

## **Summary of Exhibits**

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Application Item 2 – Copy of Application Fee check

Application Item 3 – Responses to Plan Development Standards

Application Item 3.1 – Sustainability Standards

Application Item 4 – Owner Information

Application Item 4.b – Title Policy and Affidavit of Ownership

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Application Item 4.d – Professional Qualifications

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Application Item 6.c – Market Feasibility Report

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Application Item 7.a – Parking Impact Study

Application Item 8.a – Site Plan

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Application Item 8.c – Engineering Utility Plan

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Application Item 8.e – Floor Plans

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Application Item 8.g – Building Perspectives

Application Item 8.h – Streetscape Elevations

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Application Item 8.j – Statement of Sign Elevations

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Application Item 11 – Statement on Responsibility to Record

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Application Item 1 – Narrative + Application Form

September 15, 2022

## **Oak Park Commons Co-Housing Development**

### Narrative

Oak Park Commons Co-Housing, LLC seeks to build a five story, 24-unit condominium building on the south east corner of Madison Street and Carpenter Avenue in Oak Park at the address 839 Madison Street Oak Park, IL.

The building features 920 square feet of ground floor commercial space, 26 parking spaces, one loading space and an elevator. A unique feature of this building is an amenities room on the top floor for common activities.

The proposed development is compliant with all of Oak Park's zoning ordinances except for building height. The maximum allowed building height in this zone district is 50 feet and the proposed building height is 58 feet and 3 inches. Therefore, the developer and applicant are seeking relief for 8 feet and 3 inches in building height.

This application will demonstrate that the proposed development will be a worthy addition to the Madison corridor with its code compliant use, density, setbacks and bulk, and have very minor impacts on the residential neighbors to the south.



OAK PARK COMMONS  
INTERGENERATIONAL COHOUSING COMMUNITY

## **PUBLIC COMPENSATING BENEFITS**

### **OAK PARK COMMONS - 839 Madison**

*As part of the development the applicant will replace the public sidewalk in the west and the northside bordering the development property. The applicant will resurface the alley bordering the property at the southside. The applicant will provide 3' easement at the northside sidewalk. The applicant will provide public art on the Madison and Carpenter facades. The applicant will also provide commercial/retail space.*

# NOTICE OF NEIGHBORHOOD MEETING

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**Date:** September 21, 2022

**Time:** 7:00 pm to 8:00 pm

**Location:** Community Engagement Room – Main Library  
Oak Park Public Library  
834 Lake Street, Oak Park, IL 60301

**Subject Property Address(es):** 839 Madison Street, Oak Park, IL 60302

**Proposed Development:** Development and construction of a mixed-use 1 commercial + 24-unit condominium building with ground floor parking spaces.

**Purpose of Meeting:** Pre-Planned Development Submittal Discussion

**Contact:** Oak Park Commons

Email: [info@oakparkcohousing.org](mailto:info@oakparkcohousing.org)

Local Residence Meeting  
 For the Planned Development at 839 Madison Street  
 Oak Park Main Library - September 21, 2022

Attendance

Name	Address	Phone Number	Email Address
Susan Stail		708-844-2817	stailsusan@gmail.com
ALLEN MATTHEW <del>OAK PARK</del>	546 N WINDHURST OAK PARK	708.846.8974	ALLENM1093@comcast.com
SARJEV VIDYANTHI	1121 S OAK PARK AVE	-	-
Dave Hill	521 S. Grove St. P.	708-205-7105	dhill@gmail.com
Linda Hill	521 S. Grove St. P.	708 546 77110	Linda.Hill@gmail.com
PADMA ARJY SINGH	515 CARPENTER AVE N.P.	708-745-2986	padma.asokas@gmail.com
Tom Fleming	521 CARPENTER AVE	708-870-7155	T.Fleming@comcast.net
Don Burk	746 Highland	708 222-7084	
Luthi Burken	524 S Grove Ave	708-846-5701	gioranng@yahoo.com
Dick Barken	5285 GROVES AVE	784.644.343-	Dick.Barken@gmail.com
Shannon Penoff	535 Carpenter Ave	815-501-9580	Carr-Shannon@hotmail.com
Steve Kim	400 KENNEDY		

Local Residence Meeting  
For the Planned Development at 839 Madison Street  
Oak Park Main Library -September 21, 2022  
Attendance

Name

Address

Phone Number

Email Address

Andrew Celis

528 Carpenter Ave

630-401-3064

celis.andrew@gmail.com

Sherri Geng

528 Carpenter Ave

301-928-8988

sherri.geng@gmail.com



## Notes from the September 21, 2022 public CoHousing meeting at the Oak Park Public Library

The public meeting to explain the Oak Park Commons CoHousing project and answer community questions ran from 7 PM to 8:30 PM. It appeared to me that about 15 community members were in attendance, representing households including those living on both Carpenter and Grove streets. Families with children were represented as well as different age and ethnic groups.

Foster Dale was present to represent Foster Dale Architects and show a Power Point presentation. The CoHousing group was represented by Susan Stall, Sanjeev Vidyarthi, Allen Matthews and Don Burk. It was mentioned that Charles Hoch who had planned on attending was ill.

After introductions, Susan Stall began the meeting by asking if anyone was familiar with the intergenerational CoHousing concept. Several individuals mentioned they knew about the idea and had read articles on our project or seen our web site. After Susan summarized the concept and discussed some of the specifics of the project, Foster Dale presented a Power Point presentation showing exterior views of the building, some statistics related to the project, views of the floor layouts, site plan, time line and discussed the variance that was being requested.

It was explained that the Plan Commission zoom hearing scheduled for Oct 6 was open to the public and that signs were posted at the 839 W Madison location explaining the process.

Questions and comments were encouraged throughout the evening.

Many questions concerned parking issues and alley access. We explained how parking was planned on the first floor for the building's residents and guests. Our understanding from the traffic study was that the volume of new traffic related to our building would not have much impact on Carpenter or Madison Ave. No special parking spots have been added for the commercial space, but as with other local businesses, street parking was available.

One resident spoke of an existing issue with cars turning south off Madison to avoid congestion and then speeding down Carpenter Street. It was also mentioned that cars violating existing parking regulations were not ticketed enough. We explained that as future members of the neighborhood, we could help with communicating neighbor concerns related to existing or any new issues that needed to be addressed by the Village.

It was mentioned that two residents rent parking spaces in the garages that are just south of our property. Concerns were expressed that we might block the alley or interfere with their access. Community residents were pleased to learn that our building

would have a 10-foot setback from the south lot line adjacent to the alley. This would in effect increase the width of the alley and make garage access easier for residents and CoHousing members. Residents also complained that the Village did not plow that alley. We suggested that we could certainly share in that work.

Someone asked about the height of the building and the open deck area. It was explained that this was the variance requested with zoning.

We discussed how trash would be removed from the building. We discussed the required commercial space. We explained how an Intergeneration CoHousing condo project differs from a traditional condo building. We would be much more involved with each other's lives within the building, as well as more integrated into the neighborhood.

We explained how we planned a deck with trees, some gardening beds and a social area. The common 5<sup>th</sup> floor interior areas of the building were explained and how that could potentially be a benefit to the neighborhood as we could host a seasonal party or event that included neighbor residents.

One resident asked who they could contact if there were issues. We explained that with a condo board, there would always be an identified person one could contact.

We explained the history of why the 839 W Madison lot had been selected for the project and how we liked the surrounding neighborhood.

We explained our understandings from the traffic study and the soil quality analysis from the core sampling work.

Allen brought refreshments to the meeting and took pictures.

No one expressed opposition to the project, but were curious, questioning, respectful and interested in what we presented and discussed.

Submitted 9/24/22 by Don Burk,

746 S Highland Ave

Equity Investor in Oak Park Commons CoHousing LLC

35-year Oak Park resident and retiree from Northern Trust Bank



# Petition for Public Hearing PLANNED DEVELOPMENTS

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

Name of Development: OAK PARK COMMONS

Address/Location of Development: 839 MADISON STREET, OAK PARK, IL 60302  
*Please confirm address. Address form can be found at: <https://www.oak-park.us/sites/default/files/forms/address-assignment-request-form.pdf>*

Property Identification Number(s)(PIN): 16-18-107-001-0000 ; 16-18-107-002-0000

Name of Property Owner(s): Oak Park Commons Cohousing LLC

Address of Property Owner(s): 106 S Oak Park Avenue, Ste 205, Oak Park, IL 60302

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) \_\_\_\_\_  
N/A

Name of Applicant(s): Charles Hoch / Oak Park Commons Cohousing LLC

Applicant's Address: 106 S Oak Park Ave. Ste 205, Oak Park IL 60302

Applicant's Phone Number: 708-721-8817 E-Mail hochchas@gmail.com

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) Jonathan Shack

Contact's Address: 106 S Oak Park Ave. Ste 205, Oak Park, IL 60302

Contact's Phone Number: 708-341-5004 E-Mail jshack@altirrabuilders.com

Other: 708-393-4189 (office)

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other  
(Describe): \_\_\_\_\_

Existing Zoning: MS -Madison Describe Proposal: \_\_\_\_\_  
Build a 5-storey 24-unit condominium building with commercial space.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposed Planned Development Type:**

Residential PD

Non-Residential PD

Mixed Use PD

**Size of Parcel** (from Plat of Survey): 11,527.50 Square Feet

<b>Adjacent:</b>	<b>Zoning Districts</b>	<b>Land Uses</b>
To the North:	<u>MS- Madison</u>	<u>Mixed Use</u>
To the South:	<u>R-3-35 S</u>	<u>Single Family</u>
To the East:	<u>MS- Madison</u>	<u>Commercial</u>
To the West:	<u>MS-Madison</u>	<u>Commercial</u>

**How the property in question is currently improved?**

Residential    Non-Residential    Mixed Use    OTHER: Parking lot

Describe Improvement: 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 relevant Ordinance No.'s \_\_\_\_\_

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

If Yes:    Frank Lloyd Wright    Ridgeland/Oak Park    Gunderson

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

Section 5.3 Dimensional standards

**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;**

Please see Response to Items #2, #3 and #4 on the Response to Plan Development Standards as part of this Application

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.

Charles Hoch  
(Printed Name) Applicant

Charles Hoch  
(Signature) Applicant

8/11/2022  
Date

Oak Park Commons Cohousing LLC  
(Printed Name) Owner  
represented by Charles Hoch, Manager

Charles Hoch  
(Signature) Owner

8/11/2022  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

11th DAY OF August, 2022

Marita M. Espinosa  
(Notary Public)





Oak Park Commons  
 Madison Street, Oak Park IL

**Zoning Analysis**

September 16, 2022

Project Description: The proposed project will be a 5-story mixed-use development. The first floor will have one commercial retail space, a residential entrance lobby, utility rooms, and a naturally ventilated parking garage. Floors 2-5 will have residential units, utility rooms, and common amenity spaces serving the residential units.

Lot Size: 159.0’x72.45’ (11,519.5 square feet)

General Plan: Downtown  
 Zoning District: MS Madison Street

	<b><u>Ordinance Requirement</u></b>	<b><u>Proposed</u></b>
Use:	Parking/Commercial at ground floor & Residential Multifamily above	Permitted uses
Height Allowed:	50 feet	58’-3” *
Setbacks:	3’ Front Yard 0’ Side Yard 9’ Rear Yard (25’ - 16’ (alley) = 9’-0”)	3’ Front Yard 0’-2” Side Yard 10’-4” Rear Yard
Parking:	24 (1 space per unit)	27
Bicycle Parking:	7 Total (6 long term – 1 per 4 dwelling units with 80% long term)	8 Total (6 Long Term)
Off Street Loading:	1 (10’x25’ with 14’ overhead clearance)	1 (10’x25’ with 14’ overhead clearance)
Exterior Lighting:	1 footcandle at any lot line	2.9 fc along Madison Street** 2.7 fc along Carpenter Avenue** 1.4 fc along Alley**

\* Requires Zoning Relief as part of Planned Development process – see PD3.1

\*\* Lighting is for security purposes and does not require Zoning Relief.

Benefits and improvements to Village include public art installations along Madison Street and Carpenter Avenue, repaving of the public alley behind the site, and one additional temporary bicycle space (above minimum requirements) along Madison Street.

## 839 Madison Street Property Tax

PIN 16-18-107-001-0000 \$5,641.44 (2020 Tax year)

PIN 16-18-107-002-0000 \$27,148.40 (2020 Tax year)

Projected Tax for all units:

$\$11,454,350.00 \times 3.15\% = \$360,812.00$

Application Item 2 – Copy of Application Fee check



Application Item 3 – Responses to Plan Development Standards

September 15, 2022

## Oak Park Commons Co-Housing Development

### Response to Development Standards

1. Create a more desirable environment than may be possible through strict application of other Village land use regulations with the use of creative design, landscape, and/or architectural features.

The current zoning allows for mixed used developments. And the applicant has complied. However, to meet the needs of the development group and Oak Park Commons Housing Group, the additional height is requested. Nevertheless, the Applicant believes that the Application as submitted does in fact create a more desirable environment than may be possible through strict application of other Village land use regulations with the use of creative design, landscape, and/or architectural features.

2. Enhance the existing character and property values of the Village and promotion of the general welfare by ingenious and imaginative designs resulting in a better and more creative use of land.

The Application proposes a design that architecturally Enhance the existing character of the neighborhood through its setting, landscape design, attention to pedestrian pathways and usage of walkways and promotes the general welfare by ingenious and imaginative designs resulting in a better and more creative use of land by crafting a design as represented in the submitted drawings and plans.

**3. Coordinate the character, the form, and the relationship of structures to one another.**

Madison Street is a changing corridor in Oak Park. Recent mixed use and multi-family developments along the Madison corridor were seen as prototypes that were followed by the design team. The proposed development respects the recent change and contributes to a corridor that has anchors at the major nodes and infill housing, both mixed use and multi-family, between the nodes. The submitted architectural designs are a testament to that design intent.

**4. Preserve and enhance of desirable site characteristics such as natural topography, vegetation, and geologic features.**

The site is a parking lot and therefore the topography is generally flat. In the opinion of the Applicant, there are no desirable site characteristics such as natural topography, vegetation, and geologic features. Therefore, the Applicant believes that this Standard does not apply.

**5. Maximize the beneficial use of open space.**

To be consistent with other developments along the Madison corridor, and to propose an efficient off-street parking layout for the development, the open space for the proposed development was raised to the top floor. Please see the architectural plans and renderings for evidence of this.

**6. Promote long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas.**

As mentioned in Item 3, the Madison Street is a changing corridor in Oak Park. Recent mixed use and multi-family developments along the Madison corridor were prototypes followed by the design team. The proposed development respects that change and contributes to a corridor that has anchors at the major nodes and infill housing, both mixed use and multi-family, between nodes. The development will promote long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas

**7. Promote economic development within the Village.**

The proposed development will, after completion, turn a parking lot into a home for 24 families. The real estate property taxes will increase because of the proposed development. Moreover, the 24 families that will move into the proposed development will bring economic resources with their move and potentially spend any discretionary income within Oak Park.

**8. Eliminate blighted structures or incompatible uses through redevelopment, restoration, adaptive reuse, or rehabilitation.**

The proposed development does not eliminate blighted structures or incompatible uses through redevelopment. But the development does replace a parking lot which, in the opinion of the Applicant, is an underused resource in the neighborhood. And the proposed development does propose a reuse of the underused property.

**9. Preserve and/or enhance historical and natural resources.**

The proposed application is not in close proximity to any known historical and natural resources. Therefore, this standard does not apply to this development.

END OF RESPONSES

Application Item 3.1 – Sustainability Standards



August 15, 2022

Dear Village of Oak Park Council,

Eco Achievers, a nationally-recognized green building consulting firm, has been engaged to provide sustainability certification services for the upcoming Oak Park Commons project located at 839 W Madison St. To comply with the Village's Sustainability Standards, the project has selected the Silver tier of the National Green Building Standard (NGBS) program, which was previously recognized as an acceptable alternative to LEED certification. The project will comply with all requirements and needed credits, and will be attaining full NGBS certification.

Thank you very much for your time. If you have any questions or comments, please do not hesitate to contact me.

Respectfully Yours,

A handwritten signature in black ink that reads "Lindsey Elton".

Lindsey Elton

President, Partner

Eco Achievers || Building Wisdom

HERS Rater, BPI BA/BE Specialist, ENERGY STAR v3.1/ESMFNC

LEED for Homes Green Rater, NGBS Verifier

Certified Passive House Consultant, PHIUS+ MF Verifier and Rater

ecoachievers.com | lindsey@ecoachievers.com | 248.310.7808



**Summary of Results of the Design Phase**

Project Name: Oak Park Commons

Location: 839 Madison Street, Oak Park, Illinois 60302

✓ No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed	Mandatory Practices	No Errors
	Bronze	Silver	Gold	Emerald			
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	145	✓	✓
Chapter 6: Resource Efficiency	43	59	89	119	85	✓	✓
Chapter 7: Energy Efficiency	30	45	60	75	50	✓	✓
Chapter 8: Water Efficiency	25	39	67	92	50	✓	✓
Chapter 9: Indoor Environmental Quality	25	42	69	97	47	✓	✓
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	17	✓	✓
Additional Points required	50	75	100	100			
Additional points required due to SF over 4000 (601.1)	0	0	0	0			
<b>Total points required</b>	<b>231</b>	<b>334</b>	<b>489</b>	<b>611</b>	<b>394</b>		
Additional Points Claimed	213	135	5	(117)			
<b>Overall Level Achieved for Design</b>	<b>Silver</b>						

Application Item 4 – Owner Information

Application Item 4.b – Contact Information





OAK PARK COMMONS  
INTERGENERATIONAL COHOUSING COMMUNITY

OAK PARK COMMONS COHOUSING LLC is a manager-managed LLC with the following managing members:

1. Charles Hoch – 631 S Harvey Avenue, Oak Park, IL 60304. Tel # 708-721-8817  
Email: hochchas@gmail.com
2. Alltierra Builders LLC-North – 106 S Oak Park Avenue, Ste 205, Oak Park IL 60302  
Tel # 708-393-4189; Email: jshack@altierrabuilders.com

**Secretary of State**

Department of Business Services  
 Limited Liability Division  
 501 S. Second St., Rm. 351  
 Springfield, IL 62756  
 217-524-8008  
 www.cyberdriveillinois.com

Payment may be made by check payable to Secretary of State. If check is returned for any reason this filing will be void.

Illinois  
 Limited Liability Company Act  
**Articles of Amendment**

**SUBMIT IN DUPLICATE**

Type or print clearly.

Filing Fee: \$50

Approved: \_\_\_\_\_

FILE # 11534244

This space for use by Secretary of State.

**FILED**

APR 12 2022

**JESSE WHITE  
 SECRETARY OF STATE**1. Limited Liability Company name: Oak Park Commons Cohousing, LLC

2. Articles of Amendment effective on:

 the file date a later date (not to exceed 30 days after the filing date) \_\_\_\_\_

Month, Day, Year

3. Articles of organization are amended as follows (check applicable item(s) below):

 a) Admission of a new manager (give name and address below)\* b) Withdrawal of a manager (give name below) c) Change in address of the records office/principal place of business as required by Sec. 1-40 of the Act. (Give new physical number and street address, a P.O. Box alone or C/O is unacceptable.) d) Change of registered agent and/or registered agent's office (Give new name and/or address below, address change to P.O. Box alone or C/O is unacceptable.) e) Change in the Limited Liability Company's name (give new name below)\*\* f) Change in date of dissolution (state perpetual or date of dissolution below) g) Establish authority to issue series (fee \$300, see NOTE) h) Other (give information in space below)\*

\* Only managers and any member with the authority of manager are required to be reported.

Additional information:

Withdrawal of manager Altierra Builders LLC-939, 106 S Oak Park Ave., Ste 205, Oak Park, IL 60302

Admission of manager Charles Hoch, 631 S Harvey Ave., Oak Park, IL 60304

Admission of manager Altierra Builders, LLC-North, 106 S Oak Park Ave., Ste 205, Oak Park, IL 60302

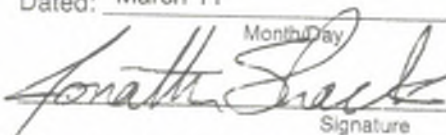
\*\*New name of LLC (as changed): \_\_\_\_\_

A professional LLC registered with the Illinois Department of Financial and Professional regulations must contain the term Professional Limited Liability Company, PLLC or P.L.L.C. in its name. The specific professional service must also be stated in its purpose.

(continued)

4. The amendment was approved in accordance with Section 5-25 of the Illinois Limited Liability Company Act.
5. I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Amendment are to the best of my knowledge and belief, true, correct and complete.

Dated: March 11, 2022  
Month/Day Year

  
Signature

Jonathan Shack, Manager

Name and Title (type or print)

Altierra Builders, LLC - 839

If applicant is signing for a company or other entity,  
state name of company or entity.

**NOTE:**

**The following paragraph is adopted when Item 3g is checked:**

The operating agreement provides for the establishment of one or more series. When the company has filed a Certificate of Designation for each series, which is to have limited liability pursuant to Section 37-40 of the Illinois Limited Liability Company Act, the debts, liabilities and obligations incurred, contracted for or otherwise existing with respect to a particular series shall be enforceable against the assets of such series only, and not against the assets of the Limited Liability Company generally or any other series thereof, and unless otherwise provided in the operating agreement, none of the debts, liabilities, obligations or expenses incurred, contracted for or otherwise existing with respect to this company generally or any other series thereof shall be enforceable against the assets of such series.

Application Item 4.b – Title Policy and Affidavit of Ownership

**Proper Title LLC**  
1530 E. Dundee Road, Ste 250  
Palatine, IL 60074  
(847) 603-2525

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September 8, 2022

Dennis W. Winkler, PC  
1300 East Woodfield Road, Suite 220  
Schaumburg, IL 60173

PT File No.: PT22-80171  
RE: Purchase of 839 Madison Street, Oak Park, IL 60302

To whom it may concern:

In connection with your recent Purchase of the above-referenced property, please find enclosed the following items for your records:

1. Original Warranty Deed
2. Final Owner's Title Insurance Policy No. 7230600-228545267.

We appreciate the opportunity to be of service to you, and if you need any further assistance, please do not hesitate to contact us.

Sincerely,

**Proper Title, LLC**

Policy Production Department  
postclosing@proPERTitle.com  
(630)590-9088

Encl.



**Policy No.: 130472-2-PT22-80171-2022.7230600-228545267**

**OWNER'S POLICY OF TITLE INSURANCE**

Issued by

**CHICAGO TITLE INSURANCE COMPANY**

**Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.**

**COVERED RISKS**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
  - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
  - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
    - (i) to be timely, or



- (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

CHICAGO TITLE INSURANCE COMPANY

Proper Title, LLC  
 1530 East Dundee Rd Ste 250  
 Palatine, IL 60074  
 Tel:847-603-2525  
 Fax:



By:

*Michael J. Nolan*  
 Michael J. Nolan

President

Attest:

*Marjorie Nemzura*  
 Marjorie Nemzura

Secretary

### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

### CONDITIONS

#### 1. DEFINITION OF TERMS



The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
  - (i) The term "Insured" also includes
    - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
    - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
    - (C) successors to an Insured by its conversion to another kind of Entity;
    - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
      - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
      - (2) if the grantee wholly owns the named Insured,
      - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
      - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
  - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

## 2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

## 3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

## 4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

## 5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party





asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters

insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

## **6. DUTY OF INSURED CLAIMANT TO COOPERATE**

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

## **7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY**

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

## **8. DETERMINATION AND EXTENT OF LIABILITY**

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

## **9. LIMITATION OF LIABILITY**

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

## **10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY**

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

## **11. LIABILITY NONCUMULATIVE**

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

## **12. PAYMENT OF LOSS**

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

## **13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT**

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

## **14. ARBITRATION**

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

## **15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT**

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.



(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

#### **16. SEVERABILITY**

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

#### **17. CHOICE OF LAW; FORUM**

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

#### **18. NOTICES, WHERE SENT**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at CHICAGO TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.



# FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

## **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

## **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

## **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see “Choices with Your Information” to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an “opt out” request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the “California Privacy” link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF’s headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender’s privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the

mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

**Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

Proper Title, LLC  
as an Agent for Chicago Title Insurance Company  
1530 E. DUNDEE ROAD, SUITE 250, PALATINE, IL 60067

## SCHEDULE A

File No.: PT22-80171

Policy No.: 7230600-228545267

Amount of Insurance: \$812,500.00

Premium: \$2,700.00

Date of Policy: September 7, 2022 at 02:08 PM

1. Name of Insured:

Oak Park Commons Cohousing, LLC, an Illinois limited liability company

2. The estate or interest in the land which is covered by this policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

Oak Park Commons Cohousing, LLC, an Illinois limited liability company

4. The land referred to in this policy is described as follows:

LOT 1 AND THE SOUTH 27 FEET OF THAT PART OF MADISON STREET NOW VACATED LYING NORTH OF AND ADJOINING SAID LOT 1 IN PRICES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF LOT 4 IN SUBDIVISION OF EAST 1/2 OF LOT 2, IN SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION), IN COOK COUNTY, ILLINOIS.

Proper Title LLC



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Charity Murow



## SCHEDULE B

File No.: PT22-80171

Policy No.: 7230600-228545267

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

#### 1. Standard Exceptions

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

#### 2. The lien of taxes for the years 2021, 2022 and thereafter.

Permanent Index Number: 16-18-107-001-0000

The first installment of 2021 taxes in the amount of \$3,102.79, is posted paid.

The taxes for the second installment of 2021, and taxes for the year 2022 and thereafter, are not yet due, payable or delinquent.

#### 3. The lien of taxes for the years 2021, 2022 and thereafter.

Permanent Index Number: 16-18-107-002-0000

The first installment of 2021 taxes in the amount of \$14,931.62, is posted paid.

The taxes for the second installment of 2021, and taxes for the year 2022 and thereafter, are not yet due, payable or delinquent.

#### 4. Terms and provisions contained in the declaration recorded December 4, 2012 as document 1233933088.

Chicago Title Insurance Company

Policy No.: 7230600-228545267

**SCHEDULE B**  
(Continued)

5. Encroachment of the asphalt parking lot located mainly on the Land on to Carpenter Avenue by approximately 1.45 feet, more or less, and on to Madison Street by approximately 0.03 feet, more or less, as disclosed by the plat of survey job no. 22-22463 prepared by Gentile and Associates, Inc. dated February 24, 2022.
6. Rights of parties to maintain overhead wires and catch basin located on the Land, as disclosed by and depicted on the plat of survey job no. 22-22463 prepared by Gentile and Associates, Inc. dated February 24, 2022.
7. Possible rights of the owner of the property southeasterly and adjoining the Land in and to that part of the asphalt pavement falling between the iron fence located on the south of the Land and the south boundary line and lying east of the iron fence located on the southeast of the Land and the east boundary line for driveway purposes as disclosed by the plat of survey job no. 22-22463 prepared by Gentile and Associates, Inc. dated February 24, 2022.

**ENDORSEMENT**

Issued By  
Chicago Title Insurance Company

Attached to and forming a part of

Policy Number: 7230600-228545267

File Number: PT22-80171

**EXTENDED COVERAGE ENDORSEMENT**

Standard Exception Numbers 1, 2, 3, 4, 5 and 6 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Effective Date: September 7, 2022

**CHICAGO TITLE INSURANCE COMPANY**



By: *[Signature]* President  
ATTEST *[Signature]* Secretary



## ENDORSEMENT

Attached to and forming a part of

Policy No.: 7230600-228545267

Issued By

**PROPER TITLE, LLC**

File Name: Oak Park Commons Cohousing, LLC  
839 Madison Street, Oak Park, IL 60302

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by Gentile and Associates, Inc. dated February 23, 2022, and designated Job No. 22-22463.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

### CHICAGO TITLE INSURANCE COMPANY



By:

President

ATTEST

Secretary

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# ENDORSEMENT

Attached to and forming a part of

Policy No.: 7230600-228545267

Issued By

**PROPER TITLE, LLC**

File Name: Oak Park Commons Cohousing, LLC  
839 Madison Street, Oak Park, IL 60302

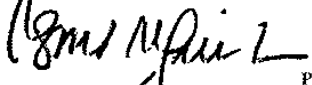
The Company insures against loss or damage sustained by the Insured by reason of:


1. the failure of the the north boundary line of Lot 1 to be contiguous to the south boundary line of the south 27 feet of the that part of Madison Street now vacated boundary line; or
2. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

## CHICAGO TITLE INSURANCE COMPANY



By:  President

ATTEST  Secretary

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## ENDORSEMENT

Attached to and forming a part of

Policy No.: 7230600-228545267

Issued By

**PROPER TITLE, LLC**

File Name: Oak Park Commons Cohousing, LLC  
839 Madison Street, Oak Park, IL 60302

The Company insures against loss or damage sustained by the Insured by reason of:

1. those portions of the Land identified below not being assessed for real estate taxes under the listed tax identification numbers or those tax identification numbers including any additional land:

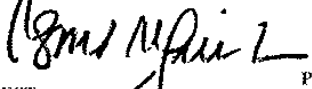
Parcel:	Tax Identification Numbers:
The south 27 feet of that part of Madison Street now vacated; Lot 1	16-18-107-001-0000 16-18-107-002-0000


2. the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes, assessments or other charges imposed on the servient estate by a governmental authority.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

### CHICAGO TITLE INSURANCE COMPANY



By:  President

ATTEST  Secretary

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# ENDORSEMENT

Attached to and forming a part of

Policy No.: 7230600-228545267

Issued By

**PROPER TITLE, LLC**


File Name: Oak Park Commons Cohousing, LLC  
839 Madison Street, Oak Park, IL 60302


1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,
  - a. According to applicable zoning ordinances and amendments, the Land is not classified Zone MS Madison Street;
  - b. The following use or uses are not allowed under that classification:  
see attached use chart
2. There shall be no liability under this endorsement based on
  - a. Lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 2.a. does not modify or limit the coverage provided in Covered Risk 5.
  - b. The invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses.
  - c. The refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

## CHICAGO TITLE INSURANCE COMPANY



By:  President

ATTEST  Secretary

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TABLE 8-1: USE MATRIX																		
Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT <sup>1</sup>	HS	GC	MS <sup>1</sup>	NA	NC <sup>1</sup>	RR <sup>1</sup>	OS	I	H	Use Standard § = Section
<b>Residential</b>																		
Community Residence	P	P	P	P	P	P	P											§8.4.E
Children's Home							S											
Dwelling – Single-Family (Detached)	P	P	P	P	P	P	P											
Dwelling – Two-Family					P	P	P											
Dwelling – Townhouse					P	P				S	S	S	S	S				
Dwelling – Multi-Family					P	P			S	P	S	P	P	S				
Dwelling – Above the Ground Floor								P	P	P	P	P	P	P				
Live/Work Dwelling									P		S	P	P	S				
Residential Care Facility							S	S		S		S		S			P	§8.4.O
Retreat House					S	S	S											
<b>Public/Institutional</b>																		
Community Center								S	P	P	P	P	P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§8.4.D
Cultural Facility	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P		
Educational Facility – Primary or Secondary	P	P	P	P	P	P	P							S		P		
Educational Facility – University								S		S	S	S		S		P		
Educational Facility – Vocational								S	S	P	S	P	S	S				
Government Office								P	P	P	P	P	P	S	P	P		
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S		P	P	§8.4.M
Public Safety Facility								P	P	P	P	P	P	S	P	P	P	
Public Works Facility																P		
Tour House/House Museum	S	S	S	S	S	S	S											§9.3.V
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
<b>Retail</b>																		
Antique Store								P	P	P	P	P	P	P				
Art Gallery								P	P	P	P	P	P	P				
Auction House								S	P	P	S	P	P	P				
Brewpub								P	P	P	P	P	P	P				
Consignment Shop								P	P	P	P	P	P	P				
Craft Brew Lounge								S	S	S	P	S	S	P				
Design Studio with Retail								P	P	P	P	P	P	P			P	
Gas Station									S	S	S	S	S	S				§8.4.J
Greenhouse/Nursery										P		P						
Heavy Retail and Rental										S		S						
Outdoor Dining								P	P	P	P	P	P	P				§8.4.L
Retail Cannabis Establishment								S	S	S	S	S	S	S				State Statute 410 ILCS 705 §8.4.O
Restaurant								P	P	P	P	P	P	P			P	
Retail Goods Establishment								P	P	P	P	P	P	P			P	
Secondhand Goods Dealer												S	S					
Specialty Food Service								S	S		P	S	S	P				
Vehicle Dealership: Fully Enclosed								P		P	P	P	P	P				§8.4.R
Vehicle Dealership: Fully Enclosed-Small								P		P	P	P	P	P				§8.4.R
Vehicle Dealership: With Outdoor Storage and Display										S		S	S					§8.4.R
<b>Service</b>																		
Animal Care Facility – Fully Enclosed								S	S	P	P	P	P	S				§8.4.A
Animal Care Facility – With Outdoor Area (At Grade or Rooftop)										S	S	S						§8.4.A
Art and Fitness Studio								P	P	P	P	P	P	P				§8.3.A
Bed and Breakfast	S	S	S	S	S	S	S											§8.4.B
Body Modification Establishment								P	P	P	P		P	P				
Business Service Center								S	P	P	P	P	P	P				§8.3.A
Car Wash										S	S	S		S				§8.4.C
Contractor Shop										S	S	S		S				§8.4.F



<sup>1</sup> Use restrictions for this district are found in Section 8.3

TABLE 8-1: USE MATRIX																		
Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT <sup>1</sup>	HS	GC	MS <sup>1</sup>	NA	NC <sup>1</sup>	RR <sup>1</sup>	OS	I	H	Use Standard § = Section
Day Care Center									S	S	S	S	S	S			S	§8.4.G
Day Care Home	P	P	P	P	P	P	P											§8.4.H
Funeral Home										S	S	S		S			S	
Hotel/Motel								S		S	S	S		S				
Massage Service Establishment								S		S	S	S	S					
Personal Service Establishment								P	P	P	P	P	P	P			P	
Reception/Banquet Facility								S		S	S	S		S				§8.4.N
Self-Service Storage Facility										S		S		P				
Vehicle Rental										S	S	S		S				§8.4.R
Vehicle Repair/Service – Minor										P	S	P	S	S				§8.4.T
Vehicle Repair/Service – Major										S	S	S						§8.4.T
<b>Recreational</b>																		
Health Club								S	S	P	S	P	S	S				§8.3.A
Live Performance Venue								S	S	S	S	S	S	P				
Social Lodge/Meeting Hall						S	S			P	P	S	P	P				§8.4.P
Recreation, Indoor								P	S	P	P	P	S	P				§8.3.A
Recreation, Outdoor										S		S						
<b>Office</b>																		
Financial Institution								P	P	P	P	P	P	P				
Office								P	P	P	P	P	P	P		P	P	
Industrial Design								P	P	P	P	P	P	P				
Research and Development (R&D)										S	S	S					P	
Work Lounge								S										
<b>Medical</b>																		
Hospital																		P
Medical Marijuana Dispensary								P	P	P	P	P	P	P			P	State Statute 410 ILCS 130
Medical/Dental Clinic								P		P	P	P	P	S			P	
Outpatient Behavioral Health									S									
Physical Therapy Clinic									S									
<b>Industrial</b>																		
Industrial – Light										S	S	S						
Craft Grower										S	S	S		S				State Statute 410 ILCS 705 §8.4.O
Micro-Brewery										P	P	S		S				
Micro-Distillery										P	P	S		S				
Micro-Winery										P	P	S		S				
Storage Yard (Outdoor)										S		S						§8.4.Q
Vehicle Operation Facility – Fully Enclosed										S	S	S						§8.4.S
Vehicle Operation Facility - With Outdoor Storage										S								§8.4.S
Warehouse & Distribution										S		S						
Wholesale Establishment										S		S						
<b>Transportation</b>																		
Drive-Through Facility										S	S	S		S				§8.4.I
Helipad																	S	§8.4.K
<b>Other</b>																		
Broadcasting Facility – TV/Radio With Antenna										S		S		S		S		
Broadcasting Facility – TV/Radio Without Antenna								P	P	P	P	P		P		P		
Wireless Telecommunications Antenna	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§8.4.U
Wireless Telecommunications Tower														S		S		§8.4.U

<sup>1</sup> Use restrictions for this district are found in Section 8.3

TABLE 8-1: USE MATRIX																			
Temporary Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT <sup>1</sup>	HS	GC	MS <sup>1</sup>	NA	NC <sup>1</sup>	RR <sup>1</sup>	OS	I	H	Use Standard	
Farmers' Market	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			\$8.5.A
Real Estate Sales Office/Model Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			\$8.5.B
Temporary Contractor's Office and Contractor's Yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		\$8.5.C
Temporary Educational Day Camp-Remote Learning	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P			\$8.5.I
Temporary Mobile Food Sales								P	P	P	P	P	P	P	P	P	P		\$8.5.D
Temporary Pop-Up Business								P	P	P	P	P	P	P		P			\$8.5.E
Temporary Outdoor Entertainment/Promotional Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			\$8.5.F
Temporary Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			\$8.5.G
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		\$8.5.H

<sup>1</sup> Use restrictions for this district are found in Section 8.3

#### 8.4 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

##### A. Animal Care Facility

1. Exterior exercise areas must be located to the interior side or rear of the principal building on the lot. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against weather.
2. Exterior exercise areas are prohibited in required setbacks.
3. Exterior exercise may be located on rooftop, when determined by the Village to be structurally sound for such use.
4. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.
5. All animal overnight boarding facilities must be located indoors.

##### B. Bed and Breakfast

1. Bed and breakfasts require a license from the Village in accordance with Article 32, Chapter 8 of the Municipal Code.
2. Bed and breakfasts are allowed only within single-family dwellings.
3. Bed and breakfasts must not generate a significant increase in pedestrian or vehicular traffic within the residential district in which it is located.
4. Bed and breakfasts must not change the character of the single-family dwelling unit or adversely affect the character of the neighborhood or the enjoyment of adjacent properties.
5. No bed and breakfast may be located within 500 feet of one another. Special use approval is required to waive or reduce this spacing requirement and such waiver or reduction must find that reduced or waived spacing would not alter the residential character of the neighbor or have an adverse impact on surrounding properties.

##### C. Car Wash

1. The car wash operation must be conducted in a wholly enclosed building.



## ENDORSEMENT

Attached to and forming a part of

**Policy No.: 7230600-228545267**

**Issued By**

**PROPER TITLE, LLC**

File Name: Oak Park Commons Cohousing, LLC  
839 Madison Street, Oak Park, IL 60302

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only, "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
3. The Company insures against loss or damage sustained by the Insured by reason of:
  - a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation; or
  - b. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
  - a. any Covenant contained in an instrument creating a lease;
  - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
  - c. except as provided in Section 3.b, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

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This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

**CHICAGO TITLE INSURANCE COMPANY**



By:   
ATTEST   
President  
Secretary

---

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# ENCROACHMENT ENDORSEMENT - MUNICIPAL - ILLINOIS

Issued By

## CHICAGO TITLE INSURANCE COMPANY

File No.: PT22-80171

Attached to and made a part of Policy No.: 7230600-228545267

The Company hereby insures the insured against any loss or damage which the insured shall sustain by reason of the entry of any court order or judgment which constitutes a final determination and denies the right to maintain the existing improvements on the land specifically set forth at exception number 5 of Schedule B (onto adjoining land).


