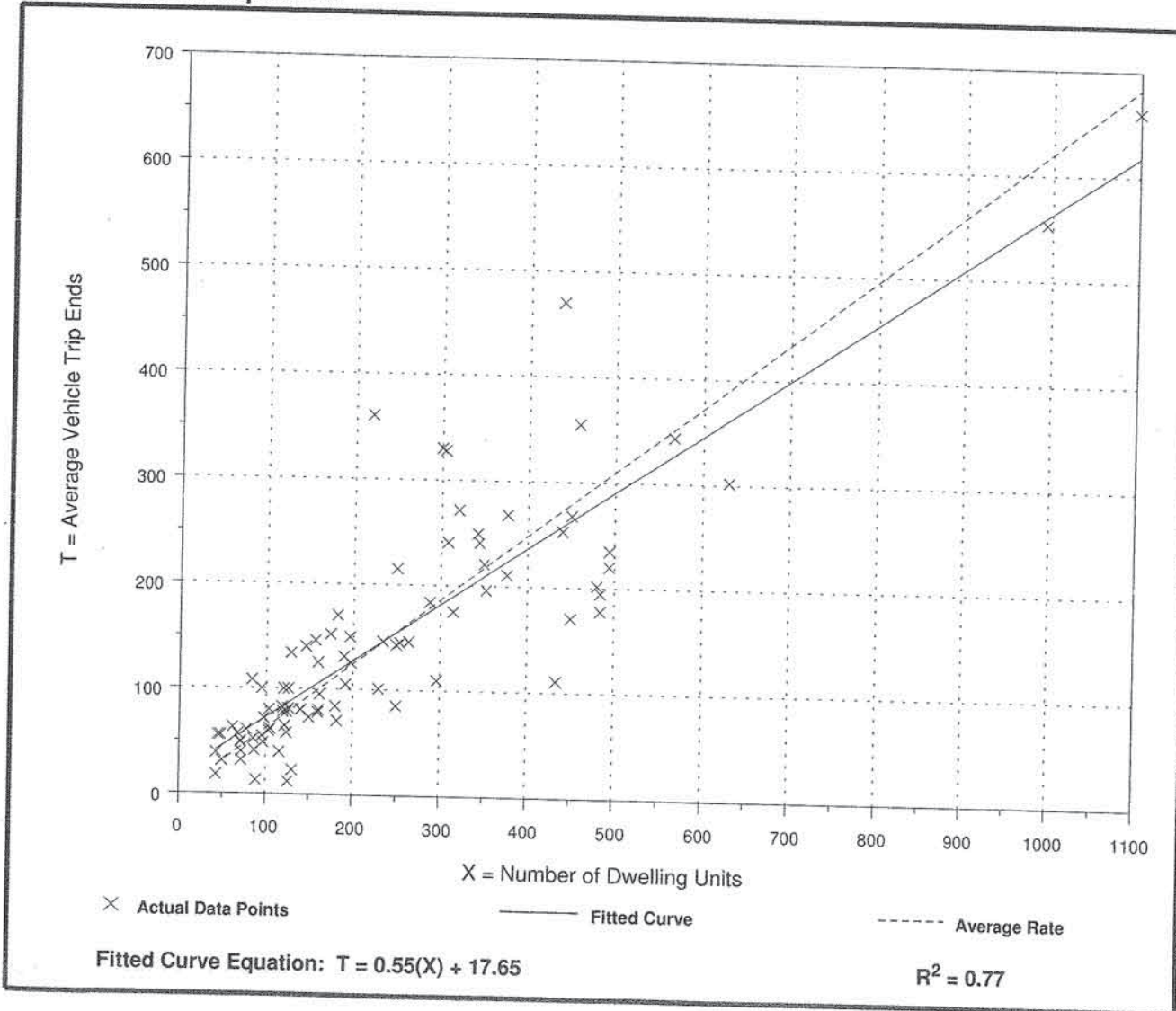
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 90  
 Avg. Number of Dwelling Units: 233  
 Directional Distribution: 65% entering, 35% exiting

## Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.62	0.10 - 1.64	0.82

## Data Plot and Equation



# Apartment (220)

**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Saturday,**  
**Peak Hour of Generator**

Number of Studies: 14  
 Avg. Number of Dwelling Units: 178  
 Directional Distribution: Not available

## Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.26 - 1.05	0.74

## Data Plot and Equation

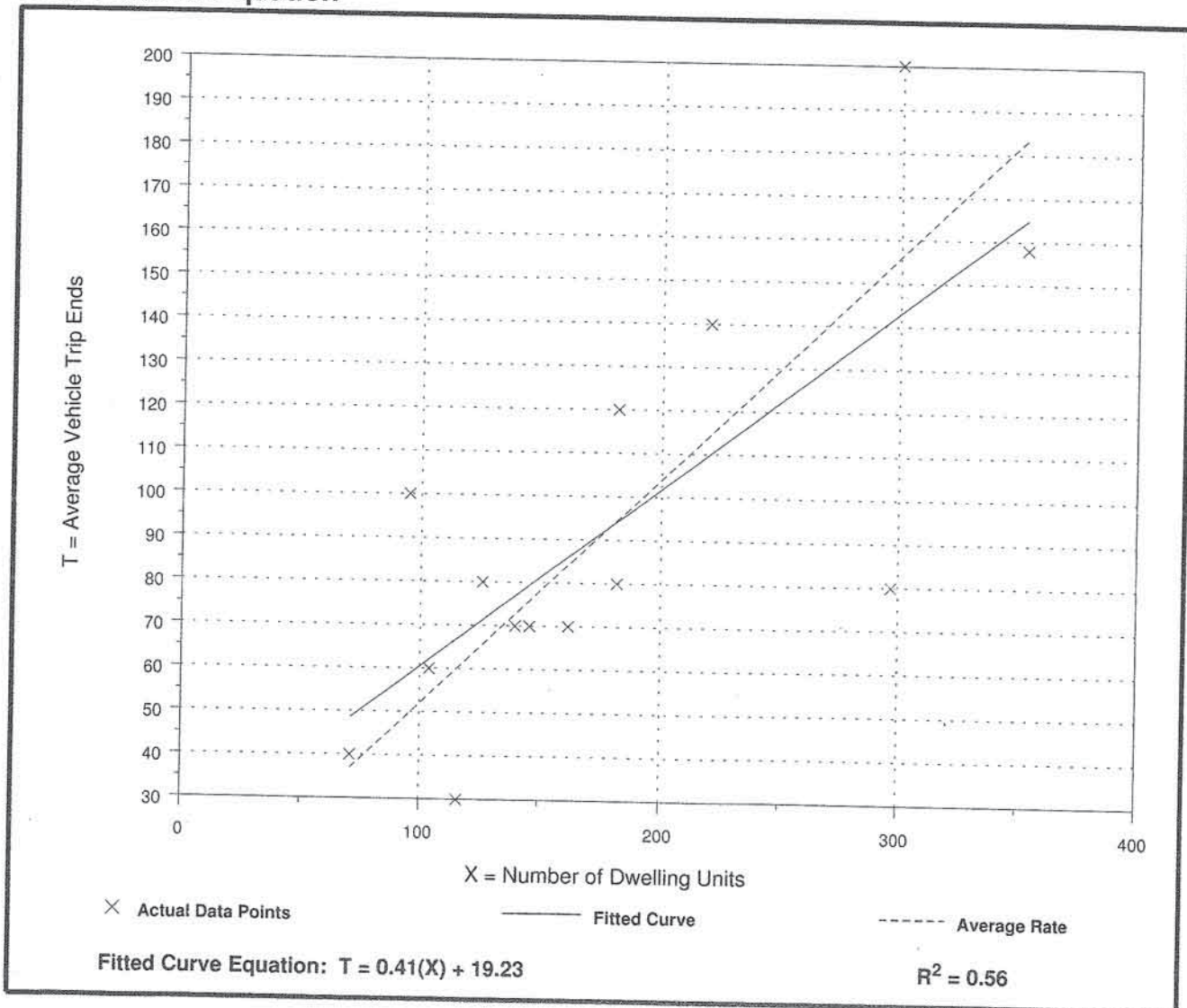


Table 4  
CAPACITY ANALYSES RESULTS—EXISTING CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Harlem Avenue with Lake Street <sup>1</sup>	D	45.0	D	50.7	C	30.6
Harlem Avenue with North Boulevard/Central Avenue <sup>1</sup>	B	13.9	B	16.4	B	13.1
Harlem Avenue with Westgate Street <sup>2</sup>	A	9.8	B	10.1	B	10.6
Harlem Avenue with South Boulevard <sup>1</sup>	B	14.7	B	17.7	B	19.2
Harlem Avenue with Circle Avenue <sup>2</sup>	B	10.2	B	10.3	B	10.2
Marion Street with Lake Street <sup>1</sup>	C	29.6	D	38.3	D	50.6
Marion Street with Westgate Street <sup>2</sup>	A	2.4	A	2.3	A	0.8
Marion Street with North Boulevard <sup>2</sup>	A	9.2	B	12.6	B	11.2
Forest Avenue (South Leg) with Lake Street <sup>1</sup>	B	19.8	B	18.2	C	25.5
Forest Avenue (North Leg) with Lake Street <sup>1</sup>	B	17.6	B	14.6	B	15.8
Forest Avenue with North Boulevard <sup>2</sup>	B	10.1	C	15.2	B	11.4
Lot 9T Access with Lake Street <sup>2</sup>	B	10.9	C	15.1	C	15.3
Lot 9T Access with Westgate Street <sup>2</sup>	A	8.7	A	8.9	A	9.0
Lot 9 Access with Westgate Street <sup>2</sup>	A	8.7	A	9.0	A	9.7
Lot 9 East Access with North Boulevard <sub>2</sub>	A	9.6	B	11.2	B	10.8
Lot 9 West Access with North Boulevard <sub>2</sub>	A	9.7	B	11.8	B	11.0

LOS = Level of Service  
Delay is measured in seconds.  
1 – Signalized Intersection  
2 – Unsignalized Intersection

Table 5  
CAPACITY ANALYSES RESULTS—FUTURE CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
	Harlem Avenue with Lake Street <sup>1</sup>	D	53.3	D	54.1	D
Harlem Avenue with North Boulevard/Central Avenue <sup>1</sup>	B	15.2	B	17.6	B	15.9
Harlem Avenue with Westgate Street <sup>2</sup>	B	10.3	B	11.7	B	12.1
Harlem Avenue with South Boulevard <sup>1</sup>	B	16.2	C	21.6	C	22.9
Harlem Avenue with Circle Avenue <sup>2</sup>	B	10.5	B	10.9	B	10.2
Marion Street with Lake Street <sup>1</sup>	C	31.3	D	39.8	D	53.8
Marion Street with Westgate Street <sup>2</sup>	A	2.4	A	2.5	A	0.9
Marion Street with North Boulevard <sup>2</sup>	A	9.7	C	15.5	B	13.2
Forest Avenue (South) with Lake Street <sup>1</sup>	C	22.9	C	21.5	D	50.7
Forest Avenue (North) with Lake Street <sup>1</sup>	B	19.5	B	17.7	B	19.1
Forest Avenue with North Boulevard <sup>2</sup>	B	10.8	C	17.1	B	12.5
North Maple Street with Lake Street	A	9.8	B	11.2	B	10.7
North Maple Street with Westgate Street <sup>2</sup>	A	7.4	A	8.0	A	7.7
North Maple Street with North Boulevard <sup>2</sup>	B	10.5	C	15.9	B	14.0
North Garage Access with Westgate Street <sup>2</sup>	A	9.0	A	9.3	A	9.1
West Garage Access with Maple Street <sup>2</sup>	A	9.2	B	10.5	A	9.9

LOS = Level of Service  
Delay is measured in seconds.  
1 – Signalized Intersection  
2 – Unsignalized Intersection



# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 15

*VILLAGE SERVICES*





The Village of Oak Park  
Village Hall  
123 Madison Street  
Oak Park, Illinois 60302-4272

708.383.6400  
Fax 708.383.9584  
www.oak-park.us  
village@oak-park.us

December 15, 2014

Andy Stein  
Clark Street Development  
980 North Michigan Ave, Suite 1280  
Chicago, IL 60611

Dear Andy:

The Engineering Division has reviewed the proposed Clark Street Development for impacts to the Village's water distribution network and combined sewer system. The proposed development's building footprints, commercial and residential units, and exterior right of way improvements were input into the Village's hydraulic sewer model and water distribution model in order to analyze these impacts to the Village's infrastructure. Based on the results of the modeling of the proposed development, the proposed development does not create any impacts to either the water distribution or sewer collection systems. A detailed description of the impacts to the systems is included below.

The Village's consultant, MWH, simulated the impacts to the Village's sewer system from the proposed developments. Since the existing site is virtually 100% impervious there are negligible changes to the storm water flow component and the majority of impacts are due to the sanitary sewage increases from the residential and commercial units. These increases from the sanitary sewage are minimal as compared to the storm water component and are offset by the installation of new combined sewer mains in the newly created North Maple Avenue which is part of the development. This new sewer slightly improves the capacity of the surrounding area by connecting sewers on Lake Street to North Boulevard and also providing additional storage. The model results, shown as MWH-A, illustrate improved capacity and lower sewage levels up to about 10" in the 3 manholes going to the south from the development and minimal sewage level increases of up to around 2" above existing levels for the manholes north of the development. A summary of the sewer simulation from MWH is included as Attachment A for reference.

The Village's consultant, Baxter & Woodman, simulated the impacts to the drinking water network from the proposed development. The existing water distribution system has adequate capacity to supply drinking water to the development. The fire flows of the existing system in the Westgate area are below recommended standards. The fire flows of the existing system are shown in the Attachment B. The proposed development includes installing a new north-south water main on the new Maple Avenue as well as replacements of the existing water mains on North Blvd and Westgate from Harlem to west of Marion. The replacement of the existing water mains on these two streets is necessary due to the age of the existing pipes and the likelihood of failure in the foreseeable future. The replacement of these water mains and the installation of a new north-south water main dramatically improves the fire flow rates for the surrounding area. The fire flow simulations are shown in attachment C.

Sincerely,

Bill McKenna, P.E.  
Village Engineer  
Village of Oak Park  
201 South Blvd  
Oak Park, IL 60302



## MEMORANDUM

TO: Bill McKenna, Village Engineer  
 FROM: Nick Stepina

DATE: November 25, 2014  
 SUBJECT: Maple/Westgate Development

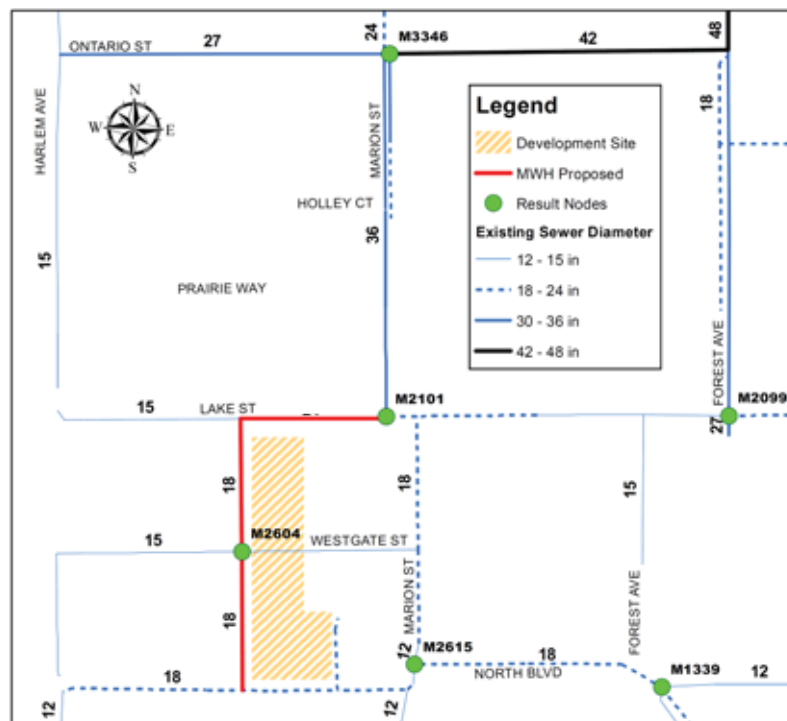
### Objective/Approach

The Village of Oak Park is currently planning new public infrastructure needs due to two new high-rise developments in the downtown area. The developments will be located along a new street (Maple) that will be installed between Harlem Avenue and Marion Street, from Lake Street to North Boulevard.

To determine the effects of the Maple/Westgate Development on the existing combined sewer system, maximum hydraulic grade line (HGL) elevations at several nodes in the surrounding system were recorded from a 10 year, 1 hour storm simulation of existing conditions with MWRD interceptors full. Dry weather flow from new residences and retail space was then added to a proposed 18-inch sewer on Maple Street between Lake Street and North Boulevard, with a summit at Westgate Street.

Three proposed scenarios were created. In all scenarios, the proposed sewer on Maple was modeled as 18-inches in diameter. MWH-A retains the existing 18-inch sewer on Lake Street from Maple Street to Marion Street, and MWH-B and MWH-C increase the size of this sewer to 24 and 36-inches, respectively. A map of the area is shown in Figure 1 below.

Figure 1 –Village combined system in the vicinity of the Maple/Westgate development.



Simulation Results

Simulation results including ground and peak HGL elevations at Result Nodes identified in Figure 1 are shown below in Table 1. In the existing condition, the three northern nodes tributary to the Contract A relief sewer have a peak HGL elevation several feet below ground level, while the three southern nodes tributary to South Boulevard have a very shallow depth to peak HGL elevation. The shallow peak HGL is a result of the South Boulevard sewer being undersized, as well as tailwater effects from the East Avenue trunk being surcharged.

Table 1 – Peak HGL elevations during 10 year storm in Village combined sewer system near Maple/Westgate development.

Node ID	Tributary Direction	Ground Level (ft CCD)	Peak HGL Elevation (ft CCD)				Peak HGL Depth Below Ground Level (ft)			
			Existing	MWH-A (Lake 18")	MWH-B (Lake 24")	MWH-C (Lake 36")	Existing	MWH-A (Lake 18")	MWH-B (Lake 24")	MWH-C (Lake 36")
M1339	South	49.0	48.5	48.1	47.7	47.5	0.5	0.9	1.3	1.5
M2604	South	50.0	49.4	49.4	48.3	47.8	0.6	0.6	1.7	2.2
M2615	South	50.8	50.3	49.4	48.6	48.3	0.5	1.4	2.2	2.5
M2099	North	51.9	44.5	44.6	44.6	44.6	7.4	7.3	7.3	7.3
M2101	North	50.3	45.7	45.9	46.0	46.0	4.6	4.4	4.3	4.3
M3346	North	50.5	44.3	44.5	44.6	44.6	6.2	6.0	5.9	5.9

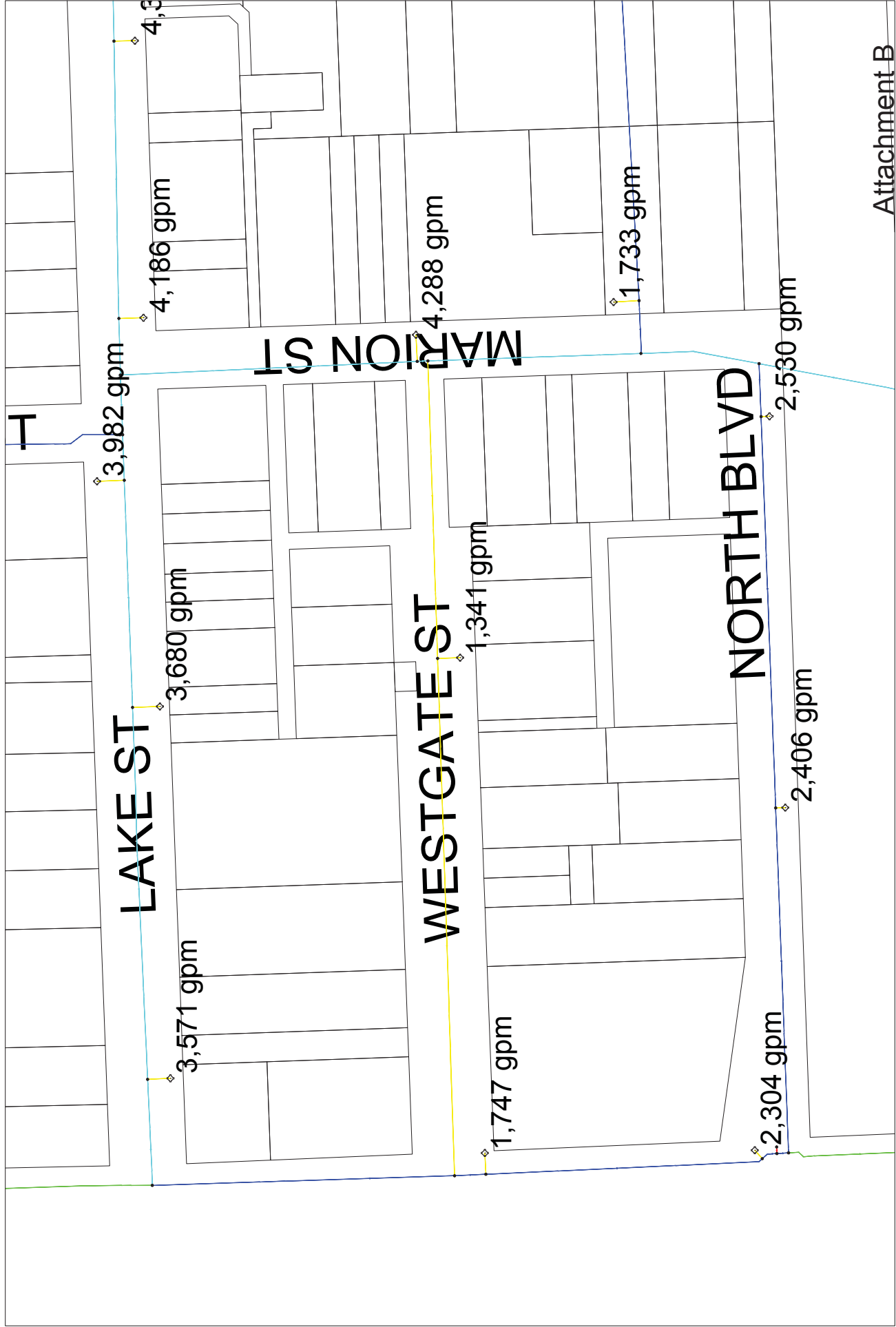
MWH-A results in a slight increase in peak HGL in the three northern nodes as a result of new dry weather flows. The decrease in peak HGL at the two most southern nodes is a due to relief provided by the proposed 18-inch sewer on Maple Street as flow is transferred from the South Boulevard tributary area to the Contract A tributary area.

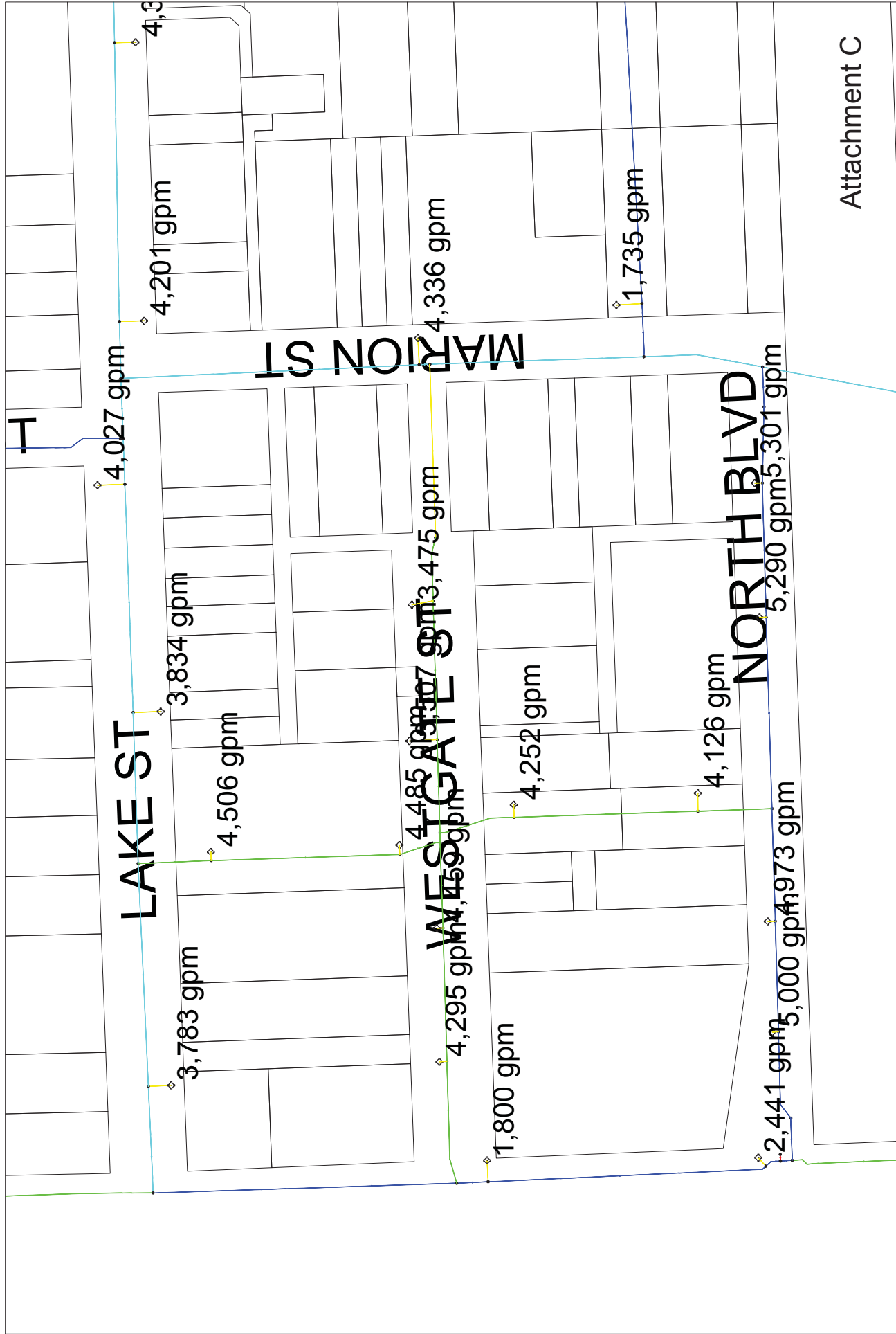
Scenarios MWH-B and MWH-C both improve conditions in the southern tributary area, while only causing a slight increase in peak HGL elevation in the northern tributary area. At the two nodes where peak HGL is increased, the peak HGL elevation remains more than four feet below ground surface.

Conclusion

As shown above, the additional dry weather flow only causes a slight increase in peak HGL in the northern tributary area in all three scenarios while lowering the peak HGL in the southern areas by different amounts depending on the proposed diameter of the sewer on Lake Street. Depending on the level of local improvement desired and resources available, MWH-A, MWH-B, or MWH-C may be implemented by the Village.







# LENNAR<sup>®</sup>

October 23, 2014

Thomas Ebsen – Fire Chief  
Village of Oak Park  
Fire Department  
100 N. Euclid Ave.  
Oak Park, Illinois 60301

RE: Colt Building Redevelopment - Impact on Village Service

Dear Chief Ebsen,

Thank you for taking the time to meet with our team regarding the proposed development at Lake, Westgate and North Boulevard. Pursuant to our meeting on October 16, 2014, you determined that the development will not be a negative impact on the Fire Department. As discussed, please sign the below to confirm that you agree the development will not be a negative impact on the Fire Department.

Thank you again for your time. Please sign and send over to I can retain for my records.

Jonathan Kubow



---

Thomas Ebsen

# LENNAR<sup>®</sup>

## MULTIFAMILY COMMUNITIES

October 23, 2014

Rick C. Tanksley  
Chief of Police  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

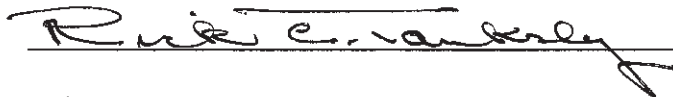
RE: Colt Building Redevelopment - Impact on Village Service

Dear Chief Tanksley,

Thank you for taking the time to meet with our team regarding the proposed development at Lake, Westgate and North Boulevard. Pursuant to our meeting on October 16, 2014, you determined that the development will not be a negative impact on the Police Department. As discussed, please sign the below to confirm that you agree the development will not be a negative impact to the Police Department.

Thank you again for your time. Please sign and send over so I can retain for my records.

Jonathan Kubow



---

Rick C. Tanksley  
Chief of Police



# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 16

### *ENVIRONMENTAL REPORTS\**

*\*The attached study does not include entire report. A hard copy of the full report can be found at Village Hall.*



# Limited Site Investigation Services

Proposed Oak Park Station  
1118 and 1133 Westgate Street  
Oak Park, Illinois

October 31, 2014  
Revised January 23, 2015  
Terracon Project No. 11147051

REVISED DRAFT

**Prepared for:**  
Clark Street Development  
Chicago, Illinois

**Prepared by:**  
Terracon Consultants, Inc.  
Naperville, Illinois

[terracon.com](http://terracon.com)

**Terracon**

Environmental   ■   Facilities   ■   Geotechnical   ■   Materials

October 31, 2014  
Revised Date January 23, 2015



Clark Street Development  
980 North Michigan Avenue  
Chicago, Illinois 60611

Attn: Mr. Andrew Stein  
P: (312) 377-9104  
astein@clarkstreet.com

Re: Limited Site Investigation Report  
Proposed Oak Park Station  
1118 and 1133 Westgate Street  
Oak Park, Illinois  
Terracon Project No. 11147051

Dear Mr. Stein:

Terracon Consultants, Inc. (Terracon) is pleased to submit our Limited Site Investigation (LSI) report for the site referenced above. The LSI activities were completed to address the Recognized Environmental Conditions (RECs) identified for the site in the Phase I Environmental Site Assessment (ESA) dated July 15, 2014. The report presents data from recent field activities that included the completion test pits, advancement of soil borings and collection of soil and groundwater samples for chemical analysis at an accredited laboratory. Laboratory results were compared the Illinois Environmental Protection Agency's Soil and Groundwater Remediation Objectives to assess the presence of indicator contaminants associated with the identified RECs. Terracon also performed an evaluation of the site soil for potential certification as Clean Construction and Demolition Debris (CCDD). Terracon conducted the LSI in general accordance with our proposal (P11140457R2) dated September 15, 2014, and your notice to proceed dated September 16, 2014.

**Limited Site Investigation**

Proposed Oak Park Station ■ Oak Park, Illinois  
October 31, 2014 ■ Terracon Project No. 11147051  
Revised Date January 23, 2015



Terracon appreciates this opportunity to provide environmental consulting services to Clark Street Development. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
**Terracon Consultants, Inc.**

Matt Weiss, P.G.  
Project Geologist

Matt Catlin, P.E.  
Senior Principal

J. David Moon  
Due Diligence Manager

REVISED DRAFT



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**APPENDIX A – EXHIBITS**

- Exhibit 1 – Topographic Map
- Exhibit 2 – Site Diagram

**APPENDIX B – SOIL BORING LOGS**

- General Notes
- Unified Soil Classification System
- Boring Logs

**APPENDIX C – ANALYTICAL REPORT AND CHAIN OF CUSTODY**

REVISED DRAFT

**LIMITED SITE INVESTIGATION  
PROPOSED OAK PARK STATION  
1118 AND 1133 WESTGATE STREET  
OAK PARK, ILLINOIS**

**Terracon Project No. 11147051  
October 31, 2014  
Revised Date January 23, 2015**

## **1.0 SITE DESCRIPTION**

The site is addressed as 1118 and 1133 Westgate Street in Oak Park, Illinois and is comprised of 12 parcels encompassing approximately 2.3 acres. The site is improved with two paved parking lots located north and south of Westgate Street, respectively; a two-story mixed-use commercial/residential building addressed as 1118 Westgate Street; and, a two-story commercial building addressed as 1133 Westgate Street. For discussion purposes, recognized environmental conditions (RECs) are discussed below, and in Section 2 of this report, relative to the "north lot," "south lot," 1118 Westgate, and 1133 Westgate portions of the site, respectively. A Topographic Map showing the site location is included as Exhibit 1 and a Site Diagram is included as Exhibit 2 in Appendix A.

Terracon previously performed a Phase I Environmental Site Assessment (ESA) of the site (Terracon Project No. 11147760, report dated July 15, 2014). The ESA identified RECs for the site including the presence of a historic on-site garage with two gasoline tanks, a warehouse with two gasoline tanks, a 20-car garage with a gasoline tank, rug cleaning, dry cleaning with two benzene tanks, and cleaning and dyeing operations. The ESA also identified documented impacted soil and groundwater in prior reports, including foundry sand and elevated metal concentrations in the southern portion of the site, and an on-site LUST incident at 1125 Lake Street, a historical address at the site, as RECs. The ESA identified off-site RECs as historic printing and underground storage tank (UST) operations to the north; historic oil house, printing and dry cleaning operations to the east; a historic filling station with three gasoline tanks to the west and a Site Remediation Program (SRP) facility with potential for impacted groundwater to the west.

Based on a review of the historical information, the site consisted of two dwellings, a post office bank and stores in 1895. By 1908, a Chinese laundry facility, a carpenter shop, storage warehouses, the Mt. Carmel Baptist Church and a garage with two gasoline tanks appeared on-site. From the late 1930s through the early 1960s, site operations appeared to include storefront structures with historical clothing and jewelry stores, a 20-car garage with gasoline tank, dry cleaning with two benzene tanks, rug cleaning, beauty salons, doctor's offices, and professional businesses. Storefront structures that appeared present in the west side of the south portion of the site in 1962 (south of current Westgate Street) were demolished. By 1975, site operations of the east side of the south lot consisted of storefront structures and a garage with two gasoline

## Limited Site Investigation

Proposed Oak Park Station ■ Oak Park, Illinois  
October 31, 2014 ■ Terracon Project No. 11147051  
Revised Date January 23, 2015



tanks. Most structures were demolished by 2008. The site has consisted of the two existing structures located at 1118 and 1133 Westgate Street and paved parking lots since at least 2009.

Terracon reviewed a client-provided Phase II investigation report, which was prepared by others in 2011. The purpose of the Phase II report was to investigate potential impact to the site from a gasoline UST, two former benzene USTs, and a suspected heating oil UST. Results of the Phase II identified benzene and lead concentrations exceeded the Tiered Approach to Corrective Action (TACO) Tier 1 Soil Component of the Class I Groundwater Ingestion Route (SROs) in soil on the southwestern portion of 1133 Westgate Street.

## 2.0 SCOPE OF SERVICES

Terracon's LSI was undertaken to evaluate potential impacts to the site identified in the ESA. Terracon identified the following recognized environmental conditions (RECs) relative to the following four portions of the site.

### North Lot:

- On-site Leaking Underground Storage Tank (LUST) No. 20090779 addressed as 1125 Lake Street;
- Impacted soil and groundwater documented in the prior reports provided by the Village of Oak Park via Clark Street Development. This includes fuel/heating oil impacts in the north lot portion of the site. Terracon's Phase I ESA report provides a detailed summary of the provided reports;
- West adjoining Village of Oak Park/Vacant Building facility listing (addressed as 1160 Westgate Street) based on the topographic up to cross-gradient position relative to the site and absence of a No Further Remediation (NFR) determination for that SRP listing;
- Unknown status of a reported 500-gallon Underground Storage Tank (UST) discovered north of the site at 1120-1122 Lake Street; and,
- Historic printing operations identified on the north adjacent property (currently addressed as 1128 West Lake Street).

### 1118 Westgate Street:

- Historic oil house (currently addressed as 1105 West Lake Street), printing operations (addressed as 105 North Marion Street), and a dry cleaning business (addressed as 12 North Marion Street) identified east of the site.

### South Lot:

- Historic on-site garage with two gasoline tanks, warehouse with two gasoline tanks, 20-car garage with gasoline tank, rug cleaning business, dry cleaners with two benzene



## Limited Site Investigation

Proposed Oak Park Station ■ Oak Park, Illinois  
October 31, 2014 ■ Terracon Project No. 11147051  
Revised Date January 23, 2015



tanks, cleaning and dyeing operations identified on the 1908 through 1950 Sanborn maps,

- Historic on-site garage with two gasoline tanks identified on the 1975 Sanborn map,
- Impacted soil and groundwater documented in the prior reports provided by the Village of Oak Park via Clark Street Development. This includes foundry sand with slag and metal encountered in the south lot portion of the site. Terracon's Phase I ESA report provides a detailed summary of the provided reports.
- Historic west adjoining filling station with three gasoline tanks identified on Sanborn maps and addressed as 401 North Harlem Avenue, and
- West adjoining Village of Oak Park/Vacant Building facility listing (addressed as 1160 Westgate Street) based on the topographic up-gradient position relative to the site and absence of a NFR determination for that SRP listing.

