

# TABLE OF CONTENTS

1. Petition for Public Hearing with Legal Description and Proof of ownership
2. Affidavit of Notice
3. Application Fee
4. Project Summary
5. Professional Qualifications
6. Proposed Financing
7. Legal Current Year Plat of Survey
8. List and Map of Surrounding Property Owners
9. Restrictions and Covenants
10. Construction Schedule
11. Construction Traffic Schedule
12. Market Feasibility Report
13. Traffic Study
14. Parking Study
15. Village Services
16. Environmental Reports
17. Perspective Drawings
18. Photos of Surrounding Properties and Buildings
19. Location Map
20. Site Plan
21. Landscape Plan
22. Detailed Sign Elevations
23. Building Elevations
24. Floor Plans
25. Exterior Lighting Plans
26. Shadow Study
27. Preliminary Engineering Plan
28. Greater Downtown Model
29. Energy Analysis
30. Historically Significant Properties
31. LEED Requirements
32. Recordation



Lincoln Property Company  
1110 Jorie Boulevard  
Suite 300  
Oak Brook, IL 60523 T 630.954.7000

October 30, 2015

Mr. Craig M. Failor, Village Planner  
Ms. Tammie Grossman, Director of Developer Customer Service  
Village of Oak Park, Illinois  
123 Madison Street  
Oak Park, IL 60302

Dear Craig and Tammie,

Lincoln Property Company is happy to submit the Planned Development Application to the Village of Oak Park for an exciting new residential community located at South Boulevard and Harlem Avenue in the Pleasant District. Within the binder you will find the information requested in the Applicant's Submittal Checklist.

The list of our requested allowances can be found in section 4, Project Summary. The building will contain 263 residential units, 398 parking spaces, and 10,000 square feet of retail.

Again, we are excited to be embarking on this project and look forward to working with staff and elected officials to make this project a success.

Sincerely,

A handwritten signature in black ink, appearing to read "JS" followed by a stylized flourish.

Joe Segobiano  
Development Manager

JS:pg

THE FACE OF THIS DOCUMENT HAS A GREEN BACKGROUND — NOT A WHITE BACKGROUND

**00017530**  
**LINCOLN**  
**PROPERTY**  
**COMPANY**

93943 12000.10210.465238  
LINCOLN APARTMENT MANAGEMENT LIMITED  
LINCOLN APARTMENT MANAGEMENT, LP  
P O BOX 1920  
DALLAS TX 75221

CHECK NO.00017530

**VOID AFTER 90 DAYS**

VE

Bank of America, Texas

DATE 10/29/15

\$\*\*\*\*\*2,000.00

EXACTLY \*\*\*\*\*2,000\*\*\* DOLLARS AND \*\*\*00\*\*\* CENTS

TO VILLAGE OF OAK PARK  
THE 123 MADISON  
ORDER OAK PARK IL 60302  
OF

*Deepest Jain*  
*Deepest Jain*

SEPARATE HAS A FULLY BACKGROUND

LINCOLN PROPERTY COMPANY

**THIS DOCUMENT IS PRINTED ON A SECURITY WATERMARKED PAPER**

⑈00017530⑈ ⑆11000025⑆4787522179⑈

# Oak Park

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

708.383.6400  
Fax 708.383.6692  
village@oak-park.us  
www.oak-park.us

October 9, 2015

Joe Segobiano  
LINCOLN PROPERTY COMPANY  
1110 Jorie Boulevard, Suite 300  
Oak Brook, IL 60523

Sent Via E-Mail and Regular Mail

RE: O.P. South Boulevard (Harlem Avenue and South Boulevard)  
[325-331 Harlem Avenue / 100-107 South Maple Avenue, Oak Park, IL]

Dear Mr. Segobiano:

The staff Project Review Team (PRT) met on Monday, October 5, 2015 to discuss your application request for a Planned Development at the above-referenced property. Our specific comments are as follows:

1. Please include a Table of Contents.
2. Tab 1:
  - The Petition for Public Hearing needs the applicant's and the property owner's signature, or in lieu of the property owner's signature, a copy of the signature page from the Redevelopment Agreement and page authorizing you to proceed with the application shall be submitted. Pages from the RDA have been added. Applicant has signed the application.
  - Please complete the Applicant's address on the Petition for Public Hearing Corrected
  - Under "Describe Proposal" please indicate what the request is rather than existing conditions of the subject site The description has been revised.
  - Please complete the Affidavit of Ownership Corrected in submittal
3. Tab 4:
  - Please correct item number 6 under the Comprehensive Plan Standards. "Wisconsin" should be "Marion". Corrected in submittal
  - The zoning review sheet should be completed by adding the building height and the allowance necessary, calculate the green rooftop and lounge area toward the open space requirement, include an allowance request for a required five (5) foot setback from the west property line, and include an allowance request for landscaping along the west and south property lines. Corrected in submittal
4. Tab 8: Please double check the notice boundary. Determining the notice area works best if arcs from the subject property are used rather than matching the shape of the subject site. The notice area must be 500 feet from every point of the subject property. Boundaries have been reviewed and checked.
5. Tab 11: Please revisit the exiting strategy for the construction traffic route as South Boulevard east of Home Avenue is one-way west-bound. Also as you revisit the route, keep in mind that truck traffic is not allowed on Marion Street. A revised construction route had been provided.
6. Tab 13: Engineering reviews are forthcoming for traffic and parking. The Contents page, number 3 indicates the Traffic Characteristics of the Proposed "Westgate/Lake Street Development". Corrected in submittal

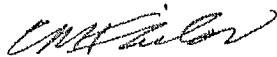
7. Tab 15: Please review the tax projections to ensure they are reflective of the RDA. Confirmed
8. Tab 17: Attached to this review letter is a memorandum dated October 3, 2015 from Mr. Floyd D. Anderson with Lohan Anderson, the Village of Oak Park's design review consultant, regarding his architectural review of the proposed development. Mr. Anderson has been in contact with the project architecture firm RTKL. The Project Review Team reviewed the memorandum and fully supports Mr. Anderson's assessment of the architectural design. The Team is concerned that review bodies, such as the Historic Preservation Commission and Plan Commission may find the same or similar concerns which could cause a delay in the process if revisions are necessary. Our recommendation is to reevaluate the design and work with Mr. Anderson to the extent possible for an improved design and ultimately an easier review process. RTKL has met with Mr. Anderson and revised.
9. Tab 21:
  - Identify the plant materials for the proposed green roofs and site. The South Plaza Concept Plan shows landscape materials that the Landscape Plan does not. Please ensure they are consistent. Per a discussion with Rob Sproule, it is not necessary to identify the plant material on the rooftop at this time. Plant material in the South Plaza has been identified and reflected on the revised sheet, L1.0.
  - All tree removals require the approval of the Forestry Superintendent before project approval. Restitution may be required. Tree protection is required for all parkway trees that will stay for the entirety of the project. Notes and cross-sections for tree protection must be included on proposed demolition, site and engineering plans. Notes and cross-sections are available on the village website. No trees that shall be preserved on-site. Per the Tree Removal Plan, nine (9) trees within the site and/or Maple Avenue improvements shall be removed. Six (6) tree along South Boulevard are proposed to be removed by the Village as a part of the proposed development and streetscape improvements.
  - Landscape drawing must show further detail including the size, species, and spacing of selected trees for the parkway. The Forestry Superintendent must approve all species selections for the parkway. Please include appropriate cross-sections for proposed plantings. Trees along South Boulevard shall be the responsibility of the Village. The plans have been revised to identify all trees and plantings proposed along the south foundation of the building and private service road.
  - Please contact Rob Sproule, Forestry Superintendent at [rsproule@oak-park.us](mailto:rsproule@oak-park.us) or by telephone at 708/358-5470.
10. Tab 23: Please explain either graphically or in written form that the building above the private drive is open until the fifth floor. The exterior cladding starts at the second floor, but the floor plans show no building over this area until the fifth floor. Architecture plans correctly reflect the revised elevations.
11. Tab 24: Please ensure the parking stall sizes meet Village requirements for short term parking and compact cars as the plans are not dimensioned. Reflected in submittal.
12. Tab 25: Please prepare and submit an illumination plan. Added in submittal.
13. General: Consider in the covenants designating non-smoking floors or the building as non-smoking. Lincoln Properties building are non-smoking buildings by policy.
14. General: Please coordinate a presentation to the Historic Preservation Commission by contacting Doug Kaarre, Urban Planner/Historic Preservation at [dkaarre@oak-park.us](mailto:dkaarre@oak-park.us) or by telephone at 708/358-5417. Applicant will meet with the Commission on November 12, 2015.

15. General: Please review the 12th floor walkway. It should be enclosed and protected. Please contact Fire Chief Tom Ebsen at [tebsen@oak-park.us](mailto:tebsen@oak-park.us) or by telephone at 708/358-5600 if you have any questions regarding this provision. Corrected in the submittal
16. General: Please provide a garbage pick-up and route plan. Recycling carts/area is necessary. Garbage pick-up will be from the alley. Refuse dumpsters will be made accessible from the loading area. Recycling containers will be used
17. General: Additional engineering comments are forthcoming .

If you have any questions regarding this letter please feel free to contact me at 708/358-5418 or by e-mail at [cfailor@oak-park.us](mailto:cfailor@oak-park.us). At this time, the plan commission public hearing process is tentatively scheduled to start on December 3, 2015, with a tentative referral by the Village Board in November.

Respectfully,

**VILLAGE OF OAK PARK**  
Department of Development Customer Services



Craig Failor, AICP, LEED AP, ENV SP  
Village Planner

c. Project Review Team

# Oak Park

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

708.383.6400  
Fax 708.383.6692  
village@oak-park.us  
www.oak-park.us

October 23, 2015

Joe Segobiano  
LINCOLN PROPERTY COMPANY  
1110 Jorie Boulevard, Suite 300  
Oak Brook, IL 60523

Sent Via E-Mail and Regular Mail

**RE: O.P. South Boulevard (Harlem Avenue and South Boulevard)  
[325-331 Harlem Avenue 1100-107 South Maple Avenue, Oak Park, IL]**

Dear Mr. Segobiano:

The staff Project Review Team (PRT) met on Monday, October 5, 2015 to discuss your application request for a Planned Development at the above-referenced property. We apologize for the delay in submitting these additional comments. Below are the engineering only comments:

Tab 13

1. Traffic study is not complete (blank page in middle of study, many appendices listed, not included). Need complete study with appendices Corrected
2. Section 4 description lists project includes 265 apartments (studio, 1 BR, 2BR, 3BR). Traffic study lists 250 apartments (1BR and 2BR). Need to make consistent Corrected
3. Exhibit B of the auto turn analysis looks like the truck clips the southeast corner of the building The submittal reflects the current plan.
4. How will the private service road be marked/signed/differentiated to make it known that it is a private service road Signage will be erected at each end of the service drive indicating that it is a private drive and no access is allowed.
5. Revise auto turn analysis to be consistent with current design for loading bays and cul-de-sac. Auto turn has been revised in the submittal.
6. Where are moving and delivery vans supposed to go to drop off their loads? Moving and delivery trucks will utilize the loading dock area on the south east corner of the building.
7. If the loading docks, how do we make sure they use loading docks and not park/block the CDS or service road for their deliveries/unloading. The loading docks are designed to accommodate the trucks within the loading dock area.

Tab 24

8. Where will trash be picked up? Current design indicates maybe cul de sac. Should be in loading area. Trash pick up will be from the loading dock area.
9. Recommend providing area for Pace bus users to be semi protected and not obstruct retail spaces or sidewalk Due to the tight site conditions any building recess would result in lost parking spaces and rental square footages.
10. Column in between loading dock bays will get damaged consider revising This column will be protected by bollards. See architecture drawing for note.
11. Provide radius on garage ramps See plans
12. Dimension parking stalls and aisles See plans
13. Provide parking summary indicating # of space, # of compact spaces, ADA spaces, etc. See plans
14. Provide inset on parking level sheets showing 3D layout highlighting section shown on the plan section. See plans
15. Ramps in walking areas with parking exceed ADA slope of 5% See plans.
16. ADA hatched areas of parking spaces cannot be shared with walking paths. See plans.
17. Are any electric car charging stations being provided? See plans
18. Where is resident bike parking being provided? Bike parking and storage is provided in the service area of the building as noted on the plans

19, Private service road needs to also provide easement for public way. Per the RDA, a utility easement will be provided on the service drive. Because the drive is private a public way easement will not be provided.

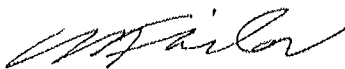
Tab 27 – Please see attached letter from Kimley Horn.

19. Public alley is proposed to be concrete at minimum. Permeable pavements are being considered as well. Minimum alley pavement cross section previously provided to engineering consultant firm.
21. Sewer services not consistent with proposed streetscape and utility project and not according to MWRD for one service for a building. Revise to have one connection utilizing proposed manhole in street near alley
22. Permeable service road needs to provide passive impermeable barrier to prevent water damage to adjacent multi-family bldg. from seepage
23. Alley paving limit is at Pleasant Street. Indicate limit is beyond drawing or include additional sheets showing alley limits
24. Paving in south plaza area inconsistent with landscaping plan provided elsewhere in PD application
25. Paving materials on South Blvd side walks and driveways are inconsistent with proposed streetscaping materials. Revise to make them consistent with Village project.
26. Include removal plan for site civil
27. Ex-2: Do not connect proposed building site drains into street catch basins in cul de sac. 28. Ex-2: Indicate fire sprinkler connection location on South Blvd frontage.
29. EX-2: proposed inlet in SW corner of cul-de-sac should be a catch basin since it's a combined sewer
30. EX-3: Cannot read existing elevations or determine how building relates to proposed streetscaping elevations. Consider including streetscaping plan sheets or elevation for reference purposes.
31. Door locations (or lack thereof) appear inconsistent with renderings especially in west half of building. Show all door locations on grading plan.

If you have any questions regarding these engineering comments please feel free to contact Bill McKenna at 708/358-5722 or by e-mail at [bmckenna@oak-park.us](mailto:bmckenna@oak-park.us). Any written responses should also be forwarded to me. At this time, the plan commission public hearing process is tentatively scheduled to start on December 3, 2015, with a tentative referral by the Village Board in November.

Respectfully,

**VILLAGE OF OAK PARK**  
Department of Development Customer Services



Craig Failor, AICP, LEED AP, ENV SP  
Village Planner



# Kimley»»Horn

October 27, 2015

Craig Failor  
Village Planner  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

**Re: Lincoln Property Company  
Harlem Ave. and South Blvd.  
Oak Park, Illinois**

Dear Mr. Failor:

We are in receipt of your review comments regarding the Lincoln Property Company's application for Planned Development at Harlem Avenue and South Boulevard in Oak Park, Illinois. Following are our responses to those comments.

## **Engineering Comments**

### **Tab 27**

*Comment 20. Public alley is proposed to be concrete at minimum. Permeable pavements are being considered as well. Minimum alley pavement cross section previously provided to engineering consultant firm.*

**Response:** The preliminary plans indicate for concrete pavement within the public alley. When the construction documents are developed the engineer will coordinate with the Village regarding the desired pavement section for the alley.

*Comment 21. Sewer services not consistent with proposed streetscape and utility project and not according to MWRD for one service for a building. Revise to have one connection utilizing proposed manhole in street near alley*

**Response:** The plans have been revised to indicate a single sanitary connection for the building at the east alley, which will connect into the proposed 18" sewer at manhole S-11 to be constructed with the South Blvd. streetscape improvements.

*Comment 22. Permeable service road needs to provide passive impermeable barrier to prevent water damage to adjacent multi-family bldg. from seepage*

**Response:** When the construction documents are developed the engineer will incorporate an impermeable barrier into the design of the permeable paver section, assuming the adjacent residential building has a basement. A note has been added to the paving legend. A perforated pipe system within the stone below the pavers may also be necessary per MWRD requirements.

*Comment 23. Alley paving limit is at Pleasant Street. Indicate limit is beyond drawing or include additional sheets showing alley limits*

**Response:** A note indicating the limits of alley pavement reconstruction is included on sheet EX-1 since there is no survey information available yet for the southern portion of the alley.

*Comment 24. Paving in south plaza area inconsistent with landscaping plan provided elsewhere in PO application*

**Response:** The civil and landscape drawings are now coordinated, see paving legend on EX-1.

*Comment 25. Paving materials on South Blvd sidewalks and driveways are inconsistent with proposed streetscaping materials. Revise to make them consistent with Village project.*

**Response:** The paving legend on EX-1 indicates to match the streetscape materials.

*Comment 26. Include removal plan for site civil*

**Response:** Demolition sheet EX-4 is now included.

*Comment 27. Ex-2: Do not connect proposed building site drains into street catch basins in cui de sac.*

**Response:** The proposed building storm connections have been reconfigured to tie into the proposed 18" sewer at the eastern public alley, which is to be constructed with the South Blvd. streetscape improvements.

*Comment 28. Ex-2: Indicate fire sprinkler connection location on South Blvd frontage.*

**Response:** The Fire Department Connection has been relocated to the South Blvd. building face.

*Comment 29. EX-2: proposed inlet in SW corner of cul-de-sac should be a catch basin since it's a combined sewer*

**Response:** Both inlets within the cul-de-sac are indicated to be catch basins.

*Comment 30. EX-3: Cannot read existing elevations or determine how building relates to proposed streetscaping elevations. Consider including streetscaping plan sheets or elevation for reference purposes.*

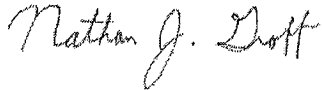
**Response:** The existing survey data was manipulated to be more readable. The South Blvd. streetscape base file is referenced and shown in grey as a background on the preliminary plans. The drawings have been coordinated with Terra and will be again when the construction documents are finalized.

*Comment 31. Door locations (or lack thereof appear inconsistent with renderings especially in west half of building. Show all door locations on grading plan.*

**Response:** The building footprint and door locations have been updated to reflect the current building design. Proposed spot grades are included at all building entrances.

If you have any questions or require any additional information, please contact me at 630.487.5557.

Sincerely,  
*Kimley-Horn and Associates, Inc.*



Nathan Groff, P.E.  
Project Manager

RFTC 1 CORP MIDAMERICA  
ONE PARKVIEW PLAZA 9FL  
OAKBROOK TER, IL 60181  
15-12-222-001-0000

CIRCLE BOWLING LANES  
7244 CIRCLE AVE  
FOREST PARK, IL 60130  
15-12-404-004-0000

ZYGMUND L. STUTZ  
7234 CIRCLE AVE  
FOREST PARK, IL 60130  
15-12-404-005-0000

COLLEEN KEVILS  
7228 CIRCLE AVE  
FOREST PARK, IL 60130  
15-12-404-006-0000

RONALD L. SUBER  
33A ELGIN AVE  
FOREST PARK, IL 60130  
15-12-404-014-0000

RICHARD A. MUHLBACHER  
33B ELGIN AVE  
FOREST PARK, IL 60130  
15-12-404-015-0000

PATRICIA L. BURKE  
35A ELGIN AVE  
FOREST PARK, IL 60130  
15-12-404-016-0000

MAURICE ANDERSON  
35B ELGIN AVE  
FOREST PARK, IL 60130  
15-12-404-017-0000

DANIEL B. MAROTZ  
37A ELGIN AVE  
FOREST PARK, IL 60130  
15-12-404-018-0000

TRACY R. WEBB  
37B ELGIN AVE  
FOREST PARK, IL 60130  
15-12-404-019-0000

MELISSA GORDON  
39A ELGIN AVE  
FOREST PARK, IL 60130  
15-12-404-020-0000

RUDOLF J. SCHICK  
7239 B FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-021-0000

GLENN SIEGEL  
7239 A FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-022-0000

IVAN LAZICH  
7237 B FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-023-0000

STEVE ANTONELLI  
7237 A FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-024-0000

R K SCHUMACHER  
7235 B FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-025-0000

DALE SCHUETTE  
7235 A FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-026-0000

CTT TRUST 7875  
1523 JACKSON  
RIVER FOREST, IL 60305  
15-12-404-027-0000

VLADIMIR ZHUKOV  
7241 A FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-028-0000

CA CIOLINO CA CONW  
7241 B FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-029-0000

MATTHEW P. DEUTSCH  
7234 A FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-030-0000

SEAN LINDSAY  
7243 B FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-031-0000

PATRICIA A. BARKLEY  
7245 A FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-032-0000

JEAN BENOIT BAUDENS  
7245 B FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-404-033-0000

ROBERT M. AUMILLER  
7247 FRANKLIN ST.  
FOREST PARK, IL 60130  
15-12-404-034-0000

TIMOTHY G. CANAVAN  
32 A MARENGO AVE  
FOREST PARK, IL 60130  
15-12-404-035-0000

JAMES VLAHOS  
32 B MARENGO AVE  
FOREST PARK, IL 60130  
15-12-404-036-0000

JULIE ANN ROBICHUAD  
34 A MARENGO AVE  
FOREST PARK, IL 60130  
15-12-404-037-0000

SEAN & ANDREA BLAYLOCK  
34 B MARENGO AVE  
FOREST PARK, IL 60130  
15-12-404-038-0000

RONALD H. HAAS  
36 A MARENGO AVE  
FOREST PARK, IL 60130  
15-12-404-039-0000

THOMAS M. PASQUESI  
36 B MARENGO AVE  
FOREST PARK, IL 60130  
15-12-404-040-0000

TAXPAYER OF RECORD  
38 MARENGO  
FOREST PARK, IL 60130  
15-12-404-041-0000

CIRCLE PLAZA  
420 CLINTON PL  
RIVER FOREST, IL 60305  
15-12-405-002-0000

NUNLEY LLC  
7201 W. FRANKLIN AVE  
FOREST PARK, IL 60130  
15-12-405-013-0000

WESLEY J. CICHOSZ  
935 CIRCLE  
FOREST PARK, IL 60130  
15-12-405-016-0000

JASON ABRAMOWITZ  
110 1/2 MARENGO AVE  
FOREST PARK, IL 60130  
15-12-412-003-0000

SALLY A. QUICK  
112 MARENGO AVE  
FOREST PARK, IL 60130  
15-12-412-004-0000

DANIEL WITTE  
114 S MARENGO  
FOREST PARK, IL 60130  
15-12-412-005-0000

BRADLEY BULTMAN  
116 MARENGO  
FOREST PARK, IL 60130  
15-12-412-006-0000

RUBEN D. REYES  
118 MARENGO  
FOREST PARK, IL 60130  
15-12-412-007-0000

OAK PK TR SAVINGS K  
122 MARENGO AVE  
FOREST PARK, IL 60130  
15-12-412-008-0000

MC NICHOLS CAMERONS  
7228 FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-412-011-0000

DUANE GLOS  
109 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-412-012-0000

WATERMAN ELEN  
113 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-412-013-0000

JOEL L. PETERS FRANSE  
115 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-412-014-0000

IGOR BRIKUN  
117 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-412-015-0000

CARL S. SCHUMAIER  
121 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-412-016-0000

RANDY WATT  
1477 LAKEMIST LANE  
CLERMONT, FL 34711  
15-12-412-017-0000

MATILDA M. MACKENZIE  
7230 FRANKLIN  
FOREST PARK, IL 60130  
15-12-412-018-0000

MCNICHOLS CAMERONS  
7228 FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-412-019-0000

CLARE M. HESKETT  
7240 FRANKLIN ST.  
FOREST PARK, IL 60130  
15-12-412-022-1001

JOSEPH A. MALCOLM  
7240 FRANKLIN 1B  
FOREST PARK, IL 60130  
15-12-412-022-1002

HOWARD BOBROFF  
7240 FRANKLIN  
FOREST PARK, IL 60130  
15-12-412-022-1003

COVERT  
7240 W. FRANKLIN 2A  
FOREST PARK, IL 60130  
15-12-412-022-1004

RICHARD LOVING  
7240 FRANKLIN ST 2B  
FOREST PARK, IL 60130  
15-12-412-022-1005

MARK NOON TRUST  
4250 WILSHIRE BLVD  
LOS ANGELES, CA 90010  
15-12-412-022-1006

JIM MACZKA  
108 MARENGO AVE #2D  
FOREST PARK, IL 60130  
15-12-412-022-1007

CAROL L. GRAHAM  
7240 FRANKLIN 3A  
FOREST PARK, IL 60130  
15-12-412-022-1008

TAMARA D. ALAIRYS  
7240 FRANKLIN 3B  
FOREST PARK, IL 60130  
15-12-412-022-1009

MEREDITH FREEMAN  
7240 FRANKLIN 3C  
FOREST PARK, IL 60130  
15-12-412-022-1010

CHAMPAGNE MOAZZAM  
8 OLYMPIA FIELDS DR  
PEKIN, IL 61554  
15-12-412-022-1011

EDWARD E. WILSON  
7240 FRANKLIN LOFT 4B  
FOREST PARK, IL 60130  
15-12-412-022-1012

ANN J. MCCLINTIC  
7240 FRANKLIN #4C  
FOREST PARK, IL 60130  
15-12-412-022-1013

KIMBERLY ZANDSTRA  
7238 FRANKLIN A  
FOREST PARK, IL 60130  
15-12-412-023-1001

SUSAN CARPENTER  
7238 W. FRANKLIN B  
FOREST PARK, IL 60130  
15-12-412-023-1002

ROBERT & ANN BILL  
7238 FRANKLIN C  
FOREST PARK, IL 60130  
15-12-412-023-1003

GEORGE FU CHIA LEE  
7238 FRANKLIN D  
FOREST PARK, IL 60130  
15-12-412-023-1004

S ALSBURY G MARTIN  
7238 FRANKLIN E  
FOREST PARK, IL 60130  
15-12-412-023-1005

EDWARD J. KANG  
7238 FRANKLIN F  
FOREST PARK, IL 60130  
15-12-412-023-1006

DANIEL J. ANZIA  
300 PARK AVE  
RIVER FOREST, IL 60305  
15-12-412-023-1007

MICAH EL FALATOVICS  
104 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-413-002-0000

DIANE ENRIGHT  
106 ELGIN AVE #1  
FOREST PARK, IL 60130  
15-12-413-003-0000

KEVIN T. SHEEHAN  
108 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-413-004-0000

KATHRYN M. GRAND  
110 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-413-005-0000

GENEVA TAYLOR  
114 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-413-006-0000

DANIEL MARY WITTE  
114 MARENGO AVE  
FOREST PARK, IL 60130  
15-12-413-007-0000

ANDRIUSIS VALEE  
118 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-413-008-0000

WALLIS R. GLOS SR  
122 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-413-017-0000

SUZETTE URBAN  
124 ELGIN AVE  
FOREST PARK, IL 60130  
15-12-413-018-0000

JOY ENTERPRISES INC  
PO BOX 998  
EUFAULA, AL 36072  
15-12-413-019-0000

SCHENONE SCHENONE  
1248 MONROE  
RIVER FOREST, IL 60305  
15-12-413-020-0000

GWENDOLYN SMITH ALLEN  
7210 FRANKLIN ST.  
FOREST PARK, IL 60130  
15-12-413-021-0000

DANIEL P. BOFFA  
7212 FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-413-022-0000

BRIGITTE ANGARITA  
7214 FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-413-023-0000

BRUCE JENSEN  
7216 FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-413-024-0000

KRISTINE L. BICK  
7218 FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-413-025-0000

K. HALL  
7220 FRANKLIN ST  
FOREST PARK, IL 60130  
15-12-413-026-0000

SDOP CORP. MIDAMERICA  
ONE PARKVIEW PLAZA 9FL  
OAKBROOK TER, IL 60181  
16-07-124-002-0000

VIJAY K. SETH  
1117 LAKE ST  
OAK PARK, IL 60301  
16-07-124-010-0000

1115 LAKE OAK PARK LLC  
200 E. 69TH ST 8B  
NEW YORK, NY 10021  
16-07-124-011-0000

THIRTEEN INVESTMENT  
300 E. ROOSEVELT RD 210  
WHEATON, IL 60187  
16-07-124-012-0000

CURRENT OWNER  
1111 LAKE ST  
OAK PARK, IL 60301  
16-07-124-013-0000

RE STIER LLC  
PO BOX 516  
CLINTON, WI 53525  
16-07-124-014-0000

ES INV GRP LLC  
300 E. ROOSEVELT RD 210  
WHEATON, IL 60187  
16-07-124-015-0000

SHAKER MANAGEMENT CO  
1100 LAKE ST  
OAK PARK, IL 60301  
16-07-124-016-0000

WILLIAM C. MCNAMARA  
105 IROQUOIS DR  
CLARENDON HILLS, IL 60514  
16-07-124-023-0000

R P FOX ASSOC.  
1110 PLEASANT  
OAK PARK, IL 60301  
16-07-124-026-0000

KLENETSKY SIMCOX  
1126 WESTGATE AVE  
OAK PARK, IL 60301  
16-07-124-035-1001

GENESIS PROFESSIONAL  
1122 WESTGATE AVE  
OAK PARK, IL 60301  
16-07-124-035-1002

VILLAGE OF OAK PARK  
123 MADISON ST  
OAK PARK, IL 60301  
16-07-124-036-0000

K A A HUMAYUN  
123 N. MARION ST  
OAK PARK, IL 60301  
16-07-124-038-0000

OPRF MANAGEMENT LLC  
1124 WEST GATE  
OAK PARK, IL 60301  
16-07-125-008-0000

C C OFFICE FACTORY  
1111 WESTGATE  
OAK PARK, IL 60301  
16-07-125-009-0000

KIERAN J. PHELAN  
1103 WESTGATE MALL  
OAK PARK, IL 60301  
16-07-125-015-0000

JACK STRAND  
140 GROVE ST  
OAK PARK, IL 60301  
16-07-125-016-0000

HEITZMAN  
111 N. MARION  
OAK PARK, IL 60301  
16-07-125-017-0000

PAUL PERLITA TAYLOR  
1021 S. EUCLID  
OAK PARK, IL 60301  
16-07-125-019-0000

LAVERNE COLLINS  
PO BOX 887  
OAK PARK, IL 60301  
16-07-125-020-0000

WILLIAM B. SULLIVAN  
624 S. HARVEY  
OAK PARK, IL 60301  
16-07-125-031-1001

BOBBIE M. LAWSON  
107 N. MARION ST B  
OAK PARK, IL 60301  
16-07-125-031-1002

ERICA CUNEEN  
616 S. HARVEY AVE  
OAK PARK, IL 60301  
16-07-125-031-1003

G W CL WALTHER  
109 N. MARION #2B  
OAK PARK, IL 60301  
16-07-125-031-1004

FORSYTH BUILDING LLC  
6817 W. NORTH AVE  
OAK PARK, IL 60301  
16-07-126-013-0000

MILLENIA HOLDINGS LLC  
PO BOX 887  
OAK PARK, IL 60301  
16-07-126-017-0000

LUCILLE PAPENDORF  
2211 S. HIGHLAND 3A  
LOMBARD, IL 60148  
16-07-126-018-0000

LORRAINE PHILLIPS  
630 S. WABASH  
CHICAGO, IL 60605  
16-07-126-023-0000

LUNAN CORP  
414 N. ORLEANS  
CHICAGO, IL 60610  
16-07-300-001-0000

THOMAS A. SMITH  
11 W. MADISON  
OAK PARK, IL 60301  
16-07-300-002-0000

THOMAS A. SMITH  
11 W. MADISON  
OAK PARK, IL 60301  
16-07-300-003-0000

BARBARA A. PARRILLI  
111 S. MAPLE AVE.  
OAK PARK, IL 60302  
16-07-300-004-0000

EDDIE SWIFT  
121 S. MAPLE AVE  
OAK PARK, IL 60302  
16-07-300-007-0000

M. TAKIGUCHI  
125 S. MAPLE AVE  
OAK PARK, IL 60302  
16-07-300-008-0000

ROSEMARY TRIVELLI  
31W230 WOODLAND TR S  
WAYNE, IL 60184  
16-07-300-009-0000

MAR-LAC HOUSE LTD  
104 S. MARION ST.  
OAK PARK, IL 60302  
16-07-301-001-0000

FOX PARTNERS LP  
1110 PLEASANT ST  
OAK PARK, IL 60302  
16-07-301-002-0000

N. MEHMETI  
552 N. ELLSWORTH  
ADDISON, IL 60101  
16-07-301-010-0000

CARLETON HOTEL  
1110 PLEASANT ST  
OAK PARK, IL 60302  
16-07-301-013-0000

B H FELLER CO  
113 S. MARION ST  
OAK PARK, IL 60302  
16-07-301-016-0000

115 S MARION LLC  
1110 PLEASANT  
OAK PARK, IL 60302  
16-07-301-017-0000

DAVID CHUNG  
1107 SOUTH BLVD  
OAK PARK, IL 60302  
16-07-301-018-0000

FORECOM CHALLENGER INC  
28 W. MADISON ST  
OAK PARK, IL 60302  
16-07-301-019-0000

STEPHEN G. NAZARAN  
1101 SOUTH BLVD #203  
OAK PARK, IL 60302  
16-07-301-021-1003

JAMES W. GOULD  
1101 S BOULEVARD #201  
OAK PARK, IL 60302  
16-07-301-021-1001

LOU FABBRI GROUP INC  
104 S. MARION ST.  
OAK PARK, IL 60302  
16-07-301-021-1002

BRIAN DIAL  
1101 S. BLVD 204  
OAK PARK, IL 60302  
16-07-301-021-1004

LEO J. LATZ III  
1420 PARK AVE  
RIVER FOREST, IL 60305  
16-07-301-021-1005

SCOTT KOHUT  
1101 SOUTH BLVD #301  
OAK PARK, IL 60302  
16-07-301-021-1006

CHRISTINE BONELLI  
1101 SOUTH BLVD #303  
OAK PARK, IL 60302  
16-07-301-021-1008

AUSTIN STEVENSON  
1101 SOUTH BLVD #304  
OAK PARK, IL 60302  
16-07-301-021-1009

A M M LINARES  
1101 S. BLVD #305  
OAK PARK, IL 60302  
16-07-301-021-1010

GRD LLC  
101 S. MARION #C  
OAK PARK, IL 60302  
16-07-301-021-1011

ANNABELLE PROPERTIES  
56 S. LINDEN AVE.  
PALATINE, IL 60074  
16-07-301-021-1012

GOOD HEART WORK SMART  
830 NORTH BLVD #2FL  
OAK PARK, IL 60301  
16-07-301-021-1013

FAY F. WONG  
45 E. WOODWORTH PL  
ROSELLE, IL 60172  
16-07-302-002-0000

SACHEM BUILDING LLC  
1033 SOUTH BLVD  
OAK PAR, IL 60302  
16-07-302-003-0000

ROBERT LORO  
1029 SOUTH BLVD  
OAK PARK, IL 60302  
16-07-302-004-0000

LORO VENTURES LLC  
163 JONATHAN CT  
GLEN ELLYN, IL 60137  
16-07-302-005-0000

PURPLE MONKEY PROP LLC  
124 S. MARION AVE  
OAK PARK, IL 60302  
16-07-302-010-0000

TARA REALTY JB RIFIS  
PO BOX 3493  
OAK PARK, IL 60303  
16-07-302-011-0000

JOSEPH GIANNETTI  
6600 157TH ST  
OAK FOREST, IL 60452  
16-07-302-012-0000



LYNN RAYMOND TOTZKE  
840 FOREST AVE  
OAK PARK, IL 60302  
16-07-302-013-0000

ROBERT SUSAN DANIELS  
1020 PLEASANT #1  
OAK PARK, IL 60302  
16-07-302-020-1001

JAMES KUTILL  
1020 PLEASANT #2  
OAK PARK, IL 60302  
16-07-302-020-1002

CLAIRE MOSSHAMER  
1020 PLEASANT #3  
OAK PARK, IL 60302  
16-07-302-020-1003

S AND K SILER  
1020 PLEASANT #4  
OAK PARK, IL 60302  
16-07-302-020-1004

EZER N. KANG  
1024 PLEASANT #5  
OAK PARK, IL 60302  
16-07-302-020-1005

DELACEY P. SARANTOS  
1024 PLEASANT #6  
OAK PARK, IL 60302  
16-07-302-020-1006

APRSL RSCH CNSLR  
400 E. RANDOLPH #715  
CHICAGO, IL 60601  
16-07-302-020-1007

TAXPAYER OF RECORD  
110 S. MARION ST.  
OAK PARK, IL 60302  
16-07-302-023-1001

JOHN KATHLEEN YAGER  
110 S. MARION ST #204  
OAK PARK, IL 60302  
16-07-302-023-1002

KEN HUSKE  
110 S. MARION ST #205  
OAK PARK, IL 60302  
16-07-302-023-1003

LINDA C. MURCHISON  
110 S. MARION ST #206  
OAK PARK, IL 60302  
16-07-302-023-1004

KATHRYN C. BROWN  
1 W. SUPERIOR ST #4407  
CHICAGO, IL 60654  
16-07-302-023-1005

MARY JO SCHULER  
315 N. EUCLID AVE.  
OAK PARK, IL 60302  
16-07-302-023-1006

ABOUR H. CHERIF  
110 S. MARION ST #301  
OAK PARK, IL 60302  
16-07-302-023-1007

IRVING ANN ROCK  
110 S. MARION ST #302  
OAK PARK, IL 60302  
16-07-302-023-1008

MATTHEW DOMINSKI  
110 S. MARION ST #303  
OAK PARK, IL 60302  
16-07-302-023-1009

ANDREW FOLLETT  
110 S. MARION ST #304  
OAK PARK, IL 60302  
16-07-302-023-1010

DOUGLAS E. BURKE  
910 HAYES AVE  
OAK PARK, IL 60302  
16-07-302-023-1011

PM CC SAGE  
110 S. MARION ST#306  
OAK PARK, IL 60302  
16-07-302-023-1012

WYATT LACKEY  
110 S. MARION #307  
OAK PARK, IL 60302  
16-07-302-023-1013

SUSAN M. SCHMIDT  
110 S. MARION #308  
OAK PARK, IL 60302  
16-07-302-023-1014

PAUL C. SCHACHT  
110 S. MARION #401  
OAK PARK, IL 60302  
16-07-302-023-1015

GLORIA W. RAYBURN  
110 S. MARION #402  
OAK PARK, IL 60302  
16-07-302-023-1016

CHRISTINE PETER LUECK  
110 S. MARION #403  
OAK PARK, IL 60302  
16-07-302-023-1017

CHRISTIANE ALUEN  
110 S. MARION #404  
OAK PARK, IL 60302  
16-07-302-023-1018

ROBERTA E. ARNOLD  
110 S. MARION #405  
OAK PARK, IL 60302  
16-07-302-023-1019

PIERO FAGIOLO  
1955 N. NEWLAND AVE  
CHICAGO, IL 60606  
16-07-302-023-1020

JAMES GAIL GILTNER  
534 GHAENTWOOD DR  
AKRON, OH 44333  
16-07-302-023-1021

SUSAN GNIADY  
110 ST. MARION #408  
OAK PARK, IL 60302  
16-07-302-023-1022

C MARTINEZ I WIDLIA  
110 S. MARION #501  
OAK PARK, IL 60302  
16-07-302-023-1023

PAMELA WICK  
110 S. MARION #502  
OAK PARK, IL 60302  
16-07-302-023-1024

JUSTIN RATH  
110 S. MARTION #503  
OAK PARK, IL 60302  
16-07-302-023-1025

ZACHARY SCHNELL  
110 S. MARION #504  
OAK PARK, IL 60302  
16-07-302-023-1026

DANIEL PAT MANGLES  
110 S. MARION #505  
OAK PARK, IL 60302  
16-07-302-023-1027

JEFFREY S. FORT  
110 S. MARION #506  
OAK PARK, IL 60302  
16-07-302-023-1028

KATHRYN A. BASIL TR  
15 ROOSEVELT  
ST. CHARLES, IL 60174  
16-07-302-023-1029

KAREN M. GIROD  
110 S. MARION #508  
OAK PARK, IL 60302  
16-07-302-023-1030

T HARRY GIESCHEN  
110 S. MARION 601  
OAK PARK, IL 60302  
16-07-302-023-1031

KATHLEEN STEWART  
110 S MARION ST. #602  
OAK PARK, IL 60302  
16-07-302-023-1032

MICHAEL A LEX MACNEIL  
110 S MARIOIN ST. #603  
OAK PARK, IL 60302  
16-07-302-023-1033

DONNA MYERS  
1023 ERIE ST.  
OAK PARK, IL 60302  
16-07-302-023-1034

SCOTT GARMAN  
106 W CALENDAR CT 235  
LAGRANGE, IL 60525  
16-07-302-023-1035

OAK PARK OPERA PROP  
830 N BLVD 2ND FL  
OAK PARK, IL 60301  
16-107-302-023-1036

JOE WILLIAMS NELSON  
1913 CAMBRIDGE CIRCLE  
WEST PLAINS, MO 65775  
16-07-302-023-1041

LORI CRONIN  
110 S MARION ST. #608  
OAK PARK, IL 60302  
16-07-30-023-1042

SHARON KOROVESIS  
217-A S MAPLE AVE  
OAK PARK, IL 60302  
16-07-307-035-1001

MERRILL D PAYTON  
217 S MAPLE B  
OAK PARK, IL 60302  
16-07-307-035-1002

JOSEPH T. CAHILL  
217 S MAPLE AV C  
OAK PARK, IL 60302  
16-07-307-035-1003

DENGPING YIN  
219-A S MAPLE AVE  
OAK PARK, IL 60302  
16-07-307-035-1004

JOSEPH SIMMONS  
219 S MAPLE B  
OAK PARK, IL 60302  
16-07-307-035-1005

MARTHA SCOTT  
219 S MAPLE AVE UNIT C  
OAK PARK, IL 60302  
16-07-307-035-1006

EILEEN M MENDEZ  
201 S MAPLE AV 101  
OAK PARK, IL 60302  
16-07-307-046-1001

A A L R MARTINEZ  
201 S MAPLE AVE #102  
OAK PARK, IL 60302  
16-07-307-046-1002

OFELIA CERVANTES  
201 S MAPLE 103  
OAK PARK, IL 60302  
16-07-307-046-1003

REGINALD F LEVY  
201 S MAPLE #104  
OAK PARK, IL 60302  
16-07-307-046-1004

MICHAEL A ALRDO  
201 S MAPLE 105  
OAK PARK, IL 60302  
16-07-307-046-1005

RICHARD T CUMMINGS  
201 S MAPLE AVE 106  
OAK PARK, IL 60302  
16-07-307-046-1006

WILLIAM H BRUIHLER  
201 S MAPLE #107  
OAK PARK, IL 60302  
16-07-307-046-1007

JING XU  
201 S MAPLE #108  
OAK PARK, IL 60302  
16-07-307-046-1008

NORMAN VALERIE PARISH  
201 S MAPLE #109  
OAK PARK, IL 60302  
16-07-307-046-1009

PLOTTS IMPELLITTERI  
201 S MAPLE 110  
OAK PARK, IL 60302  
16-07-307-046-1010

GEORGE C WARDISIANI  
201 S MAPLE PL 111  
OAK PARK, IL 60302  
16-07-307-046-1011

ANDREW J STYRCULA  
201 S MAPLE #112  
OAK PARK, IL 60302  
16-07-307-046-1012

DOUGLAS HAMMER  
201 S MAPLE #201  
OAK PARK, IL 60302  
16-07-307-046-1013

MARY ATKINS  
201 MAPLE 202  
OAK PARK, IL 60302  
16-07-307-046-1014

SYLVIA B ARJONA  
201 S MAPLE #203  
OAK PARK, IL 60302  
16-07-307-046-1015

RONALD KOZIL  
2304 GLEN EAGLES LN  
RIVERWOODS, IL 60015  
16-07-307-046-1016

ANTHONY R FOLINO  
201 S MAPLE AV #205  
OAK PARK, IL 60302  
16-07-307-046-1017

RONALD KOZIL  
201 S MAPLE  
OAK PARK, IL 60302  
16-07-307-046-1018

ANETA JONKOWIAK  
201 S MAPLE 207  
OAK PARK, IL 60302  
16-07-307-046-1019

LOVICE MCCOY  
201 S MAPLE AVE 208  
OAK PARK, IL 60302  
16-07-307-046-1020

WILLIE M POLITE  
201 S MAPLE #209  
OAK PARK, IL 60302  
16-07-307-046-1021

MARY POKORNY  
201 S MAPLE AV APT 210  
OAK PARK, IL 60302  
16-07-307-046-1022

HENRIK MILA SOLINA  
201 S MAPLE ST 211  
OAK PARK, IL 60302  
16-07-307-046-1023

BARBARA B ALDINI  
201 S MAPLE 301  
OAK PARK, IL 60302  
16-07-307-046-1024

RYAN K Y LAM  
201 S MAPLE #302  
OAK PARK, IL 60302  
16-07-307-046-1025

HOME FIRST IL LLC  
1 N LASALLE ST #700  
OAK PARK, IL 60602  
16-07-307-046-1026

ANNA M RAISOR  
201 S MAPLE UNIT 304  
OAK PARK, IL 60302  
16-07-307-046-1027

ADA FOURNIER  
170 N RIDGELAND AVE  
OAK PARK, IL 60302  
16-07-307-046-1028

SUSAN MACLEAN  
201 S MAPLE 306  
OAK PARK, IL 60302  
16-07-307-046-1029

CAROL J GARY  
201 S MAPLE AV 307  
OAK PARK, IL 60302  
16-07-307-046-1030

CHARLES Y HERCKIS  
201 S MAPLE #308  
OAK PARK, IL 60302  
16-07-307-046-1031

CHGO TITLE LAND TRUST  
201 S MAPLE 309  
OAK PARK, IL 60302  
16-07-307-046-1032

GREGG R NEWBERRY  
201 S MAPLE AV  
OAK PARK, IL 60302  
16-07-307-046-1033

HOME FIRST IL LLC  
1 N LASALLE ST  
CHICAGO, IL 60602  
16-07-307-046-1034

AZIZ KHOSHNOOD  
201 S MAPLE AV #409  
OAK PARK, IL 60302  
16-07-307-046-1035

RUTH H LAUX  
201 S MAPLE AV 402  
OAK PARK, IL 60302  
16-07-307-046-1036

VERONICA ARMENTA  
205 S MAPLE #403  
OAK PARK, IL 60302  
16-07-307-046-1037

MICHAEL B HISE  
841 FAIRWAY DR  
FORSYTH, IL 62535  
16-07-307-046-1038

THE LANHUONG B K DAO  
201 S MAPLE 405  
OAK PARK, IL 60302  
16-07-307-046-1039

RODNEY D BROWN  
201 S MAPLE #406  
OAK PARK, IL 60302  
16-07-307-046-1040

FRED G AGUSTIN  
3445 W CARMEN  
CHICAGO, IL 60625  
16-07-307-046-1041

SHEILA MULDOON  
201 S MAPLE AV 408  
OAK PARK, IL 60302  
16-07-307-046-1042

AZIZ KHOSHNOOD  
201 S MAPLE AVE 409  
OAK PARK, IL 60302  
16-07-307-046-1043

ROBERT KELLER  
201 S MAPLE AVE #411  
OAK PARK, IL 60302  
16-07-307-046-1045

203 SOUTH MARION CORP  
203 S MARION  
OAK PARK, IL 60302  
16-07-308-008-0000

203 SOUTH MARION CORP  
203 S MARION  
OAK PARK, IL 60302  
16-07-308-009-0000

L SLOTKOWSKI 5709 2  
1123 PLEASANT ST.  
OAK PARK, IL 60302  
16-07-308-028-1001

JES BUILDING CORP  
10744 S HOYNE AVE  
CHICAGO, IL 60643  
16-07-308-028-1002

PATRICIA KOSINSKI  
1123 W PLEASANT ST #3  
OAK PARK, IL 60302  
16-07-308-028-1003

DOUG JANET VARN  
1123 PLEASANT AVE  
OAK PARK, IL 60302  
16-07-308-028-1004

AUKSE GRIGLIUNAS  
1123 PLEASANT #5  
OAK PARK, IL 60302  
16-07-308-028-1005

PATRICIA LAMONICA  
786 EUCLID AVE  
GLEN ELLYN, IL 60137  
16-07-308-028-1006

PATRICK PAMELA DEADY  
200 S MAPLE #7  
OAK PARK, IL 60302  
16-07-308-028-1007

FRED G WALKER III  
200 S MAPLE AV #8  
OAK PARK, IL 60302  
16-07-308-028-1008

STEPHANIE FERRERA  
200 S MAPLE AV 9  
OAK PARK, IL 60302  
16-07-308-028-1009

JOHN MAHONEY  
200 S MAPLE AVE #10  
OAK PARK, IL 60302  
16-07-308-028-1010

TAYLOR RATHJE  
200 S MAPLE AVE #11  
OAK PARK, IL 60302  
16-07-308-028-1011

MAHONEY DOWLING  
200 S MAPLE AV #12  
OAK PARK, IL 60302  
16-07-308-028-1012

D L G SCHULTE  
204 S MAPLE AVE #13  
OAK PARK, IL 60302  
16-07-308-028-1013

KAREN SAVAGE MARTIN  
204 S MAPLE #14  
OAK PARK, IL 60302  
16-07-308-028-1014

JOHN/CHRISTIE SERGO  
204 S MAPLE #15  
OAK PARK, IL 60302  
16-07-308-028-1015

SCHTEFEL ANDERSON  
204 S MAPLE #16  
OAK PARK, IL 60302  
16-07-308-028-1016

LOIS HARB  
204 S MAPLE 17  
OAK PARK, IL 60302  
16-07-308-028-1017

JANANN E WILLIAMS  
204 S MAPLE AVE #18  
OAK PARK, IL 60302  
16-07-308-028-1018

JANE E SAMUELSON  
208 S MAPLE AVE 19  
OAK PARK, IL 60302  
16-07-308-028-1019

PHIL EUBANKS  
704 W STATE ST  
SYCAMORE, IL 60178  
16-07-308-028-1020

MARTIN GOLUB  
208 S MAPLE 21  
OAK PARK, IL 60302  
16-07-308-028-1021

MAUL  
220 S MAPLE AVE  
OAK PARK, IL 60302  
16-07-308-028-1022

REBECCA J JEKA  
208 S MAPLE AVE  
OAK PARK, IL 60302  
16-07-308-028-1023

WATTS NANCY  
208 S MAPLE AVE 24  
OAK PARK, IL 60302  
16-07-308-028-1024

RJ CALLEN  
212 S MAPLE #25  
OAK PARK, IL 60302  
16-07-308-028-1025

STEVEN PHOEBE CRANE  
1585 N US 421  
WHITESTOWN, IN  
16-07-308-028-1026

F HAYES V ENGELHARDT  
212 S MAPLE AVE 27  
OAK PARK, IL 60302  
16-07-308-028-1027

ROBERT C WORLEY  
PO BOX 678  
OAK PARK, IL 60303  
16-07-308-028-1028

MICHAEL ILENE BASS  
212 S MAPLE AVE #29  
OAK PARK, IL 60302  
16-07-308-028-1029

MARY ELLEN EADS  
212 S MAPLE #30  
OAK PARK, IL 60302  
16-07-308-028-1030

ALLEN JOHNNIE M  
216 S MAPLE AV 31  
OAK PARK, IL 60302  
16-07-308-028-1031

ELIZABETH OLYMPIO  
216 S MAPLE 32  
OAK PARK, IL 60302  
16-07-308-028-1032

RUTH J HUET  
216 S MAPLE AV 33  
OAK PARK, IL 60302  
16-07-308-028-1033

LAWRENCE S OLIVE  
216 S MAPLE #34  
OAK PARK, IL 60302  
16-07-308-028-1034

JO FOSTER MURRAY  
216 S MAPLE  
OAK PARK, IL 60302  
16-07-308-028-1035

LYNNE FISHER  
216 S MAPLE UNIT 36  
OAK PARK, IL 60302  
16-07-308-028-1036

PETER MAUL  
220 S MAPLE AVE 37  
OAK PARK, IL 60302  
16-07-308-028-1037

L B BODACH  
220 S MAPLE #38  
OAK PARK, IL 60302  
16-07-308-028-1038

C A ZIELINSKI  
220 S MAPLE AVE 39  
OAK PARK, IL 60302  
16-07-308-028-1039

N K BRIDGE  
220 S MAPLE AVE 40  
OAK PARK, IL 60302  
16-07-308-028-1040

DOUGLAS E GILBERT  
220 S MAPLE AVE 41  
OAK PARK, IL 60302  
16-07-308-028-1041

CATHERINE WENZEL  
539 S OAK PARK AVE  
OAK PARK, IL 60302  
16-07-308-028-1042

JOHN JUDITH METZGAR  
224 S MAPLE AV 43  
OAK PARK, IL 60302  
16-07-308-028-1043

WENDY KOONS MEIR  
604 CLINTON PLACE  
RIVER FOREST, IL 60305  
16-07-308-028-1044

MONICA DOMAGALA  
224 S MAPLE #45  
OAK PARK, IL 60302  
16-07-308-028-1045

BYRON REED  
224 S MAPLE #46  
OAK PARK, IL 60302  
16-07-308-028-1046

200 S MARION LLC  
1110 PLEASANT  
OAK PARK, IL 60302  
16-07-309-001-0000

KUSHNER MGMT  
8501 N LOTUS APT 103  
SKOKIE, IL 60077  
16-07-309-002-0000

MICHAEL GOGGIN  
216 S MARION  
OAK PARK, IL 60302  
16-07-309-004-0000

JEAN SANDQUIST  
224 S MARION ST  
OAK PARK, IL 60302  
16-07-309-006-0000



# Petition for Public Hearing

Planned Development Application \_\_\_\_\_ MINOR [10-30K]    X 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:** 325 & 331 N. Harlem, 100 & 107 S. Maple

**Property Identification Number(s)(PIN):** 16-07-300-001, 16-07-300-002, 16-07-300-003, 16-07-301-001

**Name of Property Owner(s):** Village of Oak Park

**Address of Property Owner(s):** 123 Madison Street, Oak Park, IL.

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

_____	_____
_____	_____
_____	_____

**Name of Applicant(s):** OP South Boulevard LLC

Applicant's Address: 1110 Jorie Boulevard, Suite 300, Oak Brook IL 60523

Applicant's Phone Number: Office 630-572-6661 E-Mail jsegobiano@lpsi.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    X Contract Purchaser \_\_\_\_\_ Other

(Describe): \_\_\_\_\_

**Existing Zoning:** B1/B2    **Describe Proposal:** To construct a 12 story building with a minimum of 250 residential units, a minimum of 10,000 square feet of retail, and a minimum of 398 parking spaces within a parking structure. The building will occupy both Village owned parking lots and will also occupy the Maple Street right of way. The applicant is requesting the vacation of the right of way.

**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                  X PD

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

ResPD                  BusPD                  ComPD                  X MIX

**Size of Parcel** (from Plat of Survey): 55,015 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: B1/B2  
To the South: R-7, B1/B2  
To the East: B1/B2  
To the West: IDOT ROW, Village of Forest Park

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

COMMERCIAL/BUSINESS          RESIDENTIAL          MIXED USE          OTHER: X

Describe Improvement: The property is currently a paved parking lot.

**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?** X Yes X No Partially

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

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

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

**From what Section(s) of the Zoning Ordinance are you requesting approval / relief?** Planned Development, Bulk Regulation

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

---

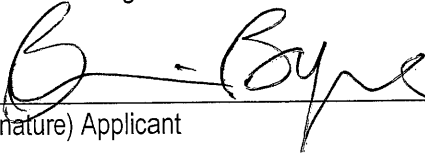
---

---

---

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

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

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

10/28/15  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

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



different manner, Developer hereby designates Brian Byrne as its authorized representative who shall individually have the power and authority to make or grant or do all things, supplemental agreements, certificates, requests, demands, approvals, consents, notices and other actions required or described in this Agreement for and on behalf of Developer and with the effect of binding Developer in that connection (such individual being an "Authorized Developer Representative"). Developer shall have the right to change its authorized Developer Representative by providing the Village with written notice of such change which notice shall be sent in accordance with Section 19.3.

#### ARTICLE 4

##### DEVELOPMENT PLAN

The Developer has proposed and the Village has agreed that the development of the Project on the Property shall proceed in accordance with this Agreement and the Final Plans.

#### ARTICLE 5

##### DESIGNATION OF DEVELOPER

The Village hereby designates Developer as the exclusive developer for the Project on the Property, subject to the terms of this Agreement. The Village hereby represents to Developer that the Village has, to the best of its knowledge, taken in good faith, all necessary actions and has complied with all requirements of law necessary to authorize the Village to comply with this Agreement, including, without limitation, the requirements of Section 5/11-74.4-4 (c) of the Act required for the designation of Developer as the exclusive developer for the Project on the Property.

#### ARTICLE 6

##### DEVELOPMENT OF THE PROPERTY

###### Section 6.1 Project Schedule.

The Village and Developer agree that the development and construction of the Project will be undertaken in accordance with the following general schedule, so that the events set forth below occur by the outside dates set forth below ("Project Schedule"):

- I. RDA Effective Date – February 18, 2015
- II. Environmental/Title/Survey Review – August 17, 2015
- III. Planned Development Application Submittal – December 19, 2015
- IV. Planned Development Approval – June 18, 2016
- V. Building Permit and Final Engineering Submittal – October 17, 2016
- VI. Letter Approval of Final Engineering and Issuance of Building Permit(s) – January 17, 2017
- VII. Evidence of Financial Support – January 31, 2017
- VIII. Real Estate Closing – February 14, 2017

- IX. Commencement of Construction – April 17, 2017
- X. Issuance of Certificate of Occupancy / Project Opening – August 14, 2018

The Village and Developer agree to undertake all actions respectively necessary by each Party, including without limitation, the application, review, and approvals related to the Final Plans, to allow for the development and construction of the Project in accordance with the Project Schedule. The Parties acknowledge that the Project Schedule is based on the Parties' best understanding of the Project and related milestones as of the Effective Date. The Parties may amend the Project Schedule as necessary to ensure that it accurately reflects the key milestones in the development and construction of the Project, and the Parties specifically agree that the milestone dates will be automatically extended by (a) the number of days after the date in the Project Schedule that the Planned Development or any other Village required action is accomplished and (b) the duration of any Uncontrollable Circumstance. Each Party agrees to not unreasonably withhold approval of a request by the other Party to amend the Project Schedule for such purposes.

## **Section 6.2 Concept and Preliminary Plans.**

**Exhibit 1** generally depicts and legally describes the real estate comprising the Property. The Project to be approved by the Village and constructed by the Developer on the Property shall be substantially in conformity with the Concept Plan (as defined and identified in Article Two above) attached hereto and hereby made a part hereof as **Exhibit 2**, except as otherwise authorized by the Final Plans to be approved by the Village. All parking for the Project shall be provided both on-site and off-site by the Developer, in general conformity with the Preliminary Parking Plan attached hereto and hereby made a part hereof as **Exhibit 3**. A minimum of 398 new parking spaces will be provided. **Exhibit 4** lists the real estate parcels to be improved and developed by the Developer and the Village to complete the Project, including a general depiction of the parcels to be dedicated for the Public Improvements and the Garage. **Exhibit 5** lists and describes the Public Improvements and the related cost estimates. **Exhibit 6** describes the Property and the real estate to be conveyed between the Village and to Developer for the private improvements. **Exhibit 7** is a non-exclusive list the Easement Agreements for Public Way that may be required with adjoining landowners to the Property. **Exhibit 8** is the Affordable Housing Compliance Report and Certification. **Exhibit 9** is reserved. **Exhibit 10** describes the projected Project analysis of real estate and sales tax revenues. **Exhibit 11** provides the Developer's pro forma estimate of costs. **Exhibit 12** is the Garage Operating Agreement. It is understood that the Project must not only be constructed in conformity with the Concept Plan, the Final Plans and also the aforesaid **Exhibits 3 through 12**, but also all applicable codes, ordinances and regulations of the Village (except as to zoning and building code provisions that the Village has granted variations and waivers from) and the ordinance granting all approvals as required by the Village Code and other ordinances of the Village in effect as of the filing of the application for the issuance of the building permit for the Project. In the event of a conflict between this Agreement, including any of the Exhibits to this Agreement, and the Final Plans, the requirements of the Final Plans shall control.

**A. Submission of Plans and the Planned Development Application.** The Village Zoning Ordinance requires that the Project be authorized by Ordinance as a Planned Development (the "Planned Development"). In accordance with the Project

Schedule, Developer shall submit a complete application for, and the Village will review, a Planned Development for the Project, pursuant to the requirements of the Village Zoning Ordinance relating to Planned Developments for processing by the Village, consistent in all material respects with this Agreement and the Project Schedule. The plans and elevations as approved by the Village pursuant to and included in the Ordinance approving the Planned Development shall be the "PD Approved Plans and Elevations" for the Project.

**B. Submittals for Building and Construction Permits.** Final building and construction plans and specifications for the construction of the Project, including final engineering plans and specifications (the "Final Plans") shall be prepared in substantial accord with the PD Approved Plans and Elevations and submitted to the Village Building Department for review and approval prior to construction and within the time period provided in the Project Schedule. Approval by the Village Board of the PD Approved Plans and Elevations shall not be deemed to preclude any necessary review and approval of the Final Plans by the Building Department prior to the issuance of required building permits in accordance with this Agreement and the Village Code.

### **Section 6.3 Residential Management Office.**

Developer shall maintain a residential management office on the Property.

### **Section 6.4 Public Improvements.**

The Final Plans shall provide for all Public Improvements, including, to the extent applicable, general site improvements, streets, parking, street and parking lot and/or parking structure lighting, architecture, sign requirements, streetscape and street furniture, stormwater facilities, alleys and driveways, parking facilities, landscaping, together with all general engineering plans for the entire Project. All site and building improvements must be in accordance with the Final Plans and applicable codes and ordinances of the Village as they exist at the time of the filing of the application for the permit for the issuance of the building permit for the Project except as to zoning and building code provisions that the Village has granted variations from as part of the approval of the Planned Development.

### **Section 6.5 Permitted Uses.**

The uses permitted for the Project shall be as set forth in the Final Plans, and as defined in the Zoning Ordinance.

The Developer and the Village agree that the Developer, and any successor operator of the commercial component of the Project, shall maintain a mix of uses consistent with the Final Plans.

The Village and the Developer acknowledge and agree that as part of the Final Plans the Developer will likely request certain additional special uses and the Village agrees to reasonably review these requests for incorporation into the Final Plans.

**Section 6.6 Prohibited Uses.**

The Developer agrees to not lease to or otherwise sell or allow to operate on the Property or in the Project any use specifically prohibited by the Zoning Ordinance. This restriction on prohibited uses shall be a covenant running with the land and binding on all future owners, successors in interest, tenants and assignees of any kind, subject to the requirements of the Final Plans.

**ARTICLE 7**

**VILLAGE COVENANTS AND AGREEMENTS**

**Section 7.1 Village's Redevelopment Obligations.**

**A. General Obligations.** In addition to its other covenants and obligations set forth in this Agreement, the Village shall have the obligations set forth in this Article Seven with regard to the development, construction, financing, completion and furtherance of the Project, all subject to the Developer's financial commitments and compliance with the terms of this Agreement.

**B. Public Improvements.** Subject to the conditions and terms set forth in this Agreement, the Village shall construct all of the public improvements and perform all the work designated on Exhibit 5 including, but not limited to, streetscape improvements, utility relocation and environmental remediation (the "Public Improvements"). Other than the payment by the Developer of \$1,100,000 as set forth in Section 8.9 hereof, the Developer shall not pay or otherwise reimburse the Village for any portion of the Village's costs in constructing the Public Improvements as identified in Exhibit 5. The Developer's reimbursement to the Village for the Village's construction of those portions of the Public Improvements shall be limited to the sum of the costs for such items comprising those portions of the Public Improvements on Exhibit 5, and if the final cost of the those portions of the Public Improvements is less than that shown on Exhibit 5, the Village shall be entitled to be paid by the Developer only the lesser actual cost.

**C. Village Responsibilities.** The Village:

- (i) Will complete streetscape improvements on South Boulevard from Marion Street to Harlem Avenue as described on Exhibit 5;
  - (1) Improvements will include right-of-way up to property line;
- (ii) Will vacate and convey to Developer at the Real Estate Closing Maple Street within the limits of the Property, subject to required Village easements for pedestrian access and utilities;

- (iii) Will complete all utility relocation and/or related demo/construction on South Boulevard, Maple Street and the alley as shown on Exhibit 5 prior to the Real Estate Closing;
- (iv) Will convey the Property to Developer in accordance with the provisions of this Agreement;
  - (1) Will remove/remediate visible and underground obstructions and environmental issues, as the same are identified pursuant to Section 7.7 hereof; and
- (v) Will provide surveys, title report and property access upon execution of this development agreement.

**D. Garage Parking Agreement.** Prior to commencement of operations of the Garage, the Village and Developer will enter into a Garage Parking Agreement in the form attached hereto as Exhibit 12. In the event of any conflicts between the Garage Parking Agreement and any other provision of this Agreement, the terms and conditions of the Garage Parking Agreement shall control. In accordance with their own respective terms, the Garage Parking Agreement will survive the expiration of the term of this Agreement. The Garage Parking Agreement shall contain the following:

- 148 public spaces will be available via monthly permit or hourly rates
- Public spaces to be owned and operated by the Developer
- The Developer will collect and retain all revenue generated by public spaces
- The Developer will maintain and manage the public spaces
- The Developer will establish monthly / hourly rates for public spaces

#### **Section 7.2 Village Cooperation.**

The Village agrees to cooperate with Developer in Developer's attempts to obtain all necessary approvals from any governmental or quasi-governmental entity and upon request of Developer, will promptly execute any applications or other documents (upon their approval by the Village) which Developer intends to file with such other governmental or quasi-governmental entities in respect of the Project. The Village shall further promptly respond to, and/or process, and consider reasonable requests of Developer for: applicable excavation and foundation permits; shell permits; other building permits; driveway permits; curb cuts or other permits necessary for the construction of the Project. Approval of any building permit applications and/or engineering plans shall be contingent on the Developer providing all required and requested documentation for each such permit, including but not limited to engineering reports, calculations and plans required to substantiate that said improvements fully conform with all applicable state statutes and also all Village ordinances and codes, as well as receipt of all required approvals from any federal, state, regional or county agencies having applicable jurisdiction.