This endorsement, however, does not insure against loss or damage resulting from any license fee which may be imposed by the municipality for the continued maintenance of said improvements.

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

Date:

**Chicago Title Insurance Company**



By: 

President

ATTEST



Secretary

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# Affidavit of Ownership

COUNTY OF COOK )  
 ) SS

STATE OF ILLINOIS )

I, JONATHAN SHACK, under oath, state that I am  
(Print Name)

- the sole owner of the property  
 an owner of the property  
 an authorized officer for the owner of the property

Commonly described as:

839 Madison Street, Oak Park IL 60302  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

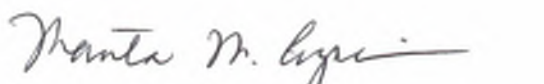
and that such property is owned by Oak Park Commons Cohousing LLC as of this  
date.

(Print Name / Company)

  
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

9th DAY OF SEPTEMBER, 2022

  
(Notary Public)



## Application Item 4.c – Owner's Statement



OAK PARK COMMONS  
INTERGENERATIONAL COHOUSING COMMUNITY

Village of Oak Park  
123 Madison St  
Oak Park IL 60302

To whom it may concern,

I, Charles Hoch, as manager of Oak Park Commons Cohousing LLC, states that I am approving the filing of the Petition for Public Hearing Planned Developments.

A handwritten signature in black ink that reads "Charles Hoch". The signature is written in a cursive, flowing style.

Charles Hoch  
Manager



## Application Item 4.d – Professional Qualifications

## PROFESSIONAL QUALIFICATIONS OF DEVELOPMENT TEAM

### Jonathan Shack

Construction company owner and developer. Jonathan has more than 30 years of experience in construction and development. He has built commercial buildings and extensive background in multi-unit residential and mixed-use development projects in Oak Park IL. As the owner Jonathan has managed the planning, budgeting, financing, designing and construction of a multitude of development projects. Knowing how to work with financial institutions, architects, engineers, and municipalities is one of his expertise. Jonathan also consults with other developers and architects on how to value engineer and space manage their projects.

#### *Resume:*

1986 – Started as Tradesman

1989 – Established his first company JCS Construction Inc. building out commercial/retail spaces and residential single-family homes renovation, additions and new homes.

2000 – JCS Construction Inc. started building multi-unit residential, mixed use and commercial building from the ground up. Worked on several condominium building in Chicagoland.

2005 – Started developing multi-unit housing including 4 developments in Oak Park: Clarence Square, SOHO, Garde Grove and The Residences of Maple Place

2012 – Created Altierra Development Group to be his primary development company.

2016 - Built one of the first LEED Gold Certified Condominium buildings in Western Suburbs (The Residences of Maple Place in Oak Park, IL)

2019 – Built North Edge Townhomes on North Avenue in Oak Park, as GC; established another construction company Altierra Builders LLC

### Charlie Hoch

Hoch's early professional experience consisted mainly of environmental land planning working as regional planner, but his advance study focused on social policy development. After moving to Chicago in 1981, he turned his attention to the then emerging problem of urban homelessness. Working with social researchers from several non-profit groups he set out to trace the roots of contemporary homelessness to the slum and ended up discovering the value of the hotel as an urban resource for the single poor. This insight set in motion several decades of research on homelessness, affordable housing and informal helping. In 1998 Hoch joined the board of the largest developer of affordable supportive housing in the Midwest, Lakefront Supportive Housing. He helped plan and guide a merger with Mercy Housing, a national nonprofit housing developer in 2005 and continued until 2014.

*Resume:*

Professor Emeritus, University of Illinois at Chicago (UIC) 7/2017 to present

Professor, University of Illinois at Chicago (UIC) 6/96-6/2017

Director, Urban Planning and Policy Program (UPP) 6/00 to 9/03

Associate Professor, UPP, UIC 12/88 to 6/96

Assistant Professor, UPP, UIC 9/81 to 12/88

Assistant Professor, Community & Regional Planning, Iowa State University, 9/79-6/81

Program Director, Urban Studies and Planning, Antioch Los Angeles 10/77-8/79

Program Coordinator, Urban Studies and Planning, Antioch Los Angeles 1-9/77

Teaching Assistant, School of Architecture and Urban Planning, UCLA 9/76-6/77

Lecturer, Public Administration Department, San Diego State University 9/76-1/77

Research Assistant, School of Architecture and Urban Planning, UCLA 4-9/76

Assistant Planner, City of Seal Beach, California 3-10/75

Planning Intern, San Diego Coast Regional Commission, San Diego 8/74-2/75

Planning Intern, Comprehensive Planning Organization [SANDAG], San Diego 8/73-7/74



August 11, 2022

Mr. Craig M. Failor ACIP. LEED AP  
Village Planner  
Village of Oak Park, Illinois  
123 Madison Street  
Oak Park, Illinois 60302

Re: Oak Park Commons – A 24-unit apartment building @ 839 Madison Street in Oak Park, Illinois  
Statement of Qualifications for Foster Dale, AIA

Dear Mr. Failor:

As the Principal of Foster Dale Architects, Inc., the architectural design firm for the Oak Park Commons project, I am sending this letter as a Statement of Qualification for me and my firm.

I have been a licensed architect since 1989 and am currently licensed in Illinois and Wisconsin. This year, our firm is celebrating our 25<sup>th</sup> anniversary. Prior to opening Foster Dale Architects, Inc. (FDA), I worked at two well-respected firms in Chicago and two in Philadelphia after getting my Masters of Architecture degree there. Attached, please find my resume and a list of projects for which I have had a major role at other firms or subsequently at FDA.

FDA primarily works on residential projects, typically in Chicago and the inner suburbs. Over the years I have worked on numerous single-family residences, townhouse projects, apartment buildings, mixed-use projects and student residence halls. A conversion of a four-story vintage concrete and brick factory building to a 19-unit apartment building in the Ravenswood neighborhood of Chicago that we designed is currently in construction. We are also the architects for a new-construction 32-unit apartment building in Chicago that is in a zoning relief process.

FDA incorporates sustainable design strategies in our work and has consistently educated clients about and encouraged them to utilize sustainable design in the projects we work on for them. This has resulted in FDA designing projects with cutting edge HVAC systems (including ground-source and air-source heat pumps), rooftop solar panels, advanced building envelope systems and projects certified as sustainable.

Thank you very much and please feel free to contact me with any questions.

Sincerely,

Foster David Dale, AIA  
President, Foster Dale Architects, Inc.



## Resume of Foster David Dale, AIA

**Education:** University of Pennsylvania, Master of Architecture 1985  
Summer Program, Rome, Italy

University of Michigan, Bachelor of Arts 1982  
Honors College Individual Concentration, "Psychological Aspects of the Built Environment"

**Registration:** Architect, Illinois and Wisconsin

<b>Work Experience:</b>	Foster Dale Architects, Inc., Chicago, Illinois	founded 1997
	Solomon Cordwell Buenz & Associates, Inc., Chicago, Illinois	1993 - 1997
	Booth/Hansen & Associates, Chicago, Illinois	1988 - 1993
	Bartley Bronstein Long Mirenda, Philadelphia, Pennsylvania	1987 - 1988
	Feltoon Parry Associates, Philadelphia, Pennsylvania	1985 - 1986

**Biography:** Foster, a Chicagoan for over 30 years, grew up in Pittsburgh, Pennsylvania where his parents met in art school. Foster loves to draw and has always been fascinated with cities, buildings and gardens. In order to better understand people and their needs, Foster studied environmental psychology before going to architectural school. Foster studied Italian and Art History in Florence and worked briefly in Rome. He speaks Italian moderately well. A member of the Board of Directors of Growing Home, Foster is active in the community.

Foster and his wife renovated an 1890's era house in Lakeview. They have two adult sons and continue to work hard to instill their love of travel to their sons.

### **Awards/ Publications:**

City of Chicago Landmark Award for Preservation Excellence, 2017

Village of Glencoe Preservation Award, 2015

Chicago GreenBuilt Home Tour (USGBC), 2015 & 2016

Good Neighbor Award, Chicago Association of Realtors, Custom Single-Family Residence (Chicago Green Homes), 2011

Residential renovation projects featured in "Luxury Home Quarterly," Winter 2011

Adaptive Reuse Design Award, Design**Evanston**, 2010



**FOSTER DALE**  
ARCHITECTS

Preservation Design Award, City of Evanston, 2008

House renovation in "Chicago Home + Garden", May/June issue, 2008

Good Neighbor Award, Chicago Association of Realtors, Welles Park Place townhomes, 2004

Kitchen designed by FDA included in It's Your Kitchen by Joan Kohn (host of Home and Garden Television show, *Kitchen Design*), 2003.

Preservation Honor Award, City of Highland Park, 2001.

New Spaces (Home and Garden Television), Renovation of and addition to single family residence featured on nationally syndicated cable television show, 2000.

Association for College & University Housing Officers International, Annual Meeting 1995 Presenter, "From Conceptual Design to Punch List: A Case Study of the Construction of a Student Residence Hall.

**Selected  
Projects:**

- 4046 N. Hermitage: Chicago, IL. Conversion of 42,000 sf vintage factory to 19-unit apartment building, In Construction.
- 4913 N. Paulina: Chicago, IL. 34,000 sf new-construction 32-unit apartment building, In Progress.
- Whitnall Pointe Clubhouse: Franklin, WI. Addition of fitness center, recreation room and pool to existing apartment complex, In Construction.
- MATH Venture Partners: Chicago, IL, 1,500 sf office expansion, 2020.
- Unanimous Boxing Gym: Chicago, IL, 6,950 sf tenant build-out, 2020 .
- Threshold Acoustics: Chicago, IL, 6,400 sf office buildout & expansion, 2015 & 2019.
- Ravenswood Gateway Towers: Chicago, IL, Neighborhood gateway markers, 2019.
- 5545 N. Ravenswood: Chicago, IL, Renovation of 49,000 sf vintage building, 2018.
- Car Outlet Office Building: Chicago, IL, Renovation of 21,000 sf vintage building, 2015.
- Greenstar Single-Family Residence Certification, Chicago, IL, 2015.
- LEED for Homes Single-Family Residence, Chicago, IL, 2014.
- Live to Dream/City of Hope: Chicago, IL, Design Study for 57,000 sf renovation of existing church and addition to create a community center, 2013.
- Syclo LLC: 30 West Monroe Street: 6,600 sf satellite office build-out project, 2011.
- 1913 Sheridan Road: Highland Park, IL, Renovation of two-story mixed-use building (retail and office uses), 2007.
- Southwest Center for Healthy Joints: Oak Lawn, IL, 10,000 sf renovation of existing building with interior office build out and FF&E, 2007.
- Classrooms for Gan Shalom Pre-School: Chicago, Illinois, classrooms and bathroom renovations, 2005.
- Welles Park Place: Chicago, IL, Six townhouse development, 2004.
- 301-303 South Leavitt: Chicago, IL, Eight-unit apartment building, 2004.
- Lillstreet Art Center: Chicago, IL, Renovation of factory building into art center, 2003.



**FOSTER DALE**  
ARCHITECTS

- 214 - 218 South Hamilton Avenue: Chicago, IL: Five-unit apartment building, 2003.
- Perl Mortgage: Chicago, IL, 11,000 sf renovation of and addition to existing building with interior office build out and FF&E, 2003.
- USX Site Redevelopment: Chicago, IL, Planning study for redevelopment of lakefront USX site for retail use, residential use, a marina and a lakefront park, 2002.
- Hi-Grade Painting and Decorating Centers: Chicago, IL, Renovation of 17,000 sf building into retail and offices, 2002.
- Retail Center: Chicago, IL, Planning study for 70,000 sf shopping center in the Bronzeville neighborhood, 2001.
- Village Court Place: Glencoe, IL, Planning study for infill development of 6,000 sf of retail space, fifteen two-story townhouses and underground parking, 1999.
- Bell West Community Credit Union: Oak Lawn, IL, Conversion of existing building into 3,500 sf branch facility, 2000.
- 3808 N. Lakewood: Chicago, IL, New five-unit condominium building, 1999.
- The Briar: Chicago, IL, Conversion of existing historic space (2,700 sf original hotel bar/restaurant) into luxury 3 bedroom apartment with enclosed parking space, 1998.
- \*The Belmont House: Chicago, IL, Renovation of 270-unit 13-story historic apartment building with ground floor retail and underground parking, 1997.
- \*Lewis University: Romeoville, IL, 45,000 sf student residence hall for 176 students, 1997.
- \*Wienecke Court: Glencoe, IL, Renovation of historic building complex (renovation of retail, apartments and new townhouse construction), 1996.
- \*Illinois Institute of Technology: Chicago, IL, Student housing study, 1996.
- \*Harbor Pointe Residences at Eastport Marina: East Peoria, IL, 82-unit 3-story townhouses; 16-one story/duplex condominiums. Phase I, 1996.
- \*Student Residence Hall at Southern Illinois University at Edwardsville: Edwardsville, IL, 120,000 sf, 500-bed student residence hall, 1994.
- \*CHA Scattered Site Housing: Chicago IL, 1994.
- \*Fremont Place: Chicago, IL, 21 townhouse development, 1993.
- \*Walsh School: Chicago, IL, 45,000 sf elementary school, 1992.
- \*Dearborn Park Phase II: Chicago, IL, Various townhouse projects in 1992 and 1993.
- \*Auditorium Building/Theater Entrance Restoration: Chicago, IL, historic restoration, 1992.
- \*Motorola Museum of Electronics: Schaumburg, IL, 85,000 sf corporate museum, 1990.
- \*Cooper Industries Lighting Showroom, Elk Grove Village, IL, renovation including a new mezzanine and enclosed atrium for state of the art showroom, 1990.
- \*Intermission/Backstage, Philadelphia, PA, University student union renovation including nightclub/restaurant 1987.
- \*The Rouse Company, Philadelphia & New Jersey, tenant design review consulting for six shopping malls, 1986 - 1988.

\* - Project worked on prior to founding of the office of Foster Dale Architects, Inc.

## Application Item 4.e – Financing





OAK PARK COMMONS  
INTERGENERATIONAL COHOUSING COMMUNITY

Village of Oak Park  
123 Madison St  
Oak Park IL 60302

To whom it may concern,

I, Charles Hoch, as manager of Oak Park Commons Cohousing LLC, states that Oak Park Commons Cohousing LLC will be procuring the land with cash and we are working with Old Second National Bank to provide the construction financing.

  
Charles Hoch  
Manager



8/15/22

Jonathan Shack  
Altierra  
106 S. Oak Park Ave.  
Oak Pak, IL 60302

RE: Oak Park Commons

Dear Jonathan:

Thank you for giving us the opportunity to work with you and your group, for financing the development of Carpenter & Madison. We're excited to be a part of this project.

Subject to our final underwriting and Loan Committee approval, we will be happy to provide construction financing for the development.

Our underwriting will include, but not be limited to, sufficient pre-sales, verification of construction costs and appraisal.

We look forward to helping with this exciting development.

Best regards,

Thomas Gallagher  
SVP, Commercial Banking  
6400 W. North Ave.  
Chicago, IL 60707

## Application Item 5.a – Property Restrictions



August 12, 2022

Village of Oak Park  
123 Madison Street  
Oak Park IL 60302

To Whom It May Concern:

I, Jonathan Shack, manager and member of Oak Park Commons Cohousing LLC, do state that I am not aware of any property restrictions on 839 Madison St., Oak Park, IL.

A handwritten signature in blue ink that reads "Jonathan Shack".

Jonathan Shack  
Manager/Member

## Application Item 5.b – Plat of Survey

# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

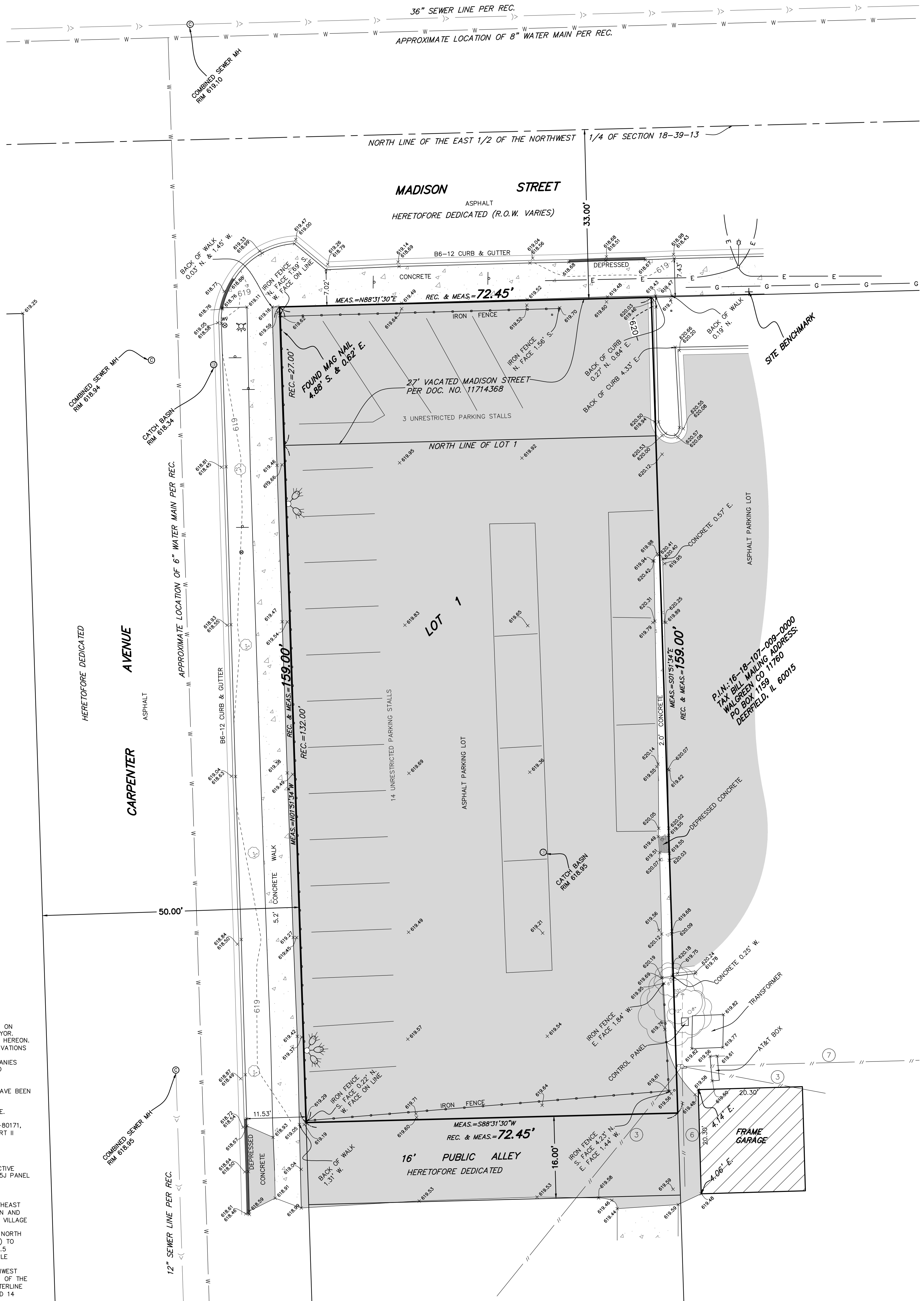
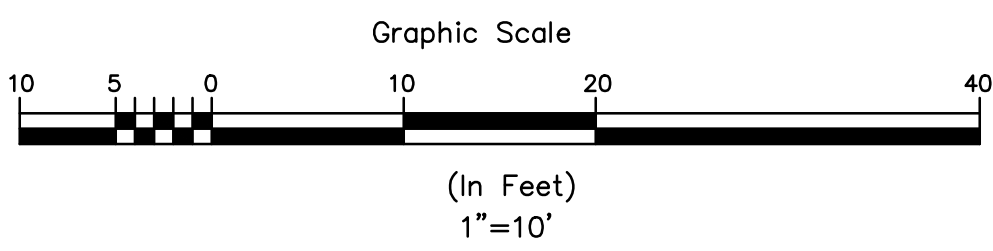
550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE : (630) 916-6262

BY  
**GENTILE AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

LOT 1 AND THE SOUTH 27 FEET OF THAT PART OF MADISON STREET NOW VACATED LYING NORTH OF AND ADJOINING SAID LOT 1 IN PRICES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF LOT 4 IN SUBDIVISION OF EAST 1/2 OF LOT 2, IN SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION), IN COOK COUNTY, ILLINOIS

TOTAL AREA: 11,519.29 SQ. FT., 0.26 AC. (MORE OR LESS)

PROPERTY COMMONLY KNOWN AS: 839 MADISON STREET, OAK PARK, ILLINOIS.



### LEGEND

- TREE WITH TRUNK DIAM. SIZE
- OVERHEAD WIRES (# OF WIRES)
- UNDERGROUND ELECTRIC
- GAS MAIN
- UTILITY POLE
- "GUY" ANCHOR W/ WIRE
- LIGHT POLES
- CATCH BASIN
- COMBINED SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER SHUTOFF VALVE WITH 8" CASING
- SIGN POST
- GROUND ELEVATION
- PAVEMENT ELEVATION
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

### NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

HEAVY ICE AND SNOW AT TIME OF SURVEY. CERTAIN IMPROVEMENTS MAY HAVE BEEN OBSCURED.

BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

MATTERS OF TITLE PERTAIN TO PROPER TITLE, LLC, COMMITMENT NO. P122-80171, COMMITMENT DATE DECEMBER 30, 2021 SURVEY RELATED SCHEDULE "B" PART II ITEMS LISTED AS FOLLOWS:

### FLOOD ZONE CLASSIFICATION:

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 170310ND3J, EFFECTIVE DATE SEPTEMBER 10, 2021, SUBJECT PROPERTY IS ON MAP NO. 170310C0395J PANEL NOT PRINTED-NO SPECIAL FLOOD HAZARD AREAS.

### BENCHMARK: NGS PID DQ5309

THE STATION IS LOCATED ABOUT 7.2 MILES (11.6 KILO METERS) EAST-SOUTHEAST OF ELMHURST, 2.0 MILES (3.2 KILO METERS) NORTH-NORTHWEST OF BERWYN AND 1.4 MILES (2.3 KILO METERS) SOUTH-SOUTHEAST OF RIVER FOREST, IN THE VILLAGE OF OAK PARK, OWNERSHIP-ROAD RIGHT-OF-WAY. TO REACH THE STATION FROM THE INTERSECTION OF HARLEM AVENUE AND NORTH AVENUE, PROCEED SOUTH ON HARLEM AVENUE 2.1 MILES (3.4 KILO METERS) TO MONROE TURN LEFT AND PROCEED EAST ON MONROE STREET 215 FEET (65.5 METERS) TO THE NORTHWEST CORNER OF MONROE STREET AND SOUTH MAPLE AVENUE AND THE STATION ON THE LEFT (NORTH).

THE STATION IS IN THE GRASS PARKWAY OF MAPLE AVENUE AT THE NORTHWEST QUADRANT OF MAPLE AND MONROE STREET, 35 FEET (10.7 METERS) NORTH OF THE CENTERLINE OF MONROE STREET, 22 FEET (6.7 METERS) WEST OF THE CENTERLINE OF MAPLE AVENUE, 2 FEET (0.6 METERS) WEST OF THE BACK OF CURB AND 14 FEET (4.3 METERS) SOUTH OF A STREET SIGN. THE MARK IS THE TOP OF A STAINLESS STEEL ROD DRIVEN TO REFUSAL.

NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH (13 CM) LOGO CAP WITH NO MAKING ON THE CAP OR RIM.

ELEVATION = 619.20 (NAVD 88 DATUM)

### SITE BENCHMARK:

CUT CROSS NOTCH IN CONCRETE IN THE SOUTH RIGHT OF WAY OF MADISON STREET, NEAR NORTH EAST CORNER OF SUBJECT PROPERTY.

ELEVATION = 619.26

BASE SCALE : 1 INCH = 20 FEET

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF

ORDERED BY : **MIDWEST PROPERTY GROUP, LTD.**

DRAWN BY : **MMG**

CHECKED BY : **JFG**

SURVEYED BY : **LN-RWG**

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. **22-22463**

TABLE "A" ITEMS LISTED IN SURVEYOR'S CERTIFICATE NOT OTHERWISE SHOWN HEREON:  
7(a), 7(b)(1), 7(c), 10 THE PROPERTY IS VACANT (NO BUILDING)  
16 - NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS AT TIME OF SURVEY.  
17 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.

STATE OF ILLINOIS)  
COUNTY OF DUPAGE)

TO: 1) PROPER TITLE, LLC  
2) CENTRAL-DIVISION LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 23, A.D. 2022

DATE OF PLAT: FEBRUARY 24, A.D. 2022.

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925  
MY LICENSE EXPIRES NOVEMBER 30, 2022  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

P.L.N. 16-18-107-008-0000  
TAX BILL MAILING ADDRESS:  
PO BOX 1159  
DEERFIELD, IL 60015

## Application Item 5.c – Historic Preservation Review

Since the subject property is not within the boundaries of a historic district, this section does not apply.

Application Item 6.a – Environmental report



## Application Item 6.a – Environmental report

A copy of the phase one environmental report has been submitted to Village Staff

Application Item 6.b – Village Services Report

## Application Item 6.b – Village Services Report

Given the scope of the development and the relatively moderate request for allowable height, the Applicant requests a waiver from the requirement to provide a full Village Services request. The Applicant's design team will meet with the Police Chief and the Fire Chief so as to get a favorable review and approval for the development.



Members of the Plan Commission  
Village of Oak Park

September 22, 2022

**RE: Village Impact Review**

Dear Members of the Plan Commission:

I have reviewed the proposed residential planned development to be located at 839 Madison Street by Oak Park Commons Cohousing, LLC as presented by Jonathan Shack, Developer and Foster Dale, Architect. Pursuant to my review on Thursday, September 22, 2022 I have determined that the development proposal will not have a negative impact on the Fire Department.

Sincerely,

*Ron Kobylski* 22 SEP 22

Ron Kobylski,  
Fire Chief, Village of Oak Park



Members of the Plan Commission  
Village of Oak Park

September 22, 2022

**RE: Village Impact Review**

Dear Members of the Plan Commission:

I have reviewed the proposed residential planned development to be located at 839 Madison Street by Oak Park Commons Cohousing, LLC as presented by Jonathan Shack, Developer and Foster Dale, Architect. Pursuant to my review on Thursday, September 22, 2022 I have determined that the development proposal will not have a negative impact on the Police Department.

Sincerely,

A handwritten signature in blue ink that reads "Shatonya Johnson". The signature is fluid and cursive.

Shatonya Johnson  
Interim Police Chief, Village of Oak Park

Application Item 6.c – Market Feasibility Report

## Application Item 6.c

### Market Feasibility Report

The Applicant and the Developer believe that this requirement does not apply to this application given the fact that Oak Park Commons CoHousing is performing their own market outreach and that several of the units have been pre-sold.

## Application Item 7.a – Traffic Impact Study



# MIXED-USE DEVELOPMENT

*Traffic Impact Study*

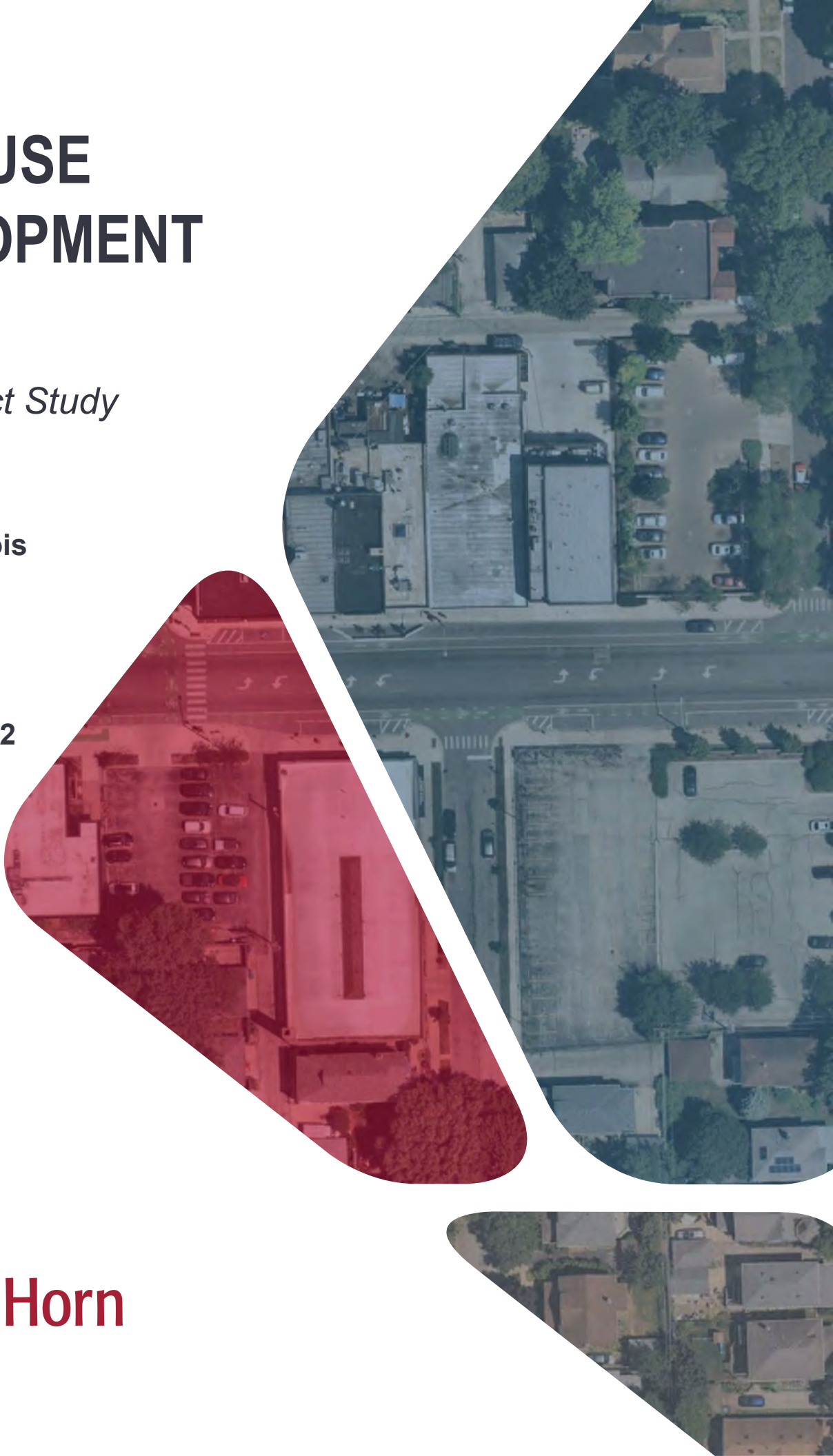
**Oak Park, Illinois**

**September 2022**

Prepared for:

**Altierra Builders**

**Kimley»»Horn**



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## 1. INTRODUCTION

Kimley-Horn (KH) has conducted a Traffic Impact Study (TIS) for the above captioned project. The site, which is currently vacant, is located at 839 W. Madison Street in Oak Park, Illinois. As proposed, the 5-story building would have 24 multi-family units and 920 square feet of commercial space. The first floor would have 26 indoor parking spaces, with an additional space located along the adjacent east-west alley. The next four floors will have 24 units, with four 3-bedroom, thirteen 2-bedroom, and seven 1-bedroom apartments. **Exhibit 1** on the following page depicts a site location map.

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

- The site is served well by all modes of transportation, including major streets and Pace bus route 311. Additionally, the development is located within walking distance of both the CTA Green Line (1/2 mile) and the Metra Union Pacific West Line (3/4 mile).
- Per US Census data, the apartments will generate a significant portion of non-auto trips, approximately 24%. In addition, it can be expected that a large percentage of the commercial trips, perhaps 60% or more, will be via walking, biking, and/or by vehicles already traveling along the area streets.
- Apartment traffic will have a very limited impact on current operations along Madison Street and Oak Park Avenue and at their intersection.
- The parking supply of 26 indoor spaces plus the 1 outdoor space along the alley meets the Village code requirement of 1.0 spaces per dwelling unit.



## 2. EXISTING CONDITIONS

Based on aerial imagery as well as a site visit, Kimley-Horn conducted a review of the subject site including existing land uses in the surrounding area, the adjacent street system, current traffic volumes and operating conditions, lane configurations and traffic controls at nearby intersections, and other key roadway characteristics. This section of the report details information on the existing conditions.

### Area Land Uses

- The Madison Street and Oak Park Avenue corridors have a diverse mix of residential and commercial uses. Many of the residential buildings are multi-story with first floor commercial space provided.
- Residential neighborhoods are found along the local streets, such as Grove Avenue, and Carpenter Avenue.

### Existing Roadway Characteristics

A field investigation was conducted within the study area. As a result of this visit, the information below was obtained about the existing roadway network.

### Roadway Inventory

#### Madison Street

- Madison Street is an east-west route and is under the jurisdiction of the Village of Oak Park.
- Madison Street is classified as a “Major Collector” on the Illinois Department of Transportation (IDOT) functional classification map.
- Madison Street has a three-lane pavement section, with on-street parking, and dedicated bike lanes on both sides of the street.

#### Oak Park Avenue

- Oak Park Avenue is a north-south route and is under the jurisdiction of the Village of Oak Park.
- Oak Park Avenue is classified as a “Major Collector” on the IDOT functional classification map.
- Oak Park Avenue generally has one travel lane in each direction. Separate left turn lanes are provided at its signalized intersection with Madison Street.

#### Grove Avenue and Carpenter Avenue

- Grove Avenue and Carpenter Avenue are both local north-south streets that allow two-way traffic. Carpenter Avenue has its northern terminus at Madison Street.
- On-street parking is generally allowed, except where signage restricts or prohibits it.

#### Non-Motorized Mobility

- Pace operates bus route #311 along Oak Park Avenue with a stop at Madison Street.
- Pedestrian crosswalks are striped on all major approaches at each study area intersection.
- Sidewalks are provided on both sides of the street for all roadways in the site vicinity.
- As noted, Madison Street has dedicated bike lanes on both sides of the street.

- The site is located within walking distance of both the CTA Green Line (1/2 mile) and the Metra Union Pacific West Line (3/4 mile).

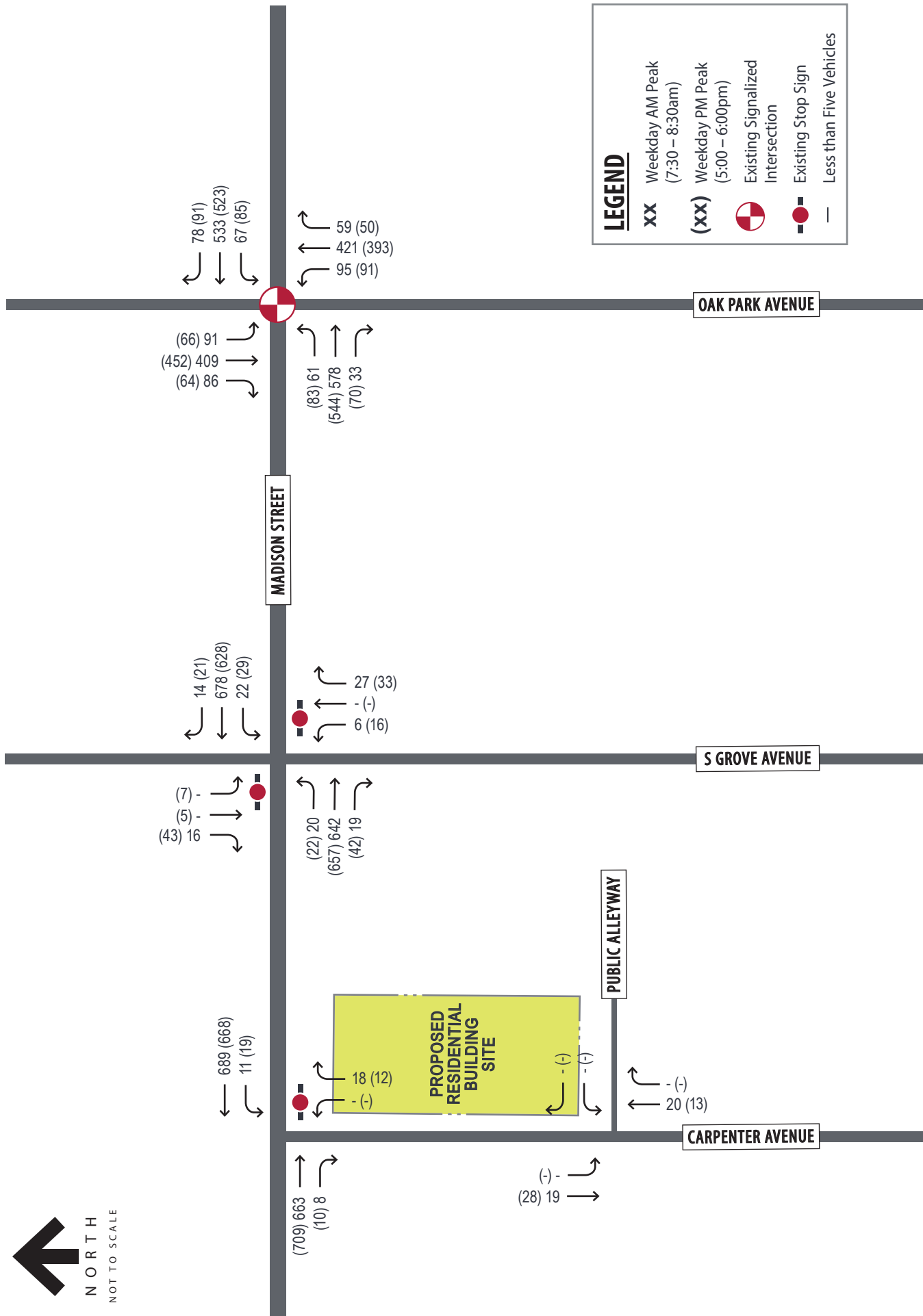
### Traffic Count Data

Turning movement count data was collected on August 25, 2022, at the following intersections:

- Madison Street / Oak Park Avenue
- Madison Street / Grove Avenue
- Madison Street / Carpenter Avenue
- Carpenter Avenue / East-west Alleyway

The counts were conducted on a typical weekday from 7:00 to 9:00AM, and 4:00 to 6:00PM. These count periods were selected in order to capture the peak travel periods in the area. The traffic count data indicates that peak traffic volumes occur within the study area from 7:30 to 8:30AM and 5:00 to 6:00 PM. No unusual events, such as inclement weather or emergency vehicle activity occurred that would have affected the traffic counts.

**Exhibit 2** illustrates the resulting morning and evening peak hour traffic volumes, as well as the Annual Average Daily Traffic (AADT) volumes obtained from the IDOT Website [gettingaroundillinois.com](http://gettingaroundillinois.com). The traffic count data is provided in **Appendix A**.