### **1133 Westgate Street:**

- Historic gasoline tanks located on the south lot as depicted on the 1947, 1950, and 1975 Sanborn maps; and,
- Historic Ebenezer Cleaners and Jet Cleaners addressed as 1111 Lake Street.

The scope of services was not intended to identify every chemical possibly associated with the site. Similarly, the proposed scope was not intended to determine the extent or magnitude of any existing contamination.

## **2.1 Standard of Care**

Terracon's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time. Terracon makes no warranties, either express or implied, regarding the findings, conclusions, or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of the report. These LSI services were performed in accordance with the scope of work agreed with you, our client, as reflected in our proposal and were not restricted by ASTM E1903-11.

## **2.2 Additional Scope Limitations**

Findings, conclusions, and recommendations resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, non-detectable, or not present during these services. We cannot represent that the site contains no hazardous substances, toxic materials, petroleum products,



## Limited Site Investigation

Proposed Oak Park Station ■ Oak Park, Illinois  
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Revised Date January 23, 2015



or other latent conditions beyond those identified during this LSI. Subsurface conditions may vary from those encountered at specific borings or wells or during other surveys, tests, assessments, investigations, or exploratory services. The data, interpretations, findings, and our recommendations are based solely upon data obtained at the time and within the scope of these services.

### 2.3 Reliance

This report has been prepared for the exclusive use of Clark Street Development, Lennar Multifamily Communities, and the Village of Oak Park, and any authorization for use or reliance by any other party (except a governmental entity having jurisdiction over the site) is prohibited without the express written authorization of Clark Street Development, Lennar Multifamily Communities, and the Village of Oak Park and Terracon. Any unauthorized distribution or reuse is at Clark Street Development, Lennar Multifamily Communities, and the Village of Oak Park's sole risk. Notwithstanding the foregoing, reliance by authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, LSI report, and Terracon's Agreement for Services. The limitation of liability defined in the terms and conditions is the aggregate limit of Terracon's liability to Clark Street Development, Lennar Multifamily Communities, and the Village of Oak Park and all relying parties unless otherwise agreed in writing.

## 3.0 FIELD INVESTIGATION

Terracon conducted the fieldwork under a safety plan developed for this project. Work was performed using United States Environmental Protection Agency (USEPA) Level D work attire consisting of hard hats, safety glasses, protective gloves, and protective boots. Terracon's subcontract driller contacted the Joint Utility Locating Information for Excavators (JULIE) and requested marking of public utilities at the site.

### 3.1 Test Pits

At Clark Street Development's request, Terracon subcontracted Ground Penetrating Radar Systems, Inc of Chicago, Illinois to conduct Electromagnetic (EM) and ground penetrating radar (GPR) surveys of the site on August 11, 2014, as documented in our report dated August 29, 2014. The EM/GPR survey identified four anomalies (potential USTs) that warranted additional investigation.

Terracon subcontracted Stiles, Inc of Love's Park, Illinois to advance test pits at the four locations depicted on the attached Exhibit 2 in Appendix A where the geophysical survey indicated anomalies were present. A contractor was retained to saw cut the pavement prior to test pit excavation activities. Test pits were advanced in the area of the anomalies to identify the objects detected by the EM/GPR surveys. The test pits were approximately two to three

## Limited Site Investigation

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feet wide, 10 to 15 feet long, and four to five feet deep. Detailed observations of the test pits were previously presented in our August report. USTs were not encountered during this assessment. One soil sample was collected for laboratory analysis from each test pit area. Terracon field screened soil samples for organic vapors using a photoionization detector (PID). The PID provides direct field screening readings in parts per million (ppm) of isobutylene equivalents. Upon removal of the sample from the test pit, Terracon put each sample in a sealable plastic bag. After a stabilization period, Terracon screened the headspace above the soil using the PID equipped with a 10.6 electron-volt (eV) ultraviolet lamp source. Terracon calibrated the PID in accordance with the manufacturer's recommendations before the field activities.

The soil samples were submitted to TestAmerica Laboratories, Inc. (TestAmerica) of University Park, Illinois, a National Environmental Laboratory Accreditation Program (NELAP)-accredited laboratory, for laboratory analysis of volatile organic compounds (VOCs) and polynuclear aromatic compounds (PNAs) using USEPA Methods 5035/8260 and 8270, respectively.

Upon completion of the test pit activities, the soil was returned to each respective excavation. The bucket of the excavator was used to pack the soil back into the excavation. The approved scope did not include compacting the soil with a roller or compactor so some settlement may have occurred and should be expected. New asphalt pavement was placed over the test pit area to temporarily repair the pavements. A roller was utilized to compact the pavement flush with the surrounding parking lot.

### 3.2 Soil Sampling

Twenty-one soil borings (denoted as B-1 through B-21) were advanced at the site to investigate the identified RECs identified in Terracon's Phase I ESA. Nine of the soil borings were converted into monitoring wells (B-1 to B-9). The locations of the borings are depicted on Exhibit 2 of Appendix A.

The borings were advanced utilizing a truck-mounted, push-probe rig to a depth of 20 feet (ft) below ground surface (bgs) or refusal, whichever occurred first. Soil borings B-1, B-2, B-11, B-13, B-16, B-18, B-19 and B-20 encountered refusal between 14-16 ft bgs on apparent concrete. Soil samples were collected continuously and field-screened with a calibrated PID. Upon removal of the sampler from the borehole, Terracon put a portion of each sample in a sealable plastic bag. After a stabilization period, Terracon screened the headspace above the soil using the PID equipped with a 10.6 electron-volt (eV) ultraviolet lamp source. The boring logs include the field screening results for each soil boring. At each boring soil samples were selected for laboratory analysis based on the highest PID reading or the interval with the highest potential for contamination based on the REC being investigated in the judgment of the Terracon field personnel.



## Limited Site Investigation

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Revised Date January 23, 2015



Excess soil cuttings were placed in 55-gallon drums and temporarily stored on-site for characterization and proper offsite disposal. All sampling equipment was decontaminated before beginning the investigation and between each sampling point using a non-phosphate soap wash followed by a potable water rinse.

Soil samples were submitted to TestAmerica for laboratory analysis as follows:

Soil Boring	Rationale	Analysis	Method
B-1 through B-5 and B-10	Heating oil tanks	BTEX <sup>1</sup> , PNAs	USEPA Methods 5035/826C/8270
B-6, B-11, B-12 and B-13	Gasoline tanks on Sanborn Map	BTEX, total lead, pH	USEPA Methods 5035/826C/6020/9045C
B-9	Off-site Dry Cleaners	VOCs	USEPA Methods 5035/8260
B-7	Off-site Filling Station (west)	VOCs, PNAs, RCRA <sup>2</sup> metals, pH	USEPA Methods 5035/826C/6010/6020/7471A/9045C
B-8 and B-16 through B-21	Dry cleaner assessment, cinders/foundry sand	VOCs, PNAs, RCRA metals, pH	USEPA Methods 5035/826C/6010/6020/7471A/9045C
B-14 and B-15	Dry cleaner assessment, cinders/foundry sand, UST assessment	VOCs, PNAs, RCRA metals, pH	USEPA Methods 5035/826C/6010/6020/7471A/9045C
B-1, B-5 and B-10	Potential PCB containing elevator equipment	PCBs <sup>3</sup>	USEPA Method 8280

After packaging each sample in laboratory-provided containers, Terracon recorded the sample time on each container label in permanent ink and place the filled sample containers in an ice filled cooler for transport to TestAmerica under standard chain of custody procedures.

### 3.3 CCDD Soil Sampling

At the Clark Street Development's request, Terracon evaluated soil proposed for export from the site for potential impact that would render it ineligible for certification as uncontaminated soil. Terracon advanced nine borings (depicted as CCDD-1 through CCDD-9 on Exhibit 2) to collect the appropriate samples. Samples from borings B-10, B-12, and B-17 were also utilized to assess soil that will be removed during installation of potential deep foundation system soil. Each boring was advanced to refusal at total depths ranging from 11 to 40 feet bgs. Soil sampling procedures identified in Section 3.2 were utilized for the CCDD sampling. Samples selected for laboratory analysis were chosen from the interval with the highest field PID reading. Where elevated PID readings were not identified two samples were selected at each boring. One sample from fill material within the upper ten feet and a second sample from native soil between 10 to 40 ft bgs that was most likely to be contaminated as judged by Terracon staff.

<sup>1</sup> BTEX – Benzene, ethylbenzene, toluene and total xylenes

<sup>2</sup> RCRA – Resource Conservation and Recovery Act

<sup>3</sup> PCBs – polychlorinated biphenyls

## Limited Site Investigation

Proposed Oak Park Station ■ Oak Park, Illinois  
October 31, 2014 ■ Terracon Project No. 11147051  
Revised Date January 23, 2015



Soil samples were submitted to TestAmerica for laboratory analysis as follows:

- CCDD-1 through CCDD-9 were submitted for laboratory analysis of VOCs, semi-volatile organic compounds (SVOCs), Target Analyte List (TAL) Metals, pH, PCBs, and Pesticides using USEPA Methods 5035/8260, 8270, 6010/6020, 7470/7471/9045C, 8082, and 8081A; and,
- B-10, B-12 and B-17 samples were also analyzed for SVOCs, PCBs, Pesticides, and TAL Metals using USEPA Methods 8270, 6010/6020, 7470/7471/9045C, 8082, and 8081A.

### 3.4 Monitoring Well Installation

Terracon inserted sections of disposable polyvinyl chloride (PVC) well riser and screen into borings B-1 through B-9 to facilitate the collection of a groundwater sample. The temporary wells were constructed as follows:

- Installation of 1-inch diameter (MW-5 completed as 2-inch diameter well), 0.010-inch machine slotted polyvinyl chloride (PVC) well screen with a threaded bottom cap
- Installation of 1-inch diameter, threaded, flush-joint PVC riser pipe to surface
- Addition of pre-sieved 20/40 grade silica sand for annular sand pack around the well screen from the bottom of the boring to approximately 2 feet above the top of the well screen, and addition of a bentonite product from the sand pack to with 0.5 feet of ground surface
- Installation of a flush mount protective casing and locking expansion cap over the PVC riser

Prior to sampling, the temporary groundwater monitoring wells were purged of approximately three casing volumes or until the well was bailed dry. Terracon collected groundwater samples using new pre-cleaned disposable bailers for VOCs and a peristaltic pump with disposable polyethylene tubing for the remaining parameters at each location.



## 4.0 RESULTS OF THE FIELD INVESTIGATION

### 4.1 Geology/Hydrogeology

The boring logs in Appendix B detail the observed soil stratigraphy. In general, Terracon encountered fill material consisting of sandy clay, sand, and silty sand below the pavement in the north portion of the site (borings B-1 through B-5) to approximately 8-16 ft bgs. Sand and silty clay with gravel were encountered below the fill material to 38 ft bgs, the maximum depth explored in this area.

In the southern portion of the site, Terracon encountered fill material consisting of sand, silty sand, silty clay and gravel with cinders and bricks below the pavement up to 9 ft bgs. Below the fill material was an approximately 6-16 feet thick layer of gray sand followed by silty clay to 40 ft bgs, the maximum depth explored.

Water level measurements in monitoring wells MW-1 through MW-9 indicated depths to water between 9 to 12 feet bgs.

### 4.2 Field Screening

The field screening results are summarized on the boring logs in Appendix B. Elevated readings were not detected in soil collected from borings B-1 through B-5, B-7 through B-11, B-18, B-19, CCDD-1 through CCDD-3 and CCDD-5. Readings ranging up to 1,329 ppm (13 to 15 feet bgs) were measured in soil borings B-6, B-12 through B-17, B-20, B-21, and CCDD-4.

Strong odors were noted within the sand layer underlying fill material in borings CCDD-4, B-1 through B-17, B-20, and B-21. Staining was observed in borings CCDD-4 (11 to 20 feet bgs); B-16 (11 to 14 feet bgs); and, B-17 (7 to 14 feet bgs) generally within the same sand layer where strong odors were observed. As evidenced below in Section 5, soil samples collected from the aforementioned borings generally exhibited elevated laboratory reporting limits. According to the laboratory reports, "samples were diluted due to the abundance of non-target analytes. Elevated reporting limits were provided." This means that, in some cases, the reporting limits are above the remediation objectives. Additionally, it appears that the VOCs that produced elevated PID field screening results were not captured in the VOC laboratory data report. The laboratory report only provides data for the 36 regulated chemicals summarized in Appendix C.

## 5.0 ANALYTICAL RESULTS

The laboratory analytical report and chain-of-custody record are attached in Appendix C. The following sections describe the results of the testing.

## Limited Site Investigation

Proposed Oak Park Station ■ Oak Park, Illinois  
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Revised Date January 23, 2015



## 5.1 Soil Sample Results

### Test Pits

Test pit sample analytical results did not identify concentrations of VOCs above the laboratory detection limits. Analytical results for PNAs did not identify detections above the laboratory reporting limits in sample TP-2. The concentration of benzo(a)pyrene in sample TP-1 and TP-4 as well as the concentration of benzo(b)fluoranthene and dibenzo(a,h)anthracene in sample TP-4 were above the most conservative Tier 1 soil remediation objectives (SROs); however, the reported concentrations were below the Metropolitan Statistical Area (MSA) background values which are the applicable remediation objectives for PNAs.

### Soil Sampling

Analytical results from borings B-2 (12-14 ft bgs), B-5 (14-16 ft bgs), and B-14 (11-13) indicated detection concentrations of multiple PNAs above the Tier 1 SROs. Specifically, benzo(a)pyrene, benzo(a)anthracene, benzo(b)fluoranthene and dibenzo(a,h)anthracene were detected above the soil component of the Class I groundwater ingestion exposure route (soil component) in both borings. Several additional PNAs were detected above the most conservative SROs but are below the MSA background values.

Results from borings B-8 and B-16 through B-21 identified VOCs above the Tier 1 SROs. Chlorobenzene was identified above the soil component and construction worker inhalation exposure pathways at borings B-8 (13-15) and B-17 (12-14). Tetrachloroethene was also identified above the Tier 1 soil component pathway SRO at borings B-16 (12-14), B-18 (18-20) and B-20 (10-12).

Benzo(a)anthracene was reported above the residential ingestion and soil component pathways at boring B-14 (11-13 ft bgs). Tetrachloroethene was reported above the soil component at boring B-15 (10-12).

Mercury was not reported above the Tier 1 SROs in the soil samples analyzed during this assessment.

### CCDD Sampling

Results from the CCDD sampling indicated exceedances for VOCs at borings B-17 and CCDD-5. Specifically, the sample from boring B-17 (12-14 ft bgs) identified an exceedance of the most conservative Tier 1 SRO for chlorobenzene and the sample from boring CCDD-5 (20-22 ft bgs) indicated an exceedance for tetrachloroethene. An exceedance of the most conservative Tier 1 SRO for lead was also identified in sample CCDD-5 (20-22 ft bgs).



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Multiple PNAs were detected in samples designated for CCDD evaluation at concentrations below the MSA background concentrations. As mentioned above, PNAs were detected above the Tier 1 SROs in B-2 (12-14 ft bgs), B-5 (14-16 ft bgs), and B-14 (11'-13').

## 5.2 Groundwater Sample Results

Laboratory analytical results for groundwater samples MW-1 through MW-9 did not indicate concentrations of VOCs or RCRA metals (including mercury) above the Tier 1 groundwater remediation objectives (GROs) for Class I groundwater. Concentrations of one or more PNAs above the Tier 1 GROs were identified at MW-1, MW-2, MW-5, MW-6 and MW-8.

## 6.0 CONCLUSIONS

Terracon concludes the following based on the scope of services described in this report. This summary does not consider the elevated reporting limits as a Tier 1 exceedance; however, it is possible contamination is present above the ROs and below RLs. Conclusions are summarized below.

- Samples from test pits did not identify impact above the IEPA designated background values.
- Soil sampling associated with assessing the RECs at borings B-2, B-5, B-8, B-14, B-15, B-16, B-17, B-18, B-20, and CCDD-5 identified VOCs and PNAs above the Tier 1 SROs
- Mercury concentrations were not reported above Tier 1 SROs in the soil or groundwater samples analyzed during this assessment.
- CCDD soil samples identified exceedances of the most conservative Tier 1 SROs that in combination with site data, renders the site soil ineligible for transportation to a CCDD facility.
- Groundwater data did not indicate impact of VOCs and RCRA metals above the Tier 1 GROs. Detections of PNAs above the Tier 1 GROs was identified in five of the nine groundwater samples.

Based on data available to date, as summarized in this report, it appears that the identified impacted soil may qualify for management on-site beneath engineered barriers with institutional controls placed on the site. This remedial option is a part of the SRP process described further below and requires approval by the IEPA prior to beginning work. Management of spoils generated during redevelopment activities will require construction worker caution. Off-site management of spoils at a permitted landfill will add additional costs and potential construction

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delays to the redevelopment of the site beyond those fees associated with the development of a property that is not impacted.

## 7.0 RECOMMENDATIONS

Terracon recommends that the three samples exhibiting the highest field screening evidence of impact be analyzed for Tentatively Identified Compounds (TIC) that are not on the standard VOC list presented in IAC Section 742 Tiered Approach to Corrective Action Objectives. These results will identify the chemical constituents and the approximate concentrations.

The state of Illinois does not have a mandatory release reporting requirement for concentrations discovered during site investigations such as this. If Clark Street Development desires regulatory closure for the site, Terracon recommends enrollment by the client in the SRP, which is a voluntary program that provides Remediation Applicants (i.e., any persons seeking to perform investigative or remedial activities) the opportunity to receive IEPA review, technical assistance and no further remediation determinations from the Illinois EPA. This program is designed to be flexible and responsive to the needs of the Remediation Applicants. The goals and scope of actions at these sites are normally defined by the Remediation Applicants. Enrollment and successful completion of the SRP process may result in a No Further Remediation NFR letter from the IEPA.

The IEPA is authorized to issue NFR letters to the Remedial Applicants who have successfully demonstrated, through proper investigation and, when warranted, remedial action, that environmental conditions at their remediation site do not present a significant risk to human health or the environment. The NFR letter signifies a release from further responsibilities under the Illinois Environmental Protection Act. This program's activities are paid by the parties requesting the Illinois EPA's oversight.

If Clark Street Development elects not to proceed with enrolling the site into the SRP, Terracon recommends management of spoils and groundwater generated during site redevelopment in accordance with all applicable regulatory requirements. In addition to the known contamination identified during this assessment, the potential exists for latent contamination to be present between boring locations including but not limited to mercury impacts from the 1133 Westgate property. Impacted soil encountered during site redevelopment activities should be managed in accordance with regulatory requirements. Construction workers that will come in contact with impacted soil/groundwater should be made aware of the identified impacts so that they can take the appropriate precautionary measures to limit their exposure. This may include the preparation of health and safety plans and a soil management plan.



**APPENDIX A – EXHIBITS**

Exhibit 1 – Topographic Map

Exhibit 2 – Site Diagram

REVISED DRAFT

**APPENDIX B – SOIL BORING LOGS**

General Notes

Unified Soil Classification System

Boring Logs

REVISED DRAFT

**APPENDIX C – ANALYTICAL REPORT AND CHAIN OF  
CUSTODY**

REVISED DRAFT

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 17

*PERSPECTIVE DRAWINGS*







LOOKING SOUTHEAST



LOOKING SOUTHWEST



LOOKING NORTHWEST



LOOKING NORTHEAST





LAKE STREET LOOKING WEST



LAKE STREET LOOKING SOUTHEAST





MAPLE AVENUE LOOKING SOUTH



WESTGATE STREET LOOKING NORTH





CTA -GREEN LING PLATFORM LOOKING NORTH EAST



WESTGATE STREET LOOKING EAST

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

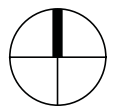
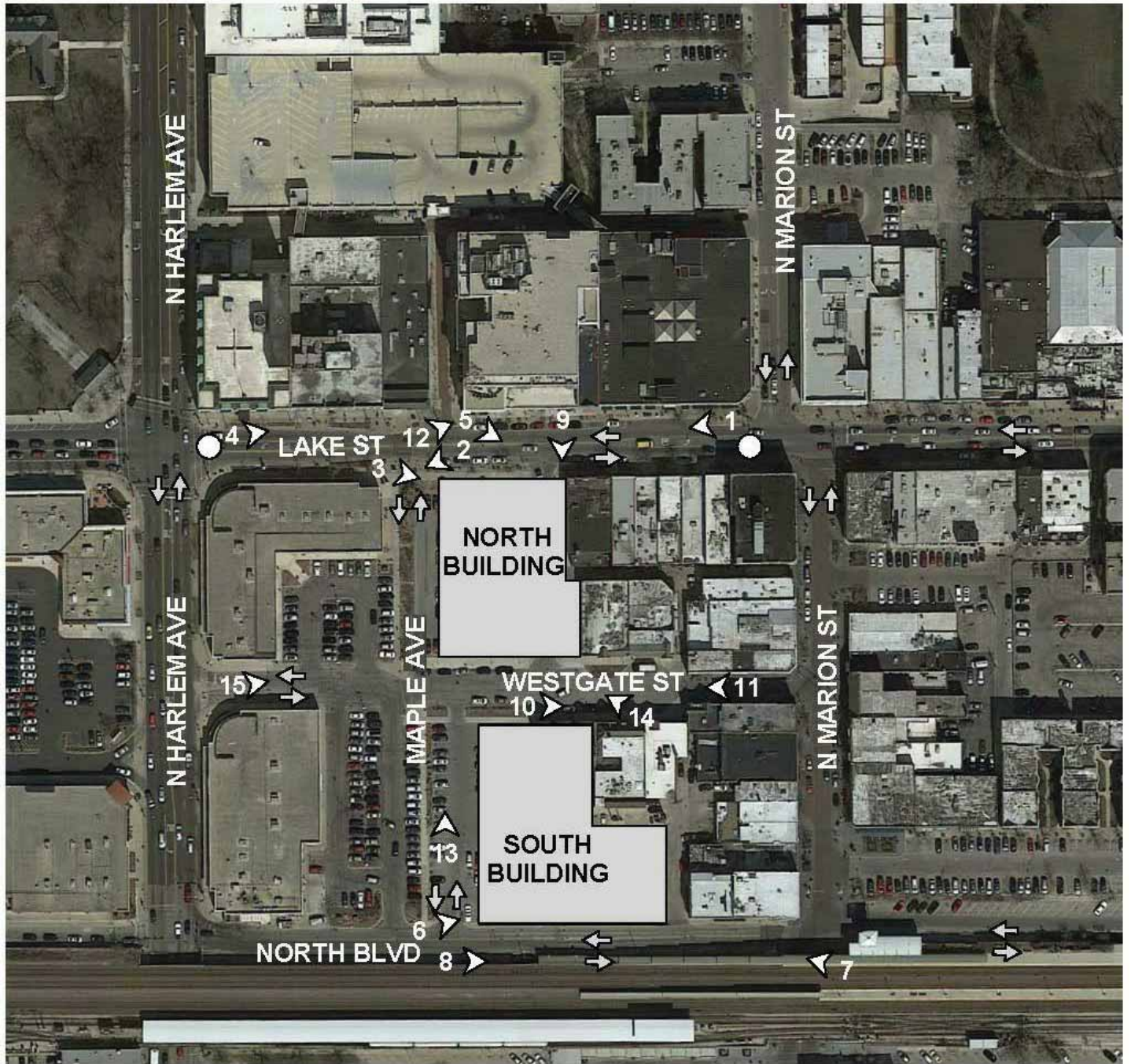
1100 North Boulevard

## EXHIBIT 18

*PHOTOS OF SURROUNDING PROPERTIES AND BUILDINGS*









01-LAKE STREET - VIEW TO WEST



02-LAKE STREET - VIEW TO SOUTHWEST





03-LAKE STREET - VIEW TO SOUTHEAST



04-LAKE STREET - VIEW TO EAST



05-NORTH BUILDING SITE - VIEW TO SOUTHEAST



06-NORTH BLVD - VIEW TO NORTHEAST



07-NORTH BLVD - VIEW TO WEST AT MARION STREET



08-NORTH BLVD - VIEW TO NORTHEAST





09-NORTH BUILDING SITE - EAST PROPERTY LINE



10-SOUTH BUILDING SITE - VIEW TO EAST FROM WESTAGE SIDEWALK





11-WESTGATE STREET - VIEW TO WEST



12-MAPLE AVENUE - VIEW OF LAKE STREET



13-MAPLE AVENUE - VIEW FROM NORTH BLVD



14-WESTGATE - VIEW TO NORTHWEST



15-WESTGATE - VIEW TO EAST

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

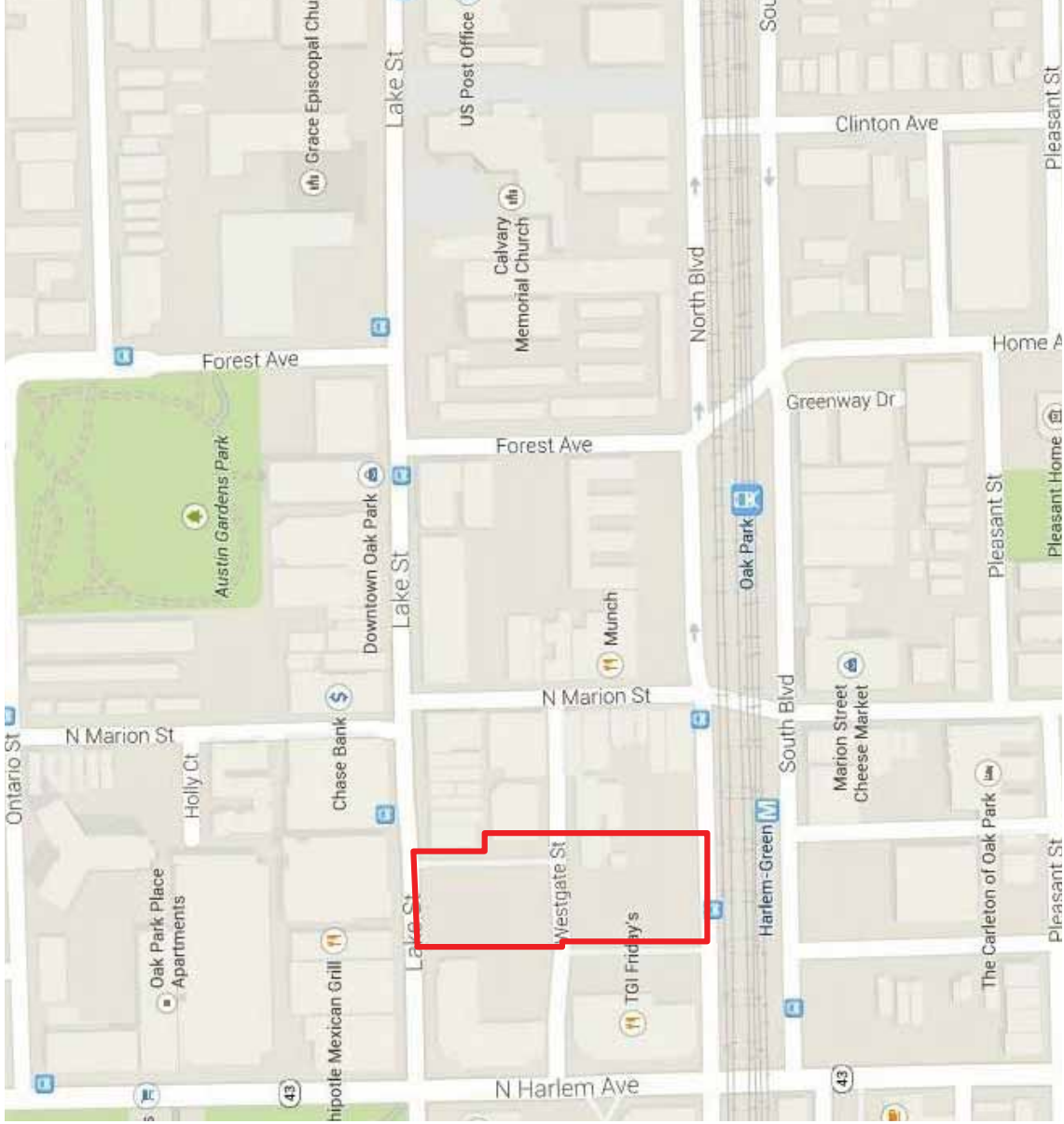
1133-1145 Westgate

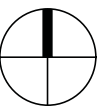
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## EXHIBIT 19

*LOCATION MAP*











# 2014 Zoning Map Village of Oak Park, IL

Development Customer Services  
Adopted through May 31, 2013  
100 Park Avenue, Suite 200  
Northbrook, Illinois 60062

## Legend

### Zoning Districts

- B-1B-2 General Business
  - B-3 Central Business
  - B-4 Downtown Business
  - C Commercial
  - H Hospital
  - R-1 Single Family (10,000sf)
  - R-2 Single Family (5,000sf or 10,000sf)
  - R-3 Single Family (5,000sf or 10,000sf)
  - R-4 Single Family (3,500sf or 10,000sf)
  - R-5 Two Family (Single Family 3,500sf, Two Family 5,000sf or 10,000sf)
  - R-6 Multiple Family
  - R-7 Multiple Family
- \* For schools, temples, public libraries and churches.

### Historic Districts

- Frank Lloyd Wright Historic District
- Gunderson Historic District
- Ridgeland - Oak Park Historic District

### Overlay Districts

- Palmerston Overlay District
- Transit-Related Retail Overlay District
- Downtown Lake Street Building Height and Massing Overlay District
- Madison Street Overlay District
- Maroon Street Overlay District
- Roosevelt Road Form Based Overlay District

### Planned Developments

- 1 Euclid Place 1985-O-70
- 2 100 Forest Place 1994-O-30
- 3 Elmwood Avenue Townhomes 2000-O-42
- 4 Madison Street Townhomes 2001-O-110, 2003-O-25
- 5 Euclid Terrace 2001-O-14, 2002-O-15, 2003-O-22
- 6 Maple Square Townhomes 2001-O-88
- 7 Ridgeland Station Parcel B 2002-O-06, 2003-O-41
- 8 Belmont Village 2003-O-12
- 9 The Ridgeland 2005-O-26
- 10 The Oak Park Opera Club 2004-O-56, 2007-O-13, 2007-O-14
- 11 WhiteCo Residential 2005-O-14, 2008-O-11 [Oak Park Plan]
- 12 Clarence Square Townhomes 2005-O-43
- 13 Madison Street Townhomes 2005-O-46
- 14 Garden Grove Townhomes 2007-O-21
- 15 The Home Avenue Townhomes 2007-O-42, 2010-O-28
- 16 Walgreens Development 2008-O-51, 2013-O-07
- 17 Madison Highlands 2009-O-89
- 18 Lake and Forest Development 2010-O-14, 2010-O-81, 2012-O-04
- 19 Grove Avenue Apartments 2011-O-26, 2012-O-17

### Transportation

- CTA Stations
- Blue Line - CTA Train
- Green Line - CTA Train
- I-290
- P/R Public Road

### Points of Interest

- High School
- Middle School
- Elementary School
- Park
- Hospital
- Library
- Post Office
- Village Hall
- Public Works Building



Village of River Forest

Village of Forest Park

City of Berwyn

Town of Cicero

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

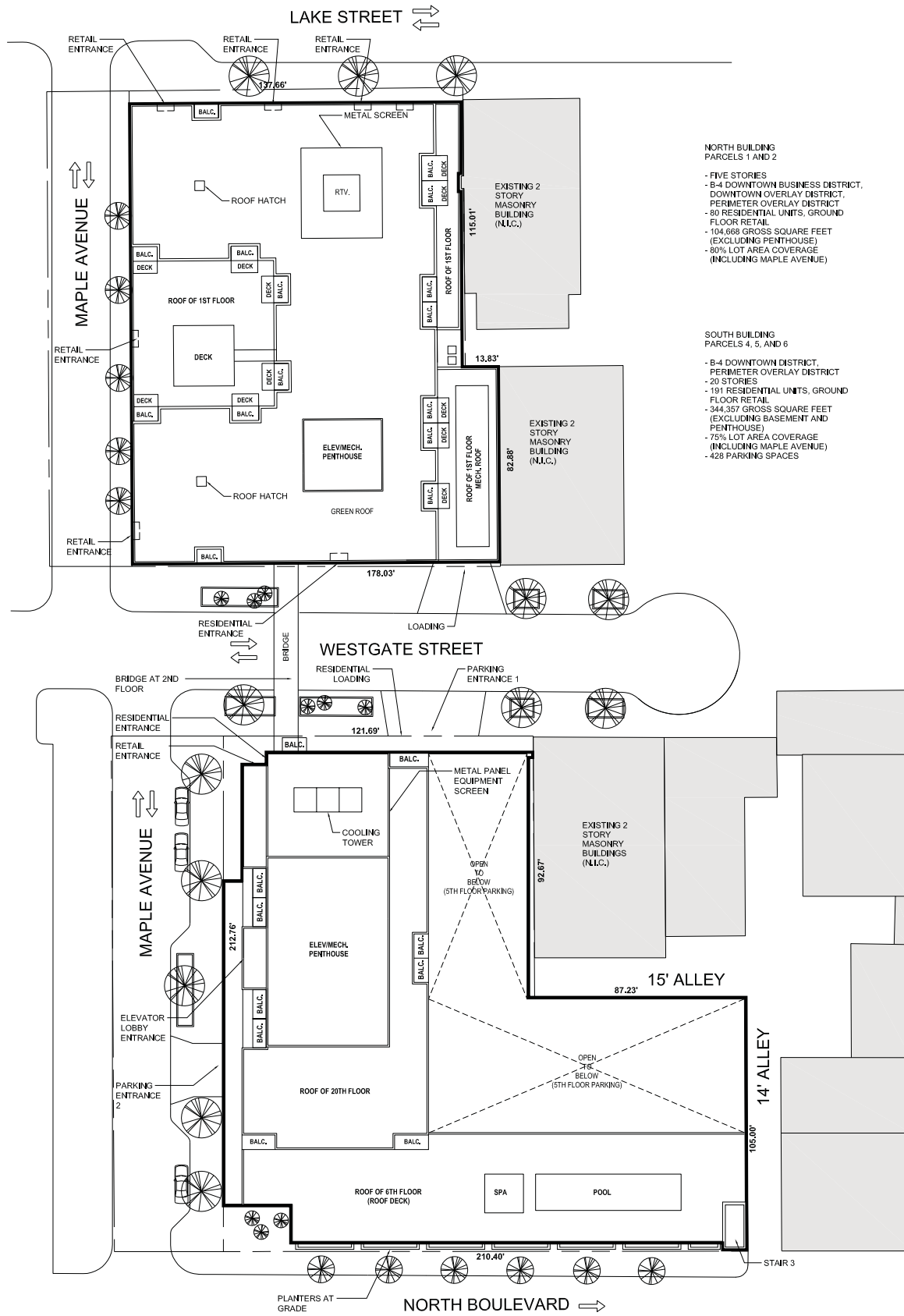
1100 North Boulevard

## EXHIBIT 20

*SITE PLAN*





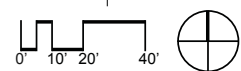


**NORTH BUILDING  
PARCELS 1 AND 2**

- FIVE STORES
- B-4 DOWNTOWN BUSINESS DISTRICT, DOWNTOWN OVERLAY DISTRICT, PERIMETER OVERLAY DISTRICT
- 80 RESIDENTIAL UNITS, GROUND FLOOR RETAIL
- 104,668 GROSS SQUARE FEET (EXCLUDING PENTHOUSE)
- 80% LOT AREA COVERAGE (INCLUDING MAPLE AVENUE)

**SOUTH BUILDING  
PARCELS 4, 5, AND 6**

- B-4 DOWNTOWN DISTRICT, PERIMETER OVERLAY DISTRICT
- 20 STORES
- 191 RESIDENTIAL UNITS, GROUND FLOOR RETAIL
- 344,337 GROSS SQUARE FEET (EXCLUDING BASEMENT AND PENTHOUSE)
- 75% LOT AREA COVERAGE (INCLUDING MAPLE AVENUE)
- 428 PARKING SPACES



# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 21

*LANDSCAPE PLAN*





# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

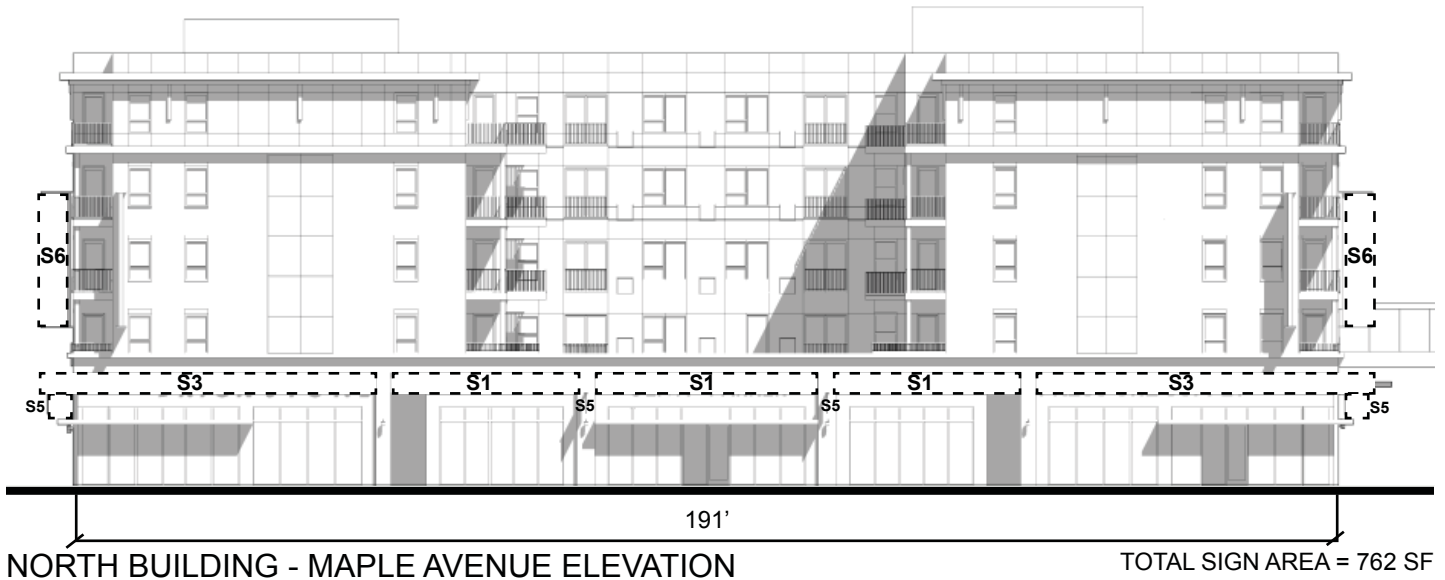
1100 North Boulevard

## EXHIBIT 22

*DETAILED SIGN ELEVATIONS*



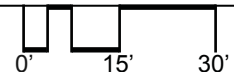




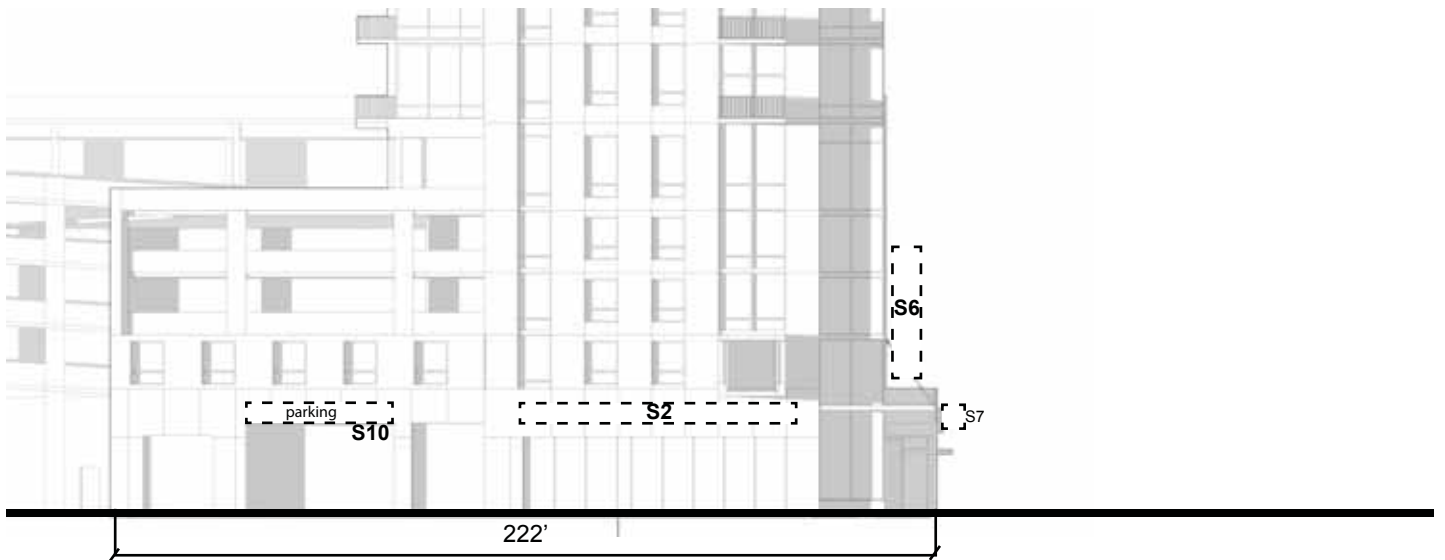
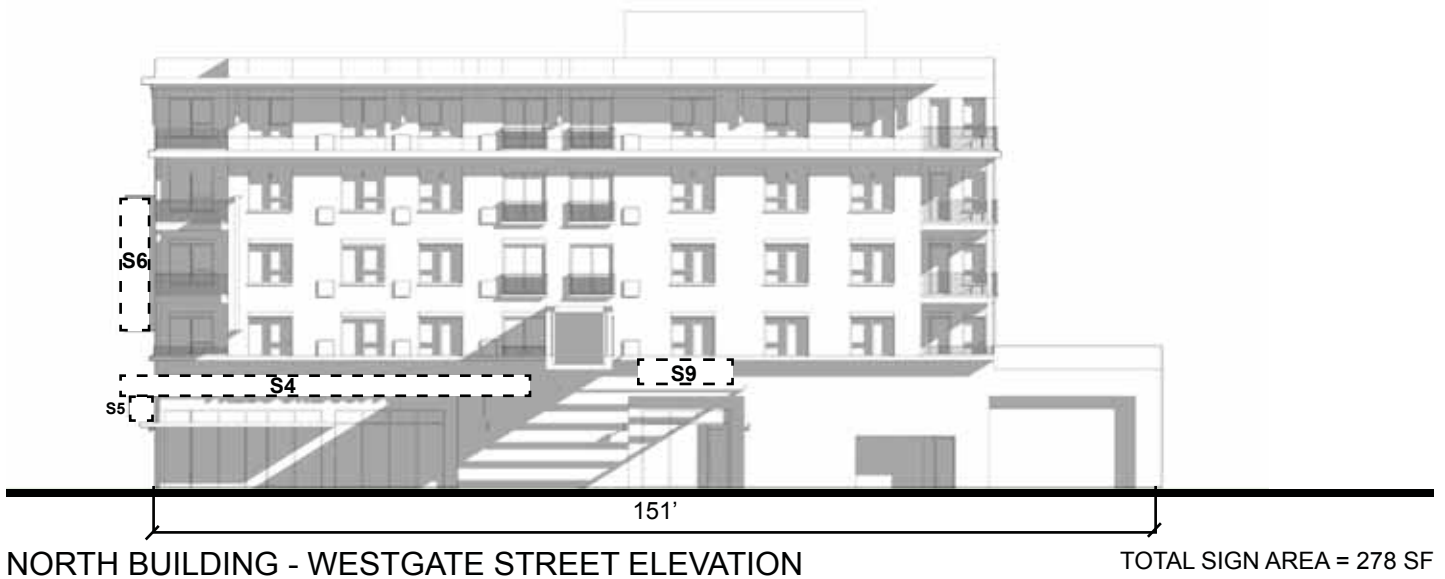
**LEGEND**

- |   |   |
|---|---|
| S1: 33'-6" X 3'-0" (100 SF) WALL-MOUNTED SIGN - LENNAR SIGNAGE          | S11: 4'-0" X 8'-0" (32SF) PROJECTED WALL-MOUNTED SIGN - PARKING       |
| S2: 42'-0" X 3'-0" (126 SF) WALL-MOUNTED SIGN - LENNAR SIGNAGE          | S12: 22'-0" X 3'-0" (66 SF) WALL-MOUNTED SIGN - PARKING SIGNAGE       |
| S3: 49'-0" X 3'-0" (135 SF) WALL-MOUNTED SIGN - RETAIL SIGNAGE          | S13: 40'-0" X 3'-0" (120 SF) WALL-MOUNTED SIGN - RETAIL SIGNAGE       |
| S4: 60'-0" X 3'-0" (168 SF) WALL-MOUNTED SIGN - RETAIL SIGNAGE          | S14: 19'-6" X 5'-8" (87.8 SF) - WALL MOUNTED SIGN - RETAIL SIGNAGE    |
| S5: 4'-0" X 4'-0" (16 SF) PROJECTED WALL-MOUNTED SIGN - RETAIL SIGNAGE  | S15: 28'-2" X 5'-8" (160 SF) - WALL MOUNTED SIGN - RETAIL SIGNAGE     |
| S6: 4'-0" X 20'-0" (80 SF) PROJECTED WALL-MOUNTED SIGN - RETAIL SIGNAGE | S16: 9'-2 1/2" X 8'-8" (80 SF) - CANOPY MOUNTED SIGN - RETAIL SIGNAGE |
| S7: 4'-0" X 4'-0" (16 SF) PROJECTED WALL-MOUNTED SIGN - RETAIL SIGNAGE  |   |
| S8: 13'-0" X 6'-0" (78 SF) SUSPENDED SIGN - TARGET SIGNAGE              |   |
| S9: 12'-0" X 2'-6" (30 SF) CANOPY MOUNTED SIGN - LENNAR SIGNAGE         |   |
| S10: 23'-6" X 3'-0" (70.5 SF) WALL-MOUNTED SIGN - PARKING SIGNAGE       |   |

\*FINAL SIGNAGE DEPENDENT ON RETAIL TENANTS



**SIGNAGE ELEVATIONS**

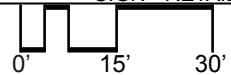


**SOUTH BUILDING - WESTGATE STREET ELEVATION** TOTAL SIGN AREA = 222 SF

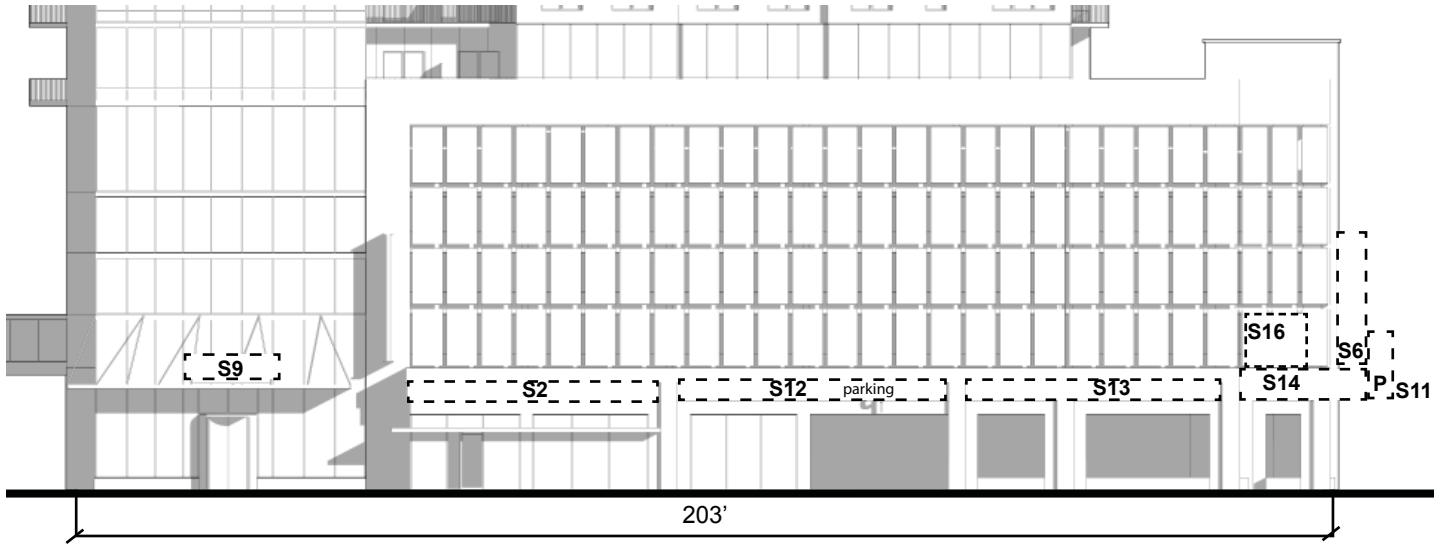
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- |   |   |
|---|---|
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| S2: 42'-0" X 3'-0" (126 SF) WALL-MOUNTED SIGN - LENNAR SIGNAGE          | S12: 22'-0" X 3'-0" (66 SF) WALL-MOUNTED SIGN - PARKING SIGNAGE       |
| S3: 49'-0" X 3'-0" (135 SF) WALL-MOUNTED SIGN - RETAIL SIGNAGE          | S13: 40'-0" X 3'-0" (120 SF) WALL-MOUNTED SIGN - RETAIL SIGNAGE       |
| S4: 60'-0" X 3'-0" (168 SF) WALL-MOUNTED SIGN - RETAIL SIGNAGE          | S14: 19'-6" X 5'-8" (87.8 SF) - WALL MOUNTED SIGN - RETAIL SIGNAGE    |
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| S10: 23'-6" X 3'-0" (70.5 SF) WALL-MOUNTED SIGN - PARKING SIGNAGE       |   |

\*FINAL SIGNAGE DEPENDENT ON RETAIL TENANTS

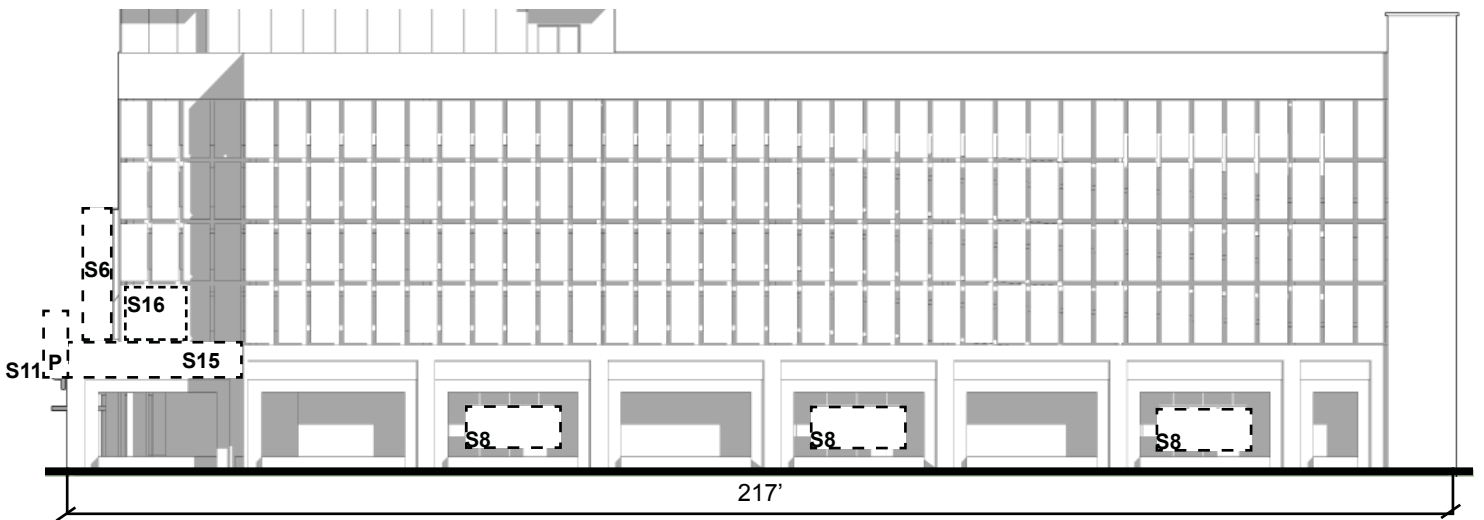


**SIGNAGE ELEVATIONS**



SOUTH BUILDING - MAPLE AVENUE ELEVATION

TOTAL SIGN AREA = 172 SF



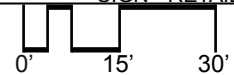
SOUTH BUILDING - NORTH BOULEVARD ELEVATION

TOTAL SIGN AREA = 250 SF

**LEGEND**

- |   |   |
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| S2: 42'-0" X 3'-0" (126 SF) WALL-MOUNTED SIGN - LENNAR SIGNAGE          | S12: 22'-0" X 3'-0" (66 SF) WALL-MOUNTED SIGN - PARKING SIGNAGE       |
| S3: 49'-0" X 3'-0" (135 SF) WALL-MOUNTED SIGN - RETAIL SIGNAGE          | S13: 40'-0" X 3'-0" (120 SF) WALL-MOUNTED SIGN - RETAIL SIGNAGE       |
| S4: 60'-0" X 3'-0" (168 SF) WALL-MOUNTED SIGN - RETAIL SIGNAGE          | S14: 19'-6" X 5'-8" (87.8 SF) - WALL MOUNTED SIGN - RETAIL SIGNAGE    |
| S5: 4'-0" X 4'-0" (16 SF) PROJECTED WALL-MOUNTED SIGN - RETAIL SIGNAGE  | S15: 28'-2" X 5'-8" (160 SF) - WALL MOUNTED SIGN - RETAIL SIGNAGE     |
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\*FINAL SIGNAGE DEPENDENT ON RETAIL TENANTS



**SIGNAGE ELEVATIONS**

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

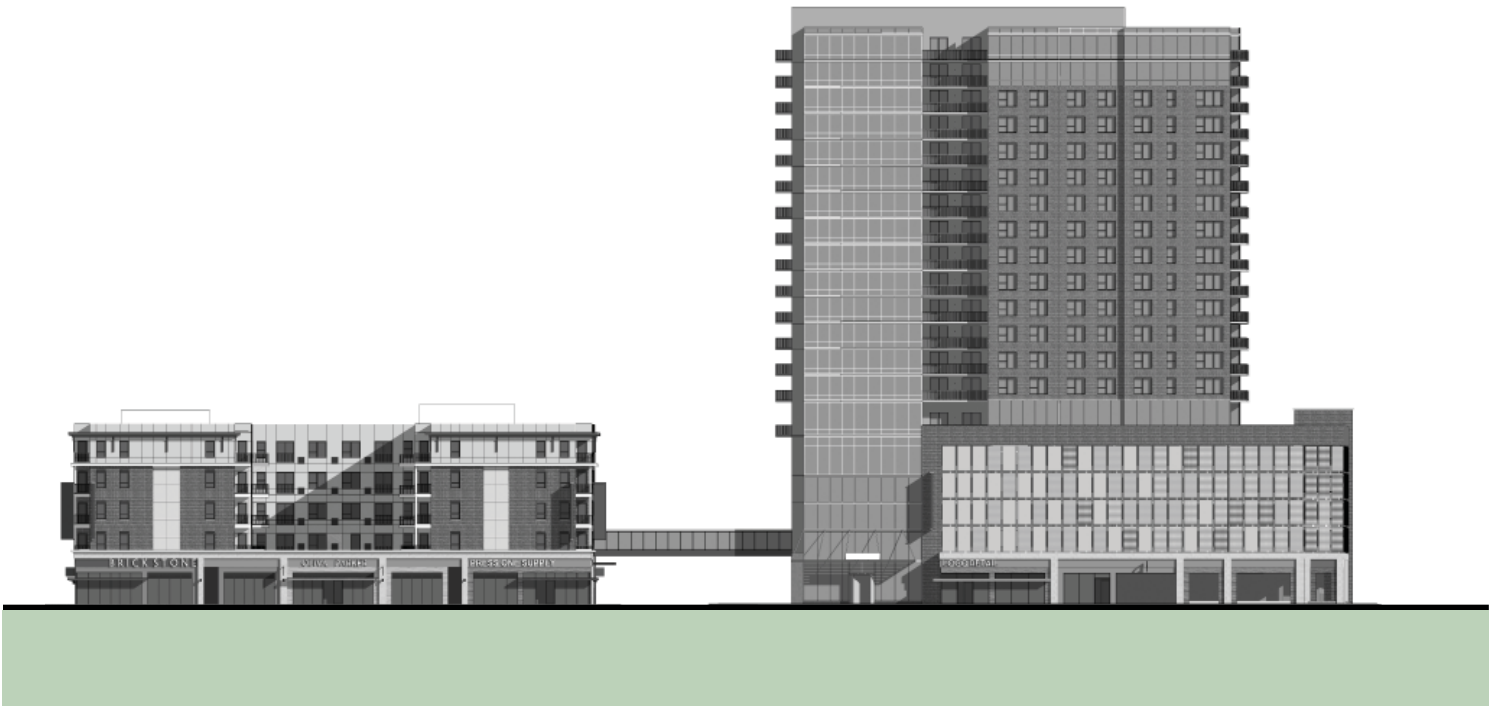
1100 North Boulevard

## EXHIBIT 23

*BUILDING ELEVATIONS*



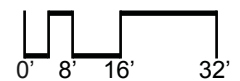
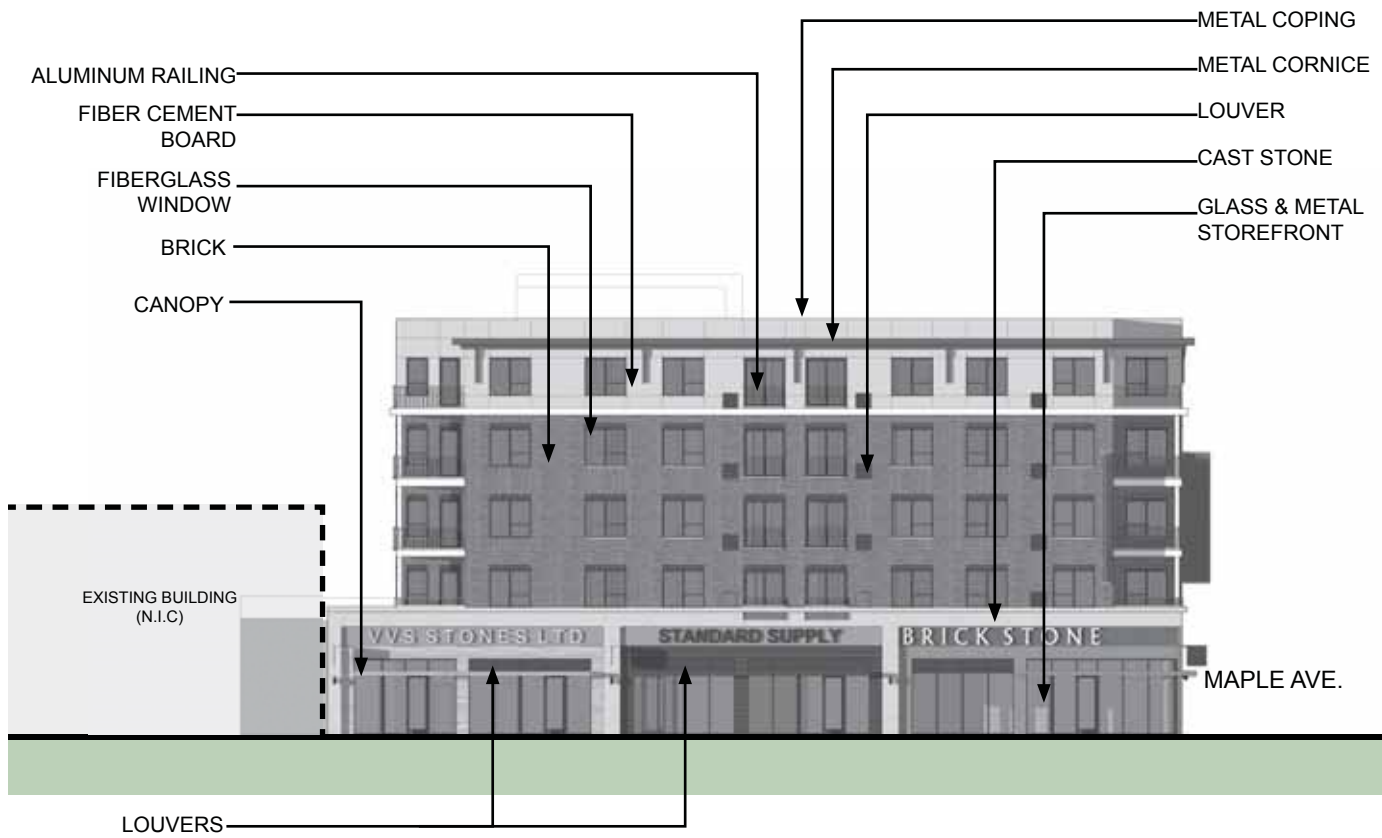


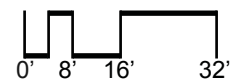


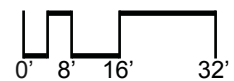
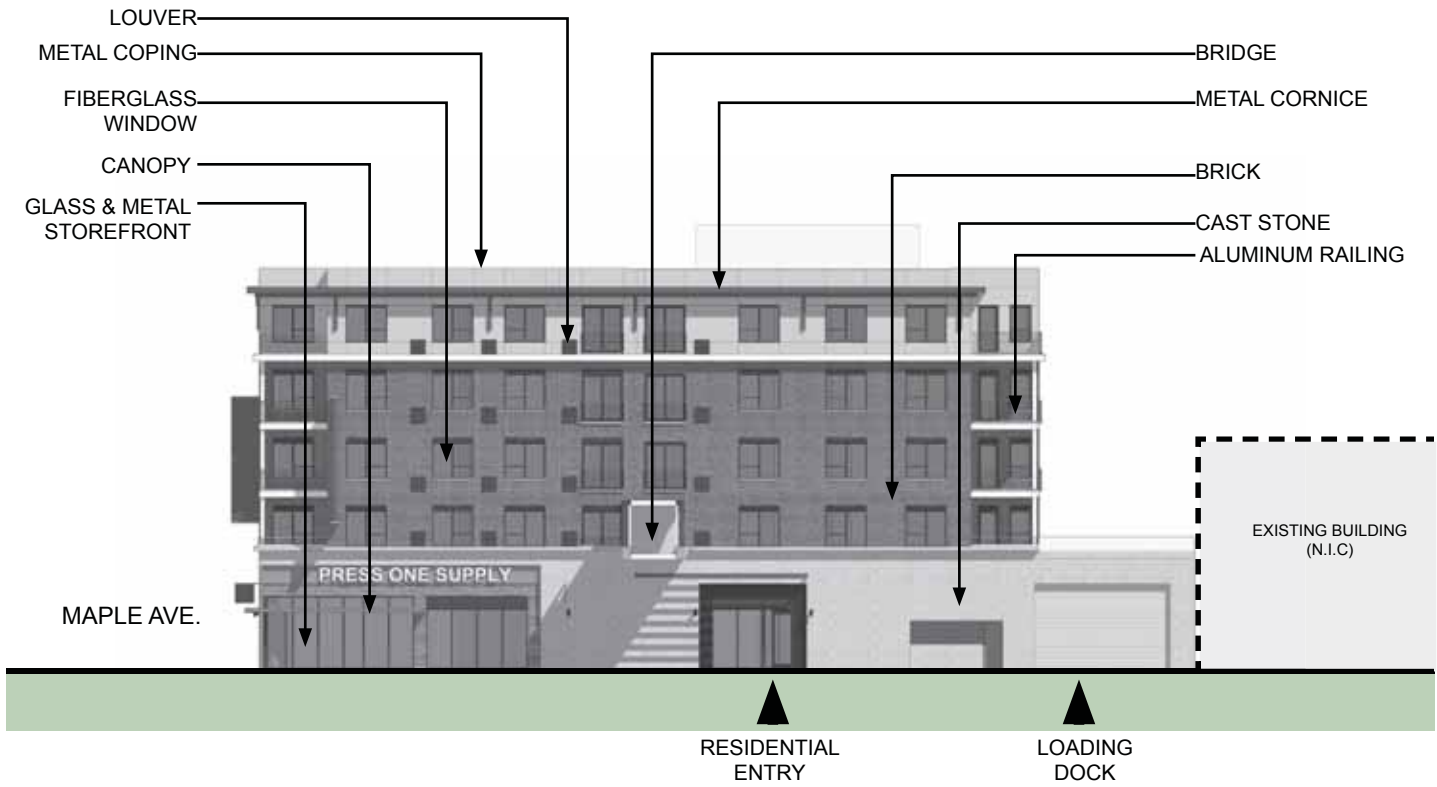
OVERALL WEST ELEVATION

WESTGATE / LAKE STREET  
DEVELOPMENT  
06/04/2015

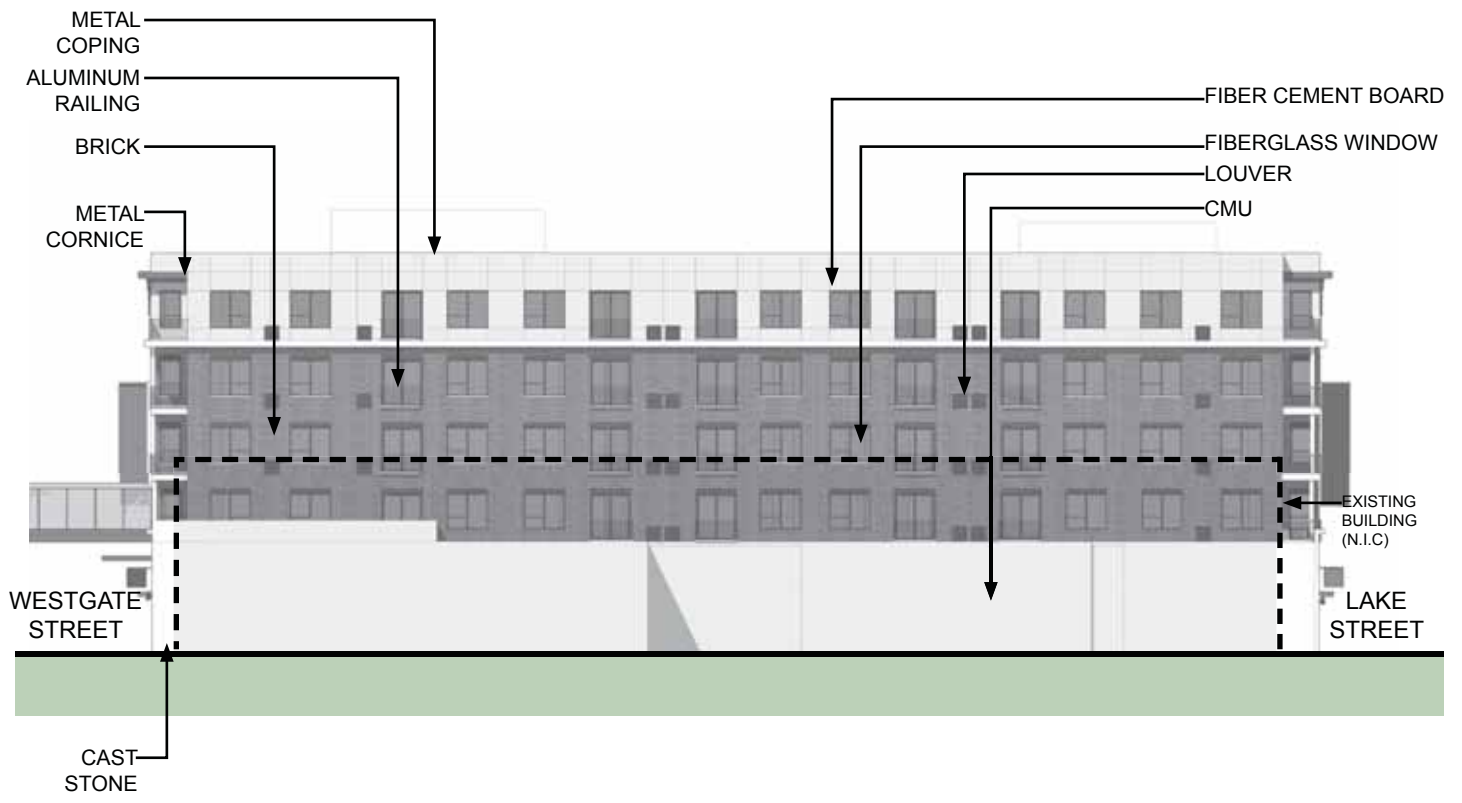
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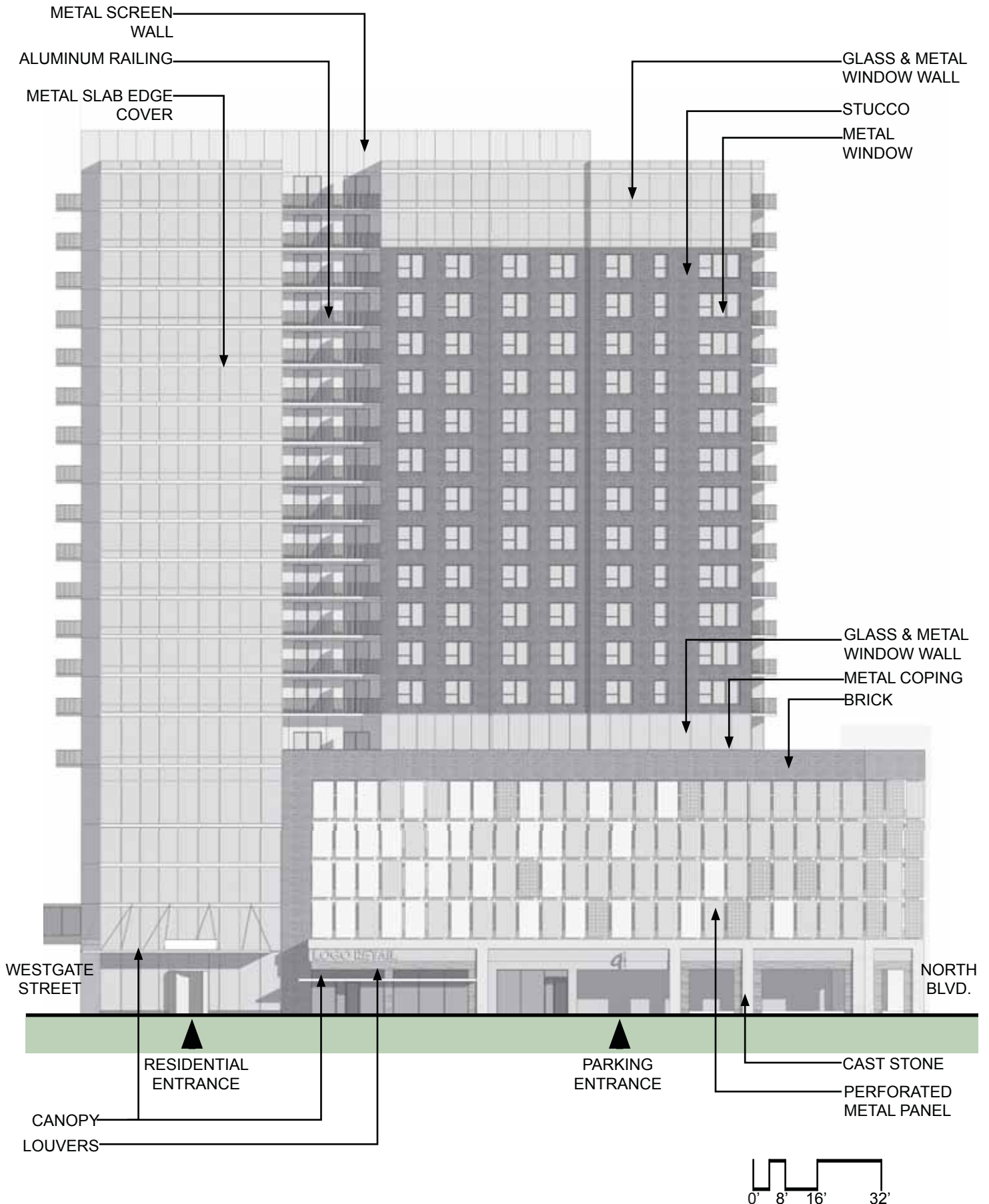