Agreement. This restriction shall attach to and run with the land whether or not a Lender or any other entity holding an interest in the Property accepts the assignment of this Agreement. Notwithstanding anything in this Agreement or any other document to the contrary and irrespective of the underlying zoning of the Property, it is the intent of the Parties that any successor in interest to Developer shall have only the development rights accorded by this Agreement and any approvals or permits issued pursuant to it. Further, each and every covenant, dependent or independent, and each and every obligation of this Agreement shall encumber such development.

Moreover, if any such Lender, mortgagee or other party thereafter seeks to sell, transfer, assign, or otherwise dispose of the Property and/or the Project, any such sale, transfer, assignment or disposition shall be governed by the provisions of Section 19.20 above.

#### ARTICLE 20

#### EFFECTIVENESS

The Effective Date for this Agreement shall be 18th day of February, 2015.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

Village of Oak Park,  
Cook County, Illinois  
an Illinois municipal corporation

ATTEST:

By: Teresa Powell  
Teresa Powell, Village Clerk

By: Cara Pavlicek  
Cara Pavlicek, Village Manager

[VILLAGE SEAL]

ATTEST:

By: [Signature]  
Its: EXEC. ASST.

DEVELOPER:

OP South Boulevard LLC, a Delaware  
limited liability company

By: [Signature]  
Its: V.P.

REVIEWED AND APPROVED  
AS TO FORM

[Signature]  
FEB 19 2015  
LAW DEPARTMENT



STATE OF ILLINOIS       )  
  )  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Beno Burne, personally known to me to be the V.P. of OP South Boulevard LLC, and Patricia Saffore, personally known to me to be a Exec. Mgt. of said Delaware limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such V.P. and Exec. Mgt. they signed and delivered the said instrument, pursuant to authority given by the Directors of said Delaware limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said Delaware limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27 day of February, 2015.

OFFICIAL SEAL Barbara A. Olds  
BARBARA A. OLDS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/08/18



## OP SOUTH BOULEVARD LEGAL DESCRIPTION

### PARCEL 1:

LOTS 1, 2 AND LOT 3 (EXCEPT THE SOUTH 35 FEET OF THE EAST 105.00 FEET THEREOF) IN BLOCK 2 IN SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 2, 3 AND 4 IN BLOCK 1 IN SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3: (FUTURE VACATED SOUTH MAPLE AVENUE)

THAT PART OF THE RIGHT OF WAY OF SOUTH MAPLE AVENUE AS PLATTED IN SCOVILLE & NILES' ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1867 AS DOCUMENT NUMBER 1895152, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK 1 OF SAID SCOVILLE & NILES' ADDITION TO OAK PARK; THENCE SOUTH 01 DEGREE 51 MINUTES 18 SECONDS EAST ALONG THE WEST LINES OF LOTS 2, 3 AND 4 IN BLOCK 1 OF SAID SCOVILLE & NILES' ADDITION TO OAK PARK, 115.16 FEET TO THE NORTH LINE, EXTENDED EAST, OF THE SOUTH 35.00 FEET OF LOT 3 IN BLOCK 2 OF SAID SCOVILLE & NILES' ADDITION TO OAK PARK; THENCE SOUTH 88 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, EXTENDED EAST, 66.00 FEET TO THE EAST LINE OF LOT 3 IN BLOCK 2 OF SAID SCOVILLE & NILES' ADDITION TO OAK PARK; THENCE NORTH 01 DEGREE 51 MINUTES 18 SECONDS WEST ALONG THE EAST LINES OF LOTS 3, 2 AND 1 IN BLOCK 2 OF SAID SCOVILLE & NILES' ADDITION TO OAK PARK, 115.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 21 MINUTES 52 SECONDS EAST, 66.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**AFFIDAVIT OF NOTICE  
FOR ADJACENT PROPERTY OWNERS**

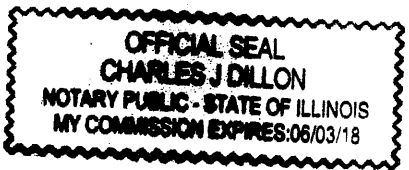
The undersigned, on oath states that the undersigned provided the Village of Oak Park, in writing, the list of all property owners within 500 feet excluding rights-of-ways, in each direction of the property to which the petition relates; that documentation from a reputable title company (or other approved agency) indicating the identity of all owners required to receive notice no less than (30) days prior to such submittal; and that the owners so notified, are those shown on the last available tax records of the county. List of notified parties is attached.

OP South Boulevard LLC  
(Printed Name of Applicant)

*[Handwritten Signature]*  
(Signature Applicant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

28<sup>TH</sup> DAY OF October, 2015



*[Handwritten Signature]*  
(Notary Public)

# **Application Fee**

**Tab 3**

**Planned Development Fee of \$2,000 Is Being  
Submitted with This Application**

## Oak Park – South Boulevard Development

### Comprehensive Plan Standards

The Development is in keeping with the overall goals and objectives of the Oak Park 2014 Comprehensive Plan. In general, the new Development:

1. Provides for additional residential housing typologies and opportunities for current and future residents of oak park
2. Maintains the current on-site parking count as well as improves the quality of the parked condition by providing sheltered parking.
3. Significantly reduces parking impact of the development by providing parking for each new residential unit being brought to market
4. Located in close proximity to a multi-hub regional transit system.
5. Revitalizes the pedestrian experience at the intersection of Harlem Avenue and South Boulevard by providing for new and exciting retail opportunities along the Harlem facade.
6. Extends the entertainment district from Wisconsin Avenue to the west along the South Boulevard façade.
7. Creates a 'buffer' zone between existing multi-family residential zone and
8. Replaces an incongruous urban use with a higher and better tangible resource
9. Creates additional real estate and sales tax revenue generating opportunities

### Municipal Services Standards

The Development is in keeping with the overall goals and objectives of the Village Municipal Service Standards. In general, the new Development:

1. Will adhere to local building code as well as Village Services Departmental requirements both during and after construction
2. Will be designed and engineered to provide appropriate utility infrastructural services access in and around the development
3. Will be designed and engineered to provide appropriate and suitable access for automotive, service and emergency vehicles
4. Will not be materially detrimental to the public health, safety and welfare of the persons occupying in or around the development
  - Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses, including access for fire, sanitation, and maintenance equipment.

There is an existing 15" VCP combined sewer within Maple Ave. which flows southward and can provide both storm drainage and sanitary sewer conveyance for the proposed development. There is also a 15" combined sewer within South Blvd. and a 15" VCP combined sewer within Harlem Ave. which could serve the development. There is an existing 8" watermain within the west right-of-way along Maple Ave. which should have capacity to serve the proposed development. Since the northern portion of this watermain will need to be removed for the vacation of Maple Ave., a new section of public watermain

will need to be installed to provide a redundant looped system. The public watermain extension will route through the proposed private service drive along the south side of Parcel 2. The public watermain will be routed through the public alley north and connect to the existing 6" watermain within South Blvd. It has been verified there is adequate power, gas, telephone and fiber optic facilities adjacent to the proposed development that can service the new building.

Access to the development will be provided via a new entrance on South Blvd., which provides direct access to the parking structure. There will also be a private services road along the south portion of the property, which will connect Maple Ave. and the public alley adjacent to the east side of the property. The northern portion of Maple Ave. will need to be vacated to accommodate the proposed development, which includes the removal or abandonment of existing utilities within that section of right-of-way.

The proposed development will allow for sufficient access for all emergency personnel and vehicles, including police, fire and ambulance service. The building's close proximity to Harlem Ave. on the west, South Blvd. to the north, the public alley to the east and Maple Ave. to the south provide fire emergency access to all four sides of the building. Additionally the private access drive along the south portion of the property will provide additional access for emergency vehicles.

Based on the above described access, there will be proper access for maintenance of the sanitary and other utility infrastructure with the completion of the proposed development.

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

The proposed development will allow for sufficient ingress and egress access for both the public as well as the private residents. There will be ADA compliant sidewalks surrounding the proposed development where it abuts a public street. Additionally, a well-lit pedestrian access path will be established from where Maple Ave. terminate through the development to the public sidewalk at South Blvd. This connection will include a small plaza area which will promote a safe and comfortable pedestrian friendly environment. The proposed development includes public parking spaces within the parking structure that will be accessed at South Blvd., which will adequately address parking demand and help to alleviate traffic congestion.

#### Neighborhood Standards

The Development is in keeping with the overall goals and objectives of the Village Neighborhood Standards. In general, the new Development:

1. Provides a separation between residential oriented zones and commercial oriented zones
2. Will provide a new and exciting blend of complimentary mixed-uses
3. Provide for an influx of new residents eager to support new and existing retail establishments.
4. Offer an enhanced public parking experience, while maintaining the current on-site parking stall count, by providing enclosed sheltered parking spaces.
5. Extend the current lively and exciting entertainment district and bring new services to adjacent properties.

## Economic Development Standards

The Development is in keeping with the overall goals and objectives of the Village Economic Development Standards. In general:

1. The Development Team brings the strength of being a national developer with domestic residential property projects in 29 states as well as many international properties.
2. The Development Team has brought on a team of designers with extensive experience with mixed-use development projects and who have significant experience both domestically and internationally.
3. The development will increase property values and spur on economic vitality and development for the Village of Oak Park.

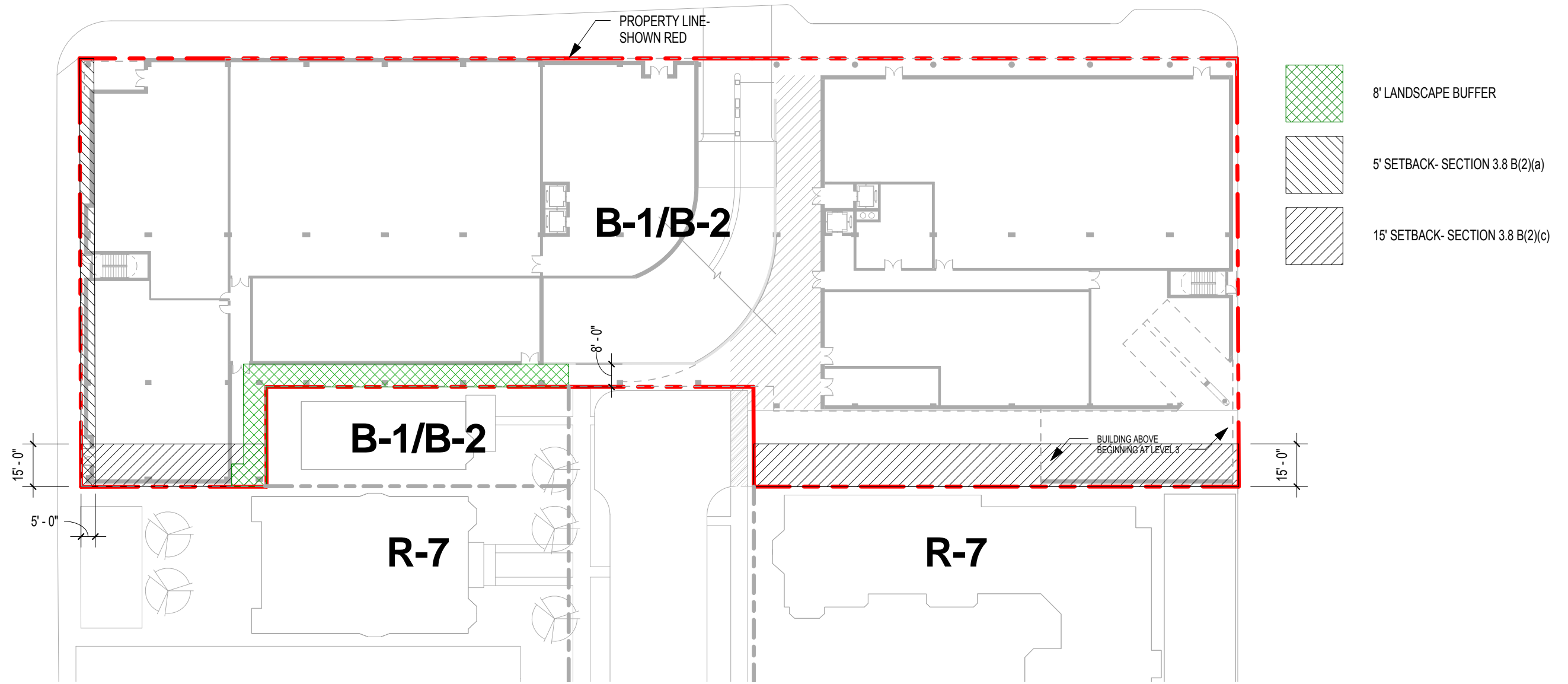
## Oak Park – South Boulevard Development

### Design Narrative:

The proposed “Project” is a mixed-use, transit oriented development located on the southeast corner of the intersection at South Boulevard and Harlem Avenue, directly across the street from the CTA Green Line and Metra UPW Oak Park train stops. The first floor consists of retail, parking, loading, and residential amenities. Floors two through four will consist of a parking garage, serving both the general public and the proposed retail and residential uses within the new building. Floors five through twelve will consist of 265 luxury rental apartments ranging in size from studios to 3 bedrooms.

Interior amenities will include a lounge, party room, and fitness center with yoga room. The project will span across vacated Maple Avenue, fronting on South Boulevard. Vehicular access will be provided off of South Boulevard and a new, well lit and welcoming pedestrian link will serve to provide north-south access through the base of the building. Maple Avenue will be reconfigured to provide a “hammerhead” turnabout. Loading and move-ins, as well as service to the retail spaces will all be handled off a private service drive accessed at the southern end of the new building.

Overall, it is our intention to not only have this building fit within the context of Downtown Oak Park, but to also project a dynamic and vibrant presence within the existing urban fabric. The building will be of a contemporary architectural language. The exterior skin will generally consist of an architectural modular masonry veneer cavity wall and have areas of a larger window wall system to both accentuate the design features, and also provide greater interior views from northeast and south-facing units. The union of both this glassy and a more volumetric system will occur through the use of a gridded exterior wall feature. The two story module of the grid will serve to break down the scale of the elevation, thus reducing the impression of overall building height.



NOTE: FIRST FLOOR PLAN SHOWN FOR REFERENCE

Oak Park - South Boulevard  
 Zoning Review  
 10/30/2015

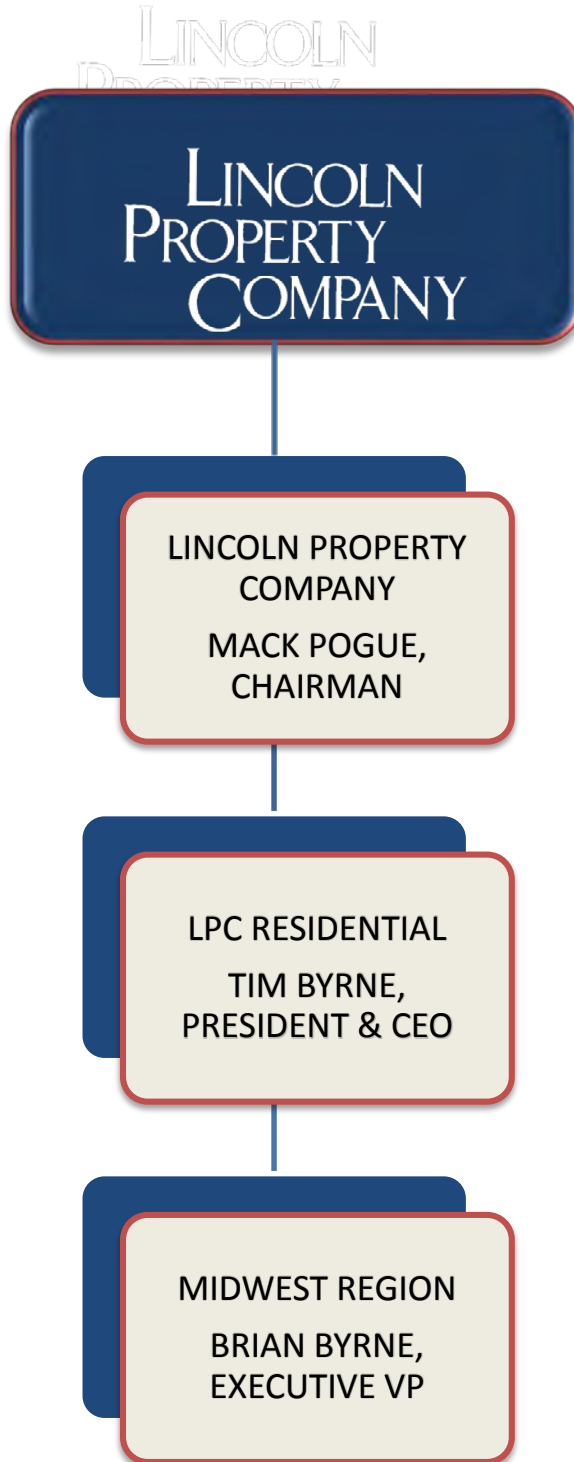
As of Rights

Allowance

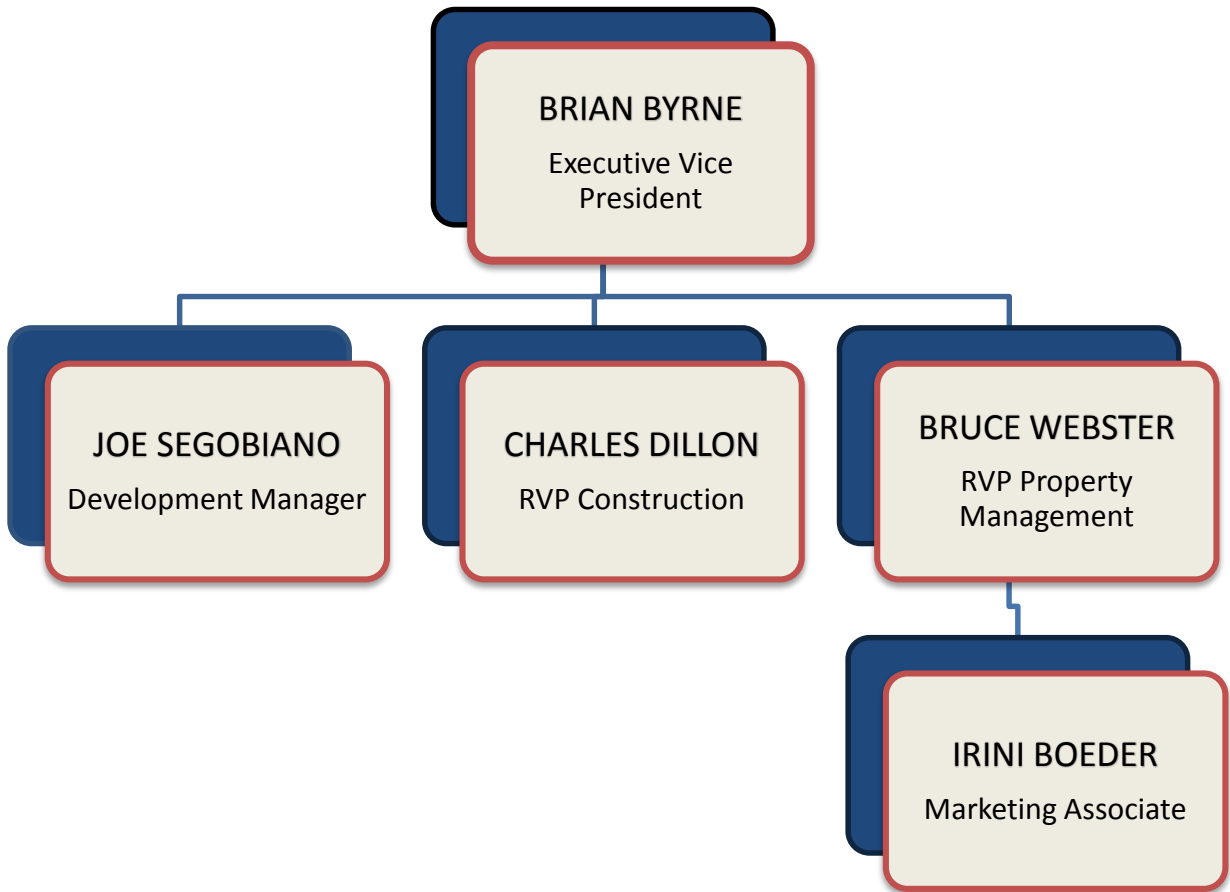
	As of Rights	Allowance
Acceptable Uses	Retail Business Shops Restaurants w/o Drive Thru Multi-Family Residential	No request
Min Lot Size	3,000 sf for the first 2 dwelling units 700 sf for each additional unit there after Lot Size: 55,015 sf Total allowable units = 76 dwelling units	Request allowance to provide <b>263 dwelling units</b>
Building Height	Maximum buildign height = 45'	Request allowance to provide a building with a height of <b>135' tall</b>
Required Yard		
		Request allowance for relief of set back at south property line between Maple Ave and the alley to the east of the project. Current setback at this location is less approximately 2"
Yard abuts to a residential district	Minimum 15' setback from the property line	Request allowance for relief of set back at south property line between Harlem Ave right-of-way and adjacent B1/B2 property eastwardly. Current setback at this location is less approximately 2"
Frontage in the block is partly in a residential district	Minimum 5' setback from property line	Request allowance for relief of set back at west property line along Harlem Ave right-of-way. Current setback at this location is less approximately 2"
Lot Coverage	Lots devoted to a combination of use permitted in a B1/B2 zone are required to maintain 25% of lot area as open space exclusive of buildings, structures, walkways, driveways and parking spaces	Request allowance to reduce the open lot area to less than 1%



# Organizational Chart of Principals



LINCOLN  
PROPERTY  
Midwest  
Region  
COMPANY



# Identification of Team Members / Biographies

Developer: Lincoln Property Company

Key Employees: Brian Byrne, Executive Vice President/ Partner  
Bruce Webster, Regional Vice President  
Charlie Dillon, Vice President Construction  
Irimi Boeder, Regional Marketing Director/ Leasing  
Joe Segobiano, Development Manager

Contractor: LPC Contractors of Oakbrook Inc.

Architect: RTKL

Engineering Consultants: V3 Companies and Kimley Horn and Associates

Retail Consultant: We are in the process of interviewing parking and retail consultants. If selected for the next round, we will finalize this selection with Village input.



## **Brian Byrne , Senior Vice President – Midwest Region**

Mr. Byrne has been an Operating Partner of Lincoln Property Company since 1991. In that time the Midwest Region has developed a total of 7,242 units and grown the management business from less than 2,000 units to 9,896 units. Prior to this, he was the Development Manager for Lincoln where he worked with all Operating Partners to oversee the development process for all new projects across the country. Mr. Byrne is responsible for new development and acquisitions throughout the Midwest, including site selection, zoning and planning. In addition to new "ground up" development, Mr. Byrne has been involved in the redevelopment and conversion of existing structures to residential uses. Additionally, he is responsible for tracking market conditions, which affect properties under Lincoln's management.

Mr. Byrne is a registered architect and holds Certifications with the National Council of Architectural Registration Board. He is a member of the Urban Land Institute, National Multi-Housing Council, and the American Institute of Architects and holds broker licenses in the States of Illinois, Indiana and Minnesota.

## **Bruce Webster, Regional Vice President**

Mr. Webster, based in Chicago, has been involved in commercial property management for over 28 years, 25 of those dedicated to multi-family assets. Mr. Webster holds a BS from the University of Colorado in Architectural Engineering and Construction Management. He also holds an MBA from the Daniels School of Business at the University of Denver.

Mr. Webster's experience includes real estate management, development, finance and acquisitions. Mr. Webster previously worked with Trammel Crow Residential, the Irvine Company, Security Capital and Equity Residential, where as EVP he managed 65,000 units and served on multiple committees within Equity Residential. Mr. Webster represented RREEF in its strategic alliance with JPI Management Services in 2006 and subsequently joined JPI as EVP. Most recently, Mr. Webster worked with a real estate technology and services company developing and marketing a property management platform specifically for multi-family owners and managers.



### **Charlie Dillon, Regional Vice President of Construction**

Charlie Dillon joined Lincoln Property Company as a Superintendent in 1985. He was promoted to Project Manager in 1988. In 2000, he was promoted again to Regional Vice President of Construction overseeing over \$200,000,000 worth of ongoing construction. Mr. Dillon has experience with single family, multi-family, garden style, mid-rise and high-rise new construction / development, plus extensive rehab experience for value add multi-family. Mr. Dillon has over 30 years experience in the multi-housing industry and has extensive experience throughout the Midwest. Mr. Dillon has a Bachelor's Degree from St. Mary's University, Winona, Minnesota.

### **Joe Segobiano, Development Manager**

Joe Segobiano has over 23 years relevant multi-family development experience in the Chicago market and is LPC's Development Manager for the Midwest Region. An expert in the field of residential real estate development, Mr. Segobiano has spoken at real estate industry events including: Urban Land Institute, NAIOP and Real Estate Communication round tables. In his prior experience, Mr. Segobiano has developed commercial and residential assets valued in excess of \$1 billion generating an average ROI of 19%. Additionally, he has managed institutional assets valued in excess of \$3 billion. In the Development Manager capacity, Mr. Segobiano is responsible for managing the entire development process including: strategic planning, entitlement, and development.

Mr. Segobiano attained his bachelor's in Urban Planning from the University of Illinois at Urbana Champagne. Mr. Segobiano attended the University of Illinois at Chicago for a master's degree in Urban Planning and Public Policy.



## **Irini Boeder, Regional Marketing Director**

Irini Boeder joined Lincoln Property Company in 2011 as Marketing Director for the Midwest region. She is responsible for all facets of marketing, including property branding, social media, and market positioning through the execution of successful marketing campaigns. Prior to joining Lincoln Property Company, she was a Marketing Specialist at Waterton Residential where she played a key role in the execution of marketing strategies, including the rebranding and repositioning of Presidential Towers and the development of social media initiatives. Ms. Boeder holds her National Apartment Leasing Professional (NALP) designation and serves on the CAMME committee for the Chicagoland Apartment Association. She is an active volunteer for the American Lung Association of Greater Chicago (ALA) and currently serves as founding member and Chair of the ALA Auxiliary Board. She received her Bachelor of Science degree in Finance and International Business from Ohio State University, and is currently completing her MBA in Marketing Strategy and Planning at DePaul University.



## Development Experience

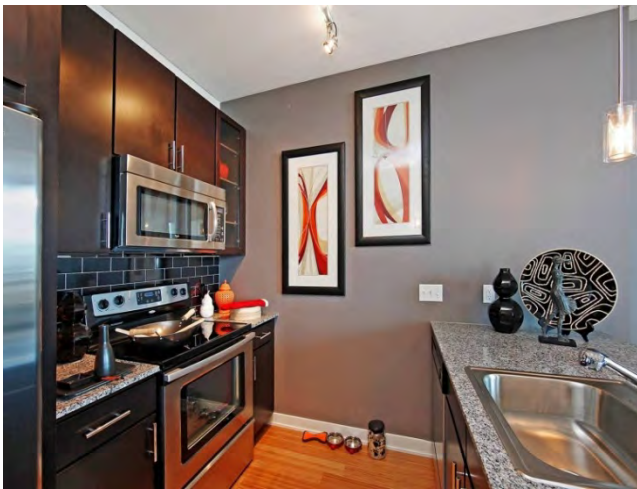
On a national level, Lincoln Property Company currently maintains a presence in more than 200 cities in the United States and ten countries throughout Europe, in both commercial and residential real estate markets. Lincoln's Residential Division is nationally recognized as one of the country's largest private apartment developers. Lincoln Property Company has developed over 200 million square feet of multi-family property. Lincoln has a well established reputation for delivering the highest quality developments in the most strategic locations. In addition, Lincoln is consistently listed as one of the largest multi-family developers in the United States, having developed over 207,000 multi-family residential units and currently managing over 144,000 units across the country. Lincoln's commercial division has developed 76 million square feet of commercial office space, over 11 million square feet of specialty retail space and 54 million square feet of industrial space and currently manages over 148 million square feet of commercial office space.

On a local level Lincoln's Midwest Region has developed 16 multi-family communities totaling in excess of over 7,200 residential units. Lincoln has been involved in several luxury rental and mixed use communities throughout Chicagoland including Chicago, Lombard, Villa Park, Lake Zurich, Naperville, Schaumburg, Buffalo Grove, Willowbrook and Arlington Heights. In many of these communities Lincoln has worked collaboratively with the municipality to solve complicated challenges. Lincoln prides itself on the public private methodology and realizes that a project can only be successful when there is a strong working relationship between the developer and the local government. In fact, Lincoln maintains a public private partnership with the United States Department of Defense in providing military housing around the country.



In 2001, LPC formed its first public-private partnership with the United States Department of Defense to develop a new approach to military housing. Lincoln military housing strives to provide premier housing and outstanding property management and maintenance services to the deserving families in the nation's Armed Services.

Lincoln's strong financial performance is based on relationships with institutional grade investors. These investors are comfortable working with Lincoln based on a history of successful projects though out Chicagoland and the entire United States. They realize that Lincoln has the knowledge, experience, and expertise to create successful projects. Lincoln maintains a stellar reputation of performance. Lincoln has worked with Invesco Realty Advisors, MetLife, UBS Realty Investors, RREEF, Cornerstone Real Estate Advisers, Equity Residential Group and AIG on previous development and acquisition opportunities across the United States and throughout Europe.



SUCCESS | REPUTATION | EXPERIENCE



## Project Profiles

### 1401 S. State Street, Chicago, Illinois

Developed in 2008 by Lincoln Property Company, this community consists of 278 luxury apartment units and ground floor retail on a 0.93-acre parcel located at 1401 South State Street. Situated near I-290, I-90/94 and Lake Shore Drive, the site has excellent north/south access and exceptional entry to the western suburbs.

The development consists of a single, twenty-two story building, with an exterior skin of cast-in-place concrete and window wall glass. The building was constructed over a three level parking structure.

The amenities for the community are located on the fourth level, above the garage. The amenities include the following: a club facility offering a state of the art multi-station fitness center, Cyber Cafe, business center and leasing area. There is Wi-Fi available throughout the building. At the fourth level there is also a roof top sky garden and a resident gathering area with barbecue grills. There is also a private park adjacent to the building for resident use only.

The floor plans range from 600 to 1,100 square feet with 10-foot ceilings with floor to ceiling and wall-to-wall glass to maximize the city and lake views.

The unit mix is 78% one-bedroom units and 22% two-bedroom units of loft style living with concrete floors and ceilings. The units have 10-foot ceilings to maximize light and views in the unit. The unit mix was determined based on our research showing a development of this nature in close proximity to the Central Business District will attract a more professional single resident. The units offer a variety of features such as 10-foot ceilings, high-speed Internet access and premium finishes.



1401 S. State, Chicago, Illinois



SUCCESS | REPUTATION | EXPERIENCE



## CityView at Lombard, Lombard, Illinois

Developed in 2003 by Lincoln Property Company, CityView at Lombard is a 403 unit community located in Suburban Chicago, on a 5-acre parcel. The Lincoln site is located immediately across from the Yorktown Center, a regional shopping mall, at Highland Avenue and Butterfield Road. The development consists of a single five-story building, with a structured precast garage providing parking spaces for each of the 403 units. Given the severe topography of the site, the building includes partial below grade parking tapering down from the north end of the site.

The leasing center/clubhouse is located on the main level at the far east end of the building. The club facility offers a multi-station fitness center, community lounge area, kitchen, business offices, leasing area, pool changing area and maintenance facility. There is an outdoor swimming pool and landscaped sunbathing deck located in the enclosed courtyard area on the southern half of the property. Every unit comes equipped with a washer and dryer and select units come with a fireplace.

There are a total of seven floor plans that range from 600 to 1,350 square feet. The unit mix is 60% one-bedroom units, 35% two-bedroom units and 5% 3-bedroom units. This mix was determined based on area leasing trends and by our experience that a development of this nature in an increasingly office-dominated market which attracts a younger, more professional, renter-by-choice market. The site plan was designed to maximize the limited space on the 5-acre parcel, while sparing none of the standard amenities that Lincoln Property Company typically delivers on its larger sites. The units also offer a variety of features such as 9-foot ceilings, balconies or sunrooms, fireplaces, washers and dryers, and premium finishes.



City View at Lombard, Lombard, Illinois



SUCCESS | REPUTATION | EXPERIENCE



## Lincoln at Ovaltine Court, Villa Park, Illinois

This development incorporates the original historic structure that served as the headquarters and production facility for the popular cocoa drink “Ovaltine” for over three-quarters of a century. Lincoln at Ovaltine Court, redeveloped from 1999-2001, consists of 344 apartment units on the 14-acre site with 121-loft style units in the original brick four-story structure and 223 newly constructed garden style units with 6,000 square feet of retail space on the remaining acreage. The development is a hybrid of trendy urban loft living and contemporary garden apartment homes arranged with a cohesive architectural design scheme providing something for everyone.

The Ovaltine Site consists of a main four-story brick structure and a series of smaller structures located on the 14.4-acre site. The original factory building covers 2 acres with the remaining 12.4 acres redeveloped with new construction.

The 11 garden buildings include one and two-bedroom units offering a variety of features such as 9-foot ceilings, direct access garages, balconies, fireplaces, washers and dryers, and premium finishes. The floor plans range from 640 to 1,150 square feet.

The resident amenities include a state-of-the-art fitness center, business center, and resident clubroom lounge located in the main factory structure. The courtyard area was cleared of all existing structures and now features a landscaped recreation area and swimming pool. The loft units have views of either the Illinois Prairie Path or courtyard and pool area.

The commercial area along the western edge of the development site at Villa Avenue is adjacent to the original downtown Villa Park business district. The village designated this area as a Tax Increment Finance District to promote continued revitalization of these shops and businesses. The redevelopment of the Ovaltine Factory was the pivotal component to the progress of commercial redevelopment along Villa Avenue.



# Lincoln at Ovaltine Court, Villa Park, Illinois



SUCCESS | REPUTATION | EXPERIENCE



## City Place at Westport, Kansas City, Missouri

Developed in 2003 by Lincoln Property Company, the 6.3-acre site lies at the oldest intersection in Kansas City. The site is bounded on the north by Westport Road, 43rd Street on the south, Pennsylvania Avenue on east and narrows to a point on the west at Roanoke Road. Given the layout of the site, the architect was very careful to select building types which both architecturally complement the surrounding parcels, as well as allow for the most efficient use of the limited parcel size.

The unit plans range in size from 650 to 1,160 square feet. The units were built with 9-foot ceilings, with vaulted ceilings in the living rooms and bedrooms on the top floor. Typical features include: oversized balconies, walk-in closets, crown molding, and Whirlpool appliance packages to meet the needs of this high-end project. Select units have fireplaces and all units have full-sized washers and dryers. The club facility offers a multi-station fitness center, clubroom and lounge area, kitchen, business center, leasing area, maintenance area and pool changing area. In addition, there is a working conference room which is used as an amenity by home-officing residents and management staff. There is also an outdoor swimming pool and landscaped sunbathing deck area.

Westport, Kansas City's original entertainment district, boasts a rich history as the oldest established community in Kansas City. More than 150 years ago, Westport marked the passage into the Western Frontier and set the foundation for what it is today; a thriving shopping and entertainment district. City Place at Westport is located in the heart of this thriving shopping and entertainment district which was redeveloped. Residents can enjoy a walk score of 92, which gives Westport the title of "The most walkable neighborhood in Kansas City".



# City Place at Westport, Kansas City, MO



SUCCESS | REPUTATION | EXPERIENCE





## Project References

Three (3) references from municipalities with which team has worked in.

David Hulseberg, Village Manager, Lombard

Phone – 630.620.5756

Email – hulsebergd@villageoflombard.org

\*see project description of City View at Lombard

Rae Rupp Srch, former Mayor of Villa Park

Phone – 630.279.8596

Email – raersch@voyager.net

\*see project description of Lincoln at Ovaltine Ct.

Valerie Dehner, Director of Community Development, Rolling Meadows  
(formerly Director of Community Development for Villa Park)

Phone – 847.506.6030

Email - dehnerv@cityrm.org

\*see project description of Lincoln at Ovaltine Ct.



## RTKL Architecture

Founded as a two-man office in 1946, RTKL has evolved into one of the world's largest multi-disciplinary design firms, with an international portfolio of mixed-use, office, retail, entertainment, hotel and resort, health sciences, government, and planning and urban design projects.

Today, more than 900 architects, engineers, planners and urban designers, interior and landscape architects, and graphic designers work in its Baltimore headquarters and Abu Dhabi, Beijing, Chicago, Dallas, Dubai, Jeddah, London, Los Angeles, Miami, Shanghai, Sao Paulo and Washington, DC offices.



Keith Campbell  
Vice President  
312.542.5906  
[kcampbell@rtkl.com](mailto:kcampbell@rtkl.com)

SUCCESS | REPUTATION | EXPERIENCE



## RTKL Team Members

Keith Campbell AIA, LEED AP  
Vice President

Keith is a Vice President in RTKL's Chicago office. Keith specializes in mixed-use developments with office, retail, entertainment, hotel and residential uses, as well as focusing on the creation of memorable spaces and experiences. Education: Rhode Island School of Design, Bachelor of Architecture, Rhode Island School of Design, Bachelor of Fine Arts

Demetrios Stavrianos  
Principal

As a Principal with more than 26 years of experience, his projects range from residential high-rise design, mixed-use residential/ retail projects, large-scale site analysis and urban planning, to museums, restaurants and commercial office interiors. Education: University of Illinois at Chicago, Bachelor of Architecture

Patrick Murphy  
Principal

Patrick's diverse professional experience includes residential, corporate, commercial, institutional, and civic projects. He currently specializes in project management and delivery of large mixed use projects. Education: University of Notre Dame, Bachelor of Architecture, University of Notre Dame, Rome Studies Program

Tom Arsovski AIA, LEED AP  
Principal

Tom has completed a wide range of successful projects that combine a strong conceptual vision with practical knowledge and hard earned wisdom to achieve diverse project goals. Education: Ryerson University, Bachelor, Technology in Architectural Science, University of Michigan, Master of Architecture



## Firm Profile

As leaders in the field of retail and entertainment design for more than five decades, RTKL has driven the evolution of retail centers from shopping malls to today's vibrant mixed-use environments.

### Urban Design

RTKL's urban design projects have invigorated new communities and urban cores throughout the world. The firm emphasizes a team approach of working with public and private clients, consultants, and community groups to produce consensus plans that are a successful mixture of creativity and feasibility.

### Architecture

With experience in nearly all project types, RTKL's architecture studios combine outstanding design skills with superior project management capabilities. Guided by a design philosophy that emphasizes respect for excellence, cooperative client relations and enhancing the human environment, the firm's architects have helped shape the physical expression of communities and organizations across the globe.

### Interior Design

From the initial client meeting through occupancy, RTKL's specialists in programming, space planning and interior design work with you to identify your design goals, schedule requirements and budgetary parameters, and develop a design that is sensitive to the individual considerations and requirements of the project.

### Sustainability

We work closely with our clients to ensure that their work environments are healthy, safe and efficient and make the best use of energy, daylight and materials. Whether seeking LEED certification or to generate costs savings on energy expenditure, our multi-disciplinary professionals find the right balance between respect for the environment, the users, and the bottom line.





# SUSTAINABILITY

For far too long, building has continued at the expense of the environment, endangering the needs of future generations and the capacity of our resources. Today, sustainable design means taking responsibility for our planet through the implementation of practices that make the best use of our resources, and ensure the quality and fortitude of our environments.

## RTKL Architecture Experience

### Ridge Town Center

[Burr Ridge, Illinois]

The 20-acre Burr Ridge Town Center is an exciting mixed-use development that will become an integral part of the urban fabric of the community.

The development offers a combination of 191,000 SF of leasable retail space, 25,000 SF of restaurant space, and 33,000 SF of second-story office space, as well as 179 loft and condominium-style residences with private parking facilities.

All seven buildings have individual character with different facade height and depth, giving the impression that each building has been built over time by different owners. The creative use of masonry materials with a variety of colors and textures enhance the structures' individuality.

#### Client

OPUS Architecture & Engineering, Inc.

#### Services

Master Planning, Architecture, Environmental Graphic Design



SUCCESS | REPUTATION | EXPERIENCE



## 9750 On the Park [Orland Park, Illinois]

Filling a long-standing gap in the luxury market of Chicago's southwest suburbs, 9750 on the Park will be the largest mixed-use residential development in the area, providing easy access to public transport and a community-oriented design.

9750 on the Park is the first phase of a 29-acre development, challenging the architects to create a courtyard residential building with aboveground parking. The design solution utilizes a "Texas Wrap" model, which screens parking from view and creates private courtyards for residential amenities.

The design team listened intently to the needs of Orland Park residents and in line with the most advanced strategies in urban design, RTKL's team pushed zoning limitations to create as much density as possible. Underscoring benefits to the community, the building will utilize energy-efficient appliances, elevators with regenerative technology, an energy-efficient building envelope, and open spaces with native plantings. Sitting next to the Metra train station with access to downtown Chicago, this project will draw residents from across the metro.

Client

Metra Triangle FC, LLC

Service

Planning and architecture



SUCCESS | REPUTATION | EXPERIENCE



## Market lofts at 9th and flower [Los Angeles, California]

The Market Lofts at 9th & Flower bring an unprecedented combination of cutting-edge residential lofts, the first super market in the downtown core and convenience retail amenities to the burgeoning new super-urban community.

Part of a multi-block redevelopment area, The Market at 9th & Flower will be built in several phases. The initial phase includes the adaptive re-use of an existing historic office building structure into parking uses, the construction of 250 new residential loft units above a new 50,000 SF grocery store, 4,400 SF of convenience ground-level retail and above and below grade parking for 725 cars. Approximately 20 percent of the residential component will be dedicated to affordable housing. Phase II on the same block will include approximately 25,400 SF of retail space and 152 apartment units. Phases 3 & 4 of the overall 3 block development will eventually include an additional 34,200 SF of street level retail and up to 521 dwelling units with related parking.

Client

CIM Group

Services

Master Planning, Urban Design, Permit Assistance, Architecture



SUCCESS | REPUTATION | EXPERIENCE





# The Metropole

## [Washington, D.C.]

Located within the Dupont Circle Historic District this new seven story 98 unit residential building with ground floor retail and below grade parking has frontage on three streets.

Each of the streets enjoys a unique character. The architectural design for the project responds to this diversity.

The residential units at The Metropole are uniquely designed. Two story units occupy floors two through five. To create a sense of grandeur and to maximize the available natural light, an opening in the floor over the living area is provided. A large two story panel of glazing is typically provided at the living area. Generous balconies are accessed directly from this space.

Client

Mid City Development Company, LLC

Services

Architecture



SUCCESS | REPUTATION | EXPERIENCE



## Addison Circle [Addison, Texas]

Respecting the town's moratorium on garden-style apartments, RTKL created a high-density, mixed-use urban residential district that supports 3,500 residential units, and up to four million SF of office, hotel and retail space

More importantly, a pedestrian-friendly street grid, a series of public parks and a landmark sculpture define a focus for community life.

Adjacent to a traffic-calming rotary, three mid-rise buildings wrap structured parking and embrace a public park with trees preserved during the design process. A public esplanade and adjacent retail, residential and office uses extend toward the Dallas North Tollway to establish a highly visible commercial presence. This award-winning district is a groundbreaking example of a public-private partnership that brought about a sustainable alternative to suburban sprawl.

Client

Post Properties, Inc.

Services

Urban Design, Master Planning, Architecture



SUCCESS | REPUTATION | EXPERIENCE



## RTKL Transportation Oriented Experience

The team has significant experience operating in infill sites, mixed-use environments and urban centers. We are uniquely qualified to operate in a transit-oriented context. Examples of prior work include:

- Ninety-7-Fifty on the Park and Main Street Triangle in Orland, IL – Master-planning and mixed-use architecture for a redevelopment parcel adjacent to regional transit station.
- The Roosevelt Collection in Chicago, IL – Master-planning and executive architect for mixed-use retail and apartment complex in a transit-oriented development.
- Wheeling Town Center in Wheeling, IL – Master-planning and architecture for a redevelopment including residential, entertainment and retail center connecting a regional transit station to a campus of municipal facilities.
- Lofts 14 and Cooper Lewis Condominiums in Washington, DC – a mixed-use infill project in a sensitive historic district context.
- Epstein Block Redevelopment in Morristown, NJ – master-planning and architecture for multiple parcels in the redevelopment of an existing urban block including the re-purposing of existing buildings alongside new construction with common urban spaces.
- Port Imperial, NJ – Master-planning and various mixed-use buildings in a brownfield redevelopment with significant transit involvement in the form of local surface lines and ferry lines.

The team has worked with 3<sup>rd</sup> party review processes in numerous instances and under various arrangements including within municipalities that rely on 3<sup>rd</sup> party consultant reviewers for some or all disciplines as well as developer-selected, municipality approved 3<sup>rd</sup> party consultants.

The architect has produced dozens of projects with a LEED certification and has adopted as a core value the importance of delivering sustainable projects.

The team is experienced in the development of MBE and WBE participatory consulting and construction teams and has done so under a number of different formats and in response to various municipal standards and targets.



## South Boulevard Project Description

In the Greater Downtown Master Plan the lots comprising this site were identified as “key project” opportunities. As befits the importance of this location which anchors the southwest corner of the Master Plan, it was identified as a location that could benefit from a larger scale development. The proposed development is comprised of a classic urban form: residential units over an active retail base. In response to the goals of active streets, a rich pedestrian environment and the principals of transit-oriented development the proposed project lines the street face with leasable retail tenant space and active and compatible amenity spaces supporting the residential use including leasing and management offices. The resident and public parking to replace the existing surface lots will be located in the upper stories of the parking garage towards the back of the building. These uses are all compatible with what was foreseen in the Master Plan. The buildings materiality, scale and transparency are all intended to promote and enhance the pedestrian experience of this key parcel. The strategy is to maximize the relationship with an important mass-transit link and vehicular and pedestrian routes tied to nearby retail and civic hubs. The siting, scale and format of the leasable retail space are conceived to capitalize on existing retail success in the vicinity and to enhance South Boulevard’s status as a secondary retail street.

The expression of the project will be contextual in scale, orientation and materials. Elevations will be composed of metal storefront and window systems, masonry and pre-cast stone elements, metal panels and architectural louver systems. The intent is for the base to express itself as an open, transparent and inviting retail format. The upper stories will follow the traditional principles of upper story multi-family residential properties with the scale and materiality of private dwellings while still participating in the larger urban environment. The project fronts on a stretch of South Boulevard which is identified in the Master Plan as a secondary retail street. As such the improvements and streetscape would be designed to promote an intimate pedestrian scale with appropriate detail and landscape design.



The development will be based on an integrated sustainability strategy in accordance with USGBC standards and with a particular focus on LEED Regional Priority Credits as applied to Oak Park. Design, construction and enhanced project waste recycling efforts will reflect a holistic approach to the delivery of a sustainable, transit-oriented development. Project mechanical systems will be designed with a focus on indoor air quality and natural ventilation in addition to fundamental efficiency concerns, water efficiency and storm water management. The amenity level of the project will feature an occupied green roof terrace. The public parking provided as replacement of existing parking capacity will maintain the “park and ride” strategy for the adjacent transit station as identified in the Greater Downtown Master Plan. The development envisions incorporating electric car-charging stations into this public parking facility as an added amenity to the Oak Park community.

The project is organized with a readily accessible parking facility designed to provide ready and convenient access without the parking structure dominating or diminishing the character of the pedestrian environment. Ensuring that the public parking included in this development will be readily accessible and of a high quality will support its ongoing function in a “park and ride” capacity in support of the adjacent Transit. This is an important objective in the Greater Downtown Master Plan. In support of sustainability objectives, the parking facility will be naturally ventilated in order to minimize energy usage.



# **Proposed Financing**

**Tab 6**

**Lincoln Property Company has the financial capacity to successfully undertake this project. The Midwest office of LPC, from which this project would be developed and managed, has completed over 7,200 luxury units in 22 communities throughout the Midwest. These communities represent \$677,000,000 in development funding and execution.**

**Letters of reference and recommendations from Associated Bank and Fifth Third Bank are enclosed in this section. Both of these banks are ready to provide us the necessary construction loans for this development.**



September 23, 2015

Craig M. Failor AICP, LEED AP, ENV SP  
Village Planner  
Village of Oak Park, Illinois  
123 Madison Street  
Oak Park, IL 60302

Dear Mr. Failor,

I understand the Village of Oak Park is requesting bank reference letters on Lincoln Property Company for the redevelopment of a site in downtown Oak Park.

I have worked with Lincoln Property Company and its Midwest office, run by Brian Byrne, for over 15 years. Throughout this time, Lincoln has been an excellent borrower and trusted client. They have always performed on all their obligations and I have never experienced any problems or issues that gave me any cause for concern. Lincoln is a great company to work with and I can assure you we would be very interested in working with them on the redevelopment of the South Boulevard site in downtown Oak Park.

If Lincoln is successful in being awarded the opportunity for the development, I am sure they will perform in the same highly professional manner as they always have in the past. Subject to all the legal details of underwriting and legal documentation, we would work diligently with them to help provide the necessary financing for this project.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Breck Hanson", with a long horizontal flourish extending to the right.

Breck Hanson  
EVP, Commercial Real Estate



September 22, 2015

Craig M. Failor AICP, LEED AP, ENV SP  
Village Planner  
Village of Oak Park, Illinois  
123 Madison Street  
Oak Park, IL 60302

Dear Mr. Failor,

Lincoln Property Company has approached us regarding Fifth Third Bank's interest in providing construction lending for the South Boulevard redevelopment in Downtown Oak Park. Officers of Fifth Third Bank have worked with Lincoln Property Company for many years and we highly value our long term relationship. We have enjoyed many successful projects together and the Company has handled all of our past business dealings as agreed.

Subject to our normal underwriting requirements and legal reviews, we would be very interested in working with Lincoln on this development. If you have any questions regarding our interest, please feel free to contact me.

Sincerely,

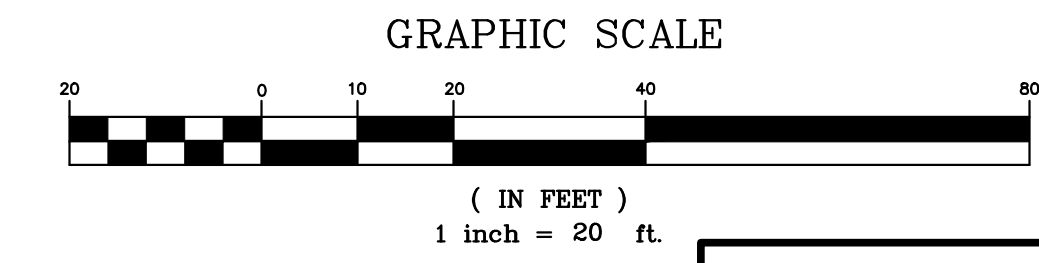
A handwritten signature in black ink, appearing to read 'TJ Jeffery', written over a light blue horizontal line.

Thomas Jeffery  
Senior Vice President  
Institutional Real Estate  
Fifth Third Bank  
222 South Riverside Plaza, 30th Floor  
Chicago, IL 60606



# ALTA/ACSM LAND TITLE AND TOPOGRAPHIC SURVEY

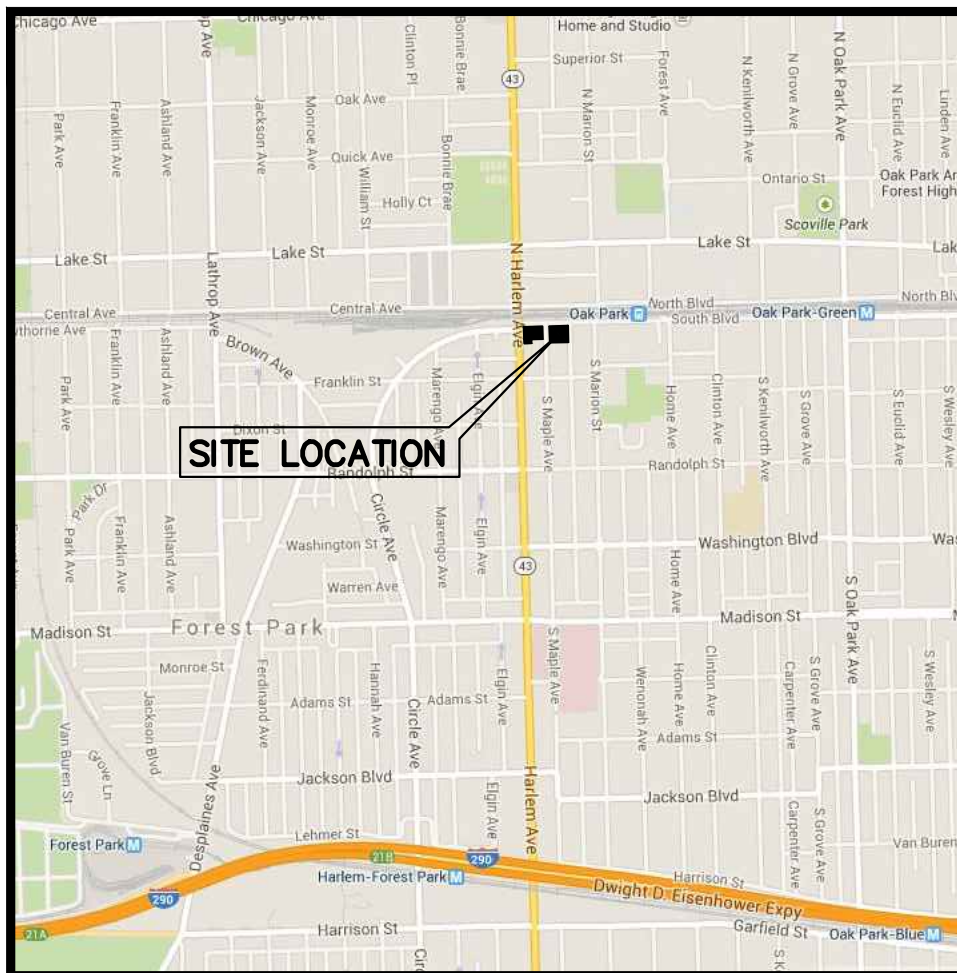
AREA SUMMARY	
PARCEL 1 & 2	47,414 SQUARE FEET OR 1.088 ACRES
PARCEL 3	7601 SQUARE FEET OR 0.175 ACRES
NET AREA	55,015 SQUARE FEET OR 1.263 ACRES
(BASED ON MEASURED VALUES)	



STRIPED PARKING DATA	
REGULAR SPACES	= 125
HANDICAP SPACES	= 2
TOTAL SPACES	= 127

## SCHEDULE B EXCEPTIONS

ALL SCHEDULE B EXCEPTIONS ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.



VICINITY MAP  
NO SCALE

## LEGAL DESCRIPTION

**PARCEL 1:** LOTS 1, 2 AND LOT 3 (EXCEPT THE SOUTH 35 FEET OF THE EAST 105.00 FEET THEREOF) IN BLOCK 2 IN SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** LOTS 3, 4 AND 4 IN BLOCK 1 IN SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:** (FUTURE VACATED SOUTH MAPLE AVENUE) THAT PART OF THE RIGHT OF WAY OF SOUTH MAPLE AVENUE AS PLATTED IN SCOVILLE & NILES ADDITION TO OAK PARK BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1867 AS DOCUMENT NUMBER 1895152, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK 1 OF SAID SCOVILLE & NILES ADDITION TO OAK PARK, THENCE SOUTH 01 DEGREE 51 MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF SAID SCOVILLE & NILES ADDITION TO OAK PARK, 115.16 FEET TO THE NORTH LINE, EXTENDED EAST, OF THE SOUTH 35.00 FEET OF LOT 3 IN BLOCK 2 OF SAID SCOVILLE & NILES ADDITION TO OAK PARK; THENCE SOUTH 88 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, EXTENDED EAST, 66.00 FEET TO THE EAST LINE OF LOT 3 IN BLOCK 2 OF SAID SCOVILLE & NILES ADDITION TO OAK PARK; THENCE NORTH 01 DEGREE 51 MINUTES 18 SECONDS WEST ALONG THE EAST LINES OF LOTS 3, 2 AND 1 IN BLOCK 2 OF SAID SCOVILLE & NILES ADDITION TO OAK PARK, 115.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 21 MINUTES 52 SECONDS EAST, 66.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## BENCHMARKS

### REFERENCE BENCHMARK

PROVIDED BY THE VILLAGE OF OAK PARK  
CUT CROSS IN CONCRETE WALK AT NORTHWEST CORNER OF THE INTERSECTION OF CIRCLE AVENUE/SOUTH BLVD & HARLEM AVENUE  
ELEVATION=49.54

### SITE BENCHMARKS

- SITE BENCHMARK #1** (PROVIDED BY THE VILLAGE OF OAK PARK)  
TAGGED BOLT ON FIRST FIRE HYDRANT SOUTH OF CIRCLE AVENUE ON WEST SIDE OF HARLEM AVENUE  
ELEVATION=51.32
- SITE BENCHMARK #2** (PROVIDED BY THE VILLAGE OF OAK PARK)  
CROSS IN SIDEWALK ON NORTH SIDE OF SOUTH AVENUE NEAR CENTERLINE OF MAPLE LINE EXTENDED  
ELEVATION=49.66
- SITE BENCHMARK #3**  
CUT NOTCH IN SOUTHWEST CORNER OF WESTERLY CONCRETE BASE FOR AWNING AT METRA/PAGE STATION ON NORTH SIDE OF SOUTH AVENUE OPPOSITE ALLEY EAST OF MAPLE AVENUE  
ELEVATION=52.20

## LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- + CROSS IN CONCRETE MANHOLE
- ⊕ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊖ VALVE VAULT
- ⊕ FIRE HYDRANT
- ⊖ FLARED END SECTION
- ⊕ UTILITY POLE
- ⊖ GUY POLE
- ⊕ OVERHEAD TRAFFIC SIGNAL
- ⊖ TRAFFIC SIGNAL MANHOLE
- ⊕ GAS METER
- ⊖ ELECTRIC METER
- ⊕ TRANSFORMER PAD
- ⊖ ELECTRIC PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊖ TELEPHONE MANHOLE
- ⊕ CABLE TELEVISION PEDESTAL
- ⊖ ELECTRIC MANHOLE
- ⊕ VALVE BOX
- ⊖ B/BOX
- ⊕ SIGN
- ⊖ BOLLARD POLE
- ⊕ LIGHT
- ⊖ LIGHT POLE
- ⊕ HAND HOLE
- ⊖ MAILBOX
- ⊕ PARKING METER
- ⊖ SAMESEX WATER CONNECTION
- ⊕ GAS MARKER
- ⊖ ELECTRIC MARKER
- ⊕ TELEPHONE MARKER
- ⊖ WATER MARKER
- ⊕ GAS VALVE
- ⊖ SANITARY SEWER
- ⊕ STORM SEWER
- ⊖ WATER MAIN
- ⊕ GAS MAIN
- ⊖ ELECTRIC LINE
- ⊕ TELEPHONE LINE
- ⊖ CONIFEROUS TREE
- ⊕ W/APPROX. DIAMETER
- ⊖ DECIDUOUS TREE
- ⊕ W/APPROX. DIAMETER
- ⊖ MS=MULTI-STEM (DWP LINE SHOWN IS APPROXIMATE)
- ⊕ BITUMINOUS PAVEMENT
- ⊖ CONCRETE SURFACE
- ⊕ GRAVEL SURFACE
- ⊖ LANDSCAPE AREA
- ⊕ STONE SURFACE
- ⊖ DETECTABLE TACTILE WARNING SURFACE
- ⊕ WOOD FENCE
- ⊖ CHAIN LINK GUARDRAIL
- ⊕ OVERHEAD TRAFFIC SIGNAL

## LINE LEGEND

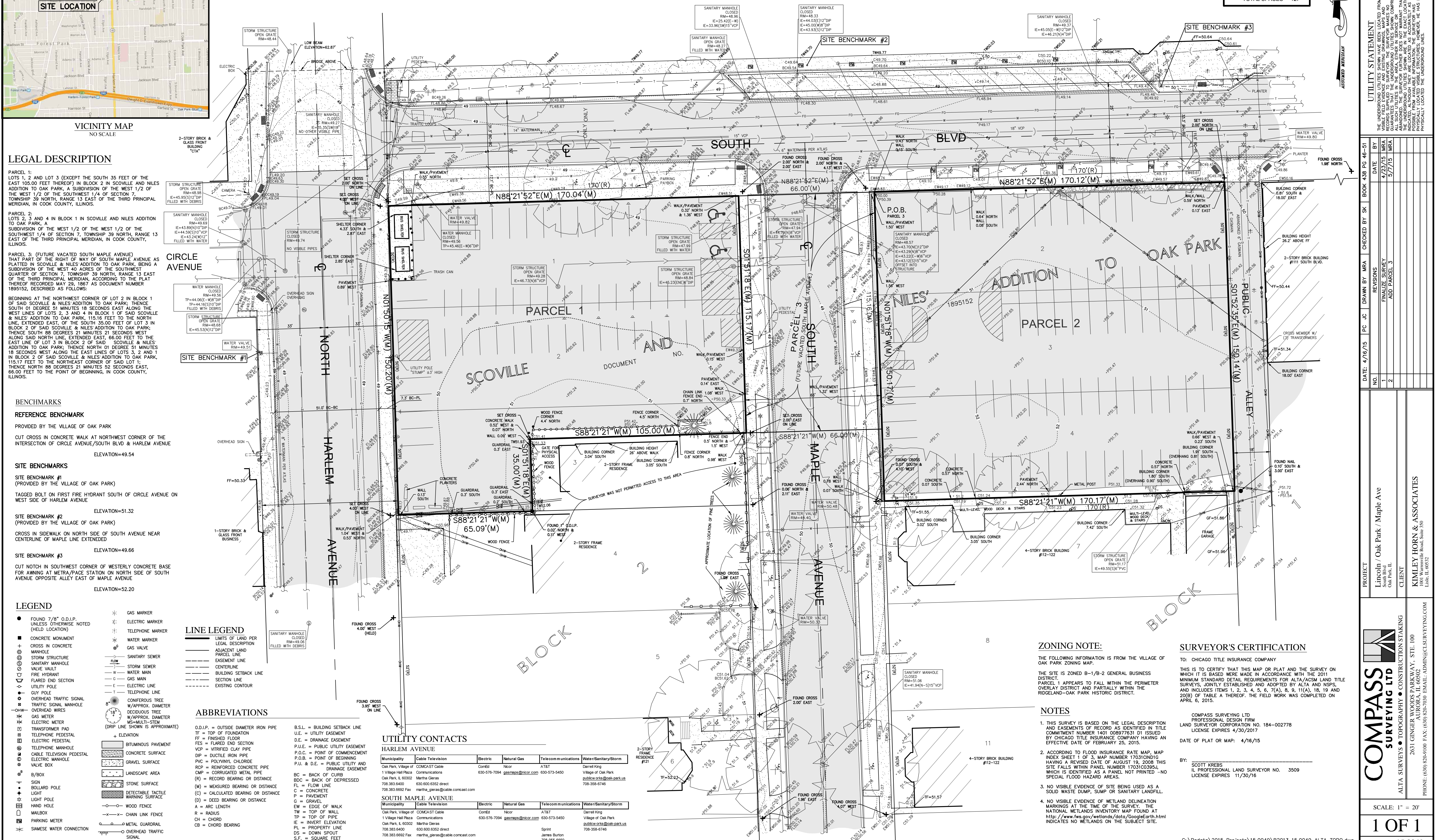
- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

## ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- TES = FLARED END SECTION
- VCP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- TP = TOP OF PIPE
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- DS = DOWN SPOUT
- SF = SQUARE FEET
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.V. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- BC = BACK OF CURB
- BCD = BACK OF DEPRESSED
- FL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TW = TOP OF WALL
- TP = TOP OF PIPE
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- DS = DOWN SPOUT
- SF = SQUARE FEET

## UTILITY CONTACTS

HARLEM AVENUE			
Municipality	Cable Television	Electric	Natural Gas
City of Oak Park, Village of COMCAST Cable	Comcast	Norac	AT&T
1 Village Hall Plaza, Communications	630-576-7094	gasmapsc@norac.com	630-573-5450
City of Oak Park, L. 60302	Martha Geras	630-576-6400	630-600-6352 direct
708-363-6600 Fax	martha.geras@comcast.com	708-363-6602 Fax	martha.geras@comcast.com
SOUTH MAPLE AVENUE			
Municipality	Cable Television	Electric	Natural Gas
City of Oak Park, Village of COMCAST Cable	Comcast	Norac	AT&T
1 Village Hall Plaza, Communications	630-576-7094	gasmapsc@norac.com	630-573-5450
City of Oak Park, L. 60302	Martha Geras	630-576-6400	630-600-6352 direct
708-363-6600 Fax	martha.geras@comcast.com	708-363-6602 Fax	martha.geras@comcast.com



Know what's below.  
Call before you dig.

---

**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORDS AND BY VISUAL INSPECTION. COMPASS SURVEYING LTD. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA. THE SURVEYOR DOES NOT WARRANT THAT THE SHOWN UTILITIES ARE ACCURATELY LOCATED OR DEPTHS INDICATED. ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS PHYSICALLY LOCATED VISIBLE STRUCTURES, HOWEVER, THE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	DATE	BY
1	4/23/15	MRA
2	5/7/15	MRA

PROJECT: Lincoln / Oak Park / Maple Ave  
CLIENT: KIMLEY HORN & ASSOCIATES

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 15.0049

**COMPASS SURVEYING LTD.**  
ALTA SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING  
2651 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502  
PHONE: (630) 820-9100 FAX: (630) 820-7039 EMAIL: ADMIN@CLSURVEYING.COM

**ZONING NOTE:**  
THE FOLLOWING INFORMATION IS FROM THE VILLAGE OF OAK PARK ZONING MAP.  
THE SITE IS ZONED B-1/B-2 GENERAL BUSINESS DISTRICT.  
PARCEL 1 APPEARS TO FALL WITHIN THE PERIMETER OF OVERLAY DISTRICT AND PARTIALLY WITHIN THE RIDGELAND-OAK PARK HISTORIC DISTRICT.