## Crash Analysis

Crash data was obtained from the IDOT Division of Transportation and Safety for the last five calendar years, 2016 through 2020. A summary of the crash data is provided in **Table 2.1** with the locations mapped on the exhibit contained in **Appendix B**.

**Table 2.1 Crash Summary (2016-2020)** <sup>A</sup>

Location	No. of Crashes	Severity <sup>B</sup>					Crash Type <sup>D</sup>										Percent During Wet/Icy Conditions
		PD	PI <sup>C</sup>			F	CM	FTR	OOB	HO	SSD	SOD	FO	PMV	Ped	Bike	
			A	B	C												
<b>Intersections - Crashes within 200' of intersection</b>																	
Madison St / Oak Park Ave	86	63	-	10	13	-	31	32	-	2	7	2	1	6	4	1	19%
Madison St / Grove Ave	19	15	-	2	2	-	7	7	1	-	2	-	-	-	1	1	11%
Madison St / Carpenter Ave	10	8	1	-	1	-	3	-	-	1	1	-	-	3	2	-	10%
<b>Segments</b>																	
Along Madison St between Carpenter Ave / Grove Ave	1	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	0%
<b>Total (2016-20)</b>	<b>116</b>	<b>87</b>	<b>1</b>	<b>12</b>	<b>16</b>	<b>0</b>	<b>41</b>	<b>40</b>	<b>1</b>	<b>3</b>	<b>10</b>	<b>2</b>	<b>1</b>	<b>9</b>	<b>7</b>	<b>2</b>	<b>16%</b>

<sup>A</sup> Source: IDOT Division of Transportation Safety for the 2016-2020 calendar years.

<sup>B</sup> PD = property damage only; PI = personal injury; F = fatality.

<sup>C</sup> Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).

<sup>D</sup> CM = cross movement/angle; FTR = front to rear; OOB = Other Object; HO = head on; SSD = Sideswipe Same Direction; SOD = Sideswipe Opposite Direction; FO = fixed object; PMV = Parked Motor Vehicle; Ped = pedestrian.

Kimley-Horn obtained crash data from IDOT for the most recent available five years (2016-2020) for the intersections of Madison Street with Oak Park Avenue, Grove Avenue, and Carpenter Avenue. There was a total of 86 crashes reported at Touhy Avenue / Crawford Avenue. While 63 of these crashes resulted in property damage only, zero crashes were classified as type-A which involves incapacitating injury. Additionally, four crashes involved pedestrians and one crash involved a bicyclist. Furthermore, there was a total of 19 crashes reported at Madison Street / Grove Avenue. 15 of these crashes, or 79%, involved property damage only. One pedestrian crash and one bicyclist crash were reported at this intersection. Lastly, there was a total of 10 crashes reported at Madison Street / Carpenter Avenue, of which eight involved property damage only. Two pedestrian crashes were also reported at this intersection. A summary of crash types by intersection is provided in Table 1 below. A crash location exhibit is provided in Appendix B.

## Existing Capacity Analysis

Capacity analysis for the existing and future conditions was performed using Synchro Version 11. The capacity of an intersection quantifies its ability to accommodate traffic volumes and is expressed in terms of level of service (LOS), measured in average delay per vehicle. LOS grades range from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest (oversaturated conditions).

The LOS grades shown below, which are provided in the Transportation Research Board's Highway Capacity Manual (HCM), quantify and categorize the driver's discomfort, frustration, fuel consumption, and travel times experienced as a result of intersection control and the resulting traffic queuing. A detailed description of each LOS rating can be found in **Table 2.2**.



**Table 2.2 Level of Service Grading Descriptions**

Level of Service	Description <sup>1</sup>
A	Minimal control delay; traffic operates at primarily free-flow conditions; unimpeded movement within traffic stream.
B	Minor control delay at signalized intersections; traffic operates at a fairly unimpeded level with slightly restricted movement within traffic stream.
C	Moderate control delay; movement within traffic stream more restricted than at LOS B; formation of queues contributes to lower average travel speeds.
D	Considerable control delay that may be substantially increased by small increases in flow; average travel speeds continue to decrease.
E	High control delay; average travel speed no more than 33 percent of free flow speed.
F	Extremely high control delay; extensive queuing and high volumes create exceedingly restricted traffic flow.

<sup>1</sup>Highway Capacity Manual, 6th Edition.

The range of control delay for each rating (as detailed in the HCM) is shown in **Table 2.3**. Because signalized intersections are expected to carry a larger volume of vehicles and stopping is required during red time, note that higher delays are tolerated for the corresponding LOS ratings.

**Table 2.3 Level of Service Grading Criteria**

Level of Service <sup>1</sup>	Average Control Delay (s/veh) at:	
	Unsignalized Intersections	Signalized Intersections
A	0 – 10	0 – 10
B	> 10 – 15	> 10 – 20
C	> 15 – 25	> 20 – 35
D	> 25 – 35	> 35 – 55
E	> 35 – 50	> 55 – 80
F <sup>2</sup>	> 50	> 80

<sup>1</sup>Highway Capacity Manual, 6<sup>th</sup> Edition

<sup>2</sup>All movements with a Volume to Capacity (v/C) ratio greater than 1 receive a rating of LOS F.

Based on these standards, capacity results were identified for the study intersections under existing conditions. The results of capacity analysis for existing conditions are summarized in **Table 2.4**. In this table, operation on each approach is quantified according to the average delay per vehicle and the corresponding level of service. The results for the study intersections are based on Synchro’s LVT reporting structure for signalized intersections and HCM 6<sup>th</sup> Edition reporting structure for stop-controlled intersections. Copies of the Synchro reports are provided in the **Appendix C**.

**Table 2.4 Existing (2022) Levels of Service**

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Madison Street / Oak Park Avenue *				
Northbound	28	C	22	C
Southbound	34	C	27	C
Eastbound	30	C	25	C
Westbound	26	C	24	C
<i>Intersection</i>	29	C	24	C
Madison Street / Grove Avenue △				
Northbound	17	C	20	C
Southbound	17	C	18	C
Eastbound (Left)	10-	A	9	A
Westbound (Left)	9	A	9	A
Madison Street / Carpenter Avenue △				
Northbound	15	B	15	B
Westbound (Left)	9	A	10-	A
Carpenter Avenue / East-West Alleyway △				
Westbound	9	A	9	A
Southbound (Left)	7	A	8	A

\* -Signalized Intersection

△-Minor-Leg Stop-Controlled Intersection

<sup>1</sup>Left-turn movement operates at LOS E

**Madison Street / Oak Park Avenue**

At the signalized intersection of Madison Street / Oak Park Avenue the north, south, east, and west legs operate at LOS C during the AM and PM peak hours. It should be noted that overall intersection operation is acceptable at LOS C or better during both peak hours.

**Madison Street / Grove Avenue**

At the minor-leg stop-controlled intersection of Madison Street / Grove Avenue, the north and south legs currently operate at LOS C during the AM and PM peak hours. The 95<sup>th</sup> percentile queues are estimated to be one vehicle or less (approximately 25 feet) for the north and south legs in each peak hour.

**Madison Street / Carpenter Avenue**

At the minor-leg stop-controlled intersection of Madison Street / Carpenter Avenue, the south leg currently operates at LOS B during the AM and PM peak hours. The 95<sup>th</sup> percentile queues are estimated to be one vehicle or less (approximately 25 feet) in each peak hour.

**Carpenter Avenue / East-West Alley**

At the minor-leg stop-controlled intersection of Carpenter Avenue / East-West Alleyway, the east leg currently operates at LOS A during the AM and PM peak hours.

### 3. DEVELOPMENT CHARACTERISTICS

This section of the report outlines the proposed site plan, summarizes site-specific traffic characteristics, defines future roadway improvements, and develops traffic projections for analysis.

#### Development Characteristics

The proposed multi-use building is located on the southeast quadrant of the Madison Street / Carpenter Avenue intersection in Oak Park, Illinois. Per the site plan prepared by Foster Dale Architects dated July 12, 2022, (see **Appendix D**), Oak Park Commons will include 24 multi-family residences and 920 square feet of commercial space. Vehicular access to the parking garage will be provided via the alley located to the south of the building. It is anticipated that construction of the development will be completed in 2023.

#### Trip Generation

In order to calculate the trips generated by the proposed site, data was referenced from the Institute of Transportation Engineers (ITE) manual titled Trip Generation, Eleventh Edition. Trip generation rates for the ITE Land Use Code (LUC) corresponding to the proposed use are shown in **Table 3.1**. A copy of the ITE data are provided in the **Appendix E**.

**Table 3.1 ITE Trip Generation Data**

ITE Land Use	Unit	Weekday		
		Daily	AM Peak Hour	PM Peak Hour
Multifamily Housing (Mid-Rise) (LUC 221)	Per Dwelling Unit (DU)	4.54(X) 50% in/50% out	0.37(X) 23% in/77% out	0.39(X)+0.34 61% in/39% out
Strip Retail Plaza (<40k) (LUC 822)	Per 1,000 SF GFA	42.20(X)+229.68 50% in/50% out	0.66 Ln(X)+1.84 50% in/50% out	0.71 Ln(X)+2.72 50% in/50% out

X = Per 1,000 SF of gross floor area (GFA)

**Table 3.2** shows the site generated traffic projections.

**Table 3.2 Site-Generated Traffic Projections**

Land Use	Size	Daily	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) (LUC 221)	24 Units	110	2	7	9	6	4	10
Strip Retail Plaza (<40k) (LUC 822)	900 SF	270	3	3	6	7	8	15
<i>Total</i>		380	5	10	15	13	12	25

The trip generations do not reflect the various non-auto travel mode alternatives that are in abundance near 839 Madison Street. US Census data for census tracts surrounding the site indicate that about 24% of trips could be non-auto oriented. In addition, perhaps 60% or more of the commercial trips, could be via walking, bicycling, and/or by vehicles already traveling along the area streets. These discounts were not taken to ensure the maximum site impacts are tested.

## Directional Distribution

The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the site is a function of several variables, such as the nature of surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease with which motorists can travel over various sections of that system. The anticipated directional distributions estimated for the anticipated trips are outlined in **Table 3.3**. It is anticipated that most site trips will be oriented along both directions of Madison Street and on Oak Park Avenue to the south.

**Table 3.3 Estimated Trip Distribution**

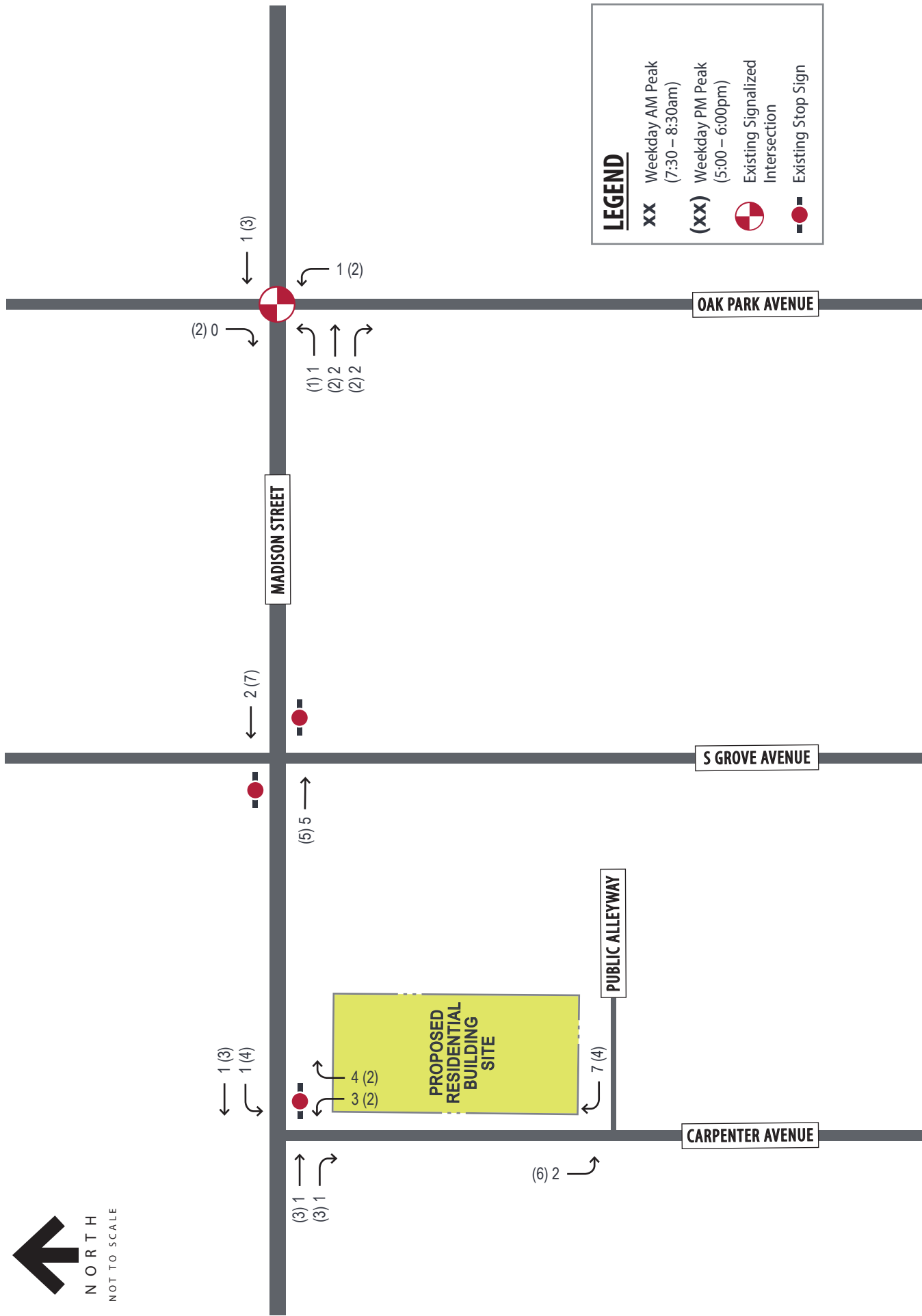
Traveling to/from	Estimated Trip Distribution
West on Madison Street	35%
East on Madison Street	25%
North on Oak Park Avenue	10%
South on Oak Park Avenue	30%
Total	100%

## Site Trip Assignment

Site traffic was assigned to the adjacent streets based on the project characteristics (see **Tables 3.2** and **3.3**) and is illustrated in **Exhibit 3**.



NORTH  
NOT TO SCALE



## 4. FUTURE YEAR 2028 CONDITIONS

This section of the report evaluates the Future Year 2028 design year. As it is anticipated that the development will be completed by Year 2023 and therefore evaluated for Future Year 2028 representing Build Year + 5. An analysis of No-Build and Build conditions for 2028 was completed to provide recommendations for the improvements, if any, required to accommodate traffic in this scenario.

### Future Year 2028 Background Traffic Projections

A future no-build scenario was prepared to assess future traffic operation of the study intersections without the introduction of the development. Background traffic growth was assumed to be comprised of overall background growth applied in the form of an annual growth rate.

#### Overall Background Growth

Background traffic volumes were estimated using data from the Chicago Metropolitan Agency for Planning (CMAP). Based on the information received from CMAP, annual growth rates were determined for roadway segments in the study area, which are shown in **Table 4.1**.

**Table 4.1 CMAP Projected Growth Rates**

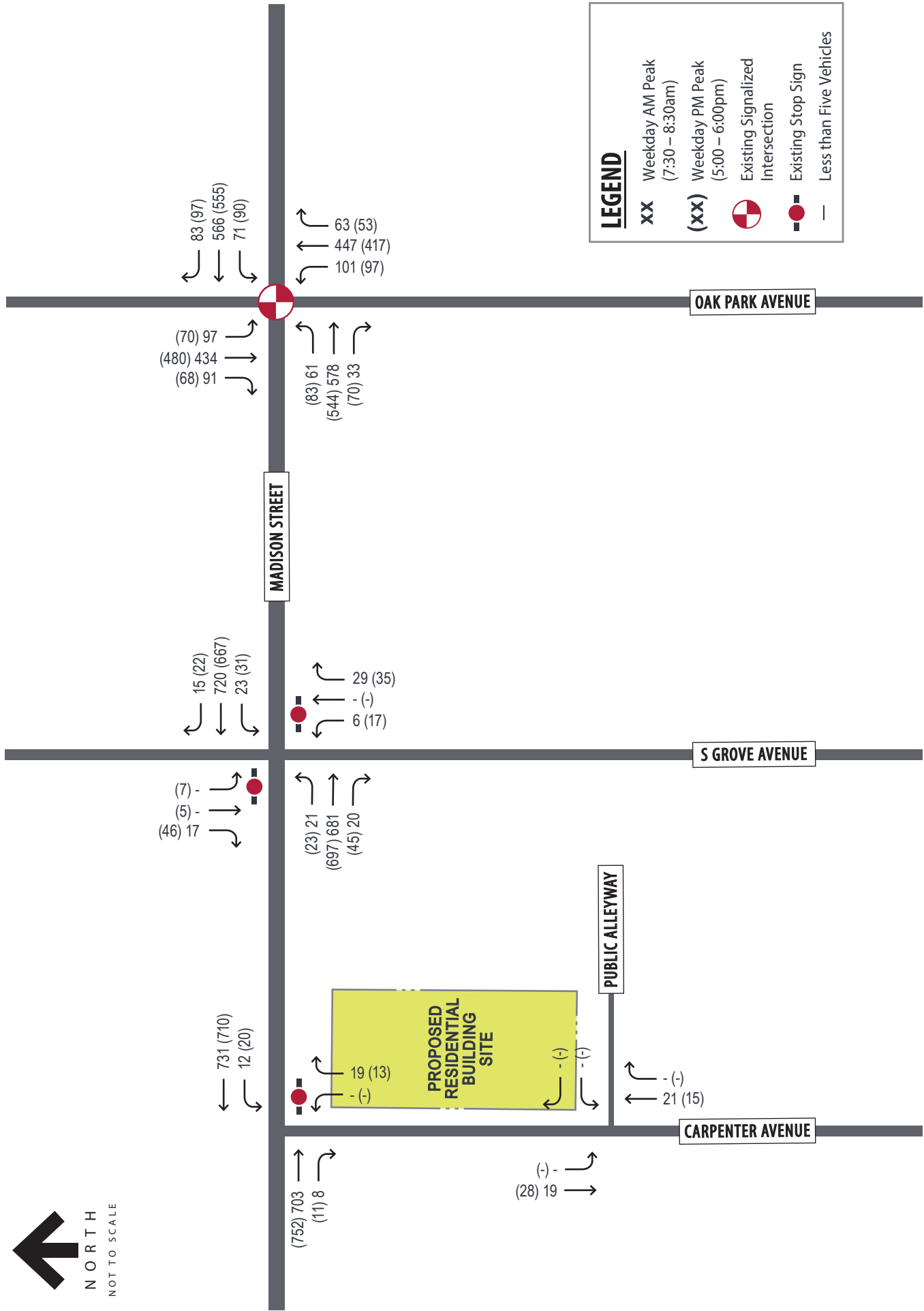
Roadway Segment	Annual Growth Rate
Madison Street, Harlem Avenue to Austin Avenue	0.4%
Oak Park Avenue, Washington Blvd to I-290	0.4%

Based on the CMAP information provided above in Table 4.1, traffic growth throughout the study area is projected at an average annually-compounded rate of roughly 0.4 percent through Year 2050. However, an annual growth rate of 1.0 percent was applied to all movements of study intersections to account for background traffic growth through 2028 to provide a conservative analysis scenario. An official letter from CMAP documenting the projected Year 2050 traffic volume throughout the study area is included in the **Appendix F**.

The future No-Build traffic volumes for Year 2028 are presented in **Exhibit 4** on the following page.



NORTH  
NOT TO SCALE



## No-Build (2028) Capacity Analysis

Based on the volume projections presented in **Exhibit 5** on the preceding page, capacity results were identified for the study intersections under no-build conditions. The results of capacity analysis are summarized in **Table 4.2**. Consistent with the Existing Conditions analysis, the results for the study intersections are based on Synchro’s HCM 6th Edition reporting structure for signalized and stop-controlled intersections. Copies of the Synchro reports are provided in the **Appendix G**.

**Table 4.2 Future (2028) No-Build Levels of Service**

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Madison Street / Oak Park Avenue *				
Northbound	31	C	24	C
Southbound	39	D	31	C
Eastbound	35	D	28	C
Westbound	29	C	27	C
<i>Intersection</i>	34	C	27	C
Madison Street / Grove Avenue Δ				
Northbound	18	C	22	C
Southbound	17	C	19	C
Eastbound (Left)	10-	A	10-	A
Westbound (Left)	9	A	10-	A
Madison Street / Carpenter Avenue Δ				
Northbound	15	C	16	C
Westbound (Left)	9	A	10-	A
Carpenter Avenue / East-West Alleyway Δ				
Westbound	9	A	9	A
Southbound (Left)	7	A	8	A

\* -Signalized Intersection

Δ -Minor-Leg Stop-Controlled Intersection

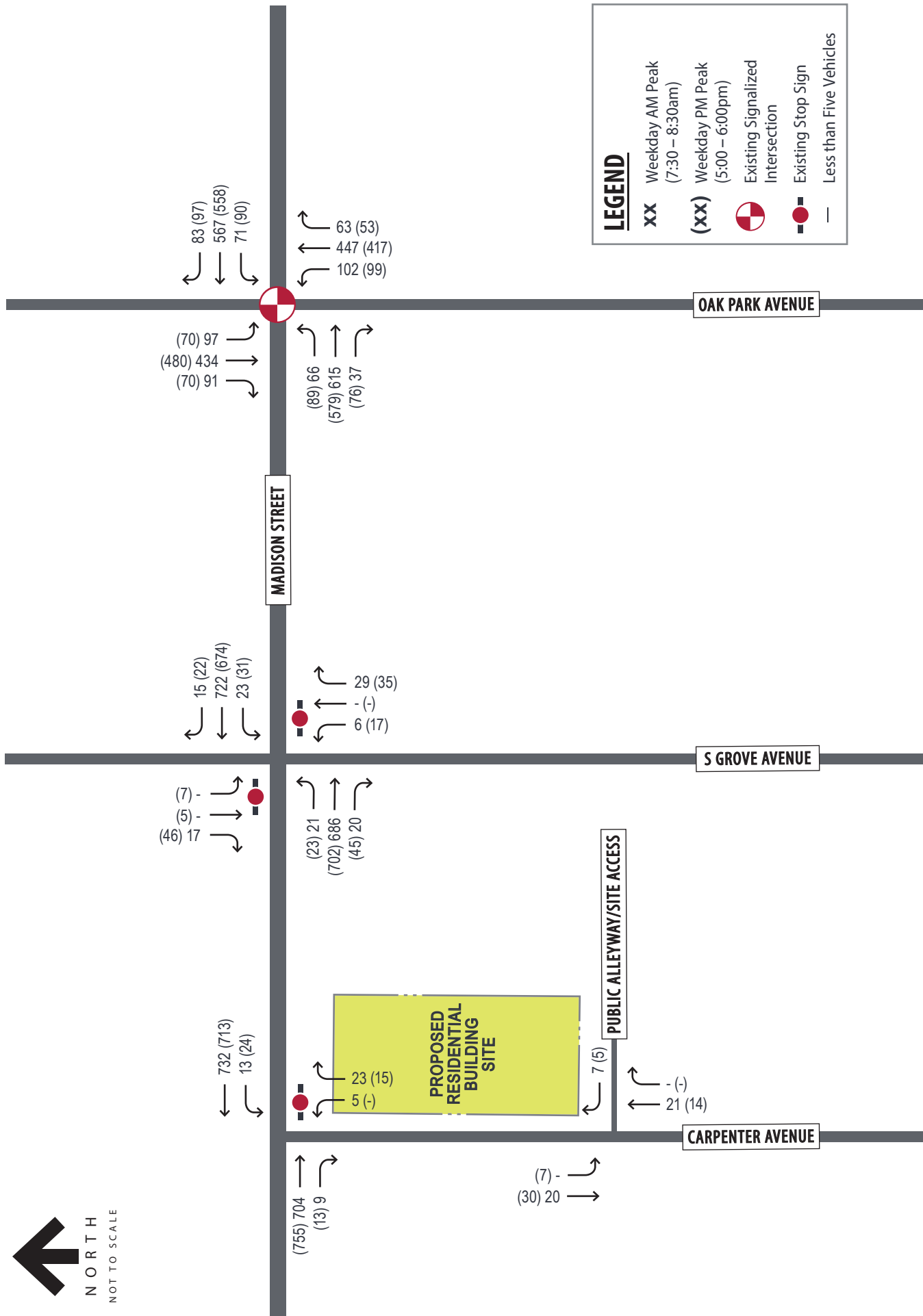
<sup>1</sup>Left-turn movement operates at LOS E

With the addition of overall background traffic growth, all intersections throughout the study area are expected to continue operating with acceptable delay and nominal increases over existing conditions.



### Future Year 2028 Build Traffic Projections

Site traffic (see Exhibit 3) and the 2028 No-Build projections (see Exhibit 4) were added together to produce the Future Year 2028 Build traffic projections, which is illustrated in **Exhibit 6** on the following page.



## Build Capacity Analysis

Based on the volume projections presented in **Exhibit 5** on the preceding page, capacity results were identified for the study intersections under build conditions. The results of capacity analysis are summarized in **Table 4.3**. Consistent with the existing and no-build conditions analysis, the results for the study intersections are based on Synchro’s HCM 6th Edition reporting structure for signalized and stop-controlled intersections. Copies of the Synchro reports are provided in the **Appendix H**.

**Table 4.3 Future (2028) Build Levels of Service**

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Madison Street / Oak Park Avenue *				
Northbound	32	C	24	C
Southbound	39	D	31	C
Eastbound	35	D	29	C
Westbound	29	C	27	C
Intersection	34	C	28	C
Madison Street / Grove Avenue △				
Northbound	18	C	22	C
Southbound	17	C	19	C
Eastbound (Left)	10-	A	10-	A
Westbound (Left)	9	A	10-	A
Madison Street / Carpenter Avenue △				
Northbound	16	C	16	C
Westbound (Left)	9	E	10-	A
Carpenter Avenue / East-West Alleyway △				
Westbound	9	A	9	A
Southbound (Left)	7	A	8	A

\* -Signalized Intersection

△ -Minor-Leg Stop-Controlled Intersection

<sup>1</sup>Left-turn movement operates at LOS E

With the addition of site traffic, all intersections throughout the study area are expected to continue operating with acceptable delay and nominal increases over no-build conditions.

### Key Finding

Based on the above traffic characteristics and discussion, the site impacts on area traffic volumes and operations are limited. Thus, our recommendations focus on the access operations and the on-site planning elements.

In fact, the additional morning and evening peak hour delays at almost all the study area intersections will be less than one second.

Based on Kimley-Horn's review of the proposed site plan and evaluation of existing and build traffic conditions, the following information is offered as it pertains to the subject site:

## Traffic Impact Discussion

Site traffic will represent the following volumes traveling through the Madison Street intersection with Oak Park Avenue:

- During the weekday morning peak hour (see Exhibit 3), there are currently about 2,510 vehicles or about 42 vehicles per minute. The site would add only 7 trips or about 1 trip every 8-9 minutes.
- During the weekday evening peak hour, there are also currently about 2,510 vehicles or about 42 vehicles per minute. The site would add only 9 trips or about 1 trip every 6-7 minutes.
- Site traffic will add only 9 vehicles in the morning peak hour and 10 vehicles during the evening peak hour, total of both directions, to Carpenter Avenue from the alley to Madison Street. The impact is only 1 trip, total of directions, every 6-7 minutes.

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

## On-Site Planning Elements

### Site Access

- No vehicular access will be provided along Madison Street, which will enhance the pedestrian experience and encourage travel safety.
- Vehicular access to the parking garage will be provided via the alley located to the south of the building.
- Exiting site traffic should have Stop control on the east-west alley at Carpenter Avenue. Signage should also direct traffic to only turn right (northbound) from the alley.
- Any disrupted sidewalk along the site should be replaced.
- Long term indoor storage for six bikes will be provided.

### Parking and Service

- Twenty-six indoor and one outdoor parking space will be provided. It is our understanding that this supply meets Village code requirements. The garage door will require a remote key fob to open and close to ensure safety.
- The commercial space will be served by available on-street parking.
- A loading zone will be provided at the west end of the alley and will also be used for refuse pick-up.

## **5. CONCLUSION**

Based on Kimley-Horn's review of the proposed site plan and evaluation of existing and build traffic conditions, the study intersections are projected to adequately accommodate the proposed redevelopment.

No improvements are recommended for the existing signalized intersection of Madison Street / Oak Park Avenue or the unsignalized intersections of Madison Street with Grove Avenue and Carpenter Avenue.

## TECHNICAL APPENDIX

- A. Traffic Count Data
- B. IDOT Crash Location Exhibit
- C. Existing (2022) Capacity Reports
- D. Data from the ITE Manual Trip Generation, Eleventh Edition
- E. CMAP Correspondence
- F. No-Build (2028) Capacity Reports
- G. Build (2028) Capacity Reports

Study Name 1\_Madison Street & Oak Park Avenue  
 Date Thursday, August 25, 2022

### Report Summary

Time Period	Class.	Eastbound						Westbound						Northbound						Southbound						Crosswalk				
		U	L	T	R	I	O	U	L	T	R	I	O	U	L	T	R	I	O	U	L	T	R	I	O	Total	Bicycles on Crosswalk	Pedestrians	Total	
AM Peak Period	Lights	0	56	550	31	637	686	0	63	510	77	650	698	0	93	409	58	560	499	0	90	405	83	578	542	2425	EB	2	15	17
Specified Period	%	0%	92%	95%	94%	95%	96%	0%	94%	96%	99%	96%	96%	0%	98%	97%	98%	97%	98%	0%	99%	99%	97%	99%	97%	97%		12%	88%	
7:30 AM - 8:30 AM	Mediums	0	4	18	1	23	19	0	2	16	1	19	20	0	1	10	1	12	7	0	1	4	2	7	15	61	WB	1	14	15
One Hour Peak	%	0%	7%	3%	3%	3%	3%	0%	3%	3%	1%	3%	3%	0%	1%	2%	2%	2%	1%	0%	1%	1%	2%	1%	3%	2%		7%	93%	
7:30 AM - 8:30 AM	Articulated Trucks	0	1	7	1	9	7	0	1	7	0	8	7	0	0	0	0	0	2	0	0	0	0	0	1	17	NB	4	8	12
	%	0%	2%	1%	3%	1%	1%	0%	1%	1%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%		33%	67%	
	Bicycles on Road	0	0	3	0	3	2	0	1	0	0	1	3	0	1	2	0	3	1	0	0	0	1	1	2	8	SB	0	10	10
	%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	1%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%		0%	100%	
	Total	0	61	578	33	672	714	0	67	533	78	678	728	0	95	421	59	575	509	0	91	409	86	586	560	2511		7	47	54
	PHF	0	0.73	0.94	0.69	0.93	0.92	0	0.7	0.89	0.78	0.89	0.89	0	0.77	0.9	0.64	0.86	0.87	0	0.84	0.87	0.77	0.86	0.86	0.9				
	HV %	0%	8%	4%	6%	5%	4%	0%	4%	4%	1%	4%	4%	0%	1%	2%	2%	2%	2%	0%	1%	1%	2%	1%	3%	3%				
PM Peak Period	Lights	0	81	540	67	688	659	0	84	507	90	681	655	0	89	390	49	528	600	0	66	449	63	578	561	2475	EB	4	18	22
Specified Period	%	0%	98%	99%	96%	99%	97%	0%	99%	97%	99%	97%	99%	0%	98%	99%	98%	99%	99%	0%	100%	99%	98%	99%	99%	99%		18%	82%	
5:00 PM - 6:00 PM	Mediums	0	2	2	1	5	16	0	1	13	0	14	3	0	2	2	1	5	5	0	0	3	1	4	4	28	WB	4	11	15
One Hour Peak	%	0%	2%	0%	1%	1%	2%	0%	1%	2%	0%	2%	0%	0%	2%	1%	2%	1%	1%	0%	0%	1%	2%	1%	1%	1%		27%	73%	
5:00 PM - 6:00 PM	Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NB	3	8	11
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		27%	73%	
	Bicycles on Road	0	0	2	2	4	3	0	0	3	1	4	2	0	0	1	0	1	2	0	0	0	0	0	2	9	SB	2	15	17
	%	0%	0%	0%	3%	1%	0%	0%	0%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		12%	88%	
	Total	0	83	544	70	697	678	0	85	523	91	699	660	0	91	393	50	534	607	0	66	452	64	582	567	2512		13	52	65
	PHF	0	0.67	0.94	0.88	0.94	0.92	0	0.89	0.92	0.78	0.92	0.94	0	0.95	0.89	0.89	0.9	0.99	0	0.82	0.95	0.84	0.92	0.93	0.99				
	HV %	0%	2%	0%	1%	1%	2%	0%	1%	2%	0%	2%	0%	0%	2%	1%	2%	1%	1%	0%	0%	1%	2%	1%	1%	1%				

Study Name 2\_Madison Street & Grove Avenue  
 Date Thursday, August 25, 2022

### Report Summary

Time Period	Class.	Eastbound				Westbound				Northbound				Southbound				Total	Crosswalk											
		U	L	T	R	I	O	U	L	T	R	I	O	U	L	T	R		I	O	Bicycles on Crosswalk	Pedestrians	Total							
AM Peak Period	Lights	0	19	603	19	641	679	0	22	657	14	693	632	0	6	1	26	33	41	0	3	0	16	19	34	1386	EB	0	1	1
Specified Period	%	0%	95%	95%	100%	95%	96%	0%	100%	96%	100%	97%	95%	0%	100%	100%	96%	97%	100%	0%	100%	0%	100%	100%	97%	96%	0%	100%		
7:30 AM - 8:30 AM	Mediums	0	1	21	0	22	19	0	0	19	0	19	21	0	0	0	0	0	0	0	0	0	0	0	1	41	WB	0	7	7
One Hour Peak	%	0%	5%	3%	0%	3%	3%	0%	0%	3%	0%	3%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	3%	0%	100%			
7:30 AM - 8:30 AM	Articulated Trucks	0	0	9	0	9	5	0	0	5	0	5	10	0	0	0	1	1	0	0	0	0	0	0	0	15	NB	1	10	11
	%	0%	0%	1%	0%	1%	1%	0%	0%	1%	0%	1%	1%	0%	0%	0%	4%	3%	0%	0%	0%	0%	0%	0%	1%	1%	9%	91%		
	Bicycles on Road	0	0	4	0	4	1	0	0	1	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	5	SB	0	15	15
	%	0%	0%	1%	0%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%		
	Total	0	20	637	19	676	704	0	22	682	14	718	667	0	6	1	27	34	41	0	3	0	16	19	35	1447		1	33	34
	PHF	0	0.83	0.92	0.48	0.93	0.91	0	0.69	0.91	0.7	0.91	0.92	0	0.38	0.25	0.75	0.71	0.57	0	0.38	0	0.8	0.68	0.88	0.93				
	HV %	0%	5%	5%	0%	5%	3%	0%	0%	4%	0%	3%	5%	0%	0%	0%	4%	3%	0%	0%	0%	0%	0%	0%	3%	4%				
PM Peak Period	Lights	0	22	629	41	692	686	0	29	627	19	675	669	0	16	2	33	51	74	0	7	4	43	54	43	1472	EB	0	2	2
Specified Period	%	0%	100%	98%	98%	98%	97%	0%	100%	97%	90%	97%	98%	0%	100%	100%	100%	100%	97%	0%	100%	80%	100%	98%	96%	98%	0%	100%		
5:00 PM - 6:00 PM	Mediums	0	0	6	1	7	16	0	0	16	0	16	6	0	0	0	0	0	1	0	0	0	0	0	0	23	WB	1	23	24
One Hour Peak	%	0%	0%	1%	2%	1%	2%	0%	0%	2%	0%	2%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	2%	4%	96%			
5:00 PM - 6:00 PM	Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NB	2	16	18
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	11%	89%		
	Bicycles on Road	0	0	6	0	6	3	0	0	3	2	5	6	0	0	0	0	0	1	0	0	1	0	1	2	12	SB	4	41	45
	%	0%	0%	1%	0%	1%	0%	0%	0%	10%	1%	1%	0%	0%	0%	0%	0%	1%	0%	0%	20%	0%	2%	4%	1%	9%	91%			
	Total	0	22	641	42	705	705	0	29	646	21	696	681	0	16	2	33	51	76	0	7	5	43	55	45	1507		7	82	89
	PHF	0	0.69	0.92	0.55	0.94	0.91	0	0.72	0.91	0.58	0.93	0.96	0	0.67	0.25	0.63	0.64	0.61	0	0.44	0.42	0.77	0.72	0.66	0.96				
	HV %	0%	0%	1%	2%	1%	2%	0%	0%	2%	0%	2%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	2%				



Study Name 3\_Madison Street & Carpenter Avenue  
 Date Thursday, August 25, 2022

## Report Summary

Time Period	Class.	Eastbound					Westbound					Northbound					Crosswalk				
		U	T	R	I	O	U	L	T	I	O	U	L	R	I	O	Total	EB	Bicycles on Crosswalk	Pedestrians	Total
AM Peak Period	Lights	0	623	8	631	670	0	11	668	679	641	0	2	18	20	19	1330	EB	0	0	0
Specified Period	%	0%	95%	100%	95%	96%	0%	100%	96%	96%	95%	0%	100%	100%	100%	100%	96%		0%	0%	
7:30 AM - 8:30 AM	Mediums	0	22	0	22	21	0	0	21	21	22	0	0	0	0	0	43	WB	0	0	0
One Hour Peak	%	0%	3%	0%	3%	3%	0%	0%	3%	3%	3%	0%	0%	0%	0%	0%	3%		0%	0%	
7:30 AM - 8:30 AM	Articulated Trucks	0	10	0	10	4	0	0	4	4	10	0	0	0	0	0	14	NB	2	13	15
	%	0%	2%	0%	2%	1%	0%	0%	1%	1%	1%	0%	0%	0%	0%	0%	1%		13%	87%	
	Bicycles on Road	0	3	0	3	0	0	0	0	3	0	0	0	0	0	0	3		2	13	15
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
	Total	0	658	8	666	695	0	11	693	704	676	0	2	18	20	19	1390				
	PHF	0	0.9	0.5	0.9	0.91	0	0.69	0.92	0.91	0.9	0	0.5	0.64	0.62	0.79	0.94				
	HV %	0%	5%	0%	5%	4%	0%	0%	4%	4%	5%	0%	0%	0%	0%	0%	4%				
PM Peak Period	Lights	0	673	10	683	678	0	17	676	693	685	0	2	12	14	27	1390	EB	0	1	1
Specified Period	%	0%	99%	100%	99%	98%	0%	89%	98%	97%	99%	0%	100%	100%	100%	93%	98%		0%	100%	
5:00 PM - 6:00 PM	Mediums	0	5	0	5	14	0	2	14	16	5	0	0	0	0	2	21	WB	0	1	1
One Hour Peak	%	0%	1%	0%	1%	2%	0%	11%	2%	2%	1%	0%	0%	0%	0%	7%	1%		0%	100%	
5:00 PM - 6:00 PM	Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NB	3	17	20
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		15%	85%	
	Bicycles on Road	0	4	0	4	3	0	0	3	3	4	0	0	0	0	0	7		3	19	22
	%	0%	1%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%				
	Total	0	682	10	692	695	0	19	693	712	694	0	2	12	14	29	1418				
	PHF	0	0.9	0.62	0.92	0.91	0	0.68	0.91	0.9	0.91	0	0.25	0.5	0.58	0.66	0.98				
	HV %	0%	1%	0%	1%	2%	0%	11%	2%	2%	1%	0%	0%	0%	0%	7%	1%				