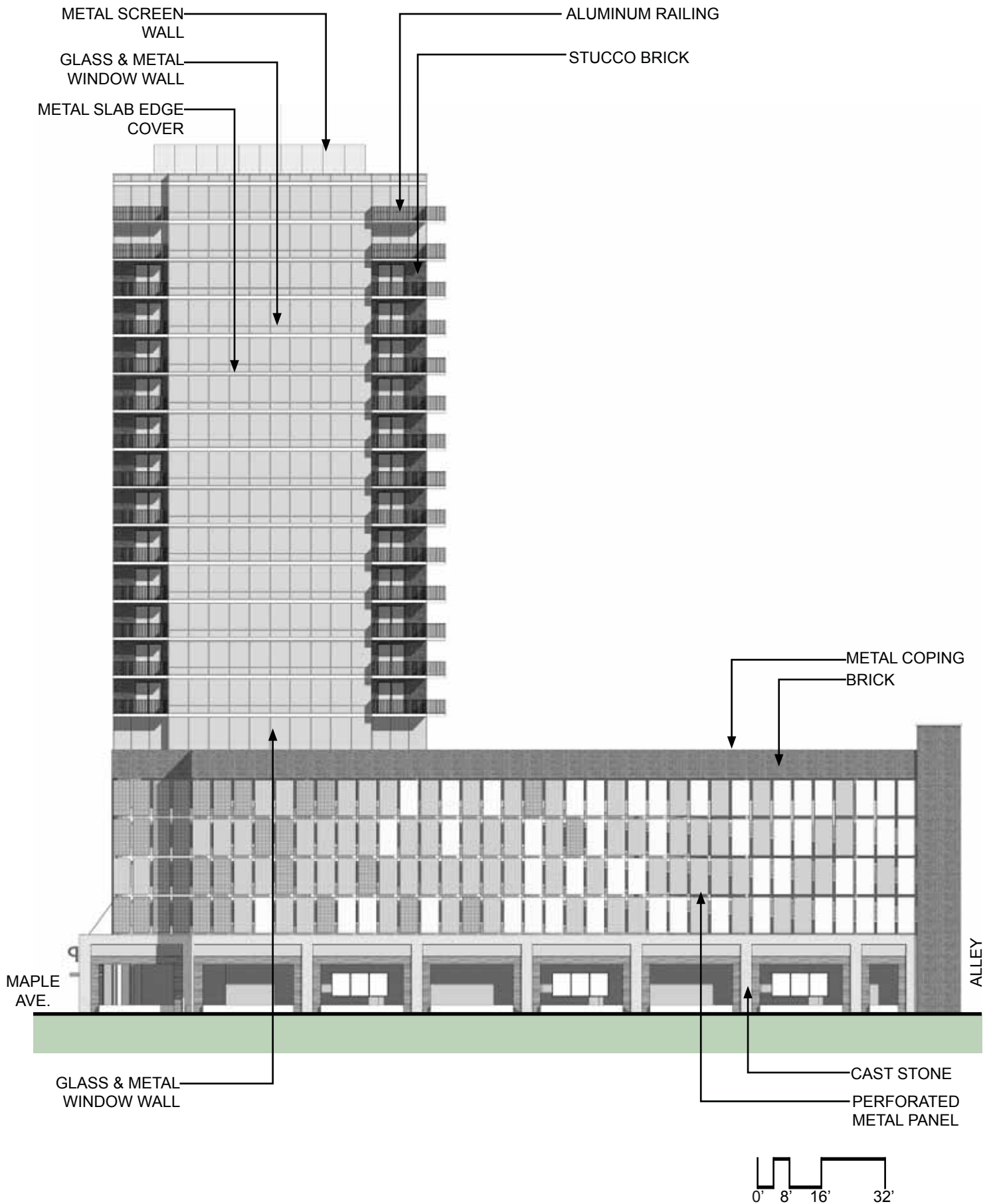






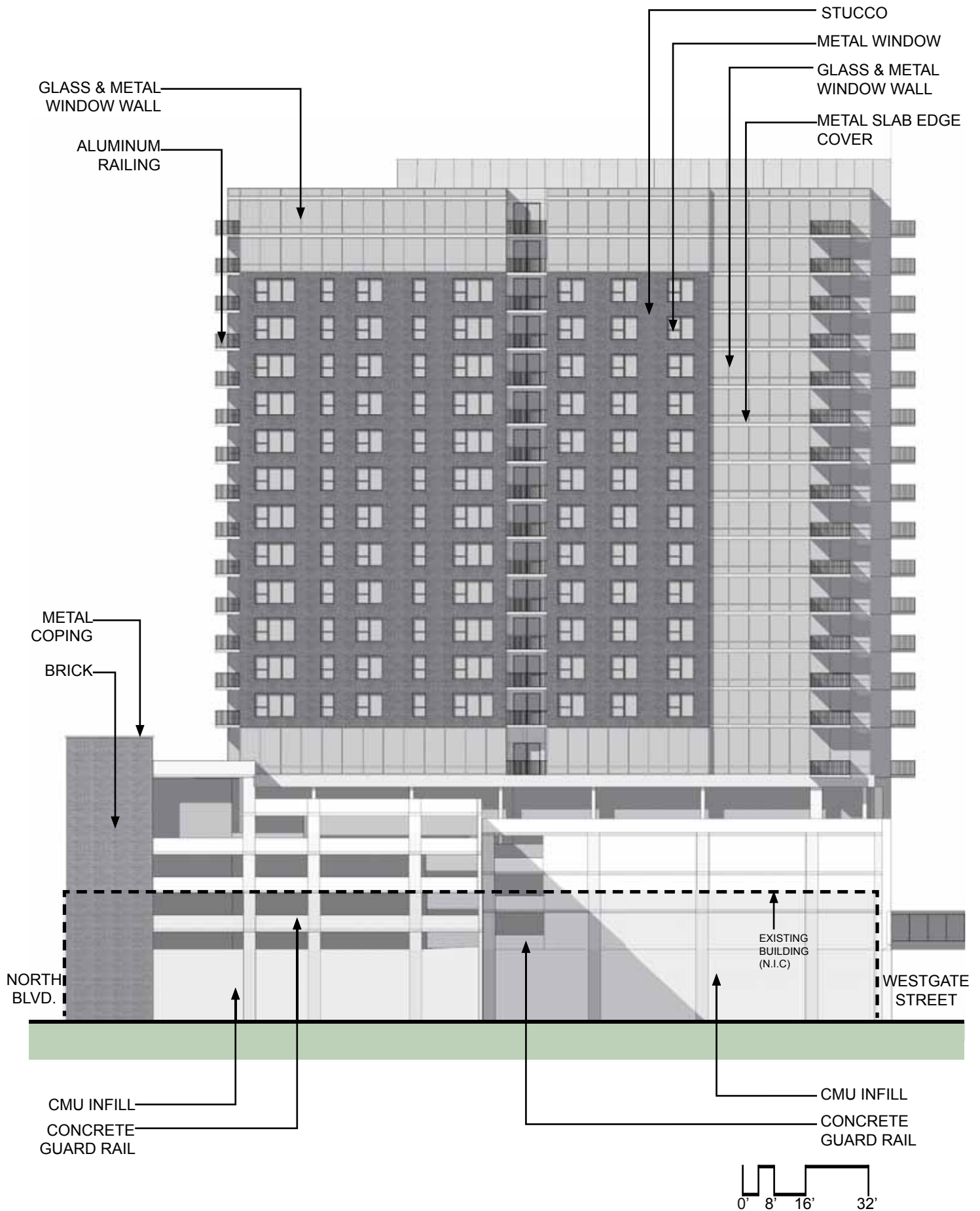




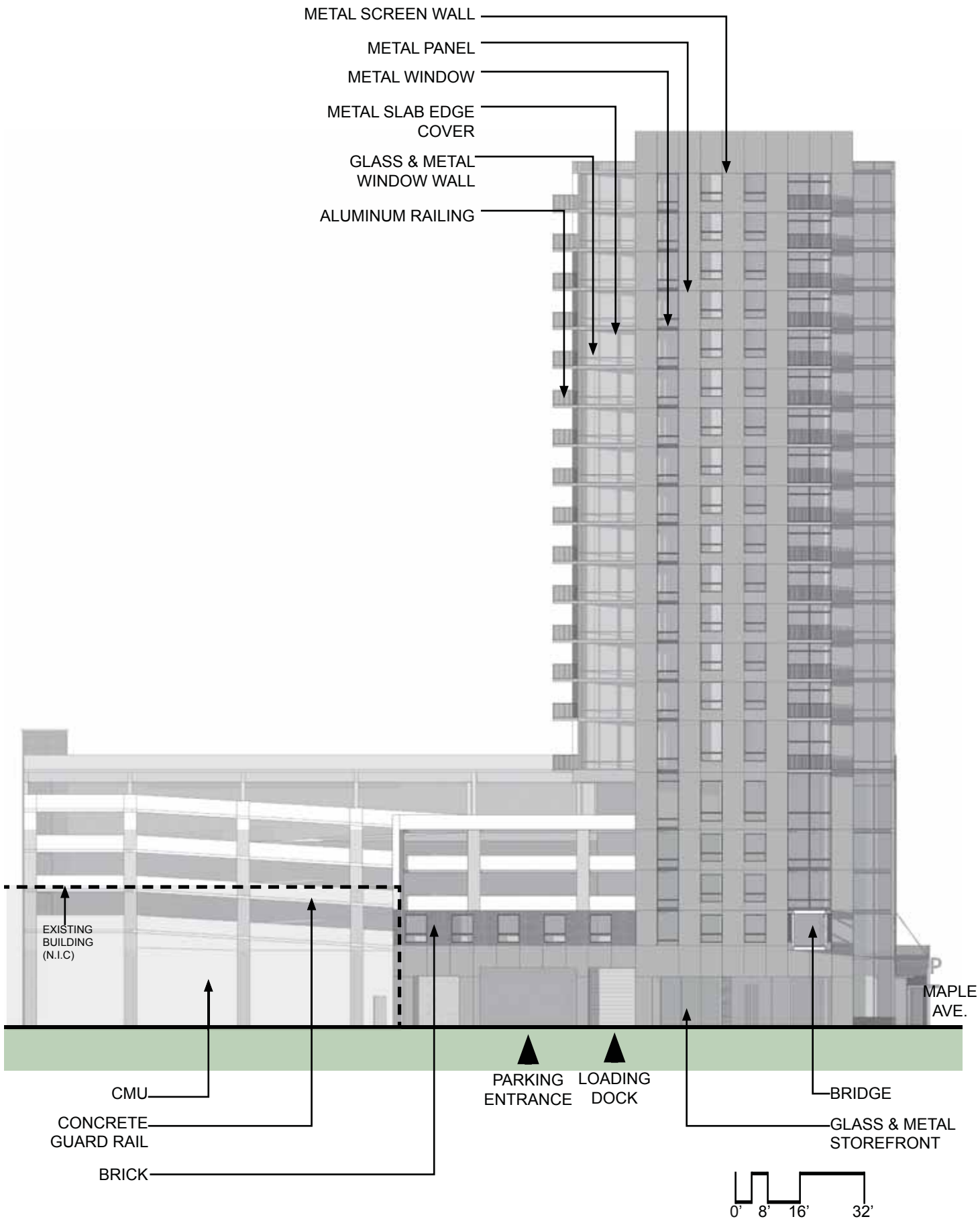


SOUTH ELEVATION - SOUTH BUILDING

WESTGATE / LAKE STREET  
 DEVELOPMENT  
 06/04/2015







# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 24

*FLOOR PLANS*

North Building Summary

990	990												R	
19,461	2,162				17,299			14	6	20	865	89%	5	12.00
19,461	2,162				17,299			14	6	20	865	89%	4	11.00
19,461	2,162				17,299			14	6	20	865	89%	3	11.00
19,461	3,242				16,905		2	12	6	20	845	87%	2	11.00
26,824	3,685	23,139											1	18.00
<b>105,658</b>	<b>14,403</b>	<b>23,139</b>			<b>68,802</b>		<b>2</b>	<b>0</b>	<b>54</b>	<b>24</b>	<b>80</b>	<b>860</b>		<b>63.00</b>

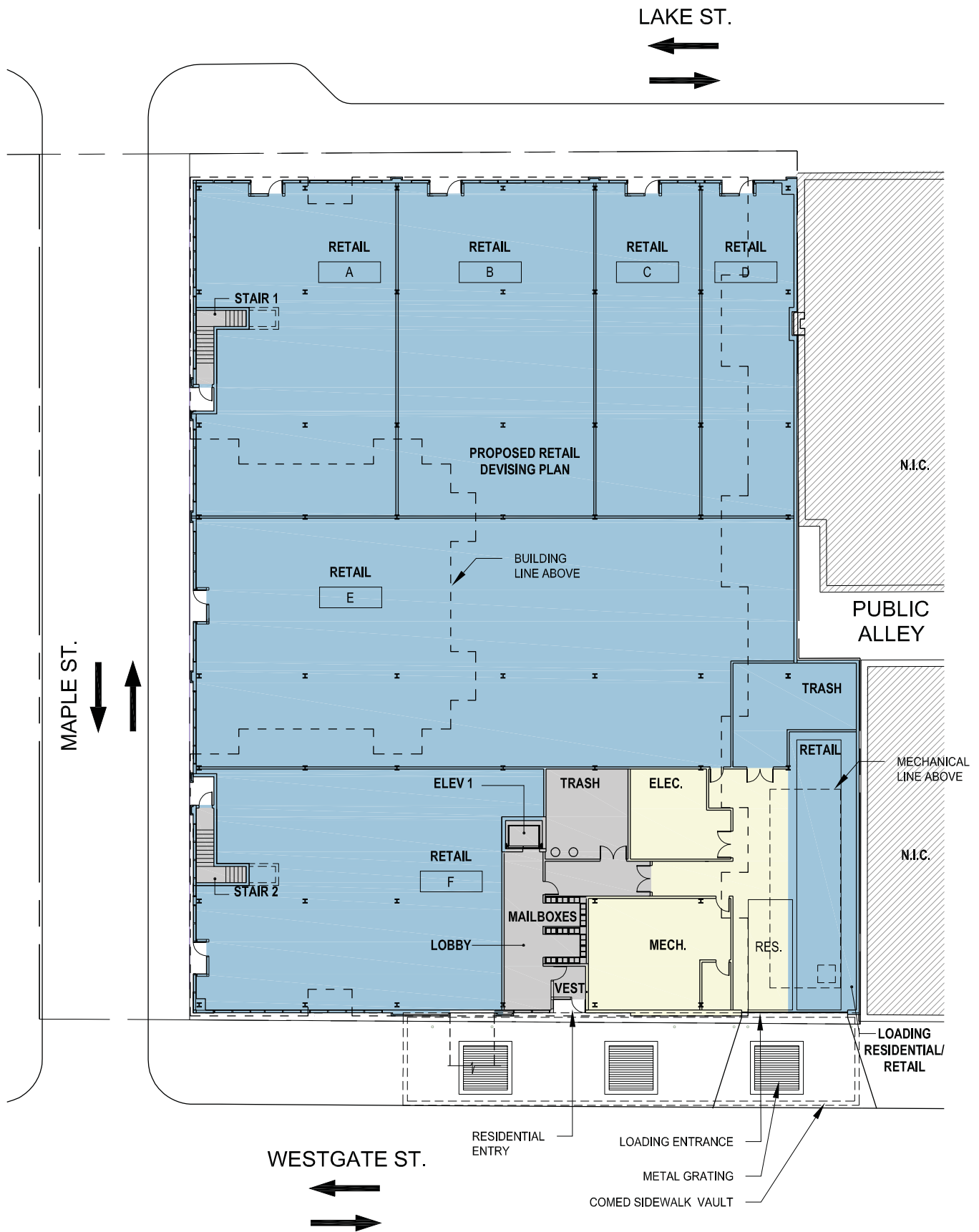
Bridge

3% 0% 68% 30%

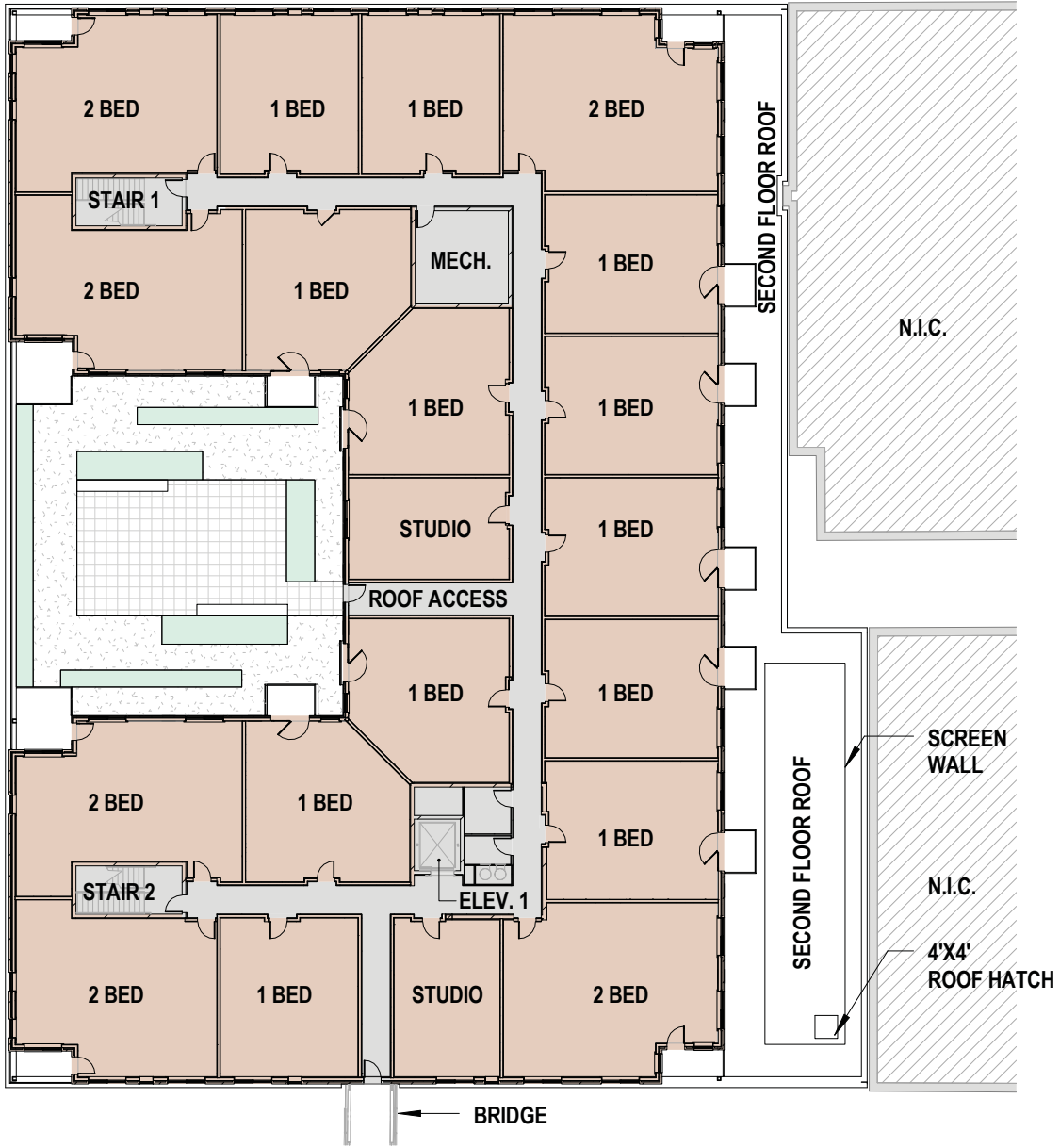
(Total) Building Summary

<b>450,926</b>	<b>51,046</b>	<b>25,105</b>	<b>5,408</b>		<b>225,600</b>	<b>428</b>	<b>46</b>	<b>15</b>	<b>128</b>	<b>82</b>	<b>271</b>	<b>832</b>		
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17% 6% 47% 30%

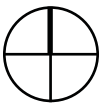
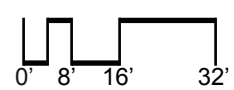
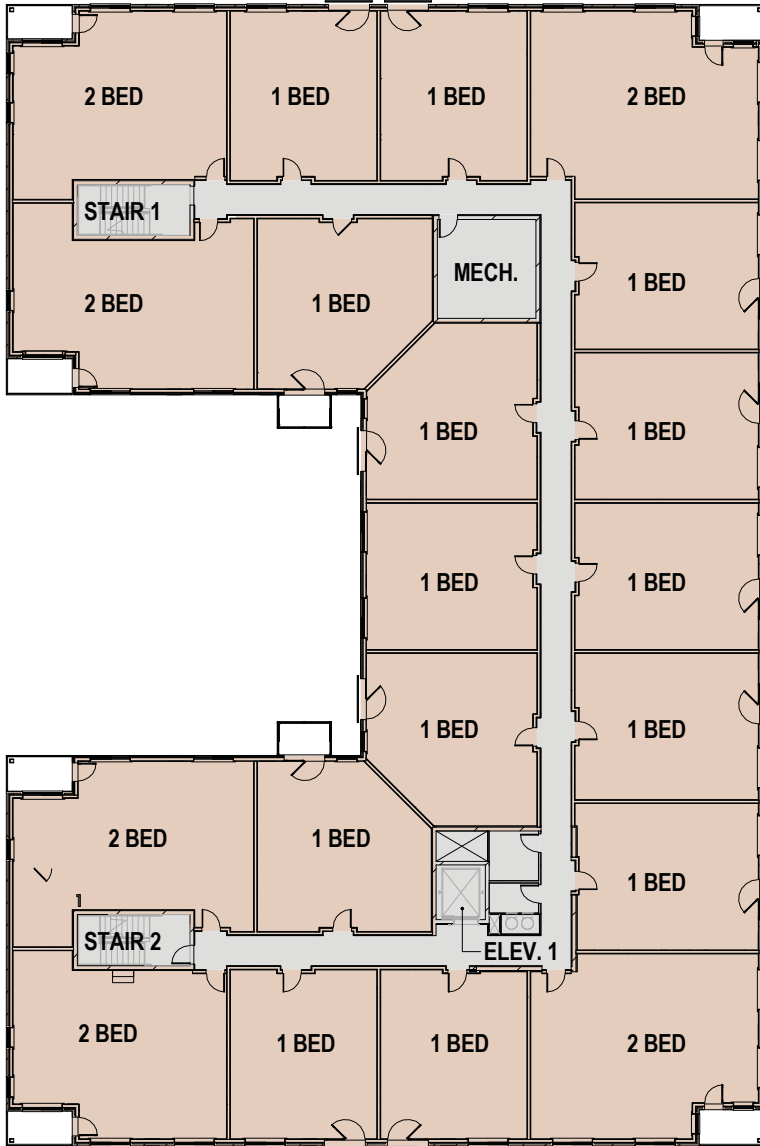


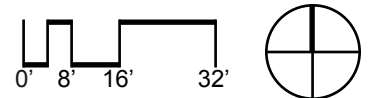
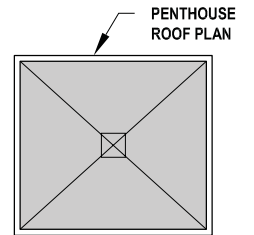
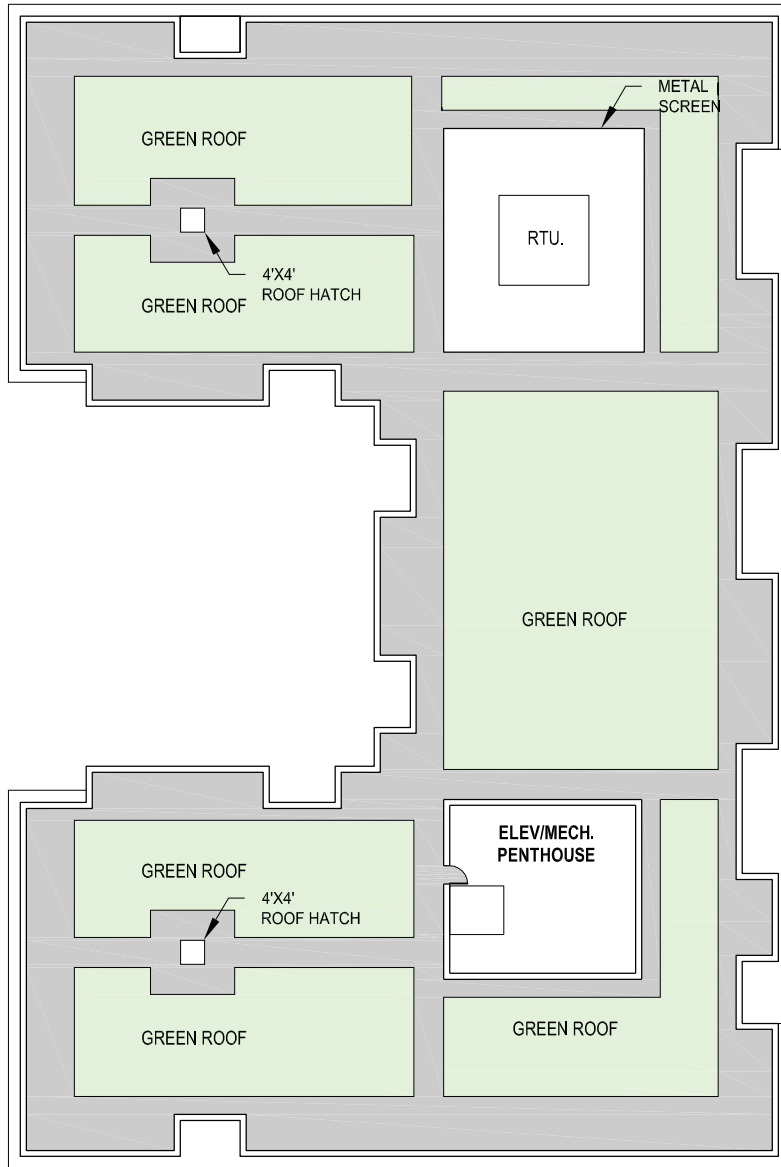




SECOND FLOOR PLAN - NORTH BUILDING

WESTGATE / LAKE STREET  
DEVELOPMENT  
06/04/15





South Building Summary

Gross	Net Areas					Parking	Residential Counts							Floor	Height
	Common	Retail	Amenity	Parking	Dwelling		STU	1BR+	1BR	2BR	Total	Average	Efficiency		
911	911													R	
11,976	1,292				10,684		3	1	5	4	13	822	89%	20	13.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	19	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	18	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	17	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	16	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	15	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	14	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	13	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	12	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	11	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	10	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	9	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	8	9.33
11,976	1,292				10,684		3	1	5	4	13	822	89%	7	9.33
11,976	1,300		3,454		7,222		2	1	4	2	9	802	60%	6	12.33
32,804	1,388				31,416	101								5	14.33
32,804	1,388				31,416	97								4	9.66
32,804	1,388				31,416	97								3	9.66
32,554	2,473		1,954		28,127	86								2	9.66
33,751	9,707	1,966			22,078	47								1	18.00
<b>345,268</b>	<b>36,643</b>	<b>1,966</b>	<b>5,408</b>		<b>144,453</b>	<b>428</b>	<b>44</b>	<b>15</b>	<b>74</b>	<b>58</b>	<b>191</b>	<b>821</b>			<b>208.26</b>

23% 8% 39% 30%

South Building Parking Count

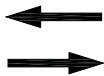
Parking No.	Parking Stall Dimensions	Parking Stall Type	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Total	Percentage %
A	8'-7" x 18'-0"	Standard Car - Short Term	30	48	54	54	61	247	58%
B	8'-3" x 18'-0"	Standard Car - Long Term	0	0	0	0	0	0	0%
C	7'-7" x 15'-6"	Compact Car - Short Term	11	29	29	29	27	125	29%
D	7'-3" x 15'-6"	Compact Car - Long Term	3	8	12	12	12	47	11%
E	8'-7" x 18'-0"	Standard Car - Short Term	3	1	2	2	1	9	2%
<b>Total</b>								<b>428</b>	<b>100%</b>

South Building Bike Count

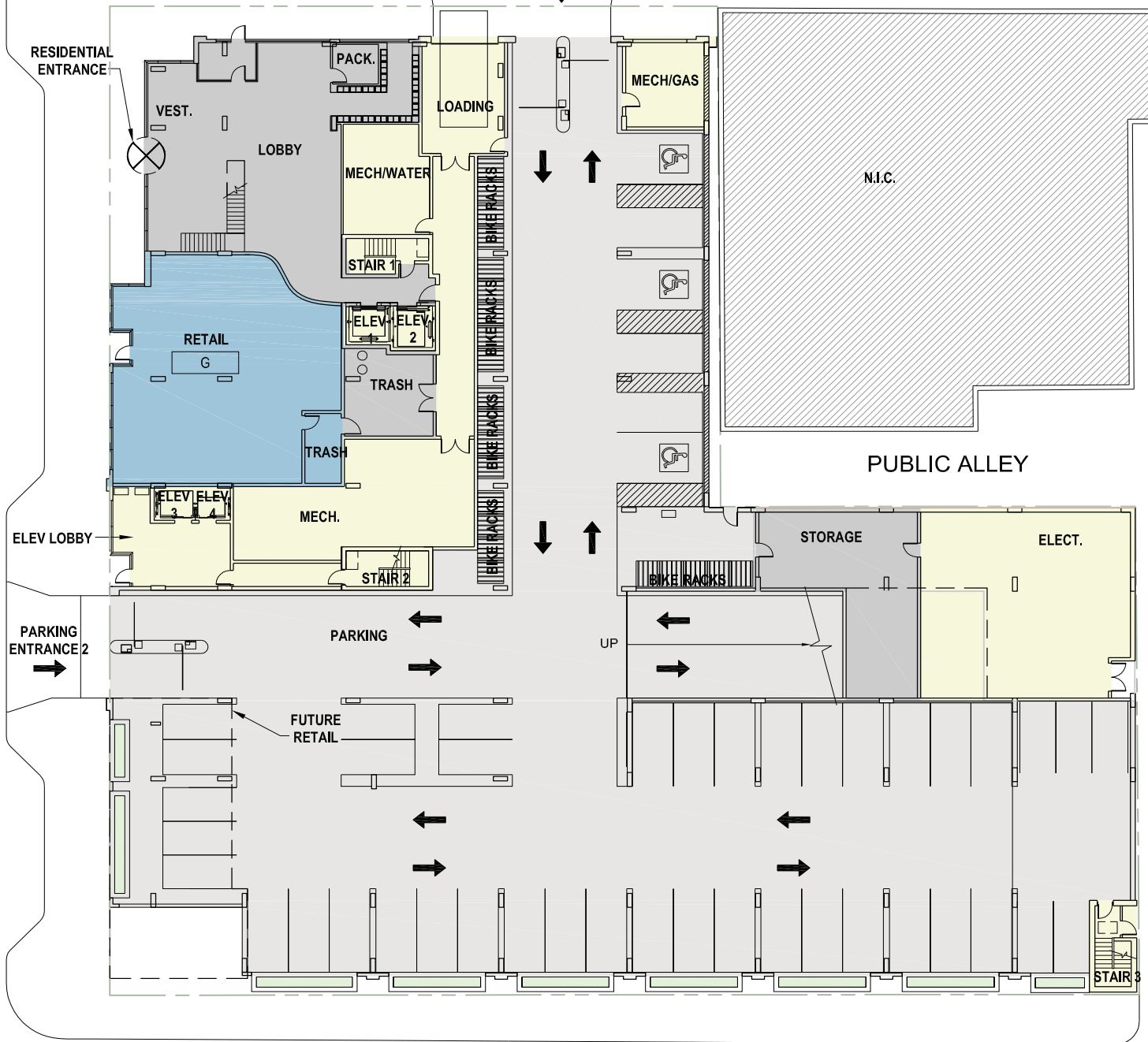
	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Total
	120	0	0	0	0	120



WESTGATE ST.



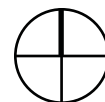
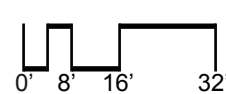
PARKING ENTRANCE 1



N.I.C.

PUBLIC ALLEY

NORTH BLVD.

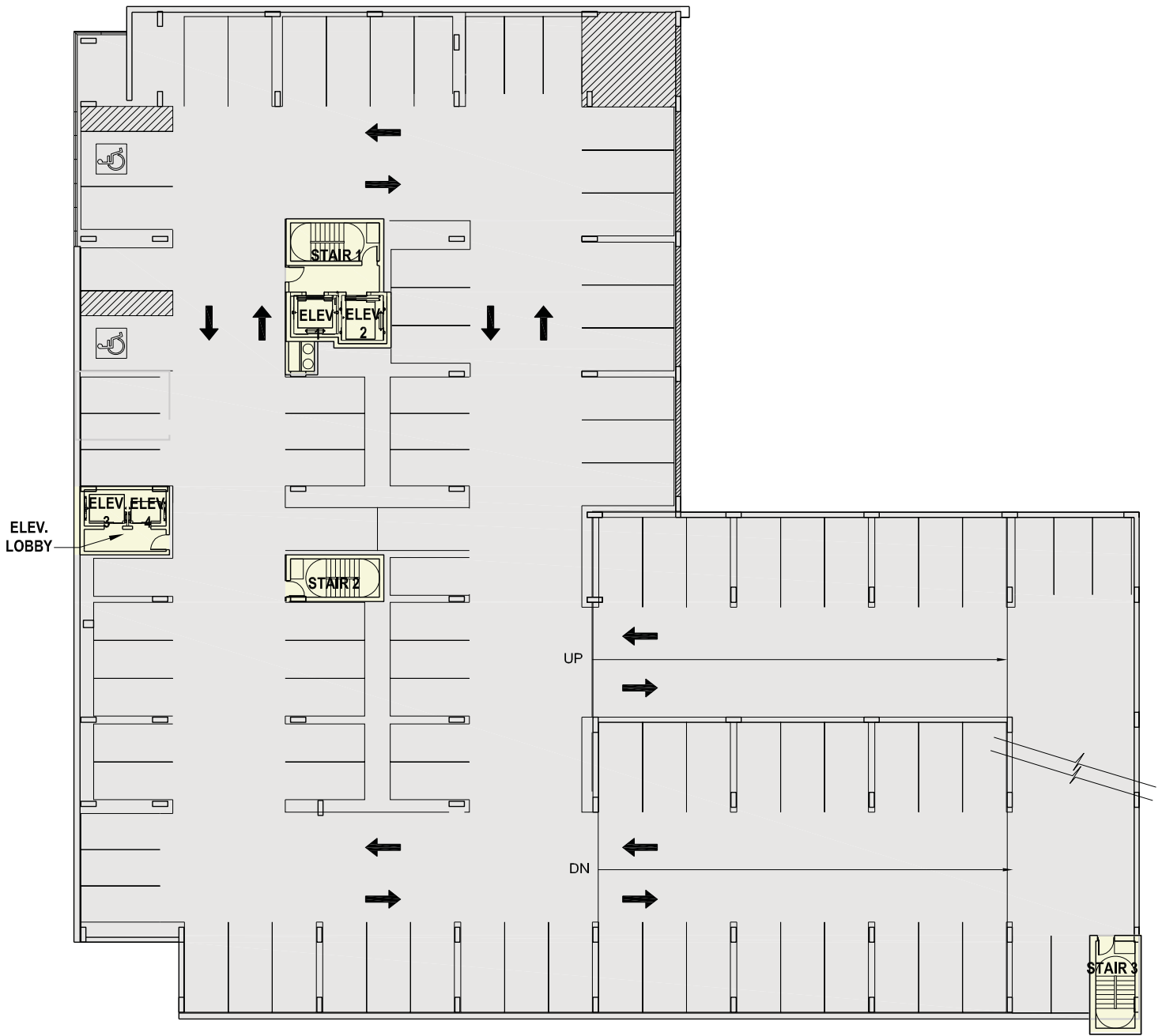




SECOND FLOOR PLAN - SOUTH BUILDING

WESTGATE / LAKE STREET  
 DEVELOPMENT  
 04/24/2015

24.H



ELEV. LOBBY

STAIR 1

ELEV. ELEV. 2

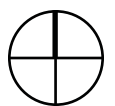
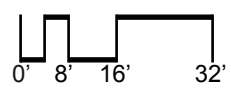
ELEV. ELEV. 3 4