**NOTES**

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 1401 008977631 DI ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 25, 2015.
- ACCORDING TO FLOOD INSURANCE RATE MAP, MAP INDEX SHEET 1 OF 3, MAP NUMBER 17031CND1G HAVING A REVISED DATE OF AUGUST 19, 2008 THIS SITE FALLS WITHIN PANEL NUMBER 17031CND1G, WHICH IS IDENTIFIED AS A PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS.
- NO VISIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO VISIBLE EVIDENCE OF WETLAND DELINEATION MARKINGS AT THE TIME OF THE SURVEY. THE NATIONAL WETLANDS INVENTORY MAP FOUND AT <http://www.fws.gov/wetlands/data/googleearth.html> INDICATES NO WETLANDS ON THE SUBJECT SITE.

**SURVEYOR'S CERTIFICATION**  
TO: CHICAGO TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 8, 9, 11(A), 16, 19 AND 20(B) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 6, 2015.

DATE OF PLAT OR MAP: 4/16/15

BY: SCOTT KREBS  
IL PROFESSIONAL LAND SURVEYOR NO. 3509  
LICENSE EXPIRES 11/30/16

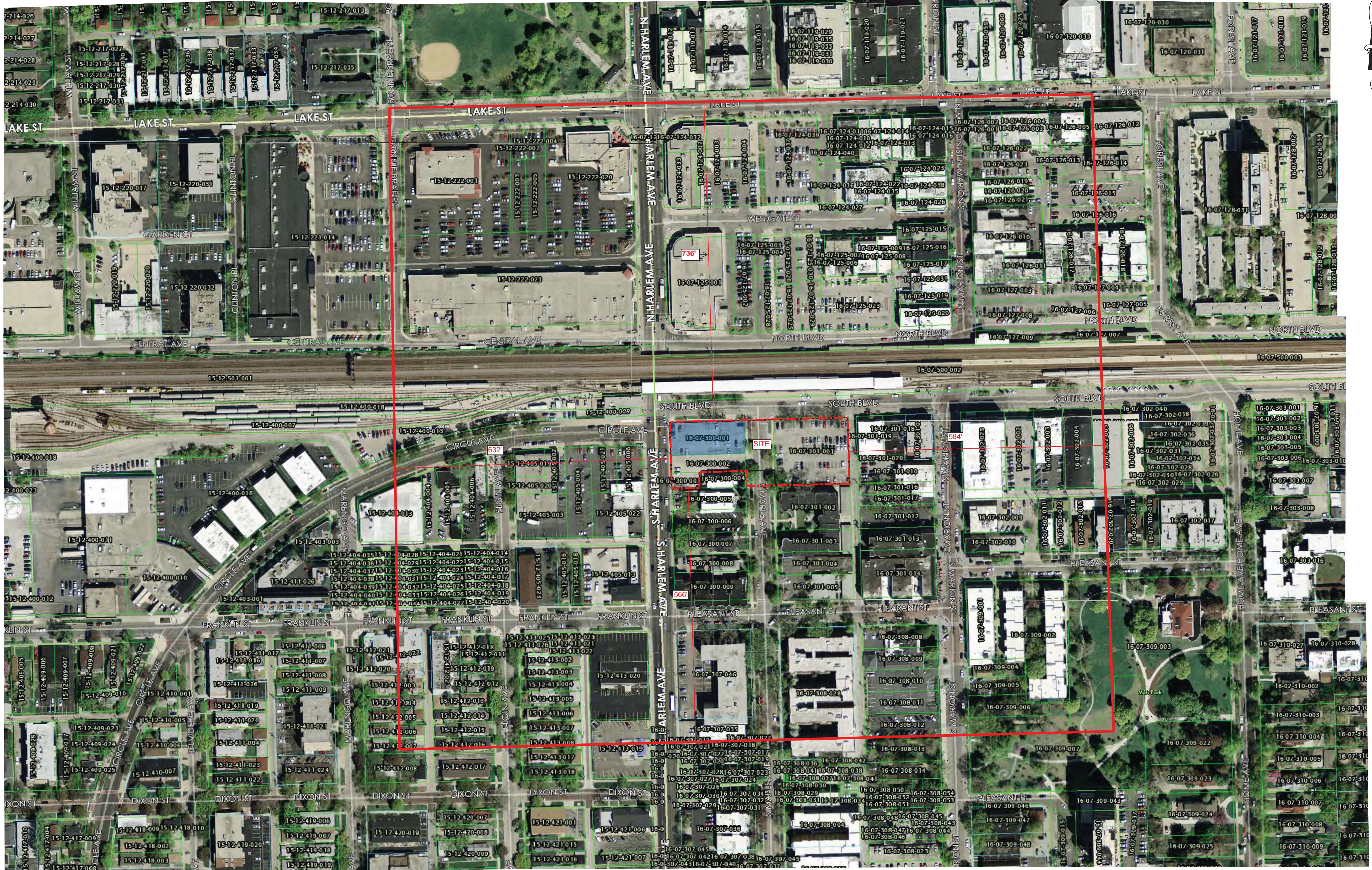
COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2017

# **List and Map of Surrounding Property Owners**

Tab 8

**The Planning Department has a list of owners of record on file. The attached map in this section is represents those owners.**

# EXHIBIT PARCEL IDENTIFICATION NUMBER MAP



ASSIGNED MAPS



DATE	NO.	PC	N/A	FC	N/A	BOOK	N/A	PG	N/A	CHECKED	BY	SK	REVISIONS

PROJECT	PARCEL IDENTIFICATION NUMBER MAP Lincoln Oak Park, Maple Ave South Blvd Oak Park, IL
CLIENT	KIMLEY HORN & ASSOCIATES 100 Westmoreland Road, Suite 350 Lisle, IL 60532

**COMPASS SURVEYING LTD**  
 ALTA SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING  
 2631 GINGER WOODS PARKWAY, STE. 100  
 AURORA, IL 60502  
 PHONE: (630) 826-9100 FAX: (630) 826-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: 1" = 100'  
**1 OF 1**

# **Restrictions & Covenants**

Tab 9

**The Developer will provide an easement for public access between the public right of way at Maple Street and South Boulevard. The Developer will also provide a public utility easement under a private service drive so that public utilities can be conveyed from Maple Street R.O.W. to the public alley east of the site and then North to South Boulevard.**

# Construction Schedule

Tab 10

<b>Construction Start</b>	<b>Month 1</b>
<b>Garage Completion</b>	<b>Month 4</b>
<b>First Unit Turns</b>	<b>Month 16</b>
<b>Final Unit Turns/Building Completion</b>	<b>Month 20</b>

# Construction Schedule

Tab 11

**Construction traffic will exit Route 290 on Harlem Avenue and proceed north to Madison Street. Turn right heading east on Madison to Oak Park Avenue. Turn left heading north to South Boulevard. Turn Left heading west to the site. Exiting the site traffic will proceed west on South Boulevard to Harlem Avenue. Turn left heading south to Route 290.**

# Market Feasibility Report

Tab 12

Based on the attached data, LPC feels confident in the proposed rent structure for the proposed community. LPC also feels confident in the market's ability to absorb the proposed inventory during lease up and in the long term market.

The proposed rent structure is as follows:

Typical Studio or 1 Bedroom Unit	Average Rent - \$1,604 monthly
Typical 2 Bedroom Unit	Average Rent - \$2,460 monthly

Based on the proximity of Oak Park to workforce centers located in the City of Chicago the 88 Corridor, it is reasonable to believe that continued recovery in the overall economy and especially the tech industry, the employment numbers for the young professional demographic. Based on current trends, it is reasonable to believe that the "millennial" demographic is comfortable renting for a longer period of time due to the flexibility it affords their life style. It is also reasonable to believe that due to low number of new units developed in the last 10 years, there is ample pent up demand in the market. Additionally, as the sale market continues to improve, some current rental units may eventually convert to for sale.

**LINCOLN PROPERTY COMPANY**

**Averages Report**

**SURVEY DATE: 9/10/2015**

**Oak Park Place**



Generated 9/16/2015 11:14:55 AM





# AVERAGES REPORT

## Oak Park Place Market Survey

Survey Date: 9/10/2015

Calculations based on floor plans in your survey with a non-zero market rent.												
Property	Year Built	Total # Units/FP	Shopped # Units/FP	OCC %	Total Sq. Ft.	Avg Sq. Ft.	Gross Income	Avg \$ / Sq. Ft.	Avg \$ / Unit	Avg Net Rent	Net Avg \$ / Sq. Ft.	Proforma Net Income*
Oak Park Place	2009	204 / 21	204 / 21	92%	174,240	854.12	\$406,788	\$2.33	\$1,994.06	\$1,994.06	\$2.33	\$406,788
100 Forest Place	1986	234 / 15	234 / 15	93%	212,066	906.26	\$420,615	\$1.98	\$1,797.50	\$1,797.50	\$1.98	\$420,615
180 North Jefferson	2001	271 / 12	271 / 12	97.81%	207,296	764.93	\$561,546	\$2.71	\$2,072.13	\$2,072.13	\$2.71	\$561,546
Alta at K Station	2010	848 / 36	848 / 36	93%	647,261	763.28	\$1,760,590	\$2.72	\$2,076.17	\$2,076.17	\$2.72	\$1,760,590
Echelon at K Station	2008	350 / 10	350 / 10	93.66%	275,170	786.20	\$710,745	\$2.58	\$2,030.70	\$2,030.70	\$2.58	\$710,745
Oak Park City Apartments	1987	125 / 23	125 / 23	86.4%	104,824	838.59	\$217,432	\$2.07	\$1,739.46	\$1,594.86	\$1.90	\$199,357
<b>Survey Totals</b>		<b>2032 / 117</b>	<b>2032 / 117</b>		<b>1,620,857</b>	<b>4,913.38</b>	<b>\$4,077,716</b>		<b>\$11,710.02</b>	<b>\$11,565.42</b>		<b>\$4,059,641</b>
<b>Survey Average</b>	<b>2000</b>	<b>339</b>	<b>339</b>	<b>93%</b>	<b>270,143</b>	<b>818.90</b>	<b>\$679,619</b>	<b>\$2.40</b>	<b>\$1,951.67</b>	<b>\$1,927.57</b>	<b>\$2.37</b>	<b>\$676,607</b>
<b>Comp Average</b>	<b>1998</b>	<b>366</b>	<b>366</b>	<b>93%</b>	<b>289,323</b>	<b>811.85</b>	<b>\$734,186</b>	<b>\$2.41</b>	<b>\$1,943.19</b>	<b>\$1,914.27</b>	<b>\$2.38</b>	<b>\$730,571</b>

\* Proforma net income is a projected monthly net income based on current survey pricing.

Oak Park Place	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
S1	\$0	12	Eff.	478	9	\$1,355	\$1,355	\$2.83	\$2.83	4,302	\$12,195	\$12,195
S2	\$0	12	Eff.	506	4	\$1,352	\$1,352	\$2.67	\$2.67	2,024	\$5,408	\$5,408
S3	\$0	12	Eff.	531	22	\$1,427	\$1,427	\$2.69	\$2.69	11,682	\$31,394	\$31,394
A1	\$0	12	1x1	626	8	\$1,484	\$1,484	\$2.37	\$2.37	5,008	\$11,872	\$11,872
A2	\$0	12	1x1	673	15	\$1,591	\$1,591	\$2.36	\$2.36	10,095	\$23,865	\$23,865
A2A	\$0	12	1x1	708	30	\$1,629	\$1,629	\$2.30	\$2.30	21,240	\$48,870	\$48,870
A3	\$0	12	1x1	749	7	\$1,726	\$1,726	\$2.30	\$2.30	5,243	\$12,082	\$12,082
A4	\$0	12	1x1	767	9	\$1,803	\$1,803	\$2.35	\$2.35	6,903	\$16,227	\$16,227
A5	\$0	12	1x1	795	4	\$1,783	\$1,783	\$2.24	\$2.24	3,180	\$7,132	\$7,132
A6	\$0	12	1x1	856	19	\$1,932	\$1,932	\$2.26	\$2.26	16,264	\$36,708	\$36,708
A7	\$0	12	1x1.5	862	14	\$1,951	\$1,951	\$2.26	\$2.26	12,068	\$27,314	\$27,314
B1	\$0	12	2x2	920	2	\$2,269	\$2,269	\$2.47	\$2.47	1,840	\$4,538	\$4,538
B2	\$0	12	2x2	1014	4	\$2,504	\$2,504	\$2.47	\$2.47	4,056	\$10,016	\$10,016

Oak Park Place	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
B3	\$0	12	2x2	1045	8	\$2,693	\$2,693	\$2.58	\$2.58	8,360	\$21,544	\$21,544
B4	\$0	12	2x2	1035	4	\$2,572	\$2,572	\$2.49	\$2.49	4,140	\$10,288	\$10,288
B4A	\$0	12	2x2	1026	12	\$2,494	\$2,494	\$2.43	\$2.43	12,312	\$29,928	\$29,928
B5	\$0	12	2x2	1091	4	\$2,619	\$2,619	\$2.40	\$2.40	4,364	\$10,476	\$10,476
B5A	\$0	12	2x2	1127	4	\$2,679	\$2,679	\$2.38	\$2.38	4,508	\$10,716	\$10,716
B6	\$0	12	2x2	1204	12	\$2,809	\$2,809	\$2.33	\$2.33	14,448	\$33,708	\$33,708
B7	\$0	12	2x2	1267	9	\$2,899	\$2,899	\$2.29	\$2.29	11,403	\$26,091	\$26,091
Townhome	\$0	12	3x3	2700	4	\$4,104	\$4,104	\$1.52	\$1.52	10,800	\$16,416	\$16,416
<b>TOTALS</b>	\$0				204					174,240	\$406,788	\$406,788
<b>AVERAGES</b>	\$0	12		854.12	9.7	1,994.06	1,994.06	\$2.33	\$2.33	8,297	\$19,371	\$19,371

Revenue Management: Yieldstar

Traffic: 3

Leases: 2

Market Rating: A

Market Segment(s): Conventional / Market Rate, Midrise

**Floorplan Comments:**

Concession Notes: Yieldstar pricing. 50% broker commission

\* Proforma net income is a projected monthly net income based on current survey pricing.

100 Forest Place	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
Studio - Courtyard	\$0	12	Eff.	600	5	\$1,173	\$1,173	\$1.96	\$1.96	3,000	\$5,865	\$5,865
One Bed One Bath - Sunrise	\$0	12	1x1	698	15	\$1,205	\$1,205	\$1.73	\$1.73	10,470	\$18,075	\$18,075
One Bed One Bath - Cityscape	\$0	12	1x1	698	15	\$1,389	\$1,389	\$1.99	\$1.99	10,470	\$20,835	\$20,835
One Bed One Bath - Highland	\$0	12	1x1	780	15	\$1,517	\$1,517	\$1.94	\$1.94	11,700	\$22,755	\$22,755
One Bed One Bath - City View	\$0	12	1x1	780	15	\$1,151	\$1,151	\$1.48	\$1.48	11,700	\$17,265	\$17,265
One Bed One Bath - Horizon	\$0	12	1x1	780	15	\$1,805	\$1,805	\$2.31	\$2.31	11,700	\$27,075	\$27,075
One Bed One Bath w/Den - Parkland	\$0	12	1x1	838	15	\$1,605	\$1,605	\$1.92	\$1.92	12,570	\$24,075	\$24,075
One Bed One Bath w/Den - Park Avenue	\$0	12	1x1	838	15	\$1,643	\$1,643	\$1.96	\$1.96	12,570	\$24,645	\$24,645
One Bed One Bath w/Den -	\$0	12	1x1	924	15	\$1,719	\$1,719	\$1.86	\$1.86	13,860	\$25,785	\$25,785

100 Forest Place	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
Sunset												
Two Bed Two Bath - Cornerstone	\$0	12	2x2	963	15	\$2,164	\$2,164	\$2.25	\$2.25	14,445	\$32,460	\$32,460
Two Bed Two Bath - Skyline	\$0	12	2x2	1192	15	\$2,339	\$2,339	\$1.96	\$1.96	17,880	\$35,085	\$35,085
Two Bed Two Bath - Elm	\$0	12	2x2	975	13	\$2,209	\$2,209	\$2.27	\$2.27	12,675	\$28,717	\$28,717
Townhome 1.5 Bath - Oak	\$0	12	2x1.5	955	26	\$1,841	\$1,841	\$1.93	\$1.93	24,830	\$47,866	\$47,866
Two Bed Two Bath - Birch	\$0	12	2x2	1101	14	\$2,219	\$2,219	\$2.02	\$2.02	15,414	\$31,066	\$31,066
Twohome 2.5 Bath - Maple	\$0	12	2x2.5	1107	26	\$2,271	\$2,271	\$2.05	\$2.05	28,782	\$59,046	\$59,046
<b>TOTALS</b>	\$0				234					212,066	\$420,615	\$420,615
<b>AVERAGES</b>	\$0	12		906.26	15.6	1,797.50	1,797.50	\$1.98	\$1.98	14,138	\$28,041	\$28,041

Traffic: 5

Leases: 0

Market Rating: B

Market Segment(s): Conventional / Market Rate, Highrise

Floorplan Comments:

Concession Notes: Will not provide use with weekly numbers. Uses rent optimizer. Prices vary depending on lease term. 234 total apartments

\* Proforma net income is a projected monthly net income based on current survey pricing.

180 North Jefferson	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
Studio (2)	\$0	12	Eff.	578	24	\$1,569	\$1,569	\$2.71	\$2.71	13,872	\$37,656	\$37,656
convertible (4)	\$0	12	Conv.	614	25	\$1,735	\$1,735	\$2.83	\$2.83	15,350	\$43,375	\$43,375
convertible (5)	\$0	12	Conv.	665	25	\$1,647	\$1,647	\$2.48	\$2.48	16,625	\$41,175	\$41,175
convertible (7)	\$0	12	Conv.	686	25	\$1,893	\$1,893	\$2.76	\$2.76	17,150	\$47,325	\$47,325
convertible (8)	\$0	12	Conv.	637	25	\$1,800	\$1,800	\$2.83	\$2.83	15,925	\$45,000	\$45,000
1/bedroom / 1/bath (10)	\$0	12	1x1	800	23	\$2,151	\$2,151	\$2.69	\$2.69	18,400	\$49,473	\$49,473
1/bedroom / 1/bath (6)	\$0	12	1x1	778	23	\$2,138	\$2,138	\$2.75	\$2.75	17,894	\$49,174	\$49,174
1/bedroom / 1/bath (11)	\$0	12	1x1	750	25	\$1,925	\$1,925	\$2.57	\$2.57	18,750	\$48,125	\$48,125
1/bedroom / 1/bath (9)	\$0	12	1x1	690	25	\$2,046	\$2,046	\$2.97	\$2.97	17,250	\$51,150	\$51,150
2/br / 1/bath (3)	\$0	12	2x1	930	25	\$2,817	\$2,817	\$3.03	\$3.03	23,250	\$70,425	\$70,425
2/br / 2/bath	\$0	12	2x2	1196	23	\$2,800	\$2,800	\$2.34	\$2.34	27,508	\$64,400	\$64,400

180 North Jefferson	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
3/br / 3/bath penthouse	\$0	12	3x3	1774	3	\$4,756	\$4,756	\$2.68	\$2.68	5,322	\$14,268	\$14,268
<b>TOTALS</b>	\$0				271					207,296	\$561,546	\$561,546
<b>AVERAGES</b>	\$0	12		764.93	22.6	2,072.13	2,072.13	\$2.71	\$2.71	17,275	\$46,796	\$46,796

Traffic: 11

Leases: 1

Market Rating: A

Market Segment(s): Conventional / Market Rate, Highrise

**Floorplan Comments:**

Concession Notes: No Specials. Yieldstar pricing. 100% Broker commission

\* Proforma net income is a projected monthly net income based on current survey pricing.

Alta at K Station	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
Studio	\$0	12	Eff.	563	68	\$1,488	\$1,488	\$2.64	\$2.64	38,284	\$101,184	\$101,184
1BR/ 1BA	\$0	12	1x1	561	34	\$1,826	\$1,826	\$3.25	\$3.25	19,074	\$62,084	\$62,084
Studio/Convertible	\$0	12	Conv.	595	28	\$1,727	\$1,727	\$2.90	\$2.90	16,660	\$48,356	\$48,356
1BR/ 1BA	\$0	12	1x1	586	29	\$1,876	\$1,876	\$3.20	\$3.20	16,994	\$54,404	\$54,404
1BR/ 1BA	\$0	12	1x1	746	67	\$2,034	\$2,034	\$2.73	\$2.73	49,982	\$136,278	\$136,278
1BR/ 1BA	\$0	12	1x1	751	63	\$2,103	\$2,103	\$2.80	\$2.80	47,313	\$132,489	\$132,489
1BR/ 1BA	\$0	12	1x1	855	28	\$2,329	\$2,329	\$2.72	\$2.72	23,940	\$65,212	\$65,212
1BR/ 1BA	\$0	12	1x1	868	28	\$2,036	\$2,036	\$2.35	\$2.35	24,304	\$57,008	\$57,008
1BR/ 1BA	\$0	12	1x1	859	28	\$1,980	\$1,980	\$2.31	\$2.31	24,052	\$55,440	\$55,440
1BR/ 1BA	\$0	12	1x1	956	5	\$2,362	\$2,362	\$2.47	\$2.47	4,780	\$11,810	\$11,810
2BR/ 2BA	\$0	12	2x2	1112	5	\$2,881	\$2,881	\$2.59	\$2.59	5,560	\$14,405	\$14,405
2BR/ 2BA	\$0	12	2x2	1172	29	\$2,855	\$2,855	\$2.44	\$2.44	33,988	\$82,795	\$82,795
3BR/ 2.5BA	\$0	12	3x2.5	1282	1	\$3,869	\$3,869	\$3.02	\$3.02	1,282	\$3,869	\$3,869
3BR/ 2.5BA	\$0	12	3x2.5	1339	1	\$4,200	\$4,200	\$3.14	\$3.14	1,339	\$4,200	\$4,200
3BR/ 2.5BA	\$0	12	3x2.5	1344	1	\$4,156	\$4,156	\$3.09	\$3.09	1,344	\$4,156	\$4,156
3BR/ 2.5BA	\$0	12	3x2.5	1356	1	\$4,141	\$4,141	\$3.05	\$3.05	1,356	\$4,141	\$4,141
3BR/ 2.5BA	\$0	12	3x2.5	1456	1	\$5,100	\$5,100	\$3.50	\$3.50	1,456	\$5,100	\$5,100

Alta at K Station	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
3BR/ 2.5BA	\$0	12	3x2.5	1514	1	\$5,600	\$5,600	\$3.70	\$3.70	1,514	\$5,600	\$5,600
STUDIO -E	\$0	12	Eff.	508	37	\$1,664	\$1,664	\$3.28	\$3.28	18,796	\$61,568	\$61,568
STUDIO-E	\$0	12	Eff.	596	31	\$1,696	\$1,696	\$2.85	\$2.85	18,476	\$52,576	\$52,576
STUDIO-E	\$0	12	Eff.	607	37	\$1,808	\$1,808	\$2.98	\$2.98	22,459	\$66,896	\$66,896
STUDIO-E	\$0	12	Eff.	609	37	\$1,556	\$1,556	\$2.56	\$2.56	22,533	\$57,572	\$57,572
1BR/ 1BA - E	\$0	12	1x1	610	37	\$1,786	\$1,786	\$2.93	\$2.93	22,570	\$66,082	\$66,082
1BR/ 1BA - E	\$0	12	1x1	697	37	\$2,111	\$2,111	\$3.03	\$3.03	25,789	\$78,107	\$78,107
1BR/ 1BA - E	\$0	12	1x1	843	37	\$2,207	\$2,207	\$2.62	\$2.62	31,191	\$81,659	\$81,659
1BR/ 1BA - E	\$0	12	1x1	868	31	\$2,077	\$2,077	\$2.39	\$2.39	26,908	\$64,387	\$64,387
1BR/ 1BA - E	\$0	12	1x1	765	31	\$1,994	\$1,994	\$2.61	\$2.61	23,715	\$61,814	\$61,814
1BR/ 1BA - E	\$0	12	1x1	784	31	\$2,180	\$2,180	\$2.78	\$2.78	24,304	\$67,580	\$67,580
2BR/ 2BA	\$0	12	2x2	1104	37	\$2,859	\$2,859	\$2.59	\$2.59	40,848	\$105,783	\$105,783
2BR/ 2BA	\$0	12	2x2	1110	37	\$2,834	\$2,834	\$2.55	\$2.55	41,070	\$104,858	\$104,858
2BR/ 2BA	\$0	12	2x2	1416	4	\$4,124	\$4,124	\$2.91	\$2.91	5,664	\$16,496	\$16,496
2BR/ 2BA	\$0	12	2x2	1110	2	\$2,839	\$2,839	\$2.56	\$2.56	2,220	\$5,678	\$5,678
3BR/ 2.5BA	\$0	12	3x2.5	1779	1	\$5,143	\$5,143	\$2.89	\$2.89	1,779	\$5,143	\$5,143
3BR/ 2.5BA	\$0	12	3x2.5	1972	1	\$5,500	\$5,500	\$2.79	\$2.79	1,972	\$5,500	\$5,500
3BR/ 2.5BA	\$0	12	3x2.5	1807	1	\$5,597	\$5,597	\$3.10	\$3.10	1,807	\$5,597	\$5,597
3BR/ 2.5BA	\$0	12	3x2.5	1938	1	\$4,763	\$4,763	\$2.46	\$2.46	1,938	\$4,763	\$4,763
<b>TOTALS</b>	\$0				848					647,261	\$1,760,590	\$1,760,590
<b>AVERAGES</b>	\$0	12		763.28	23.6	2,076.17	2,076.17	\$2.72	\$2.72	17,979	\$48,905	\$48,905

Revenue Management: Rent Maximizer

Traffic: 14

Leases: 4

Market Rating: A

Market Segment(s): Conventional / Market Rate, Highrise

Floorplan Comments:

Concession Notes: RENT MAX 100% to brokers

\* Proforma net income is a projected monthly net income based on current survey pricing.

Echelon at K Station	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
STUDIO - S	\$0	12	Eff.	572	35	\$1,644	\$1,644	\$2.87	\$2.87	20,020	\$57,540	\$57,540
1/br-1ba MODEL 01	\$0	12	1x1	617	35	\$1,730	\$1,730	\$2.80	\$2.80	21,595	\$60,550	\$60,550
1/br-1/ba MODEL 06	\$0	12	1x1	613	35	\$1,747	\$1,747	\$2.85	\$2.85	21,455	\$61,145	\$61,145
1/br-1/ba MODEL 08	\$0	12	1x1	736	35	\$1,876	\$1,876	\$2.55	\$2.55	25,760	\$65,660	\$65,660
1/br-1/ba MODEL 03	\$0	12	1x1	711	35	\$1,886	\$1,886	\$2.65	\$2.65	24,885	\$66,010	\$66,010
1/br-1/ba MODEL 02	\$0	12	1x1	825	35	\$1,849	\$1,849	\$2.24	\$2.24	28,875	\$64,715	\$64,715
1/br-1/ba MODEL 09	\$0	12	1x1	736	35	\$1,876	\$1,876	\$2.55	\$2.55	25,760	\$65,660	\$65,660
1/br-1/ba MODEL 05	\$0	12	1x1	832	35	\$2,152	\$2,152	\$2.59	\$2.59	29,120	\$75,320	\$75,320
2/br-2/ba MODEL 10	\$0	12	2x2	1111	35	\$2,727	\$2,727	\$2.45	\$2.45	38,885	\$95,445	\$95,445
2/br-2/ba MODEL 07	\$0	12	2x2	1109	35	\$2,820	\$2,820	\$2.54	\$2.54	38,815	\$98,700	\$98,700
<b>TOTALS</b>	\$0				350					275,170	\$710,745	\$710,745
<b>AVERAGES</b>	\$0	12		786.20	35.0	2,030.70	2,030.70	\$2.58	\$2.58	27,517	\$71,075	\$71,075

Traffic: 9

Leases: 2

Market Rating: A

Market Segment(s): Conventional / Market Rate, Highrise

**Floorplan Comments:**

Concession Notes: LRO Pricing 100% Broker commission

\* Proforma net income is a projected monthly net income based on current survey pricing.

Oak Park City Apartments	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
Studio	\$1,293	12	Eff.	605	8	\$1,293	\$1,185	\$2.14	\$1.96	4,840	\$10,344	\$9,482
1 Bedroom 1 Bath - A	\$1,371	12	1x1	670	16	\$1,499	\$1,385	\$2.24	\$2.07	10,720	\$23,984	\$22,156
1 Bedroom 1 Bath - A/1	\$1,495	12	1x1	685	2	\$1,495	\$1,370	\$2.18	\$2.00	1,370	\$2,990	\$2,741
1 Bedroom 1 Bath A/2	\$1,499	12	1x1	715	22	\$1,453	\$1,328	\$2.03	\$1.86	15,730	\$31,966	\$29,218
1 Bedroom 1 Bath A/3	\$1,522	12	1x1	740	6	\$1,522	\$1,395	\$2.06	\$1.89	4,440	\$9,132	\$8,371
1 Bedroom 1 Bath A/4	\$1,690	12	1x1	755	7	\$1,549	\$1,408	\$2.05	\$1.87	5,285	\$10,843	\$9,857
1 Bedroom 1 Bath A/5	\$1,559	12	1x1	755	4	\$1,559	\$1,429	\$2.06	\$1.89	3,020	\$6,236	\$5,716
1 Bedroom 1 Bath A/6	\$1,609	12	1x1	830	8	\$1,609	\$1,475	\$1.94	\$1.78	6,640	\$12,872	\$11,799

Oak Park City Apartments	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
1 Bedroom 1 Bath A/7	\$1,550	12	1x1	670	2	\$1,550	\$1,421	\$2.31	\$2.12	1,340	\$3,100	\$2,842
2 Bedroom 2 Bath B	\$2,109	12	2x2	1130	4	\$2,109	\$1,933	\$1.87	\$1.71	4,520	\$8,436	\$7,733
2 Bedroom 2 Bath C	\$1,802	12	2x2	910	4	\$1,802	\$1,652	\$1.98	\$1.82	3,640	\$7,208	\$6,607
2 Bedroom 2 Bath - C/1	\$1,995	12	2x2	915	8	\$1,995	\$1,829	\$2.18	\$2.00	7,320	\$15,960	\$14,630
2 Bedroom 2 Bath - C/2	\$2,015	12	2x2	910	2	\$1,847	\$1,679	\$2.03	\$1.85	1,820	\$3,694	\$3,358
2 Bedroom 2 Bath - C/3	\$1,850	12	2x2	950	1	\$1,850	\$1,696	\$1.95	\$1.79	950	\$1,850	\$1,696
2 Bedroom 2 Bath - C/4	\$2,030	12	2x2	955	12	\$2,030	\$1,861	\$2.13	\$1.95	11,460	\$24,360	\$22,330
2 Bedroom 2 Bath - C/5	\$2,100	12	2x2	975	2	\$2,100	\$1,925	\$2.15	\$1.97	1,950	\$4,200	\$3,850
2 Bedroom 2 Bath - C/6	\$2,040	12	2x2	1015	2	\$2,040	\$1,870	\$2.01	\$1.84	2,030	\$4,080	\$3,740
2 Bedroom 2 Bath - C/7	\$2,225	12	2x2	1045	1	\$2,225	\$2,040	\$2.13	\$1.95	1,045	\$2,225	\$2,040
2 Bedroom 2 Bath - C/8	\$2,275	12	2x2	1112	2	\$2,275	\$2,085	\$2.05	\$1.88	2,224	\$4,550	\$4,171
2 Bedroom 2 Bath - C/9	\$2,420	12	2x2	1150	4	\$2,420	\$2,218	\$2.10	\$1.93	4,600	\$9,680	\$8,873
2 Bedroom 2 Bath - C/10	\$2,265	12	2x2	1170	4	\$2,470	\$2,281	\$2.11	\$1.95	4,680	\$9,880	\$9,125
2 Bedroom 2 Bath - C11	\$2,520	12	2x2	1300	2	\$2,520	\$2,310	\$1.94	\$1.78	2,600	\$5,040	\$4,620
2 Bedroom 2 Bath - C12	\$2,401	12	2x2	1300	2	\$2,401	\$2,201	\$1.85	\$1.69	2,600	\$4,802	\$4,402
<b>TOTALS</b>	\$43,635				125					104,824	\$217,432	\$199,357
<b>AVERAGES</b>	\$1,897	12		838.59	5.4	1,739.46	1,594.86	\$2.07	\$1.90	4,558	\$9,454	\$8,668

Traffic: 4

Leases: 2

Market Rating: B+

Market Segment(s): Conventional / Market Rate, Midrise

**Concessions Details**

	Sq. Ft.	# Units	Recurring	One-time
Studio	605	8	\$0	\$1293
1 Bedroom 1 Bath - A	670	16	\$0	\$1371
1 Bedroom 1 Bath - A/1	685	2	\$0	\$1495
1 Bedroom 1 Bath A/2	715	22	\$0	\$1499
1 Bedroom 1 Bath A/3	740	6	\$0	\$1522
1 Bedroom 1 Bath A/4	755	7	\$0	\$1690
1 Bedroom 1 Bath A/5	755	4	\$0	\$1559
1 Bedroom 1 Bath A/6	830	8	\$0	\$1609

Oak Park City Apartments	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
			1 Bedroom 1 Bath A/7		670	2			\$0		\$1550	
			2 Bedroom 2 Bath B		1130	4			\$0		\$2109	
			2 Bedroom 2 Bath C		910	4			\$0		\$1802	
			2 Bedroom 2 Bath - C/1		915	8			\$0		\$1995	
			2 Bedroom 2 Bath - C/2		910	2			\$0		\$2015	
			2 Bedroom 2 Bath - C/3		950	1			\$0		\$1850	
			2 Bedroom 2 Bath - C/4		955	12			\$0		\$2030	
			2 Bedroom 2 Bath - C/5		975	2			\$0		\$2100	
			2 Bedroom 2 Bath - C/6		1015	2			\$0		\$2040	
			2 Bedroom 2 Bath - C/7		1045	1			\$0		\$2225	
			2 Bedroom 2 Bath - C/8		1112	2			\$0		\$2275	
			2 Bedroom 2 Bath - C/9		1150	4			\$0		\$2420	
			2 Bedroom 2 Bath - C/10		1170	4			\$0		\$2265	
			2 Bedroom 2 Bath - C11		1300	2			\$0		\$2520	
			2 Bedroom 2 Bath - C12		1300	2			\$0		\$2401	

**Floorplan Comments:**

Studio: 1 month free on all apartments  
 1 Bedroom 1 Bath - A: 1 month free on all apartments  
 1 Bedroom 1 Bath - A/1: 1 month free on all apartments  
 1 Bedroom 1 Bath A/2: 1 month free on all apartments  
 1 Bedroom 1 Bath A/3: 1 month free on all apartments  
 1 Bedroom 1 Bath A/4: 1 month free on all apartments  
 1 Bedroom 1 Bath A/5: 1 month free on all apartments  
 1 Bedroom 1 Bath A/6: 1 month free on all apartments  
 1 Bedroom 1 Bath A/7: 1 month free on all apartments  
 2 Bedroom 2 Bath B: 1 month free on all apartments  
 2 Bedroom 2 Bath C: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/1: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/2: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/3: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/4: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/5: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/6: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/7: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/8: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/9: 1 month free on all apartments  
 2 Bedroom 2 Bath - C/10: 1 month free on all apartments  
 2 Bedroom 2 Bath - C11: 1 month free on all apartments  
 2 Bedroom 2 Bath - C12: 1 month free on all apartments

Concession Notes: 1 month free on all apartments



\* Proforma net income is a projected monthly net income based on current survey pricing.

Amenity Comparison	Oak Park Place	100 Forest Place	180 North Jefferson	Alta at K Station	Echelon at K Station	Oak Park City Apartments	Comps With
<b>Kitchen Amenities</b>							
Black Appliances						X	20% (1/5)
Breakfast Bar	X	X	X	X	X		80% (4/5)
Ceramic Tile				X			20% (1/5)
Dishwasher	X		X		X		40% (2/5)
Dishwasher/Disposal		X		X	X	X	80% (4/5)
Fully Appliance Kitchen	X		X				20% (1/5)
Garbage Disposal				X			20% (1/5)
Granite Countertops	X	X	X	X	X	X	100% (5/5)
Hardwood Floor		X	X				40% (2/5)
Ice Maker	X		X	X	X		60% (3/5)
Kitchen Center Island	X		X				20% (1/5)
Maple Cabinets	X		X			X	40% (2/5)
Microwave	X	X	X	X	X	X	100% (5/5)
Range - Gas		X	X	X	X		80% (4/5)
Refrigerator	X	X	X		X	X	80% (4/5)
Self-Cleaning Oven	X		X	X	X		60% (3/5)
Stainless Steel Appliances	X		X	X	X		60% (3/5)
Stove - Gas		X	X	X	X		80% (4/5)
Stove/ Range	X		X				20% (1/5)
Stove/Range - Electric	X						0% (0/5)
Washer/Dryer	X	X	X	X	X		80% (4/5)
Washer/Dryer Connection						X	20% (1/5)
Whirlpool Electric Appliances						X	20% (1/5)
<b>Living Area Amenities</b>							
9 ft. Ceilings	X	X	X	X	X		80% (4/5)
Fireplace		X					20% (1/5)
Tile Entry	X		X		X		40% (2/5)






















































Amenity Comparison	Oak Park Place	100 Forest Place	180 North Jefferson	Alta at K Station	Echelon at K Station	Oak Park City Apartments	Comps With
Vaulted Ceilings						X	20% (1/5)
<b>Bathroom Amenities</b>							
Garden Tub(s)	X		X	X	X		60% (3/5)
Vanity	X	X	X		X		60% (3/5)
Vent Fan		X					20% (1/5)
Walk-in Shower	X						0% (0/5)
<b>Views</b>							
City View	X	X	X	X	X		80% (4/5)
<b>Misc. / Bedroom Amenities</b>							
10 ft Ceilings	X						0% (0/5)
8 ft Ceilings				X			20% (1/5)
Air Conditioning	X	X	X		X	X	80% (4/5)
Attached Garages	X		X	X	X		60% (3/5)
Berber Carpet	X		X				20% (1/5)
Blinds or Window Coverings	X			X		X	40% (2/5)
Cable Ready		X		X			40% (2/5)
Carpet	X		X	X	X	X	80% (4/5)
Ceramic Tile	X		X		X		40% (2/5)
Curved Shower Rods	X		X		X		40% (2/5)
Den//Loft	X	X					20% (1/5)
Digital Thermostat	X		X				20% (1/5)
Fire Sprinkler	X		X	X	X		60% (3/5)
Gas Heating	X	X	X				40% (2/5)
Hall Closet	X	X	X				40% (2/5)
Hardwood Floors		X					20% (1/5)
Linen Closet		X					20% (1/5)
Outside Storage	X						0% (0/5)
Patio/ Balcony	X		X	X	X		60% (3/5)

Amenity Comparison	Oak Park Place	100 Forest Place	180 North Jefferson	Alta at K Station	Echelon at K Station	Oak Park City Apartments	Comps With
Spacious Closets	X			X	X		40% (2/5)
Storage	X	X	X	X		X	80% (4/5)
Tile Floors	X		X				20% (1/5)
Track Lighting	X						0% (0/5)
Views Available	X	X	X		X		60% (3/5)
Walk-in Closet	X		X		X		40% (2/5)
<b>Common Amenities Amenities</b>							
24 hr Emergency Maintenance	X	X	X	X	X	X	100% (5/5)
24hr access Indoor Central Mail room	X			X	X	X	60% (3/5)
Aerobic Area	X			X	X		40% (2/5)
Assigned Parking				X	X	X	60% (3/5)
Basketball Court(s)				X	X	X	60% (3/5)
BBQ Picnic Area	X	X	X	X	X		80% (4/5)
Bicycle Storage	X		X	X	X	X	80% (4/5)
Billiards Room			X	X	X		60% (3/5)
Business Center	X	X	X	X	X	X	100% (5/5)
Car Wash/Car Care Center						X	20% (1/5)
Cleaning Service					X		20% (1/5)
Clothes Care Center				X	X		40% (2/5)
Clubhouse	X	X	X	X	X		80% (4/5)
Coffee Bar	X	X	X	X	X	X	100% (5/5)
Community Room	X	X	X	X	X		80% (4/5)
Concierge Service	X		X	X	X	X	80% (4/5)
Conference Room					X	X	40% (2/5)
Controlled Access	X	X	X	X	X	X	100% (5/5)
Covered Parking	X	X	X	X	X	X	100% (5/5)
Dog Run				X	X		40% (2/5)
Doorman				X	X		40% (2/5)

Amenity Comparison	Oak Park Place	100 Forest Place	180 North Jefferson	Alta at K Station	Echelon at K Station	Oak Park City Apartments	Comps With
Dry-cleaning Service	X			X	X		40% (2/5)
Elevators	X	X	X	X	X	X	100% (5/5)
Fitness Center	X	X	X	X	X	X	100% (5/5)
Furnished/Corp	X		X	X		X	60% (3/5)
Game Room			X				20% (1/5)
Garage-Attached	X			X	X		40% (2/5)
Garage-Detached		X					20% (1/5)
Garage-Direct Access	X						0% (0/5)
Garages-Underground						X	20% (1/5)
Green Roof	X			X	X		40% (2/5)
Guest Suite(s)				X	X		40% (2/5)
High-Speed Internet	X		X		X	X	60% (3/5)
Internet Cafe	X		X		X		40% (2/5)
Jacuzzi/Hot Tub			X	X			40% (2/5)
Keyless Entry Systems	X		X	X	X	X	80% (4/5)
Laundry Room(s)		X		X	X	X	80% (4/5)
Library			X				20% (1/5)
Limited Access					X		20% (1/5)
Media Room			X		X		40% (2/5)
Meeting Room	X		X				20% (1/5)
Movie Theater			X	X	X		60% (3/5)
Near Public Transportaion	X	X	X	X	X	X	100% (5/5)
Nighttime Security Guard				X	X		40% (2/5)
On-site Retail	X		X	X	X		60% (3/5)
Outdoor Fire Pit				X	X		40% (2/5)
Parking Garage	X	X	X	X	X	X	100% (5/5)
Parking-Assigned				X	X	X	60% (3/5)
Parking-Guest	X			X	X	X	60% (3/5)

Amenity Comparison	Oak Park Place	100 Forest Place	180 North Jefferson	Alta at K Station	Echelon at K Station	Oak Park City Apartments	Comps With
	X	X	X	X	X	X	100% (5/5)
Poker Table			X				20% (1/5)
Pool Deck				X	X		40% (2/5)
Pool Table			X	X	X		60% (3/5)
Pool(s)			X				20% (1/5)
Pool(s), Heated				X	X		40% (2/5)
Poolside Cabana				X	X		40% (2/5)
Private Entry			X				20% (1/5)
Property Ice Machine				X	X		40% (2/5)
Require Renters Insurance	X		X	X	X	X	80% (4/5)
Resident Activities/Functions	X	X	X	X	X		80% (4/5)
Resident Lounge	X	X	X	X	X		80% (4/5)
Satellite TV				X	X		40% (2/5)
Sauna				X	X		40% (2/5)
Security System				X	X		40% (2/5)
Smoke Free Building	X	X		X	X		60% (3/5)
Social/Cyber Lounges	X		X		X		40% (2/5)
Spa			X	X	X		60% (3/5)
Storage Units Available	X	X	X		X		60% (3/5)
Theatre Room			X	X	X		60% (3/5)
Volleyball Court				X			20% (1/5)
Wi-Fi Hot Spots	X	X	X	X	X	X	100% (5/5)
Yoga Room	X			X	X		40% (2/5)

## Utilities

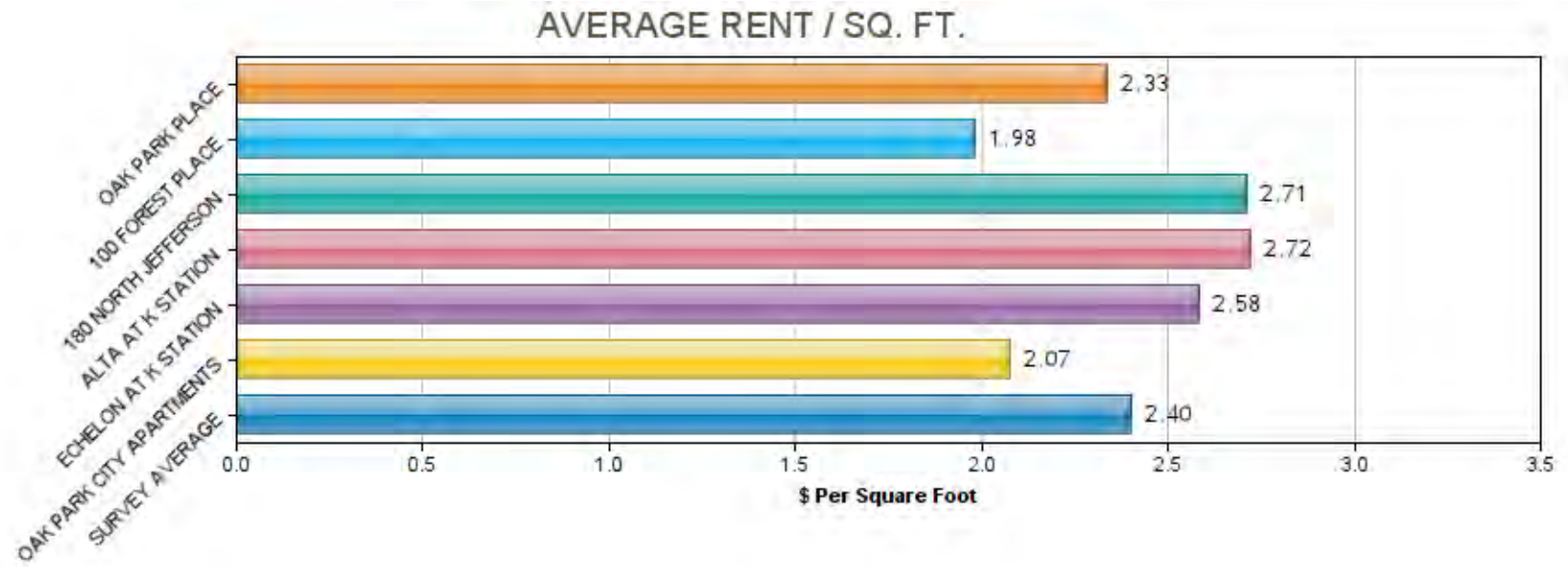
 <b>Property Pays</b>		 <b>Resident Pays</b>										
PROPERTY	Air Conditioning	Cable / Satellite	Electric	Gas	Heat System	Hot Water	Internet	Pest Control	Telephone	Trash	Water	Water / Sewer
<b>Oak Park Place</b>		 \$75	 \$50							 \$10		 20-25
<b>100 Forest Place</b>		 \$75	 \$50	 \$50								 \$15
<b>180 North Jefferson</b>												
<b>Alta at K Station</b>			 \$50									
<b>Echelon at K Station</b>												
<b>Oak Park City Apartments</b>												

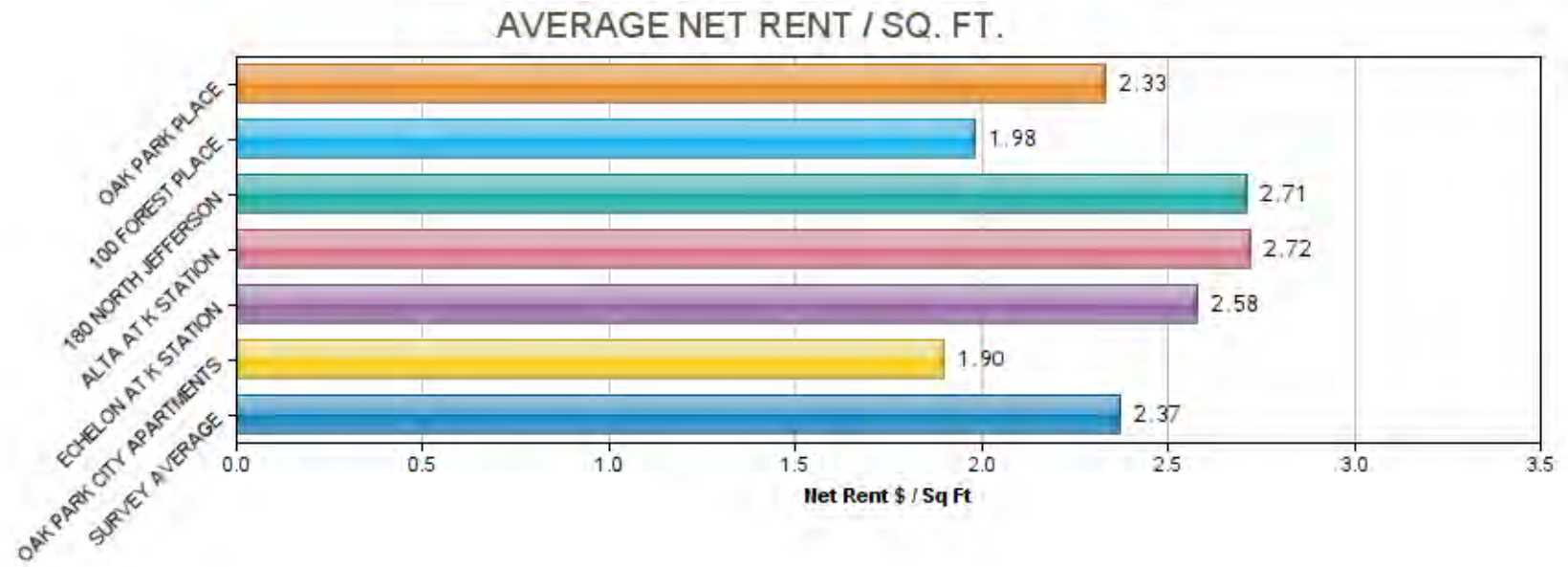
### Rentable Items

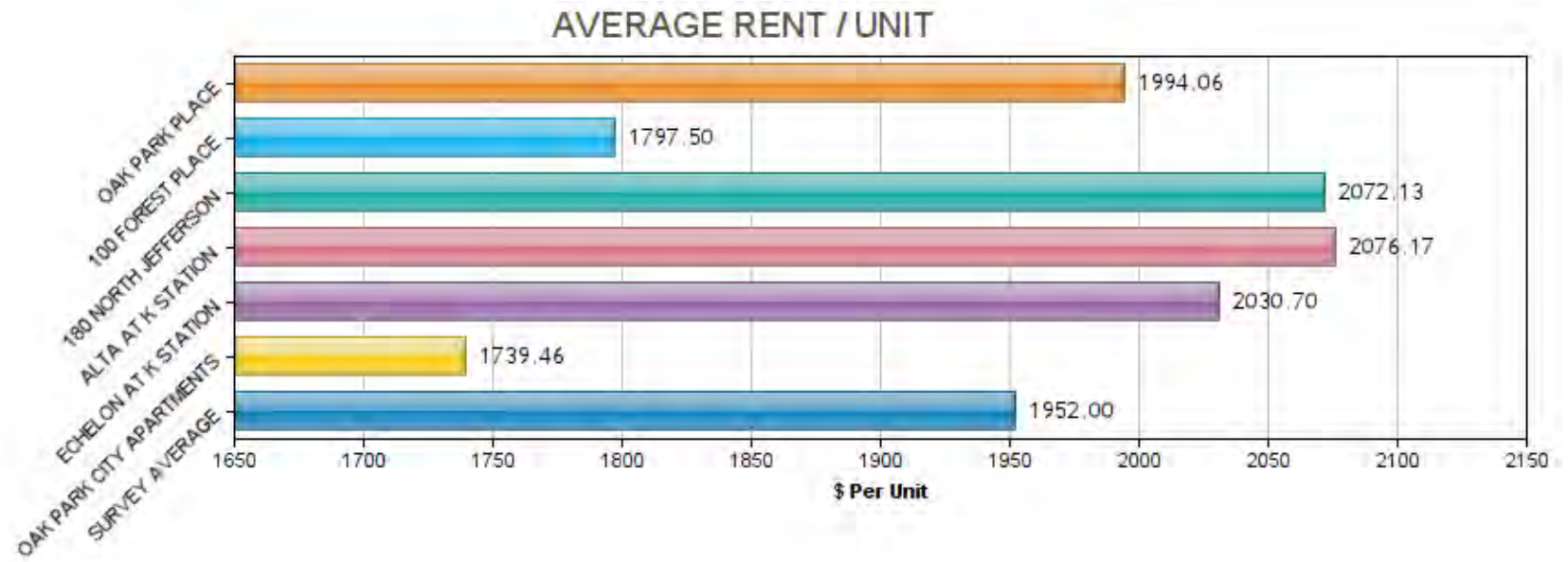
Oak Park Place		100 Forest Place		180 North Jefferson		Alta at K Station	
Bike Storage	\$0	Storage Units	\$15	Assigned Parking	\$250	Parking Garage	\$235
Parking Garage	\$80	Underground Parking	\$120	Parking Garage	\$215	Storage Units	\$20-45
Storage Units	\$20-50						

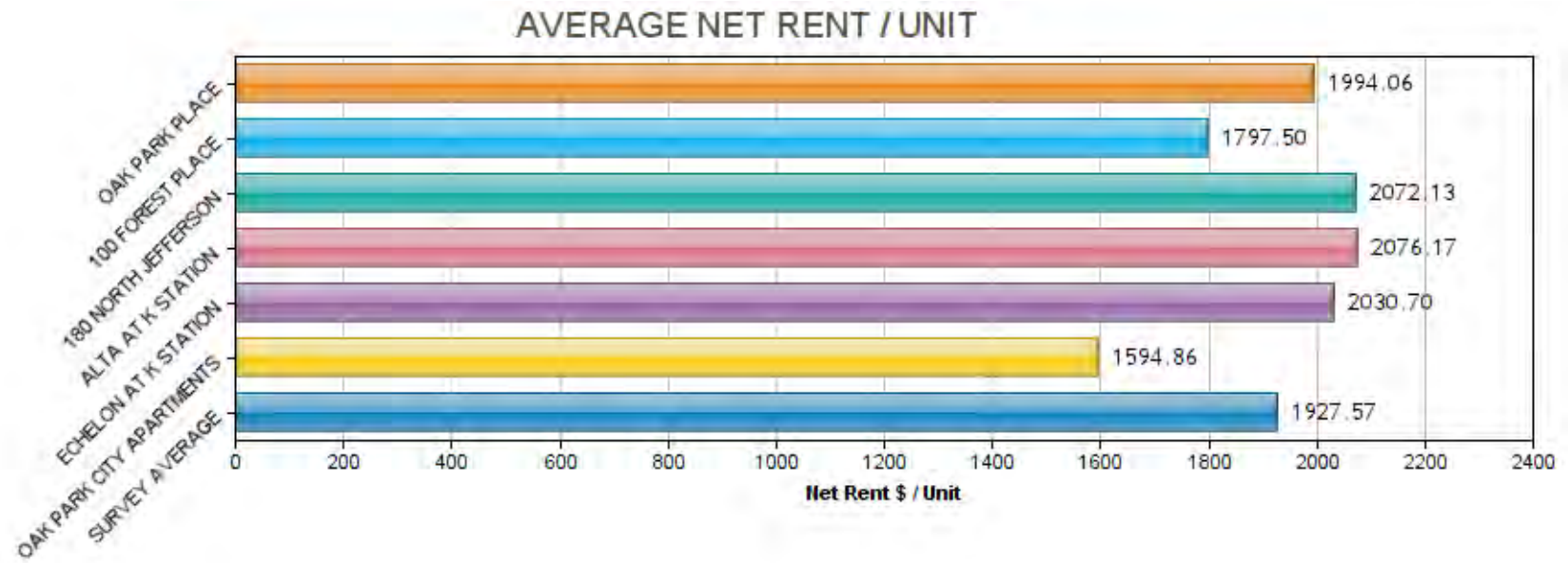
Echelon at K Station		Oak Park City Apartments	
Assigned Parking	\$295	Storage Units	\$10
Guest Suite	\$100	Underground Parking	\$110
Parking Garage	\$215		
Storage Units	\$20		

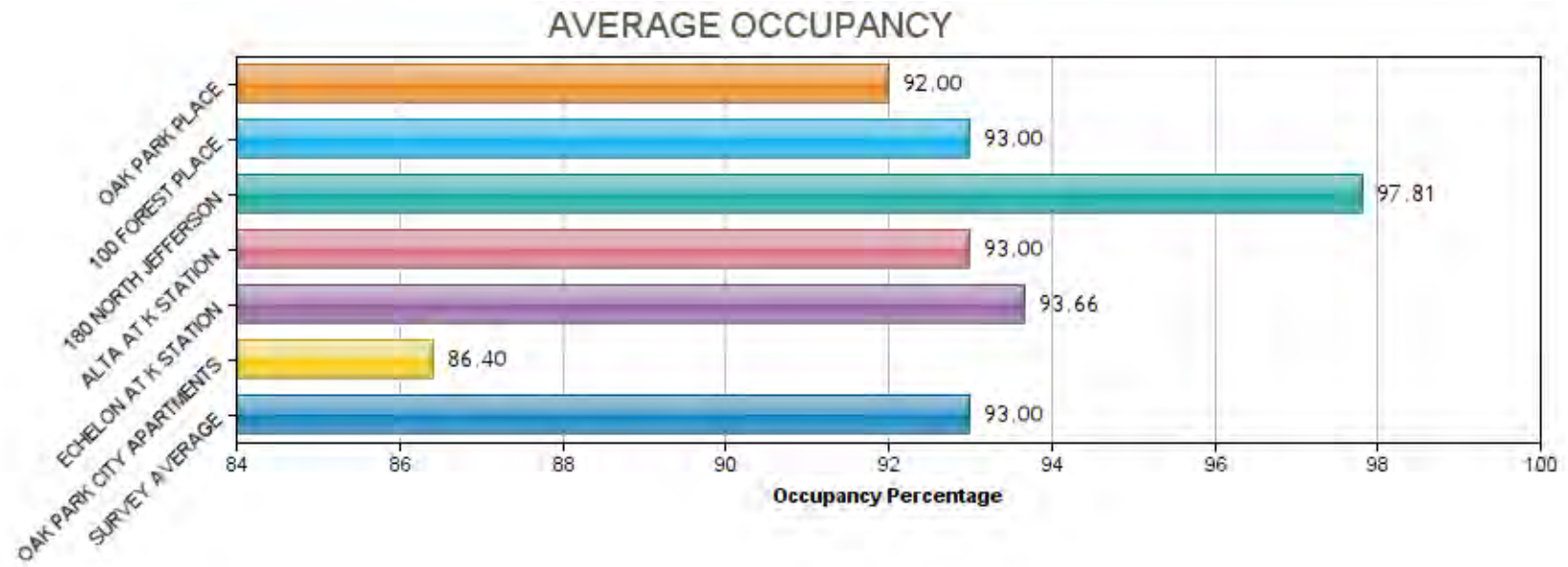




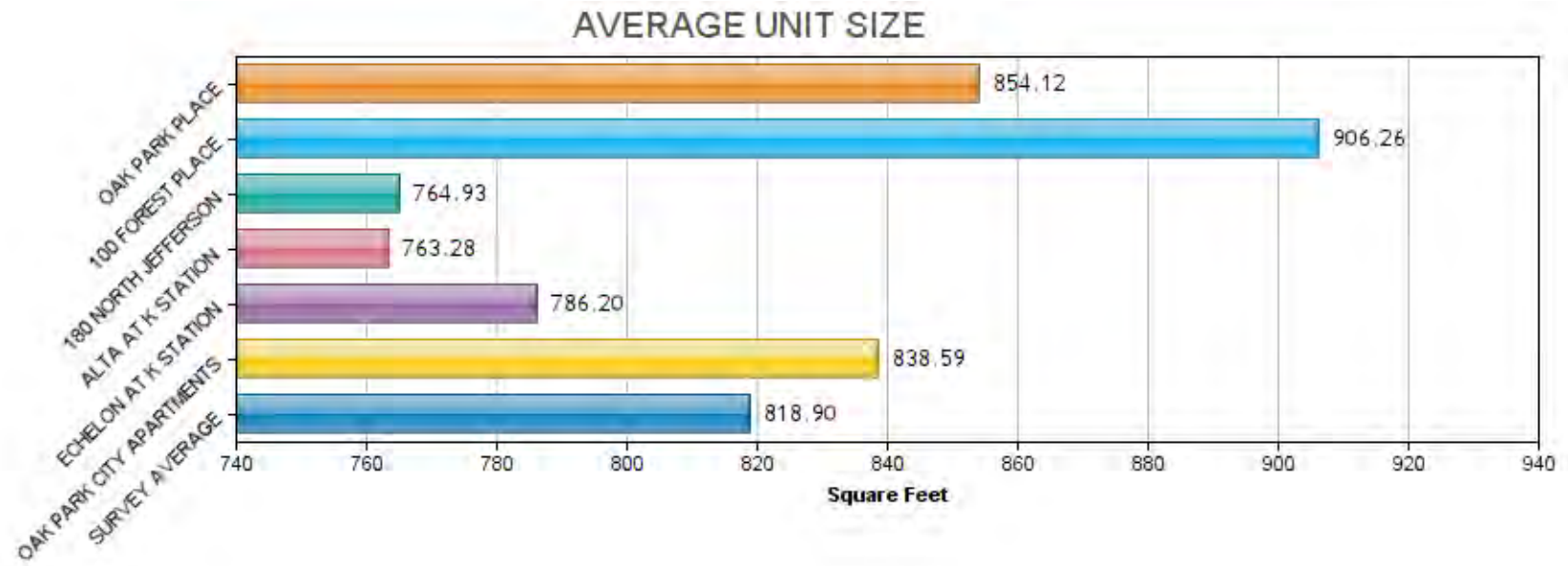


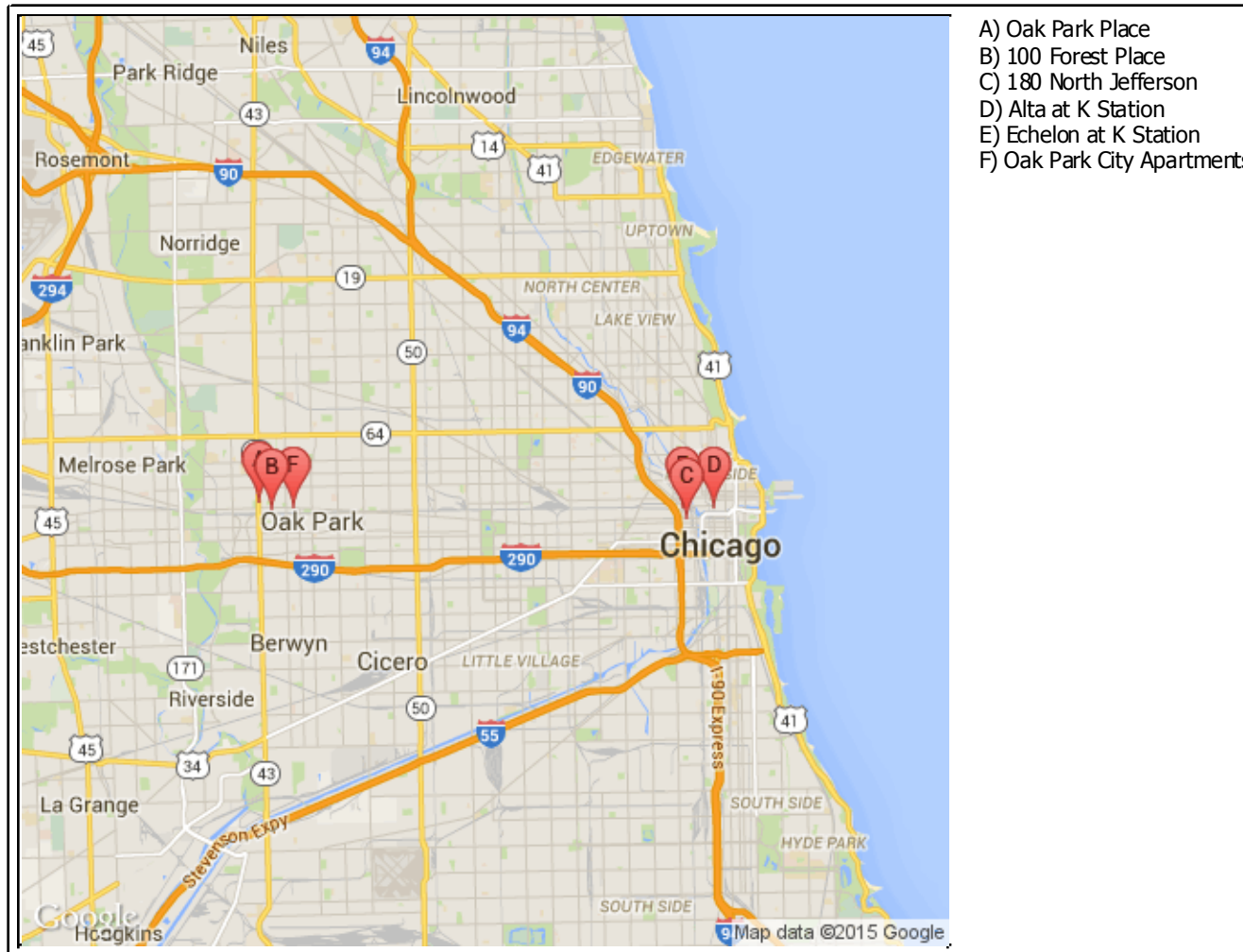






\*\* Properties with an occupancy less than 85% are excluded from the survey average.