Study Name 4\_Carpenter Avenue & Carpenter Alley  
 Date Thursday, August 25, 2022

## Report Summary

























Time Period	Class.	Westbound					Northbound					Southbound					Total	Crosswalk			
		U	L	R	I	O	U	T	R	I	O	U	L	T	I	O		Bicycles on Crosswalk	Pedestrians	Total	
AM Peak Period	Lights	0	0	0	0	0	0	20	0	20	19	0	0	19	19	20	39	WB	0	2	2
Specified Period	%	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%	0%	0%	100%	100%	100%	100%		0%	100%	
7:30 AM - 8:30 AM	Mediums	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NB	0	0	0
One Hour Peak	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	0%	
7:30 AM - 8:30 AM	Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SB	0	1	1
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	100%	
	Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	3	3
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0	3	3
	Total	0	0	0	0	0	0	20	0	20	19	0	0	19	19	20	39				
	PHF	0	0	0	0	0	0	0.62	0	0.62	0.79	0	0	0.79	0.79	0.62	0.7				
	HV %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
PM Peak Period	Lights	0	0	0	0	0	0	13	0	13	27	1	0	27	28	14	41	WB	0	5	5
Specified Period	%	0%	0%	0%	0%	0%	0%	100%	0%	100%	96%	100%	0%	96%	93%	93%	93%		0%	100%	
5:00 PM - 6:00 PM	Mediums	0	0	1	1	1	0	0	0	0	1	0	1	1	2	1	3	NB	0	1	1
One Hour Peak	%	0%	0%	100%	100%	100%	0%	0%	0%	0%	4%	0%	100%	4%	7%	7%	7%		0%	100%	
5:00 PM - 6:00 PM	Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SB	0	2	2
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	100%	
	Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	8	8
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0	8	8
	Total	0	0	1	1	1	0	13	0	13	28	1	1	28	30	15	44				
	PHF	0	0	0.25	0.25	0.25	0	0.81	0	0.81	0.78	0.25	0.25	0.78	0.75	0.75	0.79				
	HV %	0%	0%	100%	100%	100%	0%	0%	0%	0%	4%	0%	100%	4%	7%	7%	7%				

Legend  
● Crash Location



HCM 6th Signalized Intersection Summary  
 100: Oak Park Avenue & Madison Street

Existing (2022) Traffic Volumes  
 AM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	578	33	67	533	78	95	421	59	91	409	86
Future Volume (veh/h)	61	578	33	67	533	78	95	421	59	91	409	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.99	1.00		0.95	1.00		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1710	1767	1739	1767	1767	1796	1796	1796	1796	1796	1796	1796
Adj Flow Rate, veh/h	68	642	37	74	592	87	106	468	66	101	454	96
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	8	4	6	4	4	2	2	2	2	2	2	2
Cap, veh/h	232	726	584	210	728	622	215	861	121	308	526	434
Arrive On Green	0.04	0.41	0.41	0.05	0.41	0.41	0.05	0.29	0.29	0.06	0.29	0.29
Sat Flow, veh/h	1629	1767	1422	1683	1767	1511	1710	2983	418	1710	1796	1483
Grp Volume(v), veh/h	68	642	37	74	592	87	106	266	268	101	454	96
Grp Sat Flow(s),veh/h/ln	1629	1767	1422	1683	1767	1511	1710	1706	1695	1710	1796	1483
Q Serve(g_s), s	2.2	30.9	1.4	2.3	27.2	3.3	4.0	12.1	12.3	3.8	22.0	4.5
Cycle Q Clear(g_c), s	2.2	30.9	1.4	2.3	27.2	3.3	4.0	12.1	12.3	3.8	22.0	4.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.25	1.00		1.00
Lane Grp Cap(c), veh/h	232	726	584	210	728	622	215	492	489	308	526	434
V/C Ratio(X)	0.29	0.88	0.06	0.35	0.81	0.14	0.49	0.54	0.55	0.33	0.86	0.22
Avail Cap(c_a), veh/h	248	1029	828	223	1029	880	215	628	624	388	753	621
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.6	25.1	16.4	20.0	23.9	16.9	24.0	27.5	27.6	21.7	30.7	24.6
Incr Delay (d2), s/veh	0.7	6.9	0.0	1.0	3.5	0.1	1.7	0.9	1.0	0.6	7.3	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	13.9	0.5	0.9	11.7	1.2	1.7	5.0	5.1	1.5	10.4	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.3	32.0	16.4	21.0	27.3	17.0	25.8	28.5	28.6	22.3	38.1	24.8
LnGrp LOS	B	C	B	C	C	B	C	C	C	C	D	C
Approach Vol, veh/h		747			753			640			651	
Approach Delay, s/veh		30.0			25.5			28.1			33.7	
Approach LOS		C			C			C			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.9	31.0	8.7	42.2	9.5	31.4	8.6	42.3				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	9.7	33.8	5.0	53.5	5.0	38.5	5.0	53.5				
Max Q Clear Time (g_c+I1), s	5.8	14.3	4.3	32.9	6.0	24.0	4.2	29.2				
Green Ext Time (p_c), s	0.1	3.3	0.0	4.8	0.0	2.9	0.0	4.8				
<b>Intersection Summary</b>												
HCM 6th Ctrl Delay				29.2								
HCM 6th LOS				C								

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	20	642	19	22	678	14	6	1	27	3	1	16
Future Vol, veh/h	20	642	19	22	678	14	6	1	27	3	1	16
Conflicting Peds, #/hr	15	0	10	10	0	15	1	0	7	7	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	5	5	2	2	4	2	2	2	4	2	2	2
Mvmt Flow	22	690	20	24	729	15	6	1	29	3	1	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	759	0	0	720	0	0	1549	1561	717	1566	1564	753
Stage 1	-	-	-	-	-	-	754	754	-	800	800	-
Stage 2	-	-	-	-	-	-	795	807	-	766	764	-
Critical Hdwy	4.15	-	-	4.12	-	-	7.12	6.52	6.24	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.245	-	-	2.218	-	-	3.518	4.018	3.336	3.518	4.018	3.318
Pot Cap-1 Maneuver	839	-	-	882	-	-	93	112	426	90	112	410
Stage 1	-	-	-	-	-	-	401	417	-	379	397	-
Stage 2	-	-	-	-	-	-	381	394	-	395	413	-
Platoon blocked, %		-	-	-	-	-						
Mov Cap-1 Maneuver	827	-	-	874	-	-	84	103	420	79	103	404
Mov Cap-2 Maneuver	-	-	-	-	-	-	201	219	-	194	219	-
Stage 1	-	-	-	-	-	-	387	402	-	363	381	-
Stage 2	-	-	-	-	-	-	354	378	-	355	398	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.3			16.7			16.5		
HCM LOS							C			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	344	827	-	-	874	-	-	335
HCM Lane V/C Ratio	0.106	0.026	-	-	0.027	-	-	0.064
HCM Control Delay (s)	16.7	9.5	-	-	9.2	-	-	16.5
HCM Lane LOS	C	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.4	0.1	-	-	0.1	-	-	0.2

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔	↑	↔	
Traffic Vol, veh/h	663	8	11	689	2	18
Future Vol, veh/h	663	8	11	689	2	18
Conflicting Peds, #/hr	0	13	13	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	5	2	2	4	2	2
Mvmt Flow	705	9	12	733	2	19

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	727	0	1480 723
Stage 1	-	-	-	-	723 -
Stage 2	-	-	-	-	757 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	876	-	138 426
Stage 1	-	-	-	-	481 -
Stage 2	-	-	-	-	463 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	865	-	134 421
Mov Cap-2 Maneuver	-	-	-	-	274 -
Stage 1	-	-	-	-	475 -
Stage 2	-	-	-	-	457 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	14.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	400	-	-	865	-
HCM Lane V/C Ratio	0.053	-	-	0.014	-
HCM Control Delay (s)	14.5	-	-	9.2	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	1	20	1	1	19
Future Vol, veh/h	1	1	20	1	1	19
Conflicting Peds, #/hr	0	1	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	29	1	1	27

























Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	59	31	0	0	30	0
Stage 1	30	-	-	-	-	-
Stage 2	29	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	948	1043	-	-	1583	-
Stage 1	993	-	-	-	-	-
Stage 2	994	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	947	1042	-	-	1583	-
Mov Cap-2 Maneuver	947	-	-	-	-	-
Stage 1	993	-	-	-	-	-
Stage 2	993	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.6	0	0.4
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	992	1583
HCM Lane V/C Ratio	-	-	0.003	0.001
HCM Control Delay (s)	-	-	8.6	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

HCM 6th Signalized Intersection Summary  
 100: Oak Park Avenue & Madison Street

Existing (2022) Traffic Volumes  
 PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	83	544	70	85	523	91	91	393	50	66	452	64
Future Volume (veh/h)	83	544	70	85	523	91	91	393	50	66	452	64
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.96	1.00		0.97	1.00		0.95	0.99		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1796	1796	1796	1796	1796	1796	1796	1796	1796
Adj Flow Rate, veh/h	84	549	71	86	528	92	92	397	51	67	457	65
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	255	647	525	243	648	535	241	939	120	358	547	450
Arrive On Green	0.05	0.36	0.36	0.05	0.36	0.36	0.05	0.31	0.31	0.05	0.30	0.30
Sat Flow, veh/h	1710	1796	1457	1710	1796	1482	1710	3023	385	1710	1796	1477
Grp Volume(v), veh/h	84	549	71	86	528	92	92	223	225	67	457	65
Grp Sat Flow(s),veh/h/ln	1710	1796	1457	1710	1796	1482	1710	1706	1703	1710	1796	1477
Q Serve(g_s), s	2.4	22.4	2.6	2.5	21.1	3.4	2.9	8.2	8.4	2.1	18.8	2.5
Cycle Q Clear(g_c), s	2.4	22.4	2.6	2.5	21.1	3.4	2.9	8.2	8.4	2.1	18.8	2.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.23	1.00		1.00
Lane Grp Cap(c), veh/h	255	647	525	243	648	535	241	530	529	358	547	450
V/C Ratio(X)	0.33	0.85	0.14	0.35	0.81	0.17	0.38	0.42	0.43	0.19	0.84	0.14
Avail Cap(c_a), veh/h	271	1097	890	259	1097	905	257	915	914	402	982	807
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.5	23.4	17.1	17.9	23.0	17.3	19.7	21.7	21.7	17.7	25.8	20.1
Incr Delay (d2), s/veh	0.8	3.2	0.1	0.9	2.6	0.2	1.0	0.5	0.5	0.3	3.5	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	9.6	0.9	1.0	9.0	1.1	1.2	3.3	3.3	0.8	8.3	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.3	26.6	17.2	18.8	25.5	17.4	20.7	22.2	22.3	18.0	29.2	20.2
LnGrp LOS	B	C	B	B	C	B	C	C	C	B	C	C
Approach Vol, veh/h		704			706			540			589	
Approach Delay, s/veh		24.7			23.6			22.0			26.9	
Approach LOS		C			C			C			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.4	29.2	8.7	33.1	8.8	28.7	8.7	33.2				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	5.9	42.6	5.0	48.5	5.1	43.4	5.0	48.5				
Max Q Clear Time (g_c+I1), s	4.1	10.4	4.5	24.4	4.9	20.8	4.4	23.1				
Green Ext Time (p_c), s	0.0	3.1	0.0	4.3	0.0	3.3	0.0	4.2				
<b>Intersection Summary</b>												
HCM 6th Ctrl Delay			24.3									
HCM 6th LOS			C									



Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	22	657	42	29	628	21	16	2	33	7	5	43
Future Vol, veh/h	22	657	42	29	628	21	16	2	33	7	5	43
Conflicting Peds, #/hr	41	0	16	16	0	41	2	0	23	23	0	2
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	684	44	30	654	22	17	2	34	7	5	45

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	717	0	0	744	0	0	1520	1545	745	1559	1556	708
Stage 1	-	-	-	-	-	-	768	768	-	766	766	-
Stage 2	-	-	-	-	-	-	752	777	-	793	790	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	884	-	-	864	-	-	97	115	414	91	113	435
Stage 1	-	-	-	-	-	-	394	411	-	395	412	-
Stage 2	-	-	-	-	-	-	402	407	-	382	402	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	849	-	-	851	-	-	80	102	401	74	100	417
Mov Cap-2 Maneuver	-	-	-	-	-	-	194	217	-	185	214	-
Stage 1	-	-	-	-	-	-	377	394	-	369	382	-
Stage 2	-	-	-	-	-	-	341	377	-	332	385	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.4			20			18		
HCM LOS							C			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	293	849	-	-	851	-	-	335
HCM Lane V/C Ratio	0.181	0.027	-	-	0.035	-	-	0.171
HCM Control Delay (s)	20	9.4	-	-	9.4	-	-	18
HCM Lane LOS	C	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.7	0.1	-	-	0.1	-	-	0.6

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔	↑	↔	
Traffic Vol, veh/h	709	10	11	668	2	12
Future Vol, veh/h	709	10	11	668	2	12
Conflicting Peds, #/hr	0	17	17	0	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	11	2	2	2
Mvmt Flow	723	10	11	682	2	12

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	750	0	1450 746
Stage 1	-	-	-	-	745 -
Stage 2	-	-	-	-	705 -
Critical Hdwy	-	-	4.21	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.299	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	820	-	144 413
Stage 1	-	-	-	-	469 -
Stage 2	-	-	-	-	490 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	807	-	140 406
Mov Cap-2 Maneuver	-	-	-	-	279 -
Stage 1	-	-	-	-	461 -
Stage 2	-	-	-	-	483 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	14.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	381	-	-	807	-
HCM Lane V/C Ratio	0.037	-	-	0.014	-
HCM Control Delay (s)	14.8	-	-	9.5	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	1	13	1	1	28
Future Vol, veh/h	1	1	13	1	1	28
Conflicting Peds, #/hr	1	2	0	5	5	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	2	100	2	2	100	4
Mvmt Flow	1	1	16	1	1	35

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	60	24	0	0	22
Stage 1	22	-	-	-	-
Stage 2	38	-	-	-	-
Critical Hdwy	6.42	7.2	-	-	5.1
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	4.2	-	-	3.1
Pot Cap-1 Maneuver	947	828	-	-	1136
Stage 1	1001	-	-	-	-
Stage 2	984	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	940	822	-	-	1131
Mov Cap-2 Maneuver	940	-	-	-	-
Stage 1	996	-	-	-	-
Stage 2	982	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.1	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	877	1131
HCM Lane V/C Ratio	-	-	0.003	0.001
HCM Control Delay (s)	-	-	9.1	8.2
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

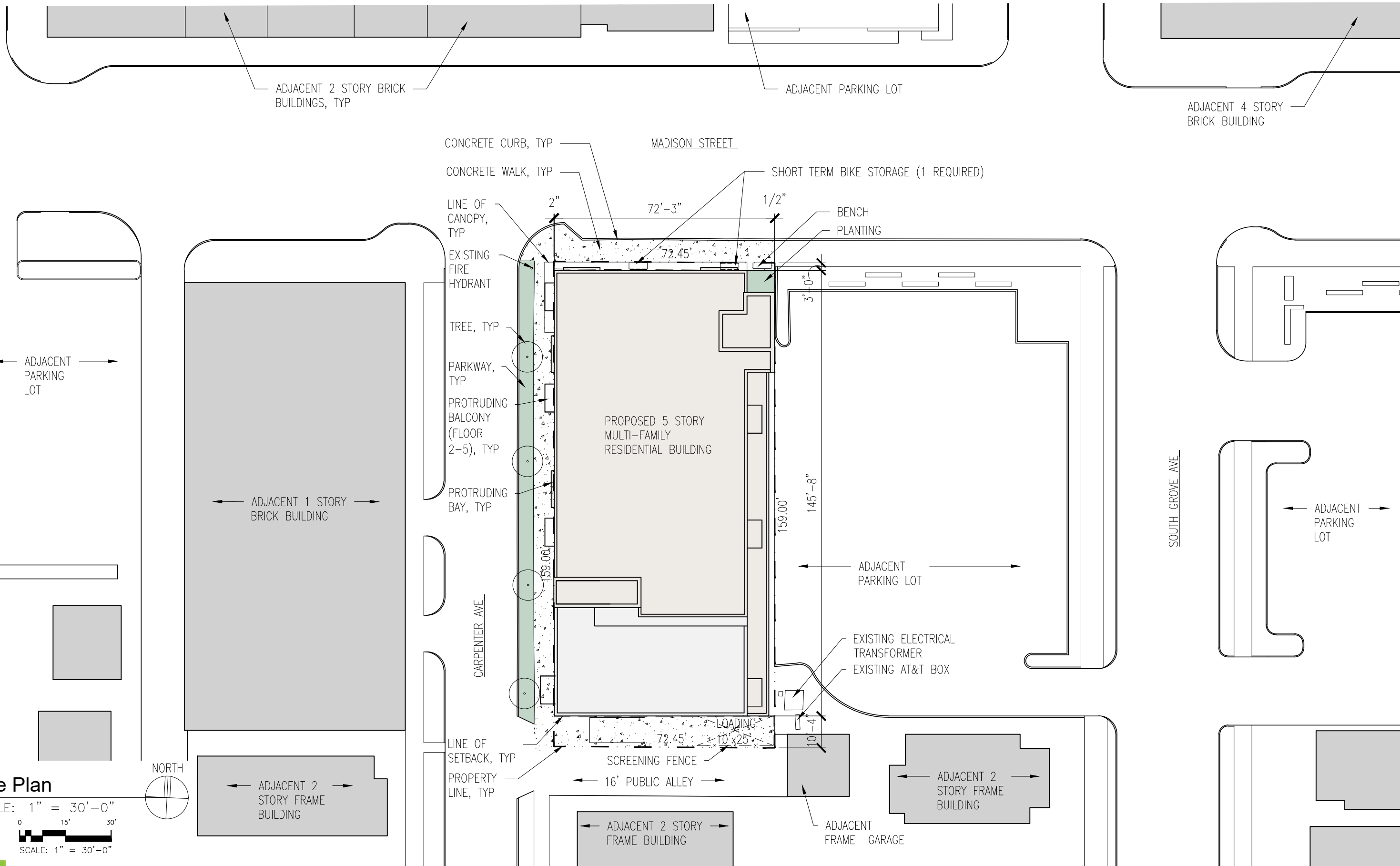
Application Item 7.a – Parking Impact Study

## Application Item 7.b

### Parking Study

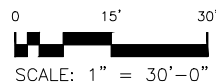
The Applicant and the Developer respectfully request a waiver for this application requirement on the basis that the proposed development is not asking for any density relief and the number of required off-street parking spaces is compliant with the zoning requirements.

Application Item 8.a – Site Plan



**Site Plan**

SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"



**Site Plan**

**PD0.1**



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773.327.1000

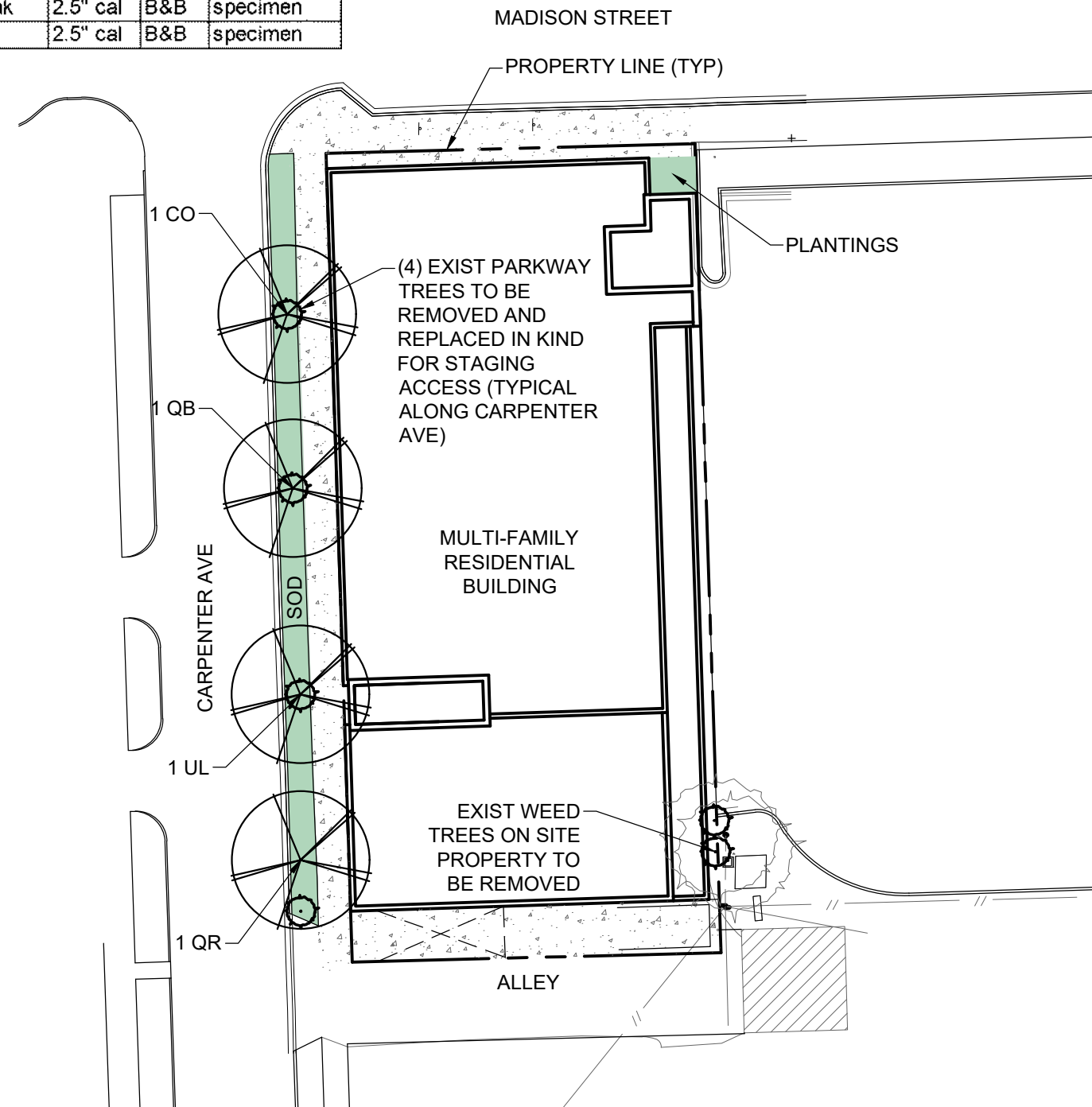
9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Application Item 8.b – Landscape Plan

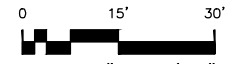


Plant Schedule						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Shade Trees						
CO	1	<i>Celtis occidentalis</i>	Common Hackberry	2.5" cal	B&B	specimen
QB	1	<i>Quercus bicolor</i>	Swamp White Oak	2.5" cal	B&B	specimen
QR	1	<i>Quercus rubra</i>	Northern Red Oak	2.5" cal	B&B	specimen
UL	1	<i>Ulmus 'Morton Glossy'</i>	Triumph Elm	2.5" cal	B&B	specimen



Landscape Plan

SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"



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Planned Development Submittal



EXISTING WEED TREES AT SE PROPERTY CORNER



EXISTING WEED TREES INTERTWINED WITH FENCE TO BE REMOVED

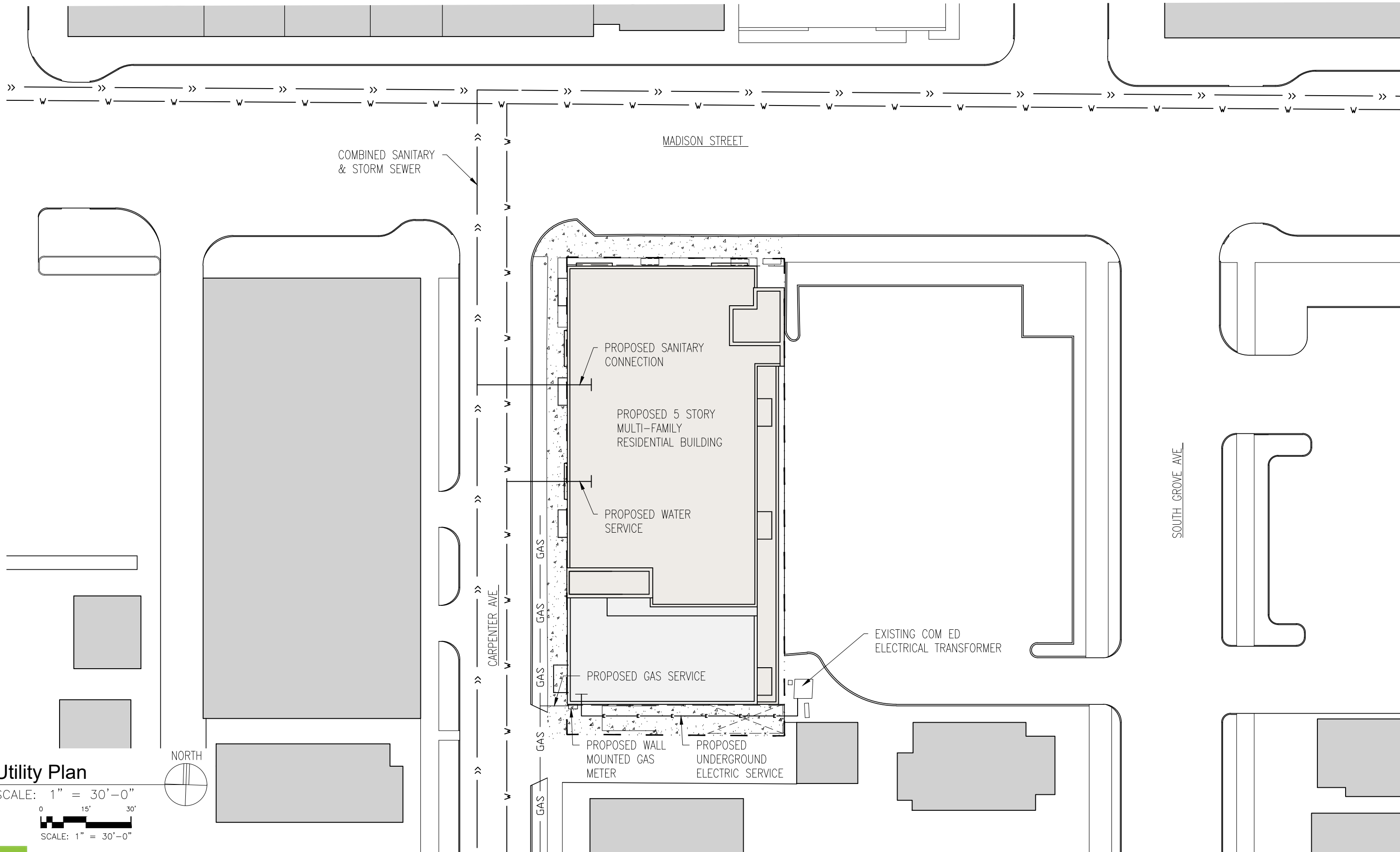


EXISTING CARPENTER AVENUE PARKWAY

Oak Park Commons  
Cohousing  
839 Madison Street  
Oak Park, Illinois 60302

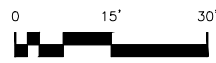
Landscape Plan  
**L1.1**

Application Item 8.c – Engineering Utility Plan



Utility Plan

SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"



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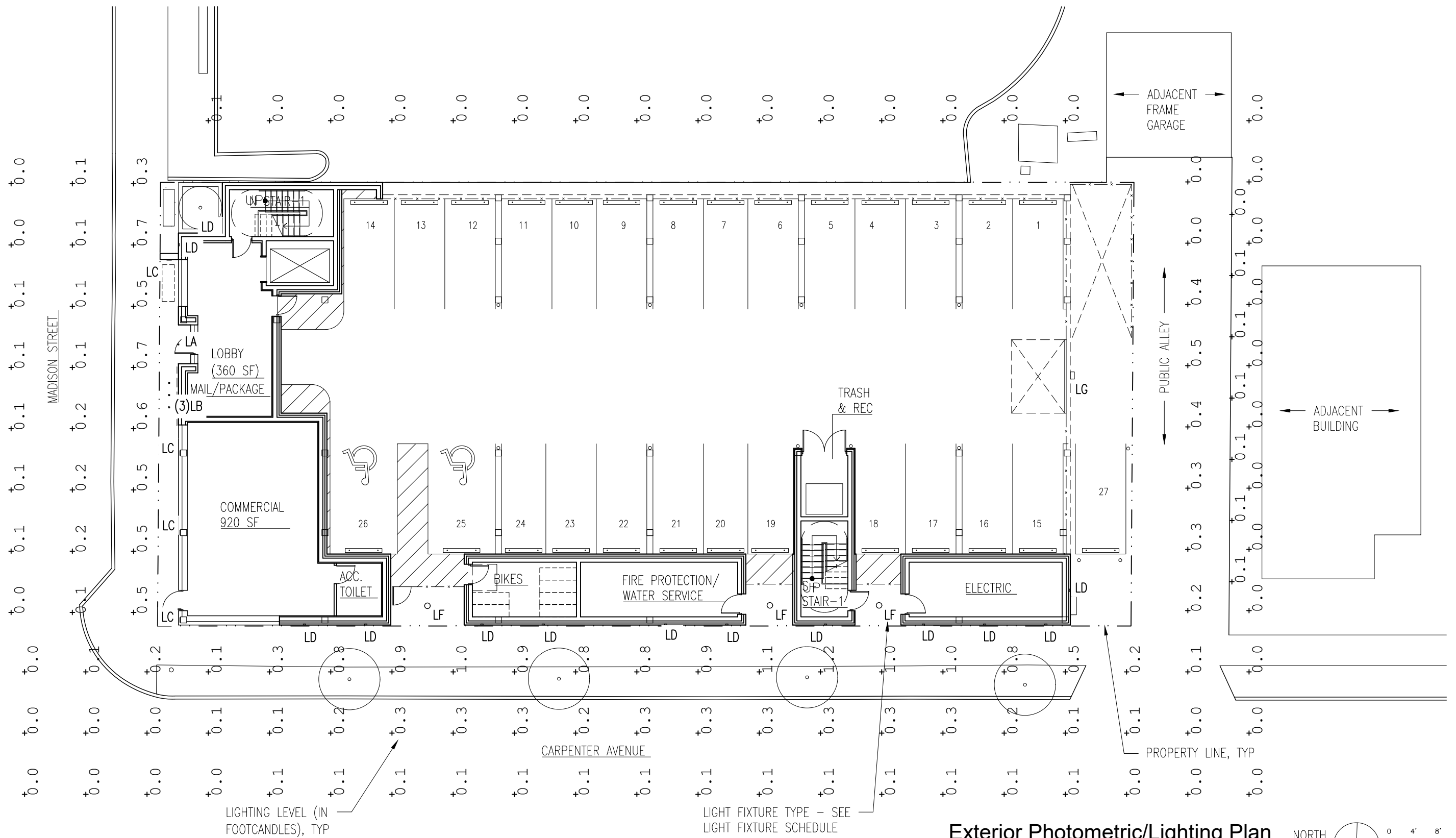
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Oak Park Commons  
 839 Madison Street  
 Oak Park, Illinois 60302

Utility Plan

**PD0.2**

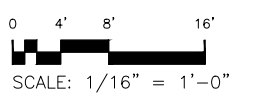
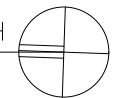
## Application Item 8.d – Exterior Lighting Plan



**Exterior Photometric/Lighting Plan**

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

NORTH

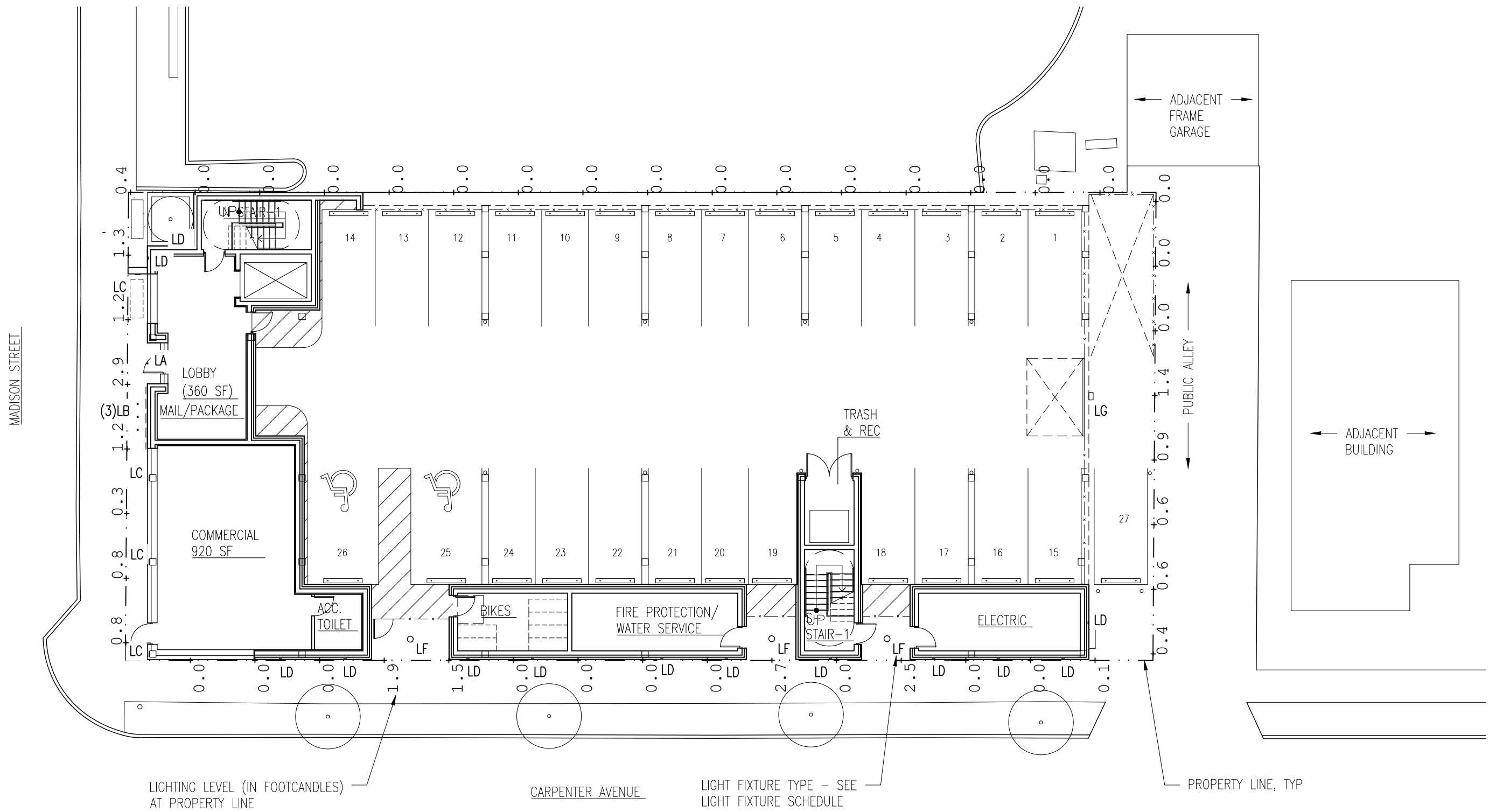


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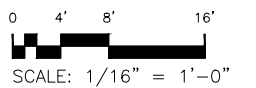
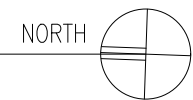
Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Exterior Lighting Plan  
**EL1.1**



**Exterior Photometric/Lighting Levels at Property Line**

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



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Chicago, Illinois 60613  
773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Exterior Lighting Plan  
**EL1.2**

# OAK PARK COMMONS - EXTERIOR LIGHTING

8-26-22

1. Memo - Variance Request
2. Lighting Fixture Schedule
3. Lighting Fixture Information Sheets with photometric information  
TYPES: LA, LB, LC, LD, LF, LG



3717 North Ravenswood Suite 111  
Chicago, Illinois 60613  
773.327.1000

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

# MEMORANDUM

**From:** Maureen Mahr Lighting Design  
**Date:** August 26, 2022  
**Re:** Oak Park Commons  
Request for Zoning Ordinance Variance: light levels

We are seeking an exemption from:

## 9.2 Exterior Lighting

### B. Maximum Lighting Regulations

1. The maximum allowable footcandle at any lot line is one footcandle.

The lot lines in question occur at Madison Steet, Carpenter Avenue, and the alley adjacent to the south property line because the building is close to the lot line.

The submitted photometric plan shows light levels in excess of 1.0 fc at several discreet locations along these lot lines. All calculations are provided without Light Loss Factors (LLF) applied, meaning these are Day 1 values and will reduce over time due to lumen depreciation and dirt depreciation that occurs with all exterior lighting fixtures.

**Madison Avenue:** Max: 2.9 fc at under canopy at main lobby entrance

**Carpenter Avenue:** Max: 2.7 fc at openings to the parking garage

**Alley:** Max. 1.4 fc at garage driveway

We seek this exemption because lighting of the entrances/exits is important to the safety of the building occupants.

All light sources are low-lumen, low glare, and mounted along the ground level of the building to light the areas at ground level.

Due to the nature of our project site, we think that the Spillover Light requirement is more applicable to our site and we meet this requirement:

## 5.4 RR DISTRICT DIMENSIONAL AND DESIGN STANDARDS

### N. Site Development Regulations

#### 1. Outdoor Lighting Standards

The outdoor lighting standards of this section are intended to protect the public health and general welfare by controlling the adverse impacts of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures.

#### e. Spillover Light

Spillover light onto residential-zoned property may not exceed two lux [0.2fc], measured at grade along the lot line.