STAIR 2

UP

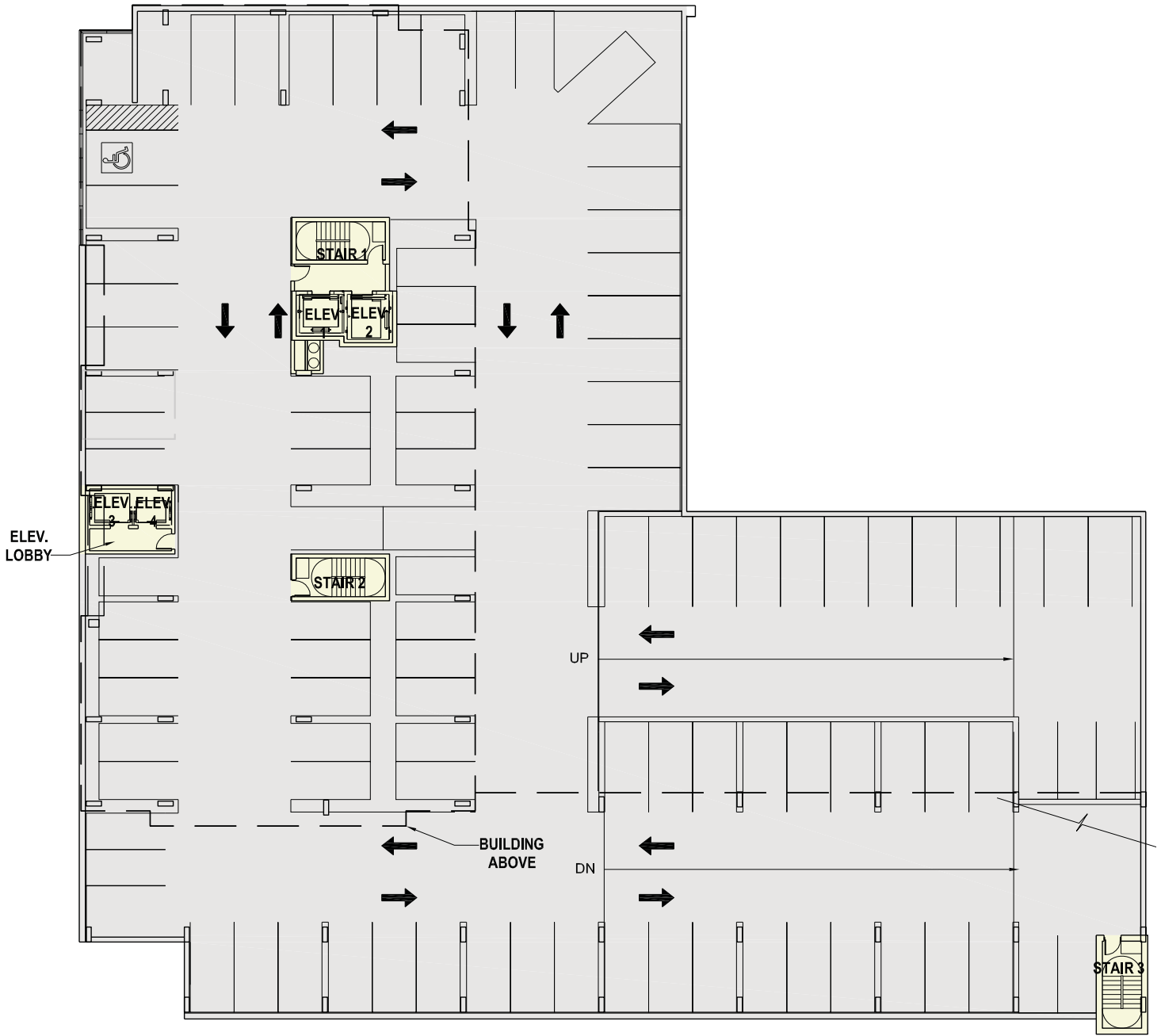
DN

STAIR 3



THIRD & FOURTH FLOOR PLAN - SOUTH BUILDING

WESTGATE / LAKE STREET DEVELOPMENT  
04/24/2015

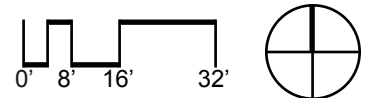
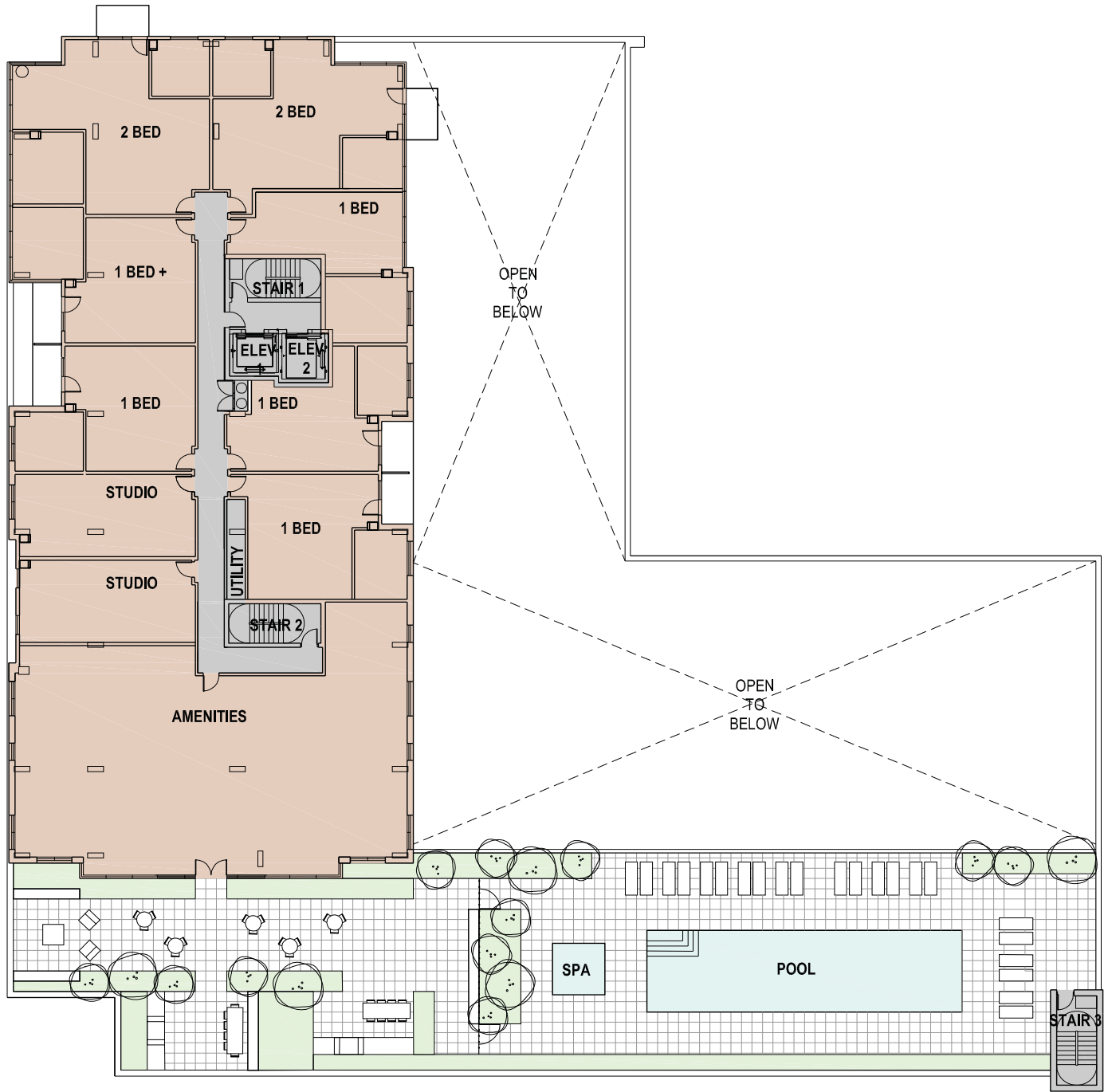


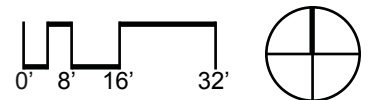
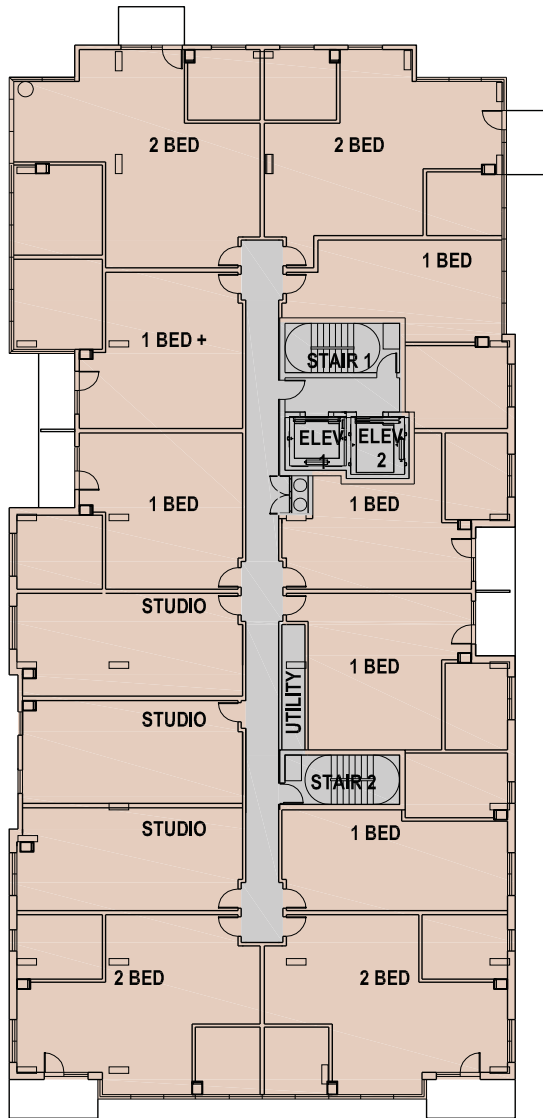
FIFTH FLOOR PLAN - SOUTH BUILDING

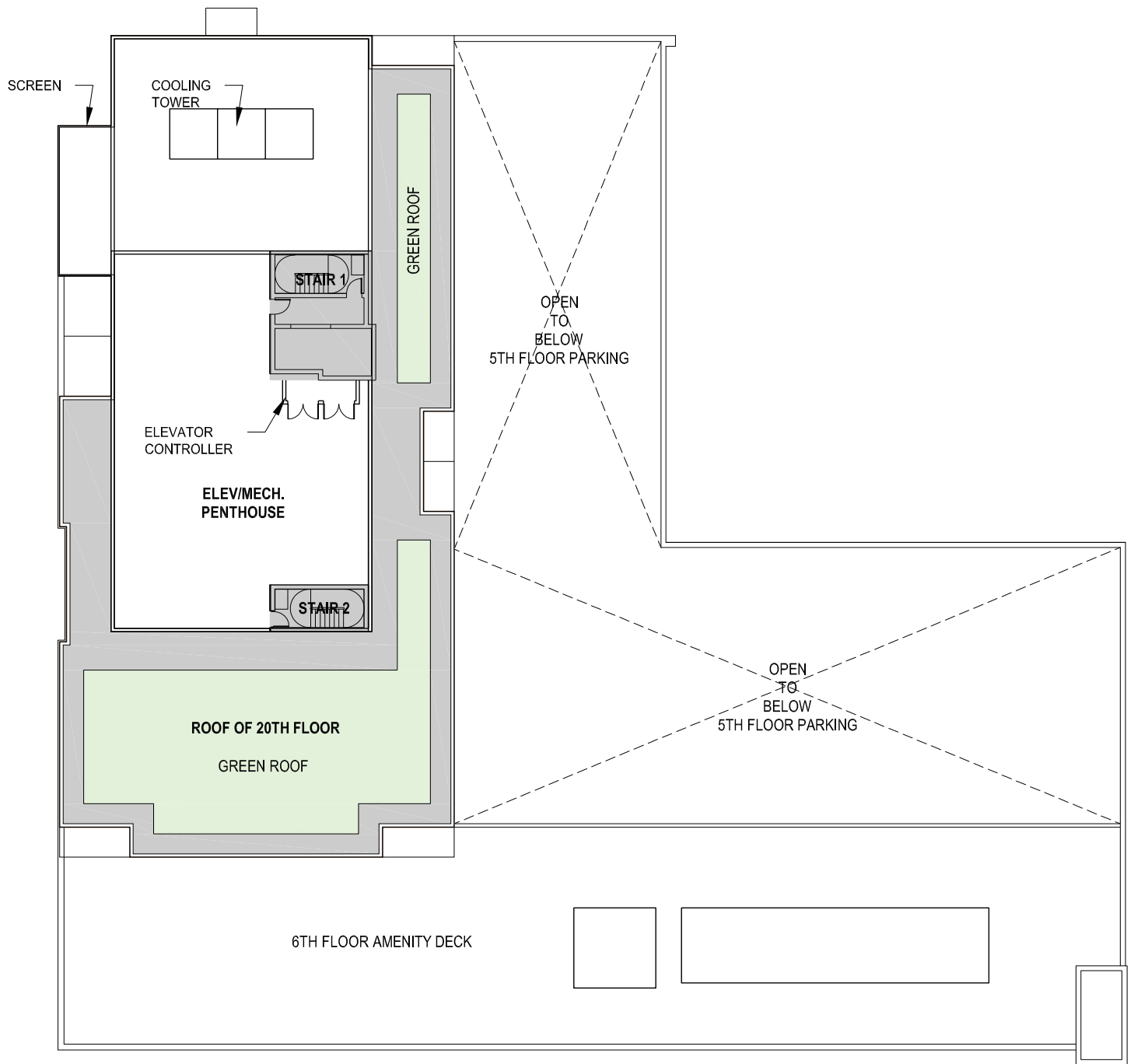
WESTGATE / LAKE STREET  
 DEVELOPMENT  
 04/24/2015

24.J









# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 25

*EXTERIOR LIGHTING PLAN*





# FIXTURE LEGEND

● DECORATIVE GLOBE LIGHT

● OVERHEAD LIGHT



**1914 LED LIBERTYVILLE SERIES**

**SPECIFICATIONS**

**GENERAL**

- Luminaire housing shall be 356 die cast aluminum.
- The luminaire shall be available with acrylic tear drop acorn, a sag glass lens or a flat lens.
- Optic shall be IP66 rated.
- The luminaire shall measure 17" diameter by 35" tall with acrylic tear drop; 17" diameter x 21 1/2" tall with flat lens or 17" diameter 23 3/4" tall with sag lens.
- The luminaire shall have LED light sources with down-lighting optics.
- The luminaire shall be U.L. or E.T.L. listed in U.S. and Canada.

**FITTER / DRIVER HOUSING**

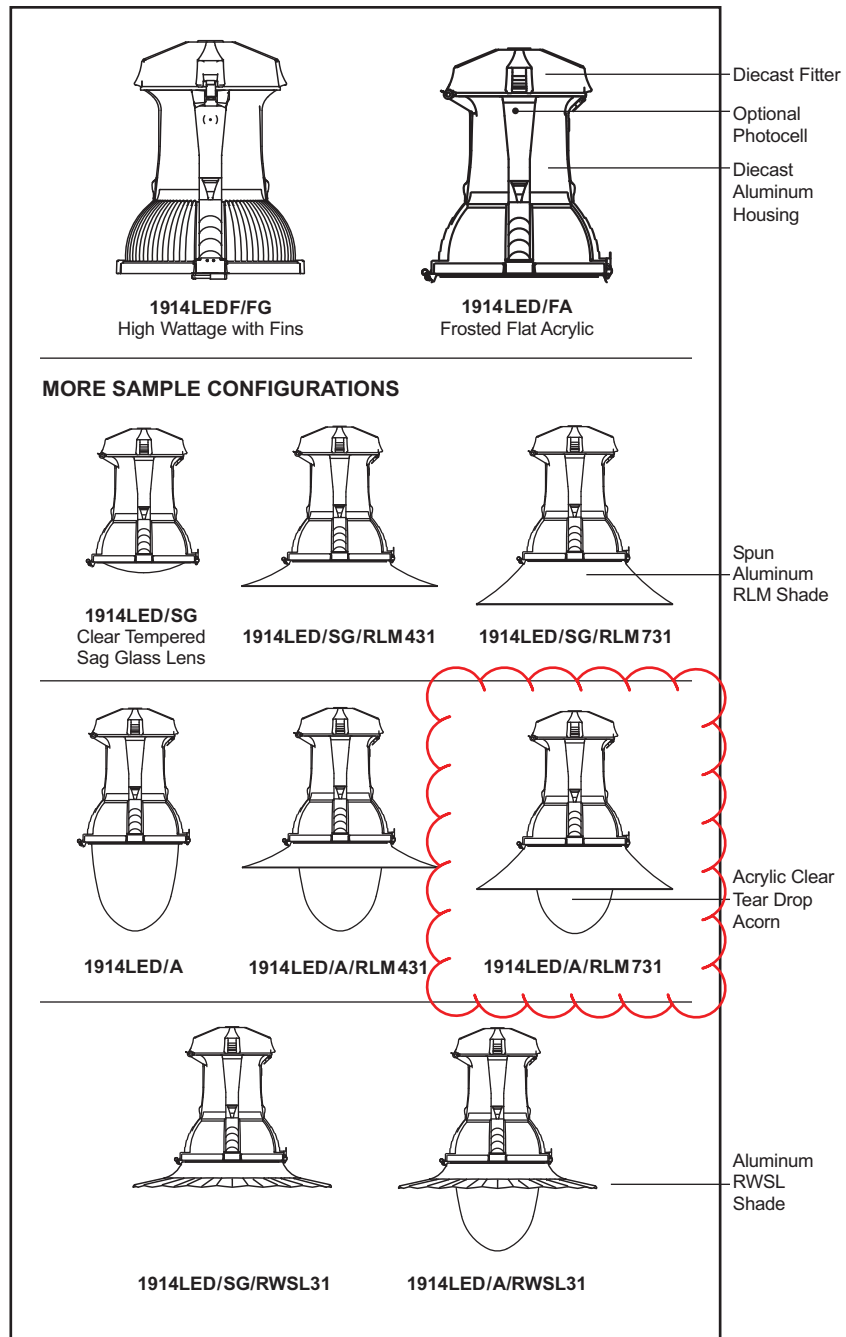
- The fitter shall be heavy wall die cast aluminum alloy for high tensile strength and corrosion resistance.
- The fitter shall be hinged with a stainless steel pin and secured with a tool-less stainless steel spring latch.
- The housing shall be fully gasketed.

**DRIVER MOUNT**

- The LED driver shall be securely mounted inside the housing for optimized performance and longevity.

**LIGHT SOURCES**

- The luminaire shall use high output, high brightness LEDs.
- The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface.
- The LED arrays shall be mounted to minimize up-light.
- The LEDs shall be attached to the printed circuit board with not less than 90% pure silver to insure optimal electrical and thermal conductivity.
- The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils.



**1914 EPA = 1.55 (ft<sup>2</sup>)  
WEIGHT = 75 LBS**



**LIST NO.  
1914 LED  
LIBERTYVILLE  
SERIES**

# 1914 LED LIBERTYVILLE SERIES

# SPECIFICATIONS

**LIST NO.  
1914 LED  
LIBERTYVILLE  
SERIES**

- The LEDs and printed circuit board construction shall be environmentally friendly and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant.
- The LED life rating data shall be determined in accordance with IESNA LM-80.

**OPTICS**

- The luminaire shall be provided with individual, acrylic, refractor type optics applied to each LED.
- The luminaire shall provide Type \_\_\_\_ (2, 3, 4 or 5) light distribution per the IESNA classifications.
- Testing shall be done in accordance with IESNA LM-79.
- Offered with clear flat glass (FG), flat medium diffuse acrylic (SV1), flat heavy diffuse acrylic (SV2), clear sag glass (SG), frosted sag glass (FSG) lenses and acrylic tear drop (A).

**PERFORMANCE**

- The luminaire shall meet the requirements for 0% uplight depending on options (UO in BUG).
- The LEDs and LED driver shall operate over a -40°C (-40°F) to +50°C (122°F) ambient air temperature range.

*(Continued on next page)*

**INITIAL DELIVERED LUMEN DATA ("A" LENS)**

Light Source	T2	T3	T4	T5	Watts
40L50-MDL21 <sup>2</sup>	22885	22800	22035	24330	286
40L45-MDL21 <sup>2</sup>	21250	21170	20460	22595	286
40L35-MDL21 <sup>2</sup>	19615	19540	18885	20855	286
40L50-MDL14 <sup>2</sup>	17630	17600	17200	18690	185
40L45-MDL14 <sup>2</sup>	16370	16340	15970	17355	185
40L35-MDL14 <sup>2</sup>	15110	15085	14745	16020	185
40L50-MDL10	14340	14325	13960	15345	136
40L45-MDL10	13315	13305	12960	14250	136
40L35-MDL10	12290	12280	11965	13150	136
33L50-MDL10	12140	11975	11320	12760	112
33L45-MDL10	11275	11120	10510	11850	112
33L35-MDL10	10405	10265	9705	10940	112
21L50-MDL10	8160	8025	7450	8250	76
21L45-MDL10	7575	7455	6915	7660	76
21L35-MDL10	6995	6880	6385	7070	76
21L50-MDL07	5700	5610	5180	5745	51
21L45-MDL07	5295	5210	4810	5335	51
21L35-MDL07	4885	4810	4440	4920	51

<sup>2</sup> See footnotes, last page

## 1914 LED LIBERTYVILLE SERIES

## SPECIFICATIONS

**LIST NO.  
1914 LED  
LIBERTYVILLE  
SERIES**

- The High Performance white LEDs will have a life expectancy of approximately 70,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C.
- The High Brightness, High Output LEDs shall be 4500K (3500K or 6000K option) color temperature with a typical of 75 CRI.
- The luminaire shall have a minimum \_\_\_\_\_ (see table) initial delivered lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

**ELECTRONIC DRIVERS**

- The driver shall be U.L. Recognized.
- The driver shall have overload as well as short circuit protection.
- The driver shall be a DC voltage output, constant current design, 50/60HZ.
- The driver shall have a minimum efficiency of 90%.
- The driver shall be rated at full load with THD<20%.
- The driver accepts input voltage from 120-277 (MDL). Optional 347-480 (MDH).
- The driver is dimmable using 0-10V signal.
- The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections.

**LUMINAIRE HOUSING**

- The luminaire shall be made of heavy wall cast aluminum alloy.
- For the higher power LED sources (MDL14 and MDL21) the luminaire shall be provided with optimized cast aluminum heat sink fins on the housing to provide maximum life and performance. (Finned body option available on lower power models).

**RLM OPTIONS**

- The luminaire shall be available with field installable RLM shades.
- The shades shall be spun aluminum.

**ARMS**

- The arms shall be cast aluminum and/or extruded aluminum.
- Arms with decorative filigree shall have meticulously detailed scroll work and gracefully curved brackets.
- The arms shall be pre-wired for ease of installation.
- The arms shall be bolted to a post mount adaptor which is welded to the pole to ensure proper alignment to the base.
- **(Twin TA and twin 579 arms)** The arms shall be attached to a decorative center hub which will fit the center tenon of the pole (not shown).

**PHOTOCELL OPTIONS****Twist-Lock Type**

- Photocells shall be twist-lock design.
- Photocell shall be electronic switch type.

*(Continued on next page)*



# 1914 LED LIBERTYVILLE SERIES

# SPECIFICATIONS

**LIST NO.  
1914 LED  
LIBERTYVILLE  
SERIES**

- Photocells shall be mounted in the housing on the photocell bracket and pre-wired to the driver.
- On multi-fixture poles the photocell shall be mounted on top of pole/arm/hangstraight. The photocell is not pre-wired since drivers are mounted in the fitters and packaged separately.
- Photocell time delay is 2 minutes to turn on at 1.5 foot-candles and 2 minutes to turn off at no more than 6 foot-candles.
- The photocell is 120-277 volt.

### Electronic Button Cell Type

- Photocells shall electronic button type.
- Photocells shall be mounted in the housing and pre-wired to the driver.
- On multi-fixture poles, the photocell shall be mounted in the pole shaft on an access plate. The photocell is not pre-wired since driver are mounted in the fitters and packaged separately.
- The photocell shall turn on at 1.5 foot-candle and turn off 5-10 seconds at no more than 2-3 foot-candles.
- The photocell is 120-277 volt.

### FINISH

- Prior to coating, the luminaire shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse-osmosis water rinsing and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coat.
- The finish coat shall be an electrostatically applied semi-gloss, super durable polyester powder coat, baked on at 400°F, to provide a durable, color retentive finish.
- \*The optional \_\_\_\_\_ (Verde Green or Swedish Iron) finish shall be hand-brushed using a 3-step process.

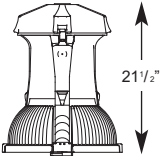
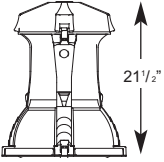
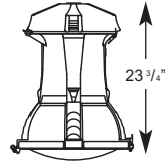
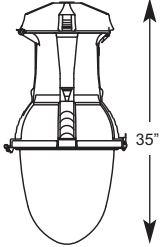
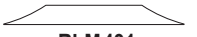





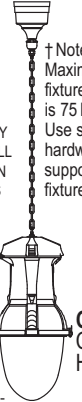
### WARRANTY

- The luminaire shall be free from all defects in materials and workmanship for a period of seven (7) years from the date of manufacture.
- The luminaire manufacturer shall warrant the LED boards/system, during the stated warranty period, against failure defined as more than three (3) simultaneous non-operating LEDs.
- The driver shall be warranted for seven (7) years.

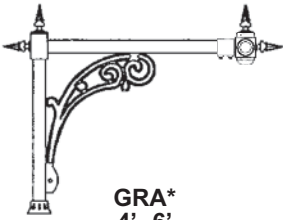
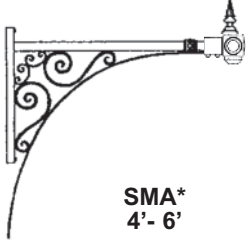
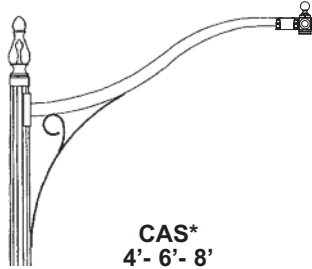
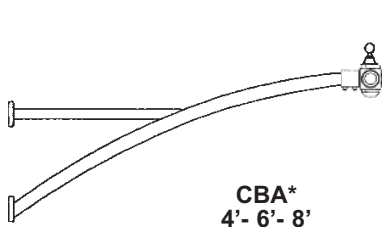
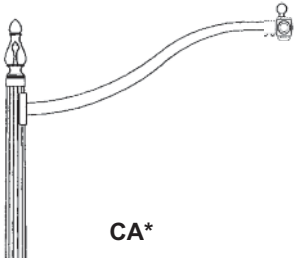
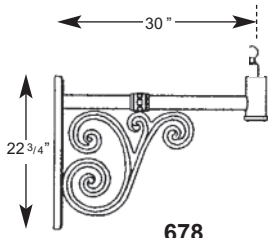
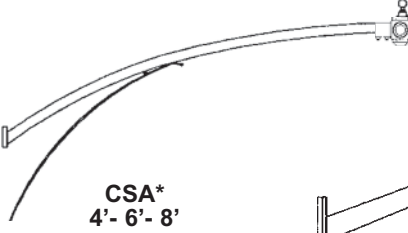
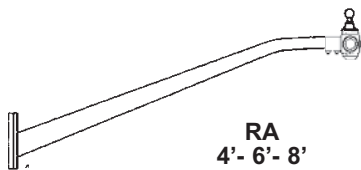
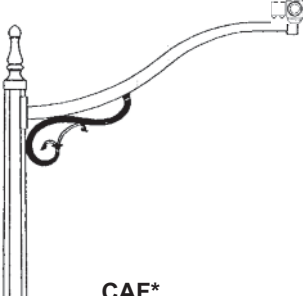
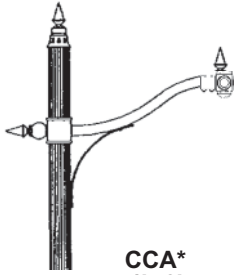
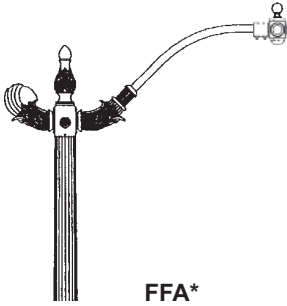
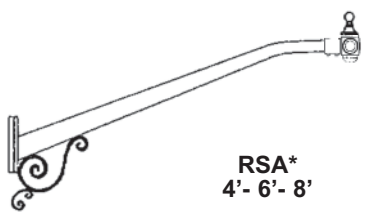

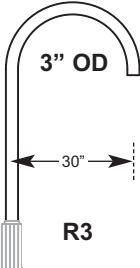
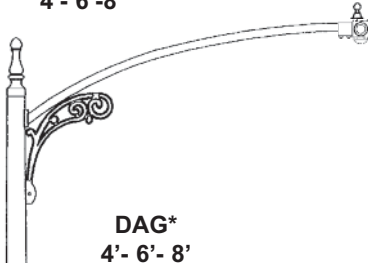
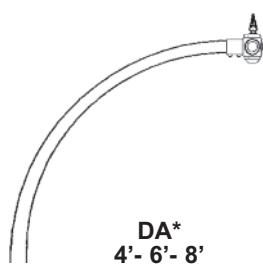
# 1914 LED LIBERTYVILLE

# FIXTURES / ARMS PM - WB

## FIXTURES / SHADES HANGING BRACKETS†

<p>17" W</p>  <p>21 1/2"</p>	<p>17" W</p>  <p>21 1/2"</p>	<p>17" W</p>  <p>23 3/4"</p>	<p>17" W</p>  <p>35"</p>	<p>31" W</p>  <p>RLM431</p>  <p>RLM731</p>  <p>RWSL31</p> <p>HS Hangstraights</p>  <p>HS-H Horizontal 8 1/4" W x 10 5/8" H</p>  <p>HS-C Clamp 12 1/2" W x 10 5/8" H</p>	 <p>SH28+ Stem Hung</p>  <p>CH28+ Chain Hung</p> <p>† Note: Maximum fixture weight is 75 lbs. Use sufficient hardware to support fixture weight.</p> <p>SPECIFY OVERALL DROP IN INCHES</p>
<p>High Wattage with Fins</p> <p><b>1914LED/FG</b> Flat Glass</p> <p><b>1914LED/FG</b> Flat Glass</p> <p><b>1914LED/SV1</b> Textured Flat Acrylic</p> <p><b>1914LED/SV1</b> Textured Flat Acrylic</p> <p><b>1914LED/SV2</b> Frosted Flat Acrylic</p>	<p><b>1914LED/SG</b> Sag Glass</p> <p><b>1914LED/SV1</b> Textured Flat Acrylic</p> <p><b>1914LED/SV2</b> Frosted Flat Acrylic</p>	<p><b>1914LED/SG</b> Sag Glass</p> <p><b>1914LED/FSG</b> Frosted Sag Glass</p>	<p><b>1914LED/A</b> Acrylic Tear Drop Lens</p>		

## ARMS - POST MOUNT (PM) or WALL BRACKETS (WB) See Arms Section for more information

 <p><b>GRA*</b> 4'- 6'</p>	 <p><b>SMA*</b> 4'- 6'</p>	 <p><b>CAS*</b> 4'- 6'- 8'</p>	 <p><b>CBA*</b> 4'- 6'- 8'</p>
 <p><b>CA*</b></p>	 <p>30"</p> <p>22 3/4"</p> <p><b>678</b></p>	 <p><b>CSA*</b> 4'- 6'- 8'</p>	 <p><b>RA</b> 4'- 6'- 8'</p>
 <p><b>CAF*</b> 4'- 6'- 8'</p>	 <p><b>CCA*</b> 4'- 6'</p>	 <p><b>FFA*</b> 4'- 6'- 8'</p>	 <p><b>RSA*</b> 4'- 6'- 8'</p>
 <p>8-14</p> <p><b>3693 Scrolls for R3 (Optional)</b></p>	 <p>3" OD</p> <p>30"</p> <p><b>R3</b></p>	 <p><b>DAG*</b> 4'- 6'- 8'</p>	 <p><b>DA*</b> 4'- 6'- 8'</p>

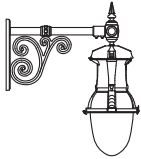
\*Shown with Optional HS Hangstraight

# BUILDING A PART NUMBER

## POST & ARM FIXTURES

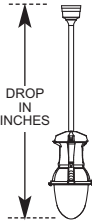
### ARM MOUNTED FIXTURE

<b>NO. OF ARMS</b>	<b>FIXTURE/LENS/RLM (IF REQUIRED) POSTARM</b>	<b>POST</b>	<b>POST CAP</b>	<b>LIGHT SOURCE</b>	<b>DRIVER</b>	<b>OPTIONS</b>	<b>FINISH</b>
	(See Pole or Roadway Post Section)			<b>LED</b>	<b>COLOR</b>	<b>TYPE</b>	
1	1914LED/A/CA6	6420SRTF	RSB4	33L	45	T5	MDL10 / HS-H / BKT



## WALL FIXTURES

<b>FIXTURE/LENS/RLM (IF REQUIRED) WALL BRACKET ARM</b>	<b>LIGHT SOURCE</b>	<b>DRIVER</b>	<b>OPTIONS</b>	<b>FINISH</b>
	<b>LED</b>	<b>COLOR</b>	<b>TYPE</b>	
1914LED/A/678WB	40L	45	T3	MDL14 / BKT



## HANGING FIXTURES

<b>FIXTURE/LENS (IF REQUIRED) HANGING BRACKET</b>	<b>OVERALL DROP IN INCHES</b>	<b>LIGHT SOURCE</b>	<b>DRIVER</b>	<b>OPTIONS</b>	<b>FINISH</b>
		<b>LED</b>	<b>COLOR</b>	<b>TYPE</b>	
1914LED/A/SH28	72 INCHES	21L	45	T5	MDL07 / BKT

## PART NUMBER SELECTIONS

### FIXTURES

- 1914LED
- 1914LEDF<sup>2</sup>

### LENS

- FG
- SV1
- SV2
- SG
- FSG
- A

### POST ARMS

- 678PM
- R3
- CA4<sup>1</sup>
- CA6<sup>1</sup>
- CA8<sup>1</sup>
- CAF4<sup>1</sup>
- CAF6<sup>1</sup>
- CAF8<sup>1</sup>
- CAS4<sup>1</sup>
- CAS6<sup>1</sup>
- CAS8<sup>1</sup>
- CBA4<sup>1</sup>
- CBA6<sup>1</sup>
- CBA8<sup>1</sup>
- CCA4<sup>1</sup>
- CCA6<sup>1</sup>
- CSA4<sup>1</sup>
- CSA6<sup>1</sup>
- CSA8<sup>1</sup>
- DA4<sup>1</sup>

### POST ARMS

- DA6<sup>1</sup>
- DA8<sup>1</sup>
- DAG4<sup>1</sup>
- DAG6<sup>1</sup>
- DAG8<sup>1</sup>
- FFA4<sup>1</sup>
- FFA6<sup>1</sup>
- R3 single
- R3 twin
- RA4<sup>1</sup>
- RA6<sup>1</sup>
- RA8<sup>1</sup>
- RSA4<sup>1</sup>
- RSA6<sup>1</sup>
- RSA8<sup>1</sup>
- QPM
- SMA4<sup>1</sup>
- SMA6<sup>1</sup>
- TAPT
- TASUPT

### WALL BRACKET ARMS

- 678WB
- R2WB
- TASUWB
- TAWB

### SHADES

- RLM431
- RLM731
- RWL31

### HANGING BRACKETS

- CH28
- SH28

### LIGHT SOURCES

LED	COLOR TEMP. (K)	TYPE
21L	50(00)	T2
33L	45(00)	T3
40L	35(00)	T4
		T5

\*Consult factory for other color temperatures

### DRIVER

VOLTS	TYPE	mA
120-277	MDL	21 <sup>A</sup>
347-480	MDH	14 <sup>A</sup> 10 07 <sup>B</sup>

<sup>A</sup> 40 LED only

<sup>B</sup> 21 LED only

### STANDARD FINISHES\*

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

\*Smooth Finishes are available upon request

### CUSTOM FINISHES

- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

### STERNBERG SELECT FINISHES

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

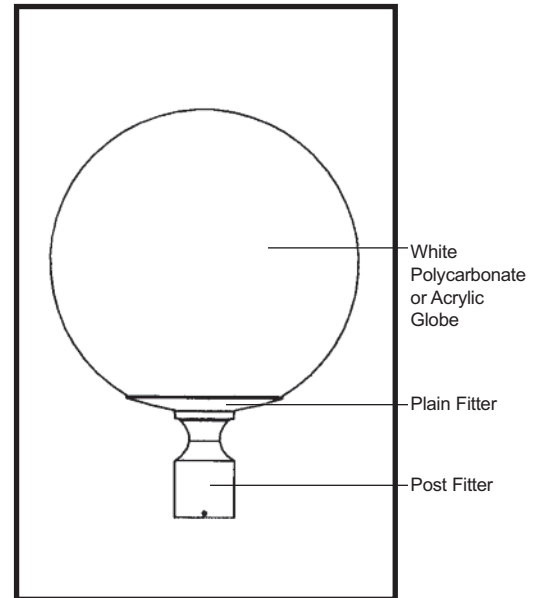
### NOTES:

- 1 Add (S) Spike or (B) Ball after arm number to designate type of finial.
- 2 Required with MDL21 and MDL14 drivers.
- 3 Only with Acrylic Tear Drop Lens.

# G14 / G24 PF LED GLOBE SERIES Upward SPECIFICATIONS

## LUMINAIRE DESIGN

- The luminaire shall be a classically Victorian styled globe which consists of a curved cast aluminum dish fitter and a white polycarbonate or acrylic globe.
- The luminaire shall have an LED Illuminating Tube (LIT) light source.
- The LIT module shall be an **IP65** water-tight, dust-tight assembly for years of maintenance free operation.
- The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The luminaire shall be U.L. or E.T.L. listed in U.S. and Canada.