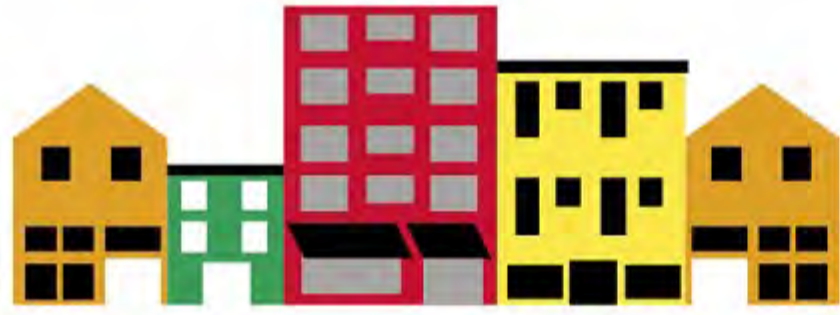
*If a property does not appear on the map, it is because Google's mapping service did not return a location marker for that property's address.*

## Competitive Pricing Survey

### Summary Report

Subject Property: Oak Park Place

Survey Date: 8/24/2015



**AXIOMETRICS INC.**  
Smart Data. Smart People. Smart Decisions.™

14901 Quorum Drive  
Suite 600  
Dallas, Texas 75254  
cpssupport@axiometrics.com  
<http://www.axiometrics.com>  
Telephone: 214-953-2242  
Facsimile: 972-661-5695



## Rental Revenue Index (RRI)

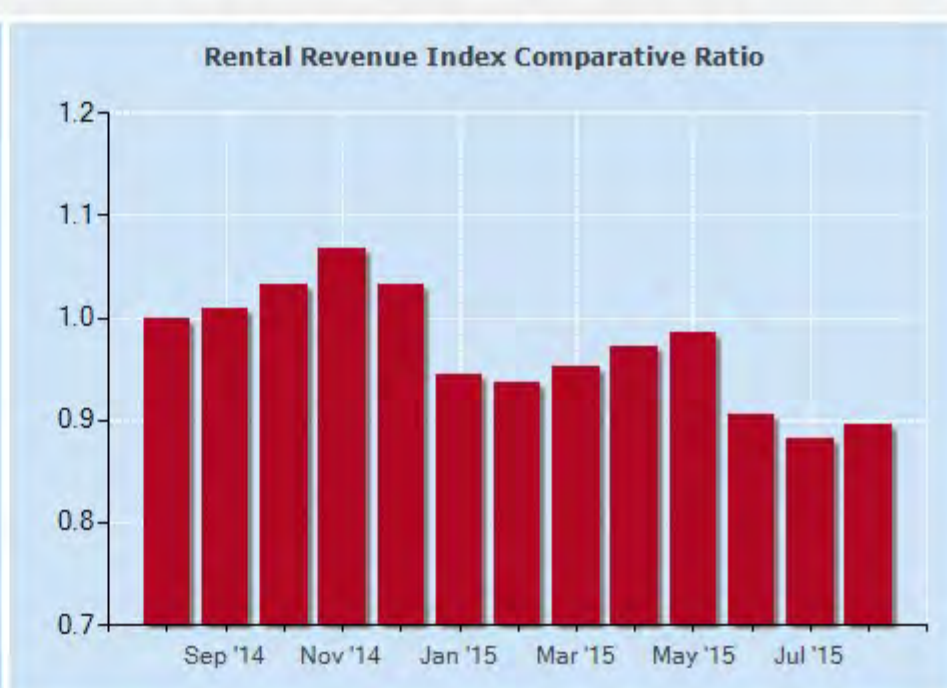
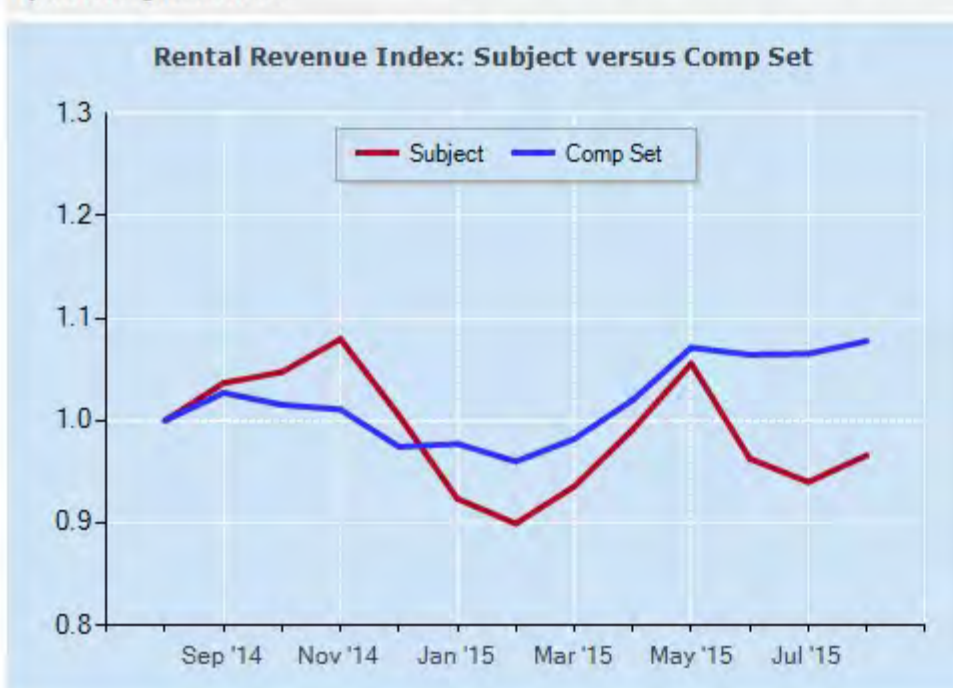
**Oak Park Place (24156)**  
479 N Harlem Ave  
Oak Park, IL 60301  
Phone: 708-383-3000

Chicago-Naperville-Arlington Heights, IL  
Oak Park  
Survey date: 8/24/2015

Month	Subject				Comp Set				RRI Comparative Ratio	YTD Variance
	Effective Rent	Occ	Rental Revenue	RRI	Effective Rent	Occ	Rental Revenue	RRI		
August 2014	\$2,099	93.6 %	\$1,964	1.00	\$1,243	94.5 %	\$1,175	1.00	1.00	0.00 %
September 2014	\$2,164	94.1 %	\$2,036	1.04	\$1,270	95.0 %	\$1,207	1.03	1.01	0.96 %
October 2014	\$2,198	93.6 %	\$2,057	1.05	\$1,269	94.0 %	\$1,193	1.02	1.03	3.20 %
November 2014	\$2,232	95.0 %	\$2,121	1.08	\$1,253	94.8 %	\$1,188	1.01	1.07	6.88 %
December 2014	\$2,089	94.5 %	\$1,974	1.00	\$1,213	94.3 %	\$1,145	0.97	1.03	3.07 %
January 2015	\$2,011	90.2 %	\$1,814	0.92	\$1,212	94.7 %	\$1,148	0.98	0.94	-5.38 %
February 2015	\$1,920	92.0 %	\$1,766	0.90	\$1,187	95.1 %	\$1,128	0.96	0.94	-6.08 %
March 2015	\$1,970	93.3 %	\$1,838	0.94	\$1,205	95.8 %	\$1,154	0.98	0.95	-4.63 %
April 2015	\$1,993	97.7 %	\$1,947	0.99	\$1,252	95.7 %	\$1,199	1.02	0.97	-2.87 %
May 2015	\$2,095	99.0 %	\$2,074	1.06	\$1,309	96.2 %	\$1,259	1.07	0.99	-1.56 %
June 2015	\$1,950	97.0 %	\$1,891	0.96	\$1,311	95.4 %	\$1,251	1.06	0.90	-10.16 %
July 2015	\$1,964	94.0 %	\$1,846	0.94	\$1,308	95.7 %	\$1,252	1.07	0.88	-12.54 %
August 2015	\$1,997	95.0 %	\$1,898	0.97	\$1,308	96.8 %	\$1,266	1.08	0.90	-11.16 %
<b>Average</b>	<b>\$2,049</b>	<b>94.6 %</b>	<b>\$1,939</b>	<b>0.99</b>	<b>\$1,258</b>	<b>95.3 %</b>	<b>\$1,199</b>	<b>1.02</b>	<b>0.97</b>	<b>-3.36 %</b>

\*Averages do not include starting month. The data in comp set does not include non same store properties.

1. **Effective Rent.** Market rent less concessions. 2. **Occ.** Physical occupancy rate. 3. **Rental Revenue.** Equals the Effective Rent times the Occ rate. 4. **RRI.** The first month is the starting month and is assigned a value of 1. The RRI in the second month is the Rental Revenue in the second month divided by the Rental Revenue in the starting month. Thereafter, each month's Rental Revenue is divided by the starting month's Rental Revenue. 5. **RRI Comparative Ratio.** The product of the the Subject's RRI divided by the Comps' RRI. 6. **YTD Variance.** The Comparative Ratio in each month is divided by the starting month's ratio.



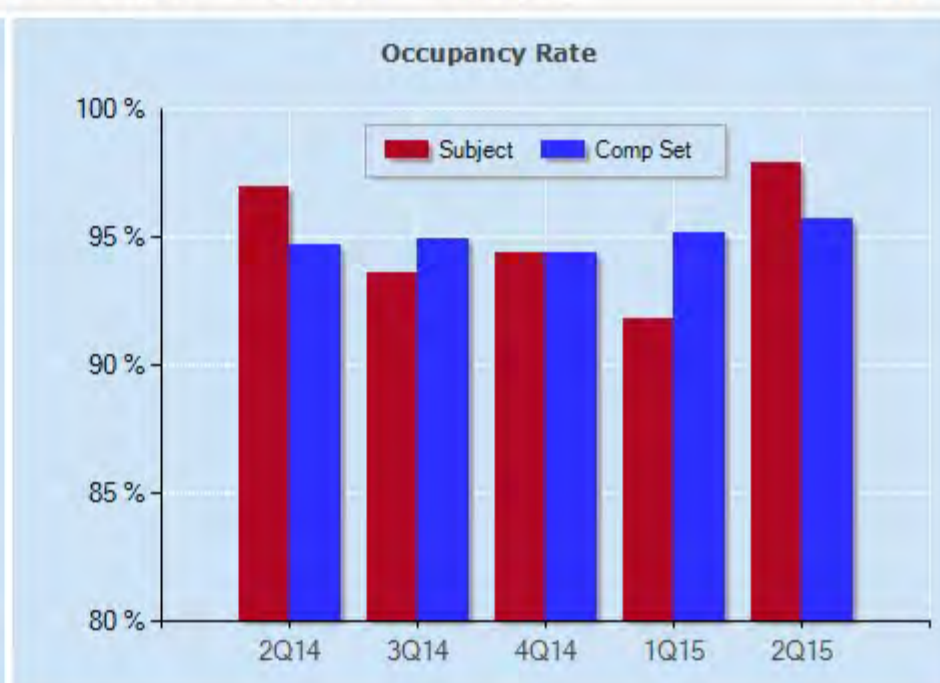
## Quarterly Trends

**Oak Park Place (24156)**  
479 N Harlem Ave  
Oak Park, IL 60301  
Phone: 708-383-3000

Chicago-Naperville-Arlington Heights, IL  
Oak Park  
Survey date: 8/24/2015

Effective Rent Growth						
Subject/Comps	Sequential Quarterly Change					Annual Change (2Q14 - 2Q15)
	2Q14	3Q14	4Q14	1Q15	2Q15	
100 Forest Place	4.9 %	2.2 %	-4.9 %	-4.4 %	18.6 %	10.2 %
Forest Glen	-0.1 %	0.3 %	0.0 %	0.0 %	0.7 %	1.0 %
Mont Clare at Harlem Avenue	3.3 %	3.5 %	2.1 %	-3.3 %	1.4 %	3.6 %
Oak Park	6.0 %	0.0 %	-1.2 %	-1.8 %	3.6 %	0.5 %
Pavilion	3.8 %	-1.1 %	0.1 %	-4.0 %	7.1 %	1.7 %
<b>Comparables</b>	<b>3.7 %</b>	<b>0.2 %</b>	<b>-0.7 %</b>	<b>-3.4 %</b>	<b>7.5 %</b>	<b>3.2 %</b>
<b>Oak Park Place (Subject)</b>	<b>13.0 %</b>	<b>6.3 %</b>	<b>1.6 %</b>	<b>-9.5 %</b>	<b>2.3 %</b>	<b>0.0 %</b>

Occupancy Rate						
Subject/Comps	Average Quarterly Occupancy					Annual Change (2Q14 - 2Q15)
	2Q14	3Q14	4Q14	1Q15	2Q15	
100 Forest Place	94.4 %	94.4 %	93.8 %	94.9 %	95.2 %	0.8 %
Forest Glen	95.3 %	96.0 %	96.3 %	97.4 %	100.0 %	4.7 %
Mont Clare at Harlem Avenue	93.4 %	94.6 %	94.8 %	96.0 %	93.8 %	0.4 %
Oak Park	91.3 %	95.4 %	93.3 %	92.6 %	94.0 %	2.7 %
Pavilion	95.4 %	94.8 %	94.0 %	94.7 %	95.5 %	0.1 %
<b>Comparables</b>	<b>94.7 %</b>	<b>94.9 %</b>	<b>94.4 %</b>	<b>95.2 %</b>	<b>95.7 %</b>	<b>1.0 %</b>
<b>Oak Park Place (Subject)</b>	<b>97.0 %</b>	<b>93.6 %</b>	<b>94.4 %</b>	<b>91.8 %</b>	<b>97.9 %</b>	<b>0.9 %</b>



## Monthly Trends

**Oak Park Place (24156)**  
479 N Harlem Ave  
Oak Park, IL 60301  
Phone: 708-383-3000

Chicago-Naperville-Arlington Heights, IL  
Oak Park  
Survey date: 8/24/2015

Effective Rent	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15
100 Forest Place	\$1,810	\$1,807	\$1,763	\$1,730	\$1,684	\$1,681	\$1,627	\$1,644	\$1,812	\$2,014	\$2,047	\$1,975	\$1,922
Oak Park	\$1,793	\$1,669	\$1,722	\$1,742	\$1,713	\$1,715	\$1,636	\$1,734	\$1,752	\$1,760	\$1,753	\$1,754	\$1,784
Forest Glen	\$818	\$818	\$818	\$818	\$818	\$818	\$818	\$818	\$818	\$827	\$827	\$855	\$855
Mont Clare at Harlem Avenue	\$904	\$950	\$931	\$963	\$940	\$922	\$908	\$911	\$923	\$928	\$928	\$947	\$1,003
Pavilion	\$1,249	\$1,303	\$1,310	\$1,277	\$1,222	\$1,225	\$1,203	\$1,221	\$1,266	\$1,322	\$1,320	\$1,318	\$1,310
Oak Park Place	\$2,099	\$2,164	\$2,198	\$2,232	\$2,089	\$2,011	\$1,920	\$1,970	\$1,993	\$2,095	\$1,950	\$1,964	\$1,997
Occupancy Rate	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15
Oak Park Place	93.6 %	94.1 %	93.6 %	95.0 %	94.5 %	90.2 %	92.0 %	93.3 %	97.7 %	99.0 %	97.0 %	94.0 %	95.0 %
100 Forest Place	94.7 %	94.1 %	93.3 %	93.9 %	94.3 %	95.3 %	94.4 %	95.0 %	95.0 %	95.7 %	94.9 %	94.9 %	96.1 %
Oak Park	95.2 %	95.0 %	91.2 %	93.6 %	95.0 %	93.0 %	92.0 %	92.8 %	95.2 %	94.4 %	92.5 %	91.2 %	92.4 %
Forest Glen	95.0 %	96.0 %	95.0 %	97.0 %	97.0 %	96.0 %	96.3 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	99.2 %
Mont Clare at Harlem Avenue	95.5 %	95.0 %	95.0 %	93.0 %	96.4 %	95.7 %	96.0 %	96.4 %	93.2 %	94.3 %	94.0 %	93.0 %	95.7 %
Pavilion	94.0 %	95.0 %	94.0 %	95.0 %	93.0 %	94.2 %	95.0 %	95.0 %	95.5 %	96.0 %	95.0 %	96.0 %	97.2 %
Prelease	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15
Oak Park Place	W	95.6 %	W	W	W	91.2 %	92.5 %	W	94.8 %	W	W	W	95.0 %
100 Forest Place	W	W	W	W	W	W	W	W	W	W	W	W	W
Oak Park	W	W	W	W	W	W	92.0 %	W	W	W	W	92.8 %	W
Forest Glen	W	W	W	W	W	W	W	W	100.0 %	W	W	W	W
Mont Clare at Harlem Avenue	W	W	W	95.4 %	97.9 %	W	W	97.9 %	96.0 %	96.7 %	W	97.0 %	W
Pavilion	W	W	W	96.5 %	W	96.5 %	95.0 %	96.0 %	W	W	97.0 %	99.0 %	W
Survey Date	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15
Oak Park Place	25-Aug	11-Sep	8-Oct	21-Nov	18-Dec	13-Jan	20-Feb	30-Mar	24-Apr	26-May	26-Jun	22-Jul	24-Aug
100 Forest Place	2-Sep	25-Sep	17-Oct	12-Nov	10-Dec	14-Jan	20-Feb	18-Mar	28-Apr	27-May	23-Jun	8-Jul	31-Aug
Oak Park	11-Aug	23-Sep	14-Oct	12-Nov	10-Dec	27-Jan	16-Feb	18-Mar	21-Apr	12-May	23-Jun	16-Jul	12-Aug
Forest Glen	5-Aug	11-Sep	21-Oct	10-Nov	4-Dec	19-Jan	5-Feb	25-Mar	21-Apr	26-May	29-Jun	7-Jul	11-Aug
Mont Clare at Harlem Avenue	22-Aug	30-Sep	8-Oct	5-Nov	18-Dec	27-Jan	2-Feb	6-Mar	29-Apr	21-May	25-Jun	15-Jul	21-Aug
Pavilion	12-Aug	22-Sep	14-Oct	10-Nov	11-Dec	22-Jan	17-Feb	10-Mar	16-Apr	14-May	25-Jun	22-Jul	28-Aug
Status	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15
Oak Park Place	S	S	S	S	W	S	S	W	S	S	S	S	S
100 Forest Place	W	W	W	W	W	S	W	W	W	W	W	W	W
Oak Park	S	S	S	S	S	S	S	S	S	S	S	S	W
Forest Glen	S	S	S	S	S	S	W	S	S	S	S	S	S
Mont Clare at Harlem Avenue	S	S	S	S	S	S	S	S	S	S	S	S	S
Pavilion	S	S	S	S	S	S	S	S	S	S	S	S	W

Survey Dates: The date the property was successfully surveyed for rental rates, concessions, and occupancy rate. If the property did not respond to the survey, no survey date is shown. The results are defaulted to the last survey completed.

Property Status: S: Stabilized; W: Would not disclose occupancy rate, defaults to submarket average; U: Under construction; L: Lease up; U/L: Under construction/Lease up; R: Rehabilitation; SEH: Senior housing; STH: Student housing; T: Tax credit; NS: Not Survey Yet

## Floor Plan Summary

**Oak Park Place (24156)**  
479 N Harlem Ave  
Oak Park, IL 60301  
Phone: 708-383-3000

Chicago-Naperville-Arlington Heights, IL  
Oak Park  
Survey date: 8/24/2015

Sorted by Square Footage				Effective		Trend		
0 Bed/1 Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
Mont Clare at Harlem Avenue	116	235		\$860	\$3.66	3.6 %	8.6 %	10.3 %
Mont Clare at Harlem Avenue	11	350		\$914	\$2.61	1.9 %	7.0 %	0.4 %
<b>Oak Park Place</b>	<b>9</b>	<b>478</b>	<b>WD</b>	<b>\$1,653</b>	<b>\$3.46</b>	<b>0.0 %</b>	<b>4.2 %</b>	<b>18.4 %</b>
Pavilion	21	502		\$1,061	\$2.11	-0.1 %	17.1 %	-4.2 %
Pavilion	23	506		\$893	\$1.76	4.2 %	-2.0 %	-15.1 %
<b>Oak Park Place</b>	<b>4</b>	<b>506</b>	<b>WD</b>	<b>\$2,289</b>	<b>\$4.52</b>	<b>0.0 %</b>	<b>13.0 %</b>	<b>36.2 %</b>
Pavilion	23	514		\$1,083	\$2.11	8.3 %	12.3 %	0.5 %
Pavilion	23	518		\$939	\$1.81	4.2 %	-1.9 %	-11.8 %
<b>Oak Park Place</b>	<b>22</b>	<b>531</b>	<b>WD</b>	<b>\$1,550</b>	<b>\$2.92</b>	<b>-4.9 %</b>	<b>-1.5 %</b>	<b>-6.8 %</b>
Pavilion	23	542		\$1,098	\$2.03	4.2 %	-1.9 %	-10.9 %
Pavilion	23	552		\$908	\$1.65	4.2 %	-1.9 %	-11.8 %
Pavilion	23	553		\$868	\$1.57	4.2 %	-2.0 %	-11.9 %
100 Forest Place	3	600		\$1,569	\$2.62	13.7 %	31.7 %	26.6 %
Pavilion	23	604		\$1,069	\$1.77	4.2 %	-2.0 %	-1.9 %
Oak Park	8	605		\$1,371	\$2.27	-2.8 %	3.9 %	-1.2 %
<b>Average</b>		<b>432</b>		<b>\$1,024</b>	<b>\$2.62</b>	<b>3.1 %</b>	<b>4.6 %</b>	<b>-0.3 %</b>

1 Bed/1 Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
Mont Clare at Harlem Avenue	83	425		\$1,066	\$2.51	7.6 %	8.7 %	17.8 %
Mont Clare at Harlem Avenue	66	550		\$1,143	\$2.08	7.6 %	13.2 %	7.2 %
Forest Glen	93	588		\$775	\$1.32	0.0 %	4.7 %	4.7 %
<b>Oak Park Place</b>	<b>8</b>	<b>626</b>	<b>WD</b>	<b>\$1,451</b>	<b>\$2.32</b>	<b>0.0 %</b>	<b>1.5 %</b>	<b>-6.0 %</b>
Pavilion	53	644		\$1,158	\$1.80	0.0 %	6.5 %	8.2 %
Pavilion	53	650		\$1,146	\$1.76	0.0 %	7.8 %	2.2 %
Forest Glen	36	652		\$830	\$1.27	0.0 %	3.8 %	3.8 %
Oak Park	2	670		\$1,464	\$2.19	-4.1 %	-1.5 %	0.0 %
Oak Park	16	670		\$1,433	\$2.14	-3.4 %	-0.7 %	2.1 %
Pavilion	52	671		\$1,179	\$1.76	0.0 %	5.2 %	5.2 %
<b>Oak Park Place</b>	<b>45</b>	<b>673</b>	<b>WD</b>	<b>\$1,820</b>	<b>\$2.70</b>	<b>10.1 %</b>	<b>5.9 %</b>	<b>8.7 %</b>
Oak Park	2	685		\$1,585	\$2.31	-2.8 %	0.8 %	3.6 %
Oak Park	2	685		\$1,575	\$2.30	-3.4 %	-2.4 %	0.4 %
Pavilion	53	686		\$1,121	\$1.63	0.0 %	2.0 %	3.5 %
Pavilion	53	693		\$1,172	\$1.69	0.0 %	1.2 %	-0.2 %
100 Forest Place	28	698		\$1,507	\$2.16	-9.4 %	8.9 %	7.0 %
Pavilion	53	713		\$1,245	\$1.75	0.0 %	8.2 %	6.9 %
Pavilion	53	714		\$1,239	\$1.73	0.0 %	4.0 %	8.4 %
Oak Park	21	715		\$1,576	\$2.20	-3.6 %	-3.4 %	-2.4 %
Pavilion	53	723		\$1,189	\$1.64	0.0 %	4.3 %	6.5 %
Pavilion	53	739		\$1,200	\$1.62	0.0 %	5.1 %	5.0 %
Oak Park	4	740		\$1,632	\$2.21	-1.7 %	-0.9 %	1.0 %
<b>Oak Park Place</b>	<b>7</b>	<b>749</b>	<b>WD</b>	<b>\$2,501</b>	<b>\$3.34</b>	<b>0.0 %</b>	<b>4.7 %</b>	<b>7.3 %</b>
Oak Park	11	755		\$1,653	\$2.19	-2.8 %	-1.2 %	1.3 %
<b>Oak Park Place</b>	<b>9</b>	<b>767</b>	<b>WD</b>	<b>\$1,922</b>	<b>\$2.51</b>	<b>-11.6 %</b>	<b>-20.0 %</b>	<b>-17.5 %</b>
100 Forest Place	18	780		\$1,535	\$1.97	-8.8 %	3.4 %	2.5 %
100 Forest Place	24	783		\$1,837	\$2.35	-9.0 %	6.8 %	4.4 %
Pavilion	54	784		\$1,286	\$1.64	0.0 %	5.3 %	8.3 %
<b>Oak Park Place</b>	<b>4</b>	<b>795</b>	<b>WD</b>	<b>\$1,916</b>	<b>\$2.41</b>	<b>0.0 %</b>	<b>2.6 %</b>	<b>-2.2 %</b>
Oak Park	8	830		\$1,695	\$2.04	-3.4 %	0.9 %	2.0 %
100 Forest Place	27	838		\$1,555	\$1.86	-9.0 %	6.4 %	3.9 %
<b>Oak Park Place</b>	<b>19</b>	<b>853</b>	<b>WD</b>	<b>\$1,990</b>	<b>\$2.33</b>	<b>3.3 %</b>	<b>1.9 %</b>	<b>-4.8 %</b>
100 Forest Place	15	883		\$1,647	\$1.87	-8.7 %	7.7 %	3.1 %
Oak Park	1	950		\$2,049	\$2.16	-3.4 %	-0.6 %	2.2 %
<b>Average</b>		<b>672</b>		<b>\$1,259</b>	<b>\$1.88</b>	<b>0.3 %</b>	<b>5.2 %</b>	<b>5.6 %</b>

1 Bed/1 Bath/1 Half Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
<b>Oak Park Place</b>	<b>14</b>	<b>853</b>	<b>WD</b>	<b>\$2,084</b>	<b>\$2.44</b>	<b>0.0 %</b>	<b>9.0 %</b>	<b>-15.2 %</b>
<b>Average</b>		<b>853</b>		<b>\$2,084</b>	<b>\$2.44</b>	<b>0.0 %</b>	<b>9.0 %</b>	<b>-15.2 %</b>

2 Bed/1 Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
Forest Glen	36	636		\$880	\$1.38	0.0 %	3.5 %	3.5 %
Mont Clare at Harlem Avenue	5	650		\$1,595	\$2.45	5.1 %	6.7 %	-2.0 %
Forest Glen	63	688		\$900	\$1.31	0.0 %	5.9 %	5.9 %
Forest Glen	36	800		\$985	\$1.23	0.0 %	3.7 %	3.7 %
<b>Oak Park Place</b>	<b>2</b>	<b>920</b>	<b>WD</b>	<b>\$2,116</b>	<b>\$2.30</b>	<b>1.5 %</b>	<b>0.3 %</b>	<b>-9.3 %</b>
100 Forest Place	1	924		\$1,701	\$1.84	1.9 %	7.8 %	-7.1 %
<b>Average</b>		<b>706</b>		<b>\$963</b>	<b>\$1.37</b>	<b>0.2 %</b>	<b>4.7 %</b>	<b>4.2 %</b>

2 Bed/1 Bath/1 Half Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
Oak Park	4	910		\$1,883	\$2.07	5.0 %	4.6 %	-5.1 %
100 Forest Place	34	955		\$2,114	\$2.21	2.3 %	28.4 %	13.5 %
Oak Park	4	1130		\$2,236	\$1.98	10.7 %	16.4 %	-0.6 %
<b>Average</b>		<b>967</b>		<b>\$2,104</b>	<b>\$2.18</b>	<b>3.3 %</b>	<b>25.0 %</b>	<b>10.4 %</b>

2 Bed/2 Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
Oak Park	2	910		\$2,050	\$2.25	7.9 %	10.7 %	0.3 %
Oak Park	8	915		\$2,063	\$2.25	7.9 %	11.2 %	2.8 %

Pavilion	25	916		\$1,705	\$1.86	-3.1 %	39.6 %	28.2 %
Pavilion	25	931		\$1,346	\$1.45	-3.1 %	5.9 %	3.2 %
Oak Park	6	950		\$1,924	\$2.03	7.9 %	13.7 %	-3.3 %
Oak Park	4	955		\$1,975	\$2.07	7.9 %	13.6 %	-4.4 %
100 Forest Place	6	963		\$2,208	\$2.29	1.9 %	35.3 %	18.3 %
100 Forest Place	8	967		\$1,845	\$1.91	1.9 %	7.8 %	-7.1 %
100 Forest Place	11	975		\$2,201	\$2.26	0.0 %	20.4 %	8.9 %
Oak Park	1	975		\$1,980	\$2.03	7.9 %	12.9 %	-4.0 %
Pavilion	24	983		\$1,840	\$1.87	0.0 %	22.5 %	26.2 %
Oak Park Place	4	1014	WD	\$2,082	\$2.05	0.0 %	-1.1 %	-0.9 %
Oak Park	4	1015		\$2,405	\$2.37	7.9 %	29.5 %	11.1 %
100 Forest Place	1	1017		\$2,122	\$2.09	1.9 %	21.6 %	4.8 %
Oak Park Place	16	1026	WD	\$2,282	\$2.22	1.5 %	0.3 %	-12.2 %
Pavilion	25	1028		\$1,492	\$1.45	-3.1 %	6.0 %	7.1 %
Oak Park Place	12	1043	WD	\$2,356	\$2.26	0.0 %	-1.8 %	-18.3 %
Oak Park	1	1045		\$2,163	\$2.07	-3.0 %	16.5 %	1.3 %
Oak Park Place	8	1045	WD	\$2,311	\$2.21	0.0 %	0.0 %	-9.7 %
Oak Park Place	8	1056	WD	\$2,293	\$2.17	0.0 %	-1.1 %	-14.2 %
Pavilion	25	1096		\$1,875	\$1.71	-3.1 %	40.5 %	31.5 %
Pavilion	25	1100		\$1,350	\$1.23	-3.1 %	5.9 %	2.0 %
100 Forest Place	12	1101		\$2,336	\$2.12	1.9 %	24.2 %	13.1 %
Oak Park	4	1112		\$1,923	\$1.73	7.9 %	4.4 %	-14.5 %
Pavilion	25	1127		\$1,940	\$1.72	0.0 %	40.6 %	33.2 %
Pavilion	25	1139		\$1,411	\$1.24	-10.3 %	0.4 %	-3.4 %
Oak Park	2	1150		\$2,128	\$1.85	7.9 %	7.4 %	-8.3 %
Pavilion	25	1153		\$1,774	\$1.54	-3.1 %	-0.1 %	-0.7 %
100 Forest Place	1	1162		\$2,103	\$1.81	1.9 %	7.8 %	-7.1 %
Oak Park	6	1170		\$2,367	\$2.02	12.0 %	11.5 %	1.1 %
100 Forest Place	6	1192		\$2,340	\$1.96	1.9 %	16.4 %	4.0 %
100 Forest Place	3	1195		\$1,927	\$1.61	1.9 %	7.8 %	-7.1 %
100 Forest Place	5	1213		\$2,808	\$2.31	1.9 %	21.7 %	4.8 %
Oak Park Place	9	1267	WD	\$2,691	\$2.12	6.2 %	5.1 %	-6.2 %
Oak Park	1	1280		\$2,174	\$1.70	7.9 %	7.4 %	-2.5 %
Oak Park	3	1300		\$2,620	\$2.02	4.2 %	25.6 %	7.0 %
Pavilion	25	1463		\$1,690	\$1.16	-3.1 %	5.9 %	2.0 %
Pavilion	25	2278		\$2,374	\$1.04	-3.1 %	5.9 %	8.7 %
<b>Average</b>		<b>1151</b>		<b>\$1,903</b>	<b>\$1.71</b>	<b>-0.9 %</b>	<b>14.0 %</b>	<b>7.2 %</b>

2 Bed/2 Bath/1 Half Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
100 Forest Place	30	1107		\$2,348	\$2.12	2.2 %	27.5 %	3.8 %
100 Forest Place	1	1121		\$2,094	\$1.87	1.9 %	7.8 %	-7.1 %
<b>Average</b>		<b>1107</b>		<b>\$2,340</b>	<b>\$2.11</b>	<b>2.2 %</b>	<b>26.8 %</b>	<b>3.5 %</b>

3 Bed/2 Bath/1 Half Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
Pavilion	3	1278		\$1,371	\$1.07	-0.7 %	5.8 %	-12.6 %
Pavilion	3	2278		\$2,414	\$1.06	-0.7 %	5.9 %	1.2 %
Pavilion	3	2317		\$1,915	\$0.83	-0.7 %	5.9 %	-12.6 %
<b>Average</b>		<b>1957</b>		<b>\$1,900</b>	<b>\$0.99</b>	<b>-0.7 %</b>	<b>5.9 %</b>	<b>-8.0 %</b>

3 Bed/3 Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
Pavilion	3	1355		\$1,756	\$1.30	-0.7 %	5.8 %	-26.4 %
Pavilion	3	1421		\$1,915	\$1.35	-0.7 %	5.9 %	-12.6 %
Pavilion	3	1720		\$1,100	\$0.64	-0.7 %	5.8 %	-12.6 %
<b>Average</b>		<b>1498</b>		<b>\$1,591</b>	<b>\$1.09</b>	<b>-0.7 %</b>	<b>5.8 %</b>	<b>-17.2 %</b>

4 Bed/3 Bath	Units	S.F.	Amenity	Rent	Rent/S.F.	Month	Quarter	Year
Pavilion	3	2317		\$2,377	\$1.03	-0.7 %	4.1 %	0.0 %
<b>Average</b>		<b>2317</b>		<b>\$2,377</b>	<b>\$1.03</b>	<b>-0.7 %</b>	<b>4.1 %</b>	<b>0.0 %</b>

## Unit Type Summary

**Oak Park Place (24156)**  
479 N Harlem Ave  
Oak Park, IL 60301  
Phone: 708-383-3000

Chicago-Naperville-Arlington Heights, IL  
Oak Park  
Survey date: 8/24/2015

Sorted by Square Footage				Sorted by Rent				Sorted by Rent/S.F.			
0 Bed/1 Bath	S.F.	Rent	R.S.F.	0 Bed/1 Bath	S.F.	Rent	R.S.F.	0 Bed/1 Bath	S.F.	Rent	R.S.F.
Mont Clare at Harlem Avenue	235	\$860	\$3.66	Mont Clare at Harlem Avenue	235	\$860	\$3.66	Pavilion	553	\$868	\$1.57
Mont Clare at Harlem Avenue	350	\$914	\$2.61	Pavilion	553	\$868	\$1.57	Pavilion	552	\$908	\$1.65
<b>Oak Park Place</b>	<b>478</b>	<b>\$1,653</b>	<b>\$3.46</b>	Pavilion	506	\$893	\$1.76	Pavilion	506	\$893	\$1.76
Pavilion	502	\$1,061	\$2.11	Pavilion	552	\$908	\$1.65	Pavilion	604	\$1,069	\$1.77
Pavilion	506	\$893	\$1.76	Mont Clare at Harlem Avenue	350	\$914	\$2.61	Pavilion	518	\$939	\$1.81
<b>Oak Park Place</b>	<b>506</b>	<b>\$2,289</b>	<b>\$4.52</b>	Pavilion	518	\$939	\$1.81	Pavilion	542	\$1,098	\$2.03
Pavilion	514	\$1,083	\$2.11	Pavilion	502	\$1,061	\$2.11	Pavilion	514	\$1,083	\$2.11
Pavilion	518	\$939	\$1.81	Pavilion	604	\$1,069	\$1.77	Pavilion	502	\$1,061	\$2.11
<b>Oak Park Place</b>	<b>531</b>	<b>\$1,550</b>	<b>\$2.92</b>	Pavilion	514	\$1,083	\$2.11	Oak Park	605	\$1,371	\$2.27
Pavilion	542	\$1,098	\$2.03	Pavilion	542	\$1,098	\$2.03	Mont Clare at Harlem Avenue	350	\$914	\$2.61
Pavilion	552	\$908	\$1.65	Oak Park	605	\$1,371	\$2.27	100 Forest Place	600	\$1,569	\$2.62
Pavilion	553	\$868	\$1.57	<b>Oak Park Place</b>	<b>531</b>	<b>\$1,550</b>	<b>\$2.92</b>	<b>Oak Park Place</b>	<b>531</b>	<b>\$1,550</b>	<b>\$2.92</b>
100 Forest Place	600	\$1,569	\$2.62	100 Forest Place	600	\$1,569	\$2.62	<b>Oak Park Place</b>	<b>478</b>	<b>\$1,653</b>	<b>\$3.46</b>
Pavilion	604	\$1,069	\$1.77	<b>Oak Park Place</b>	<b>478</b>	<b>\$1,653</b>	<b>\$3.46</b>	Mont Clare at Harlem Avenue	235	\$860	\$3.66
Oak Park	605	\$1,371	\$2.27	<b>Oak Park Place</b>	<b>506</b>	<b>\$2,289</b>	<b>\$4.52</b>	<b>Oak Park Place</b>	<b>506</b>	<b>\$2,289</b>	<b>\$4.52</b>
<b>Average</b>	<b>432</b>	<b>\$1,024</b>	<b>\$2.62</b>	<b>Average</b>	<b>432</b>	<b>\$1,024</b>	<b>\$2.62</b>	<b>Average</b>	<b>432</b>	<b>\$1,024</b>	<b>\$2.62</b>

1 Bed/1 Bath	S.F.	Rent	R.S.F.	1 Bed/1 Bath	S.F.	Rent	R.S.F.	1 Bed/1 Bath	S.F.	Rent	R.S.F.
Mont Clare at Harlem Avenue	425	\$1,066	\$2.51	Forest Glen	588	\$775	\$1.32	Forest Glen	652	\$830	\$1.27
Mont Clare at Harlem Avenue	550	\$1,143	\$2.08	Forest Glen	652	\$830	\$1.27	Forest Glen	588	\$775	\$1.32
Forest Glen	588	\$775	\$1.32	Mont Clare at Harlem Avenue	425	\$1,066	\$2.51	Pavilion	739	\$1,200	\$1.62
<b>Oak Park Place</b>	<b>626</b>	<b>\$1,451</b>	<b>\$2.32</b>	Pavilion	686	\$1,121	\$1.63	Pavilion	686	\$1,121	\$1.63
Pavilion	644	\$1,158	\$1.80	Mont Clare at Harlem Avenue	550	\$1,143	\$2.08	Pavilion	784	\$1,286	\$1.64
Pavilion	650	\$1,146	\$1.76	Pavilion	650	\$1,146	\$1.76	Pavilion	723	\$1,189	\$1.64
Forest Glen	652	\$830	\$1.27	Pavilion	644	\$1,158	\$1.80	Pavilion	693	\$1,172	\$1.69
Oak Park	670	\$1,433	\$2.14	Pavilion	693	\$1,172	\$1.69	Pavilion	714	\$1,239	\$1.73
Oak Park	670	\$1,464	\$2.19	Pavilion	671	\$1,179	\$1.76	Pavilion	713	\$1,245	\$1.75
Pavilion	671	\$1,179	\$1.76	Pavilion	723	\$1,189	\$1.64	Pavilion	671	\$1,179	\$1.76
<b>Oak Park Place</b>	<b>673</b>	<b>\$1,820</b>	<b>\$2.70</b>	Pavilion	739	\$1,200	\$1.62	Pavilion	650	\$1,146	\$1.76
Oak Park	685	\$1,585	\$2.31	Pavilion	714	\$1,239	\$1.73	Pavilion	644	\$1,158	\$1.80
Oak Park	685	\$1,575	\$2.30	Pavilion	713	\$1,245	\$1.75	100 Forest Place	838	\$1,555	\$1.86
Pavilion	686	\$1,121	\$1.63	Pavilion	784	\$1,286	\$1.64	100 Forest Place	883	\$1,647	\$1.87
Pavilion	693	\$1,172	\$1.69	Oak Park	670	\$1,433	\$2.14	100 Forest Place	780	\$1,535	\$1.97
100 Forest Place	698	\$1,507	\$2.16	<b>Oak Park Place</b>	<b>626</b>	<b>\$1,451</b>	<b>\$2.32</b>	Oak Park	830	\$1,695	\$2.04
Pavilion	713	\$1,245	\$1.75	Oak Park	670	\$1,464	\$2.19	Mont Clare at Harlem Avenue	550	\$1,143	\$2.08
Pavilion	714	\$1,239	\$1.73	100 Forest Place	698	\$1,507	\$2.16	Oak Park	670	\$1,433	\$2.14
Oak Park	715	\$1,576	\$2.20	100 Forest Place	780	\$1,535	\$1.97	Oak Park	950	\$2,049	\$2.16
Pavilion	723	\$1,189	\$1.64	100 Forest Place	838	\$1,555	\$1.86	100 Forest Place	698	\$1,507	\$2.16
Pavilion	739	\$1,200	\$1.62	Oak Park	685	\$1,575	\$2.30	Oak Park	670	\$1,464	\$2.19
Oak Park	740	\$1,632	\$2.21	Oak Park	715	\$1,576	\$2.20	Oak Park	755	\$1,653	\$2.19
<b>Oak Park Place</b>	<b>749</b>	<b>\$2,501</b>	<b>\$3.34</b>	Oak Park	685	\$1,585	\$2.31	Oak Park	715	\$1,576	\$2.20
Oak Park	755	\$1,653	\$2.19	Oak Park	740	\$1,632	\$2.21	Oak Park	740	\$1,632	\$2.21
<b>Oak Park Place</b>	<b>767</b>	<b>\$1,922</b>	<b>\$2.51</b>	100 Forest Place	883	\$1,647	\$1.87	Oak Park	685	\$1,575	\$2.30
100 Forest Place	780	\$1,535	\$1.97	Oak Park	755	\$1,653	\$2.19	Oak Park	685	\$1,585	\$2.31
100 Forest Place	783	\$1,837	\$2.35	Oak Park	830	\$1,695	\$2.04	<b>Oak Park Place</b>	<b>626</b>	<b>\$1,451</b>	<b>\$2.32</b>
Pavilion	784	\$1,286	\$1.64	<b>Oak Park Place</b>	<b>673</b>	<b>\$1,820</b>	<b>\$2.70</b>	<b>Oak Park Place</b>	<b>853</b>	<b>\$1,990</b>	<b>\$2.33</b>
<b>Oak Park Place</b>	<b>795</b>	<b>\$1,916</b>	<b>\$2.41</b>	100 Forest Place	783	\$1,837	\$2.35	100 Forest Place	783	\$1,837	\$2.35
Oak Park	830	\$1,695	\$2.04	<b>Oak Park Place</b>	<b>795</b>	<b>\$1,916</b>	<b>\$2.41</b>	<b>Oak Park Place</b>	<b>795</b>	<b>\$1,916</b>	<b>\$2.41</b>
100 Forest Place	838	\$1,555	\$1.86	<b>Oak Park Place</b>	<b>767</b>	<b>\$1,922</b>	<b>\$2.51</b>	<b>Oak Park Place</b>	<b>767</b>	<b>\$1,922</b>	<b>\$2.51</b>
<b>Oak Park Place</b>	<b>853</b>	<b>\$1,990</b>	<b>\$2.33</b>	<b>Oak Park Place</b>	<b>853</b>	<b>\$1,990</b>	<b>\$2.33</b>	Mont Clare at Harlem Avenue	425	\$1,066	\$2.51
100 Forest Place	883	\$1,647	\$1.87	Oak Park	950	\$2,049	\$2.16	<b>Oak Park Place</b>	<b>673</b>	<b>\$1,820</b>	<b>\$2.70</b>
Oak Park	950	\$2,049	\$2.16	<b>Oak Park Place</b>	<b>749</b>	<b>\$2,501</b>	<b>\$3.34</b>	<b>Oak Park Place</b>	<b>749</b>	<b>\$2,501</b>	<b>\$3.34</b>
<b>Average</b>	<b>672</b>	<b>\$1,259</b>	<b>\$1.88</b>	<b>Average</b>	<b>672</b>	<b>\$1,259</b>	<b>\$1.88</b>	<b>Average</b>	<b>672</b>	<b>\$1,259</b>	<b>\$1.88</b>

1 Bed/1 Bath/1 HB	S.F.	Rent	R.S.F.	1 Bed/1 Bath/1 HB	S.F.	Rent	R.S.F.	1 Bed/1 Bath/1 HB	S.F.	Rent	R.S.F.
-------------------	------	------	--------	-------------------	------	------	--------	-------------------	------	------	--------

<b>Oak Park Place</b>	853	\$2,084	\$2.44	<b>Oak Park Place</b>	853	\$2,084	\$2.44	<b>Oak Park Place</b>	853	\$2,084	\$2.44
<b>Average</b>	853	\$2,084	\$2.44	<b>Average</b>	853	\$2,084	\$2.44	<b>Average</b>	853	\$2,084	\$2.44

<b>2 Bed/1 Bath</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>2 Bed/1 Bath</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>2 Bed/1 Bath</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>
Forest Glen	636	\$880	\$1.38	Forest Glen	636	\$880	\$1.38	Forest Glen	800	\$985	\$1.23
Mont Clare at Harlem Avenue	650	\$1,595	\$2.45	Forest Glen	688	\$900	\$1.31	Forest Glen	688	\$900	\$1.31
Forest Glen	688	\$900	\$1.31	Forest Glen	800	\$985	\$1.23	Forest Glen	636	\$880	\$1.38
Forest Glen	800	\$985	\$1.23	Mont Clare at Harlem Avenue	650	\$1,595	\$2.45	100 Forest Place	924	\$1,701	\$1.84
<b>Oak Park Place</b>	<b>920</b>	<b>\$2,116</b>	<b>\$2.30</b>	100 Forest Place	924	\$1,701	\$1.84	<b>Oak Park Place</b>	<b>920</b>	<b>\$2,116</b>	<b>\$2.30</b>
100 Forest Place	924	\$1,701	\$1.84	<b>Oak Park Place</b>	<b>920</b>	<b>\$2,116</b>	<b>\$2.30</b>	Mont Clare at Harlem Avenue	650	\$1,595	\$2.45
<b>Average</b>	<b>707</b>	<b>\$963</b>	<b>\$1.37</b>	<b>Average</b>	<b>707</b>	<b>\$963</b>	<b>\$1.37</b>	<b>Average</b>	<b>707</b>	<b>\$963</b>	<b>\$1.37</b>

<b>2 Bed/1 Bath/1 HB</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>2 Bed/1 Bath/1 HB</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>2 Bed/1 Bath/1 HB</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>
Oak Park	910	\$1,883	\$2.07	Oak Park	910	\$1,883	\$2.07	Oak Park	1130	\$2,236	\$1.98
100 Forest Place	955	\$2,114	\$2.21	100 Forest Place	955	\$2,114	\$2.21	Oak Park	910	\$1,883	\$2.07
Oak Park	1130	\$2,236	\$1.98	Oak Park	1130	\$2,236	\$1.98	100 Forest Place	955	\$2,114	\$2.21
<b>Average</b>	<b>967</b>	<b>\$2,104</b>	<b>\$2.18</b>	<b>Average</b>	<b>967</b>	<b>\$2,104</b>	<b>\$2.18</b>	<b>Average</b>	<b>967</b>	<b>\$2,104</b>	<b>\$2.18</b>

<b>2 Bed/2 Bath</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>2 Bed/2 Bath</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>2 Bed/2 Bath</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>
Oak Park	910	\$2,050	\$2.25	Pavilion	931	\$1,346	\$1.45	Pavilion	2278	\$2,374	\$1.04
Oak Park	915	\$2,063	\$2.25	Pavilion	1100	\$1,350	\$1.23	Pavilion	1463	\$1,690	\$1.16
Pavilion	916	\$1,705	\$1.86	Pavilion	1139	\$1,411	\$1.24	Pavilion	1100	\$1,350	\$1.23
Pavilion	931	\$1,346	\$1.45	Pavilion	1028	\$1,492	\$1.45	Pavilion	1139	\$1,411	\$1.24
Oak Park	950	\$1,924	\$2.03	Pavilion	1463	\$1,690	\$1.16	Pavilion	931	\$1,346	\$1.45
Oak Park	955	\$1,975	\$2.07	Pavilion	916	\$1,705	\$1.86	Pavilion	1028	\$1,492	\$1.45
100 Forest Place	963	\$2,208	\$2.29	Pavilion	1153	\$1,774	\$1.54	Pavilion	1153	\$1,774	\$1.54
100 Forest Place	967	\$1,845	\$1.91	Pavilion	983	\$1,840	\$1.87	100 Forest Place	1195	\$1,927	\$1.61
100 Forest Place	975	\$2,201	\$2.26	100 Forest Place	967	\$1,845	\$1.91	Oak Park	1280	\$2,174	\$1.70
Oak Park	975	\$1,980	\$2.03	Pavilion	1096	\$1,875	\$1.71	Pavilion	1096	\$1,875	\$1.71
Pavilion	983	\$1,840	\$1.87	Oak Park	1112	\$1,923	\$1.73	Pavilion	1127	\$1,940	\$1.72
<b>Oak Park Place</b>	<b>1014</b>	<b>\$2,082</b>	<b>\$2.05</b>	Oak Park	950	\$1,924	\$2.03	Oak Park	1112	\$1,923	\$1.73
Oak Park	1015	\$2,405	\$2.37	100 Forest Place	1195	\$1,927	\$1.61	100 Forest Place	1162	\$2,103	\$1.81
100 Forest Place	1017	\$2,122	\$2.09	Pavilion	1127	\$1,940	\$1.72	Oak Park	1150	\$2,128	\$1.85
<b>Oak Park Place</b>	<b>1026</b>	<b>\$2,282</b>	<b>\$2.22</b>	Oak Park	955	\$1,975	\$2.07	Pavilion	916	\$1,705	\$1.86
Pavilion	1028	\$1,492	\$1.45	Oak Park	975	\$1,980	\$2.03	Pavilion	983	\$1,840	\$1.87
<b>Oak Park Place</b>	<b>1043</b>	<b>\$2,356</b>	<b>\$2.26</b>	Oak Park	910	\$2,050	\$2.25	100 Forest Place	967	\$1,845	\$1.91
Oak Park	1045	\$2,163	\$2.07	Oak Park	915	\$2,063	\$2.25	100 Forest Place	1192	\$2,340	\$1.96
<b>Oak Park Place</b>	<b>1045</b>	<b>\$2,311</b>	<b>\$2.21</b>	<b>Oak Park Place</b>	<b>1014</b>	<b>\$2,082</b>	<b>\$2.05</b>	Oak Park	1300	\$2,620	\$2.02
<b>Oak Park Place</b>	<b>1056</b>	<b>\$2,293</b>	<b>\$2.17</b>	100 Forest Place	1162	\$2,103	\$1.81	Oak Park	1170	\$2,367	\$2.02
Pavilion	1096	\$1,875	\$1.71	100 Forest Place	1017	\$2,122	\$2.09	Oak Park	950	\$1,924	\$2.03
Pavilion	1100	\$1,350	\$1.23	Oak Park	1150	\$2,128	\$1.85	Oak Park	975	\$1,980	\$2.03
100 Forest Place	1101	\$2,336	\$2.12	Oak Park	1045	\$2,163	\$2.07	<b>Oak Park Place</b>	<b>1014</b>	<b>\$2,082</b>	<b>\$2.05</b>
Oak Park	1112	\$1,923	\$1.73	Oak Park	1280	\$2,174	\$1.70	Oak Park	955	\$1,975	\$2.07
Pavilion	1127	\$1,940	\$1.72	100 Forest Place	975	\$2,201	\$2.26	Oak Park	1045	\$2,163	\$2.07
Pavilion	1139	\$1,411	\$1.24	100 Forest Place	963	\$2,208	\$2.29	100 Forest Place	1017	\$2,122	\$2.09
Oak Park	1150	\$2,128	\$1.85	<b>Oak Park Place</b>	<b>1026</b>	<b>\$2,282</b>	<b>\$2.22</b>	100 Forest Place	1101	\$2,336	\$2.12
Pavilion	1153	\$1,774	\$1.54	<b>Oak Park Place</b>	<b>1056</b>	<b>\$2,293</b>	<b>\$2.17</b>	<b>Oak Park Place</b>	<b>1267</b>	<b>\$2,691</b>	<b>\$2.12</b>
100 Forest Place	1162	\$2,103	\$1.81	<b>Oak Park Place</b>	<b>1045</b>	<b>\$2,311</b>	<b>\$2.21</b>	<b>Oak Park Place</b>	<b>1056</b>	<b>\$2,293</b>	<b>\$2.17</b>
Oak Park	1170	\$2,367	\$2.02	100 Forest Place	1101	\$2,336	\$2.12	<b>Oak Park Place</b>	<b>1045</b>	<b>\$2,311</b>	<b>\$2.21</b>
100 Forest Place	1192	\$2,340	\$1.96	100 Forest Place	1192	\$2,340	\$1.96	<b>Oak Park Place</b>	<b>1026</b>	<b>\$2,282</b>	<b>\$2.22</b>
100 Forest Place	1195	\$1,927	\$1.61	<b>Oak Park Place</b>	<b>1043</b>	<b>\$2,356</b>	<b>\$2.26</b>	Oak Park	910	\$2,050	\$2.25
100 Forest Place	1213	\$2,808	\$2.31	Oak Park	1170	\$2,367	\$2.02	Oak Park	915	\$2,063	\$2.25
<b>Oak Park Place</b>	<b>1267</b>	<b>\$2,691</b>	<b>\$2.12</b>	Pavilion	2278	\$2,374	\$1.04	100 Forest Place	975	\$2,201	\$2.26
Oak Park	1280	\$2,174	\$1.70	Oak Park	1015	\$2,405	\$2.37	<b>Oak Park Place</b>	<b>1043</b>	<b>\$2,356</b>	<b>\$2.26</b>
Oak Park	1300	\$2,620	\$2.02	Oak Park	1300	\$2,620	\$2.02	100 Forest Place	963	\$2,208	\$2.29
Pavilion	1463	\$1,690	\$1.16	<b>Oak Park Place</b>	<b>1267</b>	<b>\$2,691</b>	<b>\$2.12</b>	100 Forest Place	1213	\$2,808	\$2.31
Pavilion	2278	\$2,374	\$1.04	100 Forest Place	1213	\$2,808	\$2.31	Oak Park	1015	\$2,405	\$2.37
<b>Average</b>	<b>1,152</b>	<b>\$1,903</b>	<b>\$1.71</b>	<b>Average</b>	<b>1,152</b>	<b>\$1,903</b>	<b>\$1.71</b>	<b>Average</b>	<b>1,152</b>	<b>\$1,903</b>	<b>\$1.71</b>

<b>2 Bed/2 Bath/1 HB</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>2 Bed/2 Bath/1 HB</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>2 Bed/2 Bath/1 HB</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>
100 Forest Place	1107	\$2,348	\$2.12	100 Forest Place	1121	\$2,094	\$1.87	100 Forest Place	1121	\$2,094	\$1.87
100 Forest Place	1121	\$2,094	\$1.87	100 Forest Place	1107	\$2,348	\$2.12	100 Forest Place	1107	\$2,348	\$2.12
<b>Average</b>	<b>1,107</b>	<b>\$2,340</b>	<b>\$2.11</b>	<b>Average</b>	<b>1,107</b>	<b>\$2,340</b>	<b>\$2.11</b>	<b>Average</b>	<b>1,107</b>	<b>\$2,340</b>	<b>\$2.11</b>

<b>3 Bed/2 Bath/1 HB</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>3 Bed/2 Bath/1 HB</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>	<b>3 Bed/2 Bath/1 HB</b>	<b>S.F.</b>	<b>Rent</b>	<b>R.S.F.</b>
Pavilion	1278	\$1,371	\$1.07	Pavilion	1278	\$1,371	\$1.07	Pavilion	2317	\$1,915	\$0.83
Pavilion	2278	\$2,414	\$1.06	Pavilion	2317	\$1,915	\$0.83	Pavilion	2278	\$2,414	\$1.06
Pavilion	2317	\$1,915	\$0.83	Pavilion	2278	\$2,414	\$1.06	Pavilion	1278	\$1,371	\$1.07
<b>Average</b>	<b>1,958</b>	<b>\$1,900</b>	<b>\$0.99</b>	<b>Average</b>	<b>1,958</b>	<b>\$1,900</b>	<b>\$0.99</b>	<b>Average</b>	<b>1,958</b>	<b>\$1,900</b>	<b>\$0.99</b>

3 Bed/3 Bath	S.F.	Rent	R.S.F.	3 Bed/3 Bath	S.F.	Rent	R.S.F.	3 Bed/3 Bath	S.F.	Rent	R.S.F.
Pavilion	1355	\$1,756	\$1.30	Pavilion	1720	\$1,100	\$0.64	Pavilion	1720	\$1,100	\$0.64
Pavilion	1421	\$1,915	\$1.35	Pavilion	1355	\$1,756	\$1.30	Pavilion	1355	\$1,756	\$1.30
Pavilion	1720	\$1,100	\$0.64	Pavilion	1421	\$1,915	\$1.35	Pavilion	1421	\$1,915	\$1.35
<b>Average</b>	1,499	\$1,591	\$1.09	<b>Average</b>	1,499	\$1,591	\$1.09	<b>Average</b>	1,499	\$1,591	\$1.09

4 Bed/3 Bath	S.F.	Rent	R.S.F.	4 Bed/3 Bath	S.F.	Rent	R.S.F.	4 Bed/3 Bath	S.F.	Rent	R.S.F.
Pavilion	2317	\$2,377	\$1.03	Pavilion	2317	\$2,377	\$1.03	Pavilion	2317	\$2,377	\$1.03
<b>Average</b>	2,317	\$2,377	\$1.03	<b>Average</b>	2,317	\$2,377	\$1.03	<b>Average</b>	2,317	\$2,377	\$1.03



## Pricing Summary and Recommendations

**Oak Park Place (24156)**  
479 N Harlem Ave  
Oak Park, IL 60301  
Phone: 708-383-3000

Chicago-Naperville-Arlington Heights, IL  
Oak Park  
Survey date: 8/24/2015

### Asking and Effective Rental Rates Summary

Unit Mix		Actual Subject Pricing						Recommendation Based on Comp \$ Per SqFt				Difference			
BD/FB/PB	Unit Qty	Unit Area	Asking Rent	Conc. Amount	Effective Rent	Asking Sq Ft	Effective Sq Ft	Asking Rent	Conc. Amount	Effective Rent	Asking Sq Ft	Effective Sq Ft	Asking Rent	Effective Rent	
	0/1/0	9	478	\$1,653	\$0	\$1,653	\$3.46	\$3.46	\$942	\$0	\$942	\$1.97	\$1.97	-43.0 %	-43.0 %
	0/1/0	4	506	\$2,289	\$0	\$2,289	\$4.52	\$4.52	\$938	\$0	\$939	\$1.85	\$1.85	-59.0 %	-59.0 %
	0/1/0	22	531	\$1,550	\$0	\$1,550	\$2.92	\$2.92	\$993	\$0	\$993	\$1.87	\$1.87	-35.9 %	-35.9 %
	1/1/0	8	626	\$1,451	\$0	\$1,451	\$2.32	\$2.32	\$1,085	\$0	\$1,085	\$1.73	\$1.73	-25.2 %	-25.2 %
	1/1/0	45	673	\$1,820	\$0	\$1,820	\$2.70	\$2.70	\$1,162	\$0	\$1,162	\$1.73	\$1.73	-36.1 %	-36.1 %
	1/1/0	7	749	\$2,501	\$0	\$2,501	\$3.34	\$3.34	\$1,332	\$0	\$1,332	\$1.78	\$1.78	-46.8 %	-46.8 %
	1/1/0	9	767	\$1,922	\$0	\$1,922	\$2.51	\$2.51	\$1,386	\$0	\$1,386	\$1.81	\$1.81	-27.9 %	-27.9 %
	1/1/0	4	795	\$1,916	\$0	\$1,916	\$2.41	\$2.41	\$1,455	\$0	\$1,455	\$1.83	\$1.83	-24.0 %	-24.0 %
	1/1/0	19	853	\$1,990	\$0	\$1,990	\$2.33	\$2.33	\$1,624	\$0	\$1,624	\$1.90	\$1.90	-18.4 %	-18.4 %
	1/1/1	14	853	\$2,084	\$0	\$2,084	\$2.44	\$2.44	\$1,624	\$0	\$1,624	\$1.90	\$1.90	-22.1 %	-22.1 %
	2/1/0	2	920	\$2,116	\$0	\$2,116	\$2.30	\$2.30	\$1,817	\$5	\$1,812	\$1.97	\$1.97	-14.2 %	-14.4 %
	2/2/0	4	1014	\$2,082	\$0	\$2,082	\$2.05	\$2.05	\$1,877	\$3	\$1,874	\$1.85	\$1.85	-9.9 %	-10.0 %
	2/2/0	16	1026	\$2,282	\$0	\$2,282	\$2.22	\$2.22	\$1,749	\$0	\$1,749	\$1.70	\$1.70	-23.3 %	-23.3 %
	2/2/0	12	1043	\$2,356	\$0	\$2,356	\$2.26	\$2.26	\$1,759	\$0	\$1,759	\$1.69	\$1.69	-25.4 %	-25.4 %
	2/2/0	8	1045	\$2,311	\$0	\$2,311	\$2.21	\$2.21	\$1,762	\$0	\$1,762	\$1.69	\$1.69	-23.8 %	-23.8 %
	2/2/0	8	1056	\$2,293	\$0	\$2,293	\$2.17	\$2.17	\$1,707	\$0	\$1,707	\$1.62	\$1.62	-25.6 %	-25.5 %
	2/2/0	9	1267	\$2,691	\$0	\$2,691	\$2.12	\$2.12	\$2,538	\$0	\$2,538	\$2.00	\$2.00	-5.7 %	-5.7 %
<b>Average</b>		799	\$1,998	\$0	\$1,997	\$2.59	\$2.59	\$1,435	\$0	\$1,435	\$1.80	\$1.80	-28.8 %	-28.8 %	

**Subject Total Units: 200 Subject Occupancy: 95 % Average Stabilized Comps Occupancy: 97 %**

#### Conclusions:

It is recommended to reduce effective rents to increase occupancy.

## Unit Mix

**Name:** Oak Park Place  
**Address:** 479 N Harlem Ave, Oak Park, IL 60301  
**Phone:** 708-383-3000  
**Manager:** Lincoln Property Company  
**Neighborhood:**  
**Website:** [Click here](#)  
**Demographics:** [Demographics Report](#)

**MSA Name:** Chicago-Naperville-Arlington Heights, IL  
**Submarket Name:** Oak Park  
**Survey Date:** 8/24/2015  
**Daily Pricing:** YSR  
**Submarket Asset Grade:** B  
**Asset Grade In Submarket:** A  
**Asset Grade In Market:** B+



### Property Level Information

<b>Occupancy:</b> 95 %	<b>Status:</b> Stabilized Properties	<b>Level:</b> 14	<b>Year Built:</b> 2008
<b>Units:</b> 200	<b>Asking Rent/Unit:</b> \$1,998	<b>Effective Rent/Unit:</b> \$1,997	<b>Concession (\$):</b> \$0
<b>Area/Unit:</b> 799	<b>Asking Rent/SqFt:</b> \$2.50	<b>Effective Rent/SqFt:</b> \$2.50	<b>Concession (%):</b> 0.0 %

### Floor Plan Pricing Information

(1)			Market Rent (2)				Effective Rent (3)				Conc. Values	
BD/FB/PB	Area	Qty	Rent1	Rent2	Average	\$ PSF	Rent1	Rent2	Average	\$ PSF	\$	%
0/1/0	478	9	\$1,653		\$1,652.9	\$3.46	\$1,653		\$1,653.0	\$3.46	\$0	0.0 %
0/1/0	506	4	\$2,289		\$2,289.1	\$4.52	\$2,289		\$2,289.0	\$4.52	\$0	0.0 %
0/1/0	531	22	\$1,550		\$1,550.0	\$2.92	\$1,550		\$1,550.0	\$2.92	\$0	0.0 %
1/1/0	626	8	\$1,451		\$1,450.8	\$2.32	\$1,451		\$1,451.0	\$2.32	\$0	0.0 %
1/1/0	673	45	\$1,820		\$1,820.0	\$2.70	\$1,820		\$1,820.0	\$2.70	\$0	0.0 %
1/1/0	749	7	\$2,501		\$2,500.6	\$3.34	\$2,501		\$2,501.0	\$3.34	\$0	0.0 %
1/1/0	767	9	\$1,922		\$1,922.0	\$2.51	\$1,922		\$1,922.0	\$2.51	\$0	0.0 %
1/1/0	795	4	\$1,916		\$1,915.8	\$2.41	\$1,916		\$1,916.0	\$2.41	\$0	0.0 %
1/1/0 D	853	19	\$1,990		\$1,990.3	\$2.33	\$1,990		\$1,990.3	\$2.33	\$0	0.0 %
1/1/1 D	853	14	\$2,084		\$2,084.4	\$2.44	\$2,084		\$2,084.0	\$2.44	\$0	0.0 %
2/1/0	920	2	\$2,116		\$2,116.5	\$2.30	\$2,116		\$2,116.5	\$2.30	\$0	0.0 %
2/2/0	1,014	4	\$2,082		\$2,082.4	\$2.05	\$2,082		\$2,082.0	\$2.05	\$0	0.0 %
2/2/0	1,026	16	\$2,282		\$2,281.9	\$2.22	\$2,282		\$2,281.9	\$2.22	\$0	0.0 %
2/2/0	1,043	12	\$2,356		\$2,356.5	\$2.26	\$2,356		\$2,356.0	\$2.26	\$0	0.0 %
2/2/0	1,045	8	\$2,311		\$2,311.5	\$2.21	\$2,311		\$2,311.0	\$2.21	\$0	0.0 %
2/2/0	1,056	8	\$2,293		\$2,293.5	\$2.17	\$2,293		\$2,293.0	\$2.17	\$0	0.0 %
2/2/0	1,267	9	\$2,691		\$2,691.0	\$2.12	\$2,691		\$2,691.0	\$2.12	\$0	0.0 %

### Floor Plan Concessions

(1)			Conc. Type ID (4)	Month Free Upfront	Dollar Off Upfront1	Dollar Off Upfront2	Month Free Prorated	Dollar Off Prorated	Dollar Reduced 1	Dollar Reduced 2	Leasing Term	Conc. Term
BD/FB/PB	Area	Qty										
0/1/0	478	9	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
0/1/0	506	4	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
0/1/0	531	22	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	626	8	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	673	45	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	749	7	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	767	9	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	795	4	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0 D	853	19	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/1 D	853	14	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/1/0	920	2	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,014	4	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,026	16	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,043	12	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,045	8	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,056	8	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,267	9	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0

**Note:**  
(1) Affordable units are indicated by the \* sign. L: Loft. D: Den. T: Town Home  
(2) Before concessions  
(3) After concessions  
(4) Concessions Type ID  
0 - No Concessions 1 - Upfront 2 - Prorated 3 - Upfront & Prorated 4 - Upfront & Reduced 5 - Prorated & Reduced 6 - Upfront, Prorated & Reduced 21 - Reduced 22 - No Deposit  
23 - Lowered Deposit 24 - Other

**Disclaimer Notice:** All of the information provided herein by Axiometrics Inc. is prepared from data believed to be reliable without verification or investigation and is not guaranteed or warranted by AXIOMETRICS, its directors, officers, employees, and contractors and is not purposed to be complete or error free or useful for any purpose. The facts, forecasts and predictions, and opinions by Axiometrics Inc. herein are not guaranteed or warranted to be complete or error free or useful for any purpose. The opinions expressed herein are subject to change without notice. AXIOMETRICS, its directors, officers, employees, and contractors assume no liability for or from the information herein. Please use the information provided by Axiometrics Inc. herein at your own risk.