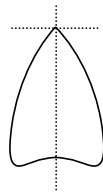


TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPING	LAMP WATTAGE	VOLTAGE	LOCATION/NOTES
LA	LED downlight with wide flood distribution, nominal 2 in. square aperture, IK10 impact resistant construction with 1/4" polycarbonate lens, semi-specular finish self-flanged reflector, 90CRI, integral dimming driver, tamper resistant hardware, U.L. listed for wet locations	GOTHAM	EVO2SQVR-30/05-LTF-WD-MVOLT-UGZ-90CRI-PLATING	3000K white LEDs 500 lumens, Integral	6	Per E.E.	Canopy - Recessed Plated metal finish trim color per Architect. Fixture accommodates a max ceiling thickness of 2.75". Fixture installs from below and requires a min. 7.25" plenum height clearance.
LB	LED adjustable downlight with flood distribution, nominal 2 in. square aperture, IK10 impact resistant construction with 1/4" polycarbonate lens, semi-specular finish self-flanged reflector, 90CRI, integral dimming driver, tamper resistant hardware, U.L. listed for wet locations	GOTHAM	ICO2SQVRADJ-30/02-LTF-40D-MVOLT-UGZ-90CRI-PLATING	3000K white LEDs 250 lumens, Integral	4	Per E.E.	Canopy - Recessed Plated metal finish trim color per Architect. Fixture accommodates a max ceiling thickness of 2.75". Fixture installs from below and requires a min. 7.25" plenum height clearance.
LC	LED ADA-compliant wall mount, 10 in. height, 5 in. width, one-piece die-cast marine-grade aluminum housing and frame, white glass lens with molded silicone rubber gasket, polyester powdercoat finish, integral electronic LED driver, IP 65 rated	BEGA	33604-K3-FINISH	3000K White LEDs 300 lumens, Integral	6	Per E.E.	Wall - Surface Standard finish per Architect.
LD	LED wall light, 5 in. height, 5 in. width, one-piece die-cast marine-grade aluminum housing and frame, white safety glass lens with molded silicone rubber gasket, polyester powdercoat finish, integral electronic LED driver, IP 65 rated	BEGA	33296-K3-FINISH	3000K White LEDs 331 lumens, Integral integral	5	Per E.E.	Wall - Recessed Standard finish per Architect.
LF	LED ceiling light, 11 in. dia., marine-grade aluminum housing, white high density polyethylene diffuser, high temperature silicone rubber gasket, polyester powdercoat finish, integral electronic LED driver, IP 65 rated	BEGA	24225-K3-FINISH	3000K White LEDs 879 lumens, Integral	10	Per E.E.	Ceiling - Surface Standard finish per Architect.
LG	LED area light, Type II distribution, nominal 10 in. X 14 in. profile, 7 in. height, two-piece die-cast aluminum housing with integral heat sink fins, precision-molded acrylic lenses, zinc-infused super durable TG/C thermoset powder coat finish, integral electronic driver, IP65 rated	LITHONIA	DSXW1LED-10C-350-30K-T2M-MVOLT-XX	3000K White LEDs 1,349 lumens, Integral	13	Per E.E.	Wall mounted Finish per Architect. E.C. to coordinate required mounting brackets/ backbox.

**General Notes**

- All fixture substitutions must be submitted prior to bid date to Architect and Lighting Consultant for approval.
- Submittals shall include both lighting fixture information and lamp information.
- Verify ceiling compatibility, mounting conditions, clearances and structural systems prior to ordering fixtures.
- "xxx" indicates information to be supplied by Contractor.
- Refer to Electrical Engineer's Drawings for further electrical requirements.
- LED lamp life is defined as the point when luminous flux drops below 70% of its original output. The LEDs will not stop working at this point, but will slowly continue to degrade.
- E.C. shall coordinate driver compatibility with lighting control method.

**TYPE LA**



**General Illumination Square Vandal/Tamper Resistant Downlight** **2"**



OAK PARK COMMONS  
TYPE LA

OVERVIEW

**Feature Set**

- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Field interchangeable optic
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, fixtures are wet location, covered ceiling
- ENERGY STAR® Certified product
- IK10 impact resistant construction with 1/4" polycarbonate lens
- Tamper resistant design
- Ultra-shallow profile
- Available with painted or plated finishes

**Distribution**



**Superior Performance**

Nominal lumens	250	500	750	1000	1500	2000
Delivered	189	385	571	764	1095	1492
Wattage	3.1	5.8	8.9	11.7	19.5	29.1
Efficacy	61	66	64	65	56	51

\*Based on 3500K 80CRI MWD

COMPLEMENTARY PRODUCTS

**Coordinated Apertures | Multiple Layers of Light**



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

<b>Core</b>								
	Downlight	Adjustable	Open Wallwash	Lensed Wallwash	Cylinder	Pinhole	Bevel	Hyperbolic
<b>Healthcare</b>								
	MRI	Surgical Suite	Patient Room					
<b>Special Applications</b>								
	Dynamic	Food Service	Vandal/Tamper	Clean Room	Shower	Steam Room		

A+ Capable options indicated by this color background.

**PS** Design2Ship Quick Ship Program: Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. **Maximum Order Quantity: 50 units.**

Luminaire Type:

Catalog Number:

EXAMPLE: EVO2SQVR 35/20 SOL AR LSS ND MVOLT UGZ DWHG

Series	Color Temperature	Lumens	Lensing	Distribution	Voltage
EVO2SQVR EVO 2in Square Vandal/Tamper Resistant Downlight	27/ 2700 K	02 250 lumens	SOL Solite pattern lens	ND Narrow (0.8 s/mh)	MVOLT 120V - 277V
	30/ 3000 K	05 500 lumens	LTF Light frost lens	MWD Medium Wide (1.0 s/mh)	120 120V
	35/ 3500 K	07 750 lumens	SMO Clear	WD Wide (1.2 s/mh)	277 277V
	40/ 4000 K	10 1000 lumens			
	50/1 5000 K	15 1500 lumens			
		20 2000 lumens			

Driver	Control Interface <sup>4</sup>	Options	Architectural Colors
UGZ <sup>2</sup> Universal dimming to 1% (0-10V, 120V TRIAC or ELV)	(blank)	90CRI <sup>1</sup> High CRI (90+)	<b>Powder Paint</b>
ECOD <sup>3</sup> Lutron® EcoSystem® digital Hi-Lume <1% soft-on, fade to black. Min: 500LM; Max: 1500LM	NLT nLight® dimming pack.	NCH <sup>6</sup> Structural reinforcement pan	DDB Gloss Dark bronze
	NLTER <sup>5</sup> nLight® dimming pack for fixtures on emergency circuit	ICAT <sup>7</sup> IC/Airtight housing construction	DBL Gloss Black
	NLTAIR2 nLight® AIR dimming pack.	CP <sup>7</sup> Chicago Plenum	DWH Gloss White
	NLTAIRER2 <sup>5</sup> nLight® AIR dimming pack for fixtures on emergency circuit	HAO <sup>8</sup> High ambient (40°C)	DMB Gloss Medium Bronze
	NLTAIREM2 nLight® AIR dimming pack for fixtures on emergency circuit	N80 <sup>9</sup> nLight Lumen Compensation	DNA Gloss Natural Aluminum
			DWHG Textured White
			<b>Plating</b>
			GMG Gun Metal Gray
			ORB Oil-rubbed Bronze
			SNKL Satin Nickel

**ACCESSORIES — order as separate catalog numbers (shipped separately)**

**SDT 347/120 75VA** 347V/120V, 75VA step down transformer. Must be remote mounted.

**ORDERING NOTES**

- 5000K CCT not available with 90CRI
- Refer to [Tech 240](#) for compatible dimmers.
- Not available with Control Interfaces (nLight). Not compatible with spray foam with 1000LM, 1500LM, or 2000LM options.
- Field installed. Access required to location of remote mounted device
- ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
- NCH is required for T-grid ceilings or where code requires.
- Not available with 1500lm or 2000lm
- Not available with 2000lm
- Requires NLT or NLTER.

**Optical and Trim Assembly**

Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from below the ceiling. Superior 100% Virgin-silicone refractive optic, enables maximum dimensional stability and optical transmission with no discoloration over life. Field inter-changeable optics.

**Electrical**

The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. Support 347V via remote-mounted stepdown transformer. The fluctuations of line voltage shall have no visible effect on the luminous output. The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output. Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

**Controls**

Luminaire shall be equipped with interface for nLight wired or nLight AIR networks with integral power supply as per specification.

**Dimming**

The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 1.0% of rated lumen output with a smooth shut off function to step to 0%. Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

**Construction**

Light engine and driver are accessible from below ceiling. Several additional mounting options available including a structural reinforcement pan, Chicago plenum, and Type IC. Anodized extruded aluminum wiring compartment with hinged access. With two 1/2" trade-sized knockouts rated for 90°C. Accommodates between 3/8" to 2-3/4"-thick ceilings.

**Listings**

Fixtures are UL Certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling. ENERGY STAR® Certified product. IC rated with ICAT option. Fixtures with ICAT option are compatible with spray foam insulation with an R-value of 4.3 per inch or less. Luminaire configurations are Energy Star certified through testing in EPA-recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit [www.energystar.gov](http://www.energystar.gov) for specific configurations listed

**Buy American**

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

**Photometrics**

LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours. Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by the center of the quadrangles defined in ANSI C78.377-2015.

**Warranty**

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:**

Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

**A+ Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background\*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background\*

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

\*See ordering tree for details

Lumen Output Multiplier		
CRI	CCT	Multiplier
80	2700K	0.910
	3000K	0.946
	3500K	1.000
	4000K	1.027
90	5000K	1.054
	2700K	0.784
	3000K	0.847
	3500K	0.874
	4000K	0.946

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LSS - Semi Specular	1.00
LD - Matte Diffuse	0.98
Reflector Color	Multiplier
WR - White	0.98
BR - Black	0.92
BZR - Bronze	0.91
AR - Clear	1.00
GR - Gold	0.99
PR - Pewter	0.99
WTR - Wheat	0.98

Driver		Control Provided				
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIREM2	NLTAIRER2
UGZ	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V EM G2	RPP20 D 24V ER G2

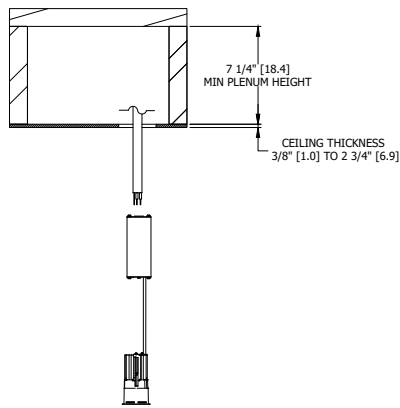
Marked Spacing in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
2000	18	9	3
1500 (HAO)	18	9	3

DIMENSIONAL DATA

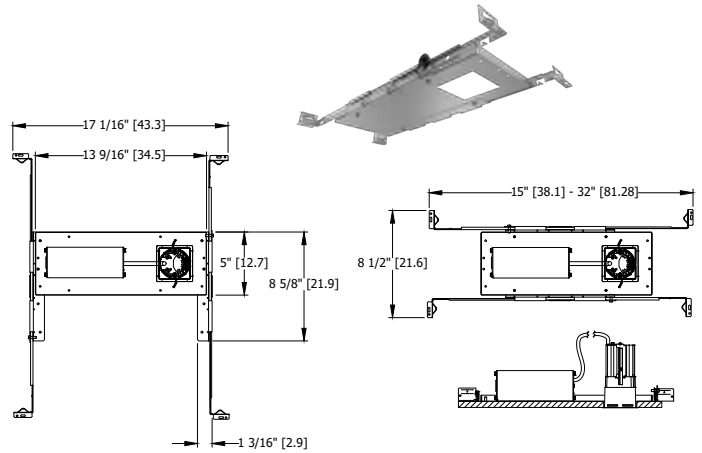
\*Dimensions in inches [centimeters]

Aperture: 2-1/4" [5.7]	Ceiling Opening: 2-5/8" [6.7] self-flanged
Overlap Trim: 3" [7.6]	2-3/4" [7] flangeless

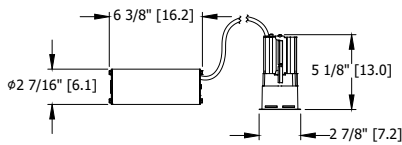
**Recessed Application - Minimum Clearance Requirements**



**Structural Reinforcement Pan**



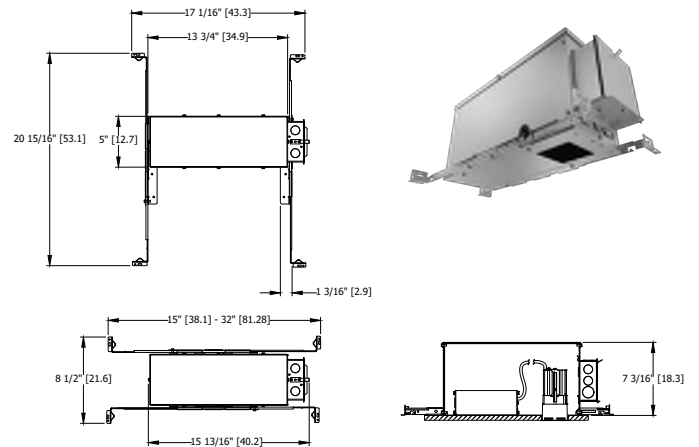
**1000 Lumen and Below Install-from-Below Construction**



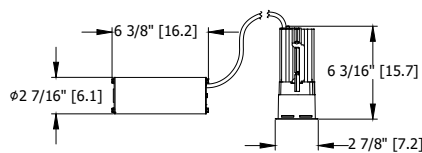
Ceiling cutout: 2 5/8" x 2 5/8" [6.7 x 6.7]  
 Flex conduit length: 16" [40.6]  
 Ceiling thickness range: 3/8" [1.3] to 2 3/4" [6.9]



**IC / Airtight Housing / Chicago Plenum Construction**



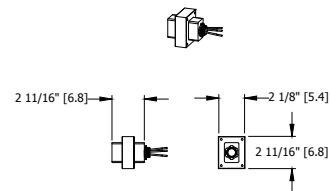
**1500 and 2000 Lumen or High Ambient Option Install-from-Below Construction**



Ceiling cutout: 2 5/8" x 2 5/8" [6.7 x 6.7]  
 Flex conduit length: 16" [40.6]  
 Ceiling thickness range: 3/8" [1.3] to 2 3/4" [6.9]



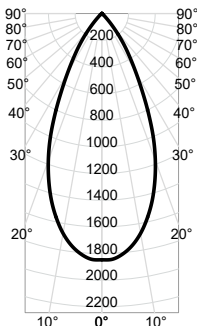
**347V Transformer**



347 Transformer:  
 Install to accessible junction box by others

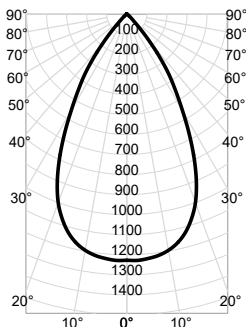
**CONSULT WWW.GOTHAMLIGHTING.COM FOR ADDITIONAL PHOTOMETRY**

**EVO2SQVR 35/15 SMO ND** Input Watts: 19.5, Delivered Lumens: 1212, LPW: 62.2, S/MH: 0.75, Test No: 19-958-01P101



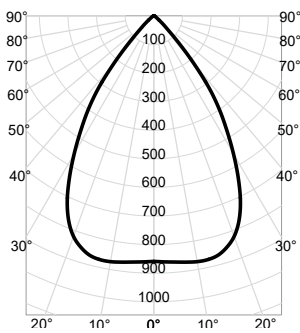
CP Summary				Zonal Lumen Summary				Coefficients of Utilization								Cone of Light			Luminance (cd/sq.m)	
0°	Zone	Lumens	% Fixture	pf	pc	80%		20%		50%	50%	50%	50%	50%	50%	Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	0°
						pw	50%	30%	10%											
0°	0° - 30°	952	79%	0	120	120	120	117	117	117	112	112	112	112	112	6.0	51.3	5.3	0°	613,676
5°	0° - 40°	1,145	95%	1	112	109	107	110	108	106	106	104	102	102	8.0	28.9	7.0	45°	19,780	
15°	0° - 60°	1,206	100%	2	105	101	98	103	99	97	100	97	94	94	10.0	18.5	8.8	55°	4,749	
25°	0° - 90°	1,212	100%	3	98	93	90	97	92	89	94	91	88	88	12.0	12.8	10.5	65°	2,830	
35°	90° - 180°	0	0%	4	92	87	83	91	86	83	89	85	82	82	14.0	9.4	12.3	75°	1,925	
45°	0° - 180°	1,212	100%	5	87	82	78	86	81	77	84	80	77	77				85°	1,525	
55°		8		6	82	77	73	81	76	72	80	75	72	72						
65°		4		7	78	72	68	77	72	68	76	71	68	68						
75°		2		8	74	68	64	73	68	64	72	67	64	64						
85°		0		9	70	65	61	70	64	61	69	64	61	61						
90°		0		10	67	61	58	66	61	58	66	61	58	58						

**EVO2SQVR 35/15 SMO MWD** Input Watts: 19.5, Delivered Lumens: 1099, LPW: 56.4, S/MH: 0.91, Test No: 19-958-02P101



CP Summary				Zonal Lumen Summary				Coefficients of Utilization								Cone of Light			Luminance (cd/sq.m)	
0°	Zone	Lumens	% Fixture	pf	pc	80%		20%		50%	50%	50%	50%	50%	Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	0°	
						pw	50%	30%	10%											50%
0°	0° - 30°	790	72%	0	119	119	119	117	117	117	112	112	112	112	6.0	34.1	6.6	0°	407,799	
5°	0° - 40°	1,018	93%	1	111	109	106	109	107	105	105	103	102	102	8.0	19.2	8.8	45°	23,773	
15°	0° - 60°	1,092	99%	2	104	100	96	102	98	95	99	96	93	93	10.0	12.3	11.0	55°	5,560	
25°	0° - 90°	1,099	100%	3	97	92	88	95	91	87	93	89	86	86	12.0	8.5	13.2	65°	3,066	
35°	90° - 180°	0	0%	4	90	85	81	89	84	80	87	83	79	79	14.0	6.3	15.4	75°	1,925	
45°	0° - 180°	1,099	100%	5	85	79	75	84	78	74	82	77	74	74				85°	1,525	
55°		10		6	79	73	69	79	73	69	77	72	69	69						
65°		4		7	75	69	65	74	68	64	73	68	64	64						
75°		2		8	70	65	60	70	64	60	69	64	60	60						
85°		0		9	67	61	57	66	60	57	65	60	56	56						
90°		0		10	63	57	53	63	57	53	62	57	53	53						

**EVO2SQVR 35/15 SMO WD** Input Watts: 19.5, Delivered Lumens: 1015, LPW: 52.1, S/MH: 1.05, Test No: 19-958-03P101



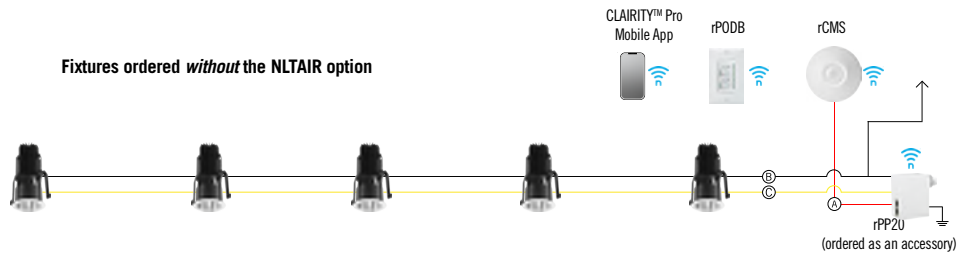
CP Summary				Zonal Lumen Summary				Coefficients of Utilization								Cone of Light			Luminance (cd/sq.m)	
0°	Zone	Lumens	% Fixture	pf	pc	80%		20%		50%	50%	50%	50%	50%	Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	0°	
						pw	50%	30%	10%											50%
0°	0° - 30°	655	64%	0	119	119	119	117	117	117	111	111	111	111	6.0	23.9	8.0	0°	285,310	
5°	0° - 40°	908	89%	1	111	108	106	108	106	104	104	103	101	101	8.0	13.4	10.7	45°	34,532	
15°	0° - 60°	1,008	99%	2	102	98	95	101	97	94	97	94	92	92	10.0	8.6	13.4	55°	7,008	
25°	0° - 90°	1,015	100%	3	95	90	86	94	89	85	91	87	84	84	12.0	6.0	16.0	65°	3,459	
35°	90° - 180°	0	0%	4	88	82	78	87	82	78	85	80	77	77	14.0	4.4	18.7	75°	2,054	
45°	0° - 180°	1,015	100%	5	82	76	72	81	75	71	79	74	71	71				85°	1,525	
55°		12		6	77	70	66	76	70	66	74	69	65	65						
65°		4		7	72	65	61	71	65	61	70	64	60	60						
75°		2		8	67	61	57	67	61	56	65	60	56	56						
85°		0		9	63	57	53	63	57	53	62	56	52	52						
90°		0		10	59	53	49	59	53	49	58	53	49	49						



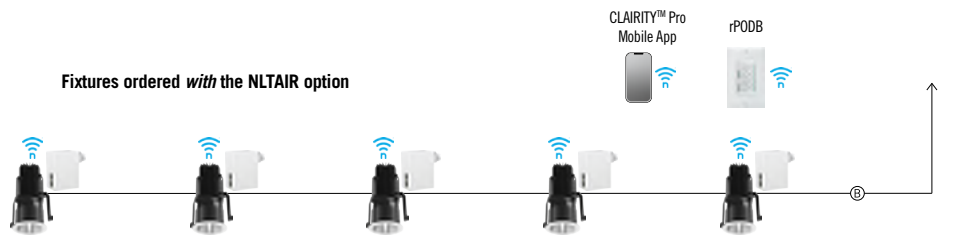
nLIGHT AIR

**Possibilities for nLight® AIR**

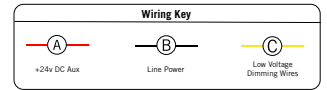
nLight® AIR is the ideal solution for retrofit or new construction spaces where adding communication wiring is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each EVO Luminaire ordered with the NLTAIR option. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



nLight® AIR Control Accessories	
<i>Order as separate catalog number. Visit <a href="#">nLight AIR</a>.</i>	
Wall Switches	Model Number
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2



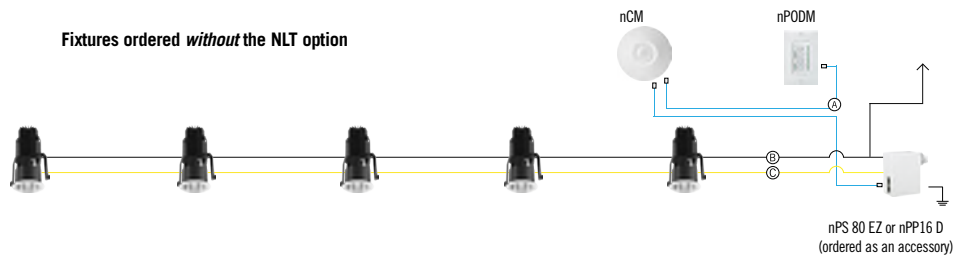
nLight® AIR Control Accessories (cont.)	
Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	rCMS 9 / rCMS PDT 9
Large motion 360°, ceiling	rCMS 10 / rCMS PDT 10



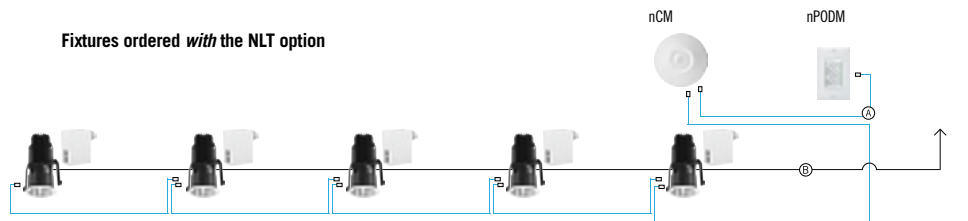
nLIGHT

**Possibilities for nLight® wired**

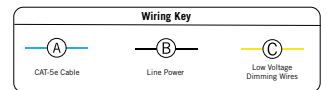
nLight® Wired The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.



nLight® Wired Control Accessories	
<i>Order as separate catalog number. Visit <a href="#">nLight</a>.</i>	
Wall Switches	Model Number
On/Off single pole	nPODM (XX)
On/Off two pole	nPODM 2P (XX)
On/Off & raise/lower single pole	nPOD DX (XX)
On/Off & raise/lower two pole	nPODM 2P DX (XX)
Graphic touchscreen	nPOD GFX (XX)
Photocell Controls	
Dimming	nCM ADCX



nLight® Wired Control Accessories (cont.)	
Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	nCM 9 / nCM PDT 9
Large motion 360°, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX
Cat-5 Cables (plenum rated)	
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

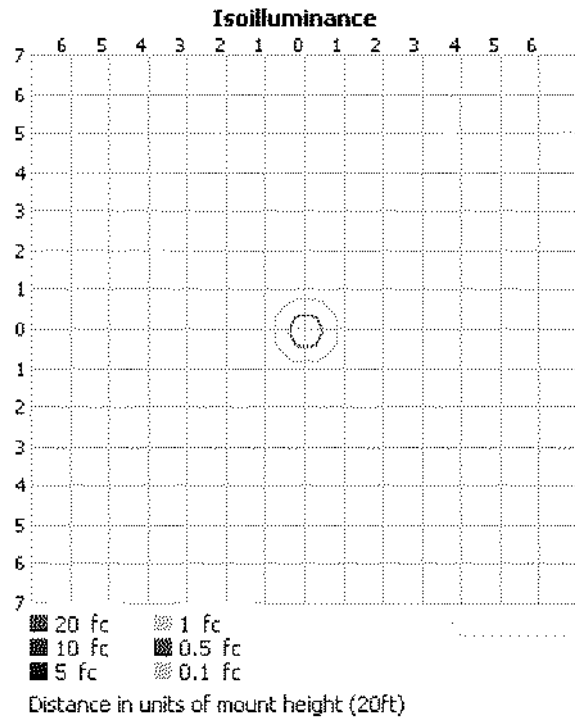
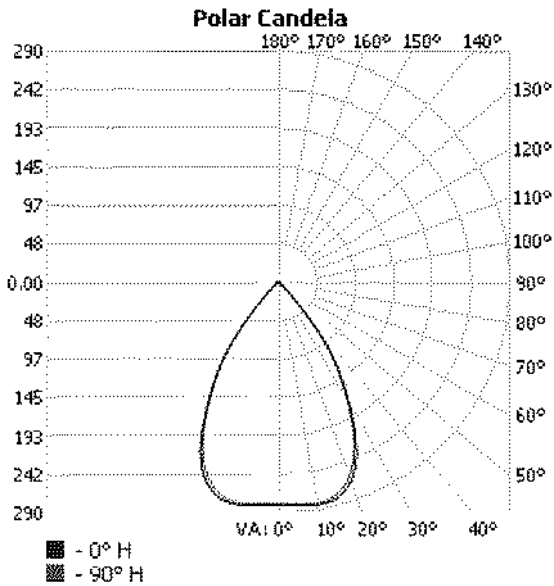
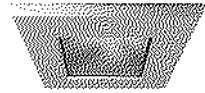
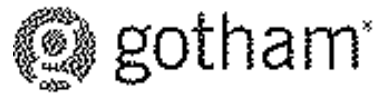


**INDOOR PHOTOMETRIC REPORT**

CATALOG: EVO2SQVR 30/05 LTF WD

Test #: 19-958-03P45  
 Test Lab: SCALED PHOTOMETRY  
 Catalog: EVO2SQVR 30/05 LTF WD  
 Description: EVO 2 INCH RECESSED VANDAL RESISTANT DOWNLIGHT, SQUARE, 3000K, 500 LUMENS, LIGHT FROSTED LENS, WIDE, 80 CRI  
 Series: EVO® 2" Square Vandal Resistant  
 Lamp Output: Total luminaire Lumens: 328, absolute photometry \*  
 Input Wattage: 5.8267  
 Luminous Opening: Rectangle (L: 2.16", W: 2.16")  
 Cie Class: Direct  
 Max Cd: 283.0 at Horizontal: 45°, Vertical: 12.5°  
 Spacing Criterion: @ 0 = 1.06 / @ 90 = 1.05

AcuityBrands



\*Test based on absolute photometry where lamp lumens=lumens total.  
 \*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2022, Acuity Brands Lighting.  
 This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

**Zonal Lumen Summary**

Zone	Lumens	% Luminaire
0-30	210.9	64.3%
0-40	293.3	89.4%
0-60	325.7	99.3%
60-90	2.4	0.7%
0-90	328.0	100%

**Lumens Per Zone**

Zone	Lumens	% Total
0-10	26.7	8.1%
10-20	78.6	24.0%
20-30	105.6	32.2%
30-40	82.4	25.1%
40-50	27.6	8.4%
50-60	4.8	1.5%
60-70	1.7	0.5%
70-80	0.6	0.2%
80-90	0.1	0.0%

**Average Luminance (Cd/m2)**

	0	22.5	45	67.5	90
0	92431	92431	92431	92431	92431
45	11187	14506	17778	14414	12207
55	2270	2514	2477	3190	3209
65	1121	1197	1222	1375	1477
75	665	624	582	707	790
85	494	494	247	370	494

**Coefficients Of Utilization - Zonal Cavity Method**

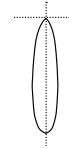
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50				30				10				0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0			
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00			
1	1.13	1.10	1.08	1.05	1.11	1.08	1.06	.93	1.04	1.02	1.01	1.00	.99	.98	.97	.96	.95	.93			
2	1.07	1.02	.98	.94	1.05	1.00	.97	.86	.97	.94	.91	.94	.92	.89	.91	.89	.87	.86			
3	1.01	.95	.89	.85	.99	.93	.88	.80	.91	.87	.83	.88	.85	.82	.86	.83	.81	.79			
4	.96	.88	.82	.78	.94	.87	.81	.74	.85	.80	.76	.83	.79	.75	.81	.77	.75	.73			
5	.91	.82	.76	.71	.89	.81	.75	.69	.79	.74	.70	.77	.73	.70	.76	.72	.69	.67			
6	.86	.76	.70	.66	.84	.76	.70	.64	.74	.69	.65	.73	.68	.64	.71	.67	.64	.62			
7	.81	.71	.65	.61	.80	.71	.65	.59	.69	.64	.60	.68	.63	.60	.67	.63	.59	.58			
8	.77	.67	.61	.56	.76	.66	.60	.55	.65	.60	.56	.64	.59	.56	.63	.59	.55	.54			
9	.73	.63	.57	.52	.72	.62	.56	.52	.61	.56	.52	.60	.55	.52	.59	.55	.52	.50			
10	.69	.59	.53	.49	.68	.59	.53	.48	.58	.52	.49	.57	.52	.48	.56	.52	.48	.47			

**Candela Table - Type C**

	0	22.5	45	67.5	90
0	278	278	278	278	278
5	280	279	279	278	279
10	283	282	281	281	281
15	281	281	283	279	277
20	266	269	271	264	260
25	232	237	240	232	225
30	180	187	191	183	175
35	129	136	140	132	126
40	70	84	85	81	69
45	24	31	38	31	26
50	9	10	10	12	12
55	3.92	4.34	4.28	5.51	5.54
60	2.3	2.49	2.59	3.01	3.11
65	1.43	1.52	1.56	1.75	1.88
70	0.91	0.91	0.87	1	1.1
75	0.52	0.49	0.45	0.55	0.62
80	0.29	0.26	0.19	0.26	0.29
85	0.13	0.13	0.06	0.1	0.13
90	0	0.06	0.03	0	0.03

**TYPE LB**



High Center Beam Square Adjustable Vandal/Tamper Resistant Downlight

2"



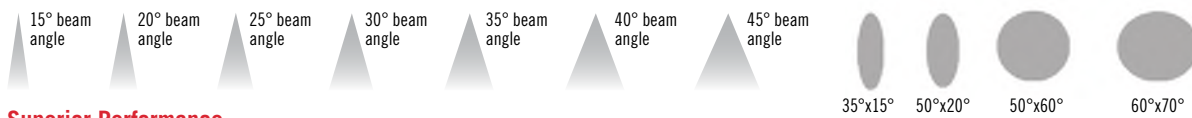
OAK PARK COMMONS  
TYPE LB

OVERVIEW

Feature Set

- Eleven optimized distribution patterns allow designers to achieve tailored objectives
- Vertical tilt is self-locking from 0° - 40°; 365° of horizontal rotation. Can be hot aimed from below ceiling.
- Field interchangeable optic
- Driver and LED light engine fully serviceable from below ceiling
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, fixtures are wet location, covered ceiling
- IK10 impact resistant construction with 1/4" polycarbonate lens
- Tamper resistant design

Distribution



Superior Performance

Nominal lumens	250	500	750	1000	1500	2000
Delivered	211	449	689	944	1415	1787
Wattage	3.1	5.6	8.7	12.0	19.8	28.6
Efficacy	68	80	79	78	71	63

\*Based on 3500K 80CRI 15D @0 Degrees

COMPLIMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

<b>Core</b>	Downlight	Adjustable	Open Wallwash	Lensed Wallwash	Cylinder	Pinhole	Bevel	Hyperbolic
<b>Healthcare</b>	MRI	Surgical Suite	Patient Room					
<b>Special Applications</b>	Dynamic	Food Service	Vandal/Tamper	Clean Room	Shower	Steam Room		

A+ Capable options indicated by this color background.

**DS** Design2Ship Quick Ship Program: Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. **Maximum Order Quantity: 50 units.**

Luminaire Type:

Catalog Number:

**EXAMPLE: IC02SQVRADJ 35/10 SOL 20D MVOLT UGZ DWHG**

Series	Color Temperature	Lumens	Lensing	Beam	Voltage
<b>IC02SQVRADJ</b> Incito 2in Square Vandal/Tamper Resistant Adjustable Downlight	27/ 2700 K	02 250 lumens	<b>SOL</b> Solite pattern lens <b>LTF</b> Light frost lens <b>SMO</b> Clear	15D 15° beam angle	<b>MVOLT</b> 120V - 277V <b>120</b> 120V <b>277</b> 277V
	30/ 3000 K	05 500 lumens		20D 20° beam angle	
	35/ 3500 K	07 750 lumens		25D 25° beam angle	
	40/ 4000 K	10 1000 lumens		30D 30° beam angle	
	50/1 5000 K	15 1500 lumens		35D 35° beam angle	
		20 2000 lumens		40D 40° beam angle	
			45D 45° beam angle		
			3515D Elliptical 35° x 15° beam angle		
			5020D Elliptical 50° x 20° beam angle		
			5060D Elliptical 50° x 60° beam angle		
			6070D Elliptical 60° x 70° beam angle		

Driver	Control Interface <sup>4</sup>	Options	Architectural Colors
<b>UGZ<sup>2</sup></b> Universal dimming to 1% (0-10V, 120V TRIAC or ELV) <b>ECOD<sup>3</sup></b> Lutron® EcoSystem® digital Hi-Lume <1% soft-on, fade to black. Min: 500LM; Max: 1500LM	(blank) <b>NLT</b> nLight® dimming pack. <b>NLTER<sup>5</sup></b> nLight® dimming pack for fixtures on emergency circuit <b>NLTAIR2</b> nLight® AIR dimming pack. <b>NLTAIRER2<sup>5</sup></b> nLight® AIR dimming pack for fixtures on emergency circuit <b>NLTAIREM2</b> nLight® AIR dimming pack for fixtures on emergency circuit	<b>90CRI<sup>1</sup></b> High CRI (90+) <b>NCH<sup>6</sup></b> Structural reinforcement pan <b>ICAT<sup>7</sup></b> IC/Airtight housing construction <b>CP<sup>7</sup></b> Chicago Plenum <b>HAD<sup>8</sup></b> High ambient (40°C) <b>N80<sup>9</sup></b> nLight Lumen Compensation	<b>Powder Paint</b> <b>DDB</b> Gloss Dark bronze <b>DBL</b> Gloss Black <b>DWH</b> Gloss White <b>DMB</b> Gloss Medium Bronze <b>DNA</b> Gloss Natural Aluminum <b>DWHG</b> Textured White <b>Plating</b> <b>GMG</b> Gun Metal Gray <b>ORB</b> Oil-rubbed Bronze <b>SNKL</b> Satin Nickel

**ACCESSORIES — order as separate catalog numbers (shipped separately)**

<b>IC02OPTC XXD</b>	Additional optics for field installation. Replace "XX" with beam angle.
<b>IC02OPTC KIT</b>	Kit including a field interchangeable optic for each of the 13 preset beam distribution patterns
<b>SDT 347/120 75VA</b>	347V/120V, 75VA step down transformer. Must be remote mounted.
<b>AW50</b>	Allen wrench (.050") for adjusting tilt

**ORDERING NOTES**

- |   |  |
|---|--|
| 1. 5000K CCT not available with 90CRI.  | 6. NCH is required for T-grid ceilings or where code requires. |
| 2. Refer to <a href="#">Tech 240</a> for compatible dimmers.  | 7. Not available with 1500lm or 2000lm.                        |
| 3. Not available with Control Interfaces (nLight). Not compatible with spray foam with 1000LM, 1500LM, or 2000LM options. | 8. Not available with 2000lm.                                  |
| 4. Field installed. Access required to location of remote mounted device.   | 9. Requires NLT or NLTER.                                      |
| 5. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.                        |  |

**Optical and Trim Assembly**

Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from above or below the ceiling. Superior 100% Virgin-silicone refractive optic, enables maximum dimensional stability and optical transmission with no discoloration over life. Field inter-changeable optics.

**Electrical**

The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. Support 347V via remote-mounted stepdown transformer. The fluctuations of line voltage shall have no visible effect on the luminous output. The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output. Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

**Controls**

Luminaire shall be equipped with interface for nLight wired or nLight AIR networks with integral power supply as per specification.

**Dimming**

The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 1.0% of rated lumen output with a smooth shut off function to step to 0%. Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

**Construction**

Light engine and driver are accessible from below ceiling. Several additional mounting options available including a structural reinforcement pan, Chicago plenum, and Type IC. Anodized extruded aluminum wiring compartment with hinged access. With two 1/2" trade-sized knockouts rated for 90°C. Accommodates between 1/2" to 3/4"-thick ceilings.

**Listings**

Fixtures are UL Certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling. ENERGY STAR® Certified product. IC rated with ICAT option. Fixtures with ICAT option are compatible with spray foam insulation with an R-value of 4.3 per inch or less. Luminaire configurations are Energy Star certified through testing in EPA-recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit [www.energystar.gov](http://www.energystar.gov) for specific configurations listed

**Buy American**

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

**Photometrics**

LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours. Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by the center of the quadrangles defined in ANSI C78.377-2015.