**EPA = 0.98 (ft<sup>2</sup>)  
WEIGHT = 6.5 LBS**

**Rated IP65**

## POST FITTER

- The dish fitter shall be heavy wall cast aluminum, alloy for high tensile strength.
- The fitter shall have an spring lock and release system for ease of attachment to the globe.
- The fitter shall be 9" in diameter for the 16"-24" globes and 6" in diameter for the 14" globes.
- The fitter shall have an inside diameter opening to 3" diameter pole or tenon. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon.

## DRIVER

- The LED driver shall be remote mounted. The driver can be in the arm, pole or base mounted depending on the selected options.
- The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation.

## LIGHT SOURCES / LIT MODULE

- The luminaire shall use high output, high brightness LEDs.
- The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface.
- The LEDs shall be attached to the printed circuit board with not less than 90% pure silver to insure optimal electrical and thermal conductivity.
- The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils.
- The LEDs and printed circuit board construction shall be environmentally friendly and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant.
- The LED life rating data shall be determined in accordance with IESNA LM-80.



# G14 / G24 PF LED GLOBE SERIES Upward SPECIFICATIONS

## PERFORMANCE

- The LEDs and LED driver shall operate over a -40°C (-40°F) to +50°C (122°F) ambient air temperature range.
- The High Performance white LEDs will have a life expectancy of approximately 70,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C.
- The High Brightness, High Output LED's shall be 4500K (3500K or 6000K option) color temperature with a minimum of 75 CRI.
- The luminaire shall have a minimum \_\_\_\_\_ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Light Source	Initial Delivered Lumens	Fixture Watts
<b>4S62TLFA-MDL03</b>	<b>1910</b>	<b>29</b>
<b>4S45TLFA-MDL03</b>	<b>1785</b>	<b>29</b>
<b>4S35TLFA-MDL03</b>	<b>1675</b>	<b>29</b>
<b>3S62TLFA-MDL03</b>	<b>1510</b>	<b>22</b>
<b>3S45TLFA-MDL03</b>	<b>1415</b>	<b>22</b>
<b>3S35TLFA-MDL03</b>	<b>1325</b>	<b>22</b>

## ELECTRONIC DRIVERS

- The driver shall be U.L. Recognized.
- The driver shall have overload as well as short circuit protection.
- The driver shall be a DC voltage output, constant current design, 50/60HZ.
- The driver shall have a minimum efficiency of 88%.
- The driver shall be rated at full load with THD<20% and a power factor of greater than 0.90.

## GLOBES

- The white globe shall be \_\_\_\_\_” (14”- 24”) in diameter.
- The globe shall be made of vandal resistant white polycarbonate (WP) or dent resistant (DR) white acrylic (WA).

## ARMS

- The arms shall be cast aluminum and /or extruded aluminum.
- Arms with decorative filigree shall have meticulously detailed scroll work and gracefully curved brackets.

# G14 / G24 PF LED GLOBE SERIES Upward SPECIFICATIONS

**LIST NO.  
G14 / G24 PF  
LED GLOBE  
SERIES**

- The arms shall be pre-wired for ease of installation.
- The arms shall be bolted to a post mount adaptor which is welded to the pole to ensure proper alignment to the base.
- (Twin TA and Twin 579 arms) The arms shall be attached to a decorative center hub which will fit the center tenon of the pole (not shown).

## **PHOTOCELL OPTIONS**

### **Electronic Button Cell Type**

- Photocells shall be electronic button type.
- On single fixtures, the photocell shall be remote mounted with the driver.
- On multiple head fixtures, the photocell shall be mounted in the pole, on an access plate. The photocell is not pre-wired since drivers are mounted in the poles or base and packaged separately.
- The photocell is instant-on at 1.5 foot-candles and turns off 5-10 seconds at 2-3 foot-candles.
- The photocell is 120-277 volt.

## **FINISH**

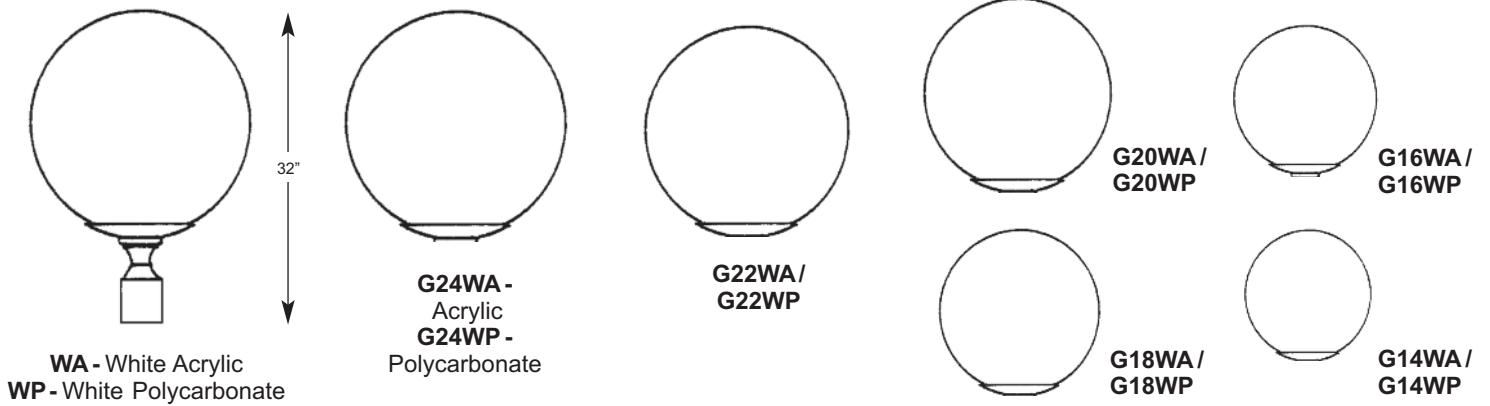
- Prior to coating, each assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coating.
- The finish coating shall be electrostatically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish.
- \*The optional \_\_\_\_\_ (Verde Green or Swedish Iron) finish shall be hand-brushed using a 3-step process.

## **WARRANTY**

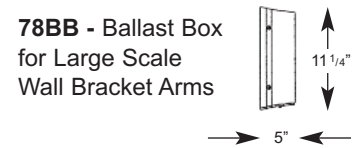
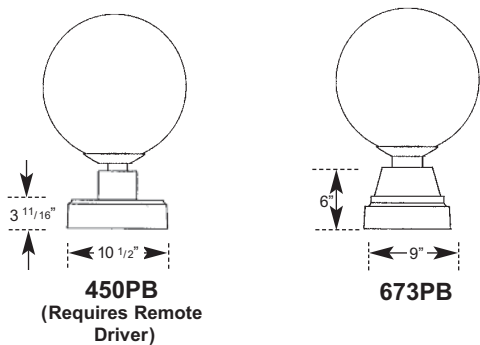
- The luminaire shall be free from all defects in materials and workmanship for a period of seven (7) years from the date of manufacture.
- The luminaire manufacturer shall warrant the LED boards/system, during the stated warranty period, against failure defined as more than 10% simultaneous non-operating LEDs.
- The driver shall be warranted for seven (7) years.



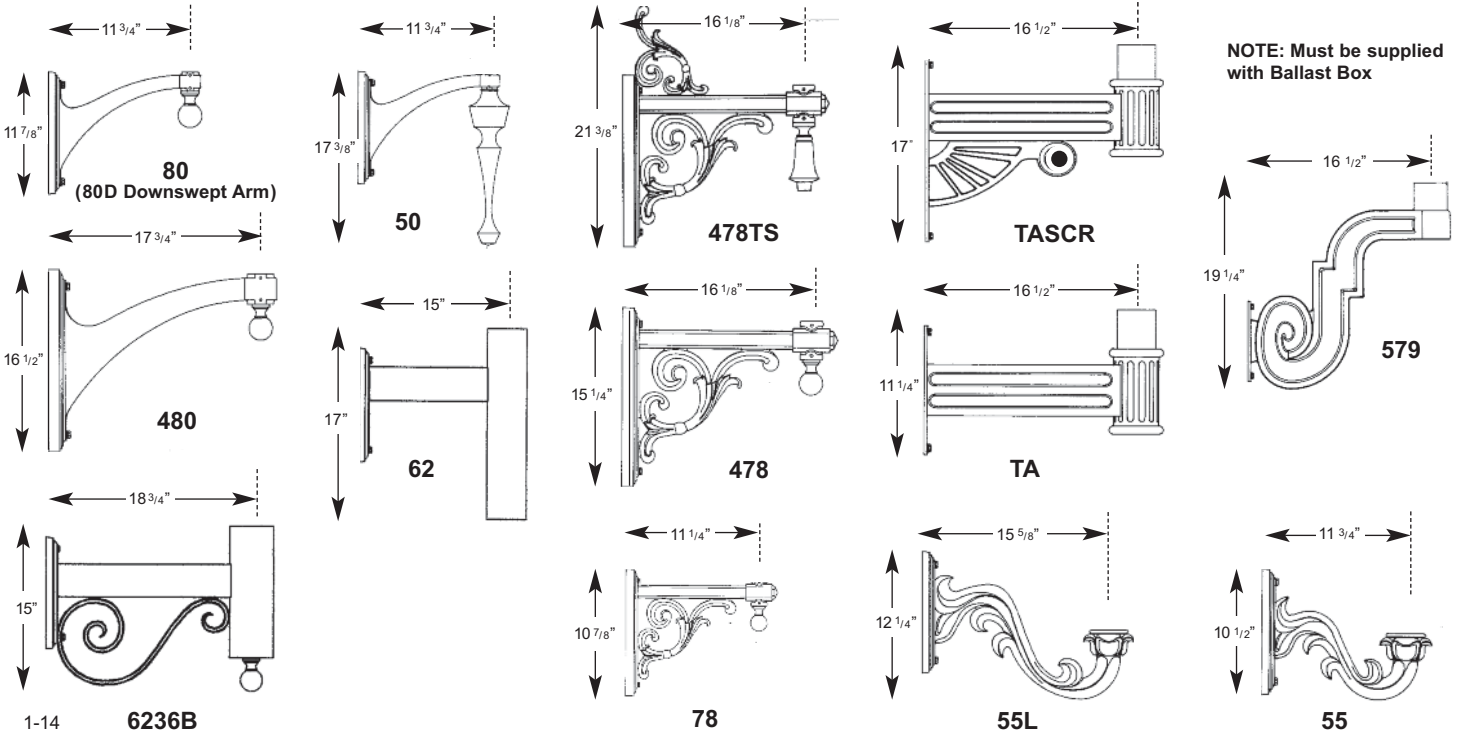
## GLOBES / OPTIONAL TOPS / OPTICAL SYSTEMS



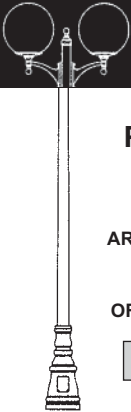
## PIER BASES BALLAST BOXES



## ARMS - POST MOUNT (PM) or WALL BRACKETS (WB) See Arms Section for more information

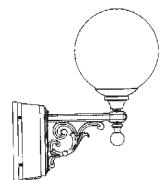


# BUILDING A PART NUMBER



## POST & ARM FIXTURES

ARM MOUNTED FIXTURE		POST TOP FIXTURE (PT)		POST	POST CAP	LIGHT SOURCE		DRIVER	OPTIONS	FINISH
NO. OF ARMS	GLOBE / FITTER / POSTARM	GLOBE	PT	(See Post Section)						
2	G18WALEDPF/80PM		PT	3610T4		4S45TLFA	MDL03	PEC1	BKT	



## WALL FIXTURES

GLOBE / FITTER / WALLBRACKET	LIGHT SOURCE	DRIVER	OPTIONS	FINISH	PIER FIXTURES Uses same information boxes as wall fixture
G12WPLEDPF/78WB	3S45TLFA	MDL03		BKT	G16WALEDPF/673PB

GLOBE / PIER BASE



## PART NUMBER SELECTIONS

### GLOBES

- G24WALEDPF
- G24WPLEDPF
- G22WALEDPF
- G22WPLEDPF
- G20WALEDPF
- G20WPLEDPF
- G18WALEDPF
- G18WPLEDPF
- G16WALEDPF
- G16WPLEDPF
- G14WALEDPF
- G14WPLEDPF

### PIER BASE

- 450PB
- 673PB

### POST ARMS

- 50PM
- 78PM
- 478PM
- 478TSPM
- 80PM
- 80DPM
- 480PM
- 480DPM
- 55PM
- 55LPM
- 62PM
- 121PM
- 6236BPM
- 6236PM
- 579PT
- TAPT
- TASCRPT
- 91WPM

### WALL BRACKET ARMS with BALLAST BOXES

- 50WB
- 62WB
- 478WB
- 478TSWB
- 80WB
- 80DWB
- 480WB
- 480DWB
- 55WB
- 55LWB
- 6236BWB
- 6236WB
- 579WB
- TAWB
- TASCRWB
- RWB
- 91WWB

### LIGHT SOURCES

- 4S62TLFA  
29W, 6200K
- 4S45TLFA  
29W, 4500K
- 4S35TLFA  
29W, 3500K
- 3S62TLFA  
22W, 6200K
- 3S45TLFA  
22W, 4500K
- 3S35TLFA  
22W, 3500K

### DRIVERS

- MDL03 - Dimming  
120-277
- MDH03 - Dimming  
347-480

### STANDARD FINISHES\*

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

\*Smooth Finishes are available upon request

### CUSTOM FINISHES

- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

### STERNBERG SELECT FINISHES

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

### OPTIONS

- PEC Photocell-Electronic 120-277 Volt
- FHD Dual Fuse and Holder
- PF Pineapple Finial or Font (TA, TASCR)
- BF Ball Finial or Font (TA, TASCR)

**NOTES:**  
**Pole Mounted Fixtures** - Requires driver to be remote mounted in pole base.  
**Wall Mounted Fixtures** - Requires wall bracket arms with ballast box attached.  
**Pier Mounted Fixtures** - Requires 673PB Pier Base.



# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 26

*SHADOW STUDY*





MARCH 20TH - 11:00 AM



MARCH 20TH - 3:00 PM



JUNE 21TH - 11:00 AM



JUNE 21TH - 3:00 PM





SEPTEMBER 21TH - 11:00 AM



SEPTEMBER 21TH - 3:00 PM





DECEMBER 21TH - 11:00 AM



DECEMBER 21TH - 3:00 PM

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 27

*PRELIMINARY ENGINEERING PLAN\**

*\*The attached Geotechnical Study does not include entire report. A hard copy of the full report can be found at Village Hall.*





# Geotechnical Engineering Report

Oak Park Station

Oak Park, Illinois

November 14, 2014

Terracon Project No. MR145124

**Prepared for:**

Lennar Multifamily Communities, LLC  
Schaumburg, Illinois

**Prepared by:**

Terracon Consultants, Inc.  
Naperville, Illinois

[terracon.com](http://terracon.com)

**Terracon**

Environmental



Facilities



Geotechnical



Materials



November 14, 2014

Lennar Multifamily Communities, LLC  
1300 E. Woodfield Road, Suite 304  
Schaumburg, Illinois 60173

Attention: Mr. Jonathan Kubow

Re: Geotechnical Engineering Report  
Proposed Oak Park Station  
1146 Westgate Street  
Oak Park, Illinois  
Terracon Project No. MR145124

Dear Mr. Kubow:

Terracon Consultants, Inc. (Terracon) has performed a geotechnical exploration for the referenced project. These services were provided in general accordance with our proposal No. P11140340GR dated June 3 2014. This report presents the findings of the subsurface exploration and provides geotechnical recommendations regarding the design and construction of foundations for the above project.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report, or if we may be of further service, please contact us.

Sincerely,

**Terracon Consultants, Inc.**



Ati Fathi, P.E.  
Project Engineer



Matthew E. Ribordy, P.E.  
Illinois No. 062-052126  
Renews on 11/30/15



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Exhibit A-2	Boring Location Plan
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Exhibit B-1	Laboratory Testing
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### APPENDIX C – SUPPORTING DOCUMENTS

Exhibit C-1	General Notes
Exhibit C-2	Unified Soil Classification

## EXECUTIVE SUMMARY

The following items represent a brief summary of the findings of our subsurface exploration and geotechnical recommendations for the Oak Park Station project planned in Oak Park, Illinois. This summary should be reviewed in conjunction with the complete report.

- Based on the conditions encountered in the borings and the anticipated building loads, we recommend that the buildings be supported on belled drilled shaft (caisson) foundations extending to the hard native silty clay or lean clay soils encountered at a depth of about 30 feet below the existing ground surface. Based on the information obtained from the borings and pressuremeter testing, a maximum net allowable end bearing value of 15 kips per square foot (ksf) can be used for support of compressive loads. Design recommendations and construction considerations for drilled shaft foundations are provided in our report. Support of the buildings on auger cast piles (ACIP) piles can also be considered as an alternative to drilled shafts.
- Existing fill materials comprised primarily of lean clay, sand and gravel with various amounts of structural debris (e.g., brick and concrete) were encountered to depths of about 6 to 17 feet below existing grades in the footprint of the proposed 5-story building. Fill material was encountered within the footprint of the proposed 14-story building to depths of about 6 to 9 feet below existing grades. No documentation regarding placement and compaction of the fill was provided for our review, and it does not appear that the fill was uniformly compacted to a high degree. However, since the existing fill is contaminated and extends to significant depth, it does not appear practical or economical to completely remove and replace the fill. Provided the Owner is willing to accept the risk associated with supporting the building floor slab over the existing fill materials in exchange for reduced construction costs, it is our opinion that stable portions of the existing fill could be left in place for support of the new floor slab.
- Close monitoring of the construction operations discussed herein will be critical in achieving the design subgrade support. We therefore recommend that Terracon be retained to provide observation, testing during foundation construction and other earth-related aspects of construction.

This summary should be used in conjunction with the entire report for design purposes. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. The section titled **GENERAL COMMENTS** should be read for an understanding of the report limitations.

# GEOTECHNICAL ENGINEERING REPORT

## OAK PARK STATION

### OAK PARK, ILLINOIS

Terracon Project No. MR145124  
November 14, 2014

## 1.0 INTRODUCTION

Terracon Consultants Inc. Terracon has performed a subsurface exploration for the proposed new buildings in Oak Park Illinois. A total of seventeen (17) borings were drilled for this project. Borings were drilled to depths of about 10 to 70 feet below surface grades. Boring logs and a Boring Location Diagram are included in Appendix A.

This report describes the subsurface conditions encountered at the boring locations presents the test data and provides geotechnical engineering recommendations regarding the following items

- design and construction of drilled shaft and auger cast pile foundations
- floor slab subgrade preparation
- lateral earth pressure and drainage recommendations for design of below grade walls
- site preparation and earthwork

## 2.0 PROJECT INFORMATION

### 2.1 Project Description

ITEM	DESCRIPTION
Site Layout/Description	See Appendix A Exhibit A-2 Boring Location Diagram. The site is bordered by Lake Street to the north existing parking lot future Station Street to the west and North Boulevard to the south. Existing buildings are located directly to the east. At the time of our October 2014 subsurface exploration the majority of the site was an asphalt paved parking lot.
Structures	A new 5-story building with a footprint area of approximately 24,000 square feet is planned at the north side of the site. A new 14-story mixed use building with a footprint area of approximately 35,000 square feet is planned at the south side of the site. Both buildings will have a partial basement. The 5-story building will be comprised of steel beams and columns at 1 <sup>st</sup> floor framing with light gauge steel framing above. The 14-story building will likely be concrete flat plate for 6 stories with light gauge steel framing above.



ITEM	DESCRIPTION
Finished floor elevation	We understand that the finished floor level for the slab-on-grade portions of the building will be near the existing asphalt pavement grade. The partial basements will have slabs located about 13 feet below current site grade.
Column loads	Structural loads were provided as follows Columns ■ 5-story ■ 500 kips Columns ■ 14-story ■ 1500 kips Floor slabs ■ 100 psf ■ assumed
Grading	With the exception of the partial basements and elevator pits ■ cuts and/or fills of less than 2 feet are expected to develop final grades for the project.

### 3.0 SUBSURFACE CONDITIONS

#### 3.1 Typical Profile

Subsurface conditions at each boring location are described on the individual boring logs in Appendix A. The stratification boundaries shown on the boring logs represent the approximate depths where changes in material types occur. In-situ ■ transitions between material types can be more gradual. Based on the results of the borings ■ subsurface conditions on the project site can be generali ■ ed as follows ■

Description	Approximate Depth to Bottom of Stratum	Material Encountered	Consistency/Density
Surface	1 ■ to 13 inches	1 ■ to 5 inches of asphalt over 0 to 8 inches of crushed stone aggregate	N/A
Stratum 1	6 to 17 ■ feet	Fill ■ clay ■ silty clay ■ clayey sand ■ sand and gravel with various amounts of debris	SPT N-value ■ 1 bpf <sup>2</sup> to 60 blows per 4 ■ Moisture content ■ 5 ■ to 27 ■
Stratum 2	To boring termination depths or 63 ■ to 69 ■ feet	Cohesive soils ■ lean clay ■ silty clay ■ sandy silty clay and sandy clay Granular soils ■ Sand ■ silt ■ clayey silt and sandy clayey silt	Cohesive soils ■ stiff to hard Granular soils ■ loose to very dense

1. Borings 10 to 15 terminated due to auger refusal on apparent Dolomite bedrock.
2. bpf ■ blows per foot

### 3.2 Water Level Observations

The borings were observed during drilling for the presence and level of water. The observed subsurface water levels are indicated on the boring logs in Appendix A and are summarized in the following table.

Boring Number	Observed Water Level Depth <sup>1</sup> (ft.)	
	While Drilling <sup>1</sup>	After completion of boring
B1	12	None
B2	12	13
B3	16	None
B4	12 □	12
B5	30	None
B6	16	17
B7	11 □	11 □
B8	12	None
B9	None	None
B10	11 □	11
B11	11	None
B12	12	None
B13	11	None
B14	11	None
B15	11	None
S2	None	None
S3	None	None

<sup>1</sup> Below existing grade □ measured while drilling before the introduction of drilling fluid

Based on the measurements □ free groundwater was encountered from 11 to 30 feet below the ground surface. The majority of the borings indicated water between 11 and 16 feet. Based on these measurements □ we recommend a design water level of 10 feet below current site grade.

Groundwater level fluctuations can occur seasonally or over a period of years due to variations in the amount of rainfall □ runoff and other factors not evident at the time the borings were performed. Therefore □ groundwater levels during construction or at other times in the life of the structure may be different than the conditions encountered at the time the borings were drilled. The possibility of groundwater level fluctuations should be considered when developing the design and construction plans for the project.

## 4.0 RECOMMENDATIONS FOR DESIGN AND CONSTRUCTION

Based on the boring data and our understanding of the project design, we recommend supporting the structures on a deep foundation system consisting of belled drilled shaft (caisson) foundations. Drilled shafts should bear on the very stiff to hard lean clay or silty clay at or below a depth of about 30 feet below existing grade. Based on the pressuremeter data, a maximum design end bearing pressure of 15 kips per square foot can be used for design of drilled shafts.

Support of the buildings on auger-cast piles (ACIP) can also be considered as an alternative to drilled shafts. Recommendations for design and construction of ACIP piles are included in this report.

Existing fill materials comprised primarily of lean clay, sand and gravel with various amounts of structural debris (e.g., brick and concrete) were encountered to depths of about 6 to 17 feet below existing grades in the footprint of the proposed 5-story building. Fill material was encountered within the footprint of the proposed 14-story building to depths of about 6 to 9 feet below existing grades. No documentation regarding placement and compaction of the fill was provided for our review, and it does not appear that the fill was uniformly compacted to a high degree. However, since the existing fill is contaminated and extends to significant depth, it does not appear practical or economical to completely remove and replace the fill. Provided the owner is willing to accept the risk associated with supporting the building floor slab over the existing fill materials in exchange for reduced construction costs, it is our opinion that stable portions of the existing fill could be left in place for support of the new floor slab. Since the site is currently used for automobile parking, evaluation of the surface of the fill and shallow improvement (where necessary) appears to be the most practical method for providing floor slab subgrade support. It should be noted that existing fill may contain soft soils or other unsuitable materials (such as organics or debris); these conditions may not be disclosed by the widely spaced, small-diameter borings. If these conditions are present and are not discovered and corrected during construction, larger than normal settlement resulting in cracking or other damage could occur in slabs, utilities and other elements supported on or above the existing fill. These risks can be reduced by thorough observation and testing during construction, but they cannot be eliminated without complete removal and replacement of the fill.

Our recommendations for design and construction of drilled shaft foundations, below grade walls, earthwork, and floor slab subgrade preparation for the new buildings are presented in the following sections.

## **4.1 Foundations**

Based on the subsurface conditions encountered in the borings and the anticipated building loads, we recommend that the buildings be supported on belled drilled shaft (caisson) foundations extending to the hard native silty clay or lean clay soils at a depth of about 30 feet below existing grade. Design recommendations and construction considerations for drilled shaft foundations are presented below.

Support of the expansion on ACIP piles can also be considered as an alternative to footing foundations. Design recommendations and construction considerations for ACIP pile foundations are provided in Sections 4.1.4 and 4.1.5.

### **4.1.1 Drilled Shaft Foundation Design Recommendations**

Based on the information obtained from the borings and pressuremeter testing, a maximum net allowable end bearing pressure of 15 kips per square foot (ksf) can be used in the hard native silty clay or lean clay soils encountered at a depth of about 30 feet below ground surface. Caissons should be placed as near as possible to the recommended bearing depth due to the greater likelihood of encountering water bearing sand soils at greater depth. The maximum net allowable soil bearing pressure is that pressure which may be transmitted to the foundation soils in excess of the minimum surrounding overburden pressure. The design bearing value of 15 ksf may be increased by 1/3 for intermittent loading such as wind and seismic loads. No caisson side friction will be allowed for end bearing in belled caissons.

To limit the potential problems with caisson installation, we recommend that an experienced Terracon caisson technician be on site to make decisions on the bell elevation. To limit problems, caissons should be completed and poured as quickly as possible with concrete waiting on site as the bell is completed. If bell wall instability problems occur, longer casing or the grout bell technique may be necessary to complete the bell.

Based on the in-situ pressuremeter testing data performed at the subject site and the anticipated column loads, we estimate a maximum settlement on the order of 1/2 to 1-inch for belled caisson foundations supported at the recommended bearing level. The maximum differential settlement between adjacent caissons will be dependent on the actual loads but is typically on the order of one-half the total settlement. It should be noted that these settlement values are for soil compression only and that elastic compression of the concrete shafts should be added to these values.

To resist tension forces, if needed, caissons can be designed to include full length tied reinforcement to the bottom of the bell. Uplift resistance can be determined using one of the following two methods:



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1. By computing the buoyant unit weight of the combined caisson and soil cylinder equal to the bell diameter multiplied by the caisson length.
2. By computing the soil shear strength mobilized to a height of one bell diameter and adhesion between the soil and the concrete along the shaft above this level plus the buoyant weight of the caisson concrete.

For uplift design, an average ultimate side friction in soil along the caisson shaft of 800 psf can be used. The caisson uplift capacity to resist transient loads such as wind or seismic loading should be based on a factor of safety of at least 1.5. A minimum factor of safety of 2 should be used for permanent conditions.

Foundation elements at the building perimeter and below any unheated areas such as grade beams and pile caps should extend at least 3 feet below grade for frost protection. A minimum shaft diameter of at least 30 inches is recommended. The caisson bells should have a base angle no flatter than 60 degrees from the horizontal and the bell diameter should not exceed three times the shaft diameter.

### 4.1.2 Drilled Shaft Lateral Loading Design Recommendations

Lateral loads on the drilled shafts may be analyzed using computer modeling programs such as LPILE or COM624. The parameters provided in the following table are compatible with these programs. If another method of analyzing horizontal resistance will be used, Terracon should be notified.

Depth below ground surface (feet)	Soil Type	Friction Angle, Degrees	Undrained Shear Strength, psf	Static Soil Modulus Parameter, pci	Strain Factor, $\epsilon_{50}$
3 <sup>1</sup> to 17	Existing Fill Sand	30	-	60	-
17 to 35 <sup>2</sup>	Very Stiff to Hard Clay	-	4,000	1,000	0.005

1. Lateral resistance should be ignored within 3 feet of final surface grade for perimeter drilled shafts and shafts beneath unheated areas. Depth of fill varies across the site.
2. We do not anticipate that drilled shafts would extend below this depth. Terracon should be consulted if deeper drilled shafts are planned.

In addition to the lateral resistance of the caissons, grade beams, slabs-on-grade and buried walls will also contribute as detailed below.

1. Side friction along grade beams or basement walls will resistance movement parallel to the wind or lateral force direction. Compute the lateral shear resistance parallel to the wall direction using an equivalent allowable fluid pressure of 18 psf per foot depth. This allowable shear stress already includes a factor of safety of 1.5. This value may be used assuming compacted backfill and no plastic or bentonite water proofing is applied to the walls.
2. Passive pressure on foundation walls, grade beams and pier caps could also be used to resist lateral loads provided the excavations adjacent to these structural elements are backfilled with properly compacted engineered fill. The allowable passive pressure may be calculated using an equivalent fluid unit weight of 150 pounds per cubic foot above the groundwater level, 10 feet below parking lot grade. Below this level, the passive soil resistance will be reduced to 85 pcf because of the presence of the water table. These values include a factor of safety of 2.0 on the passive resistance to provide strain compatibility with other structural components, such as the lateral resistance on the caissons and frictional sliding resistance on the slabs. Passive pressure should be ignored within three feet of final exterior grade due to the potential for freeze-thaw effects.
3. Additional lateral resistance can also be considered from slab-on-grade friction. We recommend the grade-supported dead load be multiplied by an allowable coefficient of friction of 0.25 for slabs which are in direct contact with grade beams walls or caissons. Where a vapor barrier is used below the slab, the allowable friction coefficient should be reduced to 0.18. These friction coefficients include a factor of safety of 1.5

#### **4.1.3 Additional Caisson Construction Considerations**

For caissons bearing at a depth of about 30 feet, bellling is expected to occur in the very stiff to hard lean clay or silty clay soils encountered immediately above this depth. Please note that sand layers were observed at depths of 33 to 38 feet at Borings 8, 10, 11, 12 and 14.

Temporary casing will be required to support the drilled shaft excavations through the upper fill materials and granular soils. The top temporary casing should be extended a minimum of 2 feet into the underlying clay to form a seal against groundwater infiltration and soil sloughing.

Based on the information provided by client, we understand that remnant of foundations of former buildings are present along the Lake Street and east side of the proposed 5-story building footprint. Old foundations are also present along the North Boulevard area, within the proposed 14-story building footprint. Please note that buried building rubble and debris were also encountered at several of our boring locations. Therefore, it will be necessary to pre-excavate, pothole, some of the drilled shaft locations to facilitate construction. The Contractor should be prepared to remove obstructions encountered during drilling.

Due to safety concerns, an engineer or technician will not likely be lowered into the drilled shaft excavations to observe the base of the excavation and observe the bearing surface. Therefore, we recommend that the bell be oversized by about 1 foot. As an alternative to oversizing the bell, if it proves more economical, a camera could be lowered into the bell after final cleanup to verify that the bell is suitably free of loose material.

Caisson cut-offs are expected to be within the temporary casing within water-bearing granular soils at this site. As a result, after the bell is excavated and the bearing is approved by a representative of Terracon, we recommend that a permanent corrugated liner be installed in the shaft to a depth of about two feet below the casing tightly fitting into the clay and extending up to the cut-off elevation. The corrugated liners would have the same diameter as the design size of the shaft. Concrete may be poured by free-fall into clean and dry excavations less than 2 inches of standing water inside the corrugated liner. After the concrete has set for a day, the annular space between the corrugated liner and temporary casing should be filled with sand-cement grout and the casing should then be pulled. Free-fall concrete should have a slump in the range of 5 to 7 inches.

We recommend that all drilled shaft construction be observed on a full-time basis by a Terracon representative to check that the soils encountered are consistent with the recommended design parameters. The drilled shaft contractor should also be required to submit proposed installation procedures, past projects of a similar nature, a resume of their superintendent, and a complete list of equipment that will be used on the job. It is recommended that these procedures and equipment list be submitted to the owner and Terracon so that they can be reviewed and approved at a pre-bid meeting held in advance of bidding and award of the contract.

#### **4.1.4 ACIP Pile Foundation Design Recommendations**

As an alternative to caissons, the proposed structures could be supported on auger-cast piles. Auger-cast piles are installed by continuous flight augering into the overburden soil utilizing a hollow-stem auger with typical diameters varying from 12 to 22 inches. Upon reaching the required depth, grout is pumped through the center of the auger as the auger is turned and withdrawn, resulting in a continuous column of cement grout. Reinforcement of auger-cast piles is achieved by immersing a vertical reinforcement bar or cage into the center of each pile with appropriate centering spacers while the grout is still fluid.

There are a number of risks associated with the installation of auger-cast piles since little of the operation can be seen. It is important that a continuous flow of grout be provided to the auger, and during the auger extraction, rotation and grout pumping not be interrupted. Interruption of any of these activities can cause discontinuities in the piles. We recommend that auger-cast piles be installed by an experienced contractor using appropriate continuous pressure and volume monitoring equipment. The actual grout volume should be compared to the theoretical volume given the pile diameter and length. A grout overage of 10 to 30% above the calculated theoretical volume is common for properly constructed auger-cast piles.

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Auger-cast piles extended to bedrock at approximate depths varying from 63.5 to 70 feet below grade are likely to develop load carrying capacities on the order of 90 tons per pile for a 14-inch diameter ■ properly constructed pile. This design load assumes a minimum of 5 ■ 000 psi grout and a factor of safety on concrete strength of at least 4.0. Maximum post-construction settlements of auger-cast piles supported on the bedrock are estimated to be about 3 ■ 4 inch for the maximum column loads provided. This settlement does not include the elastic compression of the concrete grout.

Auger-cast piles should be used in pile groups of at least 3 piles if lateral restraint is not provided by other means like walls or grade beams. The minimum pile spacing should be 2.5 times the pile diameter. Piles should be allowed to set overnight before a new pile is cast within 25 feet of the ■ green ■ pile.

Lateral loads on the ACIP piles can be analyzed using computer modeling programs such as LPILE or COM624. These programs are based on the widely used p-y ■ load-deflection ■ curve method. Since the response of soils to lateral loading is nonlinear ■ these programs use iterative procedures to evaluate the interaction between the drilled shaft and surrounding soils and determine the anticipated lateral deflection ■ shear ■ rotation and bending moment. This results in a less conservative evaluation of the resistance of the shafts to lateral loading. The parameters provided in the following table are compatible with these programs.

Layer Description	Effective Unit Weight, Pcf <sup>3</sup>	Friction Angle, Degrees	Undrained Shear Strength, psf	Static Soil Modulus Parameter, k, pci	Strain Factor <sup>2</sup> , $\epsilon_{50}$
Fill 0-10 <sup>2</sup>	120	30	--	90	--
Fill 10-17 ■	65	30	--	60	--
Clay 17 ■ -35	65	--	4 ■ 000	1 ■ 000	0.005
Sand 35-50	65	35	--	125	--
■ ard Silty Clay to Clayey Silt 50-69	65	--	4 ■ 000	1 ■ 000	0.005



Group action for lateral resistance of shafts should be taken into account when center to center spacing is less than 8 diameters. Design capacities in the direction of the load should be reduced in accordance with the following table.

Lateral Resistance Reduction Factors	
Shaft Spacing (Diameters)	Reduction Factors
8D	1.0
6D	0.7
4D	0.4
3D	0.25

Lateral loads perpendicular to a row of piles with center to center spacing of 3 diameters or less will cause the foundations to react essentially as a vertical wall. For this case an allowable passive pressure equivalent to that exerted by fluids weighing 150 and 70 pcf above and below groundwater respectively should be used for the projected shaft diameters. With spacing of greater than 3 diameters the soil modulus values provided in the previous table for individual shafts may be used.

Load bearing properties of at least one of the auger cast piles should be evaluated by performing a load test in general accordance with the Standard Method of Testing Piles under Axial Compressive Load ASTM D1143 prior to constructing the remaining pile foundations. Procedures required for constructing the test pile should be observed in order to establish desirable procedures for constructing the remaining piles. The test pile grout should be at least 7 days old at the start of the test and should be at least 85% of the design strength. Accurate records of the auger cast pile installations shall be obtained during construction.

#### **4.2 Below Grade Walls and Basement Slab**

We understand that the both buildings will contain a partial basement extending to approximately 13 feet below current site grade. The basement in the north building will be about 80 feet by 38 feet in plan dimensions. The south building basement will be about 125 feet by 66 feet. We anticipate grade beams and caisson caps will likely be constructed below this level to approximately 17 feet below grade. Based on the information provided the installation of an earth and water retention system will be required along the perimeter of the basement walls. The earth retention system can be designed either as a stand-alone system or as part of the basement design. We understand that sheeting will be used to limit ground water infiltration. Either external tiebacks or internal walers and rakers bracing will likely be required for the 17 foot cut. We do not recommend soldier pile and wood lagging walls for this project due to the depth of the excavation in relation to the groundwater table. Vibrations should be monitored during sheet pile installation. Typically vibrations need to be less than 0.5 to 2.0 inches per second depending upon the frequency of vibration.