## Unit Mix

**Name:** 100 Forest Place  
**Address:** 100 Forest Pl, Oak Park, IL 60301  
**Phone:** 708-524-0100  
**Manager:** Apartment Investment & Management  
**Neighborhood:**  
**Website:** [Click here](#)  
**Demographics:** [Demographics Report](#)

**MSA Name:** Chicago-Naperville-Arlington Heights, IL  
**Submarket Name:** Oak Park  
**Survey Date:** 8/31/2015  
**Daily Pricing:** YSR  
**Submarket Asset Grade:** B  
**Asset Grade In Submarket:** B  
**Asset Grade In Market:** B+



### Property Level Information

<b>Occupancy:</b> 96 %	<b>Status:</b> Would not disclose	<b>Level:</b> 15	<b>Year Built:</b> 1986
<b>Units:</b> 234	<b>Asking Rent/Unit:</b> \$1,922	<b>Effective Rent/Unit:</b> \$1,922	<b>Concession (\$):</b> \$0
<b>Area/Unit:</b> 915	<b>Asking Rent/SqFt:</b> \$2.10	<b>Effective Rent/SqFt:</b> \$2.10	<b>Concession (%):</b> 0.0 %

### Floor Plan Pricing Information

(1)			Market Rent (2)				Effective Rent (3)				Conc. Values	
BD/FB/PB	Area	Qty	Rent1	Rent2	Average	\$ PSF	Rent1	Rent2	Average	\$ PSF	\$	%
0/1/0	600	3	\$1,563	\$1,573	\$1,569.0	\$2.62	\$1,563	\$1,573	\$1,569.0	\$2.62	\$0	0.0 %
1/1/0	698	28	\$1,445	\$1,593	\$1,507.0	\$2.16	\$1,445	\$1,593	\$1,507.0	\$2.16	\$0	0.0 %
1/1/0	780	18	\$1,433	\$1,653	\$1,535.0	\$1.97	\$1,433	\$1,653	\$1,535.0	\$1.97	\$0	0.0 %
1/1/0	783	24	\$1,742	\$1,933	\$1,837.5	\$2.35	\$1,742	\$1,933	\$1,837.5	\$2.35	\$0	0.0 %
1/1/0 D	838	27	\$1,554	\$1,554	\$1,554.4	\$1.85	\$1,555	\$1,555	\$1,554.8	\$1.86	\$0	0.0 %
1/1/0 D	883	15	\$1,543	\$1,705	\$1,647.0	\$1.87	\$1,543	\$1,705	\$1,647.0	\$1.87	\$0	0.0 %
2/1/0	924	1	\$1,701		\$1,701.1	\$1.84	\$1,701		\$1,701.5	\$1.84	\$0	0.0 %
2/1/1 T	955	34	\$2,090	\$2,142	\$2,114.0	\$2.21	\$2,090	\$2,142	\$2,114.0	\$2.21	\$0	0.0 %
2/2/0	963	6	\$2,205	\$2,211	\$2,208.0	\$2.29	\$2,205	\$2,211	\$2,208.0	\$2.29	\$0	0.0 %
2/2/0	967	8	\$1,756	\$1,935	\$1,845.3	\$1.91	\$1,756	\$1,935	\$1,845.1	\$1.91	\$0	0.0 %
2/2/0 T	975	11	\$2,201	\$2,201	\$2,201.0	\$2.26	\$2,201	\$2,201	\$2,201.0	\$2.26	\$0	0.0 %
2/2/0	1,017	1	\$2,122	\$2,122	\$2,122.2	\$2.09	\$2,122	\$2,122	\$2,122.0	\$2.09	\$0	0.0 %
2/2/0 T	1,101	12	\$2,336	\$2,336	\$2,336.3	\$2.12	\$2,336	\$2,336	\$2,336.3	\$2.12	\$0	0.0 %
2/2/1	1,107	30	\$2,275	\$2,376	\$2,348.0	\$2.12	\$2,275	\$2,376	\$2,348.0	\$2.12	\$0	0.0 %
2/2/1	1,121	1	\$2,094		\$2,094.1	\$1.87	\$2,094		\$2,093.8	\$1.87	\$0	0.0 %
2/2/0	1,162	1	\$2,023	\$2,183	\$2,103.0	\$1.81	\$2,023	\$2,183	\$2,103.2	\$1.81	\$0	0.0 %
2/2/0	1,192	6	\$2,288	\$2,392	\$2,340.5	\$1.96	\$2,288	\$2,392	\$2,340.5	\$1.96	\$0	0.0 %
2/2/0	1,195	3	\$1,773	\$2,082	\$1,927.4	\$1.61	\$1,772	\$2,082	\$1,927.3	\$1.61	\$0	0.0 %
2/2/0 D	1,213	5	\$2,735	\$2,881	\$2,807.9	\$2.31	\$2,734	\$2,882	\$2,808.1	\$2.31	\$0	0.0 %

### Floor Plan Concessions

(1)			Conc. Type ID (4)	Month Free Upfront	Dollar Off Upfront1	Dollar Off Upfront2	Month Free Prorated	Dollar Off Prorated	Dollar Reduced 1	Dollar Reduced 2	Leasing Term	Conc. Term
BD/FB/PB	Area	Qty										
0/1/0	600	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	698	28	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	780	18	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	783	24	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0 D	838	27	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0 D	883	15	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/1/0	924	1	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/1/1 T	955	34	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0	963	6	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0	967	8	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0 T	975	11	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0	1,017	1	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0 T	1,101	12	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/1	1,107	30	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/1	1,121	1	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0	1,162	1	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0	1,192	6	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0	1,195	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0 D	1,213	5	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0

**Note:**  
(1) Affordable units are indicated by the \* sign. L: Loft. D: Den. T: Town Home  
(2) Before concessions  
(3) After concessions  
(4) Concessions Type ID  
0 - No Concessions 1 - Upfront 2 - Prorated 3 - Upfront & Prorated 4 - Upfront & Reduced 5 - Prorated & Reduced 6 - Upfront, Prorated & Reduced 21 - Reduced 22 - No Deposit  
23 - Lowered Deposit 24 - Other

**Disclaimer Notice:** All of the information provided herein by Axiometrics Inc. is prepared from data believed to be reliable without verification or investigation and is not guaranteed or warranted by AXIOMETRICS, its directors, officers, employees, and contractors and is not purported to be complete or error free or useful for any purpose. The facts, forecasts and predictions, and opinions by Axiometrics Inc. herein are not guaranteed or warranted to be complete or error free or useful for any purpose. The opinions expressed herein are subject to change without notice. AXIOMETRICS, its directors, officers, employees, and contractors assume no liability for or from the information herein. Please use the information provided by Axiometrics Inc. herein at your own risk.

## Unit Mix

**Name:** Oak Park  
**Address:** 675 Lake St, Oak Park, IL 60301  
**Phone:** 708-386-0707  
**Manager:** Village Green Companies  
**Neighborhood:**  
**Website:** [Click here](#)  
**Demographics:** [Demographics Report](#)

**MSA Name:** Chicago-Naperville-Arlington Heights, IL  
**Submarket Name:** Oak Park  
**Survey Date:** 8/12/2015  
**Daily Pricing:**  
**Submarket Asset Grade:** B  
**Asset Grade In Submarket:** B  
**Asset Grade In Market:** B+



### Property Level Information

<b>Occupancy:</b> 92 %	<b>Status:</b> Would not disclose	<b>Level:</b> 3	<b>Year Built:</b> 1987
<b>Units:</b> 125	<b>Asking Rent/Unit:</b> \$1,791	<b>Effective Rent/Unit:</b> \$1,784	<b>Concession (\$):</b> \$7
<b>Area/Unit:</b> 843	<b>Asking Rent/SqFt:</b> \$2.13	<b>Effective Rent/SqFt:</b> \$2.12	<b>Concession (%):</b> 0.4 %

### Floor Plan Pricing Information

(1)			Market Rent (2)				Effective Rent (3)				Conc. Values	
BD/FB/PB	Area	Qty	Rent1	Rent2	Average	\$ PSF	Rent1	Rent2	Average	\$ PSF	\$	%
0/1/0	605	8	\$1,293	\$1,410	\$1,371.0	\$2.27	\$1,293	\$1,410	\$1,371.0	\$2.27	\$0	0.0 %
1/1/0	670	16	\$1,371	\$1,495	\$1,433.0	\$2.14	\$1,371	\$1,495	\$1,433.0	\$2.14	\$0	0.0 %
1/1/0	670	2	\$1,465		\$1,464.6	\$2.19	\$1,464		\$1,464.3	\$2.19	\$0	0.0 %
1/1/0	685	2	\$1,495	\$1,630	\$1,585.0	\$2.31	\$1,495	\$1,630	\$1,585.0	\$2.31	\$0	0.0 %
1/1/0	685	2	\$1,575	\$1,575	\$1,574.6	\$2.30	\$1,575	\$1,575	\$1,574.6	\$2.30	\$0	0.0 %
1/1/0	715	21	\$1,499	\$1,635	\$1,576.0	\$2.20	\$1,499	\$1,635	\$1,576.0	\$2.20	\$0	0.0 %
1/1/0	740	4	\$1,522	\$1,660	\$1,632.0	\$2.21	\$1,522	\$1,660	\$1,632.0	\$2.21	\$0	0.0 %
1/1/0	755	11	\$1,559	\$1,700	\$1,653.0	\$2.19	\$1,559	\$1,700	\$1,653.0	\$2.19	\$0	0.0 %
1/1/0	830	8	\$1,695	\$1,695	\$1,695.4	\$2.04	\$1,695	\$1,695	\$1,695.4	\$2.04	\$0	0.0 %
1/1/0 D	950	1	\$2,049		\$2,049.5	\$2.16	\$2,049		\$2,049.3	\$2.16	\$0	0.0 %
2/1/1	910	4	\$1,802	\$1,965	\$1,883.0	\$2.07	\$1,802	\$1,965	\$1,883.0	\$2.07	\$0	0.0 %
2/2/0	910	2	\$2,121	\$2,158	\$2,139.4	\$2.35	\$2,032	\$2,069	\$2,050.4	\$2.25	\$89	4.2 %
2/2/0	915	8	\$2,153	\$2,153	\$2,152.9	\$2.35	\$2,063	\$2,063	\$2,063.3	\$2.25	\$90	4.2 %
2/2/0	950	6	\$1,924	\$1,924	\$1,924.3	\$2.03	\$1,924	\$1,924	\$1,924.3	\$2.03	\$0	0.0 %
2/2/0	955	4	\$1,975	\$1,975	\$1,975.1	\$2.07	\$1,975	\$1,975	\$1,975.1	\$2.07	\$0	0.0 %
2/2/0	975	1	\$1,975	\$1,985	\$1,980.0	\$2.03	\$1,975	\$1,985	\$1,980.0	\$2.03	\$0	0.0 %
2/2/0	1,015	4	\$2,405	\$2,405	\$2,405.4	\$2.37	\$2,405	\$2,405	\$2,405.4	\$2.37	\$0	0.0 %
2/2/0	1,045	1	\$2,040	\$2,225	\$2,163.0	\$2.07	\$2,040	\$2,225	\$2,163.0	\$2.07	\$0	0.0 %
2/2/0 L	1,112	4	\$1,923	\$1,923	\$1,922.7	\$1.73	\$1,923	\$1,923	\$1,923.2	\$1.73	\$0	0.0 %
2/1/1	1,130	4	\$2,109	\$2,300	\$2,236.0	\$1.98	\$2,109	\$2,300	\$2,236.0	\$1.98	\$0	0.0 %
2/2/0	1,150	2	\$2,128	\$2,128	\$2,127.7	\$1.85	\$2,128	\$2,128	\$2,127.5	\$1.85	\$0	0.0 %
2/2/0	1,170	6	\$2,265	\$2,470	\$2,367.0	\$2.02	\$2,265	\$2,470	\$2,367.0	\$2.02	\$0	0.0 %
2/2/0 L	1,280	1	\$2,174		\$2,174.1	\$1.70	\$2,174		\$2,174.0	\$1.70	\$0	0.0 %
2/2/0 L	1,300	3	\$2,620	\$2,620	\$2,620.0	\$2.02	\$2,620	\$2,620	\$2,620.0	\$2.02	\$0	0.0 %

### Floor Plan Concessions

(1)			Conc. Type ID (4)	Month Free Upfront	Dollar Off Upfront1	Dollar Off Upfront2	Month Free Prorated	Dollar Off Prorated	Dollar Reduced 1	Dollar Reduced 2	Leasing Term	Conc. Term
0/1/0	605	8	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	670	16	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	670	2	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	685	2	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	685	2	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	715	21	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	740	4	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	755	11	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	830	8	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0 D	950	1	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/1/1	910	4	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0	910	2	1	0.5	\$0	\$0	0.0	\$0	\$0	\$0	12.0	1.0
2/2/0	915	8	1	0.5	\$0	\$0	0.0	\$0	\$0	\$0	12.0	1.0
2/2/0	950	6	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	955	4	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	975	1	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,015	4	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,045	1	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0 L	1,112	4	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/1/1	1,130	4	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0	1,150	2	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,170	6	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/2/0 L	1,280	1	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0 L	1,300	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0

**Note:**  
(1) Affordable units are indicated by the \* sign. L: Loft. D: Den. T: Town Home  
(2) Before concessions  
(3) After concessions  
(4) Concessions Type ID  
0 - No Concessions 1 - Upfront 2 - Prorated 3 - Upfront & Prorated 4 - Upfront & Reduced 5 - Prorated & Reduced 6 - Upfront, Prorated & Reduced 21 - Reduced 22 - No Deposit  
23 - Lowered Deposit 24 - Other

Disclaimer Notice. All of the information provided herein by Axiometrics Inc. is prepared from data believed to be reliable without verification or investigation and is not guaranteed or warranted by AXIOMETRICS, its directors, officers, employees, and contractors and is not purported to be complete or error free or useful for any purpose. The facts, forecasts and predictions, and opinions by Axiometrics Inc. herein are not guaranteed or warranted to be complete or error free or useful for any purpose. The opinions expressed herein are subject to change without notice. AXIOMETRICS, its directors, officers, employees, and contractors assume no liability for or from the information herein. Please use the information provided by Axiometrics Inc. herein at your own risk.

## Unit Mix

**Name:** Forest Glen  
**Address:** 1639 1/2 Forest Rd, La Grange Park, IL 60526  
**Phone:** 708-579-9625  
**Manager:** Oxford Properties  
**Neighborhood:**  
**Website:**  
**Demographics:** [Demographics Report](#)

**MSA Name:** Chicago-Naperville-Arlington Heights, IL  
**Submarket Name:** Oak Park  
**Survey Date:** 8/11/2015  
**Daily Pricing:**  
**Submarket Asset Grade:** B  
**Asset Grade In Submarket:** C  
**Asset Grade In Market:** C-



### Property Level Information

**Occupancy:** 99 %      **Status:** Stabilized Properties      **Level:** 3      **Year Built:** 1967  
**Units:** 264      **Asking Rent/Unit:** \$855      **Effective Rent/Unit:** \$855      **Concession (\$):** \$0  
**Area/Unit:** 656      **Asking Rent/SqFt:** \$1.30      **Effective Rent/SqFt:** \$1.30      **Concession (%):** 0.0 %

### Floor Plan Pricing Information

(1)			Market Rent (2)				Effective Rent (3)				Conc. Values	
BD/FB/PB	Area	Qty	Rent1	Rent2	Average	\$ PSF	Rent1	Rent2	Average	\$ PSF	\$	%
1/1/0	588	93	\$775		\$775.0	\$1.32	\$775		\$775.0	\$1.32	\$0	0.0 %
1/1/0	652	36	\$830		\$830.0	\$1.27	\$830		\$830.0	\$1.27	\$0	0.0 %
2/1/0	636	36	\$880		\$880.0	\$1.38	\$880		\$880.0	\$1.38	\$0	0.0 %
2/1/0	688	63	\$900		\$900.0	\$1.31	\$900		\$900.0	\$1.31	\$0	0.0 %
2/1/0	800	36	\$985		\$985.0	\$1.23	\$985		\$985.0	\$1.23	\$0	0.0 %

### Floor Plan Concessions

(1)			Conc. Type ID (4)	Month Free Upfront	Dollar Off Upfront1	Dollar Off Upfront2	Month Free Prorated	Dollar Off Prorated	Dollar Reduced 1	Dollar Reduced 2	Leasing Term	Conc. Term
BD/FB/PB	Area	Qty										
1/1/0	588	93	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	652	36	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/1/0	636	36	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/1/0	688	63	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/1/0	800	36	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0

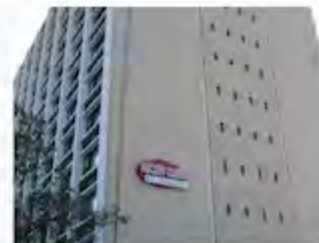
**Note:**  
(1) Affordable units are indicated by the \* sign. L: Loft. D: Den. T: Town Home  
(2) Before concessions  
(3) After concessions  
(4) Concessions Type ID  
0 - No Concessions    1 - Upfront    2 - Prorated    3 - Upfront & Prorated    4 - Upfront & Reduced    5 - Prorated & Reduced    6 - Upfront, Prorated & Reduced    21 - Reduced    22 - No Deposit  
23 - Lowered Deposit    24 - Other

**Disclaimer Notice.** All of the information provided herein by Axiometrics Inc. is prepared from data believed to be reliable without verification or investigation and is not guaranteed or warranted by AXIOMETRICS, its directors, officers, employees, and contractors and is not purported to be complete or error free or useful for any purpose. The facts, forecasts and predictions, and opinions by Axiometrics Inc. herein are not guaranteed or warranted to be complete or error free or useful for any purpose. The opinions expressed herein are subject to change without notice. AXIOMETRICS, its directors, officers, employees, and contractors assume no liability for or from the information herein. Please use the information provided by Axiometrics Inc. herein at your own risk.

## Unit Mix

**Name:** Mont Clare at Harlem Avenue  
**Address:** 7171 W Gunnison St, Harwood Heights, IL 60706  
**Phone:** 708-867-6677  
**Manager:** Laramar Group  
**Neighborhood:** Norwood Park  
**Website:** [Click here](#)  
**Demographics:** [Demographics Report](#)  
 Estimated Unit Mix (Straight line)

**MSA Name:** Chicago-Naperville-Arlington Heights, IL  
**Submarket Name:** Oak Park  
**Survey Date:** 8/21/2015  
**Daily Pricing:** LRO  
**Submarket Asset Grade:** B  
**Asset Grade In Submarket:** C  
**Asset Grade In Market:** C



### Property Level Information

<b>Occupancy:</b> 96 %	<b>Status:</b> Stabilized Properties	<b>Level:</b> 12	<b>Year Built:</b> 1966
<b>Units:</b> 281	<b>Asking Rent/Unit:</b> \$1,003	<b>Effective Rent/Unit:</b> \$1,003	<b>Concession (\$):</b> \$0
<b>Area/Unit:</b> 377	<b>Asking Rent/SqFt:</b> \$2.66	<b>Effective Rent/SqFt:</b> \$2.66	<b>Concession (%):</b> 0.0 %

### Floor Plan Pricing Information

(1)			Market Rent (2)				Effective Rent (3)				Conc. Values	
BD/FB/PB	Area	Qty	Rent1	Rent2	Average	\$ PSF	Rent1	Rent2	Average	\$ PSF	\$	%
0/1/0	235	116	\$825	\$900	\$860.0	\$3.66	\$825	\$900	\$860.0	\$3.66	\$0	0.0 %
0/1/0	350	11	\$880	\$955	\$914.0	\$2.61	\$880	\$955	\$914.0	\$2.61	\$0	0.0 %
1/1/0	425	83	\$1,066	\$1,066	\$1,066.2	\$2.51	\$1,066	\$1,066	\$1,066.2	\$2.51	\$0	0.0 %
1/1/0	550	66	\$1,100	\$1,205	\$1,143.0	\$2.08	\$1,100	\$1,205	\$1,143.0	\$2.08	\$0	0.0 %
2/1/0	650	5	\$1,595	\$1,595	\$1,594.6	\$2.45	\$1,595	\$1,595	\$1,594.6	\$2.45	\$0	0.0 %

### Floor Plan Concessions

(1)			Conc. Type ID (4)	Month Free Upfront	Dollar Off Upfront1	Dollar Off Upfront2	Month Free Prorated	Dollar Off Prorated	Dollar Reduced 1	Dollar Reduced 2	Leasing Term	Conc. Term
0/1/0	235	116	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
0/1/0	350	11	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	425	83	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
1/1/0	550	66	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0
2/1/0	650	5	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	0.0	0.0

**Note:**  
 (1) Affordable units are indicated by the \* sign. L: Loft. D: Den. T: Town Home  
 (2) Before concessions  
 (3) After concessions  
 (4) Concessions Type ID  
 0 - No Concessions 1 - Upfront 2 - Prorated 3 - Upfront & Prorated 4 - Upfront & Reduced 5 - Prorated & Reduced 6 - Upfront, Prorated & Reduced 21 - Reduced 22 - No Deposit  
 23 - Lowered Deposit 24 - Other

**Disclaimer Notice.** All of the information provided herein by Axiometrics Inc. is prepared from data believed to be reliable without verification or investigation and is not guaranteed or warranted by AXIOMETRICS, its directors, officers, employees, and contractors and is not purported to be complete or error free or useful for any purpose. The facts, forecasts and predictions, and opinions by Axiometrics Inc. herein are not guaranteed or warranted to be complete or error free or useful for any purpose. The opinions expressed herein are subject to change without notice. AXIOMETRICS, its directors, officers, employees, and contractors assume no liability for or from the information herein. Please use the information provided by Axiometrics Inc. herein at your own risk.

## Unit Mix

**Name:** Pavilion  
**Address:** 5441 N East River Rd, Chicago, IL 60656  
**Phone:** 773-693-5400  
**Manager:** Forest City Enterprises  
**Neighborhood:** O'hare  
**Website:** [Click here](#)  
**Demographics:** [Demographics Report](#)

**MSA Name:** Chicago-Naperville-Arlington Heights, IL  
**Submarket Name:** Oak Park  
**Survey Date:** 8/28/2015  
**Daily Pricing:** YSR  
**Submarket Asset Grade:** B  
**Asset Grade In Submarket:** B  
**Asset Grade In Market:** B



### Property Level Information

**Occupancy:** 97 %      **Status:** Would not disclose      **Level:** 15      **Year Built:** 1980  
**Units:** 1007      **Asking Rent/Unit:** \$1,310      **Effective Rent/Unit:** \$1,310      **Concession (\$):** \$0  
**Area/Unit:** 831      **Asking Rent/SqFt:** \$1.58      **Effective Rent/SqFt:** \$1.58      **Concession (%):** 0.0 %

### Floor Plan Pricing Information

(1)			Market Rent (2)				Effective Rent (3)				Conc. Values	
BD/FB/PB	Area	Qty	Rent1	Rent2	Average	\$ PSF	Rent1	Rent2	Average	\$ PSF	\$	%
0/1/0	502	21	\$1,061		\$1,061.0	\$2.11	\$1,061		\$1,061.0	\$2.11	\$0	0.0 %
0/1/0	506	23	\$893	\$893	\$892.8	\$1.76	\$893	\$893	\$892.7	\$1.76	\$0	0.0 %
0/1/0	514	23	\$1,083		\$1,083.0	\$2.11	\$1,083		\$1,083.0	\$2.11	\$0	0.0 %
0/1/0	518	23	\$778	\$1,100	\$938.7	\$1.81	\$778	\$1,100	\$939.1	\$1.81	\$0	0.0 %
0/1/0	542	23	\$1,031	\$1,164	\$1,097.6	\$2.03	\$1,031	\$1,165	\$1,097.9	\$2.03	\$0	0.0 %
0/1/0	552	23	\$908		\$907.9	\$1.64	\$908		\$908.3	\$1.65	\$0	0.0 %
0/1/0	553	23	\$868		\$868.2	\$1.57	\$868		\$867.7	\$1.57	\$0	0.1 %
0/1/0	604	23	\$1,003	\$1,136	\$1,069.4	\$1.77	\$1,003	\$1,135	\$1,069.3	\$1.77	\$0	0.0 %
1/1/0	644	53	\$1,158	\$1,158	\$1,157.8	\$1.80	\$1,158	\$1,158	\$1,158.0	\$1.80	\$0	0.0 %
1/1/0	650	53	\$1,097	\$1,195	\$1,146.2	\$1.76	\$1,097	\$1,195	\$1,146.2	\$1.76	\$0	0.0 %
1/1/0	671	52	\$1,173	\$1,184	\$1,178.6	\$1.76	\$1,173	\$1,184	\$1,178.7	\$1.76	\$0	0.0 %
1/1/0	686	53	\$1,120	\$1,122	\$1,120.8	\$1.63	\$1,120	\$1,122	\$1,121.2	\$1.63	\$0	0.0 %
1/1/0	693	53	\$1,125	\$1,219	\$1,172.2	\$1.69	\$1,125	\$1,219	\$1,172.2	\$1.69	\$0	0.0 %
1/1/0	713	53	\$1,146	\$1,344	\$1,245.3	\$1.75	\$1,146	\$1,344	\$1,245.3	\$1.75	\$0	0.0 %
1/1/0	714	53	\$1,146	\$1,331	\$1,238.8	\$1.73	\$1,146	\$1,331	\$1,238.8	\$1.73	\$0	0.0 %
1/1/0	723	53	\$1,164	\$1,213	\$1,188.7	\$1.64	\$1,164	\$1,213	\$1,188.7	\$1.64	\$0	0.0 %
1/1/0	739	53	\$1,187	\$1,213	\$1,199.8	\$1.62	\$1,187	\$1,213	\$1,200.0	\$1.62	\$0	0.0 %
1/1/0	784	54	\$1,271	\$1,300	\$1,285.8	\$1.64	\$1,271	\$1,300	\$1,285.8	\$1.64	\$0	0.0 %
2/2/0	916	25	\$1,676	\$1,735	\$1,705.2	\$1.86	\$1,676	\$1,735	\$1,705.2	\$1.86	\$0	0.0 %
2/2/0	931	25	\$1,302	\$1,390	\$1,346.1	\$1.45	\$1,303	\$1,390	\$1,346.1	\$1.45	\$0	0.0 %
2/2/0	983	24	\$1,840	\$1,840	\$1,840.2	\$1.87	\$1,840	\$1,840	\$1,840.0	\$1.87	\$0	0.0 %
2/2/0	1,028	25	\$1,491	\$1,491	\$1,491.1	\$1.45	\$1,492	\$1,492	\$1,491.5	\$1.45	\$0	0.0 %
2/2/0	1,096	25	\$1,808	\$1,942	\$1,875.0	\$1.71	\$1,808	\$1,942	\$1,875.3	\$1.71	\$0	0.0 %
2/2/0	1,100	25	\$1,263	\$1,436	\$1,349.4	\$1.23	\$1,263	\$1,436	\$1,349.5	\$1.23	\$0	0.0 %
2/2/0	1,127	25	\$1,940	\$1,940	\$1,940.3	\$1.72	\$1,940	\$1,940	\$1,940.0	\$1.72	\$0	0.0 %
2/2/0	1,139	25	\$1,411		\$1,411.0	\$1.24	\$1,411		\$1,411.0	\$1.24	\$0	0.0 %
2/2/0	1,153	25	\$1,774	\$1,774	\$1,774.3	\$1.54	\$1,774	\$1,774	\$1,774.5	\$1.54	\$0	0.0 %
2/2/0	1,463	25	\$1,690	\$1,690	\$1,690.2	\$1.16	\$1,690	\$1,690	\$1,690.2	\$1.16	\$0	0.0 %
2/2/0	2,278	25	\$2,327	\$2,422	\$2,374.4	\$1.04	\$2,327	\$2,422	\$2,374.4	\$1.04	\$0	0.0 %
3/2/1	1,278	3	\$1,195	\$1,547	\$1,371.1	\$1.07	\$1,194	\$1,548	\$1,371.1	\$1.07	\$0	0.0 %
3/3/0	1,355	3	\$1,757	\$1,757	\$1,756.8	\$1.30	\$1,756	\$1,756	\$1,756.3	\$1.30	\$0	0.0 %
3/3/0	1,421	3	\$1,915	\$1,915	\$1,914.9	\$1.35	\$1,915	\$1,915	\$1,915.2	\$1.35	\$0	0.0 %
3/3/0	1,720	3	\$1,100		\$1,100.2	\$0.64	\$1,100		\$1,100.1	\$0.64	\$0	0.0 %
3/2/1	2,278	3	\$2,414	\$2,414	\$2,413.6	\$1.06	\$2,414	\$2,414	\$2,413.6	\$1.06	\$0	0.0 %
3/2/1	2,317	3	\$1,915		\$1,915.2	\$0.83	\$1,915		\$1,915.2	\$0.83	\$0	0.0 %
4/3/0	2,317	3	\$2,320	\$2,433	\$2,376.4	\$1.03	\$2,320	\$2,433	\$2,376.9	\$1.03	\$0	0.0 %

### Floor Plan Concessions

(1)			Conc. Type ID (4)	Month Free Upfront	Dollar Off Upfront1	Dollar Off Upfront2	Month Free Prorated	Dollar Off Prorated	Dollar Reduced 1	Dollar Reduced 2	Leasing Term	Conc. Term
0/1/0	502	21	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
0/1/0	506	23	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
0/1/0	514	23	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
0/1/0	518	23	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
0/1/0	542	23	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
0/1/0	552	23	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
0/1/0	553	23	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
0/1/0	604	23	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	644	53	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	650	53	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	671	52	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	686	53	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	693	53	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	713	53	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	714	53	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	723	53	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	739	53	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
1/1/0	784	54	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	916	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	931	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	983	24	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,028	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,096	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,100	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,127	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,139	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,153	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	1,463	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
2/2/0	2,278	25	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
3/2/1	1,278	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
3/3/0	1,355	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
3/3/0	1,421	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
3/3/0	1,720	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0

CPS Reports

3/2/1	2,278	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
3/2/1	2,317	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0
4/3/0	2,317	3	0	0.0	\$0	\$0	0.0	\$0	\$0	\$0	12.0	12.0

**Note:**

- (1) Affordable units are indicated by the \* sign. L: Loft. D: Den. T: Town Home
  - (2) Before concessions
  - (3) After concessions
  - (4) Concessions Type ID
- 0 - No Concessions   1 - Upfront   2 - Prorated   3 - Upfront & Prorated   4 - Upfront & Reduced   5 - Prorated & Reduced   6 - Upfront, Prorated & Reduced   21 - Reduced   22 - No Deposit  
 23 - Lowered Deposit   24 - Other

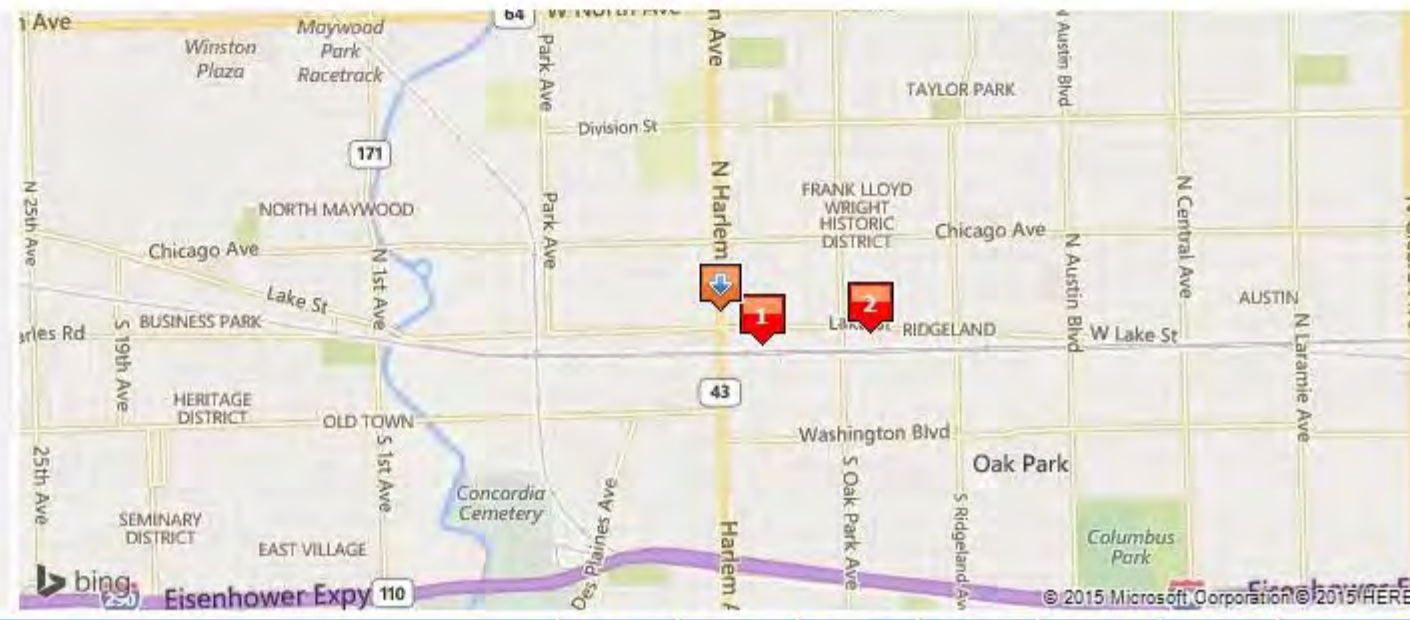
Disclaimer Notice. All of the information provided herein by Axiometrics Inc. is prepared from data believed to be reliable without verification or investigation and is not guaranteed or warranted by AXIOMETRICS, its directors, officers, employees, and contractors and is not purported to be complete or error free or useful for any purpose. The facts, forecasts and predictions, and opinions by Axiometrics Inc. herein are not guaranteed or warranted to be complete or error free or useful for any purpose. The opinions expressed herein are subject to change without notice. AXIOMETRICS, its directors, officers, employees, and contractors assume no liability for or from the information herein. Please use the information provided by Axiometrics Inc. herein at your own risk.



## Map - Comps

**Oak Park Place (24156)**  
479 N Harlem Ave  
Oak Park, IL 60301  
Phone: 708-383-3000

**Market:** Chicago-Naperville-Arlington Heights, IL  
**Sub Market:** Oak Park  
**Survey date:** 8/24/2015

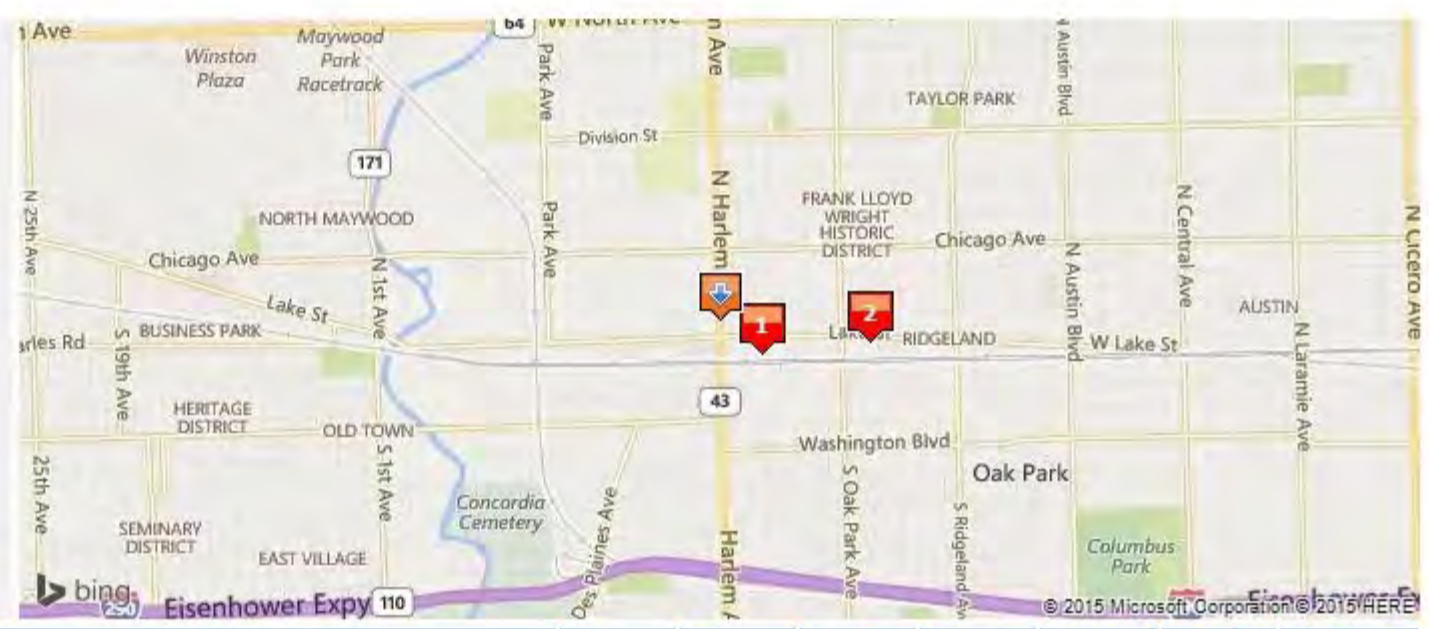


	Property Name	Address	Year	Units	AUS	ERPU	ERPSF	Occ	Distance
	Oak Park Place	479 N Harlem Ave, Oak Park, IL 60301	2008	200	799	\$1,997	\$2.50	95 %	
1	100 Forest Place	100 Forest Pl, Oak Park, IL 60301	1986	234	915	\$1,922	\$2.10	96 %	0.2 miles
2	Oak Park	675 Lake St, Oak Park, IL 60301	1987	125	843	\$1,784	\$2.12	92 %	0.6 miles
3	Forest Glen	1639 1/2 Forest Rd, La Grange Park, IL 60526	1967	264	656	\$855	\$1.30	99 %	4.0 miles
4	Mont Clare at Harlem Avenue	7171 W Gunnison St, Harwood Heights, IL 60706	1966	281	377	\$1,003	\$2.66	96 %	4.7 miles
5	Pavilion	5441 N East River Rd, Chicago, IL 60656	1980	1007	831	\$1,310	\$1.58	97 %	5.6 miles

## Map - All

**Oak Park Place (24156)**  
479 N Harlem Ave  
Oak Park, IL 60301  
Phone: 708-383-3000

**Market:** Chicago-Naperville-Arlington Heights, IL  
**Sub Market:** Oak Park  
**Survey date:** 8/24/2015



	Property Name	Address	Year	Units	AUS	ERPU	ERPSF	Occ	Distance
	Oak Park Place	479 N Harlem Ave, Oak Park, IL 60301	2008	200	799	\$1,997	\$2.50	95 %	
1	100 Forest Place	100 Forest Pl, Oak Park, IL 60301	1986	234	915	\$1,922	\$2.10	96 %	0.2 miles
2	Oak Park	675 Lake St, Oak Park, IL 60301	1987	125	844	\$1,784	\$2.11	92 %	0.6 miles



**LINCOLN PROPERTY COMPANY**

---

**Final Survey Report**

**SURVEY DATE: 9/7/2015**

---

**The Park Evanston**



Generated 9/16/2015 5:22:02 PM



Calculations based on floor plans in your survey with a non-zero market rent.												
Property	Year Built	Total # Units/FP	Shopped # Units/FP	OCC %	Total Sq. Ft.	Avg Sq. Ft.	Gross Income	Avg \$ / Sq. Ft.	Avg \$ / Unit	Avg Net Rent	Net Avg \$ / Sq. Ft.	Proforma Net Income*
The Park Evanston	1997	283 / 23	283 / 23	94.7%	261,476	923.94	\$617,847	\$2.36	\$2,183.20	\$2,183.20	\$2.36	\$617,847
1717 Evanston	2013	175 / 31	175 / 31	89%	159,462	911.21	\$413,123	\$2.59	\$2,360.70	\$2,268.39	\$2.49	\$396,968
415 Premier Apartments	2008	221 / 17	221 / 17	94.1%	184,821	836.29	\$321,841	\$1.74	\$1,456.29	\$1,456.29	\$1.74	\$321,841
Amli Evanston	2013	195 / 39	195 / 39	95.31%	181,860	932.62	\$409,260	\$2.25	\$2,098.77	\$2,098.77	\$2.25	\$409,260
Central Station	2013	80 / 12	80 / 12	96.25%	76,990	962.38	\$183,695	\$2.39	\$2,296.19	\$2,296.19	\$2.39	\$183,695
E2 Apartments	2015	356 / 22	356 / 22	**73.94%	281,952	792.00	\$778,485	\$2.76	\$2,186.76	\$2,186.76	\$2.76	\$778,485
Evanston Place	1990	189 / 13	189 / 13	95%	160,925	851.46	\$444,061	\$2.76	\$2,349.53	\$2,349.53	\$2.76	\$444,061
The Reserve at Evanston	2003	196 / 21	196 / 21	**84.97%	164,585	839.72	\$368,753	\$2.24	\$1,881.39	\$1,881.39	\$2.24	\$368,753
<b>Survey Totals</b>		<b>1695 / 178</b>	<b>1695 / 178</b>		<b>1,472,071</b>	<b>7,049.61</b>	<b>\$3,537,064</b>		<b>\$16,812.83</b>	<b>\$16,720.52</b>		<b>\$3,520,910</b>
<b>Survey Average</b>	<b>2006</b>	<b>212</b>	<b>212</b>	<b>94%</b>	<b>184,009</b>	<b>881.20</b>	<b>\$442,133</b>	<b>\$2.39</b>	<b>\$2,101.60</b>	<b>\$2,090.07</b>	<b>\$2.37</b>	<b>\$440,114</b>
<b>Comp Average</b>	<b>2008</b>	<b>202</b>	<b>202</b>	<b>94%</b>	<b>172,942</b>	<b>875.10</b>	<b>\$417,031</b>	<b>\$2.39</b>	<b>\$2,089.95</b>	<b>\$2,076.76</b>	<b>\$2.38</b>	<b>\$414,723</b>

\* Proforma net income is a projected monthly net income based on current survey pricing.

\*\* Properties with an occupancy less than 85% are excluded from survey averages

The Park Evanston	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
s11-pke	\$0	12	Eff.	514	1	\$1,526	\$1,526	\$2.97	\$2.97	514	\$1,526	\$1,526
s21-pke	\$0	12	Eff.	536	13	\$1,594	\$1,594	\$2.97	\$2.97	6,968	\$20,722	\$20,722
s31-pke	\$0	12	Eff.	540	14	\$1,553	\$1,553	\$2.88	\$2.88	7,560	\$21,742	\$21,742
a11-pke	\$0	12	1x1	589	2	\$1,539	\$1,539	\$2.61	\$2.61	1,178	\$3,078	\$3,078
a21-pke	\$0	12	1x1	606	23	\$1,686	\$1,686	\$2.78	\$2.78	13,938	\$38,778	\$38,778
a31-pke	\$0	12	1x1	694	13	\$1,641	\$1,641	\$2.36	\$2.36	9,022	\$21,333	\$21,333
a41-pke	\$0	12	1x1	712	15	\$1,721	\$1,721	\$2.42	\$2.42	10,680	\$25,815	\$25,815
a51-pke	\$0	12	1x1	742	15	\$1,741	\$1,741	\$2.35	\$2.35	11,130	\$26,115	\$26,115
a61-pke	\$0	12	1x1	763	21	\$1,814	\$1,814	\$2.38	\$2.38	16,023	\$38,094	\$38,094
a71-pke	\$0	12	1x1	800	23	\$1,813	\$1,813	\$2.27	\$2.27	18,400	\$41,699	\$41,699
a81-pke	\$0	12	1x1	763	2	\$1,503	\$1,503	\$1.97	\$1.97	1,526	\$3,006	\$3,006
a91-pke	\$0	12	1x1	769	2	\$1,650	\$1,650	\$2.15	\$2.15	1,538	\$3,300	\$3,300
ad1-ke	\$0	12	1x1.5	1094	19	\$2,124	\$2,124	\$1.94	\$1.94	20,786	\$40,356	\$40,356
b11.5-pke	\$0	12	2x1.5	1017	7	\$2,427	\$2,427	\$2.39	\$2.39	7,119	\$16,989	\$16,989
b22-pke	\$0	12	2x2	1097	11	\$2,529	\$2,529	\$2.31	\$2.31	12,067	\$27,819	\$27,819
b32-pke	\$0	12	2x2	1107	23	\$2,646	\$2,646	\$2.39	\$2.39	25,461	\$60,858	\$60,858
b42-pke	\$0	12	2x2	1121	21	\$2,632	\$2,632	\$2.35	\$2.35	23,541	\$55,272	\$55,272

The Park Evanston	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
b52-pke	\$0	12	2x2	1148	14	\$2,564	\$2,564	\$2.23	\$2.23	16,072	\$35,896	\$35,896
b62-pke	\$0	12	2x2	1149	15	\$2,559	\$2,559	\$2.23	\$2.23	17,235	\$38,385	\$38,385
b72-pke	\$0	12	2x2	1266	7	\$2,792	\$2,792	\$2.21	\$2.21	8,862	\$19,544	\$19,544
b82-pke	\$0	12	2x2	1315	7	\$2,672	\$2,672	\$2.03	\$2.03	9,205	\$18,704	\$18,704
c12.5-pke	\$0	12	3x2.5	1437	7	\$4,040	\$4,040	\$2.81	\$2.81	10,059	\$28,280	\$28,280
c22.5-pke	\$0	12	3x2.5	1574	8	\$3,817	\$3,817	\$2.43	\$2.43	12,592	\$30,536	\$30,536
<b>TOTALS</b>	\$0				283					261,476	\$617,847	\$617,847
<b>AVERAGES</b>	\$0	12		923.94	12.3	2,183.20	2,183.20	\$2.36	\$2.36	11,369	\$26,863	\$26,863

Traffic: 3

Leases: 0

Market Rating: B

Market Segment(s): Conventional / Market Rate, Highrise

**Floorplan Comments:**

Concession Notes: No Concessions-Using Yieldstar Revenue Management

\* Proforma net income is a projected monthly net income based on current survey pricing.

1717 Evanston	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
A1	\$0	12	Eff.	514	7	\$1,680	\$1,680	\$3.27	\$3.27	3,598	\$11,760	\$11,760
B1	\$1,820	12	1x1	656	8	\$1,865	\$1,713	\$2.84	\$2.61	5,248	\$14,920	\$13,707
B2	\$1,900	12	1x1	681	8	\$1,850	\$1,692	\$2.72	\$2.48	5,448	\$14,800	\$13,533
B3	\$1,850	12	1x1	714	2	\$1,875	\$1,721	\$2.63	\$2.41	1,428	\$3,750	\$3,442
B4	\$1,900	12	1x1	751	5	\$2,045	\$1,887	\$2.72	\$2.51	3,755	\$10,225	\$9,433
B5	\$1,915	12	1x1	786	1	\$1,975	\$1,815	\$2.51	\$2.31	786	\$1,975	\$1,815
B6	\$2,075	12	1x1	795	7	\$2,070	\$1,897	\$2.60	\$2.39	5,565	\$14,490	\$13,280
B7	\$1,985	12	1x1	799	20	\$2,105	\$1,940	\$2.63	\$2.43	15,980	\$42,100	\$38,792
B8	\$2,070	12	1x1	882	6	\$2,225	\$2,053	\$2.52	\$2.33	5,292	\$13,350	\$12,315
B9	\$2,025	12	1x1	917	7	\$2,220	\$2,051	\$2.42	\$2.24	6,419	\$15,540	\$14,359
B10	\$0	12	1x1.5	991	1	\$2,345	\$2,345	\$2.37	\$2.37	991	\$2,345	\$2,345
B11	\$0	12	1x1.5	997	4	\$2,415	\$2,415	\$2.42	\$2.42	3,988	\$9,660	\$9,660

1717 Evanston	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
C1	\$0	12	2x2	1050	7	\$2,653	\$2,653	\$2.53	\$2.53	7,350	\$18,568	\$18,568
C2	\$0	12	2x2	1071	7	\$2,588	\$2,588	\$2.42	\$2.42	7,497	\$18,113	\$18,113
C3	\$0	12	2x2	1181	5	\$2,848	\$2,848	\$2.41	\$2.41	5,905	\$14,238	\$14,238
C4	\$0	12	2x2	1217	7	\$2,970	\$2,970	\$2.44	\$2.44	8,519	\$20,790	\$20,790
C5	\$0	12	2x2	1223	7	\$2,980	\$2,980	\$2.44	\$2.44	8,561	\$20,860	\$20,860
C6	\$0	12	2x2.5	1253	1	\$3,075	\$3,075	\$2.45	\$2.45	1,253	\$3,075	\$3,075
C7	\$0	12	2x2	1261	8	\$3,175	\$3,175	\$2.52	\$2.52	10,088	\$25,400	\$25,400
D1	\$0	12	3x2	1281	7	\$3,550	\$3,550	\$2.77	\$2.77	8,967	\$24,850	\$24,850
D2	\$0	12	3x2	1411	7	\$3,918	\$3,918	\$2.78	\$2.78	9,877	\$27,423	\$27,423
A1A	\$0	12	Eff.	575	7	\$1,790	\$1,790	\$3.11	\$3.11	4,025	\$12,530	\$12,530
B3A	\$1,863	12	1x1	728	5	\$2,005	\$1,850	\$2.75	\$2.54	3,640	\$10,025	\$9,249
B4A	\$1,985	12	1x1	771	1	\$2,045	\$1,880	\$2.65	\$2.44	771	\$2,045	\$1,880
B6A	\$1,972	12	1x1	799	13	\$1,965	\$1,801	\$2.46	\$2.25	10,387	\$25,545	\$23,408
B6B	\$1,995	12	1x1	819	1	\$2,005	\$1,839	\$2.45	\$2.25	819	\$2,005	\$1,839
B7A	\$1,845	12	1x1	819	1	\$1,965	\$1,811	\$2.40	\$2.21	819	\$1,965	\$1,811
B7B	\$2,005	12	1x1	821	7	\$2,113	\$1,945	\$2.57	\$2.37	5,747	\$14,788	\$13,618
B7C	\$1,902	12	1x1	831	6	\$1,985	\$1,826	\$2.39	\$2.20	4,986	\$11,910	\$10,959
B8A	\$0	12	Eff.	902	1	\$2,085	\$2,085	\$2.31	\$2.31	902	\$2,085	\$2,085
B7D	\$1,925	12	1x1	851	1	\$1,995	\$1,835	\$2.34	\$2.16	851	\$1,995	\$1,835
<b>TOTALS</b>	\$33,032				175					159,462	\$413,123	\$396,968
<b>AVERAGES</b>	\$1,066	12		911.21	5.6	2,360.70	2,268.39	\$2.59	\$2.49	5,144	\$13,327	\$12,805

Traffic: 14

Leases: 2

Market Rating: A

Market Segment(s): Conventional / Market Rate, Midrise

Concessions Details

	Sq. Ft	# Units	Recurring	One-time
B1	656	8	\$151.67	\$0
B2	681	8	\$158.33	\$0
B3	714	2	\$154.16	\$0
B4	751	5	\$158.33	\$0

1717 Evanston	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
B5	786			1			\$159.58				\$0	
B6	795			7			\$172.92				\$0	
B7	799			20			\$165.42				\$0	
B8	882			6			\$172.5				\$0	
B9	917			7			\$168.75				\$0	
B3A	728			5			\$155.21				\$0	
B4A	771			1			\$165.42				\$0	
B6A	799			13			\$164.37				\$0	
B6B	819			1			\$166.25				\$0	
B7A	819			1			\$153.75				\$0	
B7B	821			7			\$167.08				\$0	
B7C	831			6			\$158.54				\$0	
B7D	851			1			\$160.42				\$0	

**Floorplan Comments:**

Concession Notes: One month free on studio, 1 BD and 2 BDS, and 1 and a half month free on 3 BD if move in by August.

\* Proforma net income is a projected monthly net income based on current survey pricing.

415 Premier Apartments	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
STUDIO	\$0	12	Eff.	518	13	\$1,180	\$1,180	\$2.28	\$2.28	6,734	\$15,340	\$15,340
STUDIO	\$0	12	Eff.	584	13	\$1,180	\$1,180	\$2.02	\$2.02	7,592	\$15,340	\$15,340
ONE BEDROOM	\$0	12	1x1	657	13	\$1,223	\$1,223	\$1.86	\$1.86	8,541	\$15,899	\$15,899
ONE BEDROOM	\$0	12	1x1	699	13	\$1,201	\$1,201	\$1.72	\$1.72	9,087	\$15,613	\$15,613
ONE BEDROOM	\$0	12	1x1	706	13	\$1,430	\$1,430	\$2.03	\$2.03	9,178	\$18,590	\$18,590
ONE BEDROOM	\$0	12	1x1	726	13	\$1,430	\$1,430	\$1.97	\$1.97	9,438	\$18,590	\$18,590
ONE BEDROOM	\$0	12	1x1	742	13	\$1,430	\$1,430	\$1.93	\$1.93	9,646	\$18,590	\$18,590
ONE BEDROOM	\$0	12	1x1	759	13	\$1,201	\$1,201	\$1.58	\$1.58	9,867	\$15,613	\$15,613
ONE BEDROOM	\$0	12	1x1	783	13	\$1,430	\$1,430	\$1.83	\$1.83	10,179	\$18,590	\$18,590
ONE BEDROOM	\$0	12	1x1	798	13	\$1,442	\$1,442	\$1.81	\$1.81	10,374	\$18,746	\$18,746
ONE BEDROOM	\$0	12	1x1	800	13	\$1,442	\$1,442	\$1.80	\$1.80	10,400	\$18,746	\$18,746
ONE BEDROOM	\$0	12	1x1	806	13	\$1,442	\$1,442	\$1.79	\$1.79	10,478	\$18,746	\$18,746



415 Premier Apartments	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
ONE BEDROOM	\$0	12	1x1	839	13	\$1,442	\$1,442	\$1.72	\$1.72	10,907	\$18,746	\$18,746
TWO BEDROOM	\$0	12	2x2	1133	13	\$1,750	\$1,750	\$1.54	\$1.54	14,729	\$22,750	\$22,750
TWO BEDROOM	\$0	12	2x2	1149	13	\$1,750	\$1,750	\$1.52	\$1.52	14,937	\$22,750	\$22,750
TWO BEDROOM	\$0	12	2x2	1238	13	\$1,892	\$1,892	\$1.53	\$1.53	16,094	\$24,596	\$24,596
TWO BEDROOM	\$0	12	2x2	1280	13	\$1,892	\$1,892	\$1.48	\$1.48	16,640	\$24,596	\$24,596
<b>TOTALS</b>	\$0				221					184,821	\$321,841	\$321,841
<b>AVERAGES</b>	\$0	12		836.29	13.0	1,456.29	1,456.29	\$1.74	\$1.74	10,872	\$18,932	\$18,932

Revenue Management: LRO

Traffic: 3

Leases: 2

Market Rating: A

Market Segment(s): Conventional / Market Rate, Midrise

**Floorplan Comments:**

Concession Notes: No concession

\* Proforma net income is a projected monthly net income based on current survey pricing.

Amlie Evanston	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
E1	\$0	12	Eff.	500	4	\$1,580	\$1,580	\$3.16	\$3.16	2,000	\$6,320	\$6,320
E2	\$0	12	Eff.	633	1	\$1,425	\$1,425	\$2.25	\$2.25	633	\$1,425	\$1,425
A2a	\$0	12	1x1	652	8	\$1,875	\$1,875	\$2.88	\$2.88	5,216	\$15,000	\$15,000
A2	\$0	12	1x1	632	3	\$1,728	\$1,728	\$2.73	\$2.73	1,896	\$5,184	\$5,184
A3f	\$0	12	1x1	769	4	\$1,856	\$1,856	\$2.41	\$2.41	3,076	\$7,424	\$7,424
A3c	\$0	12	1x1	759	3	\$1,876	\$1,876	\$2.47	\$2.47	2,277	\$5,628	\$5,628
A3g	\$0	12	1x1	785	24	\$1,775	\$1,775	\$2.26	\$2.26	18,840	\$42,600	\$42,600
A3d	\$0	12	1x1	762	16	\$1,710	\$1,710	\$2.24	\$2.24	12,192	\$27,360	\$27,360
A3	\$0	12	1x1	705	8	\$1,710	\$1,710	\$2.43	\$2.43	5,640	\$13,680	\$13,680
A3b	\$0	12	1x1	732	4	\$1,750	\$1,750	\$2.39	\$2.39	2,928	\$7,000	\$7,000
A3a	\$0	12	1x1	720	4	\$1,700	\$1,700	\$2.36	\$2.36	2,880	\$6,800	\$6,800
A3e	\$0	12	1x1	762	4	\$1,755	\$1,755	\$2.30	\$2.30	3,048	\$7,020	\$7,020
A3i	\$0	12	1x1	797	4	\$1,775	\$1,775	\$2.23	\$2.23	3,188	\$7,100	\$7,100

<b>Amlt Evanston</b>	<b>Total Free Rent</b>	<b>Lease Term</b>	<b>Unit Type</b>	<b>Sq Ft</b>	<b># Units</b>	<b>Rent / Unit</b>	<b>Net Rent / Unit</b>	<b>Rent per Sq Ft</b>	<b>Net Rent per Sq Ft</b>	<b>Total Sq Ft</b>	<b>Gross Income</b>	<b>Proforma Net Income*</b>
A4	\$0	12	1x1	809	4	\$1,815	\$1,815	\$2.24	\$2.24	3,236	\$7,260	\$7,260
A3h	\$0	12	1x1	796	4	\$1,775	\$1,775	\$2.23	\$2.23	3,184	\$7,100	\$7,100
A4a	\$0	12	1x1	810	4	\$1,835	\$1,835	\$2.27	\$2.27	3,240	\$7,340	\$7,340
A4b	\$0	12	1x1	829	4	\$1,860	\$1,860	\$2.24	\$2.24	3,316	\$7,440	\$7,440
A4d	\$0	12	1x1	888	4	\$1,775	\$1,775	\$2.00	\$2.00	3,552	\$7,100	\$7,100
A4c	\$0	12	1x1	829	4	\$1,885	\$1,885	\$2.27	\$2.27	3,316	\$7,540	\$7,540
A5a	\$0	12	1x1	948	8	\$1,930	\$1,930	\$2.04	\$2.04	7,584	\$15,440	\$15,440
A4e	\$0	12	1x1	888	8	\$1,865	\$1,865	\$2.10	\$2.10	7,104	\$14,920	\$14,920
A5	\$0	12	1x1	922	4	\$2,040	\$2,040	\$2.21	\$2.21	3,688	\$8,160	\$8,160
A6D	\$0	12	1x1	1053	4	\$2,270	\$2,270	\$2.16	\$2.16	4,212	\$9,080	\$9,080
A8D	\$0	12	1x1	1237	4	\$2,345	\$2,345	\$1.90	\$1.90	4,948	\$9,380	\$9,380
B5	\$0	12	2x2	1000	4	\$2,305	\$2,305	\$2.31	\$2.31	4,000	\$9,220	\$9,220
C4	\$0	12	2x2	1048	4	\$2,260	\$2,260	\$2.16	\$2.16	4,192	\$9,040	\$9,040
C4a	\$0	12	2x2	1064	4	\$2,415	\$2,415	\$2.27	\$2.27	4,256	\$9,660	\$9,660
C5a	\$0	12	2x2	1170	8	\$2,360	\$2,360	\$2.02	\$2.02	9,360	\$18,880	\$18,880
C5	\$0	12	2x2	1163	4	\$2,766	\$2,766	\$2.38	\$2.38	4,652	\$11,064	\$11,064
C6	\$0	12	2x2	1200	4	\$2,480	\$2,480	\$2.07	\$2.07	4,800	\$9,920	\$9,920
C6a	\$0	12	2x2	1261	4	\$2,973	\$2,973	\$2.36	\$2.36	5,044	\$11,892	\$11,892
C6b	\$0	12	2x2	1262	4	\$2,525	\$2,525	\$2.00	\$2.00	5,048	\$10,100	\$10,100
C6d	\$0	12	2x2	1278	1	\$2,715	\$2,715	\$2.12	\$2.12	1,278	\$2,715	\$2,715
C6c	\$0	12	2x2	1274	3	\$3,023	\$3,023	\$2.37	\$2.37	3,822	\$9,069	\$9,069
C8D	\$0	12	2x2	1460	3	\$3,095	\$3,095	\$2.12	\$2.12	4,380	\$9,285	\$9,285
C9D	\$0	12	2x2	1590	1	\$3,170	\$3,170	\$1.99	\$1.99	1,590	\$3,170	\$3,170
D5	\$0	12	3x2	1462	4	\$3,375	\$3,375	\$2.31	\$2.31	5,848	\$13,500	\$13,500
D6a	\$0	12	3x2	1557	4	\$3,605	\$3,605	\$2.32	\$2.32	6,228	\$14,420	\$14,420
D6	\$0	12	3x2	1542	4	\$3,506	\$3,506	\$2.27	\$2.27	6,168	\$14,024	\$14,024
<b>TOTALS</b>	\$0				195					181,860	\$409,260	\$409,260
<b>AVERAGES</b>	\$0	12		932.62	5.0	2,098.77	2,098.77	\$2.25	\$2.25	4,663	\$10,494	\$10,494

Traffic: 12

Leases: 2

Market Rating: A

Market Segment(s): Conventional / Market Rate, Midrise

<b>Amlı Evanston</b>	<b>Total Free Rent</b>	<b>Lease Term</b>	<b>Unit Type</b>	<b>Sq Ft</b>	<b># Units</b>	<b>Rent / Unit</b>	<b>Net Rent / Unit</b>	<b>Rent per Sq Ft</b>	<b>Net Rent per Sq Ft</b>	<b>Total Sq Ft</b>	<b>Gross Income</b>	<b>Proforma Net Income*</b>
<b>Floorplan Comments:</b>												
Concession Notes: No current concessions												

\* Proforma net income is a projected monthly net income based on current survey pricing.

<b>Central Station</b>	<b>Total Free Rent</b>	<b>Lease Term</b>	<b>Unit Type</b>	<b>Sq Ft</b>	<b># Units</b>	<b>Rent / Unit</b>	<b>Net Rent / Unit</b>	<b>Rent per Sq Ft</b>	<b>Net Rent per Sq Ft</b>	<b>Total Sq Ft</b>	<b>Gross Income</b>	<b>Proforma Net Income*</b>
E1	\$0	12	Conv.	590	6	\$1,540	\$1,540	\$2.61	\$2.61	3,540	\$9,240	\$9,240
E2	\$0	12	Conv.	635	2	\$1,560	\$1,560	\$2.46	\$2.46	1,270	\$3,120	\$3,120
A3	\$0	12	1x1	850	12	\$2,000	\$2,000	\$2.35	\$2.35	10,200	\$24,000	\$24,000
A2	\$0	12	1x1	825	18	\$1,943	\$1,943	\$2.35	\$2.35	14,850	\$34,965	\$34,965
A1	\$0	12	1x1	785	6	\$1,790	\$1,790	\$2.28	\$2.28	4,710	\$10,740	\$10,740
B5	\$0	12	1x1	885	6	\$2,200	\$2,200	\$2.49	\$2.49	5,310	\$13,200	\$13,200
B1	\$0	12	2x2	1185	2	\$2,900	\$2,900	\$2.45	\$2.45	2,370	\$5,800	\$5,800
B4	\$0	12	2x2	1230	4	\$2,835	\$2,835	\$2.30	\$2.30	4,920	\$11,340	\$11,340
B3	\$0	12	2x2	1305	6	\$2,970	\$2,970	\$2.28	\$2.28	7,830	\$17,820	\$17,820
C1	\$0	12	3x2	1485	4	\$3,630	\$3,630	\$2.44	\$2.44	5,940	\$14,520	\$14,520
A4	\$0	12	1x1	855	2	\$1,880	\$1,880	\$2.20	\$2.20	1,710	\$3,760	\$3,760
B2	\$0	12	2x2	1195	12	\$2,933	\$2,933	\$2.45	\$2.45	14,340	\$35,190	\$35,190
<b>TOTALS</b>	\$0				80					76,990	\$183,695	\$183,695
<b>AVERAGES</b>	\$0	12		962.38	6.7	2,296.19	2,296.19	\$2.39	\$2.39	6,416	\$15,308	\$15,308

<b>Revenue Management:</b>	<b>Traffic: 5</b>	<b>Leases: 1</b>
<b>Market Rating: A</b>	<b>Market Segment(s): Conventional / Market Rate, Midrise</b>	
<b>Floorplan Comments:</b>		
Concession Notes: No concessions		

\* Proforma net income is a projected monthly net income based on current survey pricing.