**Warranty**

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:**

Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

**A+ Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background\*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background\*

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

\*See ordering tree for details



Tables of Use

Lumen Output Multiplier		
CRI	CCT	Multiplier
80	2700K	0.910
	3000K	0.946
	3500K	1.000
	4000K	1.027
	5000K	1.054
90	2700K	0.784
	3000K	0.847
	3500K	0.874
	4000K	0.946

Driver		Control Provided				
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIREM2	NLTAIRER2
UGZ	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V EM G2	RPP20 D 24V ER G2

Marked Spacing in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
2000	18	9	3
1500 (HAO)	18	9	3

DIMENSIONAL DATA

\*Dimensions in inches [centimeters]

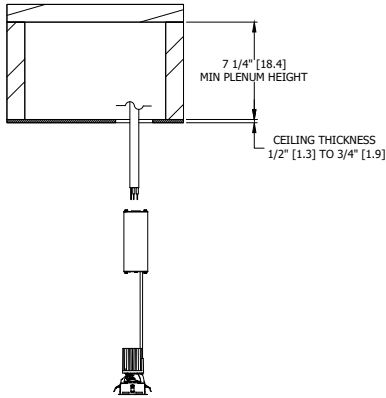
Aperture: 2-1/4" [5.7]

Ceiling Opening: 2-5/8" [6.7] self-flanged

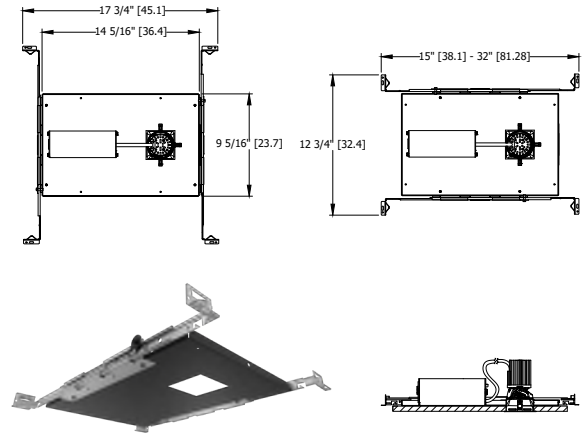
Overlap Trim: 3" [7.6]

2-3/4" [7] flangeless

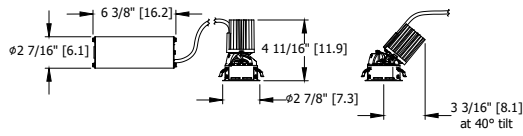
**Recessed Application - Minimum Clearance Requirements**



**Structural Reinforcement Pan**



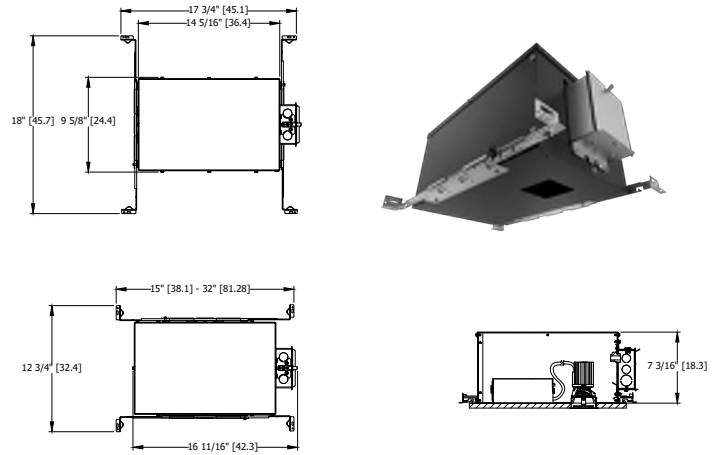
**1500 Lumen and Below Install-from-Below Construction**



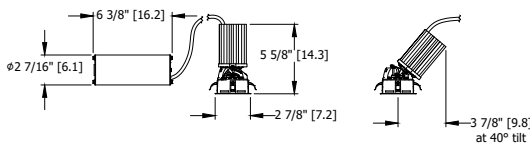
Ceiling cutout:  $\phi$ 2 5/8" [6.7]  
 Flex conduit length: 16" [40.6]  
 Ceiling thickness range: 1/2" [1.3] to 3/4" [1.9]



**IC / Airtight Housing / Chicago Plenum Construction**



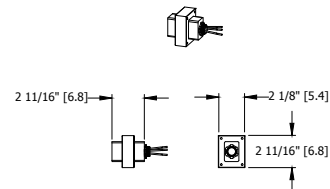
**2000 Lumen or High Ambient Option Install-from-Below Construction**



Ceiling cutout: 2 5/8" x 2 5/8" [6.7 x 6.7]  
 Flex conduit length: 16" [40.6]  
 Ceiling thickness range: 1/2" [1.3] to 3/4" [1.9]



**347V Transformer**

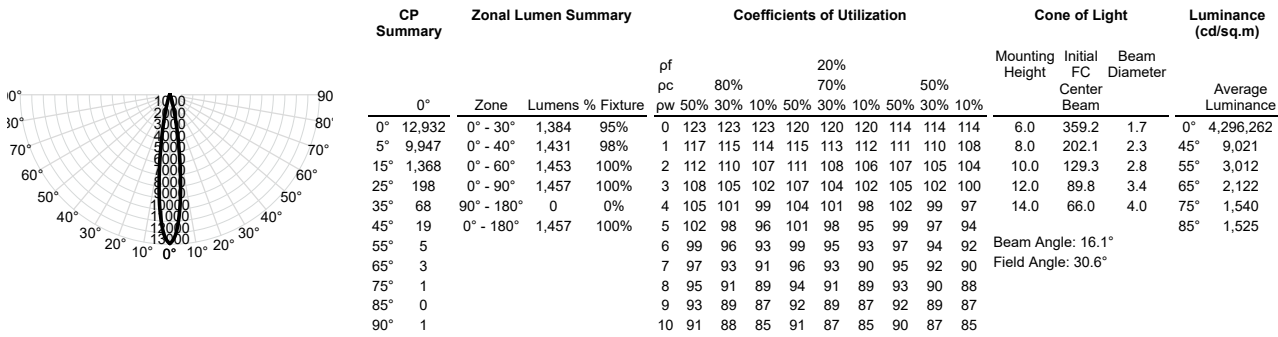


347 Transformer:  
 Install to accessible  
 junction box by others

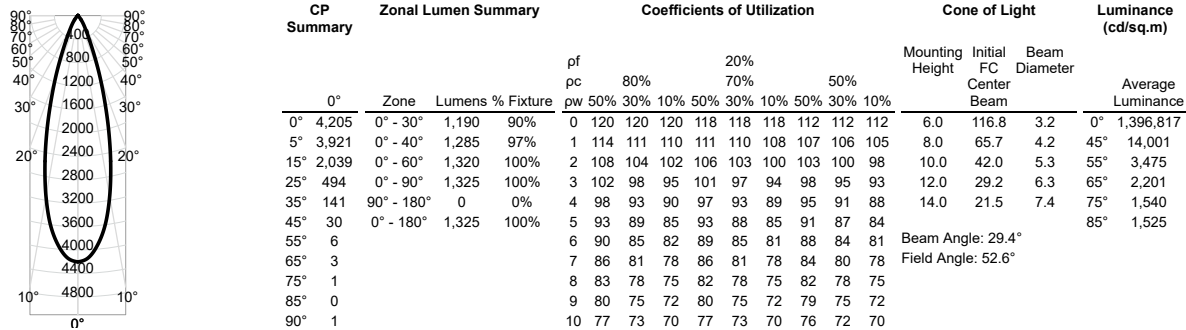
Photometry

**CONSULT WWW.GOTHAMLIGHTING.COM FOR ADDITIONAL PHOTOMETRY**

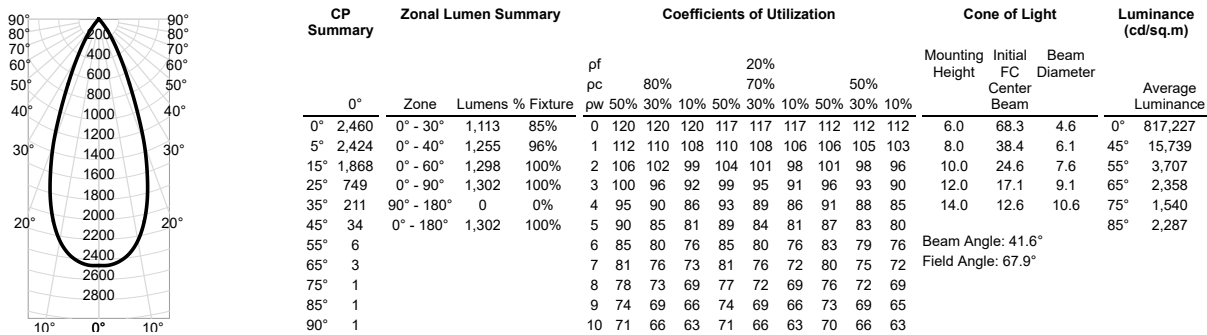
**IC02SQVRADJ 35/15 SMO 15D @ 0DEG TILT** Input Watts: 19.8, Delivered Lumens: 1457, LPW: 73.6, S/MH: 0.27, Test No: 19-453-01P263



**IC02SQVRADJ 35/15 SMO 30D @ 0DEG TILT** Input Watts: 19.8, Delivered Lumens: 1325, LPW: 66.9, S/MH: 0.49, Test No: 19-453-04P263



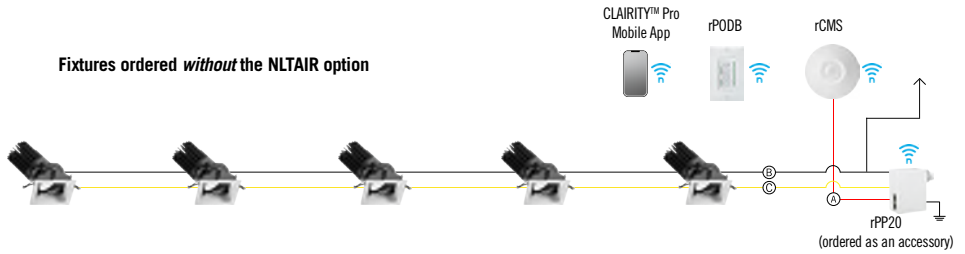
**IC02SQVRADJ 35/15 SMO 45D @ 0DEG TILT** Input Watts: 19.8, Delivered Lumens: 1302, LPW: 65.8, S/MH: 0.68, Test No: 19-453-07P263



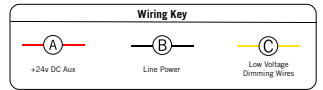
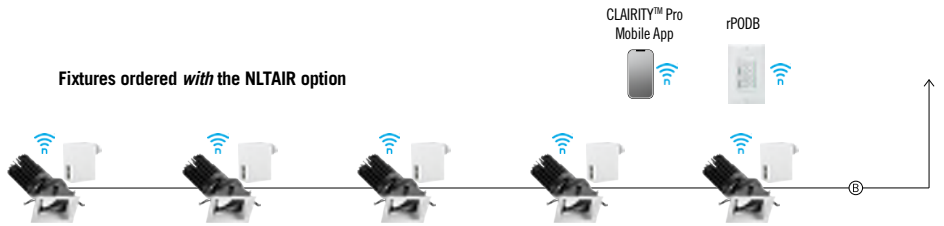
**nLight® AIR** is the ideal solution for retrofit or new construction spaces where adding communication wiring is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each EVO Luminaire ordered with the NLTAIR option. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

**Possibilities for nLight® AIR**

Fixtures ordered *without* the NLTAIR option



Fixtures ordered *with* the NLTAIR option



**nLight® AIR Control Accessories**

Order as separate catalog number. Visit [nLight AIR](#).

Wall Switches	Model Number
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2

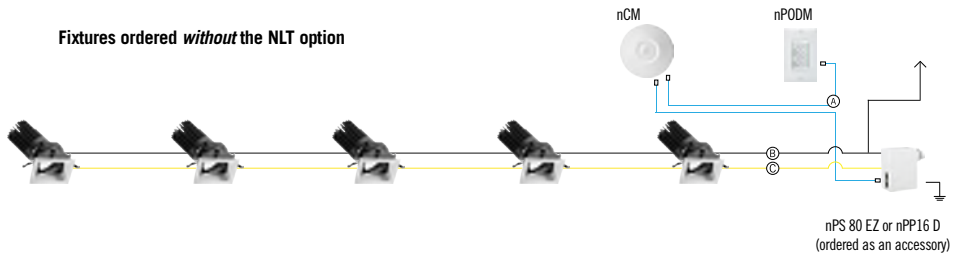
**nLight® AIR Control Accessories (cont.)**

Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	rCMS 9 / rCMS PDT 9
Large motion 360°, ceiling	rCMS 10 / rCMS PDT 10

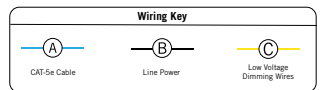
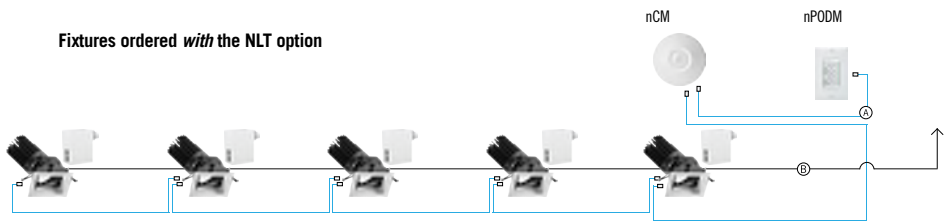
**nLight® Wired** The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.

**Possibilities for nLight® wired**

Fixtures ordered *without* the NLT option



Fixtures ordered *with* the NLT option



**nLight® Wired Control Accessories**

Order as separate catalog number. Visit [nLight](#).

Wall Switches	Model Number
On/Off single pole	nPDM (XX)
On/Off two pole	nPDM 2P (XX)
On/Off & raise/lower single pole	nPOD DX (XX)
On/Off & raise/lower two pole	nPDM 2P DX (XX)
Graphic touchscreen	nPOD GFX (XX)

Photocell Controls	Model Number
Dimming	nCM ADCX

**nLight® Wired Control Accessories (cont.)**

Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	nCM 9 / nCM PDT 9
Large motion 360°, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX

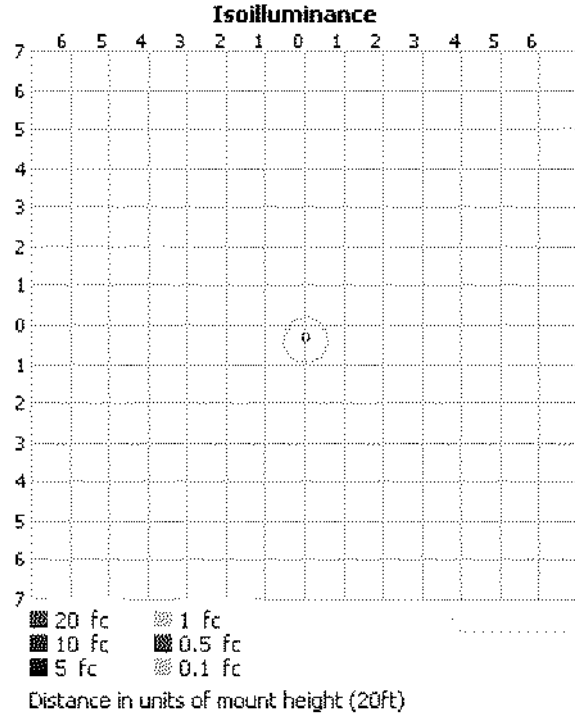
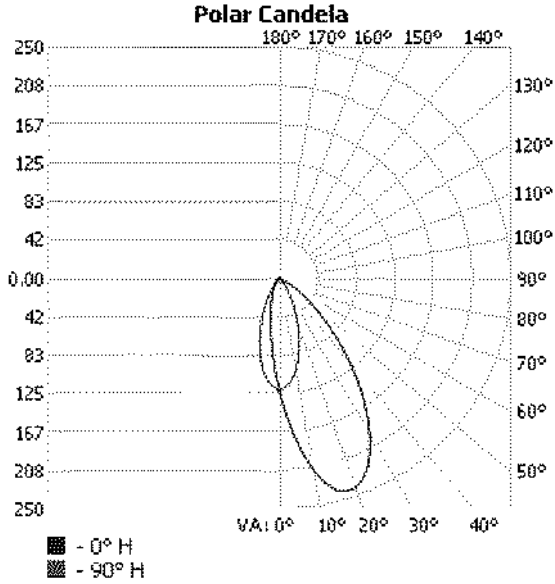
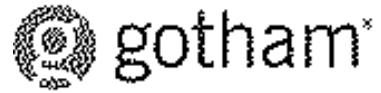
  

Cat-5 Cables (plenum rated)	Model Number
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

**INDOOR PHOTOMETRIC REPORT**

CATALOG: ICO2SQVRADJ 30/02 LTF 40D 90CRI @ 20DEG TILT

Test #: 19-850-06P14  
 Test Lab: SCALED PHOTOMETRY  
 Catalog: ICO2SQVRADJ 30/02 LTF 40D 90CRI @ 20DEG TILT  
 Description: INCITO 2 INCH RECESSED ADJUSTABLE VANDAL RESISTANT, SQUARE, 3000K, 250 LUMENS, LIGHT FROSTED LENS, 40 DEGREE BEAM, 90 CRI, @ 20 DEGREE TILT  
 Series: Incito™ 2" Square Vandal Resistant  
 Lamp Output: Total luminaire Lumens: 141.8, absolute photometry \*  
 Input Wattage: 3.1  
 Luminous Opening: Rectangle (L: 2.16", W: 2.16")  
 Cie Class: Direct  
 Max Cd: 241.3 at Horizontal: 0°, Vertical: 17.5°  
 Spacing Criterion: @ 0 = 1.61 / @ 90 = 0.64



\*Test based on absolute photometry where lamp lumens=lumens total.  
 \*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2022, Acuity Brands Lighting.  
 This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

**Zonal Lumen Summary**

Zone	Lumens	% Luminaire
0-30	80.5	56.7%
0-40	111.8	78.8%
0-60	138.1	97.4%
60-90	3.7	2.6%
0-90	141.8	100%

**Lumens Per Zone**

Zone	Lumens	% Total
0-10	11.4	8.0%
10-20	30.8	21.7%
20-30	38.2	26.9%
30-40	31.3	22.1%
40-50	18.2	12.9%
50-60	8.1	5.7%
60-70	2.9	2.0%
70-80	0.8	0.5%
80-90	0.1	0.1%

**Average Luminance (Cd/m<sup>2</sup>)**

	0	45	90	135	180	225	270	315	360
0	40241	40241	40241	40241	40241	40241	40241	40241	40241
45	39022	18522	2850	1864	1935	1864	2850	18522	39022
55	18765	7773	1317	1025	1230	1025	1317	7773	18765
65	6973	3159	775	695	983	695	775	3159	6973
75	1589	1152	503	519	762	519	503	1152	1589
85	96	96	96	241	722	241	96	96	96

**Coefficients Of Utilization - Zonal Cavity Method**

Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50				30				10				0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0			
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00			
1	1.13	1.10	1.07	1.04	1.10	1.07	1.05	.92	1.03	1.01	.99	.99	.98	.96	.96	.95	.94	.92			
2	1.06	1.00	.96	.92	1.04	.99	.94	.84	.95	.92	.89	.92	.89	.87	.90	.87	.85	.83			
3	1.00	.92	.87	.82	.98	.91	.86	.77	.88	.84	.80	.86	.82	.79	.83	.80	.78	.76			
4	.94	.85	.79	.74	.92	.84	.78	.70	.82	.77	.73	.80	.75	.72	.78	.74	.71	.69			
5	.88	.79	.72	.67	.86	.78	.71	.65	.76	.70	.66	.74	.69	.66	.72	.68	.65	.63			
6	.83	.73	.66	.61	.81	.72	.66	.60	.70	.65	.61	.69	.64	.60	.68	.63	.60	.58			
7	.78	.68	.61	.56	.77	.67	.61	.55	.66	.60	.56	.64	.59	.55	.63	.59	.55	.54			
8	.74	.63	.57	.52	.73	.63	.56	.51	.62	.56	.52	.60	.55	.51	.59	.55	.51	.50			
9	.70	.59	.53	.48	.69	.59	.52	.47	.58	.52	.48	.57	.51	.48	.56	.51	.48	.46			
10	.66	.56	.49	.45	.65	.55	.49	.44	.54	.49	.45	.53	.48	.45	.53	.48	.44	.43			

**Candela Table - Type C**

	0	22.5	45	67.5	90	112.5	135	157.5	180	202.5	225	247.5	270	292.5	315	337.5	360
0	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121
5	167	163	151	134	114	102	91	84	82	84	91	102	114	134	151	163	167
10	210	200	172	136	101	79	64	57	55	57	64	79	101	136	172	200	210
15	237	221	179	126	82	57	45	39	37	39	45	57	82	126	179	221	237
20	241	223	171	108	61	39	30	27	26	27	30	39	61	108	171	223	241
25	225	207	151	85	42	26	21	19	18	19	21	26	42	85	151	207	225
30	195	177	123	61	27	17	14	13	12	13	14	17	27	61	123	177	195
35	159	141	91	41	17	11	9	8.72	8.5	8.72	9	11	17	41	91	141	159
40	119	103	62	25	10	6.62	6.05	5.98	5.91	5.98	6.05	6.62	10	25	62	103	119
45	83	70	39	15	6.07	4.17	3.97	4.11	4.12	4.11	3.97	4.17	6.07	15	39	70	83
50	54	44	23	8.77	3.66	2.68	2.62	2.86	2.92	2.86	2.62	2.68	3.66	8.77	23	44	54
55	32	26	13	5.07	2.27	1.77	1.77	2.02	2.12	2.02	1.77	1.77	2.27	5.07	13	26	32
60	18	14	7.52	2.97	1.49	1.21	1.24	1.47	1.58	1.47	1.24	1.21	1.49	2.97	7.52	14	18
65	8.87	7.2	4.02	1.72	0.99	0.86	0.88	1.12	1.25	1.12	0.88	0.86	0.99	1.72	4.02	7.2	8.87
70	3.82	3.25	2.05	0.99	0.66	0.58	0.62	0.85	0.86	0.85	0.62	0.58	0.66	0.99	2.05	3.25	3.82
75	1.24	1.15	0.9	0.52	0.39	0.38	0.4	0.52	0.59	0.52	0.4	0.38	0.39	0.52	0.9	1.15	1.24
80	0.19	0.21	0.27	0.2	0.19	0.24	0.21	0.3	0.37	0.3	0.21	0.24	0.19	0.2	0.27	0.21	0.19
85	0.03	0.03	0.03	0.03	0.03	0.04	0.06	0.14	0.19	0.14	0.06	0.04	0.03	0.03	0.03	0.03	0.03
90	0.01	0.01	0.01	0	0.01	0	0.01	0.01	0.01	0.01	0.01	0	0.01	0	0.01	0.01	0.01

**TYPE LC**



LED wall luminaire - unshielded

**Application**

This LED wall luminaire has an unshielded light distribution for general purpose illumination for interior and exterior locations. Arranged individually or in groups, this is a great design element for a host of lighting applications.

**Materials**

Luminaire housing and guard constructed of die-cast marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
Heavy pressed crystal glass, inside white  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 65  
Weight: 4.4 lbs

**Electrical**

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	3.8 W
System wattage	6 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	300 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 25° C	220,000 h (L70)

**LED color temperature**

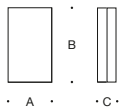
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

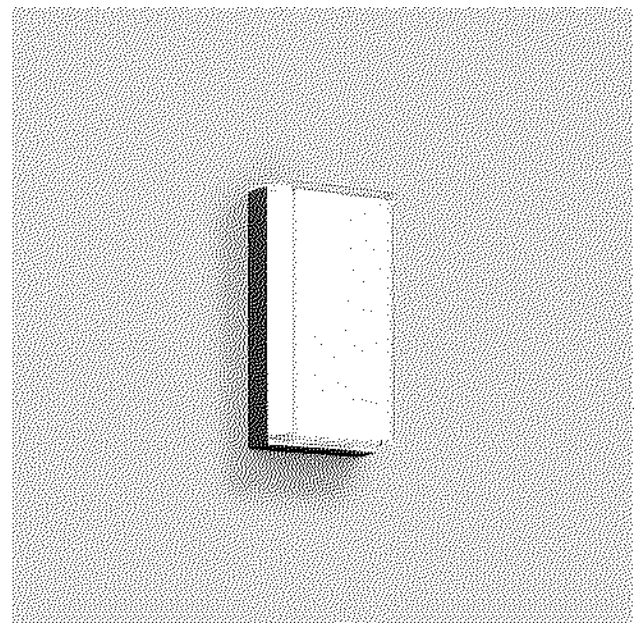
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



LED wall luminaire · unshielded

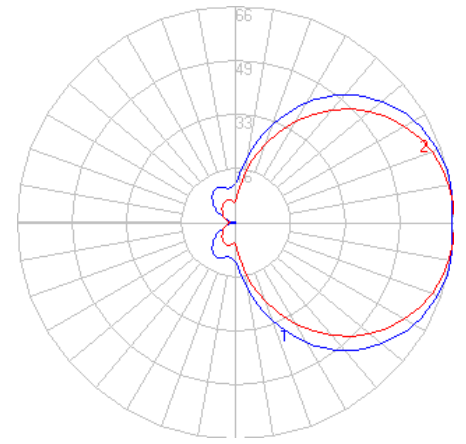
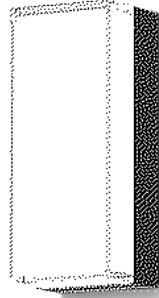
	LED	A	B	C
<b>33 604</b> <b>ADA</b>	3.8 W	4 3/4	9 1/2	3



# BEGA

Photometric Filename: 33604.IES

TEST: BE\_33604  
 TEST LAB: BEGA  
 DATE: 10/19/2015  
 LUMINAIRE: 33 604  
 LAMP: 3.8W LED

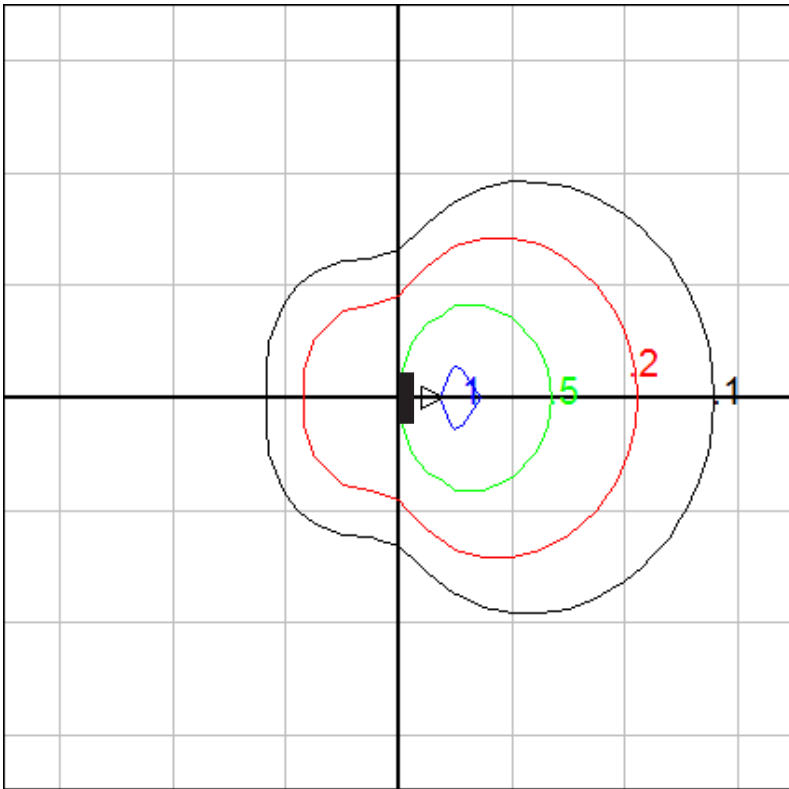


## Characteristics

Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	300
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	50
Total Luminaire Watts	6
Ballast Factor	1.00
CIE Type	General Diffuse
Spacing Criterion (0-180)	N.A.
Spacing Criterion (90-270)	N.A.
Spacing Criterion (Diagonal)	N.A.
Basic Luminous Shape	Rectangular w/Sides
Luminous Length (0-180)	0.11 ft
Luminous Width (90-270)	0.79 ft
Luminous Height	0.39 ft

## Zonal Lumen Summary

Zone	Lumens
0-10	1.26
10-20	4.59
20-30	9.23
30-40	14.47
40-50	19.39
50-60	23.25
60-70	25.64
70-80	26.38
80-90	25.75
90-100	25.75
100-110	26.38
110-120	25.64
120-130	23.25
130-140	19.39
140-150	14.47
150-160	9.23
160-170	4.59
170-180	1.26



Mounting Height = 5 ft. Grid Spacing = 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

**TYPE LD**

Recessed wall luminaire - location

**Application**

Recessed wall luminaire with unshielded light for use as a location luminaire for way finding.

**Materials**

Luminaire housing and faceplate constructed of die-cast marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
White safety glass  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners  
Stainless steel screw clamps  
Composite installation housing

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 65  
Weight: 2.2lbs

**Electrical**

Operating voltage	120-277V AC
Minimum start temperature	-40° C
LED module wattage	2.8W
System wattage	5.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	331 lumens (4000K)
LED service life (L70)	50,000 hours

**LED color temperature**

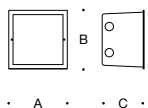
4000K - Product number + **K4**  
3500K - Product number + **K35**  
3000K - Product number + **K3**  
2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

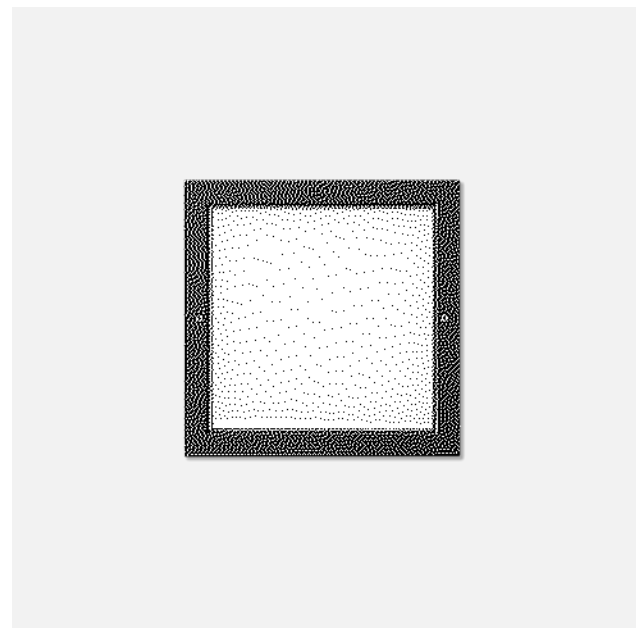
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



**Recessed wall luminaire · location**

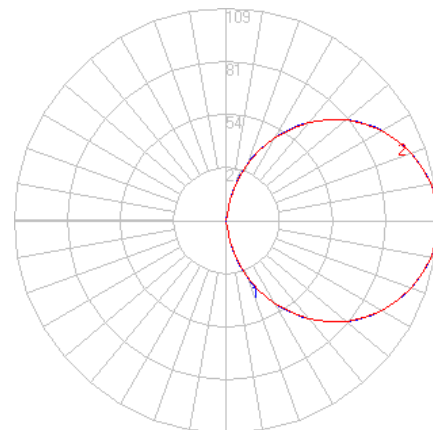
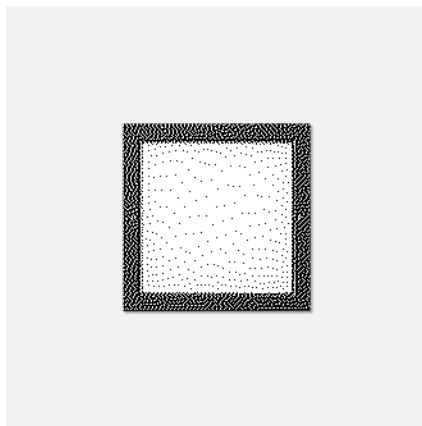
	LED	A	B	C
<b>33 296</b> <b>ADA</b>	2.8 W	5 7/8	5 7/8	5 1/4



# BEGA

File: 33296K3\_BEGA\_IES.ies

TEST: BE\_33296K4  
 TEST LAB: BEGA  
 DATE: 3/1/2017  
 LUMINAIRE: 33 296K3  
 LAMP: 2.8W LED



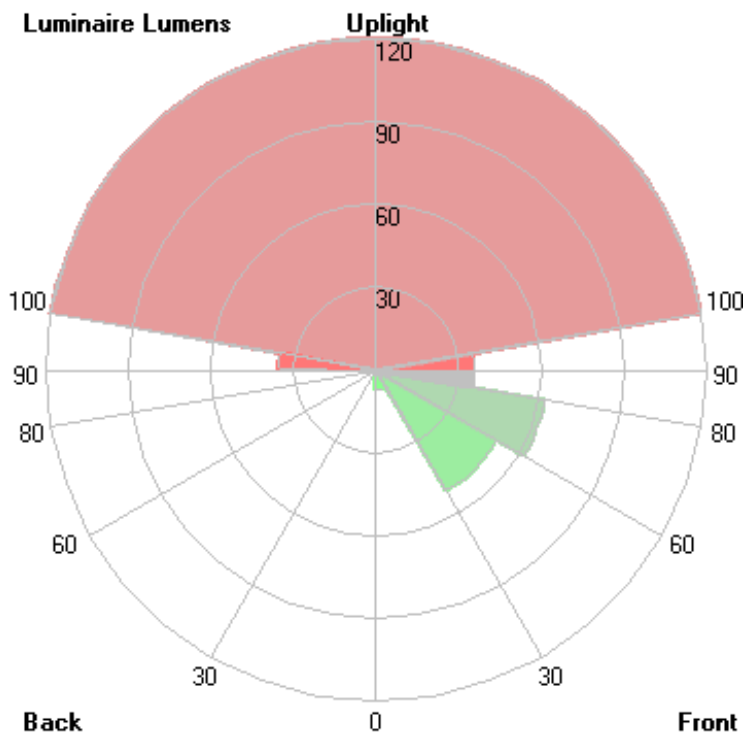
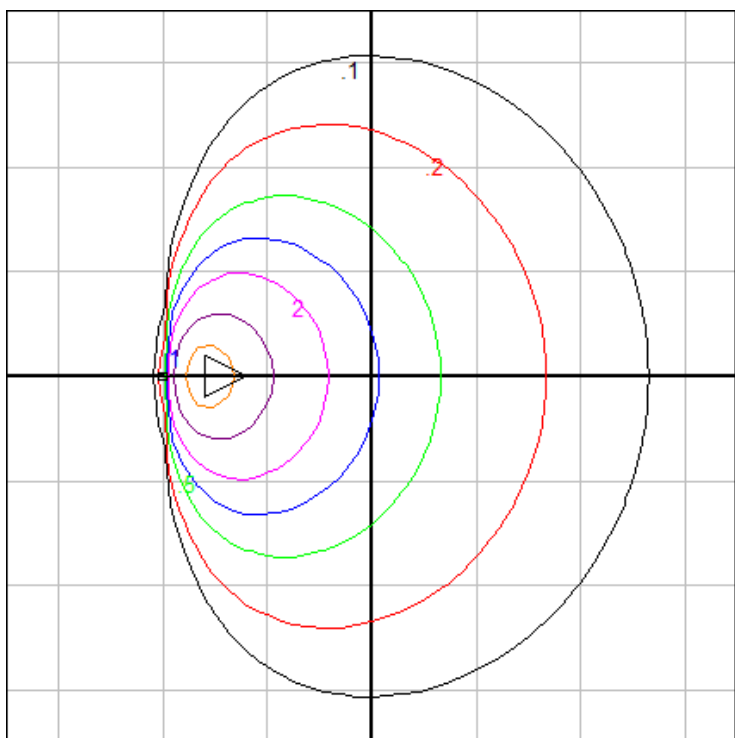
### Characteristics

IES Classification	N.A.
Longitudinal Classification	N.A.
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	311
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	62
Total Luminaire Watts	5
Ballast Factor	1.00
Upward Waste Light Ratio	0.50
Max. Cd.	108.664 (0H, 90V)
Max. Cd. (<90 Vert.)	108.476 (0H, 87.5V)
Max. Cd. (At 90 Deg. Vert.)	108.664 (34.9%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	108.476 (34.9%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

### Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	7.1	N.A.	2.3
FM (30-60)	50.7	N.A.	16.3
FH (60-80)	62.2	N.A.	20.0
FVH (80-90)	35.5	N.A.	11.4
BL (0-30)	0.0	N.A.	0.0
BM (30-60)	0.0	N.A.	0.0
BH (60-80)	0.0	N.A.	0.0
BVH (80-90)	0.0	N.A.	0.0
UL (90-100)	35.5	N.A.	11.4
UH (100-180)	120.0	N.A.	38.6
Total	311.0	N.A.	100.0

**BUG Rating B0-U3-G1**



Mounting Height: 1.5 ft.

Grid Spacing: 2.5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2020

11/16/2020

# **TYPE LF**

**Application**

LED ceiling and wall luminaires with impact-resistant polyethylene diffuser. The impact-resistant diffuser adds strength and security in locations where glass cannot be used. This luminaire can be utilized individually or in groups for glare-free illumination in interior and exterior spaces.