Based upon the current soil borings we recommend that a design groundwater elevation of about 10 feet below grade be used in design. Therefore basement extends 7 feet below the water table and will need a ground water cut-off to facilitate construction and allow design of the walls for the drained condition. As described above since a watertight earth retention system is proposed the basement floor slab does not need to be designed to resist the full hydrostatic pressure and could be designed with an under-drainage system to alleviate the hydrostatic pressure. Under floor drains should be installed so as to collect any water that might seep through occasional leaks in the joints or from the underlying soils. There should be a minimum of 8 inches of open graded gravel directly beneath the proposed floor slab into which the drain tiles are placed. A geotextile should be placed below the open graded stone to prevent migration of soils from below into the drainage layer.

The basement slab can be designed as a slab on grade. For a slab supported about 13 feet below grade a modulus of vertical subgrade reaction of 150 pci can be used for design. Above the design groundwater elevation the walls should be damproofed. For the condition just described the below grade walls should be designed for a lateral earth pressure equal to a linearly increasing equivalent fluid pressure of 50 pounds per square foot per foot of wall depth down to the water table and an equivalent fluid unit pressure of 95 psf per foot of wall depth below the water table level. Surcharge loads caused by adjacent footings traffic or construction loads should be added to these values.

### 4.3 Floor Slabs on Grade

#### 4.3.1 Floor Slab Design Recommendations

ITEM	DESCRIPTION
<b>Floor slab support</b>	New engineered fill materials or existing on-site fill materials that have been evaluated and prepared in accordance with section 4.3 and tested approved by Terracon
<b>Granular drainage and leveling course <sup>2</sup></b>	At least 6 inches of well-graded granular material
<b>Modulus of subgrade reaction</b>	100 pci for a soil subgrade prepared as recommended in this report Note a value of 150 pci can be used at the top of the compacted granular leveling course

1. Floor slabs should be structurally independent of building footings and walls supported on the footings to reduce the potential for floor slab cracking caused by differential movements between the slab and foundation.
2. The floor slab should be placed on a leveling course comprised of well-graded granular material [e.g. IDOT CA-6 aggregate or an approved alternate gradation] compacted to at least 95% of the material's modified Proctor maximum dry density [ASTM D 1557]

Joints should be constructed at regular intervals as recommended by the American Concrete Institute (ACI) to help control the location of cracking. It should be understood that differential settlement between the floor slabs and foundations could occur.

If moisture vapor transmission through the concrete slabs is a concern (e.g. if moisture sensitive floor coverings will be installed) a vapor barrier should be used. The need for and placement of the vapor barrier should be determined by the architect or slab designer based on the proposed floor covering treatment, building function, concrete properties, placement techniques, and construction schedule. For further guidance concerning the use of a vapor barrier system, refer to Sections 302 and 360 of the American Concrete Institute (ACI) Manual of Concrete Practice.

### **4.3.3 Floor Slab Construction Considerations**

On most project sites, the site grading is generally accomplished early in the construction phase. However, as construction proceeds, the subgrade may be disturbed by utility excavations, construction traffic, desiccation, rainfall, etc. As a result, corrective action may be required prior to placement of the granular leveling course and concrete.

Terracon should review the condition of the floor slab subgrades immediately prior to placement of the granular leveling course and construction of the slabs. Particular attention should be paid to high traffic areas that were rutted and disturbed earlier and to areas where backfilled trenches are located. Areas where unsuitable conditions are located should be repaired by scarification, compaction or by removing the affected material and replacing it with engineered fill.

## **4.4 Earthwork**

Earthwork on the project should be observed and evaluated by Terracon. Recommendations for site preparation, excavation, subgrade preparation and placement of engineered fill for the project are provided below.

### **4.4.1 Site Preparation**

Existing pavements, sidewalks, crushed stone aggregate and any loose, soft, or otherwise unsuitable materials should be removed from proposed construction areas.

Following removal of surface materials and prior to placing new engineered fill and/or the granular leveling course for new floor slabs, the exposed soils should be observed and tested by Terracon. Where practical, the exposed soils should be proofrolled using a loaded tandem-axle dump truck with a gross weight of at least 25 tons, or similarly loaded equipment. Areas that display excessive deflection (pumping) or rutting during proofroll operations should be improved by scarification and compaction or by removal and replacement with an approved gradation of crushed stone aggregate. In areas where proofrolling is not practical (i.e.,

basement excavations ■ an experienced engineering technician should evaluate the subgrade by observation and shallow probes.

#### 4.4.2 Engineered Fill Material Requirements

Engineered fill should meet the following material property requirements ■

Fill Type <sup>1</sup>	USCS Classification	Acceptable Location for Placement
Cohesive <sup>2,3</sup>	CL ■ CL-ML	Below slabs ■ in general fill ■ backfill areas
Granular	GW ■ GP ■ GM ■ GC SW ■ SP ■ SM ■ SC	Below slabs ■ in general fill ■ backfill areas
Unsuitable	C ■ M ■ OL ■ O ■ PT	Non-structural locations

1. Engineered fill should consist of approved materials that are free of organic matter and debris. Cohesive fill materials should have liquid limit less than 45 and a plasticity index less than 20 ■ cohesive soils that do not meet these criteria should be considered ■ unsuitable. ■ Frozen material should not be used ■ and fill should not be placed on a frozen subgrade. A sample of each material type should be submitted to Terracon for evaluation prior to use on this site.
2. Based on visual and tactile examination of recovered soil samples and the results of the laboratory tests ■ portions of the on-site existing fill soils may meet the criteria for engineered fill. ■ However ■ any organic materials ■ rock ■ rubble fragments larger than 3 inches ■ and other unsuitable materials should be removed prior to use of the existing fill materials in new fill sections.

#### 4.4.3 Fill Placement and Compaction Requirements

Item	Description
<b>Fill Lift Thickness</b>	9 inches or less in loose thickness when heavy ■ self-propelled compaction equipment is used. 4 to 6 inches in loose thickness when hand-guided equipment ■ i.e. ■ a jumping jack or plate compactor ■ is used.
<b>Minimum Compaction Requirement <sup>1,2</sup></b>	95 ■ of the material ■ s modified Proctor maximum dry density ■ ASTM D 1557 ■
<b>Moisture Content of Cohesive Soil</b>	-2 ■ to ■ 3 ■ of modified Proctor optimum ■ ASTM D 1557 ■
<b>Moisture Content of Granular Material <sup>3</sup></b>	Workable moisture levels

1. We recommend that each lift of fill be tested by Terracon for moisture content and compaction prior to the placement of additional fill or concrete. If the results of the in-place density tests indicate the specified moisture or compaction limits have not been met ■ the area represented by the test should be reworked and retested as required until the specified moisture and compaction requirements are achieved.
2. If granular material is a coarse sand or gravel ■ is of a uniform size ■ or has a low fines content ■ compaction comparison to relative density ■ ASTM D 4253 ■ 4254 ■ may be more appropriate.



- 
3. The gradation of a granular material affects its stability and the moisture content required for proper compaction. Moisture levels should be maintained to achieve compaction without bulking during placement or pumping when proofrolled.
- 

#### **4.4.4 Earthwork Construction Considerations**

Terracon should be retained during the construction phase of the project to observe earthwork and to perform necessary tests and observations during subgrade preparation ■ proofrolling ■ placement and compaction of compacted engineered fills ■ backfilling of excavations ■ and just prior to construction of slabs.

As discussed in Section 3.2 ■ we recommend that a long-term water level of about 10 feet below existing grade should be used for design. If seepage is encountered in excavations ■ the contractor is responsible for employing appropriate dewatering methods to control seepage and facilitate construction. In our experience ■ dewatering of excavations in clay soils can typically be accomplished using multiple sump pits and pumps. During construction ■ grades should be developed to direct surface water flow away from or around the site. Exposed subgrades should be sloped to provide positive drainage so that accumulation ■ ponding of water does not occur and saturation of subgrades is avoided. Any seepage or surface runoff should be promptly removed from excavations.

Care should be taken to avoid disturbance of prepared subgrades. Unstable subgrade conditions could develop during general construction operations ■ particularly if the soils are wetted and ■ or subjected to repetitive construction traffic. New fill compacted above optimum moisture content or that accumulates water during construction can also become disturbed under construction equipment. Construction traffic over the completed subgrade should be avoided to the extent practical. If the subgrade becomes saturated ■ desiccated ■ or disturbed ■ the affected materials should either be scarified and compacted or be removed and replaced. Subgrades should be observed and tested by Terracon prior to construction of slabs. The subgrade soils in the basement could be loose and saturated even with the use of an earth retention system cut-off. The use of a mud-mat ■ brick-bat crushed stone working mat to protect the subgrade and allow construction traffic should be expected. The working mat is not a drainage layer. The filter fabric and drainage stone should be placed on top of the working mat.

As a minimum ■ excavations should be performed in accordance with OS ■ A 29 CFR ■ Part 1926 ■ Subpart P ■ Excavations ■ and its appendices ■ and in accordance with any applicable local ■ state ■ and federal safety regulations. The contractor should be aware that slope height ■ slope inclination ■ and excavation depth should in no instance exceed those specified by these safety regulations. The City allows 1.5 ■ 1 ■ slopes for excavations ■ but flatter slopes than those dictated by these regulations may be required depending upon the soil conditions encountered and other external factors such as neighboring footing-supported buildings which may require additional protection. These regulations are strictly enforced and if they are not followed ■ the owner ■ contractor ■ and ■ or earthwork and utility subcontractor could be liable and subject to

substantial penalties. Under no circumstances should the information provided in this report be interpreted to mean that Terracon is responsible for construction site safety or the contractor's activities. Construction site safety is the sole responsibility of the contractor who shall also be solely responsible for the means, methods, and sequencing of the construction operations.

Excavations consisting of open cuts or caisson excavations adjacent to existing footing supported structures should be done with care so that the existing footings are not undermined. Where excavations extend below a theoretical line defined by a 2:1 slope that extends downward and outward from the base of the existing footing, an earth retention system or underpinning of the existing footing may be required. Earth retention systems or underpinning should be designed by an Illinois Licensed Structural Engineer.

#### **4.5 Seismic Considerations**

The International Building Code (IBC) requires structural design to be in accordance with the appropriate site class definition for soil profile type. Based upon the Site Class Definitions in Table 1613.5.2 of the 2009 International Building Code and the average shear wave velocity of 1,695 ft./s derived from our seismic survey data, Terracon recommends a Site Class C seismic site classification for design.

The average shear-wave velocity analysis and recommendations presented in this report are based upon the data obtained from the seismic refraction survey performed at the indicated location and on the indicated date. This analysis does not reflect variations that may occur across the site, or variations that may occur throughout the year, such as groundwater fluctuations. The refraction microtremor method is an approximate method, and one of many methods that can be used to determine shear-wave velocities. There are other more expensive methods that can be used to further increase the accuracy of the seismic site classification and shear-wave profile.

### **5.0 GENERAL COMMENTS**

Terracon should be retained to review the final design plans and specifications so comments can be made regarding interpretation and implementation of our geotechnical recommendations in the design and specifications. Terracon also should be retained to provide observation and testing services during grading, excavation, foundation construction and other earth-related construction phases of the project.

The analysis and recommendations presented in this report are based upon the data obtained from the borings performed at the indicated locations and from other information discussed in this report. This report does not reflect variations that may occur between borings, across the site, or due to the modifying effects of construction or weather. The nature and extent of such

## Geotechnical Engineering Report

Oak Park Station ■ Oak Park ■ Illinois

November 14 ■ 2014 ■ Terracon Project No. MR145124



variations may not become evident until during or after construction. If variations appear we should be immediately notified so that further evaluation and supplemental recommendations can be provided.

The scope of geotechnical services for this project does not include either specifically or by implication any environmental or biological (e.g. mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. Terracon performed both Phase I & II Environmental Site Assessment for the site and the results of this study were submitted under separate covers (Terracon Project No. 11147760 and 11147051).

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranties, either express or implied, are intended or made. Site safety, excavation support, and dewatering requirements are the responsibility of others. In the event that changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Terracon reviews the changes and either verifies or modifies the conclusions of this report in writing.

**APPENDIX A**  
**FIELD EXPLORATION**



## **Field Exploration Description**

The borings were drilled at the approximate locations indicated on the attached Boring Location Plan (Exhibit A-2). Terracon representatives laid out the borings in the field by estimating distances and right angles from available reference features.

The borings were drilled with a truck-mounted rotary drill rig using continuous flight augers and mud rotary wash boring procedures to advance the boreholes. Soil samples were obtained using split-barrel sampling procedures in which a standard 2-inch outside diameter split-barrel sampling spoon is driven into the ground with a 140-pound automatic hammer falling a distance of 30 inches. In the thin-walled tube sampling procedure a seamless steel tube with a sharp cutting edge is pushed hydraulically into the ground to obtain relatively undisturbed samples of cohesive soils. The number of blows required to advance the sampling spoon the last 12 inches of a normal 18-inch penetration is recorded as the Standard Penetration Test (SPT) resistance value. These values also referred to as SPT N-values are an indication of soil strength and are provided on the boring logs at the depths of occurrence.

In-situ pressuremeter testing was performed in Borings B-11 and B-14 within the very stiff to hard clay soils to help determine soil design parameters for drilled shaft foundations. In the pressuremeter test a cylindrical probe is lowered to the desired test depth in a specially prepared borehole. The probe is inflated by incrementally increasing pressures and the volume change is recorded. The test results provide data that is used to evaluate the strength and compressibility of the soils tested. A summary table of the test results and individual test plots are attached as Exhibit A-20.

The drill crew prepared a field log of each boring. These logs included visual classifications of the materials encountered during drilling and the driller's interpretation of the subsurface conditions between samples. The boring logs included with this report represent the engineer's interpretation of the field logs and include modifications based on laboratory observation and tests of the samples. The samples were sealed and transported to the laboratory for testing and classification. The borings were backfilled upon completion of drilling.

## **Geophysical (ReMi) Testing Description**

Terracon used a seismic refraction system consisting of a seismograph and using a linear array of 24 geophones to perform a site-specific seismic class survey. Two tests were performed in mutually perpendicular directions (approximately north-south and east-west lines) within the site. Refraction microtremors (ReMi) produced by ambient seismic noise were recorded. These data were processed to derive a shear wave profile and an average shear-wave velocity along the array for a corresponding depth of about 100 feet. The test results are presented in this appendix as Exhibits A-21 and A-22.



Boring S1 was not drilled due to access issues.

B7 was offset 15' to south

B8 was offset 25' to northeast



Project Manager: AF	Project No: MR145124	Scale: N.T.S.	Drawn by: AF
Checked by: MER	File Name: MR145124-BLD	Date: Nov. 2014	Approved by: MER

**Terracon**  
 Consulting Engineers & Scientists  
 157 Ambassador Drive  
 Naperville, Illinois 60563  
 P 630.717.4263  
 F 630.337.4429

BORING LOCATION DIAGRAM  
 OA PAR STATION  
 1146 WESTGATE STREET  
 OA PAR ILLINOIS

DIAGRAM IS FOR GENERAL LOCATION ONLY - AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 28

*GREATER DOWNTOWN MODEL*

*(Not Included in Binder)*



# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 29

*ENERGY ANALYSIS*

April 20, 2015

Mr. Mike DeRouin  
President  
**Fitzgerald Associates Architects**

**RE: Oak Park Station – Geothermal Feasibility Study**

Dear Mike:

**WMA Consulting Engineers (WMA)** is pleased to submit the results of our geothermal feasibility study for the Oak Park Station project. This study looks at the feasibility of using a geothermal heat exchanger for all or part of the building loads associated with this new multi-story building proposed for Oak Park. We have collaborated with Architectural Consulting Engineers (ACE) and Element Energy Consultants, LLC (EEC) in order to meet your desired schedule and facilitate the best possible outcome. We have provided the team with the technical data of the project, along with specific parameters needed to study this location. The net result is a review of an all geothermal approach, a hybrid approach – both compared to a conventional water-source heat pump approach which would be a reasonable approach for this type of building.

Based on the finding of the attached report, there is a favorable result for including a geothermal hybrid system as the means of moderating the water source heat pump loop piping temperatures. When coupled with available tax incentives and grants, the simple payback for implementing a geothermal system is around 2.2 years and will provide lower operating costs for the entire building for decades to come.

Please review the attached report and let us know if you have any questions. If you would like WMA to present this information at any meetings where there might be additional questions, we would be happy to make those arrangements for you.

Please let us know if you have any comments or questions.

Very truly yours,



Charlie Saville

Vice President – WMA Consulting Engineers



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Project: Oak Park Station  
Oak Park, IL 60302

Date: April, 2015

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PROJECT: Geothermal Feasibility Study and Hybrid Geothermal Analysis

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Element Energy Consulting (EEC) has conducted an analysis of the feasibility of implementing a geothermal heating and cooling system at the Oak Park Station project, a dual mid-rise structure with negligible open area surrounding the buildings. The geothermal heat exchanger (GHEX) would have to be installed underneath the structures, within the building footprints. This is an increasingly common practice in urban environments<sup>1</sup> and it is worth noting that EEC has significant experience designing and overseeing such installations.

Based on this analysis and on the engineering teams combined experience, geothermal is worth pursuing into the design development phase. Initial estimates indicate 60% raw energy savings amounting to 31% energy cost savings and a resultant simple payback of 2.3 years for a hybrid geothermal system when factoring in estimated grant and tax savings. However, grant availability and applicability should be confirmed as soon as possible.

The Oak Park Station encompasses over 450,000 SF and includes 310,000 SF of conditioned space. EEC has reviewed the load calculations and initial design documents and performed the following step by step process to determine the constructability and economic feasibility of a geothermal HVAC system.

1. Determine the maximum GHEX size that can be installed beneath the building footprint assuming 500 foot deep boreholes at 20 feet on center.
2. Size the required GHEX to handle 100% of the heating and cooling loads.
3. Size a hybrid GHEX to handle > 75% of the heating and cooling loads, which is the minimum amount required by the IRS to enable access to the geothermal tax incentives.
4. Generate a high level energy study that conservatively compares the 100% and Hybrid GHEX models to a conventional system to establish an energy savings value.
5. Produce a simple payback analysis that estimates the investment opportunity for geothermal at this site.

EEC has reviewed the following relevant documentation to develop this report:

- The hourly coil loads developed in IES, provided in an Excel file titled "Oak Park Station 30 minutes increment Loads for Geothermal field -2014-1....xlsx"
- IES output reports entitled "Oak Park Station Loads Report - 2014-1126.pdf" and "Oak Park Station PRM Report - 2014-1126.pdf"
- Conceptual architectural package entitled "2013-01-31 FRESH MARKET Ir.pdf"

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<sup>1</sup> In 2013 the Illinois Department of Public Health (ILDPH) relaxed restrictions on closed loop geothermal systems installed within the building footprint, thereby enabling increased adoption of geothermal in urban settings.

Step 1: Determine maximum GHEX size possible on the site

EEC estimates a maximum possible area of 40,000 SF for the GHEX based on the following assumptions:

1. Each borehole is located in the center of a 20x20 area, thereby ensuring no boreholes are within 10' of the lot line.
2. Based on EEC's experience 30% of the actual building footprint (60,400SF) will prohibit placement of a geothermal borehole due to foundation elements and buried utilities.
3. Every effort is made during the design process to contain sources of contamination (i.e. storm sewers, sanitary sewers, catch basins, etc.) as close to the lot line as possible to make available the remaining 70% of contiguous area for the GHEX.

Based on these coarse assumptions the site would accommodate 100 boreholes.

Step 2: Size the required GHEX to handle 100% of the heating and cooling loads.

EEC utilized TRNSYS, a building simulation tool, approved by ASHRAE standard 140, to determine the minimum sized GHEX required to satisfy the hourly coil loads from the IES report. The GHEX was defined using a thermal conductivity of 1.8 but/h-ft-°F, a diffusivity of 1.4 ft<sup>2</sup>/day, and an undisturbed soil temperature of 55°F. These values are based on a test done about ½ mile away from the project site.

The GHEX sizing requirements are to maintain entering water temperatures into the heat pumps between 35F and 95F.

The simulation results are as follows:

		100% GHEX
Min. heat pump Tin	°F	43
Max. heat pump Tin	°F	93
Avg. annual ground temp change	°F	2.0
GHEX max. flow	gpm	1,101
Temperature violations	hours	0
GHEX length	ft	77,879
<b>Total Boreholes</b>	<b>QTY</b>	<b>156</b>

Based on these result, a GHEX sized to handle 100% of the building loads is not feasible to construct.

Step 3: Size a hybrid GHEX to handle > 75% of the heating and cooling loads

Again using TRNSYS, EEC added a closed fluid cooler to the geothermal heat pump system to supplement the ground loop. The fluid cooler was placed upstream of the GHEX as a secondary loop. See flow diagram below.

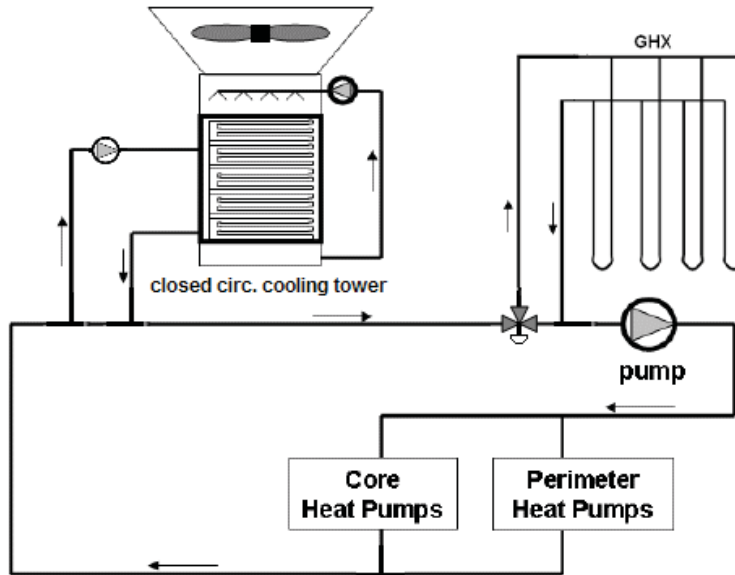


Figure 1. This flow diagram shows the hybrid geothermal design concept, analyzed in TRNSYS.

The cooling tower is controlled to turn on to maintain a maximum entering water temperature into the heat pumps of 95°F. Based on this concept EEC iterated multiple cooling tower sizes and control set points via an optimization routine. The results (shown alongside the 100% geothermal results from above) are listed in this table:

		100% GHEX	Hybrid GHEX
Min. heat pump Tin	°F	43	37
Max. heat pump Tin	°F	93	94
Avg. annual ground temp change	°F	2.0	1.3
GHX max. flow	gpm	1,101	713
Temperature violations	hours	0	0
GHEX length	ft	77,879	50,000
<b>Total Boreholes</b>	<b>QTY</b>	<b>156</b>	<b>100</b>
GHEX cooling setpoint (TC2)	°F	68	79
GHEX heating setpoint (TH2)	°F	57	57
Tower setpoint (DT1)	°F	N/A	49
Tower high speed (TC1)	°F	N/A	93
Cooling tower size	tons	N/A	203

Based on these iterations and results, a hybrid geothermal system is feasible to construct. Furthermore, the hybrid design meets the IRS minimum requirement of 75% of the total building demand by absorbing 78% of the total heat rejection load and 100% of the heat absorption load. The hybrid system also reduces the total capital cost requirement by \$534,000 compared to a 100% geothermal field. This reduction in GHEX sizing does slightly increase energy consumption, but only by \$7,000 per year, or 8%. See figures 2-3 on the following pages.

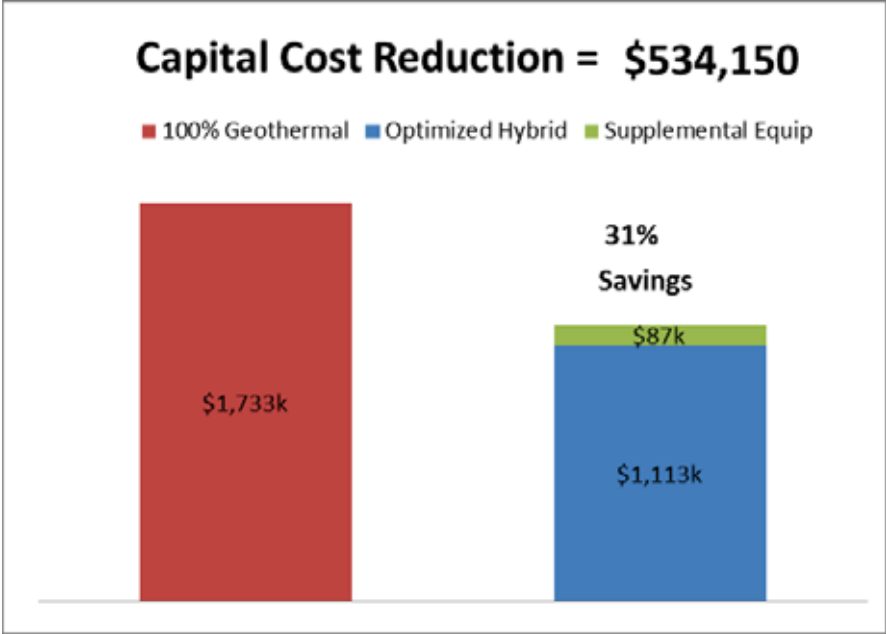


Figure 2. The red bar represents the cost of the 156 borehole GHEX contract which includes the installation of the vertical loop and horizontal lines (headers) back to the mechanical room on the ground floor. The blue bar is for the same scope for a much smaller ground loop (100 boreholes). The green bar represents the minimal cost add for a 200ton closed loop fluid cooler. While the 100% GHEX option is not feasible for this site, it is helpful to compare how much impact hybrid geothermal systems can reduce the upfront cost.

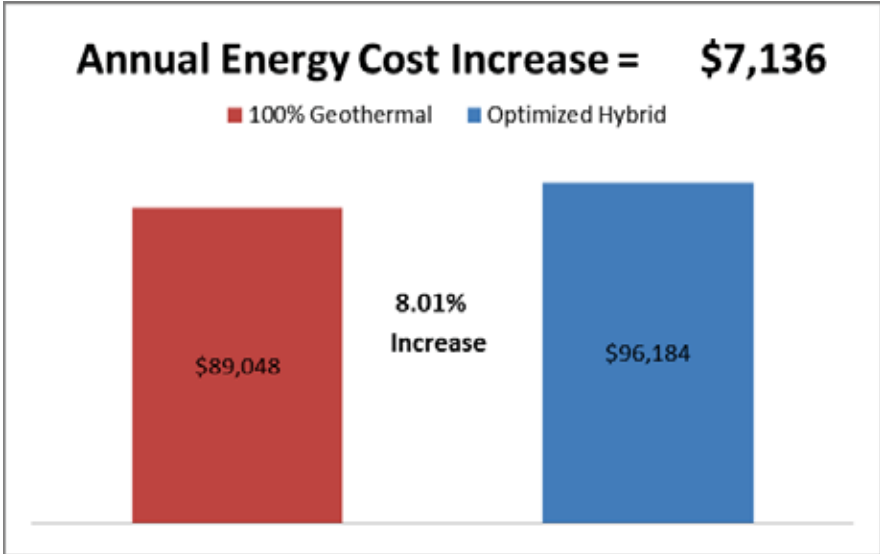


Figure 3. In this plot the red bar indicates the annual energy consumption for the 100% geothermal system (156 boreholes). The blue bar shows the cost to operate the hybrid geothermal system including the added cost to operate the cooling tower. A 31% capital cost reduction increases the energy consumption by only 8%. In other words, hybrid geothermal is the most cost effective solution, and is also constructible on this site.

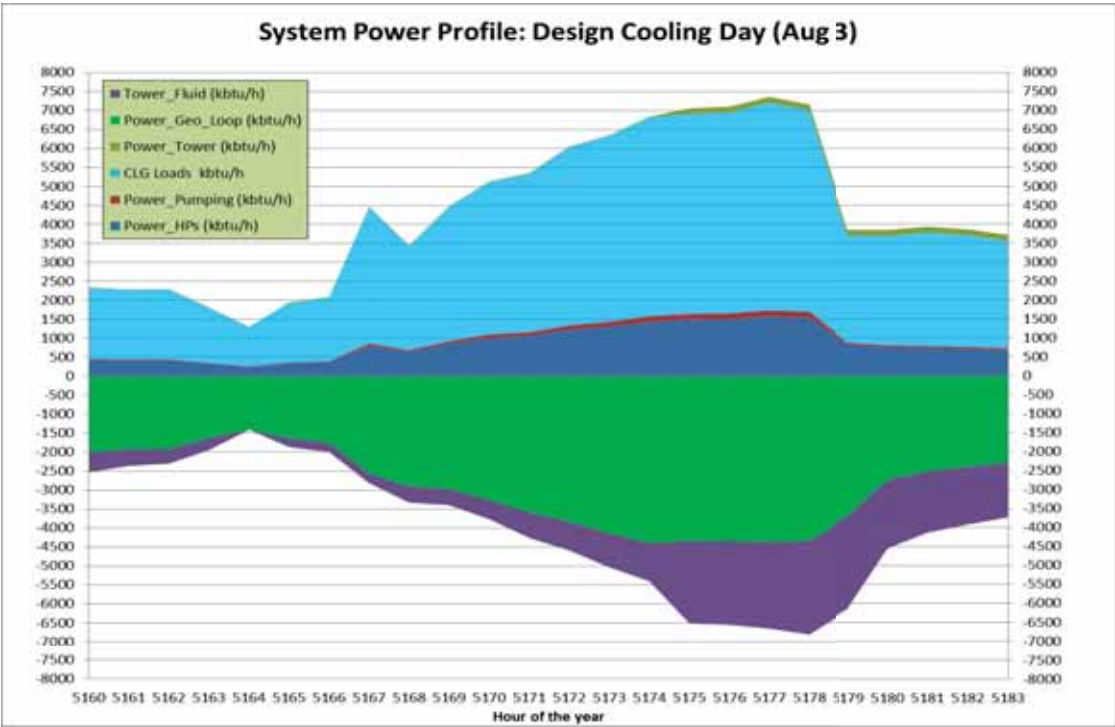


Figure 4. This chart demonstrates how the GHEX (green) works in conjunction with the fluid cooler (purple) to satisfy the building cooling load (light blue) on the design cooling day. The areas above 0 (+) indicate all the heat rejection loads on the GHEX and the fluid cooler.

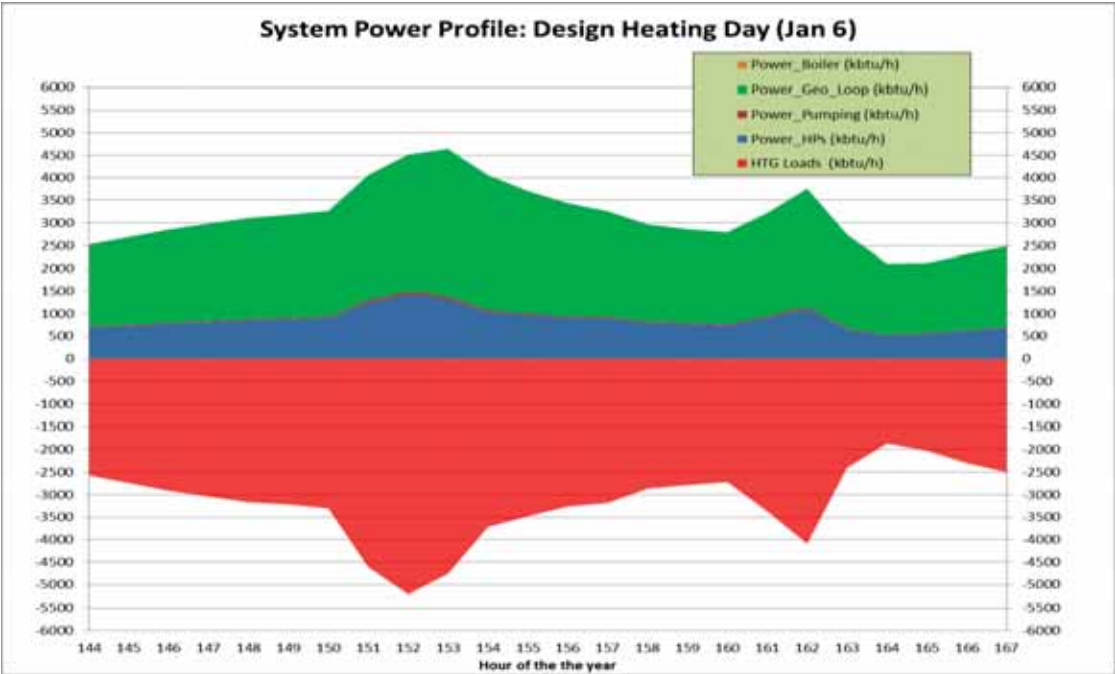


Figure 5. Similar to figure 2 this chart shows the GHEX (green) satisfying the heating loads (red). There is no boiler supplementing the GHEX.



#### Step 4: Generate a high level energy study

The goal of this step is to estimate the operational savings for a geothermal heat pump system compared to a conventional baseline. Based on the project type and simplicity of comparison a water source heat pump system has analyzed as the baseline or "budget" system. This is a logical comparison because the proposed hybrid geothermal system utilizes the earth as the primary heat source and sink, while the baseline system utilizes a boiler and cooling tower, respectively. In other words, the "green" areas shown in figures x and x will be replaced by a natural gas boiler on the heating degree day and cooling tower on the cooling degree day. The heat pumps, pumps, fans and distribution systems in both systems are largely the same thereby enabling an "apples-to-apples" comparison of the source and sink

Based on this methodology the following three scenarios have been analyzed and the results are shown for each.

	Units	WSHP with CT/Boiler	100% GHEX	Hybrid GHEX with CT
Source/Sink Cost Estimates (installed)	k\$	225	1,733	1,199
CT/Boiler estimate	k\$	225 <sup>2</sup>	0	86.7
GHEX estimate <sup>3</sup>	k\$	0	1,733	1,113
		-	-	-
Operating Costs (nominal \$)	\$	149,850	89,048	96,184
Electricity - consumption	\$	95,060	86,996	91,982
Electricity - demand	\$	0	0	0
CT and Boiler maintenance cost	\$	4,320	2,052	2,112
CT water cost	\$	8,200	0	2,090
Gas cost	\$	42,270	0	0
Energy Consumption	kWh	2,115,559	790,880	836,191
Heat pumps	kWh	705,292	726,371	757,640
Pumping	kWh	72,604	64,509	61,709
Cooling tower, fan	kWh	14,953	0	5,908
Cooling tower, spray pump	kWh	71,348	0	10,934
Natural Gas Boiler (.85% Efficient)	kWh	1,251,362	0	0
Alt: Electric boiler cost (COP=1)	kWh	1,063,658 <sup>4</sup>		

This table lists the results of all three systems analyzed. The cost estimates are expanded upon in step 5 below for the conventional system (WSHP with CT/Boiler) and the optimize hybrid geothermal design (Hybrid GHEX with CT). The 100% GHEX system is excluded from the payback analysis. It is important to note that the energy consumption values below the thick blue line are central system values that would not be directly attributable to the tenants. Therefore all of the savings would go to the building owners, and actually the only increased energy consumption (for the heat pumps) would be attributed to the tenants.

<sup>2</sup> This estimate only includes the conventional boiler and fluid cooler material and labor based on RSMMeans 2006. The complete conventional system cost is estimated in the payback analysis below.

<sup>3</sup> These GHEX estimates include the material and labor to install a complete geothermal field under with pipe stubs up into the ground floor mechanical room (the assumption is simply \$22/LF)

<sup>4</sup> This value is used to calculate the potential grant amount for the ComEd: Smart Ideas™ program. It is derived from the energy consumption of the natural gas boiler by a factor of 1/.85. The importance of this value is discussed in step 5 below.

**Step 5: Produce a Simple Payback analysis**

The image below summarizes the economic analysis and includes the impact of the tax incentives and grants available for commercial developments. As note 4 indicates below, the ComEd Smart Ideas program requires special consideration. State legislation has not yet defined a method for calculating the rebate amount for natural gas energy savings. Therefore, if a hybrid geothermal system is selected as the primary HVAC system design, EEC recommends that an all-electric baseline system be used.