E2 Apartments	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
S1 Studio	\$0	12	Eff.	505	23	\$1,621	\$1,621	\$3.21	\$3.21	11,615	\$37,283	\$37,283
S2 Studio	\$0	12	Eff.	508	13	\$1,618	\$1,618	\$3.19	\$3.19	6,604	\$21,034	\$21,034
S3 Studio	\$0	12	Eff.	542	11	\$1,668	\$1,668	\$3.08	\$3.08	5,962	\$18,348	\$18,348
S4 Studio	\$0	12	Eff.	486	1	\$1,725	\$1,725	\$3.55	\$3.55	486	\$1,725	\$1,725
1A	\$0	12	1x1	603	58	\$1,770	\$1,770	\$2.94	\$2.94	34,974	\$102,660	\$102,660
1B	\$0	12	1x1	725	13	\$1,918	\$1,918	\$2.65	\$2.65	9,425	\$24,934	\$24,934
1C	\$0	12	1x1	735	14	\$2,073	\$2,073	\$2.82	\$2.82	10,290	\$29,022	\$29,022
1D	\$0	12	1x1	721	48	\$1,956	\$1,956	\$2.71	\$2.71	34,608	\$93,888	\$93,888
1E	\$0	12	1x1	723	70	\$1,985	\$1,985	\$2.75	\$2.75	50,610	\$138,950	\$138,950
1F	\$0	12	1x1	616	1	\$1,700	\$1,700	\$2.76	\$2.76	616	\$1,700	\$1,700
2A	\$0	12	2x2	958	12	\$2,537	\$2,537	\$2.65	\$2.65	11,496	\$30,444	\$30,444
2B	\$0	12	2x2	934	12	\$2,476	\$2,476	\$2.65	\$2.65	11,208	\$29,712	\$29,712
2C	\$0	12	2x2	1015	12	\$2,620	\$2,620	\$2.58	\$2.58	12,180	\$31,440	\$31,440
2D	\$0	12	2x2	1095	10	\$2,795	\$2,795	\$2.55	\$2.55	10,950	\$27,950	\$27,950
2E	\$0	12	2x2	1097	13	\$2,936	\$2,936	\$2.68	\$2.68	14,261	\$38,168	\$38,168
2F	\$0	12	2x2	1046	10	\$2,650	\$2,650	\$2.53	\$2.53	10,460	\$26,500	\$26,500
2G	\$0	12	2x2	1031	11	\$2,682	\$2,682	\$2.60	\$2.60	11,341	\$29,502	\$29,502
2H	\$0	12	2x1.5	808	1	\$2,450	\$2,450	\$3.03	\$3.03	808	\$2,450	\$2,450
3A	\$0	12	3x2	1298	11	\$3,825	\$3,825	\$2.95	\$2.95	14,278	\$42,075	\$42,075
3B	\$0	12	3x2.5	1635	9	\$4,200	\$4,200	\$2.57	\$2.57	14,715	\$37,800	\$37,800
3C	\$0	12	3x3.5	1751	1	\$4,500	\$4,500	\$2.57	\$2.57	1,751	\$4,500	\$4,500
3D	\$0	12	3x2.5	1657	2	\$4,200	\$4,200	\$2.53	\$2.53	3,314	\$8,400	\$8,400
<b>TOTALS</b>	\$0				356					281,952	\$778,485	\$778,485
<b>AVERAGES</b>	\$0	12		792.00	16.2	2,186.76	2,186.76	\$2.76	\$2.76	12,816	\$35,386	\$35,386

Traffic: 11

Leases: 2

Market Rating: A

Market Segment(s): Conventional / Market Rate, Highrise

Floorplan Comments:

E2 Apartments	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
Concession Notes: No concessions. 50% commission to brokers.												

\* Proforma net income is a projected monthly net income based on current survey pricing.

Evanston Place	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
STUDIO	\$0	12	Eff.	550	16	\$1,589	\$1,589	\$2.89	\$2.89	8,800	\$25,424	\$25,424
CONVERTIBLE	\$0	12	1x1	657	32	\$2,001	\$2,001	\$3.05	\$3.05	21,024	\$64,032	\$64,032
ONE BEDROOM	\$0	12	1x1	757	32	\$1,869	\$1,869	\$2.47	\$2.47	24,224	\$59,808	\$59,808
ONE BEDROOM	\$0	12	1x1	812	15	\$2,322	\$2,322	\$2.86	\$2.86	12,180	\$34,830	\$34,830
ONE BEDROOM	\$0	12	1x1	835	9	\$2,169	\$2,169	\$2.60	\$2.60	7,515	\$19,521	\$19,521
ONE BEDROOM	\$0	12	1x1	852	8	\$2,194	\$2,194	\$2.58	\$2.58	6,816	\$17,552	\$17,552
ONE BEDROOM	\$0	12	1x1	878	14	\$2,502	\$2,502	\$2.85	\$2.85	12,292	\$35,028	\$35,028
ONE BEDROOM	\$0	12	1x1	958	15	\$2,590	\$2,590	\$2.70	\$2.70	14,370	\$38,850	\$38,850
TWO BEDROOM	\$0	12	2x1	966	16	\$3,058	\$3,058	\$3.17	\$3.17	15,456	\$48,928	\$48,928
TWO BEDROOM	\$0	12	2x1	1034	8	\$3,474	\$3,474	\$3.36	\$3.36	8,272	\$27,792	\$27,792
TWO BEDROOM	\$0	12	2x1	1216	15	\$2,849	\$2,849	\$2.34	\$2.34	18,240	\$42,735	\$42,735
TWO BEDROOM	\$0	12	2x1	1221	8	\$3,124	\$3,124	\$2.56	\$2.56	9,768	\$24,992	\$24,992
THREE BEDROOM	\$0	12	3x1	1968	1	\$4,569	\$4,569	\$2.32	\$2.32	1,968	\$4,569	\$4,569
<b>TOTALS</b>	\$0				189					160,925	\$444,061	\$444,061
<b>AVERAGES</b>	\$0	12		851.46	14.5	2,349.53	2,349.53	\$2.76	\$2.76	12,379	\$34,159	\$34,159

Traffic: 9

Leases: 3

Market Rating: A

Market Segment(s): Midrise, Conventional / Market Rate

**Floorplan Comments:**

Concession Notes: One month free if moved in by the 9/14

\* Proforma net income is a projected monthly net income based on current survey pricing.

The Reserve at Evanston	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*

The Reserve at Evanston	Total Free Rent	Lease Term	Unit Type	Sq Ft	# Units	Rent / Unit	Net Rent / Unit	Rent per Sq Ft	Net Rent per Sq Ft	Total Sq Ft	Gross Income	Proforma Net Income*
Studio	\$0	12	Eff.	550	7	\$1,467	\$1,467	\$2.67	\$2.67	3,850	\$10,269	\$10,269
Studio	\$0	12	Eff.	640	3	\$1,489	\$1,489	\$2.33	\$2.33	1,920	\$4,467	\$4,467
One Bedroom	\$0	12	1x1	575	4	\$1,360	\$1,360	\$2.37	\$2.37	2,300	\$5,440	\$5,440
One Bedroom	\$0	12	1x1	630	12	\$1,433	\$1,433	\$2.27	\$2.27	7,560	\$17,196	\$17,196
One Bedroom	\$0	12	1x1	645	12	\$1,447	\$1,447	\$2.24	\$2.24	7,740	\$17,364	\$17,364
One Bedroom	\$0	12	1x1	675	8	\$1,442	\$1,442	\$2.14	\$2.14	5,400	\$11,536	\$11,536
One Bedroom	\$0	12	1x1	705	54	\$1,528	\$1,528	\$2.17	\$2.17	38,070	\$82,512	\$82,512
One Bedroom	\$0	12	1x1	715	3	\$1,493	\$1,493	\$2.09	\$2.09	2,145	\$4,479	\$4,479
One Bedroom	\$0	12	1x1	780	8	\$1,608	\$1,608	\$2.06	\$2.06	6,240	\$12,864	\$12,864
Two Bedroom One Bath	\$0	12	2x1	870	12	\$2,123	\$2,123	\$2.44	\$2.44	10,440	\$25,476	\$25,476
Two Bedroom One Bath	\$0	12	2x1	890	4	\$2,070	\$2,070	\$2.33	\$2.33	3,560	\$8,280	\$8,280
Two Bedroom	\$0	12	2x2	1010	14	\$2,302	\$2,302	\$2.28	\$2.28	14,140	\$32,228	\$32,228
Two Bedroom	\$0	12	2x2	1015	4	\$2,253	\$2,253	\$2.22	\$2.22	4,060	\$9,012	\$9,012
Two Bedroom	\$0	12	2x2	1040	3	\$2,304	\$2,304	\$2.22	\$2.22	3,120	\$6,912	\$6,912
Two Bedroom	\$0	12	2x2	1050	6	\$2,260	\$2,260	\$2.15	\$2.15	6,300	\$13,560	\$13,560
Two Bedroom	\$0	12	2x2	1080	4	\$2,253	\$2,253	\$2.09	\$2.09	4,320	\$9,012	\$9,012
Two Bedroom	\$0	12	2x2	1090	20	\$2,316	\$2,316	\$2.12	\$2.12	21,800	\$46,320	\$46,320
Two Bedroom	\$0	12	2x2	1100	8	\$2,345	\$2,345	\$2.13	\$2.13	8,800	\$18,760	\$18,760
Two Bedroom	\$0	12	2x2	1110	2	\$2,349	\$2,349	\$2.12	\$2.12	2,220	\$4,698	\$4,698
Three Bedroom	\$0	12	3x3	1205	4	\$3,473	\$3,473	\$2.88	\$2.88	4,820	\$13,892	\$13,892
Three Bedroom	\$0	12	3x3	1445	4	\$3,619	\$3,619	\$2.50	\$2.50	5,780	\$14,476	\$14,476
<b>TOTALS</b>	\$0				196					164,585	\$368,753	\$368,753
<b>AVERAGES</b>	\$0	12		839.72	9.3	1,881.39	1,881.39	\$2.24	\$2.24	7,837	\$17,560	\$17,560

Revenue Management: Yieldstar

Traffic: 5

Leases: 4

Market Rating: A

Market Segment(s): Conventional / Market Rate, Midrise

**Floorplan Comments:**

Concession Notes: "Look and lease" promotion, complete an application within 48 hours from touring, and receive \$250 credit.

\* Proforma net income is a projected monthly net income based on current survey pricing.



Amenity Comparison	The Park Evanston	1717 Evanston	415 Premier Apartments	Anni Evanston	Central Station	E2 Apartments	Evanston Place	The Reserve at Evanston	Comps With
	<b>Kitchen Amenities</b>								
Black Appliances								X	14% (1/7)
Breakfast Bar	X			X					14% (1/7)
Brushed Nickel Hardware								X	14% (1/7)
Caesar Stone Countertops				X					14% (1/7)
Ceramic Tile	X								0% (0/7)
Cherry Cabinetry								X	14% (1/7)
Dishwasher	X	X		X	X	X		X	71% (5/7)
Dishwasher/Disposal	X			X	X			X	43% (3/7)
Energy Star Appliances		X		X	X	X		X	71% (5/7)
Espresso Cabinets		X							14% (1/7)
Fully Appliance Kitchen	X	X		X	X			X	57% (4/7)
Garbage Disposal		X		X		X		X	57% (4/7)
Granite Countertops		X		X				X	43% (3/7)
Hardwood Floor		X		X	X	X			57% (4/7)
Ice Maker		X		X	X	X		X	71% (5/7)
Kitchen Center Island		X				X			29% (2/7)
Maple Cabinets								X	14% (1/7)
Microwave	X	X	X	X	X	X	X	X	100% (7/7)
Pantry		X		X				X	43% (3/7)
Quartz Countertops					X	X			29% (2/7)
Range - Gas	X	X				X		X	43% (3/7)
Refrigerator	X	X	X	X	X	X	X	X	100% (7/7)
Self-Cleaning Oven	X	X		X	X	X		X	71% (5/7)
Side by Side Refrigerator		X			X				29% (2/7)
Stainless Steel Appliances		X		X	X	X			57% (4/7)
Stove - Gas		X				X		X	43% (3/7)
Stove/ Range	X	X			X			X	43% (3/7)



Amenity Comparison	The Park Evanston	1717 Evanston	415 Premier Apartments	Amli Evanston	Central Station	E2 Apartments	Evanston Place	The Reserve at Evanston	Comps With
	Stove/Range - Electric	X			X				
Tiled Backsplash		X		X	X	X			57% (4/7)
Washer/Dryer	X	X	X	X	X	X	X	X	100% (7/7)
Washer/Dryer Connection	X					X			14% (1/7)
<b>Living Area Amenities</b>									
9 ft. Ceilings	X	X		X	X	X		X	71% (5/7)
Fiber Wood Flooring		X		X	X				43% (3/7)
Fireplace		X							14% (1/7)
Fireplace (gas)		X							14% (1/7)
Separate Dining								X	14% (1/7)
Tile Entry	X							X	14% (1/7)
Vaulted Ceilings				X					14% (1/7)
<b>Bathroom Amenities</b>									
Garden Tub(s)	X	X		X					29% (2/7)
Granite/Marble/Quartz Countertops		X				X		X	43% (3/7)
Heat Lamp				X					14% (1/7)
Tile Floors	X	X							14% (1/7)
Vanity	X	X		X		X		X	57% (4/7)
Vanity (dual sink)		X							14% (1/7)
Vent Fan	X	X		X				X	43% (3/7)
Walk-in Shower				X					14% (1/7)
<b>Views</b>									
City View	X	X		X	X	X		X	71% (5/7)
Courtyard View				X	X			X	43% (3/7)
Lake View	X	X		X		X			43% (3/7)
Pool View		X		X		X		X	57% (4/7)
<b>Misc. / Bedroom Amenities</b>									
10 ft Ceilings		X							14% (1/7)
















































































Amenity Comparison	The Park Evanston	1717 Evanston	415 Premier Apartments	Anni Evanston	Central Station	E2 Apartments	Evanston Place	The Reserve at Evanston	Comps With
8 ft Ceilings	X								0% (0/7)
Air Conditioning	X	X		X		X		X	57% (4/7)
Attached Garages	X								0% (0/7)
Bay Windows	X			X				X	29% (2/7)
Blinds or Window Coverings	X	X		X		X	X	X	71% (5/7)
Cable Ready	X	X		X	X	X		X	71% (5/7)
Carpet	X	X						X	29% (2/7)
Ceiling Fans				X		X			29% (2/7)
Central Heat/Air Conditioning	X	X				X			29% (2/7)
Ceramic Tile				X					14% (1/7)
Computer Nook					X				14% (1/7)
Curved Shower Rods		X							14% (1/7)
Den//Loft	X	X		X	X				43% (3/7)
Digital Thermostat		X		X					29% (2/7)
Double Paned Windows	X	X		X				X	43% (3/7)
Faux Hardwood Plank Floors		X							14% (1/7)
Fire Sprinkler	X	X		X				X	43% (3/7)
French Doors				X					14% (1/7)
Gas Heating		X							14% (1/7)
Hall Closet	X	X		X	X			X	57% (4/7)
Hardwood Floors		X			X	X			43% (3/7)
Linen Closet	X			X				X	29% (2/7)
Miniblinds		X		X				X	43% (3/7)
Monitored Alarms	X								0% (0/7)
Multiple Phone Lines	X								0% (0/7)
Outside Storage	X							X	14% (1/7)
Patio/ Balcony		X		X	X	X	X	X	86% (6/7)
Renovated Units	X							X	14% (1/7)

Amenity Comparison	The Park Evanston	1717 Evanston	415 Premier Apartments	Amli Evanston	Central Station	E2 Apartments	Evanston Place	The Reserve at Evanston	Comps With
		X	X		X	X	X		
Storage	X	X		X	X		X	X	71% (5/7)
Sunroom				X					14% (1/7)
Tile Floors	X								0% (0/7)
Track Lighting	X	X		X	X			X	57% (4/7)
Two Entrances				X					14% (1/7)
Views Available	X	X		X	X	X		X	71% (5/7)
Walk-in Closet	X	X		X	X	X		X	71% (5/7)
<b>Common Amenities Amenities</b>									
24 hr Emergency Maintenance	X	X	X	X		X	X	X	86% (6/7)
24hr access Indoor Central Mail room	X	X	X						29% (2/7)
Access Gates		X		X					29% (2/7)
Aerobic Area				X					14% (1/7)
Assigned Parking	X	X	X	X					43% (3/7)
Basketball Court(s)						X			14% (1/7)
BBQ Picnic Area		X		X		X	X		57% (4/7)
Bicycle Storage	X	X	X	X	X	X		X	86% (6/7)
Billiards Room		X		X					29% (2/7)
Business Center	X	X	X	X	X	X	X	X	100% (7/7)
Cleaning Service		X							14% (1/7)
Clubhouse	X			X		X	X	X	57% (4/7)
Coffee Bar		X	X	X	X		X		71% (5/7)
Community Courtyard for Recreation						X			14% (1/7)
Community Room	X	X	X	X	X	X			71% (5/7)
Conierge Service	X		X			X			29% (2/7)
Conference Room		X				X			29% (2/7)
Controlled Access		X				X			29% (2/7)
Covered Parking	X	X		X		X			43% (3/7)

Amenity Comparison	The Park Evanston	1717 Evanston	415 Premier Apartments	Amli Evanston	Central Station	E2 Apartments	Evanston Place	The Reserve at Evanston	Comps With
Dog Run				X					14% (1/7)
Doorman	X					X			14% (1/7)
Dry-cleaning Service	X	X		X	X				43% (3/7)
Elevators	X	X	X	X	X	X	X	X	100% (7/7)
Fitness Center	X	X	X	X	X	X		X	86% (6/7)
Furnished/Corp	X								0% (0/7)
Game Room						X			14% (1/7)
Garage-Attached						X			14% (1/7)
Garages-Underground		X							14% (1/7)
Green Roof					X	X			29% (2/7)
Guest Suite(s)		X				X		X	43% (3/7)
High-Speed Internet	X	X		X	X	X			57% (4/7)
Internet Cafe		X		X	X				43% (3/7)
Jacuzzi/Hot Tub						X			14% (1/7)
Keyless Entry Systems		X							14% (1/7)
Laundry Room(s)	X							X	14% (1/7)
Limited Access		X							14% (1/7)
Media Room		X				X			29% (2/7)
Meeting Room	X	X							14% (1/7)
Movie Theater		X							14% (1/7)
Near Public Transportaion		X		X		X			43% (3/7)
On-site Retail	X				X	X			29% (2/7)
Outdoor Fire Pit		X		X		X			43% (3/7)
Parking Garage	X	X		X	X	X	X		71% (5/7)
Parking-Assigned		X		X	X		X	X	71% (5/7)
Parking-Guest	X						X		14% (1/7)
Pet Park						X			14% (1/7)
Pets Accepted	X	X	X	X	X	X	X	X	100% (7/7)

Amenity Comparison	The Park Evanston	1717 Evanston	415 Premier Apartments	Anni Evanston	Central Station	E2 Apartments	Evanston Place	The Reserve at Evanston	Comps With
		X				X			29% (2/7)
Pool Table	X	X				X			29% (2/7)
Pool(s)						X	X	X	43% (3/7)
Pool(s), Heated	X	X				X			29% (2/7)
Poolside Cabana						X			14% (1/7)
Private Entry				X					14% (1/7)
Private Garages		X							14% (1/7)
Require Renters Insurance		X		X					29% (2/7)
Resident Activities/Functions		X		X					29% (2/7)
Resident Lounge	X	X		X		X	X	X	71% (5/7)
Sauna	X								0% (0/7)
Smoke Free Building		X		X		X	X		57% (4/7)
Social/Cyber Lounges		X			X				29% (2/7)
Spa						X			14% (1/7)
Storage Units Available		X		X	X		X	X	71% (5/7)
Theatre Room		X				X			29% (2/7)
View Premiums		X					X		29% (2/7)
Wi-Fi Hot Spots	X	X		X	X				43% (3/7)
Yoga Room				X		X			29% (2/7)

## Utilities

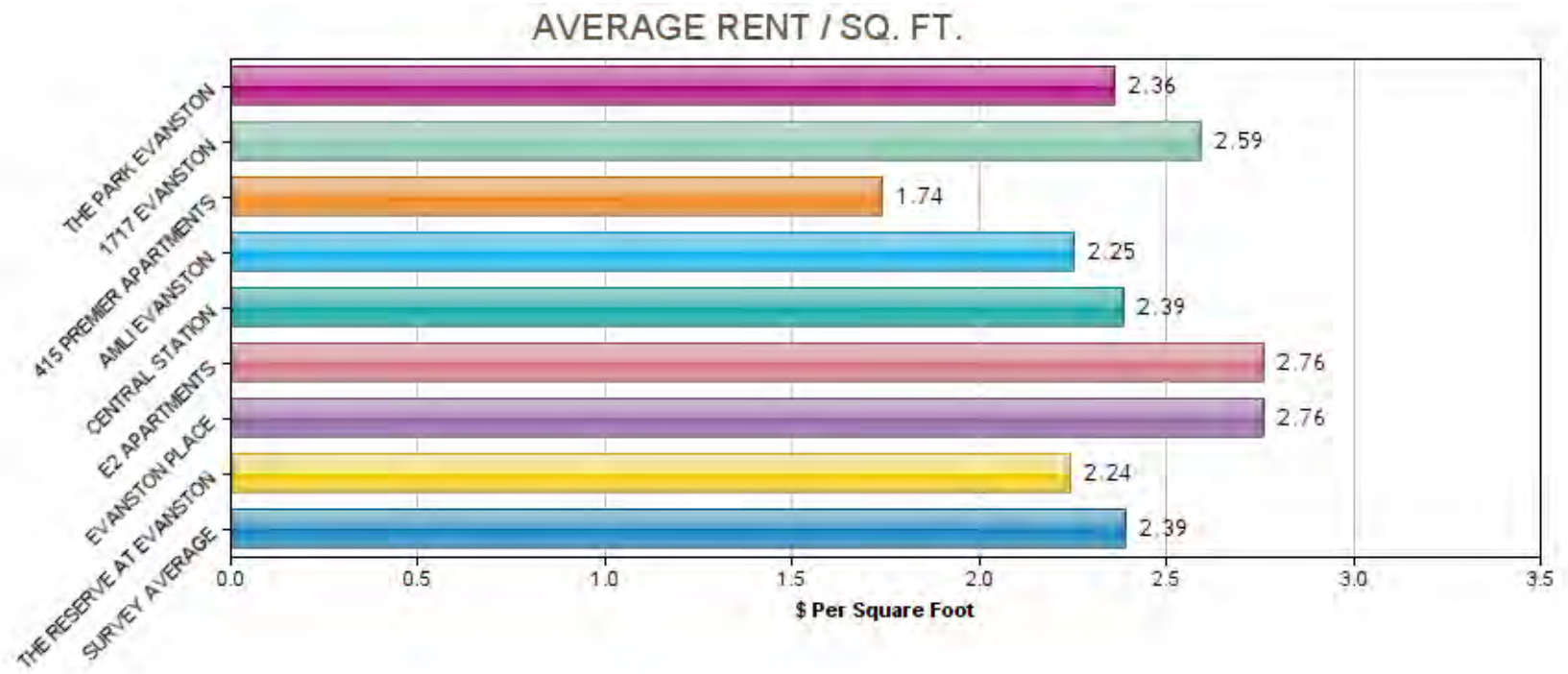
 <b>Property Pays</b>		 <b>Resident Pays</b>												
PROPERTY	Air Conditioning	Cable / Satellite	Electric	Gas	Heat System	Hot Water	Internet	Pest Control	Resident Utility Billing System (RUBS)	Sewer	Telephone	Trash	Water	Water / Sewer
The Park Evanston														
1717 Evanston														
415 Premier Apartments														
AmlI Evanston														
Central Station		 70-120					 70-120							 70-120
E2 Apartments														
Evanston Place														
The Reserve at Evanston														

### Rentable Items

The Park Evanston		1717 Evanston		415 Premier Apartments		Amli Evanston	
Additional Parking	\$115.00	Assigned Parking	\$125.00-\$175.00	Assigned Parking	\$100	Parking Garage	\$135.00
Assigned Parking	\$135.00	Bike Storage	??	Bike Storage	\$0	Storage Units	\$30.00
Bike Storage	\$10.00	Clubhouse Rental	\$155.00	Clubhouse Rental	\$200		
Clubhouse Rental	\$160.00	Covered/Carport Parking	??	Fitness Facility	\$0		
Covered/Carport Parking	\$0	Guest Suite	\$100.00	Guest Suite	\$200		
Fitness Facility	\$0	Parking Garage	??				
Garages Available	\$0	Private Garage	\$250.00				
Guest Parking	\$10.00	Storage Units	\$25.00-\$45.00				
Parking Garage	\$135.00	Underground Parking	??				
Storage Units	\$30.00						
Underground Parking	??						
Washer/Dryer	\$0						

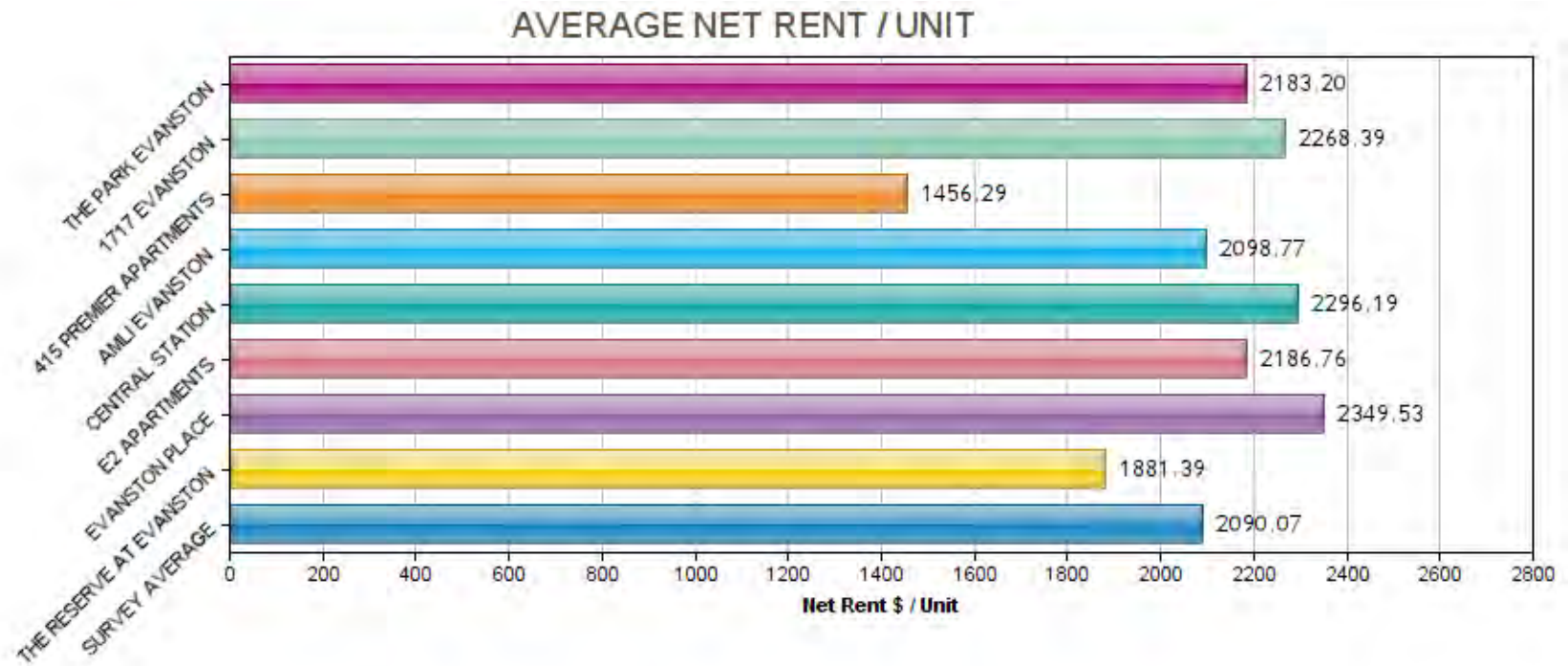
Central Station		E2 Apartments		Evanston Place		The Reserve at Evanston	
Parking Garage	\$105-\$115	Parking Garage	??	Assigned Parking	\$100.000	Assigned Parking	\$135
Storage Units	\$25.00			Clubhouse Rental	\$125.00	Bike Storage	\$0
				Covered/Carport Parking	\$115.00	Fitness Facility	\$0
				Parking Garage	\$70.00	Garages Available	\$0
				Storage Units	\$55.00	Guest Suite	\$95
				Underground Parking	\$0	Storage Units	\$35.00
				Washer/Dryer	\$0	Underground Parking	\$0

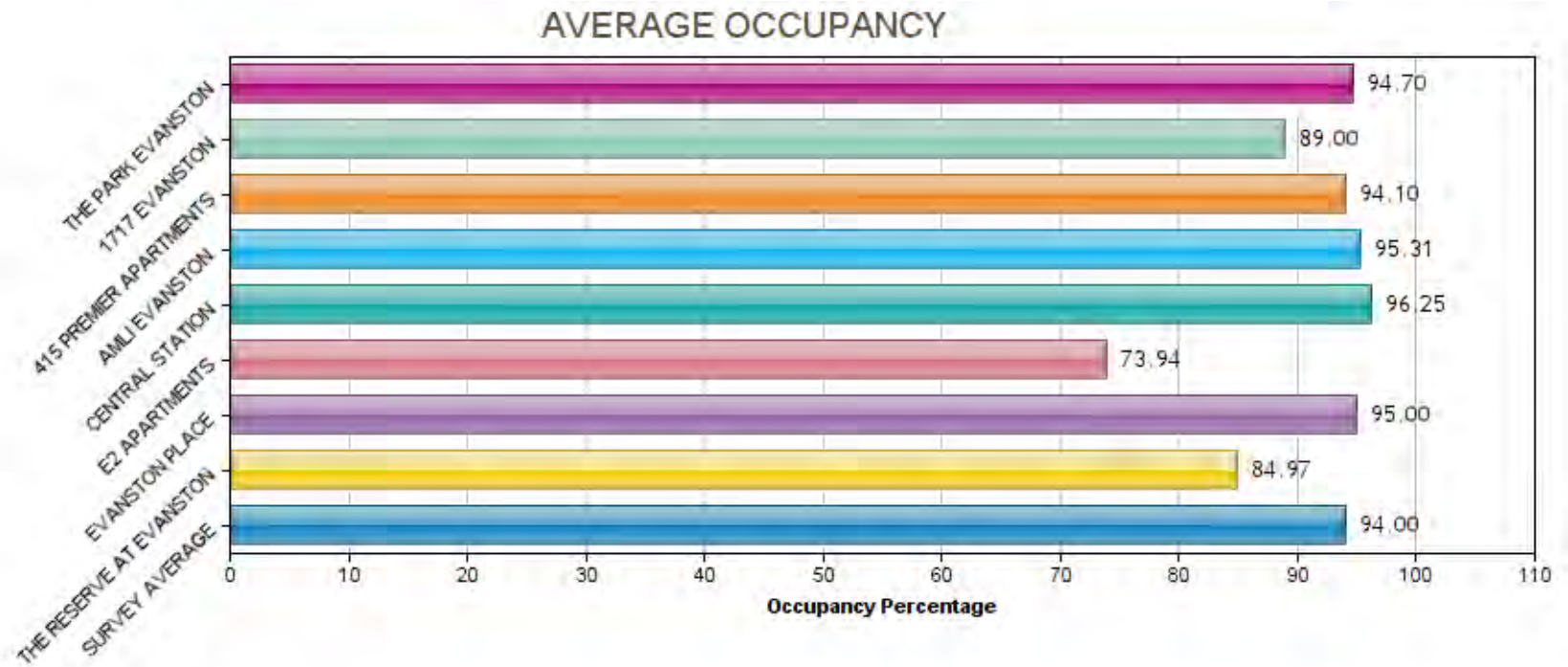




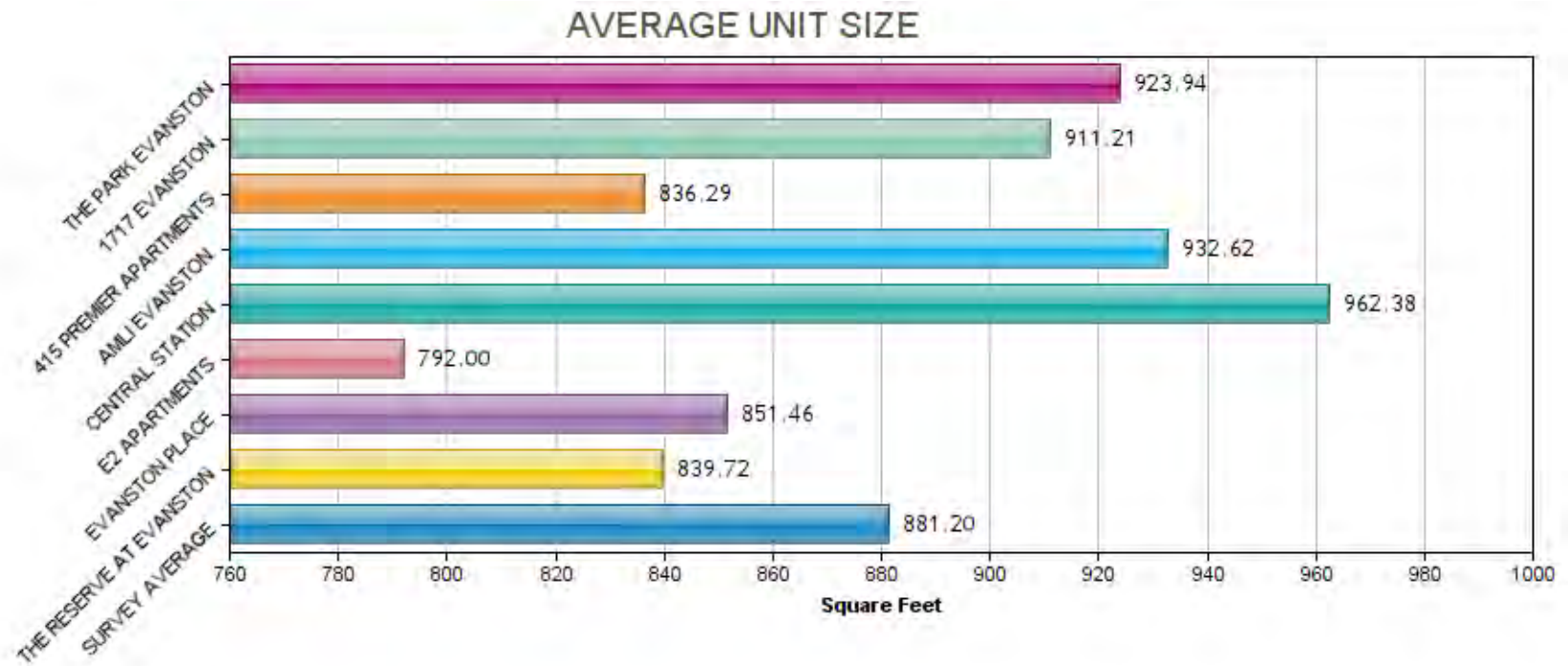


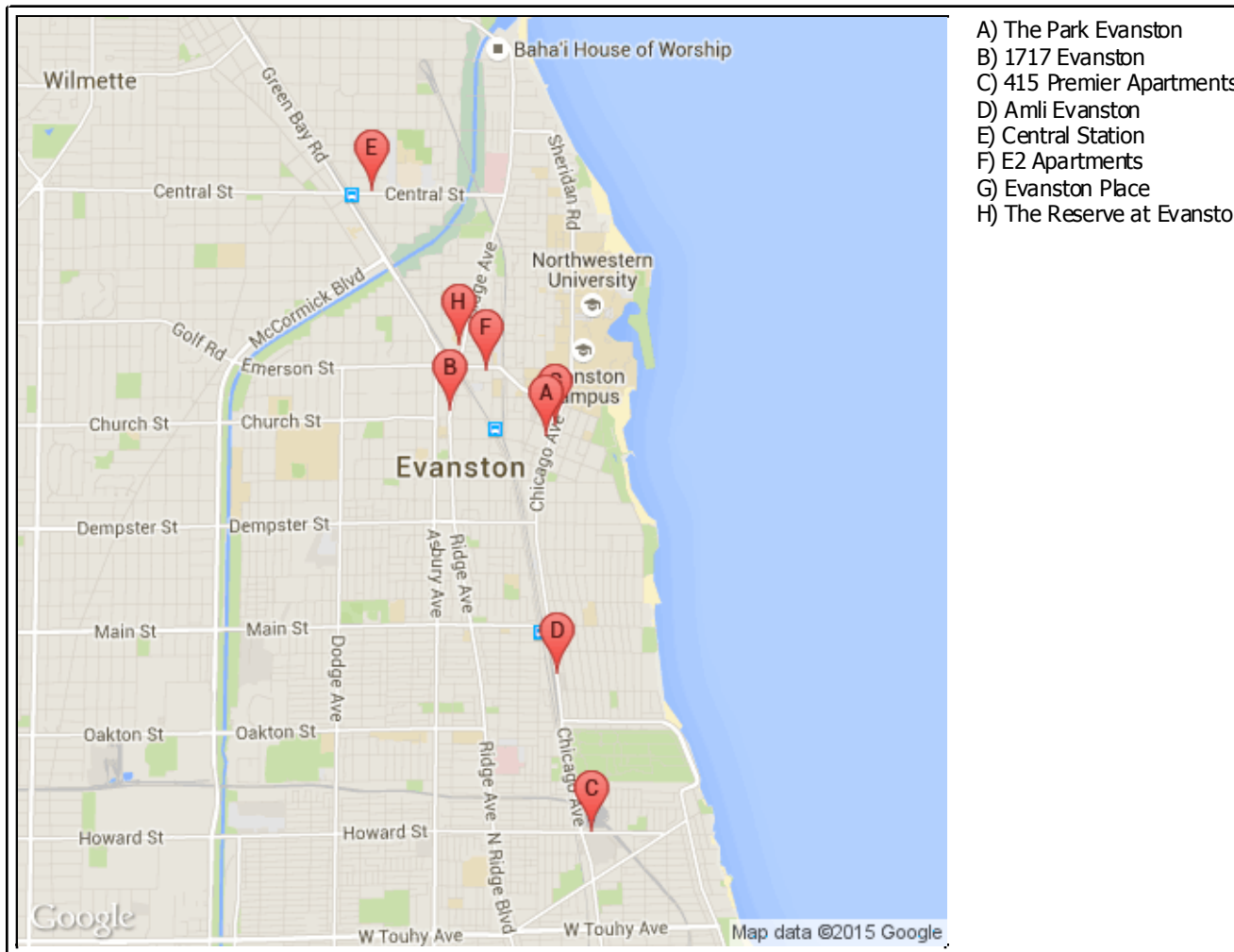






\*\* Properties with an occupancy less than 85% are excluded from the survey average.





*If a property does not appear on the map, it is because Google's mapping service did not return a location marker for that property's address.*

# Traffic & Parking Impact Study

Tab 13

**Please refer to the Traffic and Parking Impact Study for Proposed Mixed-Use Development spiral bound presentation, prepared by KLOA, which has been included in the back of the binder.**

# Parking Study

Tab 14

**Please refer to Section 6 Titled Traffic Study, Page 33, for the Parking Analysis.**



# Village Services

Tab 15

The target demographic of this community will be young professionals single or married without children and between the ages of 25 and 35. Based on this demographic we anticipate less than 13 school aged children in the community. Therefore there is little impact to the schools and park district. It is also typical of this demographic to have fewer police, fire, and ambulance calls than the average single family home. Data has been requested from the VOP Police and Fire Department as it pertains to calls at Oak Park Place, a comparable property.

Given the urban and mixed use nature of the surrounding area, it is anticipated that the development will not have a negative effect on surrounding property values. With an alley to the east, Harlem to the west, elevated train tracks to the north and multifamily to the south, the physical impact on the adjacent properties will be negligible. With regard to the surrounding neighborhood, the residents of this community will participate in the local economy by eating in local restaurants and shopping in local stores. So in addition to the benefit of the property taxes, the residual spending impact will have a positive impact to the Village from an economic standpoint and a quality of life standpoint.

The RDA includes the following tax projections

## Restaurant

- 7,000 square feet at \$400 per square foot equals revenue of \$2,800,000
- Sales Tax Revenue of \$56,000

## General Retail

- 3,000 square feet at \$300 per square foot equals revenue of \$900,000
- Sales Tax Revenue of \$18,000

Residential annual property tax revenue of \$800,000

Retail annual property tax revenue of \$25,000

- Total Property Tax of \$825,000
- Total Sales Tax of \$74,000
- Total Estimated Tax - \$900,000

# **Environmental Reports**

Tab 16

**The environmental reports are available on the consultants FTP.  
Access will be granted upon request to Joe Segobiano at  
jsegobiano@lpsi.com.**



September 23, 2015

Mr. Joseph S. Segobiano  
OP South Boulevard LLC  
1110 Jorie Boulevard, Suite 300  
Oak Brook, IL 60523

Re: Environmental Summary – OP South Boulevard  
Mixed-Use Redevelopment, South Boulevard and Harlem Avenue  
Oak Park, Illinois

Dear Mr. Segobiano:

Per your request, this letter was prepared to summarize previous and recent environmental investigations and cleanup actions that have occurred related to the pending redevelopment of the subject property (Site). This summary is followed by the next steps planned to complete site cleanup and facilitate redevelopment.

### **Executive Summary**

Environmental investigation of the OP South Boulevard Site has identified the following areas of environmental concern to be addressed during site redevelopment:

Former Fuel Oil UST / Petroleum Impacts. A 550 gallon fuel oil underground storage tank (UST) recently removed from the Site was declared a leaking underground storage tank (LUST) release by the Illinois State Fire Marshal. Contaminated soils were removed and disposed of at the time of the UST removal. No evidence of groundwater impact was noted during the sampling to date.

*A No Further Remediation (NFR) determination suitable for residential reuse of the Site will be pursued from Illinois EPA through enrollment within Illinois voluntary Site Remediation Program (SRP).*

Cinder Fill. An apparent ferrous silicate cinder fill is present across a large portion of the east commuter lot. The cinder fill is about 1' thick on average and generally present immediately beneath the existing pavement section. The material is likely high in iron content and will not be considered "clean" for disposal purposes. While direct contact with this material likely represents a minimal health risk, its presence is a potential risk to shallow groundwater. Further, it will need to be managed as a waste whenever removed from the Site.

*V3 recommends this material be removed as a part of the Site's redevelopment to mitigate potential groundwater risks, and to avoid premium disposal costs associated with future subsurface maintenance and construction activities.*

Demolition Debris. V3 encountered evidence of general construction/demo debris in the subsurface of the east commuter parking lot while performing test excavations and the UST removal. The debris included metal, glass and wood. These materials are not considered clean

construction or demolition debris (CCDD) and cannot be accepted as clean fill at a CCDD site.

*To the extent soils mixed with these types of debris—rather than unpainted concrete, brick and asphalt—cannot be segregated, these soils would need to be disposed of at a Subtitle D landfill when off-site export is required as a result of redevelopment.*

Regulatory requirements and next steps have been discussed with OP South Boulevard LLC and the Village of Oak Park. The parties have determined that enrollment in the SRP is the most appropriate option for addressing the LUST Incident and site concerns. To process the Site and pursue a residential land use NFR letter from IEPA, the following next steps are anticipated:

- Perform additional soil and groundwater sampling at the Site and complete the characterization of subsurface conditions to satisfy IEPA requirements. At this time, we anticipate minimal remedial efforts to complete site cleanup.
- Enroll the Site in the Illinois SRP and submit the regulatory reports required to pursue a NFR letter. Based upon investigations to date, we do not anticipate that the terms of the NFR letter will require engineering controls such as engineered barriers to be protective of residential land use.
- Establish a soil management plan to appropriately manage environmentally impacted soils during construction, including landfill disposal of cinder, and construction and demolition debris, as appropriate.
- Require contractors to establish site health and safety plans in accordance with OSHA requirements to protect site workers during construction.

In summary, the conducted environmental investigations indicate the Site has minimal environmental impacts and current conditions represent minimal health and safety risks for contact with Site soils. Further, the Site will be secured during construction to protect public safety. As previously noted, post-construction, the Site will have obtained a NFR letter that demonstrates the property is protective of residential land use.

The following paragraphs provide a more detailed summary of site investigations, conditions and remedial actions.

## **Background**

Environmental investigations of the Site were first initiated in 2002 on behalf of the Village of Oak Park. The Village followed these with an additional subsurface investigation in 2014. Recent investigations and cleanup actions were performed by V3 Companies on behalf of OP South Boulevard LLC and the Village of Oak Park. The related environmental documentation is cited below with full reports for each contained within the attachments to this letter:

- Phase I Environmental Site Assessment, KSA (2002)
- Phase II Environmental Site Assessment, KSA (2003)
- Phase II Subsurface Investigation, EPI (2014)
- Geophysical Exploration Findings & Phase II Subsurface Investigation Recommendations, V3 (June 2015)
- UST Removal and Subsurface Investigation Report, V3 (Sept. 2015)

## **Previous Investigations**

The 2002 Phase I ESA identified two *recognized environmental conditions* (RECs) in association with the Site:

- Historic records indicated that a 550 gallon fuel oil underground storage tank (UST) may be present at the Site (100 South Maple Street, northwest corner of the east commuter parking lot).
- A leaking underground storage tank (LUST) incident was identified at 1160 Westgate Street, north of the Site, with the status of related cleanup actions unknown. [Note: V3's current review indicates that the Village of Oak Park subsequently enrolled this property in the Illinois Site Remediation Program (SRP) and a draft No Further Remediation (NFR) Letter was issued by IEPA in 2005. As a result, V3 does not consider this LUST incident a REC in association with the Site.]

The 2003 Phase II ESA included the advancement of six geoprobe borings throughout the Site. The investigation concluded that "...the subject property has not been impacted by the surrounding LUST sites and previous buildings...", but was inconclusive regarding the potential presence of the fuel oil UST and recommended an additional boring be sampled following demolition of the auto detailing shop. The report also cited the potential presence of buried building foundations.

The 2014 Phase II Subsurface Investigation included the advancement of one soil boring in the vicinity of the possible 550 gallon UST—within the former building footprint of the auto detailing shop. Investigation results identified low level petroleum impacts to soils in that location, and noted that additional soil boring delineation would further characterize the horizontal and vertical extent of impacts.

### **V3 Investigations**

Based on a review of prior investigation results, V3 recommended that a geophysical survey be performed to determine whether there was evidence of USTs and remnant buried foundations at the Site. A geophysical survey—ground penetrating radar (GPR) and electromagnetic (EM) survey—was performed in April 2015 and identified the following:

- One large EM anomaly across much of the east commuter parking lot, later determined to be cinder (ferrous silicate) fill, and
- Two small EM anomalies (possible USTs) to the east of the former auto detailing shop.
- The geophysical survey did not identify anomalous responses indicative of possible USTs on the west parking lot, but did identify slightly elevated responses potentially indicative of slag, cinder or demo debris fills.
- Further, the GPR survey identified 3 distinct zones on the west lot that appear to be former basements likely filled with demo debris and earth fills. Apparent remnant foundations were not identified on this lot.

V3 also provided environmental screening of one soil boring during a geotechnical soils exploration of the Site in May 2015. The screening and geotechnical exploration identified the presence of petroleum impacts at depth and noted the widespread presence of cinder fill in the east commuter parking lot. The results of that work suggested evidence of environmental concerns requiring further investigation.

At the conclusion of this work, V3 recommended additional investigation of the east commuter parking lot to evaluate the geophysical survey anomalies (possible USTs), the extent of the cinder and the extent of petroleum impacts.

The recommended test pit excavations, soil boring advancement, and soil and groundwater sampling were performed on July 6, 2015. The results of this work identified one 550 gallon fuel

oil UST east of the former auto detailing shop, and further evaluated the extent and degree of petroleum impacts and the extent of ferrous silicate cinder fill observed at the Site. As a result of the UST discovery, removal permitting of the tank was initiated. The results of this investigation work are documented within **Attachment 1**.

### **UST Removal Activities**

RW Collins Co., an Illinois-licensed UST decommissioning contractor, performed the UST removal on August 4, 2015. V3 provided oversight of UST removal activities and collected confirmation samples. Mr. Randy Carben, Storage Tank Safety Specialist with the Illinois Office of the State Fire Marshal (OSFM) was on site for the UST removal. Upon removal of the UST and the observation of corrosion holes in the tank, Mr. Carben declared a release and V3 reported the incident to IEMA on behalf of the Village of Oak Park (LUST Incident No. H2015-0863).

Approximately 60 tons of petroleum impacted soil were excavated, removed and disposed off-site at a Subtitle D landfill. The UST was properly cleaned, destroyed and disposed offsite.

### **Site Investigation & UST Excavation Sampling Results**

Laboratory analytical results for soils were compared to the most stringent *Maximum Allowable Concentration* (MAC) for chemical constituents in uncontaminated soil established pursuant to Subpart F of 35 IAC 1100.605 and to TACO Tier 1 remediation objectives (ROs) for the residential and construction worker scenario (Title 35 of the Illinois Administrative Code (IAC) Part 742, Tiered Approach to Corrective Action Objectives (TACO), effective February 15, 2007). Soil and groundwater analytical results are summarized as follows:

- Analyzed petroleum hydrocarbon indicator contaminants were detected at very low levels in select samples, but none of the concentrations exceed Tier 1 residential ROs.
- Other potential contaminants of concern (i.e., volatile and semi-volatile organic compounds, PCBs and RCRA metals) were not detected in excess of Tier 1 residential ROs. The only volatile organic compounds (VOCs) detected at the Site were petroleum constituents.
- The groundwater sample obtained from a temporary monitoring well installed at the Site detected no VOCs.
- Although the sample analysis obtained specifically from the cinder observed during the geotechnical investigation did not indicate evidence of contaminants present at concentrations in excess of Tier 1 ROs, the cinder is an apparent ferrous silicate. As such, high concentrations of iron (not analyzed) are expected that may exceed Illinois' most stringent Tier 1 remediation objectives, as well as the Part 1100 MACs required for acceptance as clean soil at a CCDD fill site.

### **Conclusions and Recommendations**

Prior investigations at the Site noted several areas of environmental concern (AOCs) including petroleum impacted soils, the presence of a fuel oil UST, the presence of cinder fill, and buried demolition debris. Additional definition regarding each of these concerns is discussed below.

Fuel Oil UST / Petroleum Impacts. The subsurface investigations identified the presence of a 550 gallon heating oil UST that has since been appropriately removed via permit and OSFM oversight. The OSFM inspector declared a release of petroleum had occurred and the leaking UST has been assigned LUST Incident No. H2015-0863.

Contaminated soils were removed and disposed of at the time of the UST removal. While there is evidence of residual petroleum impact in Site soils, the UST removal excavation confirmation samples and samples collected from borings advanced at the Site do not suggest evidence of petroleum concentrations remaining in excess of Tier 1 residential ROs. No evidence of groundwater impact was noted during the sampling to date.

*A No Further Remediation (NFR) determination suitable for residential reuse of the Site will be pursued from Illinois EPA through enrollment within Illinois voluntary Site Remediation Program (SRP).*

Cinder Fill. An apparent ferrous silicate cinder fill is present across a large portion of the east commuter lot. The cinder fill is about 1' thick on average and generally present immediately beneath the existing pavement section. The material is likely high in iron content and will not be considered "clean" for disposal purposes. While direct contact with this material likely represents a minimal health risk, its presence is a potential risk to shallow groundwater. Further, it will need to be managed as a waste whenever removed from the Site. V3 estimates an approximate volume of about 350 cubic yards (or about 600 tons) is present within the east commuter parking lot.

*V3 recommends this material be removed as a part of the Site's redevelopment to mitigate potential groundwater risks, and to avoid premium disposal costs associated with future subsurface maintenance and construction activities.*

Demolition Debris. V3 encountered evidence of general construction/demo debris in the subsurface of the east commuter parking lot while performing test excavations and the UST removal. The debris included metal, glass and wood. These materials are not considered clean construction or demolition debris (CCDD) and cannot be accepted as clean fill at a CCDD site.

*To the extent soils mixed with these types of debris—rather than unpainted concrete, brick and asphalt—cannot be segregated, these soils would need to be disposed of at a Subtitle D landfill when off-site export is required as a result of redevelopment.*

Regulatory requirements and next steps have been discussed with OP South Boulevard LLC and the Village of Oak Park. The parties have determined that enrollment in the SRP is the most appropriate option for addressing the LUST Incident and site concerns. To process the Site and pursue a residential land use NFR letter from IEPA, the following next steps are anticipated:

- Perform additional soil and groundwater sampling at the Site and complete the characterization of subsurface conditions to satisfy IEPA requirements. At this time, we anticipate minimal remedial efforts to complete site cleanup.
- Enroll the Site in the Illinois SRP and submit the regulatory reports required to pursue a NFR letter. Based upon investigations to date, we do not anticipate that the terms of the NFR letter will require engineering controls such as engineered barriers to be protective of residential land use.
- Establish a soil management plan to appropriately manage environmentally impacted soils during construction, including landfill disposal of cinder, and construction and demolition debris, as appropriate.
- Require contractors to establish site health and safety plans in accordance with OSHA requirements to protect site workers during construction.

In summary, the conducted environmental investigations indicate the Site has minimal environmental impacts and current conditions represent minimal health and safety risks for general contact with Site soils. Further, the Site will be secured during construction to protect public safety. As previously noted, post-construction, the Site will have obtained a NFR letter that demonstrates the property is protective of residential land use.

### Closing

We appreciate the opportunity to assist OP South Boulevard, LLC and the Village of Oak Park with this project and are available at your convenience to further discuss the contents of this report. Please contact us should you have any questions, concerns, or additional needs.

Sincerely,  
V3 COMPANIES

A handwritten signature in black ink, appearing to read "Keith Oswald", with a large, stylized flourish at the end.

Keith R. Oswald, P.E.  
Director – Environment & Geosciences

### Attachments:

- Attachment 1 – UST Removal and Subsurface Investigation Report, V3 September 2015
- Attachment 2 – Geophysical Exploration Findings & Phase II Subsurface Investigation Recommendations, V3 June 2015
- Attachment 3 – Phase II Subsurface Investigation, EPI 2014
- Attachment 4 – Phase II Environmental Site Assessment, KSA 2003
- Attachment 5 – Phase I Environmental Site Assessment, KSA 2003

cc: V3 File





South Boulevard - Looking west



**LINCOLN  
PROPERTY  
COMPANY**

AN ARCADIS COMPANY *a company for people. a company about people.*

**RTKL Associates Inc.**  
200 S. Michigan Ave. Suite 1800  
Chicago, IL 60604

P: 312.542.5900  
F: 312.542.5901

**Lincoln Property Company**  
1110 Jorie Blvd. Suite 300  
Oak Brook, IL 60523

P: 630.954.7000  
F: 630.954.7279

**O.P. SOUTH BOULEVARD**  
Harlem Avenue & South Boulevard

**Drawing**  
**Scale**  
**Date**

PERSPECTIVE  
NOT TO SCALE  
10.30.2015

Exhibit **17a**



South Blvd. & Harlem Ave. intersection- Looking southeast



Harlem Avenue - Looking north



CTA Green Line Entrance at South Boulevard



Harlem and South Boulevard - Looking southeast



CTA Green Line Entrance at Harlem Avenue



Harlem Avenue - Looking north



Maple Avenue - Looking west



South Boulevard - Looking west



South Boulevard and Marion St - Looking west



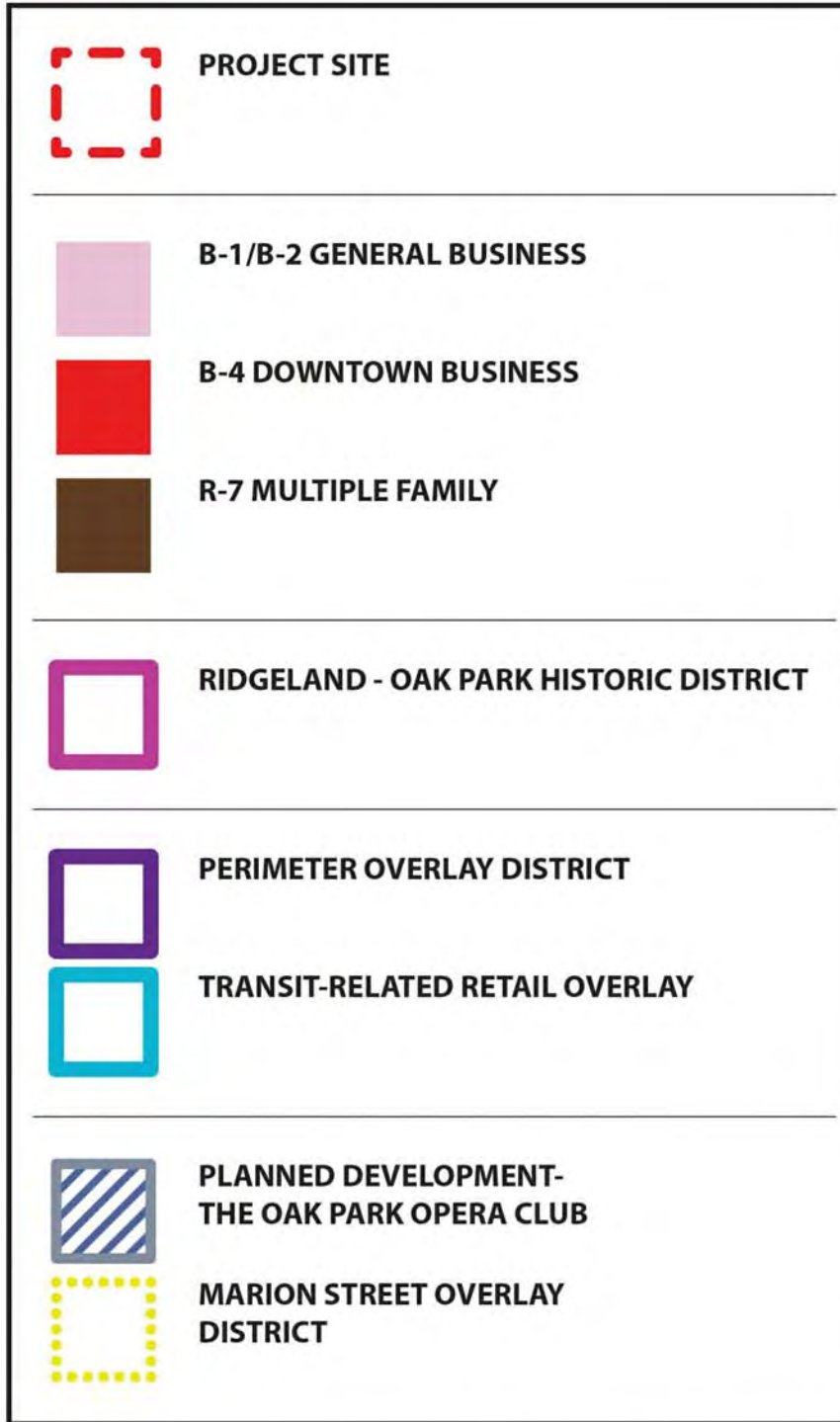
South Boulevard - Looking south



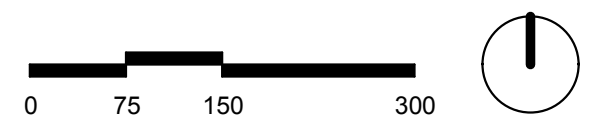
Maple Avenue - Looking east

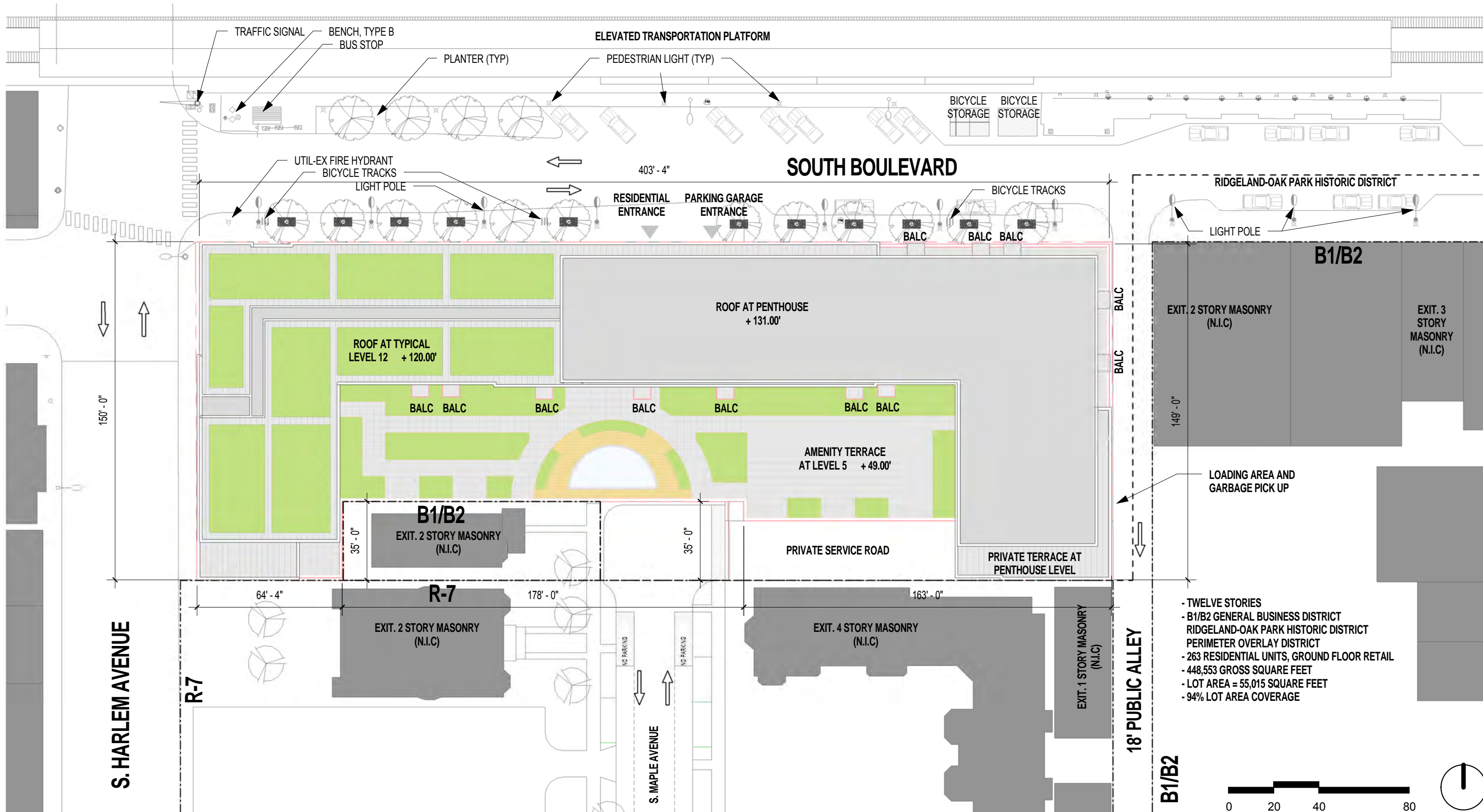


Maple Avenue - Looking north



Note: No flood plains designated within 500 feet of project site.