**Materials**

Luminaire housing constructed marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
White high density polyethylene diffuser  
High temperature silicone gasket

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 2.7 lbs

**Electrical**

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	8.0W
System wattage	10.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	879 lumens (3000K)
Lifetime at Ta = 15°C	> 500,000 h (L70)
Lifetime at Ta = 45°C	260,000 h (L70)

**LED color temperature**

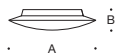
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

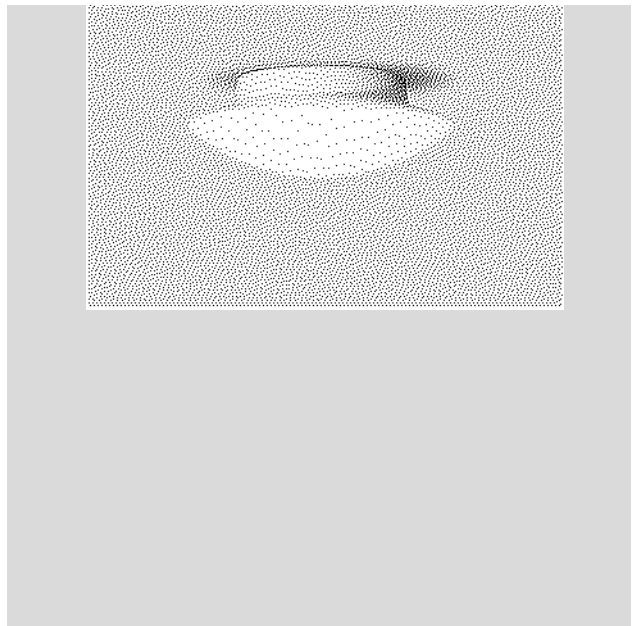
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



LED ceiling and wall luminaire · unshielded			
	LED	A	B
<b>24 225</b>	8.0W	11	4 1/8

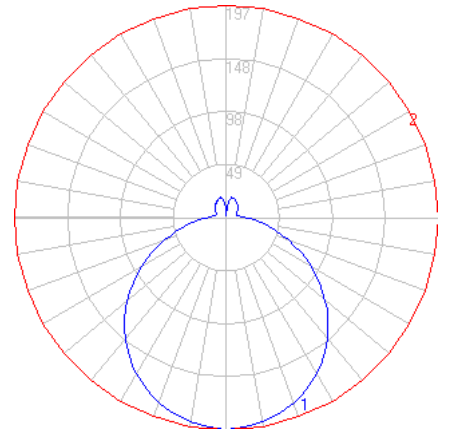
Type:  
BEGA Product:  
Project:  
Modified:



# BEGA

Photometric Filename: 24225.IES

TEST: BE\_24225  
 TEST LAB: BEGA  
 DATE: 5/14/2018  
 LUMINAIRE: 24 225  
 LAMP: 8W LED

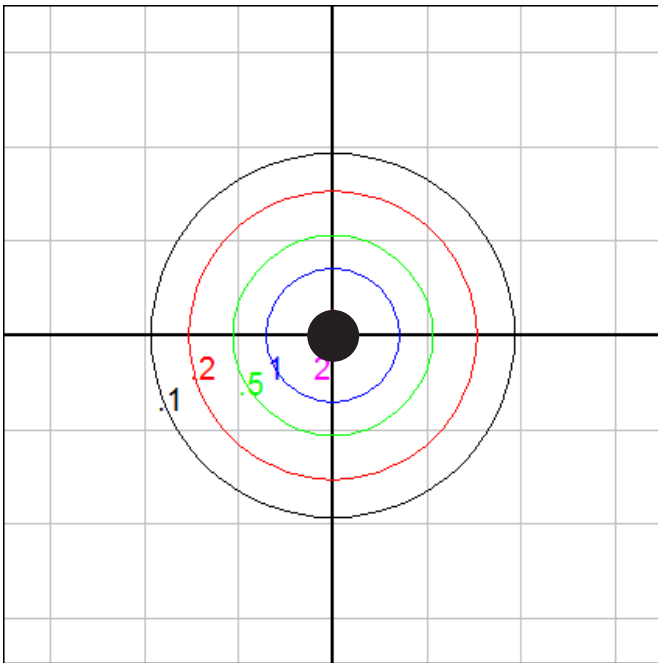


**Characteristics**

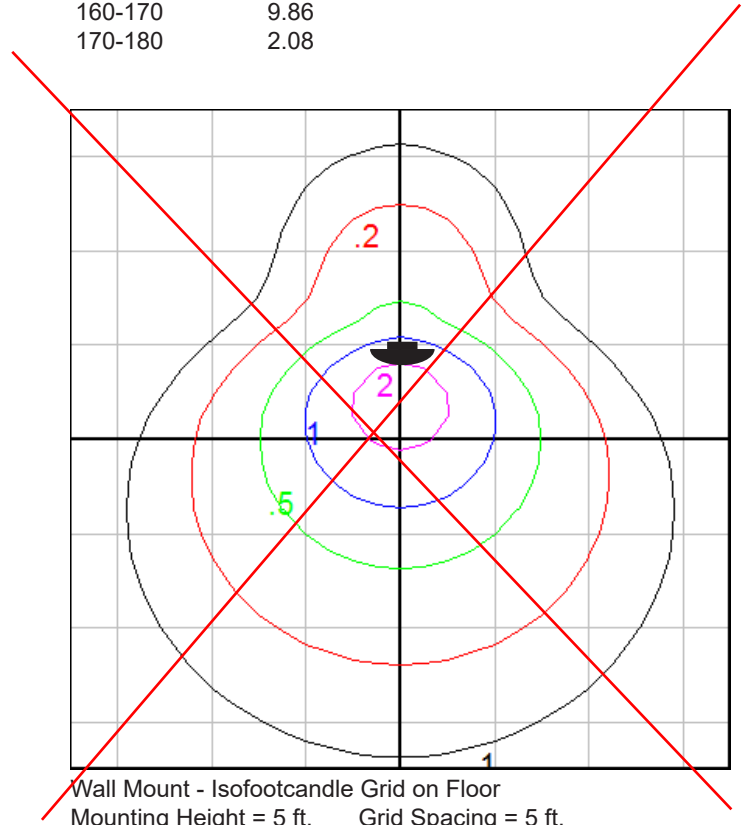
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	879
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	88
Total Luminaire Watts	10
Ballast Factor	1.00
CIE Type	Semi-Direct
Spacing Criterion (0-180)	1.28
Spacing Criterion (90-270)	1.28
Spacing Criterion (Diagonal)	1.40
Basic Luminous Shape	Circular w/ Sides
Luminous Length (0-180)	0.00 ft
Luminous Width (90-270)	0.92 ft (Diameter)
Luminous Height	0.23 ft

**Zonal Lumen Summary**

Zone	Lumens
0-10	21.85
10-20	62.74
20-30	95.56
30-40	116.26
40-50	122.43
50-60	113.99
60-70	93.91
70-80	67.75
80-90	43.07
90-100	26.13
100-110	18.23
110-120	16.52
120-130	17.47
130-140	18.53
140-150	17.85
150-160	14.94
160-170	9.86
170-180	2.08



Ceiling Mount - Isofootcandle Grid on Floor  
 Mounting Height = 10 ft. Grid Spacing = 10 ft.



Wall Mount - Isofootcandle Grid on Floor  
 Mounting Height = 5 ft. Grid Spacing = 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.



**TYPE LG**



# D-Series Size 1 LED Wall Luminaire

OAK PARK COMMONS  
TYPE LG



Buy American

Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

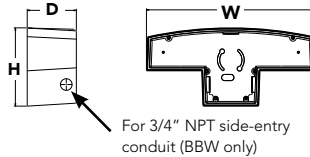
d#series

## Specifications Luminaire

<b>Width:</b>	13-3/4" (34.9 cm)	<b>Weight:</b>	12 lbs (5.4 kg)
<b>Depth:</b>	10" (25.4 cm)		
<b>Height:</b>	6-3/8" (16.2 cm)		

## Back Box (BBW, E20WC)

<b>Width:</b>	13-3/4" (34.9 cm)	<b>BBW Weight:</b>	5 lbs (2.3 kg)
<b>Depth:</b>	4" (10.2 cm)	<b>E20WC Weight:</b>	10 lbs (4.5 kg)
<b>Height:</b>	6-3/8" (16.2 cm)		



## Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DBBTD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) <sup>1</sup>	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) <sup>1</sup>	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT <sup>2</sup> 120 <sup>3</sup> 208 <sup>3</sup> 240 <sup>3</sup> 277 <sup>3</sup> 347 <sup>3,4</sup> 480 <sup>3,4</sup>	<b>Shipped included</b> (blank) Surface mounting bracket <b>BBW</b> Surface-mounted back box (for conduit entry) <sup>5</sup>	<b>Shipped installed</b> PE Photoelectric cell, button type <sup>6</sup> DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht <sup>1,7</sup> PIRH 180° motion/ambient light sensor, 15-30' mtg ht <sup>1,7</sup> PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant <sup>8,9</sup>

Other Options	Finish (required)
<b>Shipped installed</b> SF Single fuse (120, 277 or 347V) <sup>3,10</sup> DF Double fuse (208, 240 or 480V) <sup>3,10</sup> HS House-side shield <sup>11</sup> SPD Separate surge protection <sup>12</sup>	<b>Shipped separately<sup>11</sup></b> BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

## Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

## NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at [www.lithonia.com](http://www.lithonia.com)
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
	530 mA	19W	TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
	700 mA	26W	T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
	1000 mA	39W	T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
20C (20 LEDs)	350mA	23W	T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
	530 mA	35W	T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	700 mA	46W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
	1000 mA	73W	TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
1000 mA	73W	T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64	
		TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66	
		T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61	
		T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58	
		T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60	
T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59			
T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58			
TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60			

## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

### Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

### Motion Sensor Default Settings

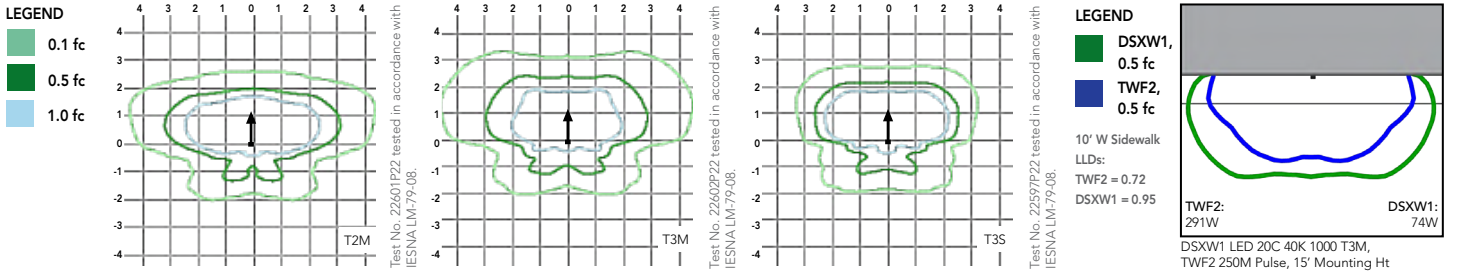
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*For use when motion sensor is used as dusk to dawn control

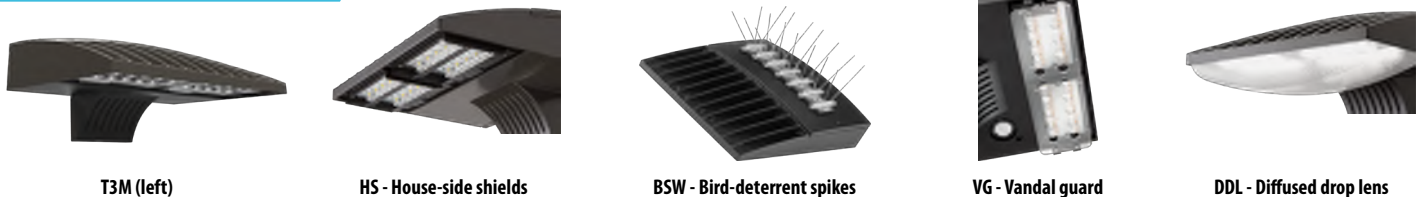
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



## Options and Accessories



## FEATURES & SPECIFICATIONS

### INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

### CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

### LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

### BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/resources/buy-american](http://www.acuitybrands.com/resources/buy-american) for additional information.

### WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

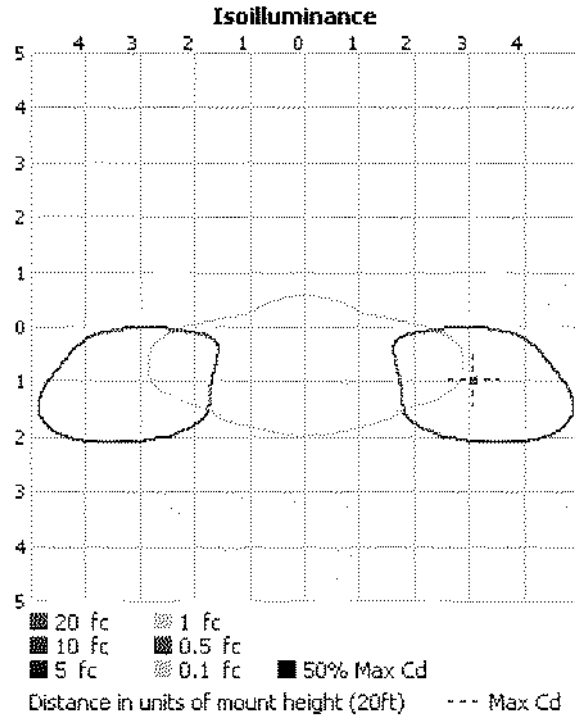
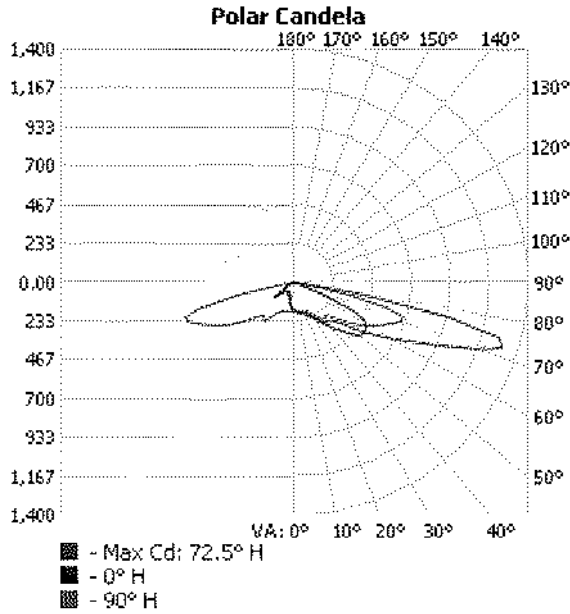
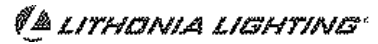
**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



**OUTDOOR PHOTOMETRIC REPORT**

CATALOG: DSXW1 LED 10C 350 30K T2M MVOLT

Test #: LTL25747P115  
 Test Lab: SCALED PHOTOMETRY  
 Test Notes: SCALED FROM ABSOLUTE TEST: LTL25747  
 Catalog: DSXW1 LED 10C 350 30K T2M MVOLT  
 Description: DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 350mA.  
 Series: D-Series Wall Size 1  
 Lamp Output: Total luminaire Lumens: 1349.1, absolute photometry \*  
 Input Wattage: 13.3  
 Luminous Opening: Rectangle (L: 2.88", W: 12.48")  
 Max Cd: 1,302.9 at Horizontal: 72.5°, Vertical: 72.5°  
 Roadway Class: MEDIUM, TYPE III



\*Test based on absolute photometry where lamp lumens=lumens total.  
 \*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2022, Acuity Brands Lighting.  
 This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

**Zonal Lumen Summary**

Zone	Lumens	% Luminaire
0-30	136.0	10.1%
0-40	255.7	19%
0-60	709.5	52.6%
60-90	639.6	47.4%
70-100	296.7	22%
90-120	0.000	0%
0-90	1,349.1	100%
90-180	0.000	0%
0-180	1,349.1	100%

**Lumens Per Zone**

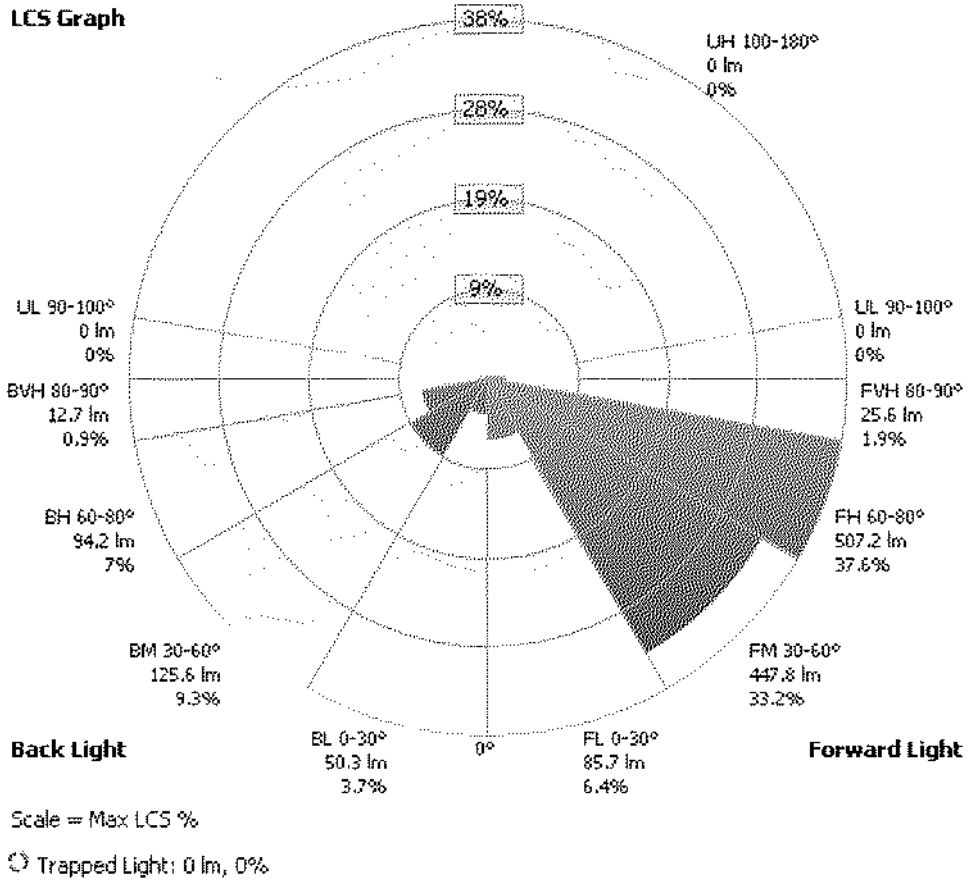
Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	15.9	1.2%	90-100	0.000	0%
10-20	45.4	3.4%	100-110	0.000	0%
20-30	74.7	5.5%	110-120	0.000	0%
30-40	119.7	8.9%	120-130	0.000	0%
40-50	179.7	13.3%	130-140	0.000	0%
50-60	274.1	20.3%	140-150	0.000	0%
60-70	342.9	25.4%	150-160	0.000	0%
70-80	258.3	19.1%	160-170	0.000	0%
80-90	38.4	2.8%	170-180	0.000	0%

**Roadway Summary**

Distribution:	TYPE III, MEDIUM	
Max Cd, 90 Deg Vert:	0.000	
Max Cd, 80 to <90 Deg:	446.3	
	<u>Lumens</u>	<u>% Lamp</u>
Downward Street Side:	1,066.3	79%
Downward House Side:	282.8	21%
Downward Total:	1,349.1	100%
Upward Street Side:	0.000	0%
Upward House Side:	0.000	0%
Upward Total:	0.000	0%
<b>Total Lumens:</b>	<b>1,349.1</b>	<b>100%</b>

**LCS Table**

<b>BUG Rating</b>	<b>B0 - U0 - G1</b>	
<b>Forward Light</b>	Lumens	Lumens %
Low(0-30):	85.7	6.4%
Medium(30-60):	447.8	33.2%
High(60-80):	507.2	37.6%
Very High(80-90):	25.6	1.9%
<b>Back Light</b>		
Low(0-30):	50.3	3.7%
Medium(30-60):	125.6	9.3%
High(60-80):	94.2	7%
Very High(80-90):	12.7	0.9%
<b>Uplight</b>		
Low(90-100):	0.000	0%
High(100-180):	0.000	0%
<b>Trapped Light:</b>	0.0	0%

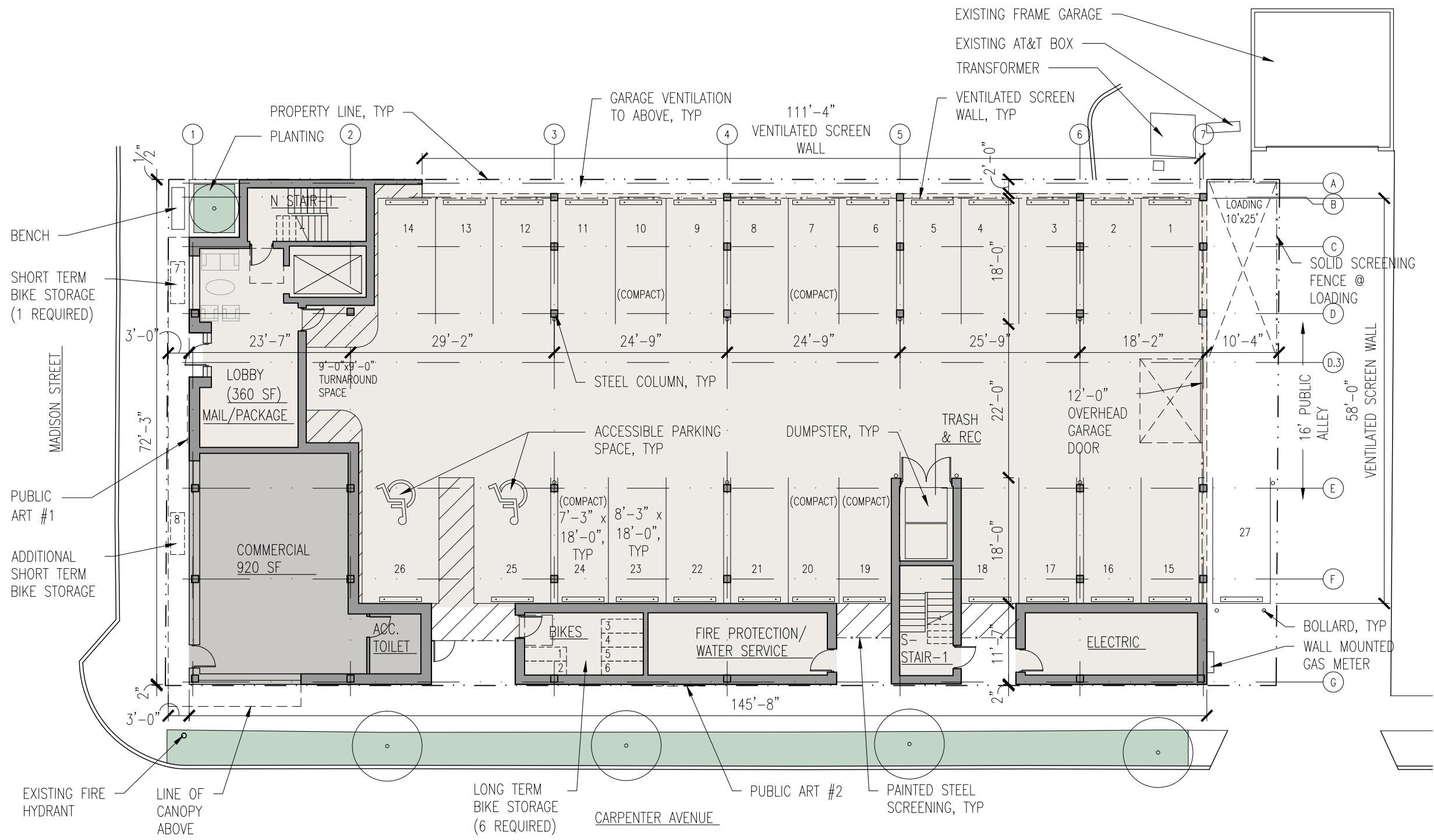


**Candela Table - Type C**

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	
0	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166
5	178	180	179	179	179	176	174	172	169	167	163	161	158	156	155	153	152	152	151	151
10	183	184	184	185	185	185	183	181	175	171	164	159	154	151	147	142	138	136	131	131
15	188	191	189	189	188	189	189	189	183	177	167	158	148	136	123	117	115	112	104	104
20	201	203	204	205	202	197	196	197	190	182	167	153	129	103	91	83	78	76	74	74
25	219	224	221	220	220	214	207	209	205	193	172	144	100	82	76	73	73	75	81	81
30	249	254	249	245	238	234	231	234	236	215	180	126	85	76	85	83	75	66	64	64
35	293	302	291	279	266	256	258	276	283	255	195	114	84	84	72	64	63	63	64	64
40	349	356	343	329	313	294	297	307	292	287	206	116	93	75	64	65	66	66	67	67
45	412	419	399	382	357	335	330	325	324	282	180	107	83	65	68	69	71	70	68	68
50	489	487	460	434	414	380	369	392	405	339	178	102	69	68	75	76	81	90	103	103
55	514	512	504	489	479	440	437	499	542	430	171	92	68	76	95	121	144	136	101	101
60	494	485	491	517	547	518	542	648	696	514	153	87	70	105	156	133	83	67	62	62
65	375	350	391	459	568	614	711	847	879	595	125	85	80	131	133	75	59	55	52	52
70	88	90	118	183	408	674	944	1141	1133	679	97	84	94	118	75	50	43	39	35	35
75	39	41	58	84	122	271	847	1247	1120	578	76	78	82	67	44	33	29	25	23	23
80	22	23	32	43	70	89	156	428	333	119	69	88	73	42	28	20	16	14	12	12
85	11	11	15	20	29	41	55	78	67	28	37	65	39	21	14	9	8	7	6	6
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



## Application Item 8.e – Floor Plans

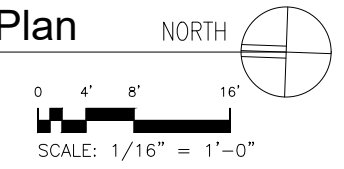


PARKING SPACE TABLE	
ACCESSIBLE	2
STANDARD	20
COMPACT	5
TOTAL	27
	(24 REQUIRED)

**First Floor Plan/Site Plan**

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

TOTAL FLOOR AREA: 9,915 SF

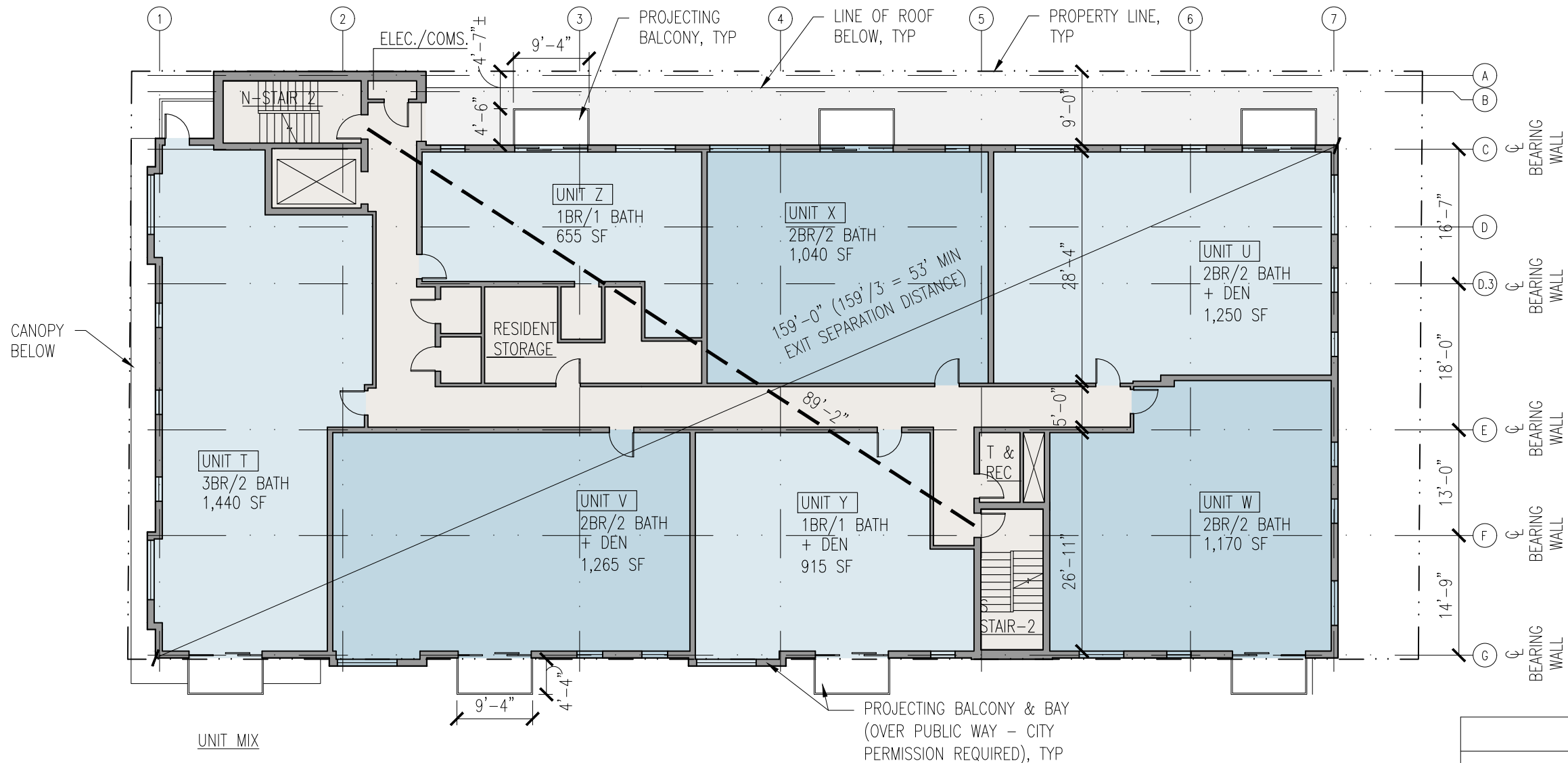


3717 North Ravenswood Suite 111  
Chicago, Illinois 60613  
773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

First Floor/Site Plan  
**PD2.1**



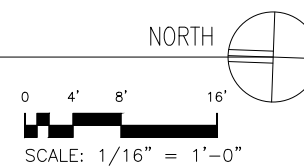
**UNIT MIX**

LABEL	UNIT DESCRIPTION	# OF UNITS	SF PER UNIT
UNIT Z	1BR/1 BATH	3	655
UNIT Y	1BR/1 BATH + DEN	4	915
UNIT X	2BR/2 BATH	3	1,040
UNIT W	2BR/2 BATH (CORNER)	3	1,170
UNIT V	2BR/2 BATH + DEN	4	1,265
UNIT U	2BR/2 BATH + DEN (CORNER)	3	1,250
UNIT T	3BR/2 BATH	4	1,440
<b>TOTAL</b>		<b>24</b>	

**2nd - 4th Floor Plan**

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

TOTAL FLOOR AREA: 9,500 SF/FLOOR



	FLOOR AREA BREAKDOWN			TOTAL
	COMMERCIAL	COMMON/MECH	RESIDENTIAL UNITS	
1ST FLOOR	920	8995	0	9,915
2ND FLOOR	0	1770	7,730	9,500
3RD FLOOR	0	1770	7,730	9,500
4TH FLOOR	0	1770	7,730	9,500
5TH FLOOR	0	3,740	3,640	7,380
<b>TOTAL</b>	<b>920</b>	<b>18,045</b>	<b>26,830</b>	<b>45,795</b>

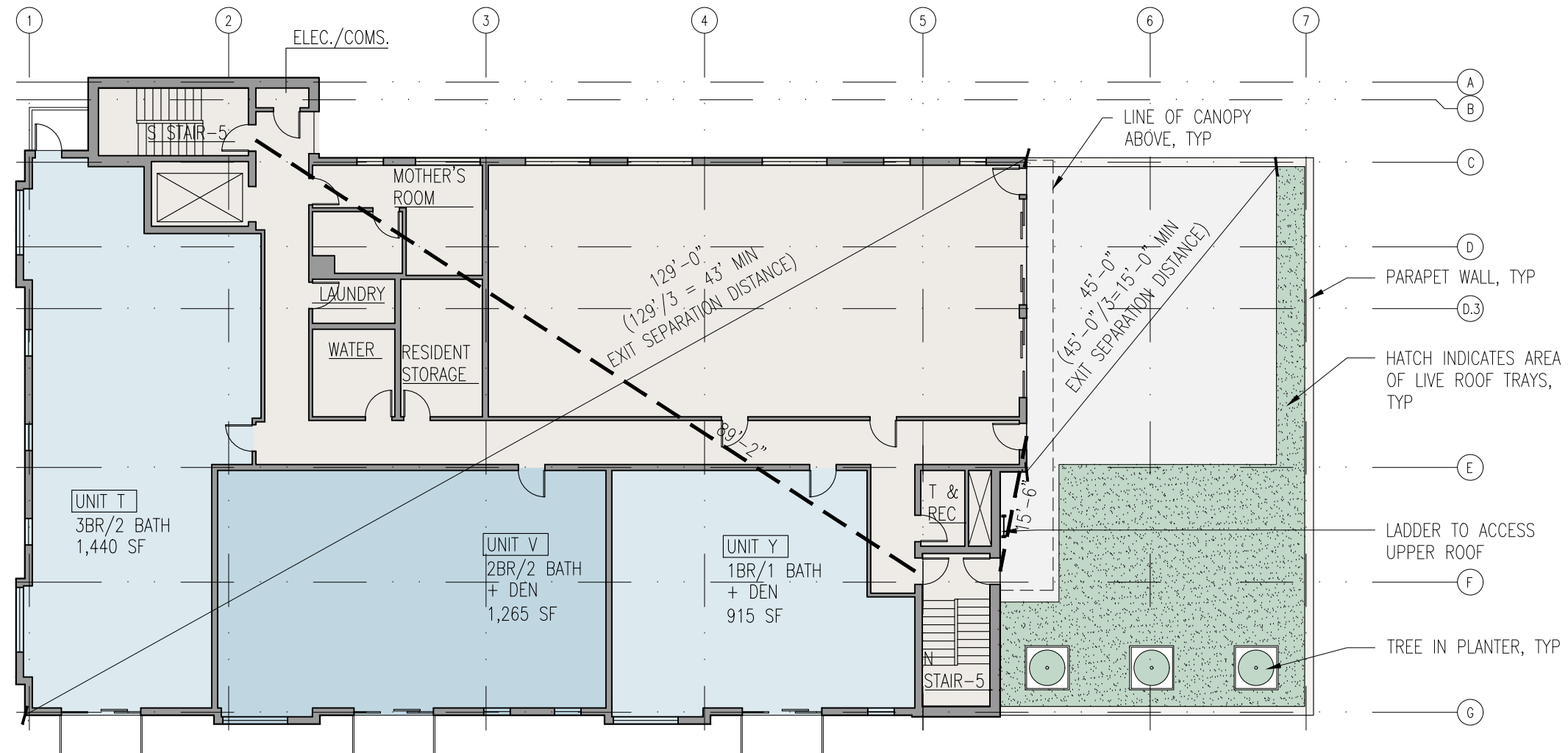


3717 North Ravenswood Suite 111  
Chicago, Illinois 60613  
773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

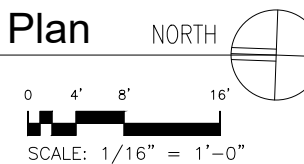
2nd - 4th Floor Plan  
**PD2.2**



**5th Floor/Lower Roof Plan**

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

TOTAL FLOOR AREA: 7,380 SF

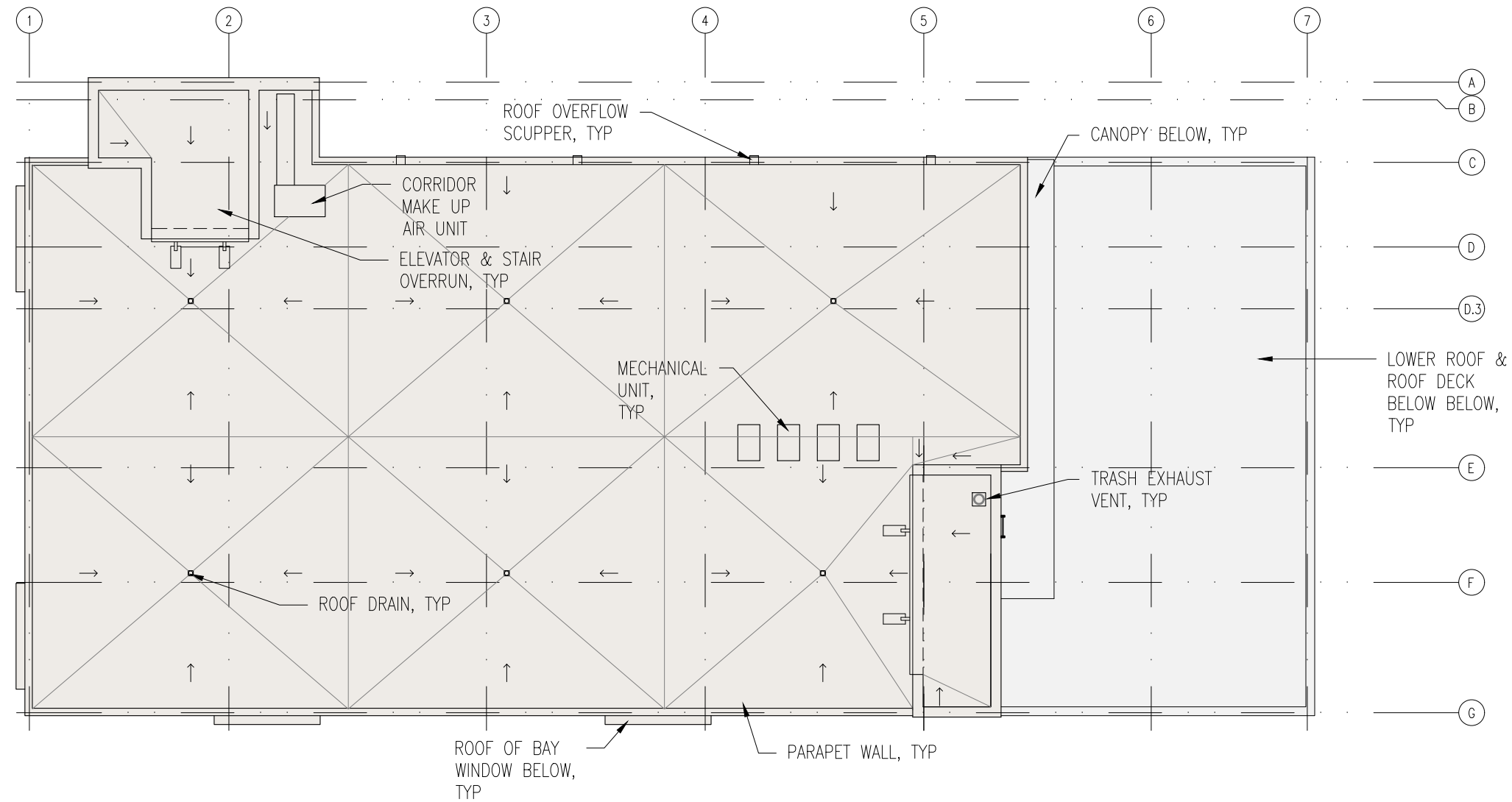


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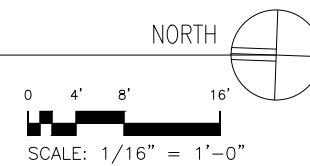
Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

5th Flr/Lower Roof Plan  
**PD2.3**



**Upper Roof Plan**

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



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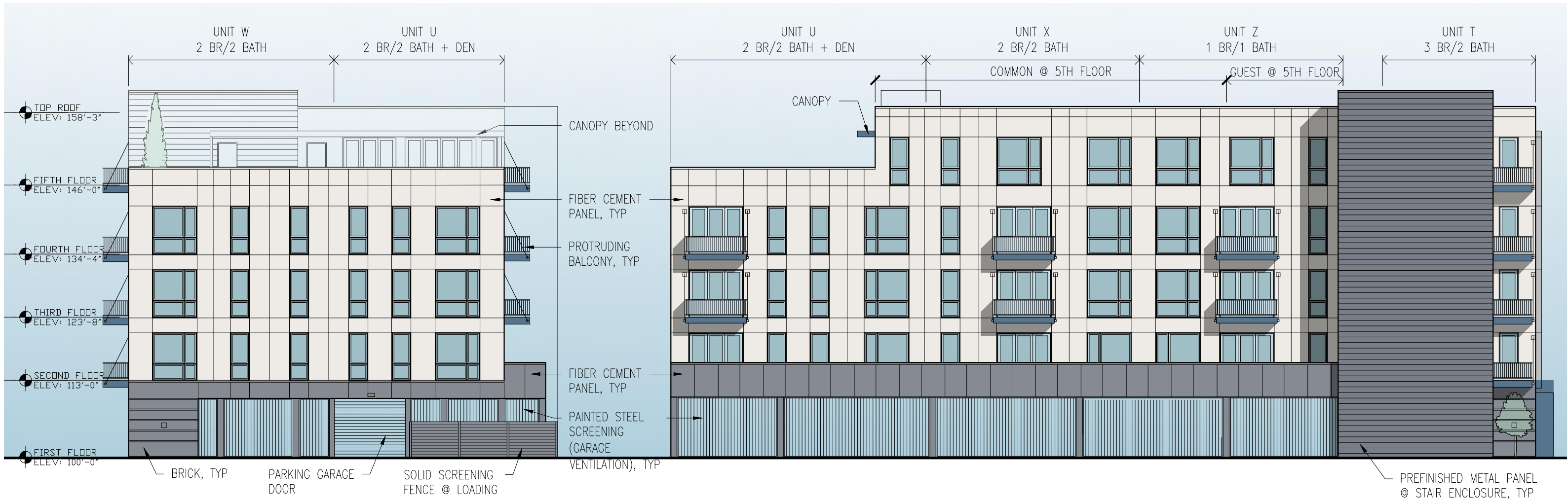
Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Upper Roof Plan