**Oak Park Station Geothermal**

**Conventional HVAC System Comparison with Geothermal HVAC System**



**ELEMENT ENERGY**  
CONSULTING

**Inputs:**

1	Building Size (SF)		287,164
2	HVAC Total Capacity - Tons		455
3	Geothermal Factor		78%
4	Borehole Quantity (EA)		100
8	Geothermal source: <b>Borehole</b>		
9	Cost per LF installed	\$	22
10	Estimated cost	\$	1,113,000
11	Operational energy costs conventional HVAC PSF	\$	0.52
12	Installation cost for conventional HVAC	\$	2,871,640
13	Geothermal system energy savings		34%
14	<b>Depreciation:</b>		
15	Conventional HVAC, straight line (years)		39
16	Geothermal HVAC, MACRS		5
17	NPV discount rate used for depreciation comparisons		8%
18	Federal income tax rate assumption		40%
19	Energy cost inflation		0%

<b>RESULTS</b>	
<b>Initial Increment</b>	\$1,193,700
<b>First Year Incentives</b>	\$441,654
<b>Payback (Years)</b>	2.2
<b>IRR</b>	28.3%
<b>25 Yr Life Cycle Savings</b>	\$1,063,951

	Conventional HVAC System	Geothermal HVAC System
<b>CAPITAL COSTS</b>		
Interior HVAC <sup>2</sup>	\$ 2,871,640	\$ 2,871,640
GHEX Engineering		\$ 80,700
GHEX Costs (~\$22 per LF)		\$ 1,113,000
<b>Total initial cost outlay</b>	<b>\$ 2,871,640</b>	<b>\$ 4,065,340</b>
Cost of System Applicable to ITC (0.78 of conv. plus the GHEX cost). This value is used to calculate the ITC only and does not sum below.		\$ 3,352,879
<b>INCENTIVES</b>		
10% Investment Tax Credit (ITC) <sup>3</sup>		\$ (335,288)
ComEd Smart Ideas™ Rebate (\$0.10/kWh saved) <sup>4</sup>		\$ (106,366)
NPV Straight Line depreciation (39 years)	\$ (349,857)	
NPV MACRS depreciation (5 years)		\$ (1,033,705)
<b>NPV of HVAC system cost after tax benefits and grants</b>	<b>\$ 2,521,783</b>	<b>\$ 2,589,981</b>
<b>ANNUAL ENERGY &amp; OPERATING EXPENSES</b>		
Annual energy/operating expense	\$ 149,850	\$ 98,721
Estimated maintenance savings		
<b>TOTAL ENERGY &amp; OPERATING SAVINGS <sup>5</sup></b>		<b>\$ 51,129</b>

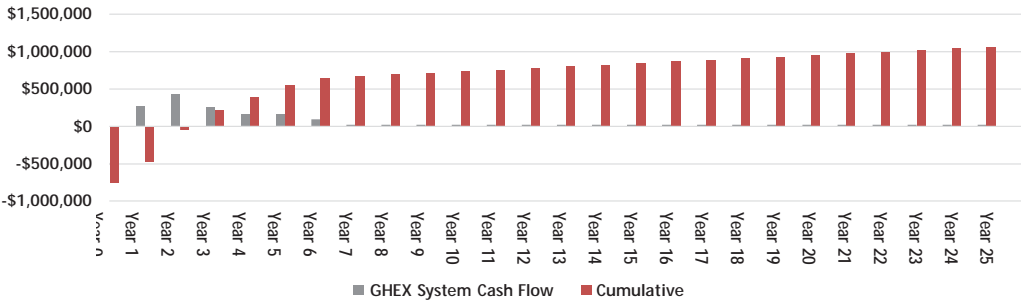
- <sup>1</sup> The information presented here is for preliminary analysis only.
- <sup>2</sup> For simplicity it is assumed that the boiler and cooling tower cost reductions in the geothermal scenario are equivalent to pumping cost increases, resulting in equivalent interior pricing for the two systems.
- <sup>3</sup> Use of tax credits and depreciation are subject to client's accounting practices and are subject to IRS changes in tax policy.
- <sup>4</sup> To attain the maximum rebate, the owner must make a statement that an electric boiler will be used in the absence of a geothermal system.
- <sup>5</sup> Despite the assumption of an electric boiler for the ComEd grant, the energy savings are based on a natural gas boiler to portray a more conservative assumption for the client. The energy savings would be much higher if an electric boiler was used in the baseline.

It is important to note that the "TOTAL ENERGY AND OPERATING SAVINGS" value of \$51k is conservatively estimated based on a natural gas boiler baseline. This was done to provide a more robust payback analysis. It is highly recommended that the building owner walk through this spreadsheet with the engineering team to modify it as needed and determine the sensitivity of each input. For instance the resultant payback of 1.9 years goes to 2.3 years if the ComEd grant is eliminated.

This chart and table list out the annual cash flows based on the assumption in figure 1.

**Oak Park Station Geothermal**

Conventional HVAC System Comparison with Geothermal HVAC System



Cash Flow	Geo. Depr. Benefits	Conv. Depr. Benefits <sup>1</sup>	Geo. Cap. Ex. Premium	Up Front Incentives <sup>2</sup>	Energy Savings	GHEX System Cash Flow	Cumulative
Year 0			(1,193,700)	\$ 441,654	\$ -	\$ (752,046)	\$ (752,046)
Year 1	\$ 254,819	(29,453)			\$ 51,129	\$ 276,495	\$ (475,551)
Year 2	\$ 407,710	(29,453)			\$ 51,129	\$ 429,386	\$ (46,165)
Year 3	\$ 244,626	(29,453)			\$ 51,129	\$ 266,302	\$ 220,137
Year 4	\$ 146,776	(29,453)			\$ 51,129	\$ 168,452	\$ 388,589
Year 5	\$ 146,776	(29,453)			\$ 51,129	\$ 168,452	\$ 557,041
Year 6	\$ 73,388	(29,453)			\$ 51,129	\$ 95,064	\$ 652,105
Year 7	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 673,781
Year 8	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 695,457
Year 9	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 717,133
Year 10	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 738,809
Year 11	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 760,485
Year 12	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 782,161
Year 13	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 803,837
Year 14	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 825,513
Year 15	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 847,190
Year 16	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 868,866
Year 17	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 890,542
Year 18	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 912,218
Year 19	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 933,894
Year 20	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 955,570
Year 21	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 977,246
Year 22	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 998,922
Year 23	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 1,020,598
Year 24	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 1,042,274
Year 25	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 1,063,951
Year 26	\$ -	(29,453)			\$ 51,129	\$ 21,676	\$ 1,085,627

<sup>1</sup> This column deducts the lost depreciation benefits for the conventional system cost of \$2.87M

<sup>2</sup> Includes 10% ITC (\$335k) and ComEd Smart Ideas grant (\$106k).

### Summary and Suggested Next Steps

This analysis demonstrates that a geothermal system at the Oak Park Station project is constructible and has the potential to achieve a return on investment for the owner. The design parameters of the hybrid geothermal system developed for this study can easily be updated in the next phase of design documents. Updates to the building loads and operational characteristics are easily achieved now that the model is created. However, it is important to note that these energy savings calculations are not intended for submission to LEED, Energy Star, or any other rating party, but are designed to show real-world, apples-to-apples energy comparisons.

December 19<sup>th</sup>, 2014

Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

Re: Energy Analysis

Village of Oak Park,

The undersigned Applicant has retained Architectural Consulting Engineers to perform a Geothermal Feasibility Study for the above referenced project. While the report states that a Geothermal System is constructible and has the potential to achieve a positive return, this system is not feasible nor maintainable. The mechanics of a geothermal system will be installed under the building's footprint, which presents substantial challenges as there is no access to the system and no way to maintain it underneath a mixed-use project. If there is a malfunction, foundation change, seismic event or any part of the system is damaged, there is no way to repair the system and not substantially disturb the businesses and residents within the project as well provide energy. In addition to the substantial operating challenges the initial and on-going investment versus long term benefit to the project do not provide an economic return that is financeable in today's capital markets.

Regards,



Andy Stein  
Principal  
Clark Street Development



# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 30

*HISTORICALLY SIGNIFICANT PROPERTIES*



December 19<sup>th</sup>, 2014

Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

Re: Historically Significant Properties

Village of Oak Park,

The proposed development of the Westgate/Lake Street development requires the demolition of 1133 Westgate, a building that is owned by the Village of Oak Park and is considered significant by the Architectural Survey of Downtown Oak Park and the Avenue Business District, published November 21, 2005. The demolition of a significant building in downtown Oak Park is not without precedence. Specifically, the 1145 Westgate building, another building considered significant in the survey was torn down in 2009 by the Village's direction and is part of the Westgate/Lake Street Development. The demolition of 1133 and 1145 Westgate has long been considered by the Village to be crucial to the development of the former Colt Site. The incorporation of these sites enable the Village and the developer to create a substantial mixed use project which will create economic and planning benefits for the community.

Regards,



Andy Stein  
Principal  
Clark Street Development

# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 31

*LEED REQUIREMENTS*



# LEED 2009 for New Construction and Major Renovations

Project Checklist

Oak Park Station

Apr-15

19	6	Sustainable Sites			Possible Points: 26
Y	?	N			

		Prereq 1	Construction Activity Pollution Prevention		
1		Credit 1	Site Selection	1	
5		Credit 2	Development Density and Community Connectivity	5	
	1	Credit 3	Brownfield Redevelopment	1	
6		Credit 4.1	Alternative Transportation—Public Transportation Access	6	
1		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	
3		Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3	
	1	Credit 4.4	Alternative Transportation—Parking Capacity	2	
	1	Credit 5.1	Site Development—Protect or Restore Habitat	1	
1		Credit 5.2	Site Development—Maximize Open Space	1	
	1	Credit 6.1	Stormwater Design—Quantity Control	1	
	1	Credit 6.2	Stormwater Design—Quality Control	1	
1		Credit 7.1	Heat Island Effect—Non-roof	1	
1		Credit 7.2	Heat Island Effect—Roof	1	
	1	Credit 8	Light Pollution Reduction	1	

4	6	Water Efficiency			Possible Points: 10
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		Prereq 1	Water Use Reduction—20% Reduction		
2		Credit 1	Water Efficient Landscaping	2 to 4	
2		Credit 2	Innovative Wastewater Technologies	2	
2		Credit 3	Water Use Reduction	2 to 4	

1	3	31	Energy and Atmosphere			Possible Points: 35
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		Prereq 1	Fundamental Commissioning of Building Energy Systems		
		Prereq 2	Minimum Energy Performance		
		Prereq 3	Fundamental Refrigerant Management		
1	18	Credit 1	Optimize Energy Performance	1 to 19	
	7	Credit 2	On-Site Renewable Energy	1 to 7	
	2	Credit 3	Enhanced Commissioning	2	
	2	Credit 4	Enhanced Refrigerant Management	2	
1	2	Credit 5	Measurement and Verification	3	
	2	Credit 6	Green Power	2	

4	10	Materials and Resources			Possible Points: 14
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		Prereq 1	Storage and Collection of Recyclables		
3		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3	
1		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1	
2		Credit 2	Construction Waste Management	1 to 2	
	2	Credit 3	Materials Reuse	1 to 2	

6	9	Indoor Environmental Quality			Possible Points: 15
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		Prereq 1	Minimum Indoor Air Quality Performance		
		Prereq 2	Environmental Tobacco Smoke (ETS) Control		
2		Credit 4	Recycled Content	1 to 2	
		Credit 5	Regional Materials	1 to 2	
	1	Credit 6	Rapidly Renewable Materials	1	
	1	Credit 7	Certified Wood	1	

6	1	Innovation and Design Process			Possible Points: 6
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		Prereq 1	Innovation in Design: Exemplary Performance SSc4.1	1	
		Prereq 2	Innovation in Design: Exemplary Performance SSc7.1	1	
		Prereq 3	Innovation in Design: Exemplary Performance SSc7.2	1	
		Prereq 4	Innovation in Design: Low Mercury Lamp Program	1	
		Prereq 5	Innovation in Design: Sustainable Education	1	
		Prereq 6	LEED Accredited Professional	1	

3	1	Regional Priority Credits			Possible Points: 4
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		Prereq 1.1	Regional Priority: SSc4.1	1	
		Prereq 1.2	Regional Priority: SSc4.3	1	
		Prereq 1.3	Regional Priority: SSc7.2	1	
		Prereq 1.4	Regional Priority: EQ2, SS3, SS4.1, SS4.3, SS6.1, SS7.2	1	

43	3	63	Total			Possible Points: 110
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



Please save the following information for future reference.

Project title	Oak Park Station
Project id	1000053191
Access code	445040859153338
Project city	Oak Park
Project state	IL
Project administrator	CharlieSaville
Rating system	LEED-NC v2009
Registration date	2014-12-18
Order number	0011747794
Item description	LEED-NC Registration
Item quantity	1.000
Total amount	\$900

Please Note:

1. An invoice has been automatically generated and emailed to you.
2. Payments made by credit card will be processed instantaneously.
3. Payments made by check will be processed within 15 business days. Please include a copy of the invoice with the payment.
4. A receipt will be emailed once your payment processed successfully.
5. Instructions for paying by wire transfer can be found here

[https://www.leedonline.com/irj/go/km/docs/documents/usgbc/leed/config/common/LOv3Help/project\\_registration\\_.htm#InternationalWire](https://www.leedonline.com/irj/go/km/docs/documents/usgbc/leed/config/common/LOv3Help/project_registration_.htm#InternationalWire)



# Planned Development Application

Westgate / Lake Street Development

1123-1133 Lake Street

1133-1145 Westgate

1100 North Boulevard

## EXHIBIT 32

*RECORDATION*



December 19<sup>th</sup>, 2014

Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

Re: Recordation of Planned Development Ordinance for 1123-1133 Lake Street, 1133-1145 Westgate, and 1100 North Boulevard

Village of Oak Park,

The undersigned Applicant does hereby acknowledge responsibility to record a certified copy of the zoning ordinance granting the planned-development permit with the Cook County Recorder of Deeds and to provide evidence of said recording to the Village within (30) days, if possible of the passage in the event the proposed planned development is approved by the Village Board.

Regards,



Andy Stein  
Principal  
Clark Street Development

January 30<sup>th</sup>, 2015

Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

Re: Marketing Plan Memorandum for 1123-1133 Lake Street, 1133-1145 Westgate, and 1100 North Boulevard

Village of Oak Park,

At this stage of the development process we do not have a marketing plan in place. We typically devise a marketing strategy once we begin construction and are closer to our opening date. Here are a few ways in which we typically market our communities.

We will enter the Oak Park market with a primary focus of digital attractiveness. The community will be established and integrated with an aggressive digital campaign through social media communication, search engine marketing, social marketing, and a website that engages, and acts as the final funnel in the conversion of prospective client into a long term resident.

Outreach marketing is crucial in establishing the community in the neighborhood. This creates and encourages an open channel of communication not only for prospective clients but for business partnerships as well. The team will use various forms of outreach marketing to gain awareness, trust and establish brand advocates in the local markets. Several examples of outreach marketing are Guerilla Marketing, Brokers, and Corporate Housing.

Additionally, we will have a world class leasing center fully employed with a community manager, marketing manager, leasing professional and maintenance engineer.

These are just a few ways in which we market our developments to the community. Once we are further along in the process we'll be happy to share our marketing plan with the Village.

Regards,



Doug Bober  
Vice President  
Lennar Multifamily Communities



June 3rd, 2015

Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

Re: Planned Development Application  
[1123-1133 Lake Street, 1133-1145 Westgate Terrace, 1100 Block North Blvd}

Project Review Team (PRT),

We are in response of your review comments dated May 20<sup>th</sup>, 2015., on the Planned Development Application for the above referenced project. Below is a summary of the actions taken in response to those comments:

1. Are the garbage areas large enough for the number of residential and commercial units for refuse and recycling based on the calculations below? Provide support on anticipated collection schedule and container capacity. The minimum capacity for refuse is 1 cubic yard for each 6 units (total weekly base refuse container capacity).

The minimum gallon amount of recycling container capacity (total weekly base recycling container capacity) an owner shall provide weekly for each structure shall be based on the following formula: 7 gallons x number of studio and 1 bedroom units, +  
8 gallons x number of 2 bedroom units, +  
9 gallons x number of 3 bedroom or more units  
= total base weekly recycling container capacity.

The weekly base refuse and recycling container capacity may be met by a combination of container sizes and number of pick-ups, such as containers totaling half the base capacity picked up twice a week.

**Response:** Please see the attached memo from Waste Management detailing the recommended trash collection schedule and trash compactor specification. Based on the compactor specification, the trash enclosures have sufficient space for the number of trash and recycling collection containers.

2. Will the loading areas for both buildings also serve for garbage collection and are ceiling heights high enough to allow for a garbage truck to back into loading areas?

**Response:** The loading areas for both buildings will have enough height to accommodate garbage trucks, but it will be at the discretion of the trash collection company as to whether the containers will be serviced at the loading dock or at the curb.



3. Confirm dimensions of proposed Maple Ave right-of-way (ROW). Previous drawings indicate 33' ROW and 49' ROW vs the 34' and 50' shown.

**Response:** The dimensions for the proposed ROW are 34' and 42'

4. Include ROW improvements including water, sewer, streetscape, and adjacent alley improvements into schedule. Alley improvements can be labeled by others if they are not included in RDA.

**Response:** Please see the updated construction schedule.

5. Include site logistics plan for water, sewer, streetscape, and alley improvements

**Response:** Please see the updated site logistics plan.

6. Is turning radius larger enough to accommodate trucks at North Blvd, Maple, Westgate, etc.

**Response:** The turning radius is confirmed to be large enough to accommodate trucks at North, Maple, Westgate, etc.

7. In the study 427 parking spaces are listed, other parts of the study lists 428 parking spaces, revise accordingly.

**Response:** Correction has been made, 428 parking spaces is the correct total.

8. No appendices were provided with the April 2015 submittal. Updated Synchro analyses (or models) are important to verify coding changes and the updated results. [Draft submittal had: traffic counts, Synchro analyses included.

**Response:** The revised traffic study report includes the updated Synchro analyses.

9. Without appendices to review, traffic impact study is overly broad in its findings. The Report only provides delay, in seconds, and level of service (LOS) for each intersection. Issues at an approach or movement are obscured / hidden when aggregated into the intersection as a whole. Detailed information important to know is: delay and queue for both individual movements (left, thru, right) and approaches (north, south, east, west). Nor can it be determined what the critical movements of the various intersections are without the Synchro analyses or models.

**Response:** Tables showing the LOS and queues for individual movements at signalized intersections have been added to the revised traffic study report.



10. Accident analysis (page 15) lists four locations as part of IDOT's Local Five Percent Report (5% of highway locations exhibiting the most pressing safety needs). In the report, it does not state whether or not impacts/modifications of development will improve safety, have no effect on or reduce safety at these locations.

**Response:** Statements have been added to the revised traffic study report regarding impact of the development on the four high accident locations.

11. Page 16 lists how the development will improve the area. Bullet points one and two should be combined listing net reduction in the number of conflict points (rather than eliminating all at full ingress/egress point and minimizing for right-in/right-out).

**Response:** Traffic study has been revised to reflect the comment.

12. Development trip generation (page 21) listed information for residential units and retail space. Does this include employees of the proposed retail spaces, leasing office and maintenance people? Are they included in parking space allocation and trips generated? If not, need to include or explain why not.

**Response:** The trip generation and parking estimates include the future employees of the proposed development.

13. In initial submittal, while vehicle trip generation increased, there were no increases in pedestrian or bike conflicting volumes. With 271 apartments, 25,000 sq. ft. of retail and considering this is as a transit oriented development; there would be an increase in pedestrian/bike trips both generated by the tenants of the development and attracted by retail space of the development. These trips will affect the LOS and delay at individual intersections and the system as a whole. Need to add these trips to the models and revise results.

**Response:** To account for increase in pedestrian movements due to the proposed development, the existing pedestrian traffic along North Boulevard and Westgate Street were doubled while the pedestrian movements at the remaining intersections were increased by 10 percent.

14. Future conditions lists 2.5% growth based on regional growth factor (0.5% per year for 5 years) based on 2040 CMAP population and employment projections (page 24). The Village recently had CMAP determine 2040 ADTs for area based on recent counts and developments (Forest/Lake, Westgate/Lake). Volumes between the two are inconsistent. Need to resolve.

**Response:** The 2040 ADT for Lake Street indicates an average annual growth of the two segments of approximately 0.5 percent. For North Boulevard, the annual growth is approximately 1.5 percent. These ADT projections though include the traffic from the proposed development site as well as the development at Lake and Forest. KLOA, Inc.'s assumption of 0.5 percent annual growth is in addition to the traffic that will be generated by these two developments and, as such, should more than represent the future growth in the area.

15. Capacity Analyses (pages 28 & 29) have noticeably deteriorated for Lake/Harlem and Lake/Marion intersections with revised Synchro models, other intersections to a lesser extent. Initial models for overall intersections looked acceptable however certain approaches/movements had capacity/delay issues (listed in appendices). Updated analyses – Lake/Harlem overall intersection for existing AM & PM peak – LOS D. For future conditions – AM & PM peak, the intersection is almost at LOS E (overall average delay 54.0 seconds) which is unacceptable. Lake/Forest (south leg) intersection – Saturday midday delay doubled from existing (25.5 sec) to future conditions (50.7 sec). Need detailed results (both Synchro and SimTraffic), see the models or see simulation of models to determine issues (critical movements, approaches, queues that go beyond capacity, etc.).

**Response:** The revised analyses include the Central Business District (CBD) assumption as requested by Village of Oak Park staff. As such, this results in a ten percent reduction in the base saturation flow rate due to the higher number of parking maneuvers, pedestrians and bus stops. Therefore, the delays and level of service of some intersections have deteriorated from the previous submittal. With regards to the intersection of Lake Street and Harlem Avenue, any modification or changes to the intersection will be unlikely due to the following:

- The intersection is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is on an interconnected system that extends from Harrison/Garfield north to Bonnie Brae in River Forest (a total of 13 intersections) therefore making any signal timing changes or modifications very unlikely.
- The intersection runs on a 125 second cycle length during the morning and evening peak periods and 120 second cycle length during the Saturday midday peak period which are longer than the cycle lengths the Village of Oak Park utilizes along Lake Street and typically cause longer queues and delays.
- Because these cycle lengths are different than what Oak Park uses, coordination of the traffic signals along Lake Street, including this intersection, is very difficult.

- Under future conditions, the intersection will operate at a level of service D during the morning and evening peak hours with overall delays of 53.3 and 54.4 seconds, respectively. While the level of service is near the threshold for a level of service E, it is still within acceptable standards.
- Because of the unavailable right-of-way on all four approaches, providing geometric improvements/widening will be very difficult or unlikely.

With regards to the intersection of Lake/Forest (south leg), the revised capacity analyses for the Saturday midday peak hour shows a level of service D with 49.5 seconds of delay. This increase in delay is mostly due to how the traffic signals along Lake Street operate with pedestrian recall rather than based on vehicle recall mode. Furthermore, a review of the simulation runs indicate that traffic flow along Lake Street will not be negatively impacted by the retailer's customers.

16. Please use traffic simulations models to determine traffic impacts versus using the Highway Capacity Manual to determine impacts.

**Response:** Discussion has been added regarding results of simulation models to the revised traffic study report.

17. General: Discussion and Recommendations (pages 30-32), comments don't seem to be updated for revised models or have minimal updates. States all intersections operate at acceptable levels of service when this is not the case (Lake/Harlem for example).

**Response:** The Discussion and Recommendations have been updated for the revised models.

18. Page 36 – parking requirements lists ratio of parking spaces per one bedroom apartment. However there are studios and two bedroom apartments (details are given in market research report), what are their ratios? Last paragraph, results listed from Evanston survey and University of California study to justify numbers. What about other local, VOP developments (100 Forest Place or Oak Park Place development, etc.) listed market research report? Data provided in the Market Feasibility Report on competitors in immediate area seems not to be consistent with this information.

**Response:** The parking requirements for the apartments have been modified to include studios and two-bedroom apartment units. Reference to local apartment developments has also been added to the revised traffic study report.

19. Conclusion (page 38) – third bullet point “The results of the capacity analyses indicate that the studied intersections are and will continue operating at acceptable levels of service with minimal increases in delays and that queues will not impact adjacent intersections.” With updated models – this is no longer true, needs to be revised.

**Response:** Comment is noted and report has been revised.

20. Listed in the purpose of study (page 2): #2 – Determine impact of trips generated by proposed development on surrounding street network. 3 – Recommend improvements to effectively mitigate and accommodate projected traffic conditions resulting from proposed development. With revised models, these items need to be looked at again and addressed.

**Response:** Comment is noted and has been addressed in the report.

21. You may wish to consider within the analysis the path a motorist could take in order to travel southbound on Harlem Avenue from development. If the vehicles are to travel through the Marion/South Blvd intersection, this intersection should also be included in analysis. It appears that significant development traffic will be using South Blvd/Marion St intersection for travel. This intersection must be part of the analysis.

**Response:** The intersection of Main Street and South Boulevard were not included in the traffic study since it is projected that the proposed development will add approximately 30 and 45 peak hour trips to the intersection. This translates into one trip per one and a half to two minutes. This increase is not significant and, as such, will not have a detrimental impact on the overall operations of the intersection.

22. Include crosswalks (PC8) in scope or paid by others to be consistent with RDA

**Response:** Note modified to specify consistency with the RDA .

23. Provide exhibit showing special paving materials PC4, 5, & 6 as well as tree grates or add note that materials shall be according to Village's requirements for streetscape materials to match Marion Street or Lake Street palate.

**Response:** Sheet note #1 revised, all materials shall conform to Village of Oak Park standards; streetscape design to be coherent with existing and pending Village projects.

24. General: ComEd utility vaults serving the development located in ROW of Westgate are not approved at this time.

**Response:** Plan callout edited to clarify status of utility design: preliminary and not yet approved.

25. Add note that PC1 material, color, or finish is to be determined.

**Response:** PC1 material is to be standard concrete curb and gutter.

26. Show structural soil limits.

**Response:** Structural soil extents are dependent upon the final streetscape design and have been omitted for clarity. Structural soil extents will be closely coordinated with the Village of Oak Park Forestry Division.

27. Show typical tree grate size based on proposed parkway widths.

**Response:** Tree grate sizes have been added to plan callouts.

28. Identify pavement marking materials for crosswalks and parking space delineators.

**Response:** Pavement marking materials shall include: 4" white paint stripes for parking spaces; 6" white paint stripes for crosswalks (where crosswalks are not otherwise demarcated by contrasting materials).

29. Is location of black locust on Westgate too close to pedestrian bridge?

**Response:** The tree in question is located approximately 15 ft west of the pedestrian bridge. This location is preliminary and all tree species and locations will be further coordinated with the Village of Oak Park Forestry Division.

30. Indicate pavement which serves as access to N-S alley from Westgate to be constructed to accommodate truck traffic.

**Response:** The landscape plan has been revised to reflect comment.

31. Sheet 24.B – ComEd utility vaults serving the development located in ROW of Westgate are not approved at this time.

**Response:** Comment is noted, additional coordination needed.

32. Sheet 24F & G – Show number and calculations for accessible parking spaces.

**Response:** Please see the revised sheet 24F.



33. Provide lighting level summary showing compliance with recommended luminance and illuminance levels according to ANSI RP-8 & ASHTO roadway lighting design guidelines.

**Response:** Please see updated Exhibit 25.

34. Revise light fixture shown to match light fixture used on Marion Street south of South Blvd. If attached fixture is only for use on private property indicate locations of fixture.

**Response:** Please see updated Exhibit 25.

Regards,



Andy Stein  
Principal  
Clark Street Development

CC: Doug Bober (Lennar Multifamily Communities)  
Mike De Rouin (FitzGerald Associates Architects)





Good Afternoon Jonathan Kubow,

Thank you for the opportunity to discuss your new project at Lake and Harlem in Oak Park. Per our discussion, you requested an estimate of service schedule based on the attached letter. You mentioned the plans call for an apartment style compactor to be used to service the 271 residential units. The attached letter states the required minimum capacity for refuse is 1 cubic yard for each 6 units.

Based on the attached letter, if you use the minimum of 1 cubic yard per 6 units per week, you would be estimating 45yds per week (271 units / 6 = 45yd cubic yard per week)

Based on this assumption, I would anticipate the need to have minimum of 3-2yd compactor boxes routed 5x/wk for trash.

I can be reached daily at (708) 932 9155 or [rkrueger@wm.com](mailto:rkrueger@wm.com).

Thank you.

Robert Krueger  
Sales Representative  
[rkrueger@wm.com](mailto:rkrueger@wm.com)

Waste Management  
5050 W Pershing Rd  
Cicero, IL 60804  
Tel 708 222 5024  
Cell 708 932 9155  
Fax 877 500 8785

***From everyday collection to environmental protection, Think Green.® Think Waste Management.***



# Marathon Mini-MAC<sup>®</sup> Apartment Compactor

*Fits applications  
where space  
is limited*

*Easy to access*

*Simple to use*

*Ideal for  
apartment  
complexes, high-  
rise buildings,  
and other space-  
constricted  
applications*



**RAMJET**   
Stationary and self-contained compactors.



**Environmental  
Solutions Group**  
A DOVER COMPANY

2011  
P R O D U C T S H E E T

# APARTMENT AND HIGH-RISE COMPACTION

*Apartment Complexes*

*High-Rise Buildings*

*Office Buildings*

*Schools*

*Hospitals*

*Hotels*

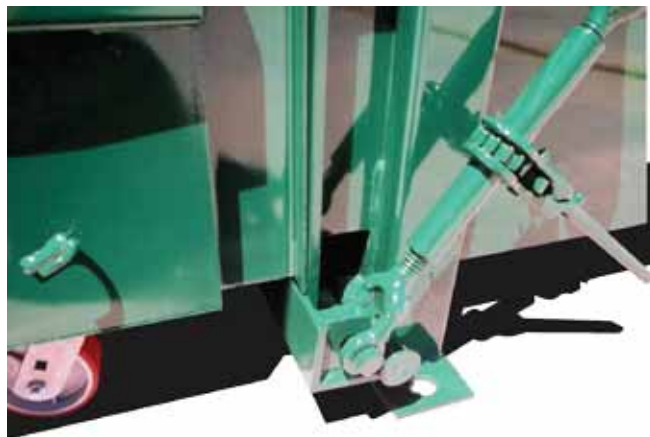
## Marathon Mini-MAC® Apartment Compactor



Use this product for weekly waste volumes of less than 150 uncompacted cubic yards (115 cubic meters).

### Small and Powerful!

The Marathon Mini-MAC Apartment Compactor is now smaller than ever! It's an ideal solution for applications where space is limited such as in the small basement trash rooms of apartment and high-rise buildings. The Mini-MAC features a new device that enables you to easily connect and ratchet the container from one side. The 2 cubic yard (1,53 cubic meter) compaction container is mounted on poly-clad casters to enable it to be moved to the pick-up area, and can be configured for front- or rear-load collection vehicles.





43 1/2"

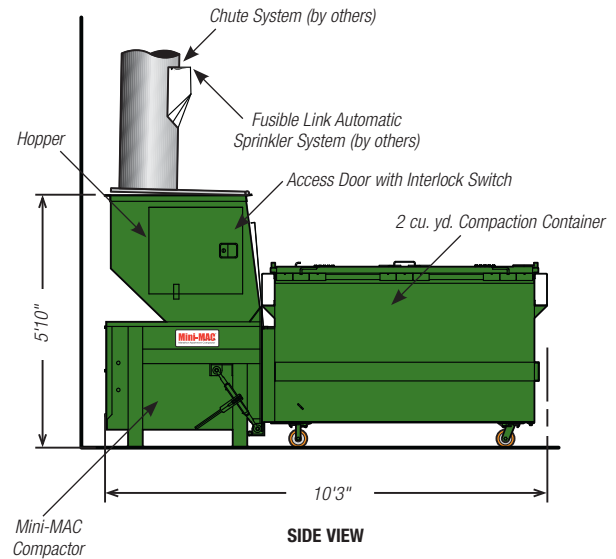
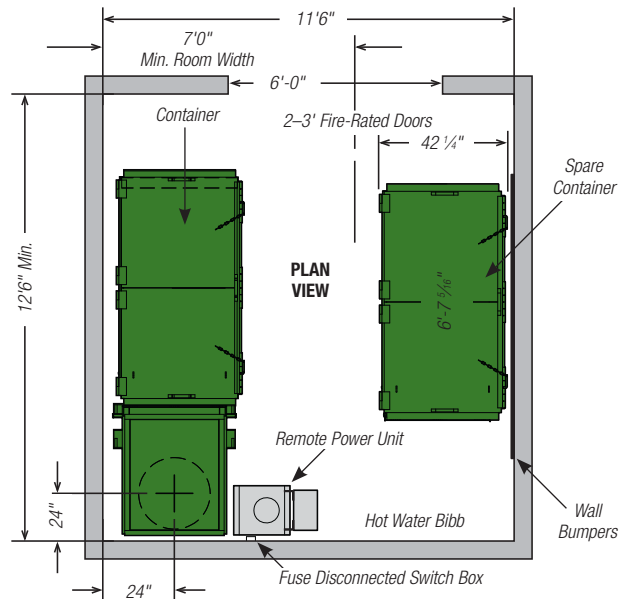
Mini-MAC Apartment Compactor shown with chute feed hopper, access door, and optional compaction container for front-load collection vehicles.

### Standard Features:

- ✔ Remote power unit
- ✔ Convenient, single-side ratchet
- ✔ Cycon Life-Xtender® Cyclic Control System offers reliable, solid state circuitry, eliminating pressure and limit switches
- ✔ Push button controls mounted in the panel box face
- ✔ Hopper with access door and interlock for hand-feed or chute-feed applications
- ✔ Photoelectric cycle control
- ✔ Full container light
- ✔ UL® Listed
- ✔ Single-phase power units available



### Typical Mini-MAC 3A Apartment Compactor Configuration with Chute System





## Marathon Mini-MAC® Apartment Compactor

Specifications				
Charge Box Capacity	Model 3A		Model 5A	
<b>Mfr. Rating</b>	0.39 cu. yd.	0,30 m <sup>3</sup>	0.39 cu. yd.	0,30 m <sup>3</sup>
<b>WASTEC Rating</b>	0.28 cu. yd.	0,21 m <sup>3</sup>	0.28 cu. yd.	0,21 m <sup>3</sup>
<b>Clear Top Opening</b>	22.5" x 28"	571,5mm x 711,2mm	22.5" x 28"	571,5mm x 711,2mm
<b>Capacity per Hour</b>	48 cu. yd.	36,70 m <sup>3</sup>	74 cu. yd.	56,58 m <sup>3</sup>
Performance Characteristics				
<b>Cycle Time</b>	21 sec.	21 sec.	14 sec	14 sec.
<b>Minimum Normal Force</b>	13,900 lbs.	62 kN	13,900 lbs.	62 kN
<b>Minimum Pack-Out Force</b>	16,400 lbs.	73 kN	16,400 lbs.	73 kN
<b>Min. Normal Ram Face Pressure</b>	23.2 psi	160 kPa	23.2 psi	160 kPa
<b>Min. Pack-Out Ram Face Pressure</b>	27.3 psi	188 kPa	27.3 psi	188 kPa
<b>Ram Penetration</b>	4"	102mm	4"	102mm
Electrical Equipment				
<b>Tri-Volt Motor: 208/230/460, 3-phase</b>	3 hp	2,2 kW	5 hp	3,7 kW
<b>Control Voltage</b>	120 VAC	120 VAC	120 VAC	120 VAC
<b>UL Label Control Box:</b> Remote Power Unit with controls mounted in the face of the box NEMA 3 Type, all circuits fused; Standard Controls: Keylock Start/Stop/Reverse				
Hydraulic Equipment				
<b>Hydraulic Pump Capacity</b>	4 gpm	15 L/min	6 gpm	23 L/min
<b>Normal System Pressure</b>	1650 psi	113,8 bar	1650 psi	113,8 bar
<b>Maximum System Pressure</b>	1950 psi	134,4 bar	1950 psi	134,4 bar
<b>2-Hydraulic Cylinders (Bore x Rod)</b>	2.5" x 1.25"	63,5mm x 31,75mm	2.5" x 1.25"	63,5mm x 31,75mm
<b>Weight</b> <i>(does not include remote power unit)</i>	1,600 lbs.	726 kg	1,600 lbs.	726 kg

### Compactor Rental and Leasing Programs Available

For detailed specifications, recommendations, or free economic studies comparing various systems, contact Marathon's Technical Specialist at **1-800-633-8974**.



Authorized Dealer:

**MARATHON**  
A DOVER COMPANY

Marathon Equipment Company  
P.O. Box 1798  
Vernon, AL 35592-1798  
800.633.8974  
[www.marathonequipment.com](http://www.marathonequipment.com)



**ESG**  
Environmental Solutions Group  
A DOVER COMPANY  
[www.doveresg.com](http://www.doveresg.com)

Pictures in this literature are illustrative only. Specifications are subject to change without notice in order to accommodate improvements to the equipment. Certified in compliance with ANSI Regulation Z245.2, all OSHA standards, and certified under WASTEC's Stationary Compactor Certification Program. Products must be used with safe practice and in accordance with said regulations and standards.