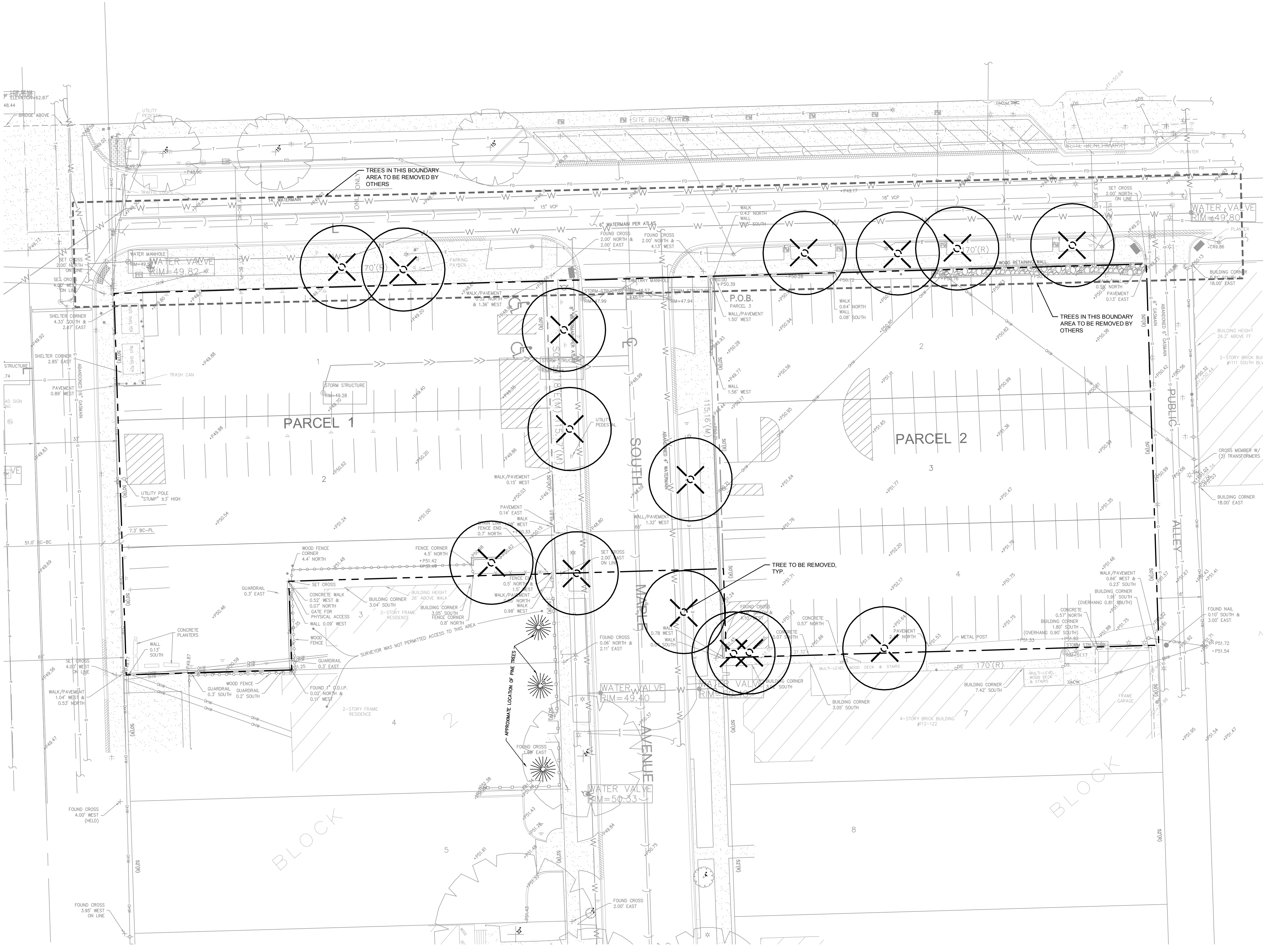


Drawing name: K:\VCS\_DEV\168182002\_Ltraces\_Dsk\_Perk\_V2\_Design\CADD\PlanSheet\LR1.0\_TREE\_REMOVAL\_PLAN.dwg Oct 28, 2015 3:01pm by tom.cunkle  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### TREE REMOVAL LEGEND

-  TREE TO REMAIN
-  TREE TO BE REMOVED
-  BOUNDARY FOR TREES TO BE REMOVED BY OTHERS



NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	10/28/15	AF

**Kimley»Horn**  
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
 1001 WARRENVILLE ROAD, SUITE 350,  
 WARRENVILLE, IL 60156  
 PHONE: 630-487-6550  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: AM  
 DRAWN BY: JM  
 CHECKED BY: JNG

## TREE REMOVAL PLAN

**HARLEM AVE. & SOUTH BLVD.**

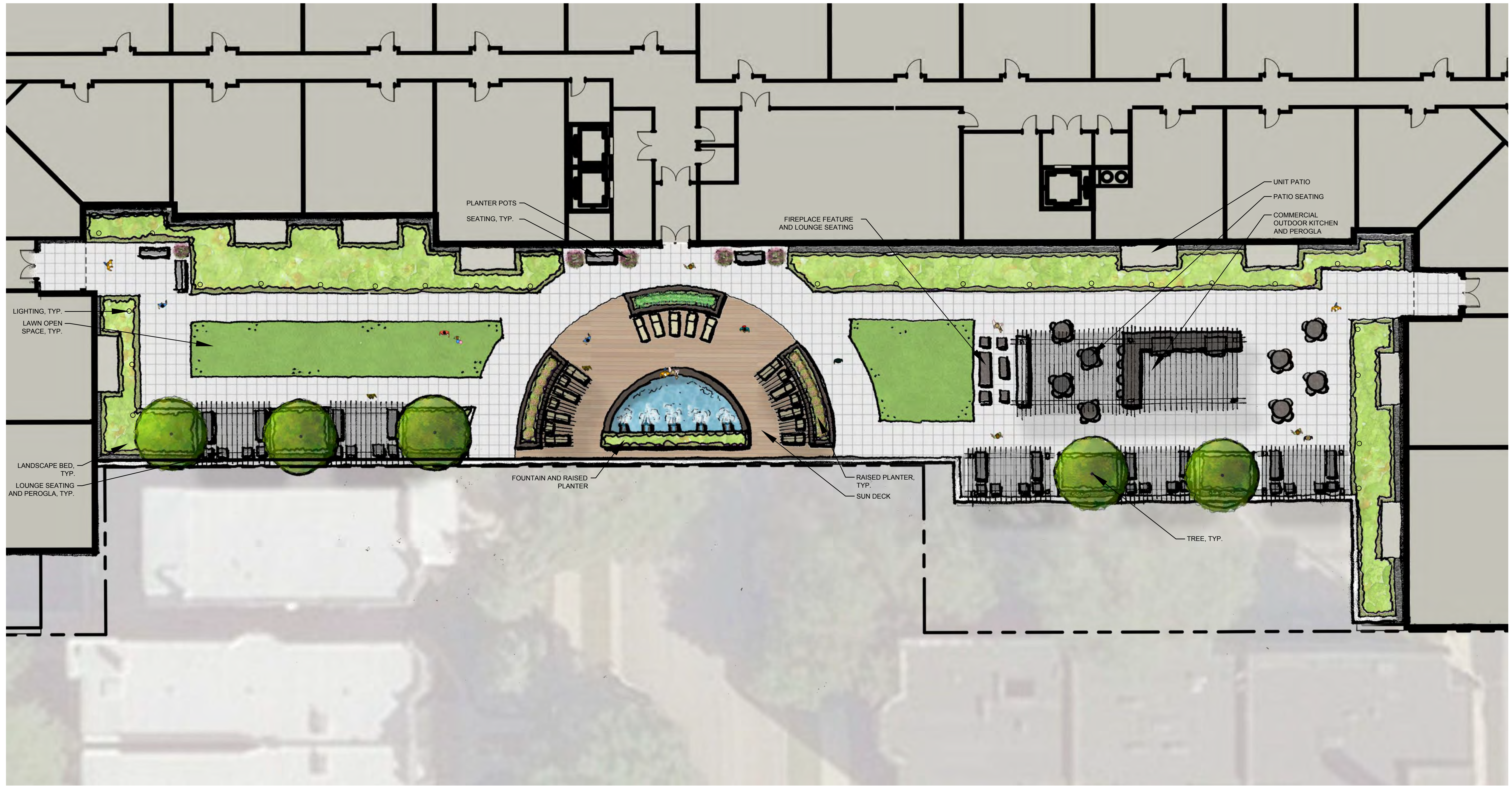
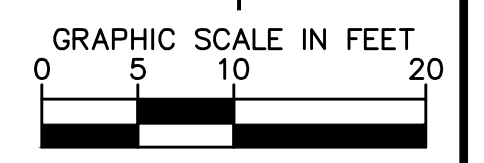
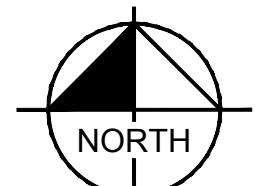
ORIGINAL ISSUE: 09/25/15  
 KHA PROJECT NO. 168182002  
 SHEET NUMBER

**LR1.0**





Drawing name: K:\GIS\_LIVE\168182002\_Lincoln\_Cook\_Park\_L1.1\_AMENITY DECK LANDSCAPE PLAN.dwg L1.1 AMENITY DECK LANDSCAPE PLAN Sep 25, 2015 11:48am by: amandafoto  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANTER POTS  
SEATING, TYP.

FIREPLACE FEATURE  
AND LOUNGE SEATING

UNIT PATIO  
PATIO SEATING  
COMMERCIAL  
OUTDOOR KITCHEN  
AND PEROGLA

LIGHTING, TYP.  
LAWN OPEN  
SPACE, TYP.

LANDSCAPE BED,  
TYP.  
LOUNGE SEATING  
AND PEROGLA, TYP.

FOUNTAIN AND RAISED  
PLANTER

RAISED PLANTER,  
TYP.  
SUN DECK

TREE, TYP.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
1001 WARRENVILLE ROAD, SUITE 350,  
LISLE, IL 60532  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: TR  
DRAWN BY: AF  
CHECKED BY: KD

**AMENITY DECK  
LANDSCAPE  
PLAN**

**HARLEM AVE. &  
SOUTH BLVD.**

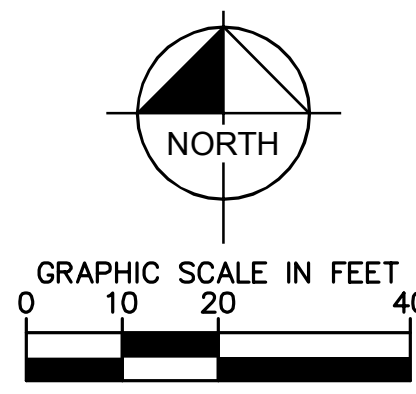
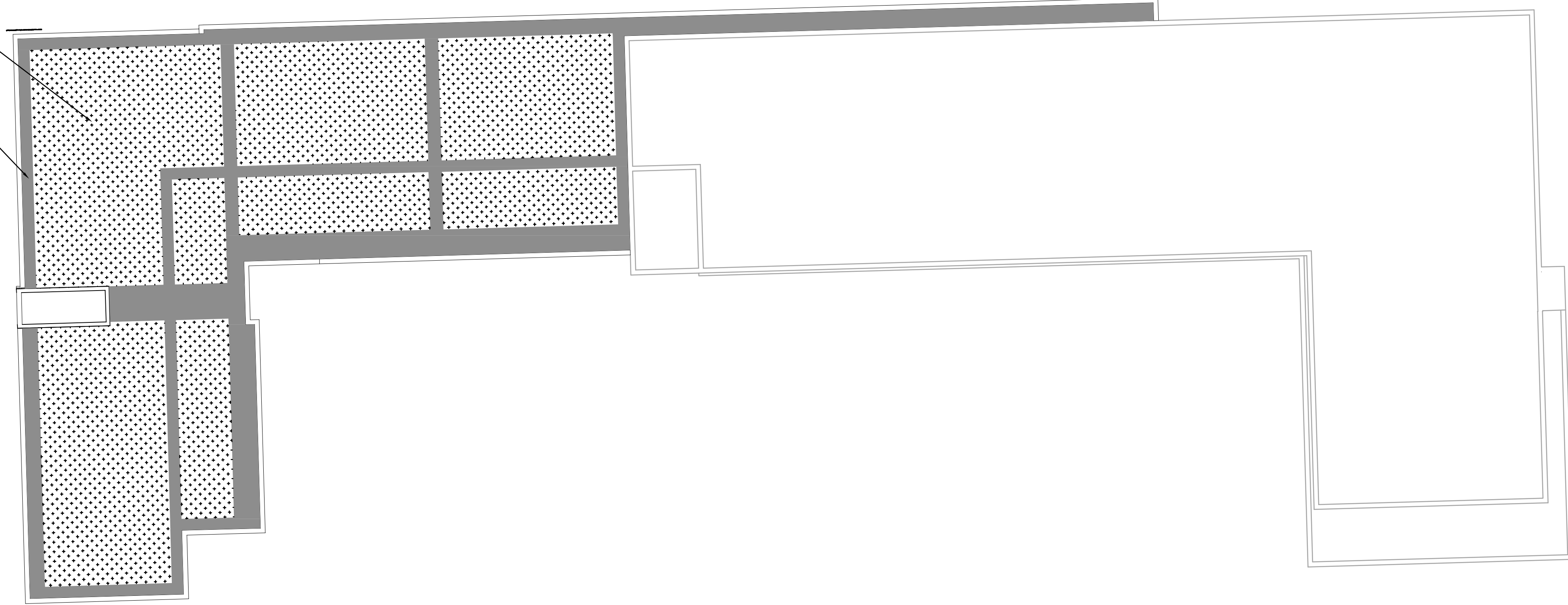
ORIGINAL ISSUE:  
08/27/2015  
KHA PROJECT NO.  
168182002  
SHEET NUMBER

**L1.1**

APPROXIMATELY 3,880 SF OF GREEN SPACE  
**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

Drawing name: K:\GIS\_DEV\168182002\_Liceds\_06k\_Park\_V2\_Design\CADD\PlanSheet\L1.2\_LANDSCAPE PLAN.dwg L1.1 LANDSCAPE PLAN Oct 28, 2015 3:33pm by: tom.oude  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GREEN ROOF TRAY SYSTEM, TYP.  
 PEDESTAL PAVERS, TYP.



PRELIMINARY PLANS NOT FOR CONSTRUCTION

APPROXIMATELY 10,469 SF OF GREEN ROOF

12TH FLOOR  
 LANDSCAPE  
 PLAN

HARLEM AVE. &  
 SOUTH BLVD.

ORIGINAL ISSUE:  
 09/25/15  
 KHA PROJECT NO.  
 168182002  
 SHEET NUMBER

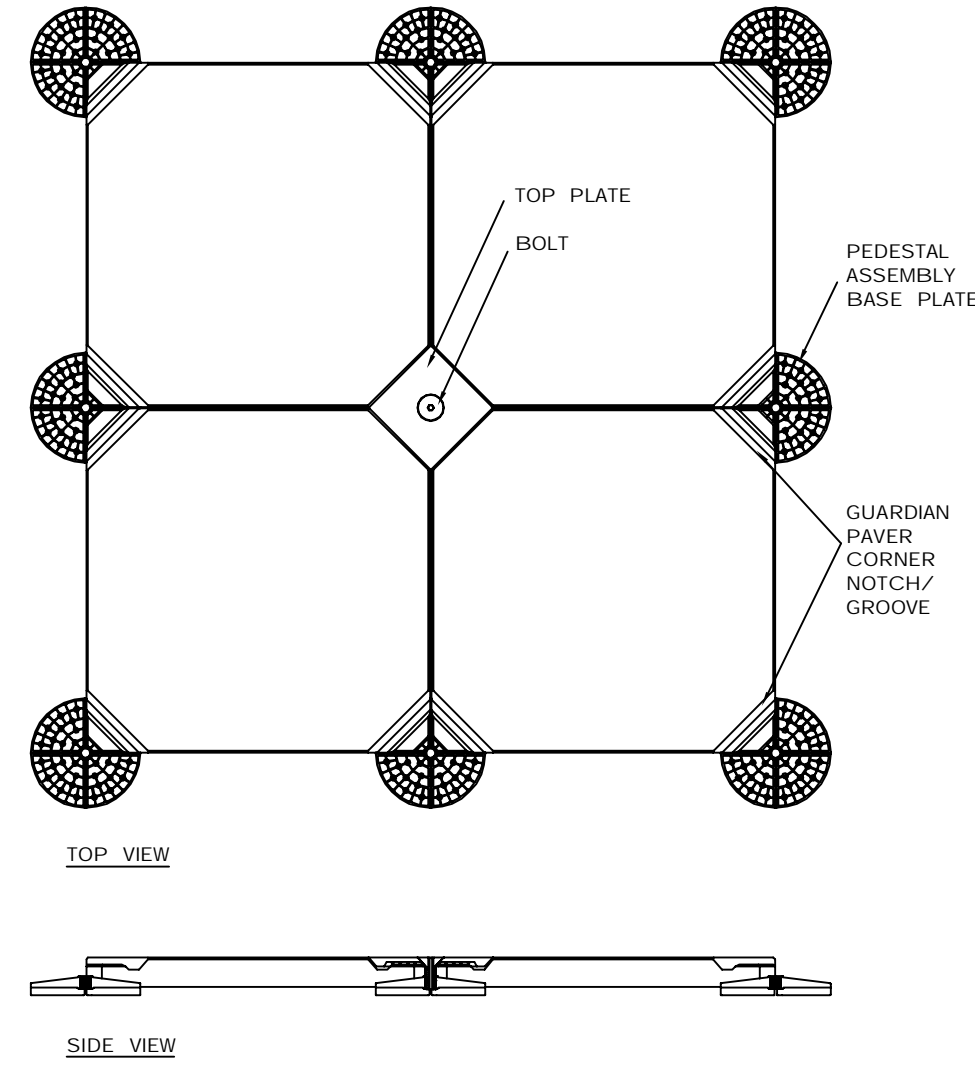
L1.2

SCALE: AS NOTED  
 DESIGNED BY: TR  
 DRAWN BY: AF  
 CHECKED BY: MD

**Kimley»Horn**  
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
 1001 WARRENVILLE ROAD, SUITE 350,  
 PHONE: 630-487-5550  
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	10/28/15	AF

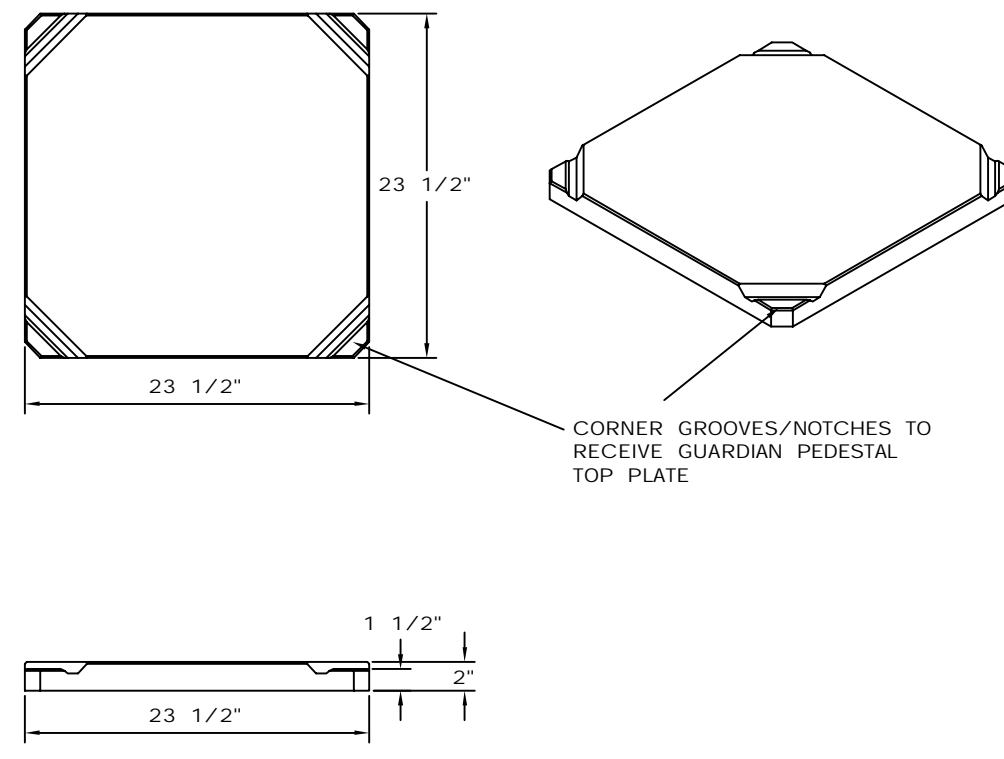
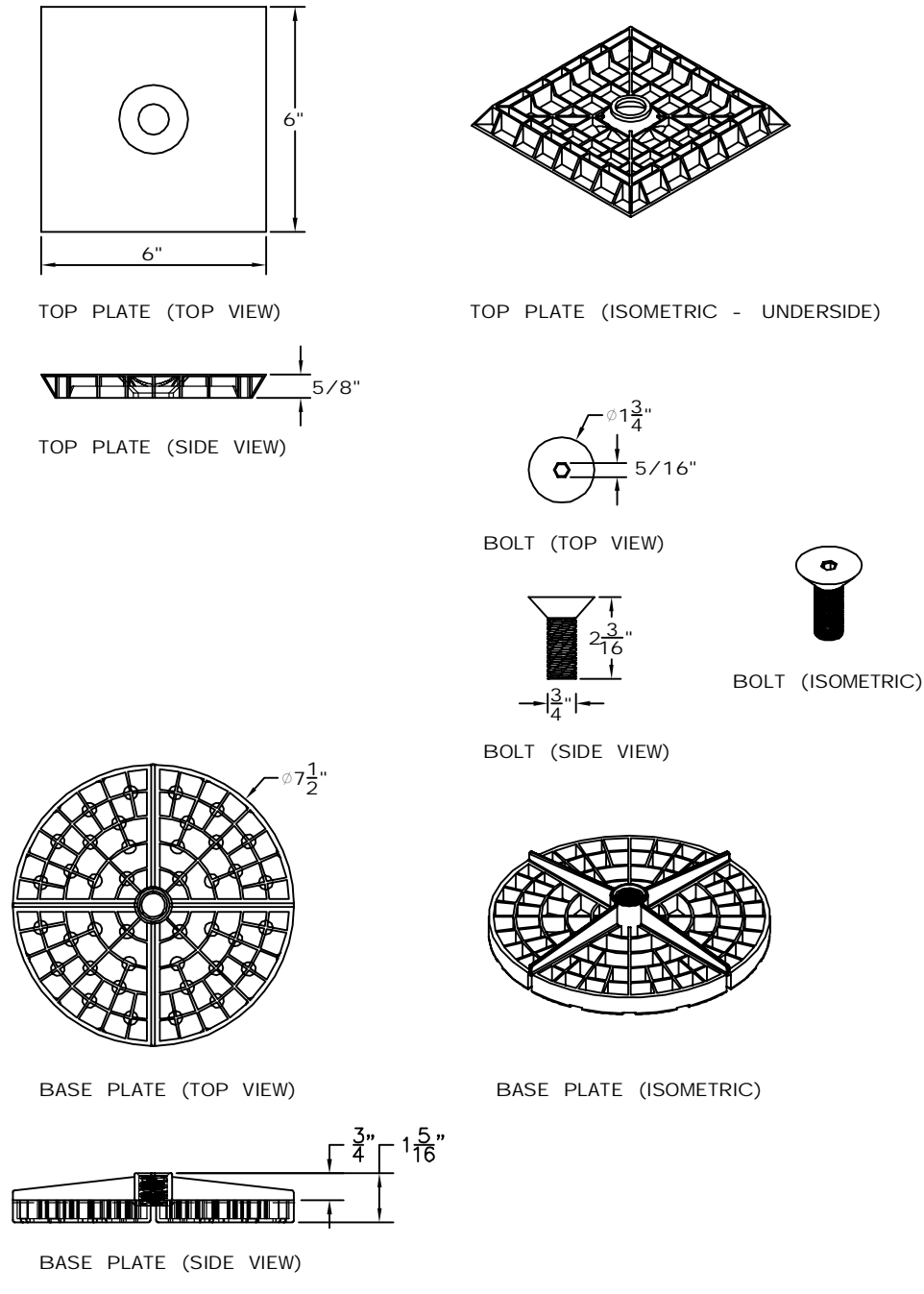
Drawing name: K:\GIS\_DEV\168182002\_Lincs\_Dok\_Perk\_V2 Design\CADD\PlanSheet\2.0\_LANDSCAPE DETAILS.dwg L2.0 HARDSCAPE DETAILS & NOTES Oct 28, 2015 3:35pm by tom.cunkle  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:  
 GUARDIAN PAVER PEDESTAL ASSEMBLY MAY BE INSTALLED OVER HANOVER FIXED-HEIGHT PEDESTALS AND/OR COMPENSATOR TO PROVIDE DESIRED HEIGHT AND SLOPE ADJUSTMENTS.  
 PEDESTAL ASSEMBLY BOLT MUST NOT BE OVERTIGHTENED.  
 INTEGRAL SPACER TABS ON PEDESTAL BASE PLATE PROVIDE 1/8" JOINTS BETWEEN

1 TYPICAL PAVER LAYOUT

NTS



NOTES:  
 GUARDIAN PAVER DIMENSIONS SHOWN ARE NOMINAL.  
 GUARDIAN PAVERS ARE MANUFACTURED WITH WIDTH TOLERANCE OF +/- 1/16", THICKNESS TOLERANCE OF +/- 1/8".  
 GUARDIAN PAVERS ARE ALSO AVAILABLE IN 2 1/2" AND 3" THICKNESSES.

3 TYPICAL PAVER

NTS

HARDSCAPE  
DETAILS &  
NOTES

HARLEM AVE. &  
SOUTH BLVD.

ORIGINAL ISSUE:  
 09/25/15  
 KHA PROJECT NO.  
 168182002  
 SHEET NUMBER

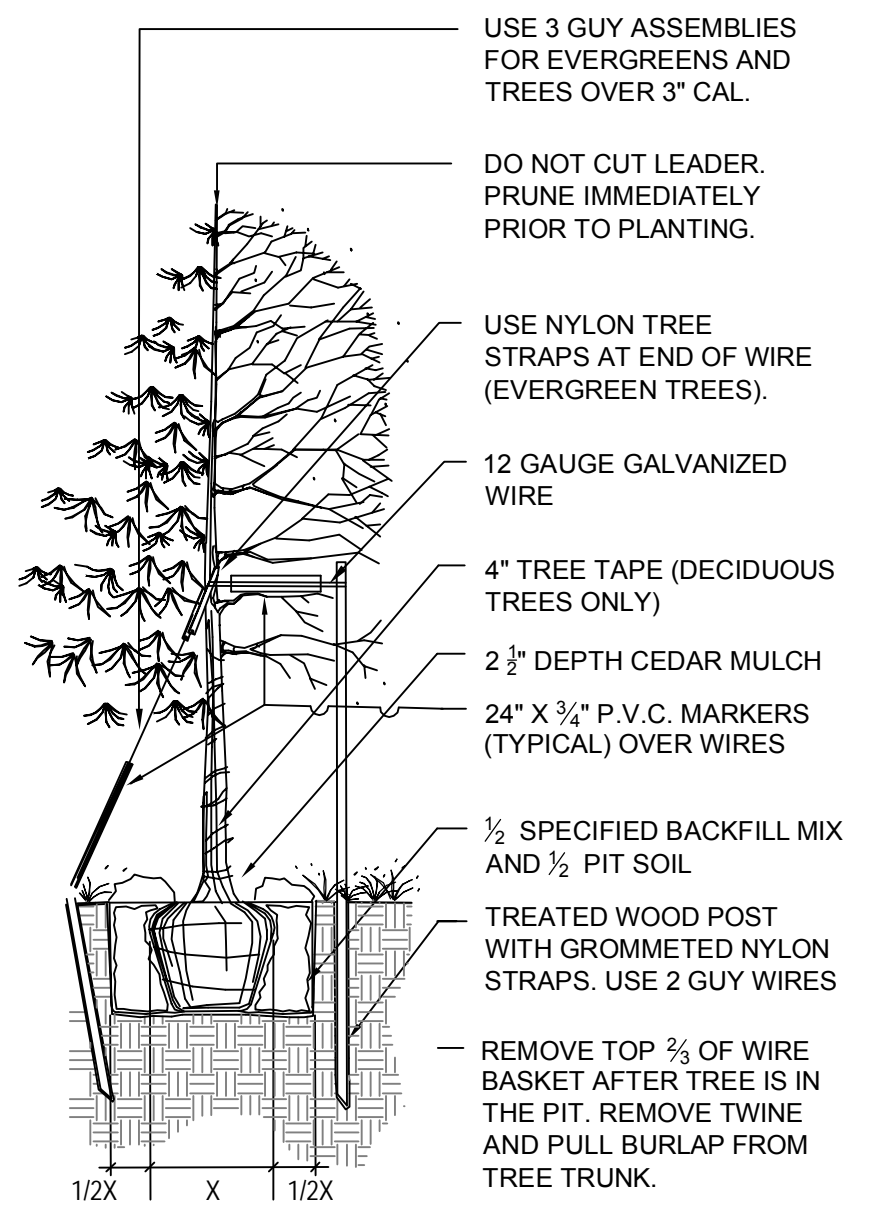
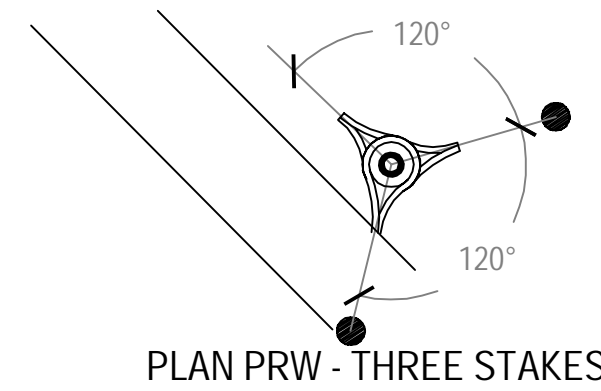
L2.0

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	10/28/15	AF

**Kimley»Horn**  
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
 1001 WARRENVILLE ROAD, SUITE 350,  
 PHONE: 630-487-5550  
 WWW.KIMLEY-HORN.COM

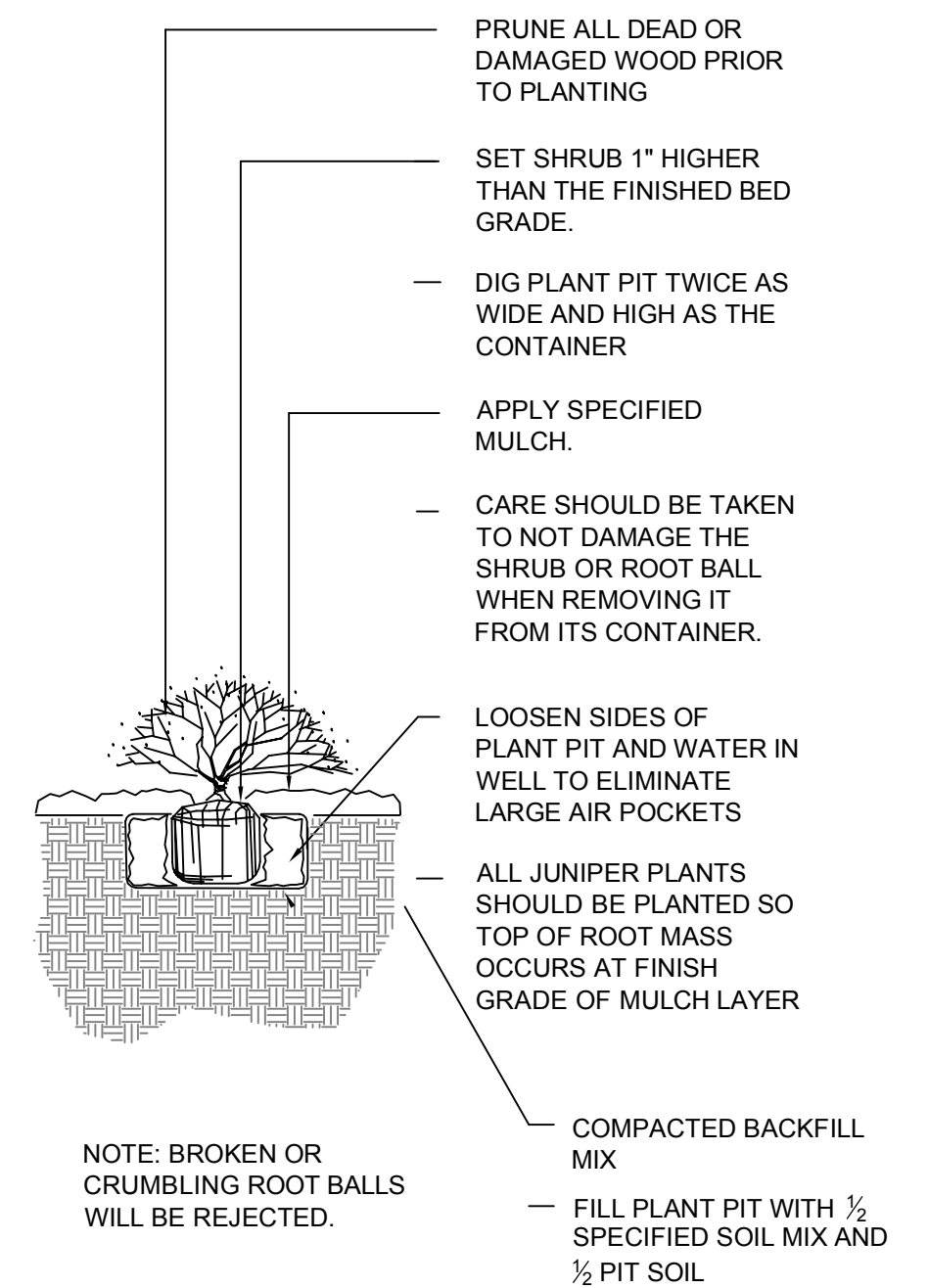
SCALE: AS NOTED  
 DESIGNED BY: TR  
 DRAWN BY: AF  
 CHECKED BY: KD

Drawing name: K:\VCS\_LDEV\168182002\_L2.0 LANDSCAPE DETAILS.dwg L2.1 LANDSCAPE DETAILS & NOTES Oct. 28, 2015 3:35pm by tom.cook  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE: SET TOP PF RPPT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE

① TREE PLANTING NTS



② SHRUB PLANTING NTS

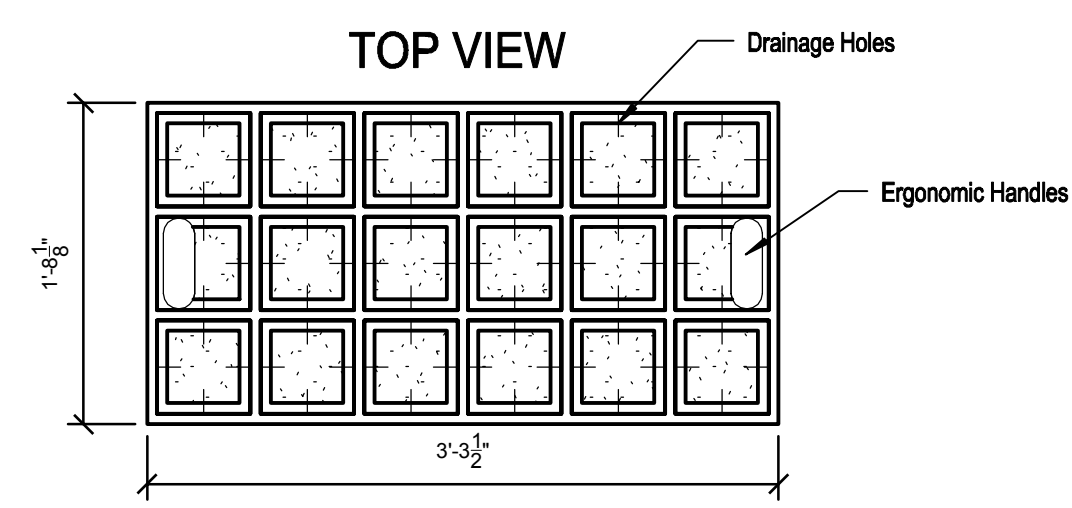
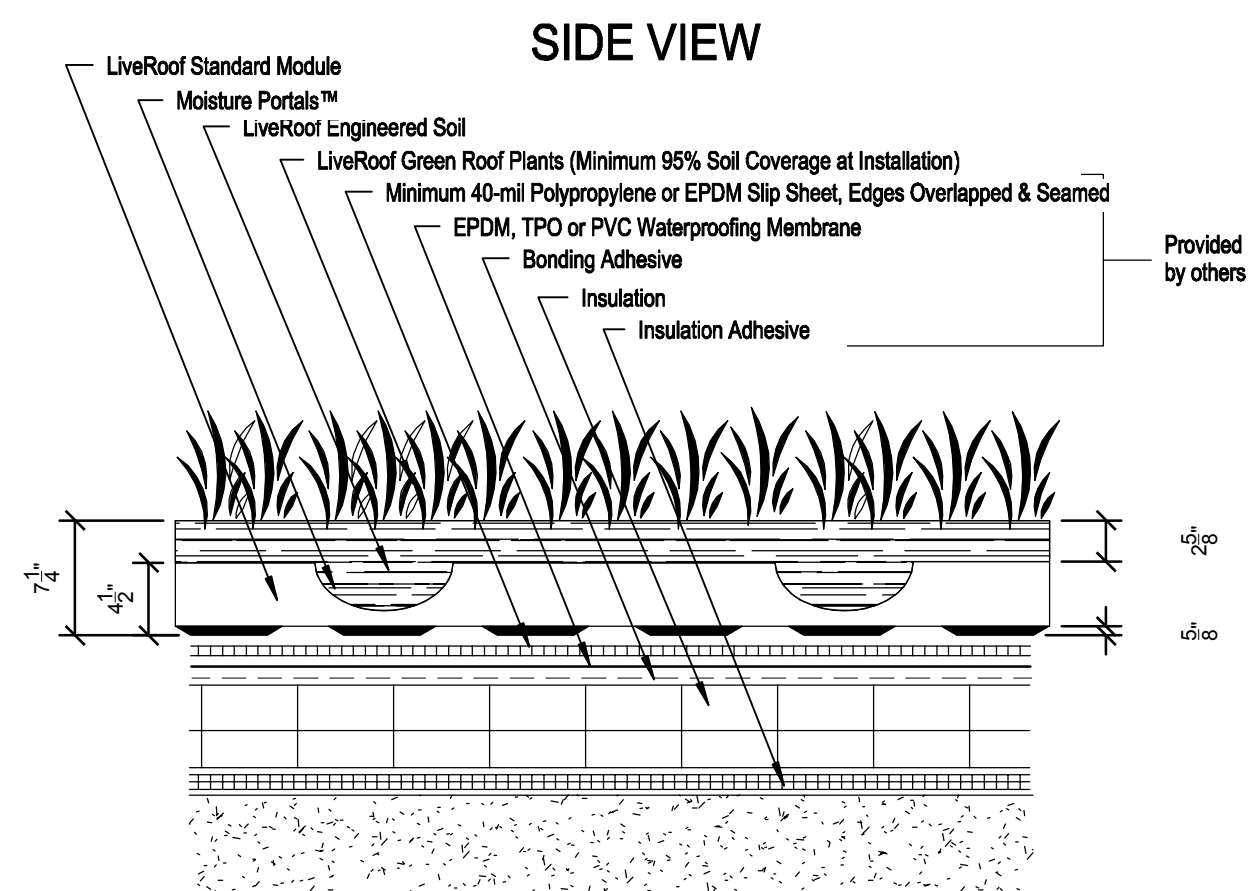
**LANDSCAPE NOTES**

- ALL GENERAL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3.5cu.yrds/1,000sf, UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS.
- SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, WITH DOUBLE SHREDDED HARDWOOD MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
- INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

SCALE:	AS NOTED
DESIGNED BY:	TR
DRAWN BY:	AF
CHECKED BY:	RD
REVISED PER VILLAGE COMMENTS	10/28/15
DATE	AF
BY	BY

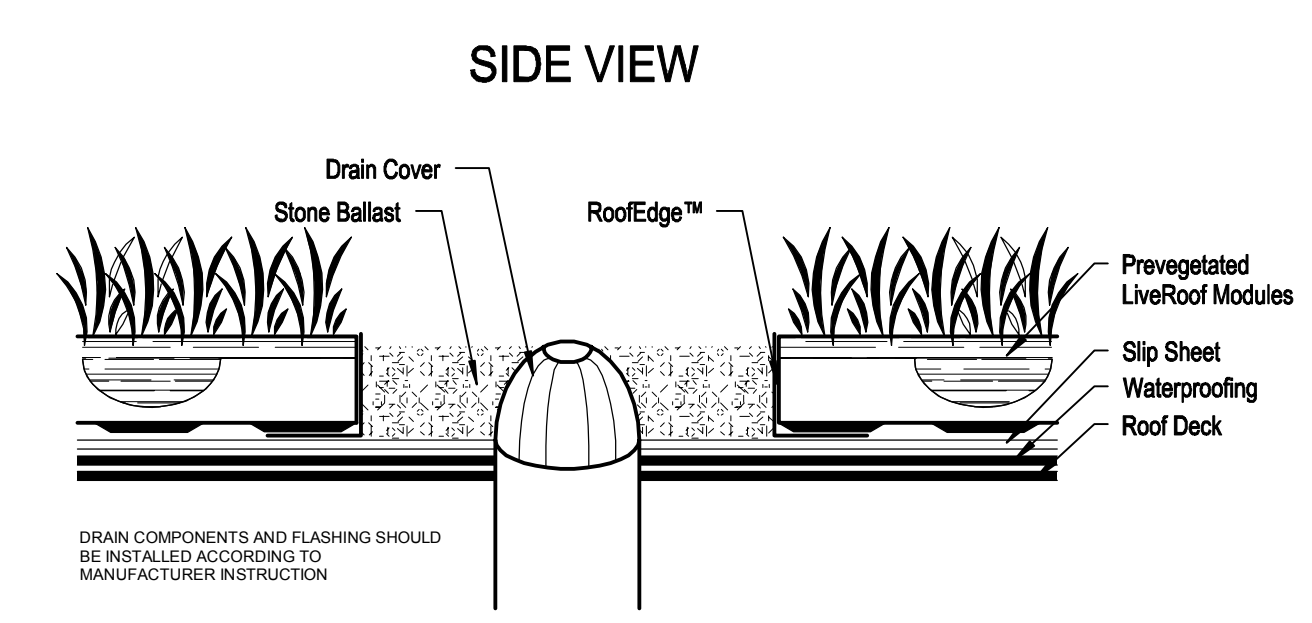
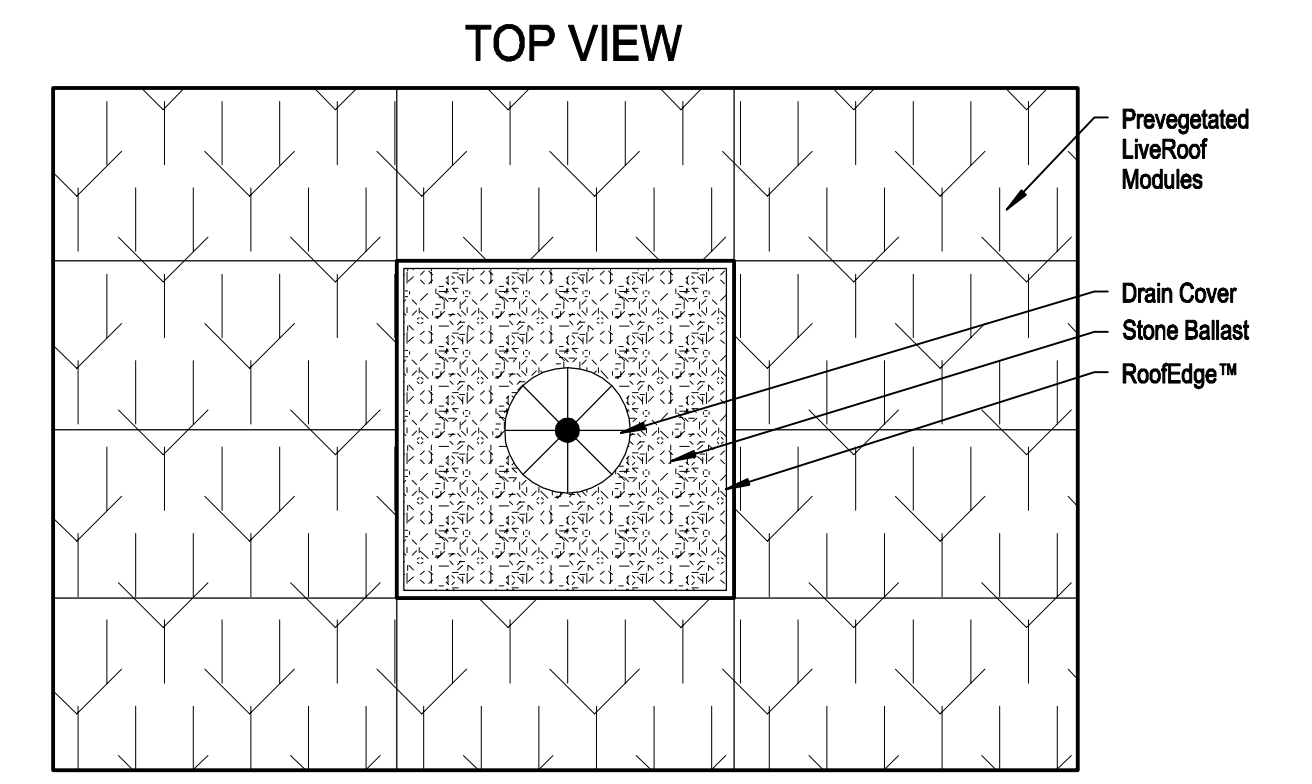
**Kimley»Horn**  
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
 1001 WARRENVILLE ROAD, SUITE 350,  
 PHONE: 630-487-6550  
 WWW.KIMLEY-HORN.COM

**LiveRoof STANDARD SYSTEM**  
 Over Conventional Roofing Assembly



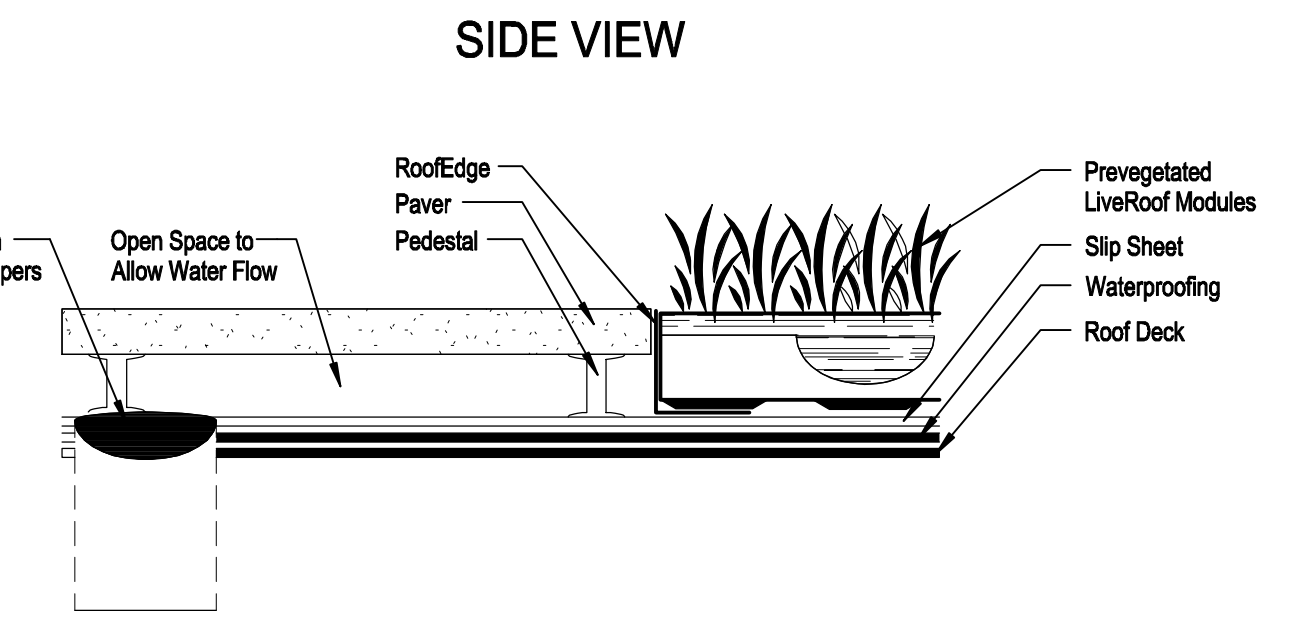
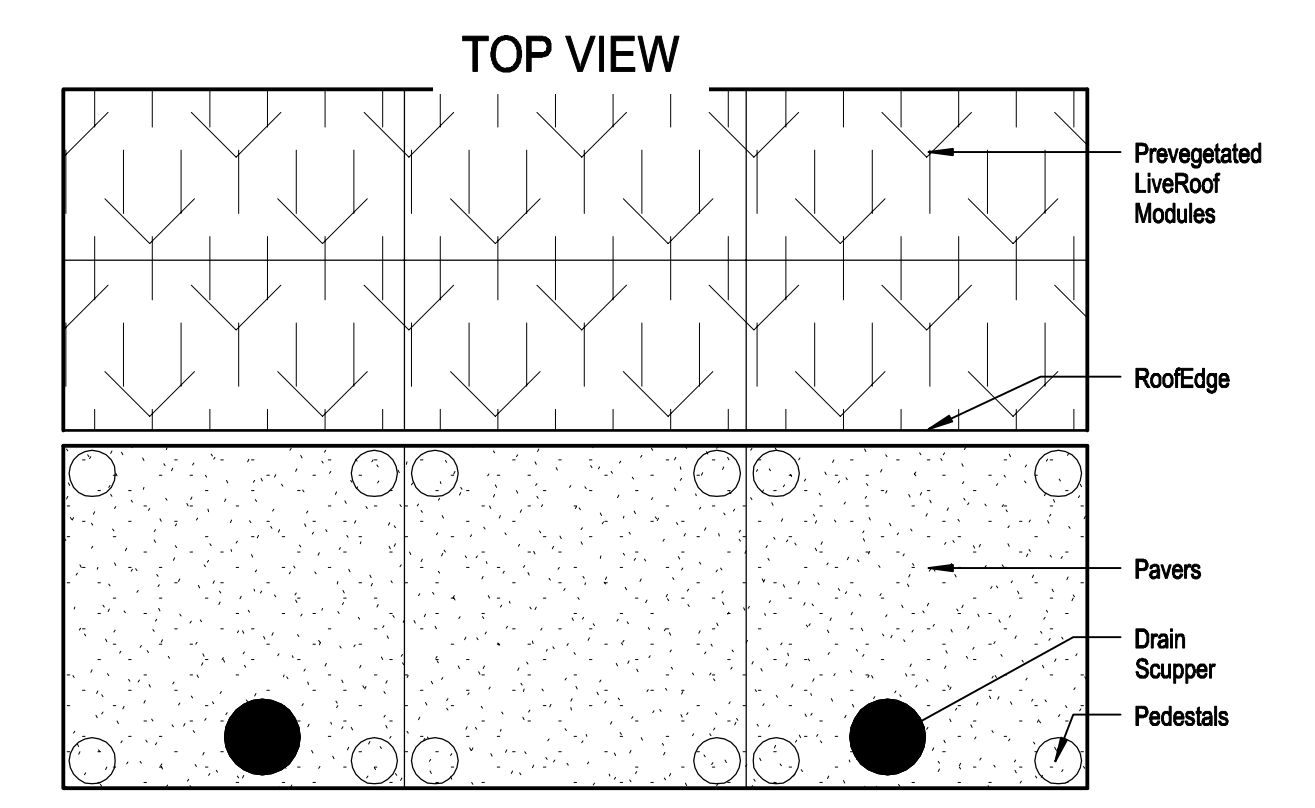
④ EXTENSIVE GREEN ROOF STANDARD A NTS

**Drain Application**  
 Using Roof Edge and Stone Ballast

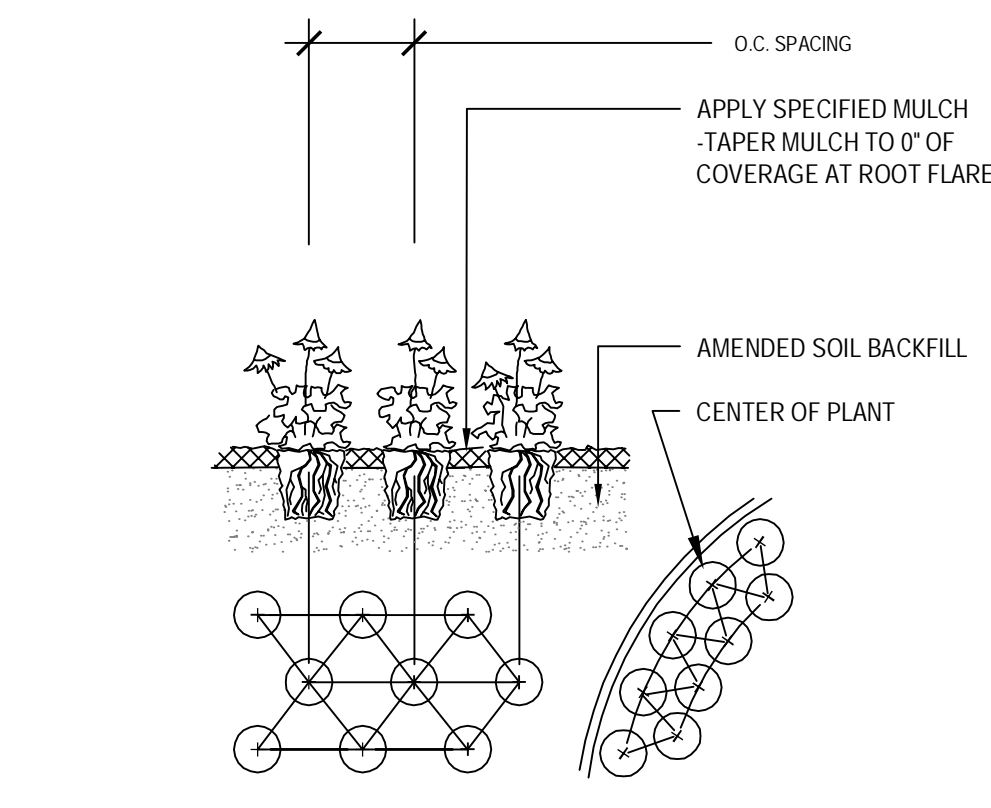


⑤ GREEN ROOF DRAIN APPLICATION STANDARD A NTS

**PAVER APPLICATION**  
 Using RoofEdge™ and Pedestals  
 Recommended for LiveRoof Maxx 8" and for level applications with Standard (4.25") and Deep (6") Systems



⑥ GREEN ROOF/PAVER CONNECTION STANDARD A NTS



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED. PERENNIALS SHALL BE PLACED WITH THEIR CENTERS 24" FROM THE EDGE OF BED.

③ PERENNIAL PLANTING NTS

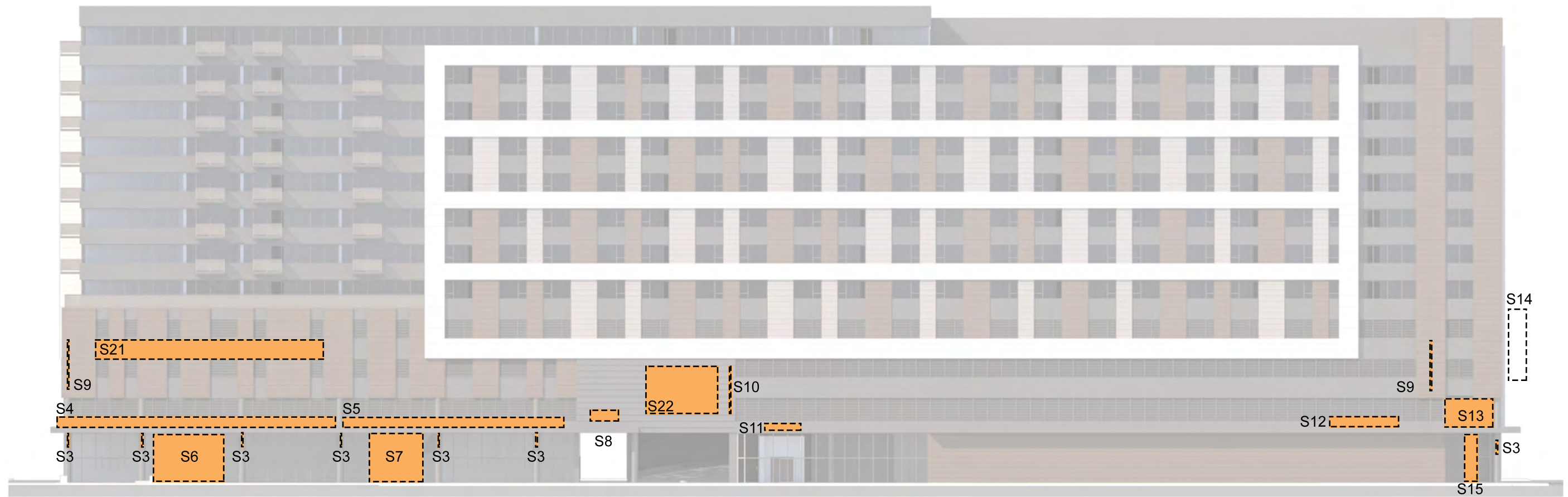
PRELIMINARY PLANS NOT FOR CONSTRUCTION

LANDSCAPE  
 DETAILS &  
 NOTES

HARLEM AVE. &  
 SOUTH BLVD.

ORIGINAL ISSUE:  
 09/25/15  
 KHA PROJECT NO.  
 168182002  
 SHEET NUMBER

L2.1



TOTAL SIGN AREA = 2084 ft<sup>2</sup>

**LEGEND**

- S1: 3'-0" \* 33'-0" (90 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S2: 13'-0" \* 6'-6" (84.5 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S3: 4'-0" \* 4'-0" (16 ft<sup>2</sup>) PROJECTING SIGN-RETAIL SIGNAGE
- S4: 3'-0" \* 78'-0" (234 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S5: 3'-0" \* 62'-0" (186 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S6: 13'-0" \* 20'-3" (262 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S7: 13'-0" \* 15'-3" (198 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S8: 3'-0" \* 8'-0" (24 ft<sup>2</sup>) WALL MOUNTED-IDENTIFICATION SIGN
- S9: 14'-0" \* 4'-0" (56 ft<sup>2</sup>) PROJECTING SIGN-RETAIL SIGN
- S10: 14'-0" \* 4'-0" (56 ft<sup>2</sup>) PROJECTING-PARKING IDENTIFICATION SIGN
- S11: 2'-0" \* 10'-3" (20.5 ft<sup>2</sup>) CANOPY MOUNTED-RESIDENTIAL IDENTIFICATION SIGN
- S12: 3'-0" \* 19'-4" (58 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S13: 6'-6" \* 14'-0" (91 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN
- S14: 20'-0" \* 5'-0" (100 ft<sup>2</sup>) PROJECTING SIGN-RETAIL SIGN
- S15: 14'-0" \* 4'-0" (56 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S16: 10'-0" \* 4'-0" (40 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN
- S17: 14'-0" \* 8'-0" (112 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S18: 8'-0" \* 24'-0" (192 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN
- S19: 12'-10" \* 5'-4" (68.4 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S20: 7'-0" \* 16'-0" (112 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S21: 3'-0" \* 68'-0" (238 ft<sup>2</sup>) WALL MOUNTED IDENTIFICATION SIGN
- S22: 14'-0" \* 22'-6" (315 ft<sup>2</sup>) WALL MOUNTED IDENTIFICATION SIGN
- S23: 13'-6" \* 32'-6" (438 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN





TOTAL SIGN AREA = 438 ft<sup>2</sup>

**LEGEND**

- S1: 3'-0" \* 33'-0" (90 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S2: 13'-0" \* 6'-6" (84.5 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S3: 4'-0" \* 4'-0" (16 ft<sup>2</sup>) PROJECTING SIGN-RETAIL SIGNAGE
- S4: 3'-0" \* 78'-0" (234 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S5: 3'-0" \* 62'-0" (186 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S6: 13'-0" \* 20'-3" (262 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S7: 13'-0" \* 15'-3" (198 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S8: 3'-0" \* 8'-0" (24 ft<sup>2</sup>) WALL MOUNTED-IDENTIFICATION SIGN
- S9: 14'-0" \* 4'-0" (56 ft<sup>2</sup>) PROJECTING SIGN-RETAIL SIGN
- S10: 14'-0" \* 4'-0" (56 ft<sup>2</sup>) PROJECTING-PARKING IDENTIFICATION SIGN
- S11: 2'-0" \* 10'-3" (20.5 ft<sup>2</sup>) CANOPY MOUNTED-RESIDENTIAL IDENTIFICATION SIGN
- S12: 3'-0" \* 19'-4" (58 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S13: 6'-6" \* 14'-0" (91 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN
- S14: 20'-0" \* 5'-0" (100 ft<sup>2</sup>) PROJECTING SIGN-RETAIL SIGN
- S15: 14'-0" \* 4'-0" (56 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S16: 10'-0" \* 4'-0" (40 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN
- S17: 14'-0" \* 8'-0" (112 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S18: 8'-0" \* 24'-0" (192 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN
- S19: 12'-10" \* 5'-4" (68.4 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S20: 7'-0" \* 16'-0" (112 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S21: 3'-0" \* 68'-0" (238 ft<sup>2</sup>) WALL MOUNTED IDENTIFICATION SIGN
- S22: 14'-0" \* 22'-6" (315 ft<sup>2</sup>) WALL MOUNTED IDENTIFICATION SIGN
- S23: 13'-6" \* 32'-6" (438 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN



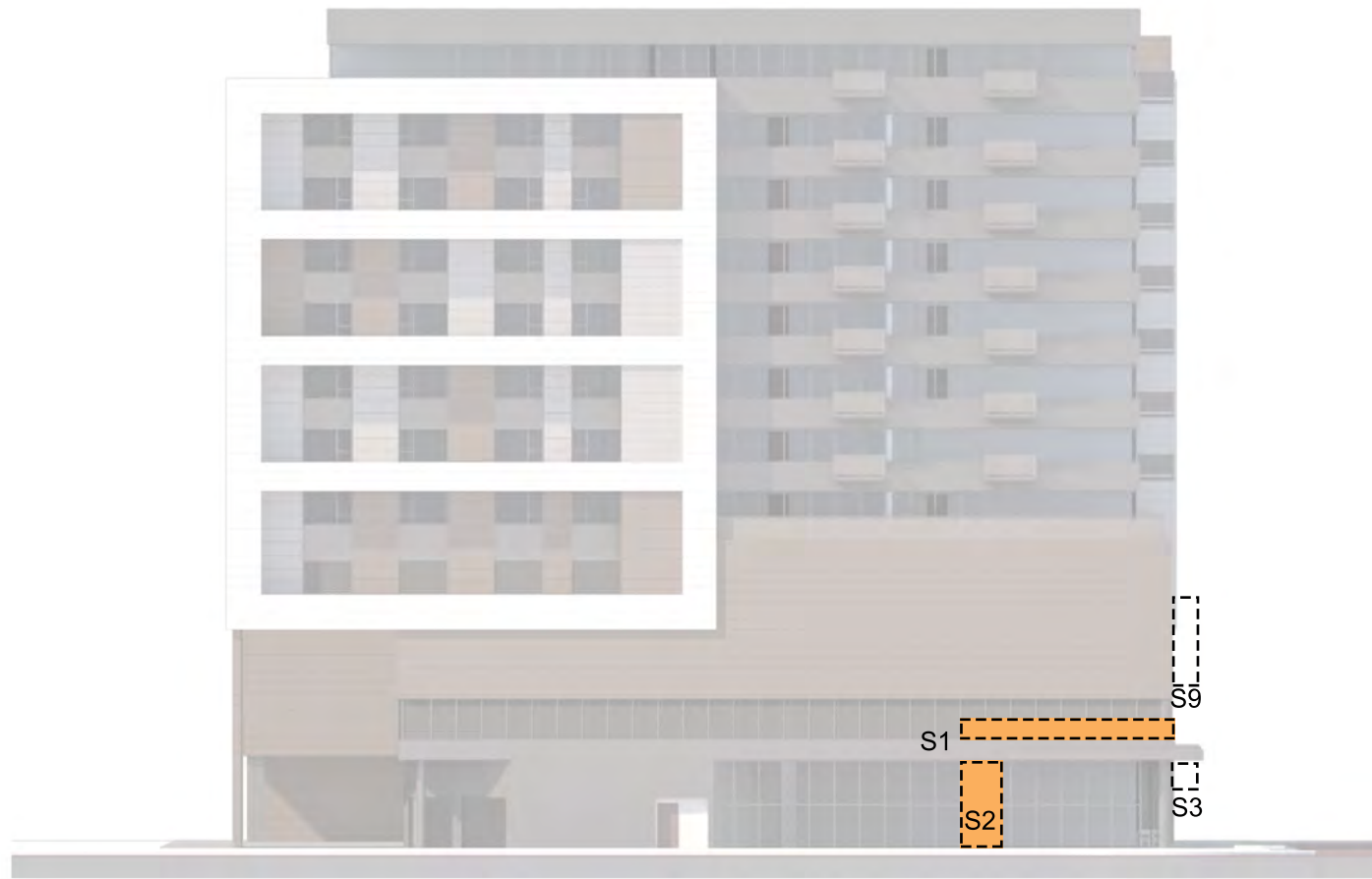
RTKL Associates Inc.  
200 S. Michigan Ave. Suite 1800  
Chicago, IL 60604  
P: 312.542.5900  
F: 312.542.5901

Lincoln Property Company  
1110 Jorie Blvd. Suite 300  
Oak Brook, IL 60523  
P: 630.954.7000  
F: 630.954.7279

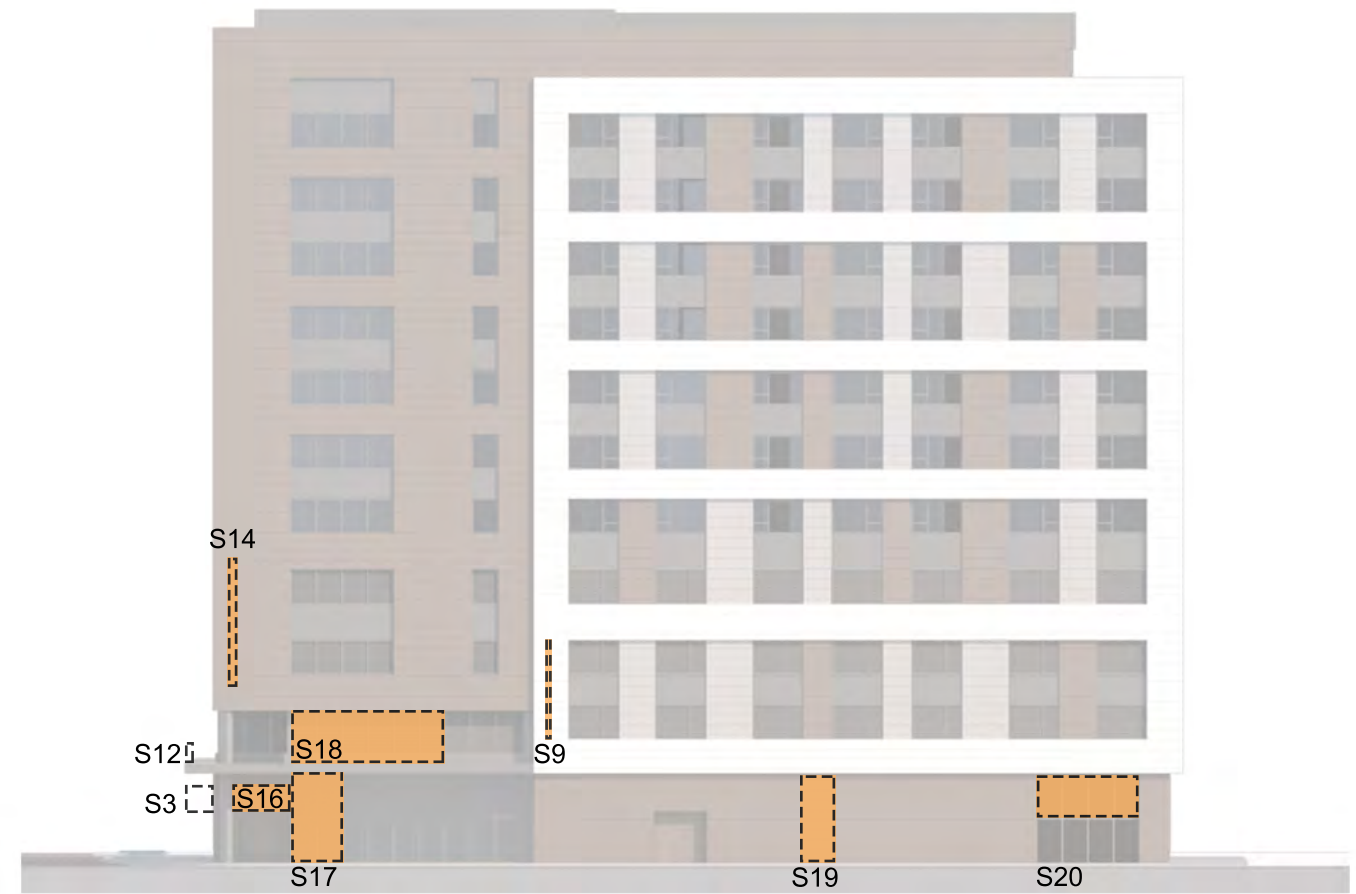
**O.P. SOUTH BOULEVARD**  
Harlem Avenue & South Boulevard

**Drawing** SIGN ELEVATIONS - SOUTH  
**Scale** 1" = 30'  
**Date** 10.30.2015

Exhibit **22b**



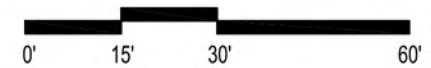
TOTAL SIGN AREA = 147 ft<sup>2</sup>



TOTAL SIGN AREA = 378 ft<sup>2</sup>

**LEGEND**

- S1: 3'-0" \* 33'-0" (90 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S2: 13'-0" \* 6'-6" (84.5 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S3: 4'-0" \* 4'-0" (16 ft<sup>2</sup>) PROJECTING SIGN-RETAIL SIGNAGE
- S4: 3'-0" \* 78'-0" (234 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S5: 3'-0" \* 62'-0" (186 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S6: 13'-0" \* 20'-3" (262 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S7: 13'-0" \* 15'-3" (198 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S8: 3'-0" \* 8'-0" (24 ft<sup>2</sup>) WALL MOUNTED-IDENTIFICATION SIGN
- S9: 14'-0" \* 4'-0" (56 ft<sup>2</sup>) PROJECTING SIGN-RETAIL SIGN
- S10: 14'-0" \* 4'-0" (56 ft<sup>2</sup>) PROJECTING-PARKING IDENTIFICATION SIGN
- S11: 2'-0" \* 10'-3" (20.5 ft<sup>2</sup>) CANOPY MOUNTED-RESIDENTIAL IDENTIFICATION SIGN
- S12: 3'-0" \* 19'-4" (58 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S13: 6'-6" \* 14'-0" (91 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN
- S14: 20'-0" \* 5'-0" (100 ft<sup>2</sup>) PROJECTING SIGN-RETAIL SIGN
- S15: 14'-0" \* 4'-0" (56 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S16: 10'-0" \* 4'-0" (40 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN
- S17: 14'-0" \* 8'-0" (112 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S18: 8'-0" \* 24'-0" (192 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN
- S19: 12'-10" \* 5'-4" (68.4 ft<sup>2</sup>) INTERNALLY ILLUMINATED WINDOW SIGN
- S20: 7'-0" \* 16'-0" (112 ft<sup>2</sup>) CANOPY MOUNTED SIGN-RETAIL SIGN
- S21: 3'-0" \* 68'-0" (238 ft<sup>2</sup>) WALL MOUNTED IDENTIFICATION SIGN
- S22: 14'-0" \* 22'-6" (315 ft<sup>2</sup>) WALL MOUNTED IDENTIFICATION SIGN
- S23: 13'-6" \* 32'-6" (438 ft<sup>2</sup>) WALL MOUNTED SIGN-RETAIL SIGN



PEDESTRIAN WALKWAY

METAL LOUVERS

ARCHITECTURAL MODULAR  
MASONRY VENEER

GLASS AND METAL  
STOREFRONT

GLASS AND METAL  
WINDOW WALL

ARCHITECTURAL METAL  
PANEL

PARKING ENTRANCE

RESIDENTIAL ENTRANCE

GLASS AND METAL  
WINDOW

CANOPY

RETAIL ENTRANCE





ARCHITECTURAL METAL  
PANEL

ARCHITECTURAL MODULAR  
MASONRY VENEER CAVITY  
WALL

GLASS AND METAL WINDOW

PEDESTRIAN WALKWAY

GLASS AND METAL WINDOW  
WALL

METAL LOUVERS

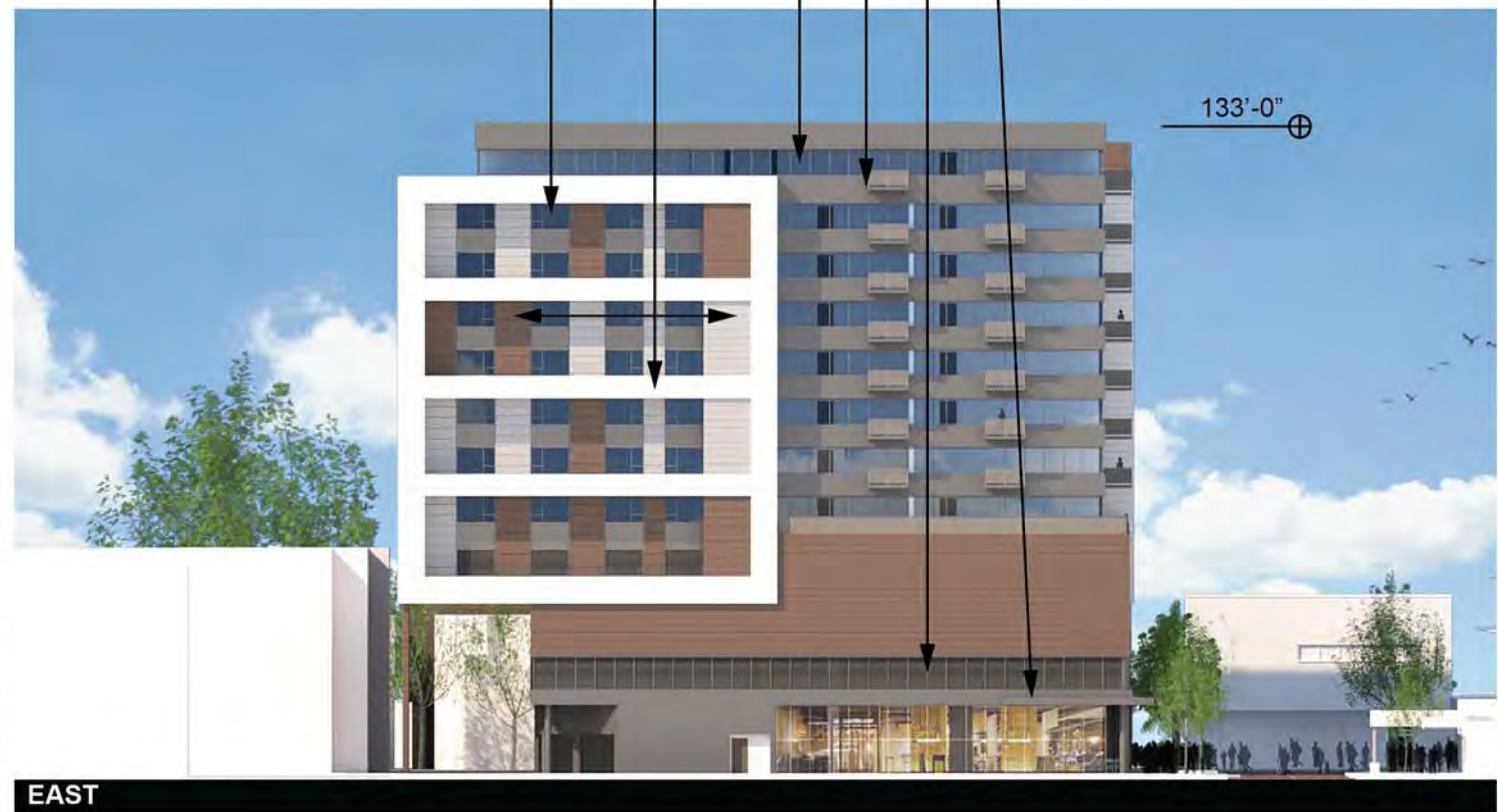


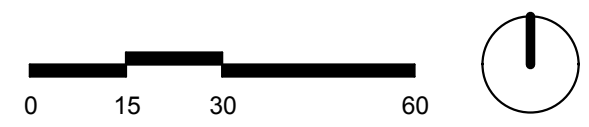
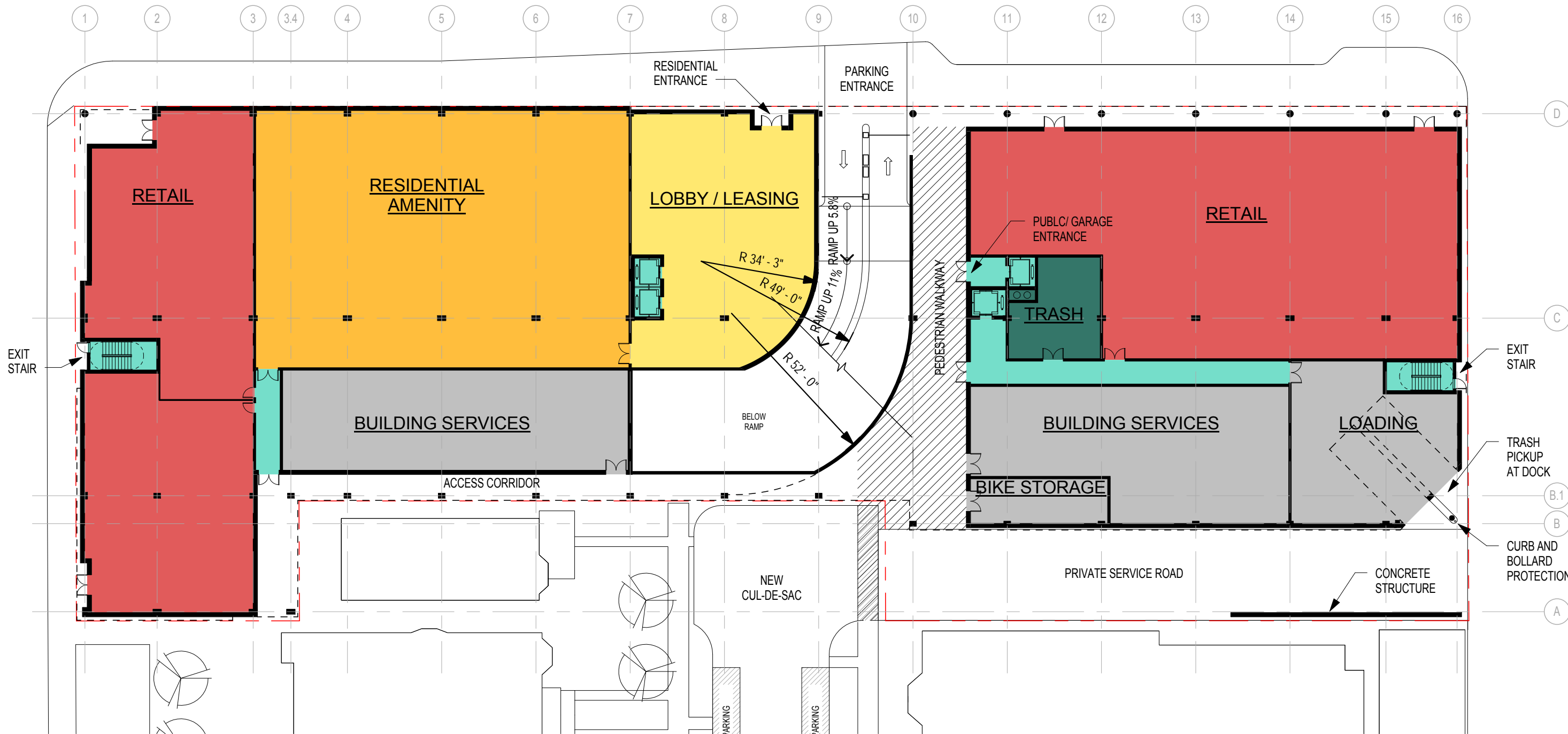
133'-0"

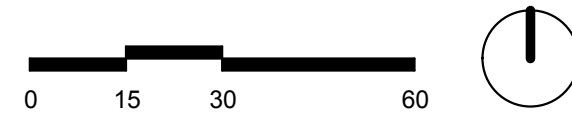
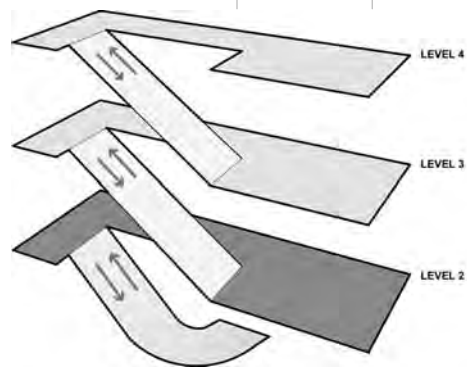
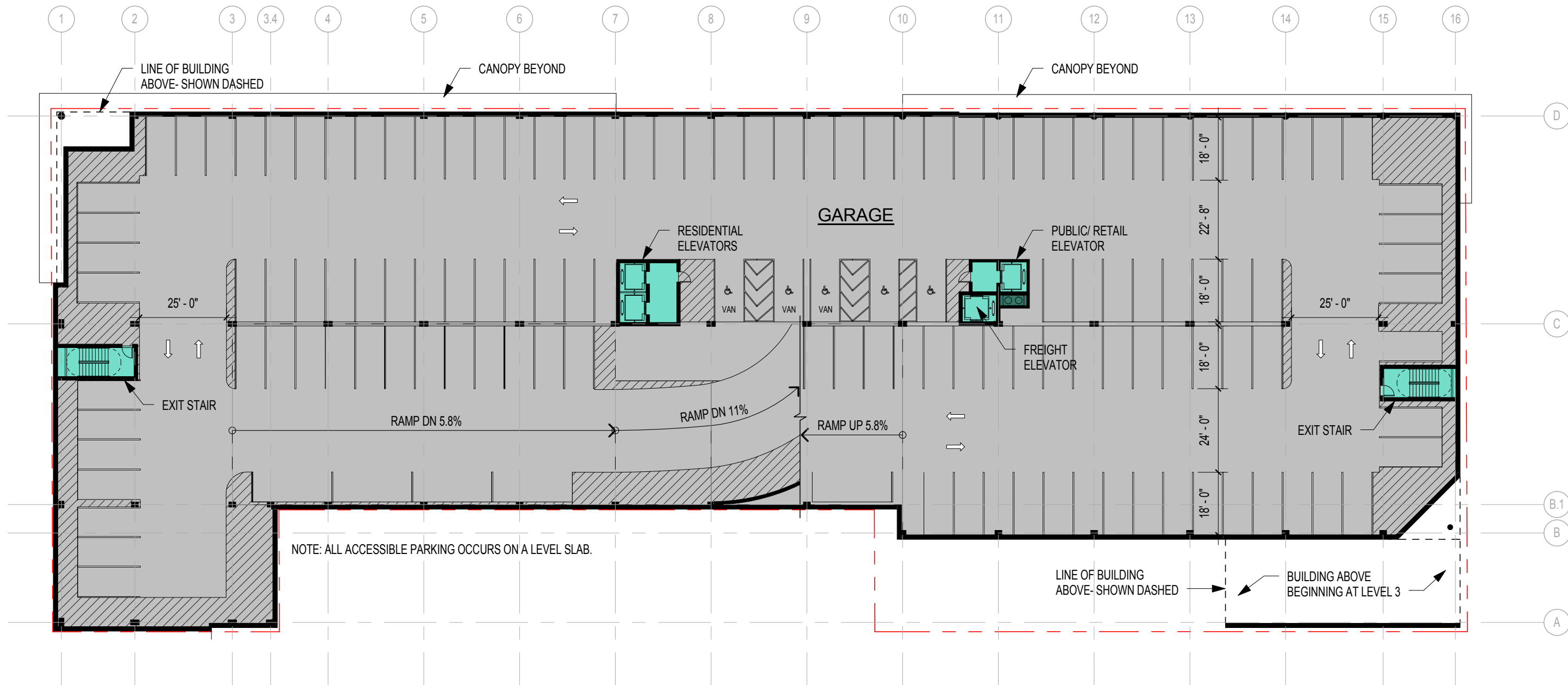


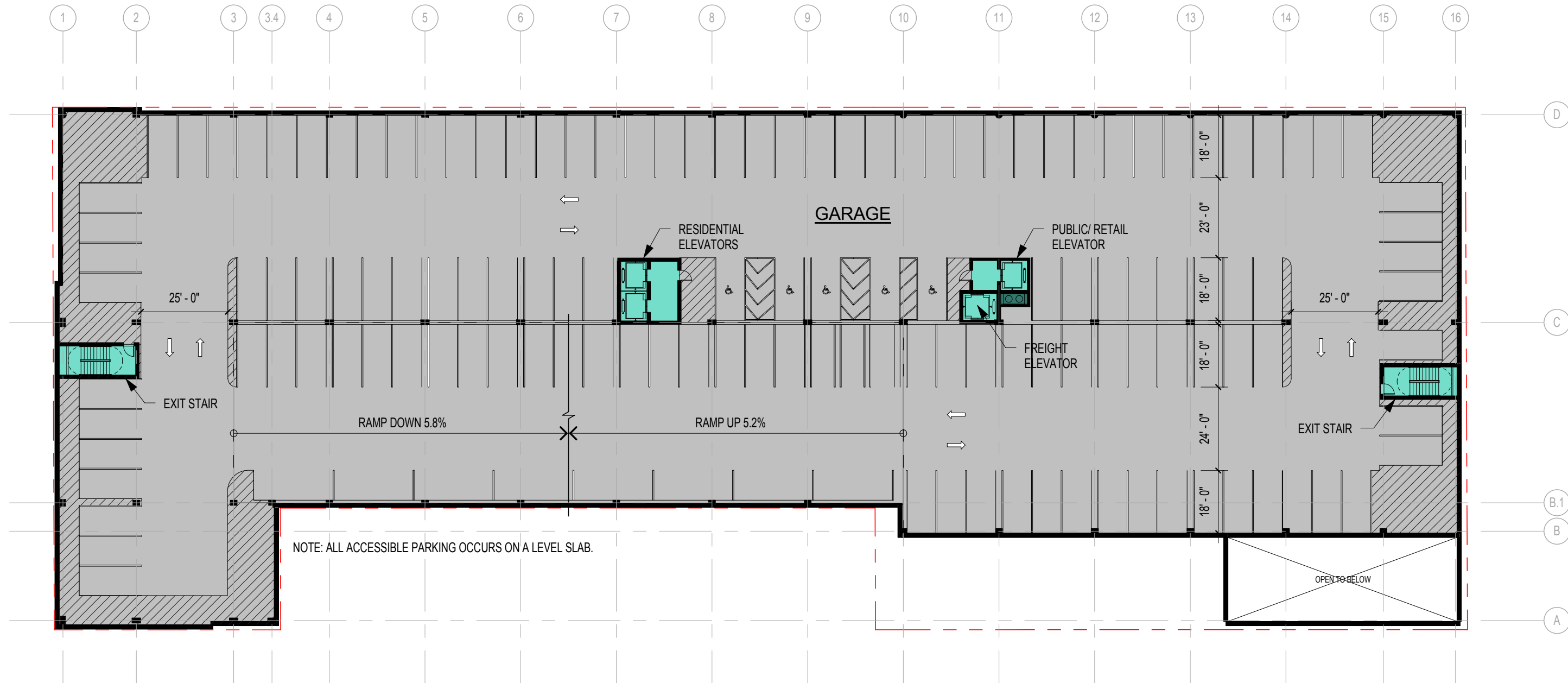
- RETAIL ENTRANCE
- ARCHITECTURAL METAL PANEL
- ARCHITECTURAL MODULAR MASONRY VENEER CAVITY WALL
- METAL LOUVERS
- CANOPY

- GLASS AND METAL WINDOW
- ARCHITECTURAL MODULAR MASONRY VENEER CAVITY WALL
- ARCHITECTURAL METAL PANEL RAILING
- GLASS AND METAL WINDOW WALL
- METAL LOUVERS
- CANOPY

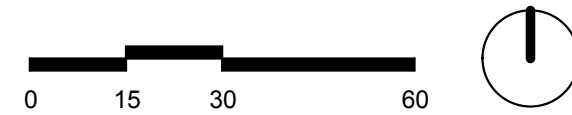
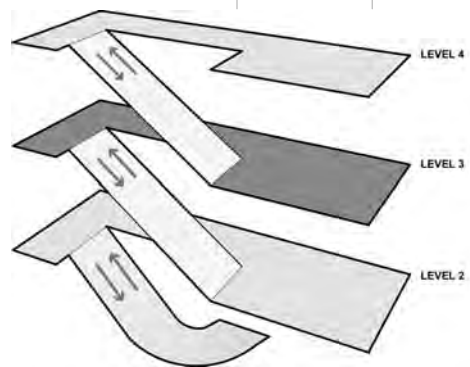


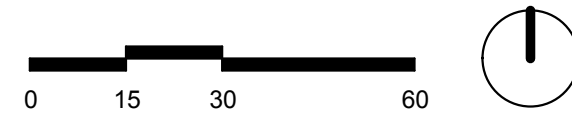
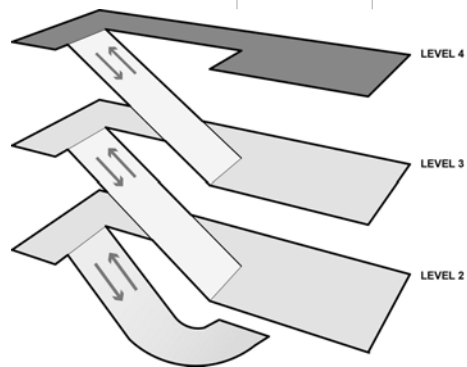
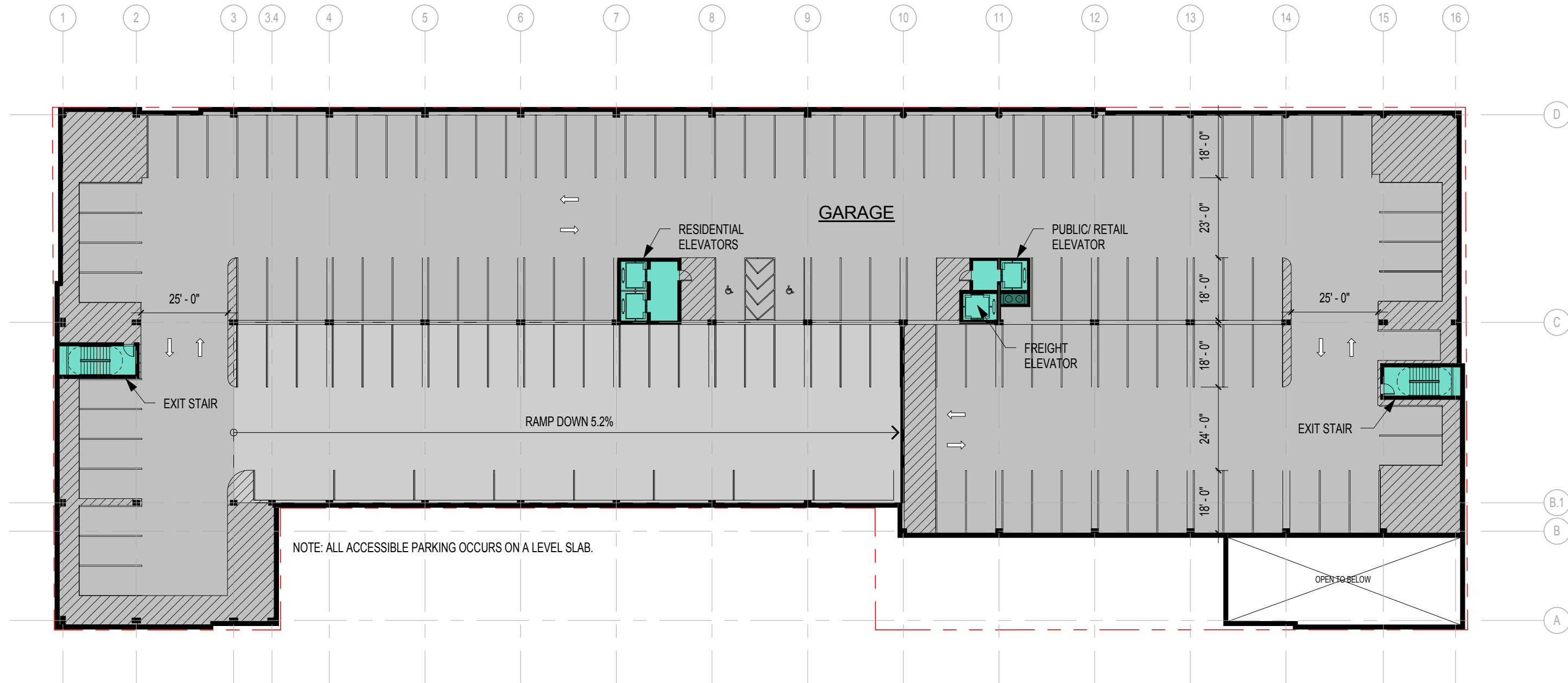


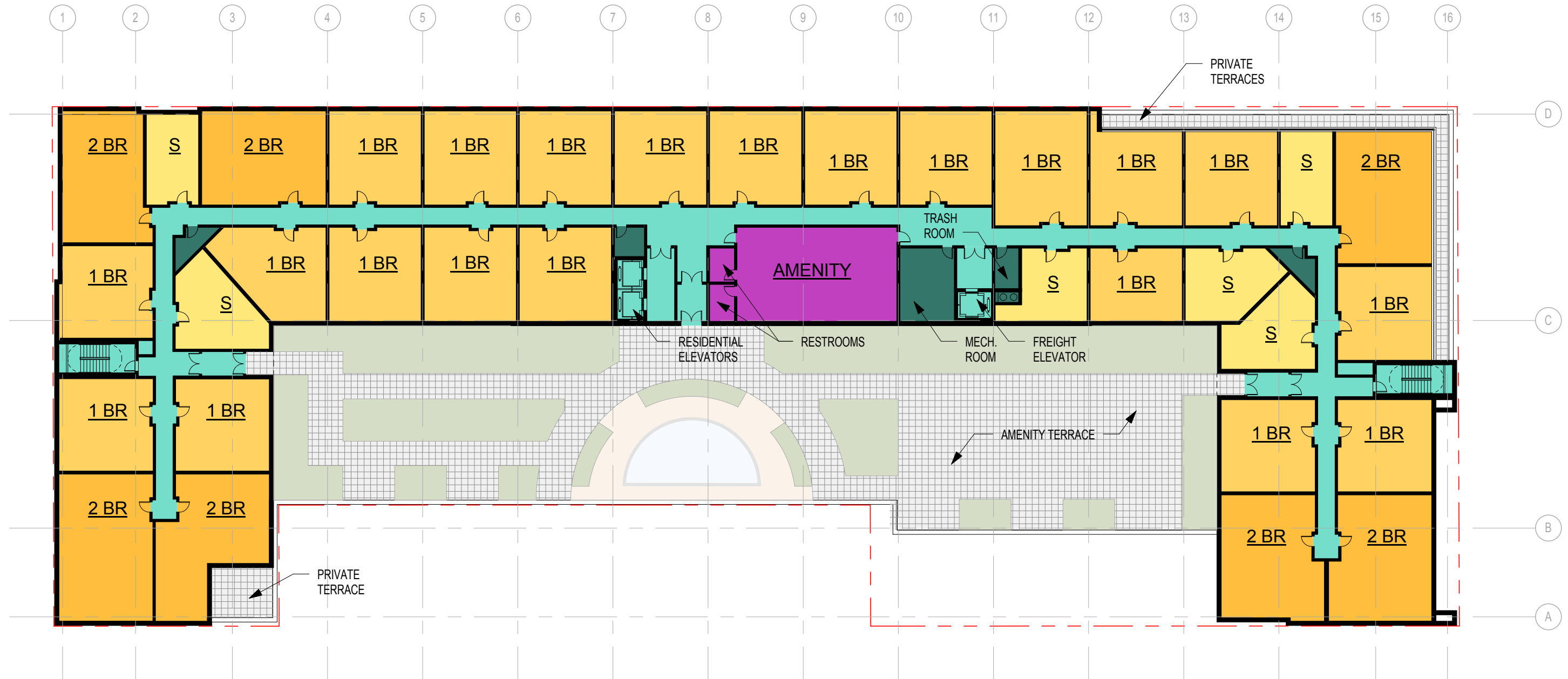


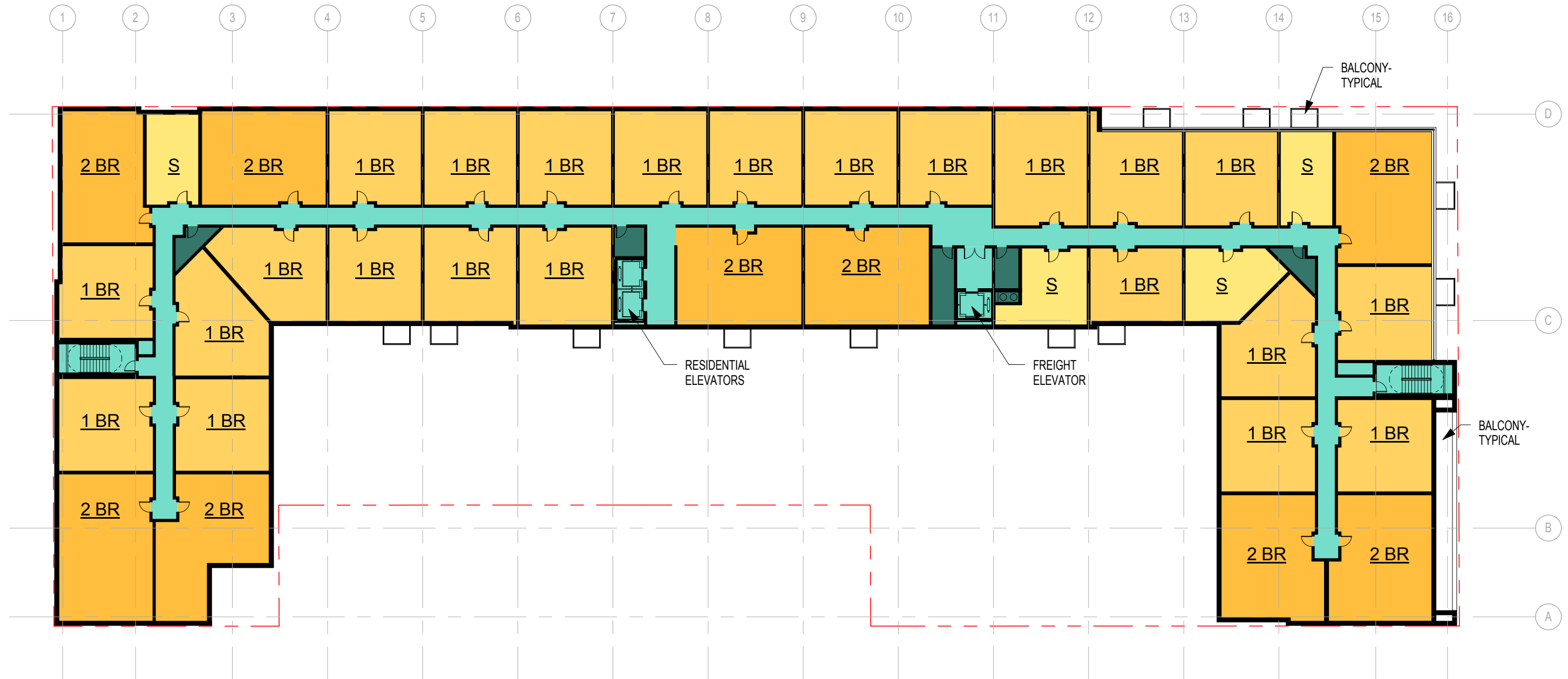


NOTE: ALL ACCESSIBLE PARKING OCCURS ON A LEVEL SLAB.











## BUILDING DATA - OAK PARK SOUTH BOULEVARD

Floor	Net Areas					Gross	Residential Units				
	Parking	Retail	Common	Residential Amenity	Residential Dwelling		Studio	1 Br	2 Br	Pent	Total
1		15,682	15,639	8,405		39,726	0	0	0	0	0
2	48,113		1,030			49,143	0	0	0	0	0
3	48,671		1,030			49,701	0	0	0	0	0
4	38,752		1,037			39,789	0	0	0	0	0
5			7,706	1,535	27,546	36,787	6	21	7	0	34
6			5,436		30,233	35,669	4	23	9	0	36
7			5,436		30,233	35,669	4	23	9	0	36
8			5,436		30,233	35,669	4	23	9	0	36
9			5,436		30,233	35,669	4	23	9	0	36
10			5,436		30,233	35,669	4	23	9	0	36
11			5,436		30,233	35,669	4	23	9	0	36
12			4,620		14,773	19,393	1	3	5	4	13
	135,536	15,682	63,678	9,940	223,717	448,553	31	162	66	4	263

**Average Unit Area** **851**

**Typical Floor Efficiency** **85%**

**Parking Count** **398**

**Building Gross** **448,553**

Parking	Dimensions	Residential	Public
Standard Car - Long Term	8'-7" x 18'-0"	229	139
Standard Car - Long Term / Parallel	8'-7" x 24'-0"	14	4
Accessible	8'-7" x 18'-0"	5	4
Accessible - Van*	8'-7" x 18'-0"	2	1
		<b>250</b>	<b>148</b>

\* 96 inch adjacent access aisle

NOTE: 3 PARKING SPACES WILL HAVE ELECTRIC CAR CHARGING STATIONS



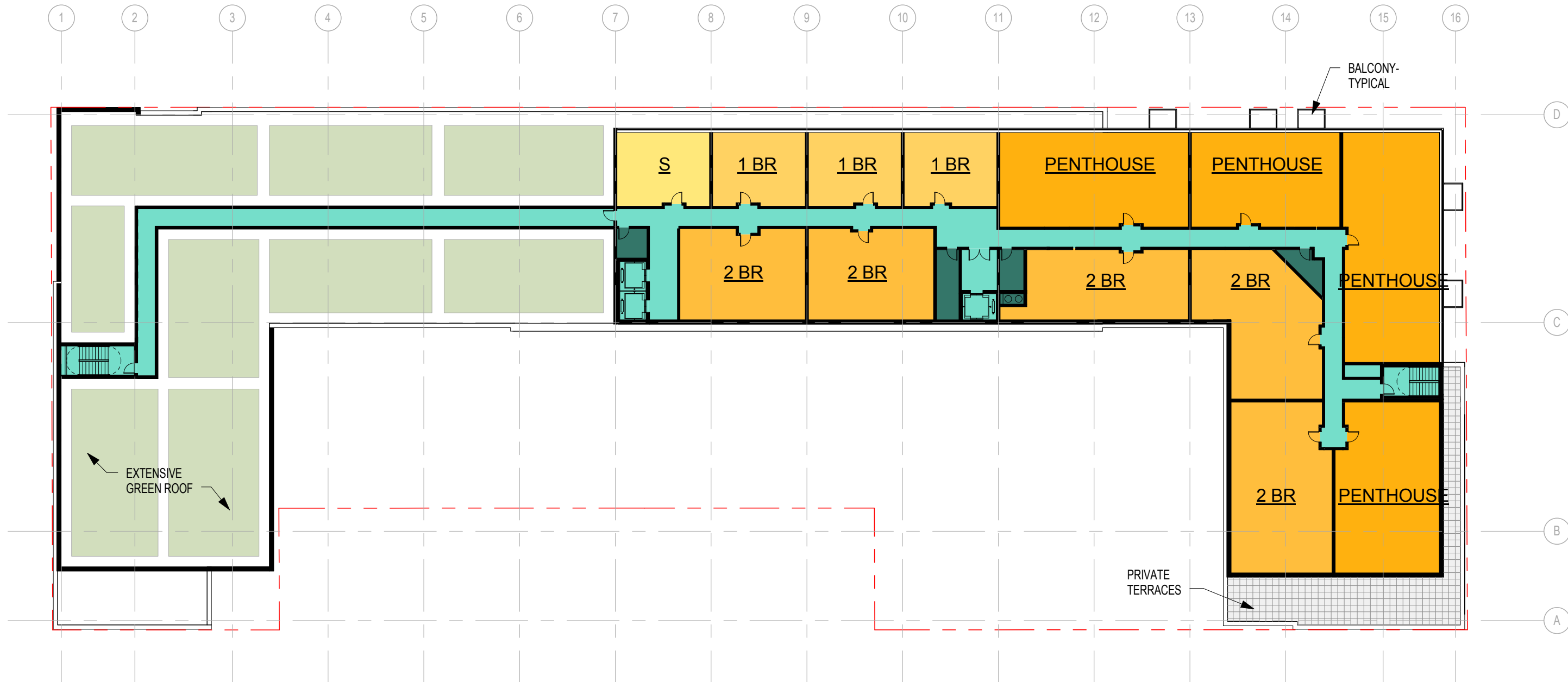
**LINCOLN  
PROPERTY  
COMPANY**

AN ARCADIS COMPANY *a company for people. a company about people.*

**O.P. SOUTH BOULEVARD**  
Harlem Avenue & South Boulevard

Exhibit

**24**

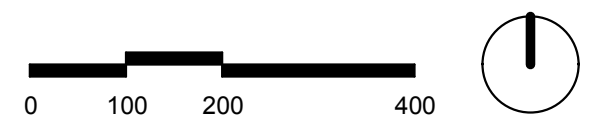
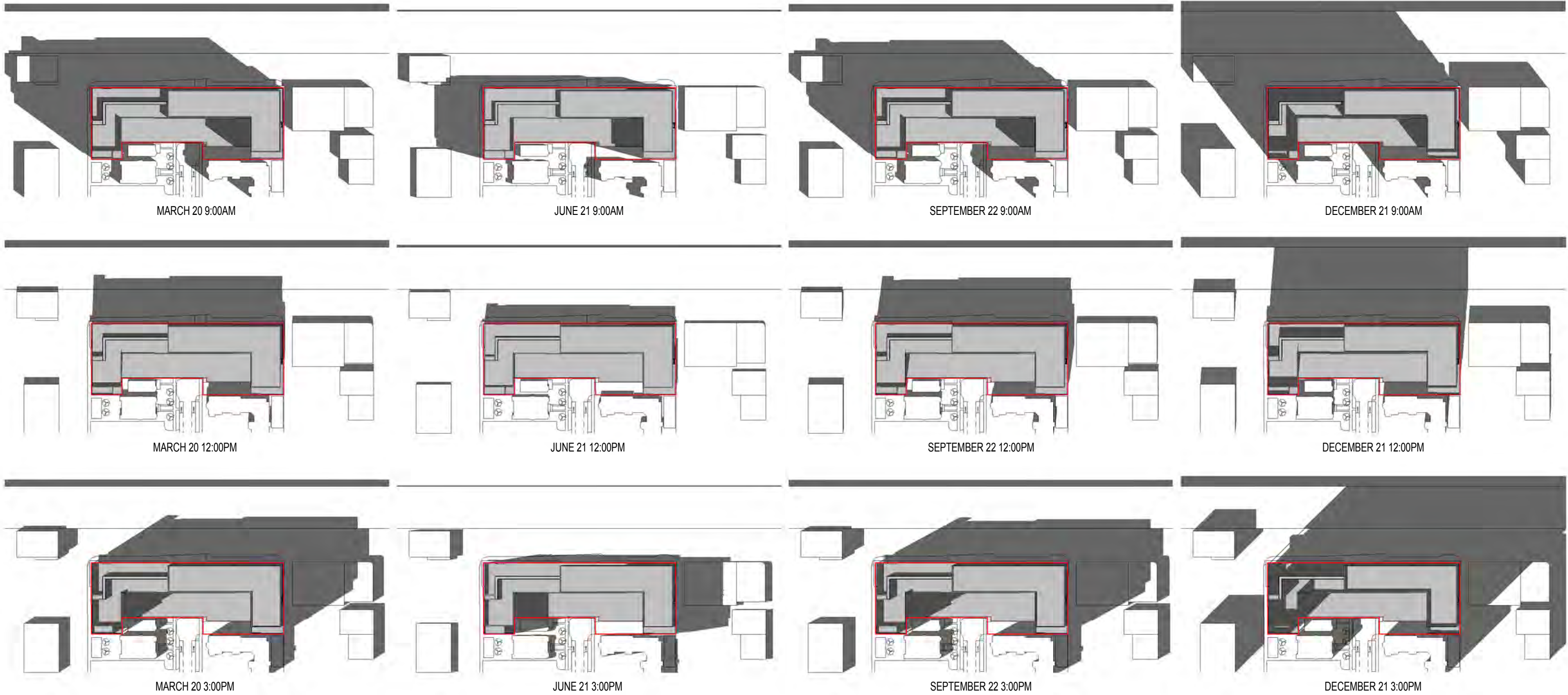


## Lighting summary

An Exterior Lighting Plan will be provided under separate cover. The plan will indicate photometrics of the areas indicated below. Exterior lighting will follow VOP codes, and or IES (Illumination Engineering Society) standards. Exterior lighting will also meet LEED requirements as established by USGBC.

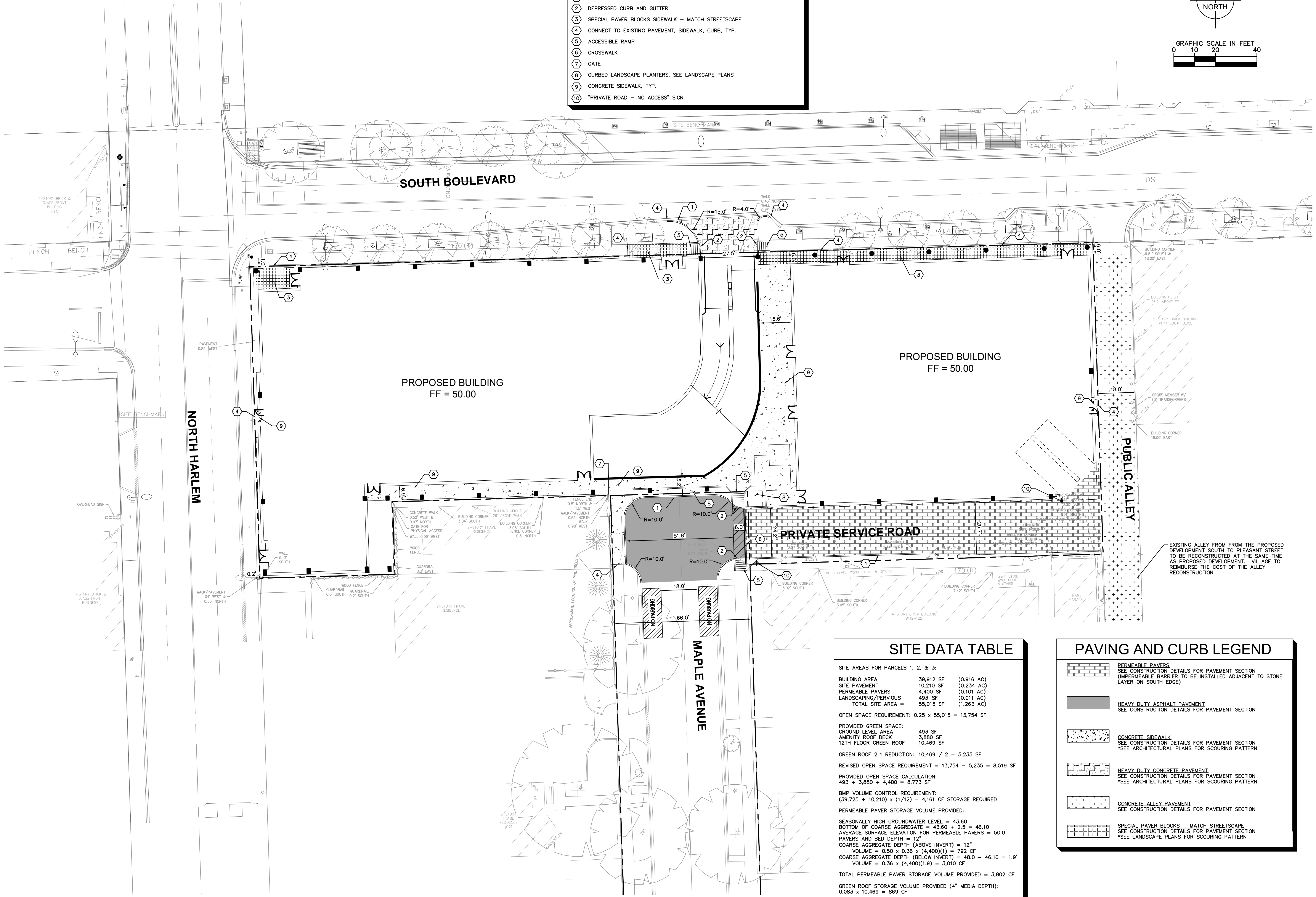
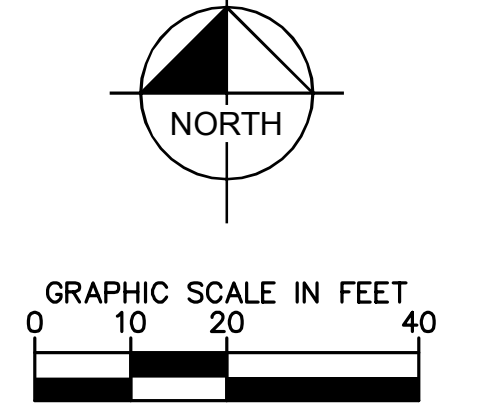
Site lighting at grade will be provided as follows.

- North site area - Site lighting along the north side of the building will be provided as part of the South Boulevard improvements currently being undertaken by the Village.
- East site area – The building abuts the alley along the east side of the project and provides very little opportunity to provide site lighting. This side in reality is the service side of the building. The general lighting strategy will be to provide building mounted wall pack type light fixtures to light the immediate areas next to the building.
- South site area - The east half of the site will contain a private service road which will allow access between the alley and a revised street configuration for the north end of Maple Avenue. As with the alley, this area will provide access to the service areas. The service road will be lighted with building mounted wall packs. These fixtures will be outfitted with directional shielding to eliminate any chance of light pollution to be sure no light spills off the site. The remainder of the south site area to the west will abut a public right-of way as well as an interior lot line. The area along these portions of the south site area will be provided with a colonnade to allow access along the south side of the project. The colonnade will be lighted using a series of pendant mounted fixtures hung from the structure above. As with the wall pack type fixtures along the east portion of this façade, these pendant fixtures will be outfitted with directional shielding to eliminate glare as well as light pollution.
- West site area – As with the north site area, the west site area abuts an open public right of way. This area is along Harlem Avenue and is already equipped with lighting as provided by the Illinois Department of Transportation (IDOT). This area will not receive new lighting unless provided by IDOT in their proposed alteration to the Harlem Ave / South Boulevard intersection.
- As part of the reconfiguration of the north end of Maple Avenue, a well-lighted exterior pedestrian walk way will cut through the middle of the building at grade allowing pedestrian access between Maple Avenue and South Boulevard. This area will be provided with an enhanced lighting concept that will also serve as a form of public art. A lighting artist will be employed to provide a upscale scenic display to heighten the pedestrian experience.



Drawing name: K:\VCS\_DEVELOPMENT\168182002\_Licenses\_Doc\_Park\_V3\_Design\ExhibitA\EX-1 - CONCEPT SITE PLAN.dwg EC-1 Oct 28, 2015 4:51pm By: tom.stanfords  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KEY NOTES	
1	B6.12 CONCRETE CURB AND GUTTER, TYP.
2	DEPRESSED CURB AND GUTTER
3	SPECIAL PAVER BLOCKS SIDEWALK - MATCH STREETSCAPE
4	CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
5	ACCESSIBLE RAMP
6	CROSSWALK
7	GATE
8	CURBED LANDSCAPE PLANTERS, SEE LANDSCAPE PLANS
9	CONCRETE SIDEWALK, TYP.
10	"PRIVATE ROAD - NO ACCESS" SIGN

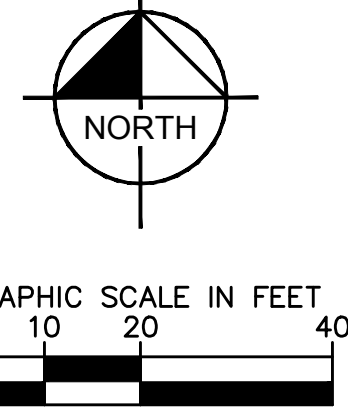
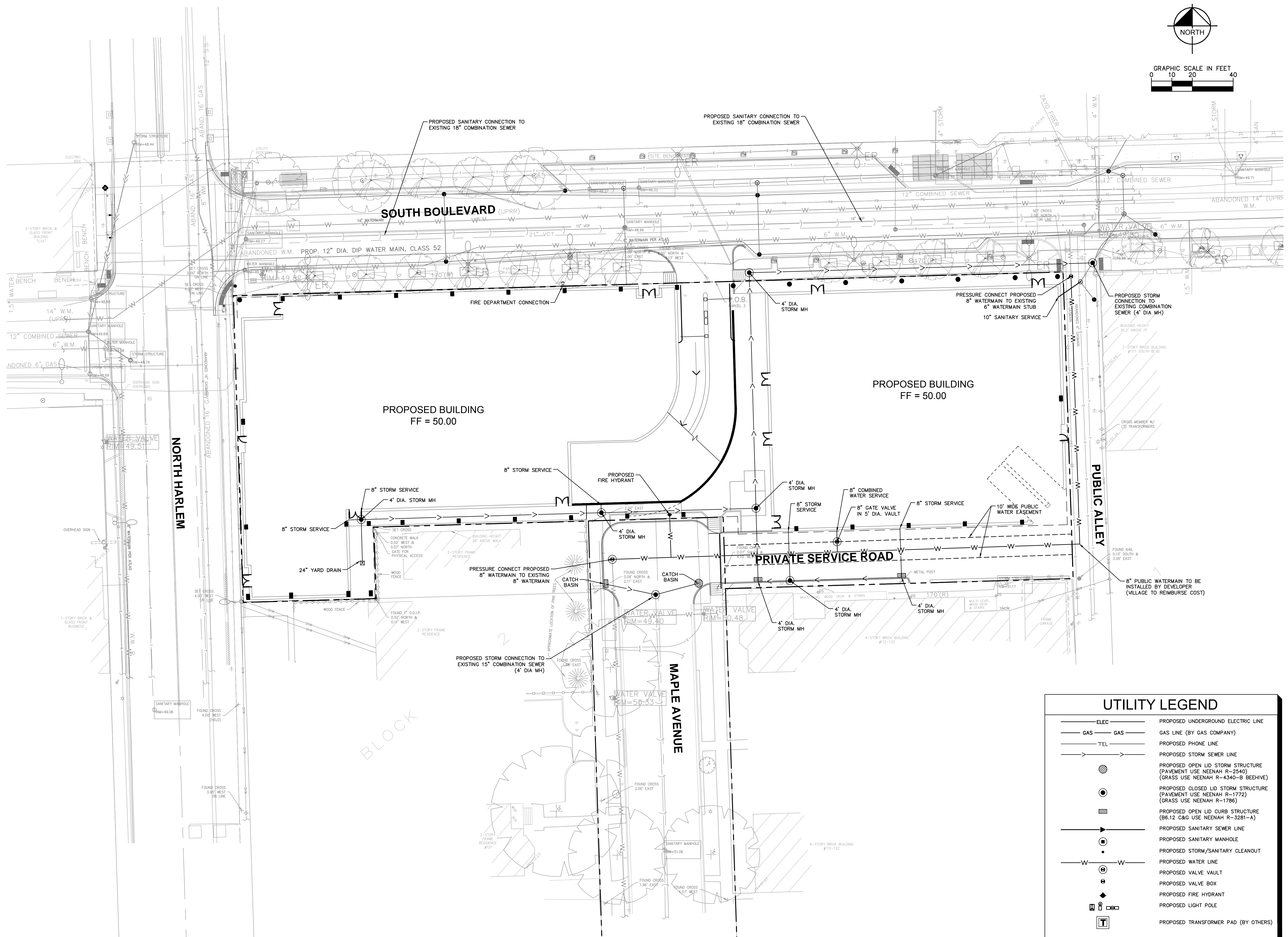


SITE DATA TABLE	
SITE AREAS FOR PARCELS 1, 2, & 3:	
BUILDING AREA	39,912 SF (0.916 AC)
SITE PAVEMENT	10,210 SF (0.234 AC)
PERMEABLE PAVERS	4,400 SF (0.101 AC)
LANDSCAPING/PERVIOUS	493 SF (0.011 AC)
TOTAL SITE AREA	55,015 SF (1.263 AC)
OPEN SPACE REQUIREMENT: 0.25 x 55,015 = 13,754 SF	
PROVIDED GREEN SPACE:	
GROUND LEVEL AREA	493 SF
AMENITY ROOF DECK	3,880 SF
12TH FLOOR GREEN ROOF	10,469 SF
GREEN ROOF 2:1 REDUCTION: 10,469 / 2 = 5,235 SF	
REVISED OPEN SPACE REQUIREMENT = 13,754 - 5,235 = 8,519 SF	
PROVIDED OPEN SPACE CALCULATION:	
493 + 3,880 + 4,400 = 8,773 SF	
BMP VOLUME CONTROL REQUIREMENT:	
(39,725 + 10,210) x (1/12) = 4,161 CF STORAGE REQUIRED	
PERMEABLE PAVER STORAGE VOLUME PROVIDED:	
SEASONALLY HIGH GROUNDWATER LEVEL = 43.60	
BOTTOM OF COARSE AGGREGATE = 43.60 + 2.5 = 46.10	
AVERAGE SURFACE ELEVATION FOR PERMEABLE PAVERS = 50.0	
PAVERS AND BED DEPTH = 12"	
COARSE AGGREGATE DEPTH (ABOVE INVERT) = 12"	
VOLUME = 0.50 x 0.36 x (4,400)(1) = 792 CF	
COARSE AGGREGATE DEPTH (BELOW INVERT) = 48.0 - 46.10 = 1.9"	
VOLUME = 0.36 x (4,400)(1.9) = 3,010 CF	
TOTAL PERMEABLE PAVER STORAGE VOLUME PROVIDED = 3,802 CF	
GREEN ROOF STORAGE VOLUME PROVIDED (4" MEDIA DEPTH):	
0.083 x 10,469 = 869 CF	
TOTAL BMP VOLUME PROVIDED = 3,802 + 869 = 4,671 CF	

PAVING AND CURB LEGEND	
	PERMEABLE PAVERS SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION (IMPERMEABLE BARRIER TO BE INSTALLED ADJACENT TO STONE LAYER ON SOUTH EDGE)
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	CONCRETE ALLEY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	SPECIAL PAVER BLOCKS - MATCH STREETSCAPE SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE LANDSCAPE PLANS FOR SCOURING PATTERN

<h2 style="margin: 0;">CONCEPT SITE PLAN</h2>	<h2 style="margin: 0;">HARLEM AVE. &amp; SOUTH BLVD.</h2>
<p>           ORIGINAL ISSUE: 09/25/15            KHA PROJECT NO. 168182002            SHEET NUMBER EX-1         </p>	
<p> <b>Kimley»Horn</b>  <small>© 2015 KIMLEY-HORN AND ASSOCIATES, INC.            1001 WARRENVILLE ROAD, SUITE 350,            PHONE: 630-487-5550            WWW.KIMLEY-HORN.COM</small> </p>	<p>           SCALE: AS NOTED            DESIGNED BY: AM            DRAWN BY: JM            CHECKED BY: NG         </p>
<p>           REVISIONS            NO. DATE BY         </p>	<p>           REVISED PER VILLAGE COMMENTS            10/28/15 TJS         </p>

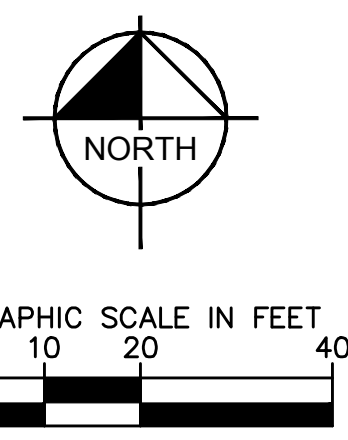
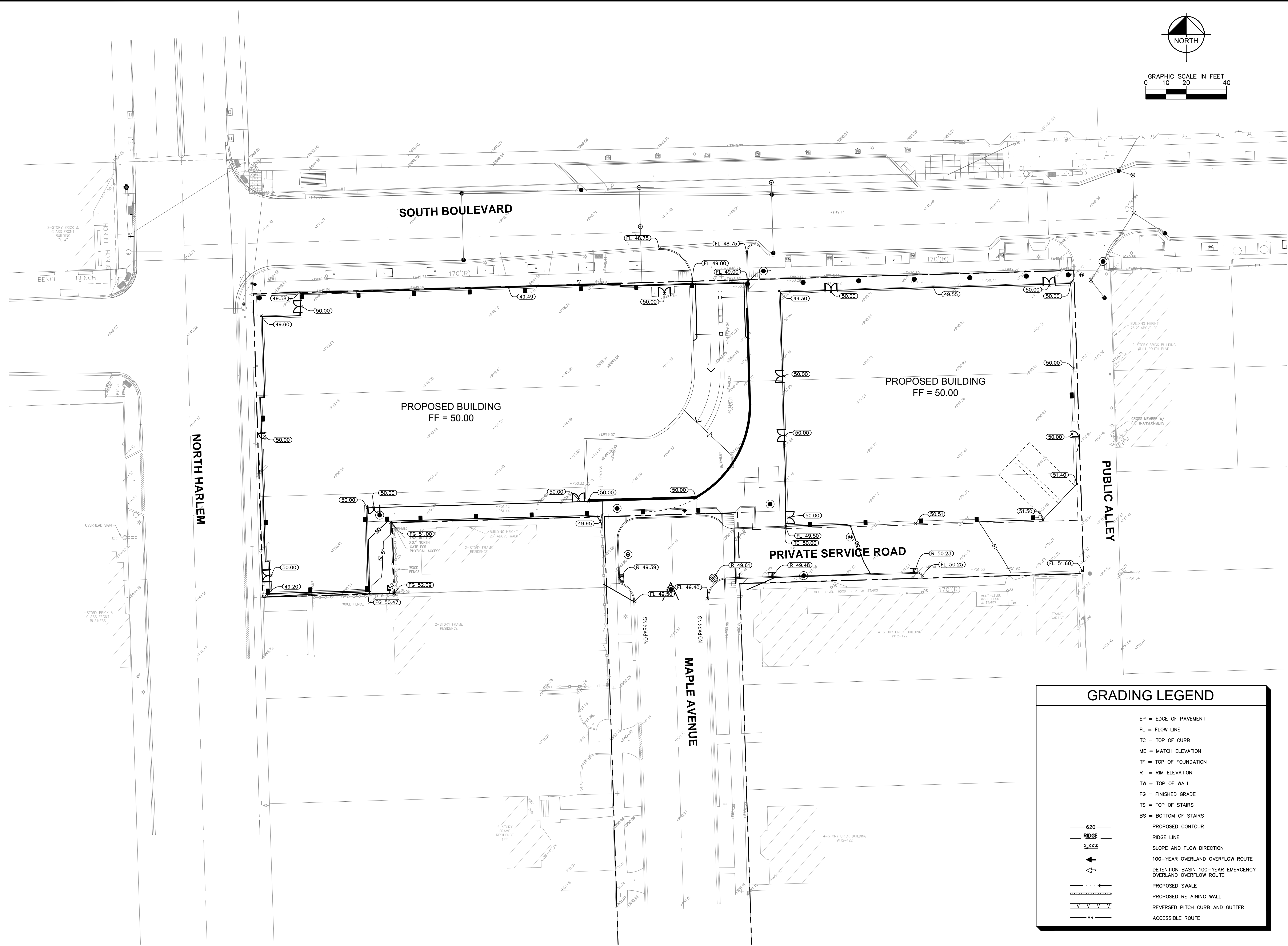
Drawing name: \\kimley-horn.com\MD\_CHS\CHS\_LDEV\168182002\_Lincoln\_Cor\_Park\_L1\_V2\_Design\Exhibits\EX-2 - CONCEPT UTILITY PLAN.dwg EX-2 Oct 27, 2015 3:16pm by tom.azaronki  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



UTILITY LEGEND	
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

<p>© 2015 KIMLEY-HORN AND ASSOCIATES, INC.                  1001 WARRENVILLE ROAD, SUITE 350,                  Lisle, IL 60532                  WWW.KIMLEY-HORN.COM</p>		SCALE: AS NOTED	DESIGNED BY: JM	DRAWN BY: JM	CHECKED BY: NAG
		REVISIONS NO. REVISED PER VILLAGE COMMENTS DATE BY			
CONCEPT UTILITY PLAN					
HARLEM AVE. & SOUTH BLVD.					
ORIGINAL ISSUE: 09/25/15 KHA PROJECT NO. 168182002 SHEET NUMBER EX-2					

Drawing name: K:\GIS\_LIVE\168182002\_Lincoln\_Cook\_Park\_L1.2\_Design\Exhibits\EX-3 - CONCEPT GRADING PLAN.dwg EX-3 Oct 27, 2015 3:17pm by: tom.zofronski  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EP	=	EDGE OF PAVEMENT
FL	=	FLOW LINE
TC	=	TOP OF CURB
ME	=	MATCH ELEVATION
TF	=	TOP OF FOUNDATION
R	=	RIM ELEVATION
TW	=	TOP OF WALL
FG	=	FINISHED GRADE
TS	=	TOP OF STAIRS
BS	=	BOTTOM OF STAIRS
— 620 —	=	PROPOSED CONTOUR
— RIDGE —	=	RIDGE LINE
X.XX%	=	SLOPE AND FLOW DIRECTION
↑	=	100-YEAR OVERLAND OVERFLOW ROUTE
↑	=	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
— · · · —	=	PROPOSED SWALE
— V V V —	=	PROPOSED RETAINING WALL
— V V V —	=	REVERSED PITCH CURB AND GUTTER
— AR —	=	ACCESSIBLE ROUTE

<b>Kimley»Horn</b> © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, Lisle, IL 60532, USA WWW.KIMLEY-HORN.COM	
SCALE: AS NOTED	DESIGNED BY: JM
DRAWN BY: JM	CHECKED BY: NAG
<b>HARLEM AVE. &amp; SOUTH BLVD.</b> <b>CONCEPT GRADING PLAN</b>	
ORIGINAL ISSUE: 09/25/15	KHA PROJECT NO. 168182002
SHEET NUMBER	
<b>EX-3</b>	
REVISED PER VILLAGE COMMENTS	DATE
NO.	BY





# Greater Downtown Model

Tab 28

**A greater downtown model, to-scale and in three-dimensional form, has been provided.**



Lincoln Property Company  
1110 Jorie Boulevard  
Suite 300  
Oak Brook, IL 60523 T 630.954.7000

VIA EMAIL

October 29, 2015

Craig M. Failor AICP, LEED AP, ENV SP  
Village Planner  
Village of Oak Park, Illinois  
123 Madison Street  
Oak Park, IL 60302

RE: Energy Analysis Waiver for South and Harlem

Dear Mr. Failor,

We are writing to request an Energy Analysis Waiver from the Village of Oak Park regarding the building Lincoln Property Company is proposing at South Boulevard and Harlem Avenue in Oak Park.

Based on our consultant's conceptual review, the conventional system is in line with our current budget and schedule. A geothermal system would cause additional time and budget. Therefore, it is Lincoln's intent to construct the building utilizing a conventional heating and cooling system.

We have attached a letter from Energy Studio, who is our MEP consultant, for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Byrne". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Brian Byrne  
Executive Vice President

BB:pg

Attachment



## the engineering studio, inc.

---

mechanical, electrical, plumbing, fire protection

October 29, 2015

Charlie Dillon  
Lincoln Property Company  
1110 Jorie Blvd. Suite 300  
Oak Brook, IL 60523

Re: O.P. South Boulevard, Oak Park, IL  
TES #15039-00

Dear Charlie:

Per your request, we have reviewed the concept of the geothermal system as compared to a conventional heating and cooling system for the residential units and it is our opinion that the conventional system will stay within the boundaries of our current budget and the current schedule.

Please let us know of any questions.

Sincerely,

**The Engineering Studio, Inc.**

Eric L. Stein, P.E.  
Principal

# Historically Significant Properties

Tab 30

**The subject property does not contain any Historically Significant properties.**



# LEED v4 for BD+C: New Construction and Major Renovation

## Project Checklist

Project Name: O.P. South Boulevard  
 Date: 24-Sep-15

Y ? N

1			Credit	Integrative Process	1
---	--	--	--------	---------------------	---

10	5	1	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	1	1	Credit	High Priority Site	2
2	3		Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

5	3	2	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
	3		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

3	8	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
0	2		Credit	Outdoor Water Use Reduction	2
1	5		Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1

9	18	6	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	3		Credit	Enhanced Commissioning	6
6	12		Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

3	8	2	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3	2	Credit	Building Life-Cycle Impact Reduction	5
	2		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit	Construction and Demolition Waste Management	2

8	8	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
1	2		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
	3		Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	5	0	Innovation		6
	5		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	4	0	Regional Priority		4
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1

<b>40</b>	<b>59</b>	<b>11</b>	<b>TOTALS</b>	<b>Possible Points: 110</b>
-----------	-----------	-----------	---------------	-----------------------------

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

# **Recordation of Notice**

Tab 32

**Applicant commits to recording a certified copy of the zoning ordinance granting the planned development with the Cook County Recorder of Deeds and to provide evidence of said recording to the Village of Oak Park within 30 days of passage if approved by the Village Board.**