**PD2.4**

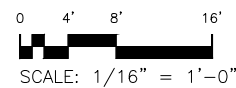
Application Item 8.f – Building Elevations





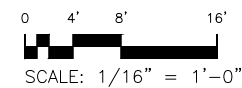
**South Elevation (Alley)**

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



**East Elevation**

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



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9/13/2022  
 Preliminary - For Review

Oak Park Commons  
 839 Madison Street  
 Oak Park, Illinois 60302

Building Elevations

**PD3.2**



## Application Item 8.g – Building Perspectives



Perspective Looking S/E on Madison Street

SCALE: NTS



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9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Building Perspective  
**PD3.5**



Perspective Looking S/W on Madison Street

SCALE: NTS



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9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Building Perspective  
**PD3.6**

## Application Item 8.h – Streetscape Elevations



**North Streetscape Elevation (Along Madison Street)**

SCALE: 1" = 20'-0"



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9/13/2022  
 Planned Development Submittal

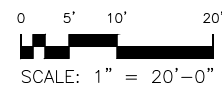
Oak Park Commons  
 839 Madison Street  
 Oak Park, Illinois 60302

Streetscape Elevation  
**PD3.3**



**West Streetscape Elevation (Along Carpenter Avenue)**

SCALE: 1" = 20'-0"



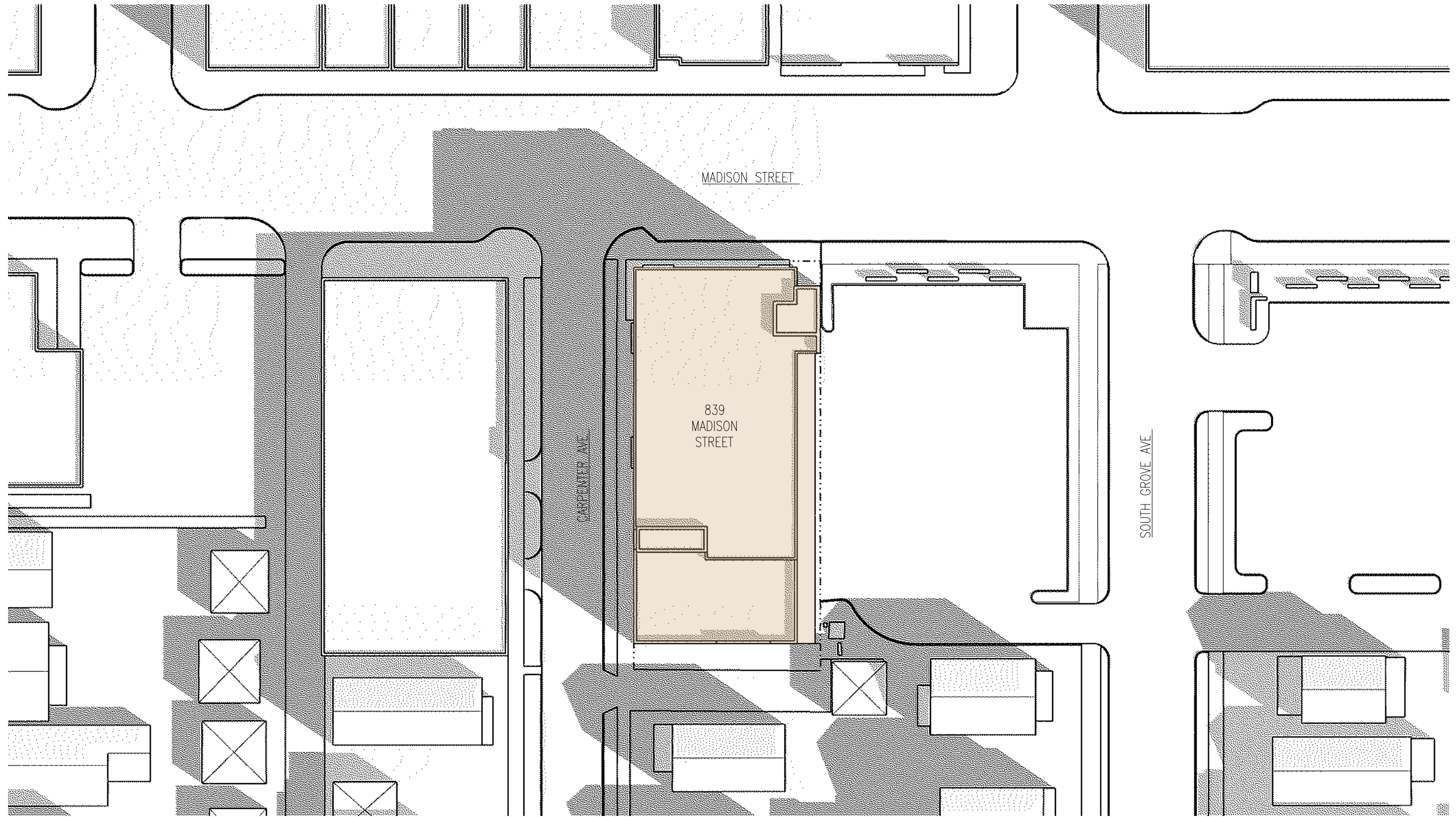
3717 North Ravenswood Suite 111  
Chicago, Illinois 60613  
773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

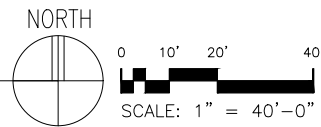
Streetscape Elevation  
**PD3.4**

## Application Item 8.i – Shadow Studies



March 20 at 10 AM

SCALE: 1" = 40'-0"



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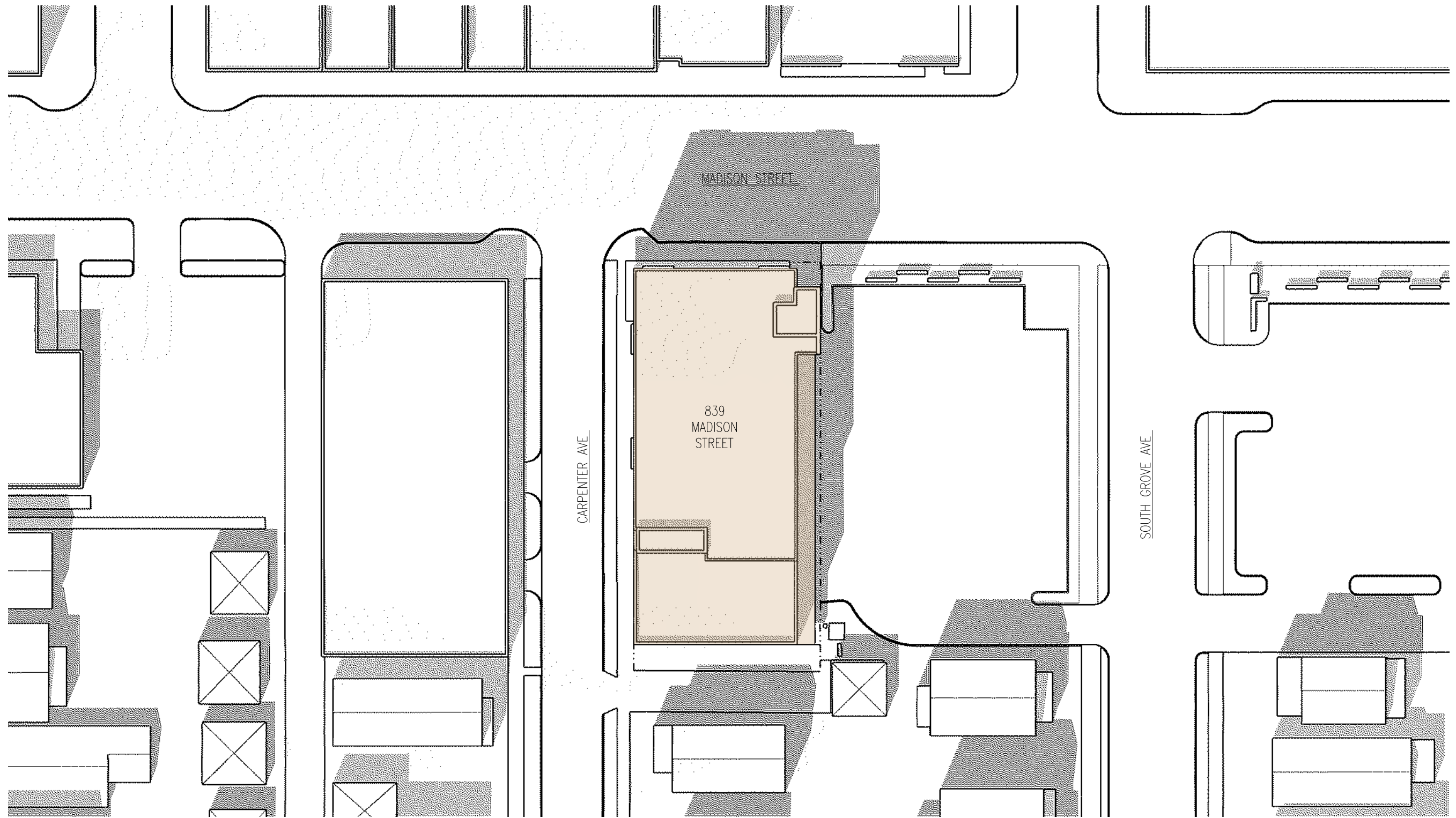
9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Shadow Study

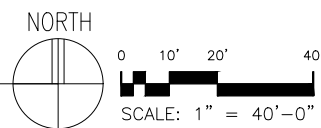
PD4.1





March 20 at 2 PM

SCALE: 1" = 40'-0"



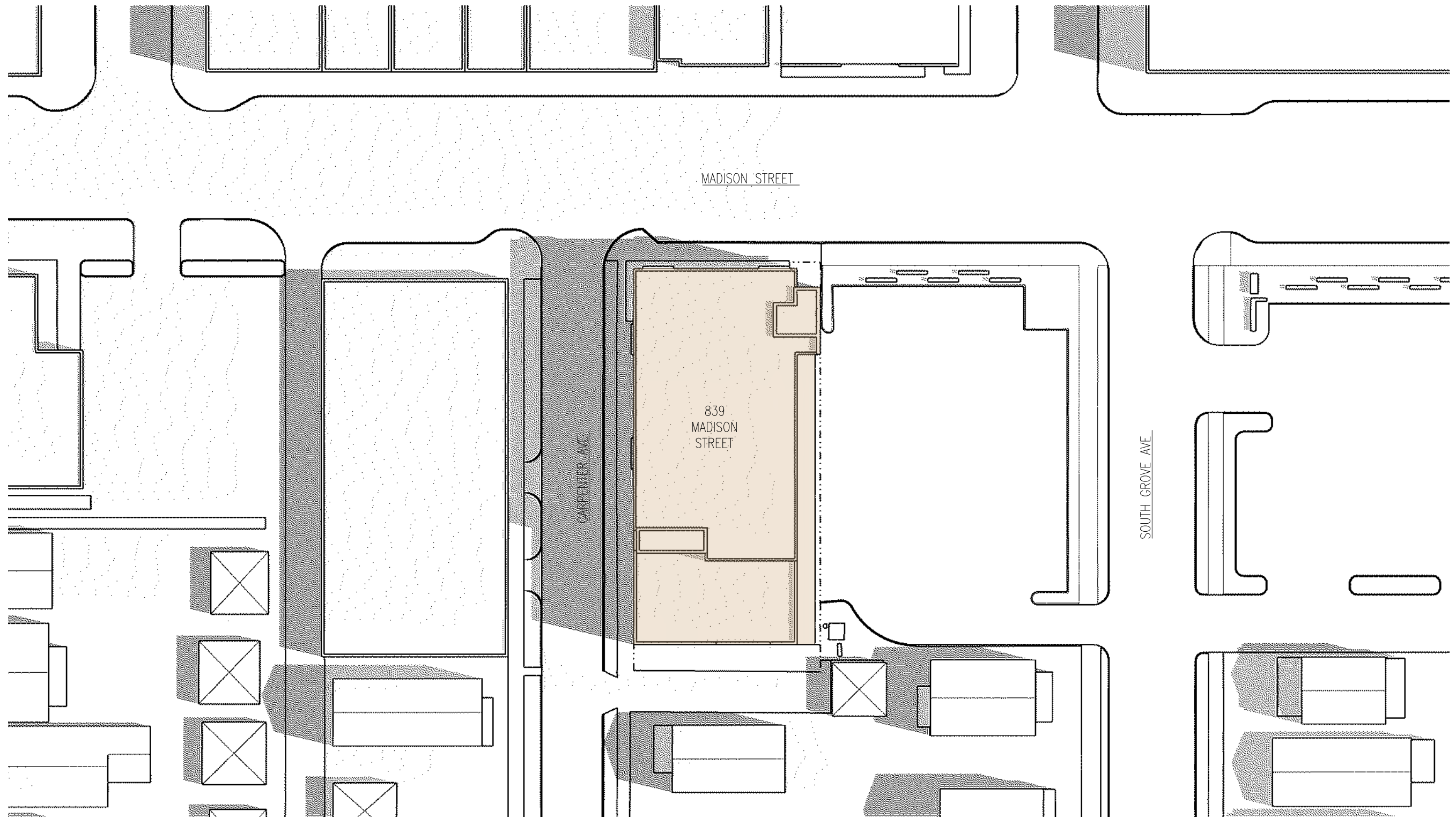
3717 North Ravenswood Suite 111  
 Chicago, Illinois 60613  
 773.327.1000

9/13/2022  
 Planned Development Submittal

Oak Park Commons  
 839 Madison Street  
 Oak Park, Illinois 60302

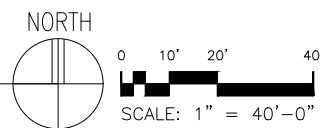
Shadow Study

PD4.2



June 21 at 10 AM

SCALE: 1" = 40'-0"



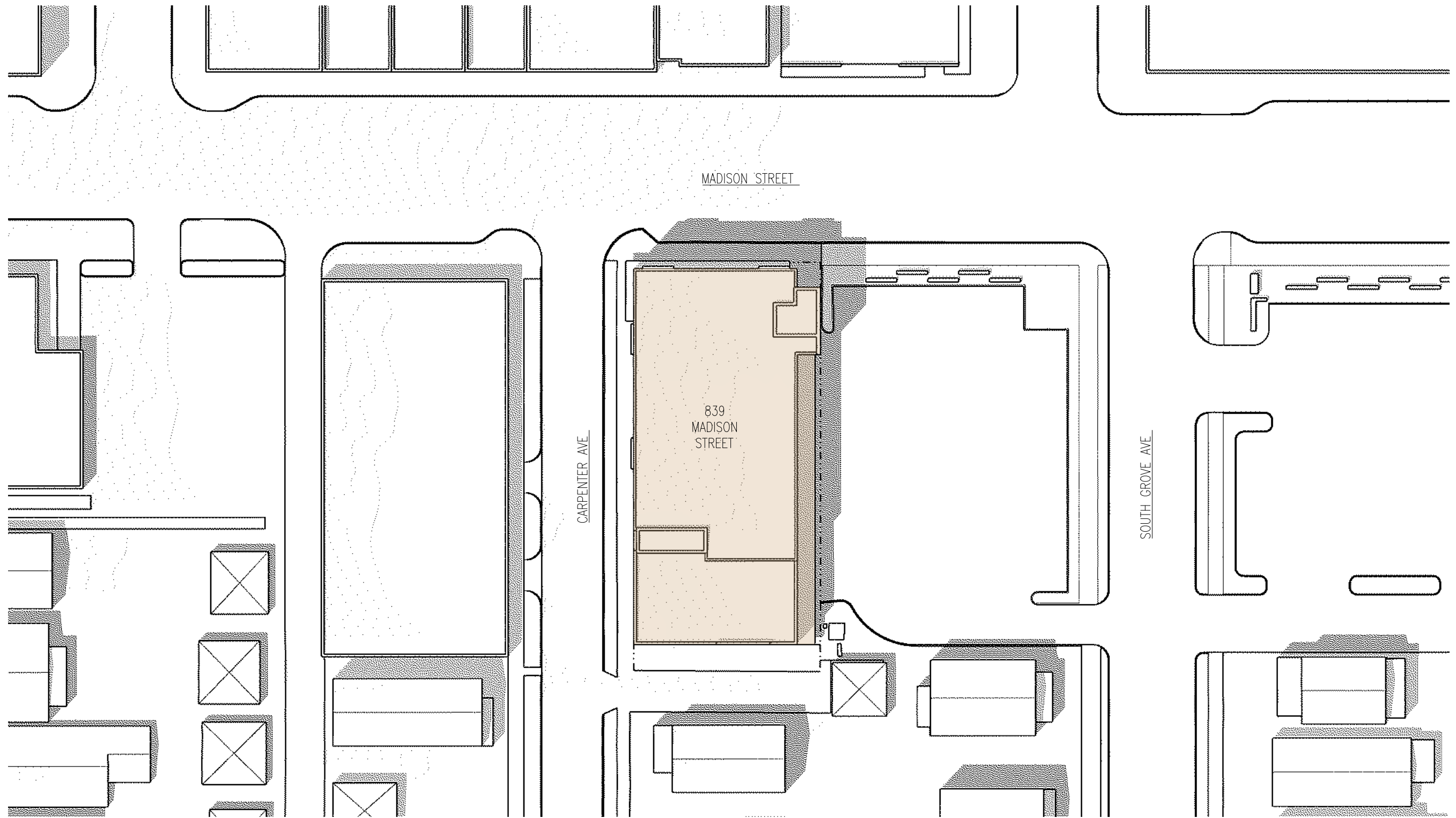
3717 North Ravenswood Suite 111  
Chicago, Illinois 60613  
773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

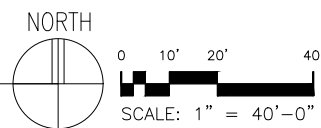
Shadow Study

PD4.3



June 21 at 2 PM

SCALE: 1" = 40'-0"



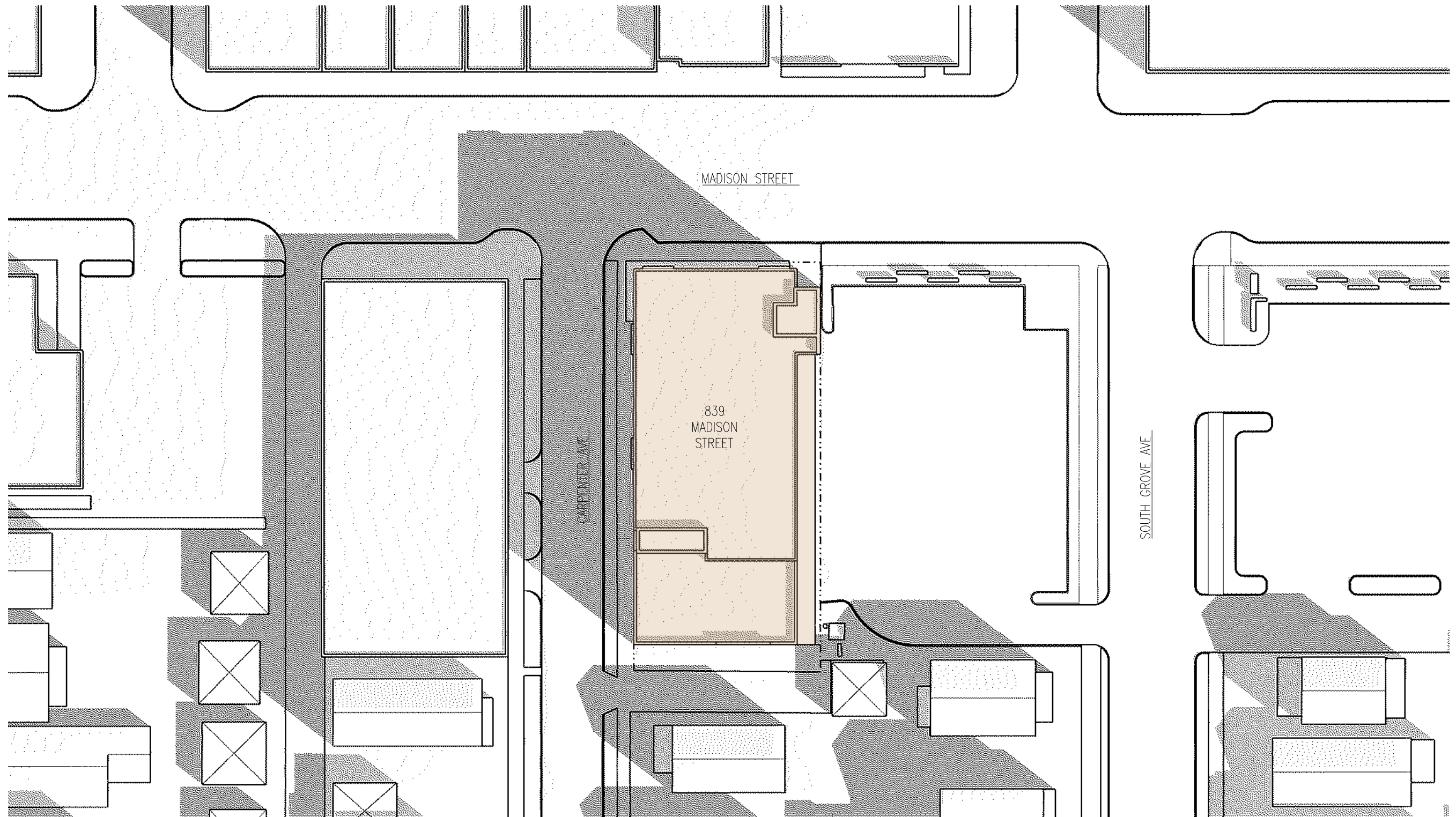
3717 North Ravenswood Suite 111  
Chicago, Illinois 60613  
773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

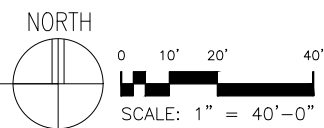
Shadow Study

**PD4.4**



September 22 at 10 AM

SCALE: 1" = 40'-0"



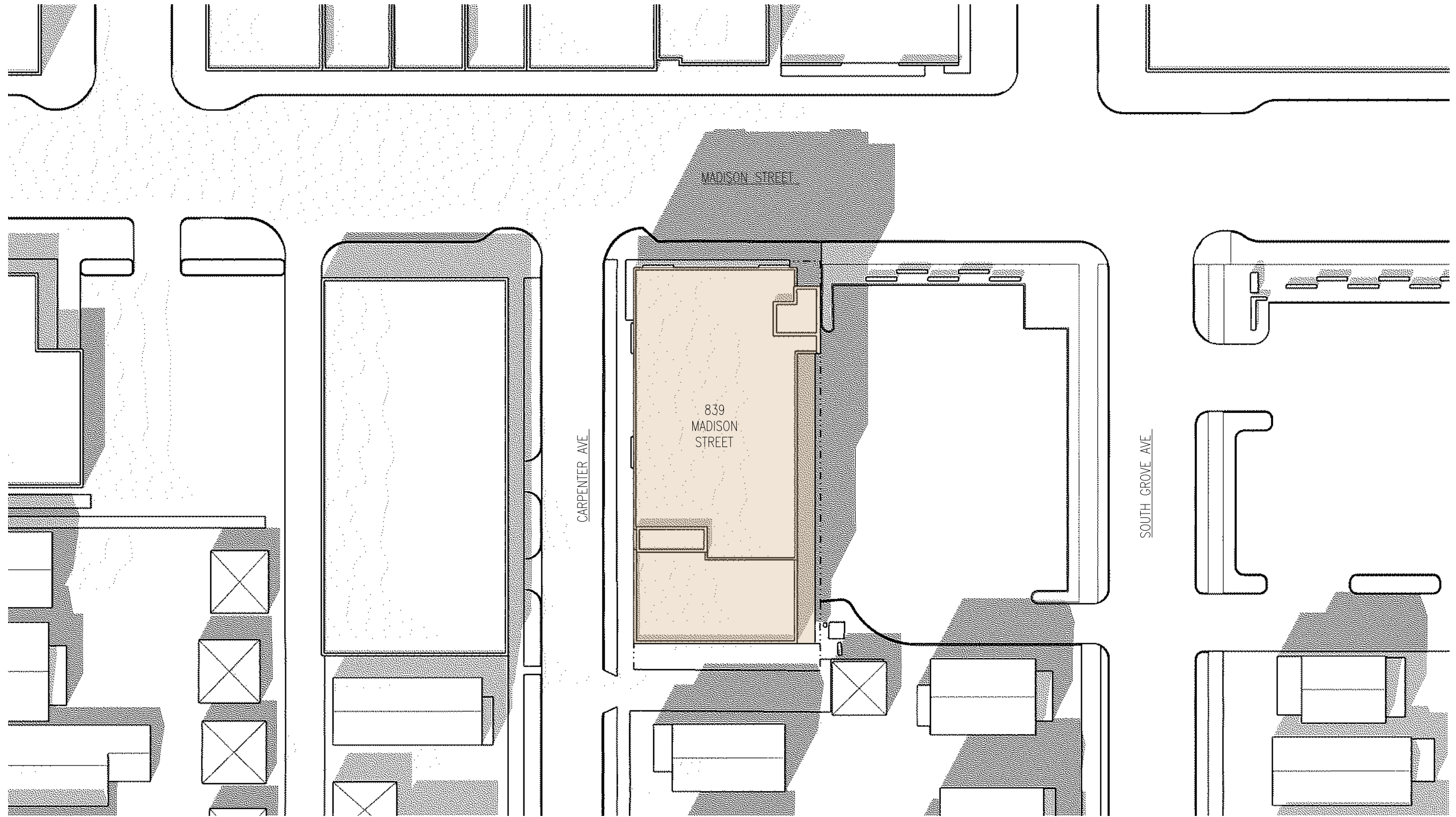
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773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Shadow Study

**PD4.5**



September 22 at 2 PM

SCALE: 1" = 40'-0"



SCALE: 1" = 40'-0"



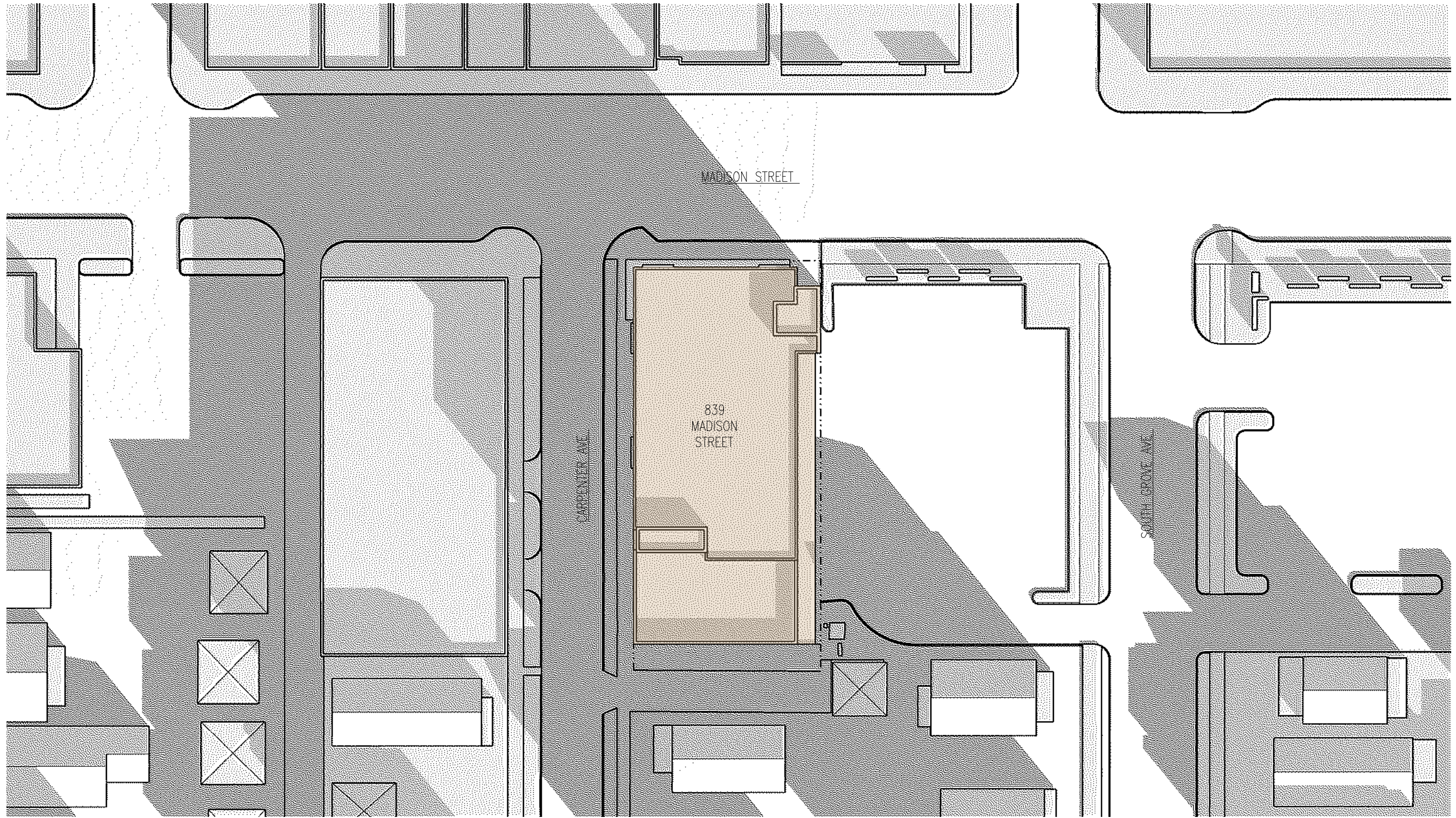
3717 North Ravenswood Suite 111  
Chicago, Illinois 60613  
773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

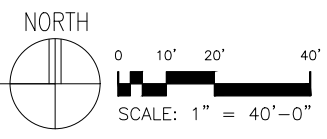
Shadow Study

**PD4.6**



December 21 at 10 AM

SCALE: 1" = 40'-0"



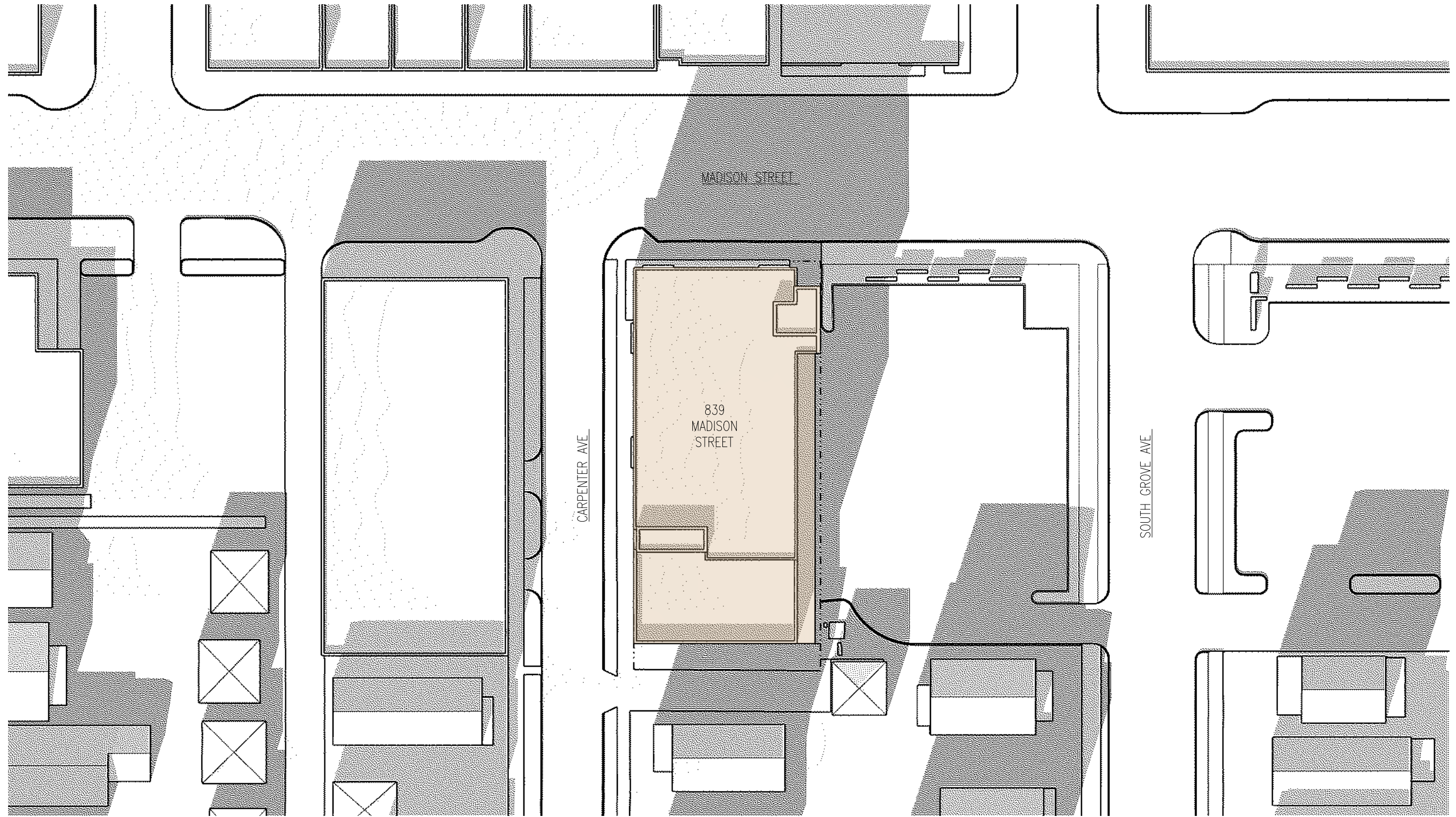
3717 North Ravenswood Suite 111  
Chicago, Illinois 60613  
773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

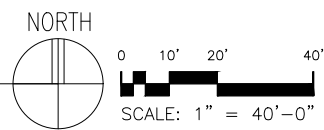
Shadow Study

PD4.7



December 21 at 2 PM

SCALE: 1" = 40'-0"



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Chicago, Illinois 60613  
773.327.1000

9/13/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Shadow Study

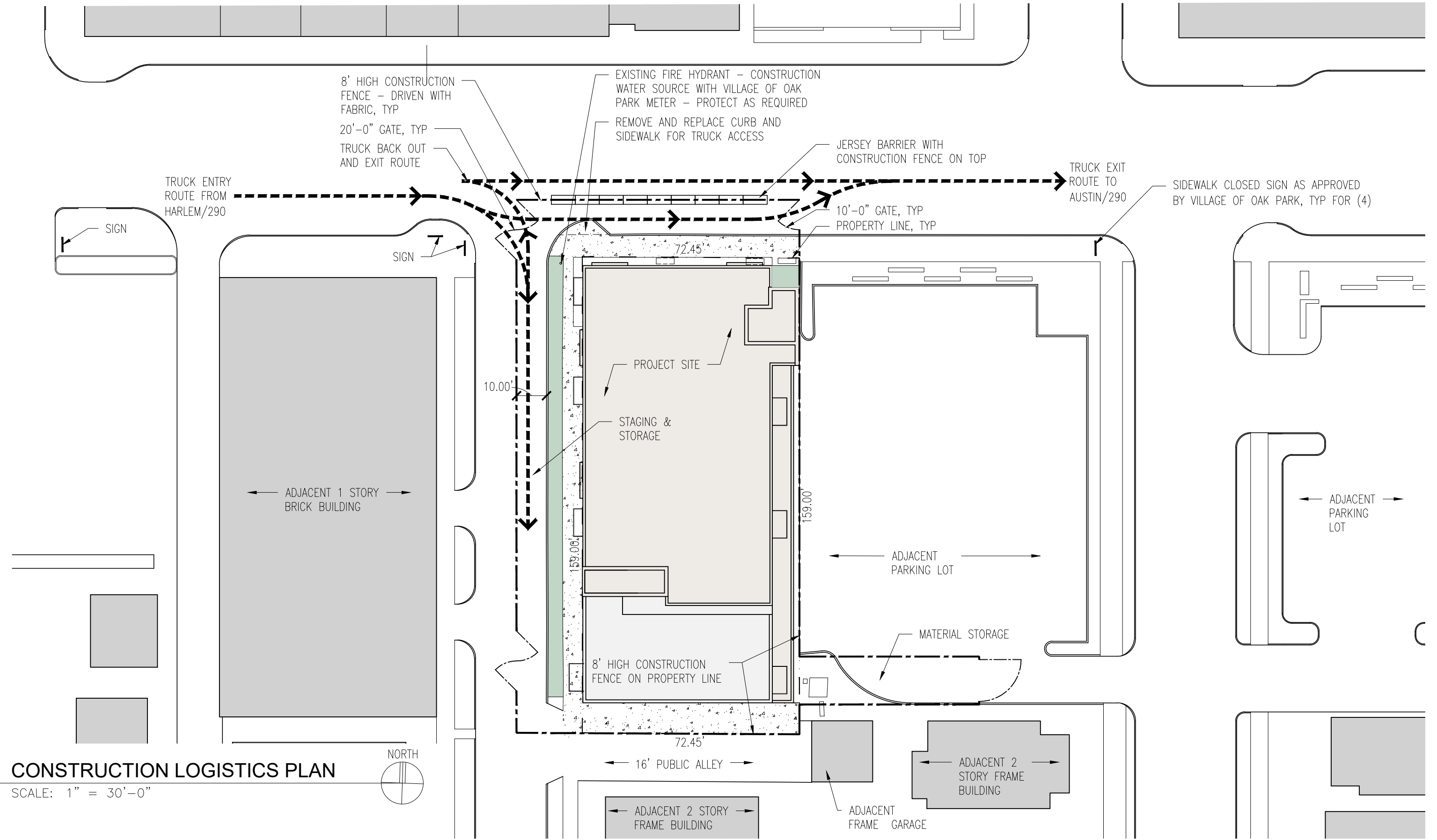
PD4.8

## Application Item 8.j – Statement of Sign Elevations

At this time, the Applicant does not seek a review of the signage for the proposed building. They propose to submit signage plan that is code compliant.



## Application Item 8.k – Construction Logistics Plan



**CONSTRUCTION LOGISTICS PLAN**

SCALE: 1" = 30'-0"

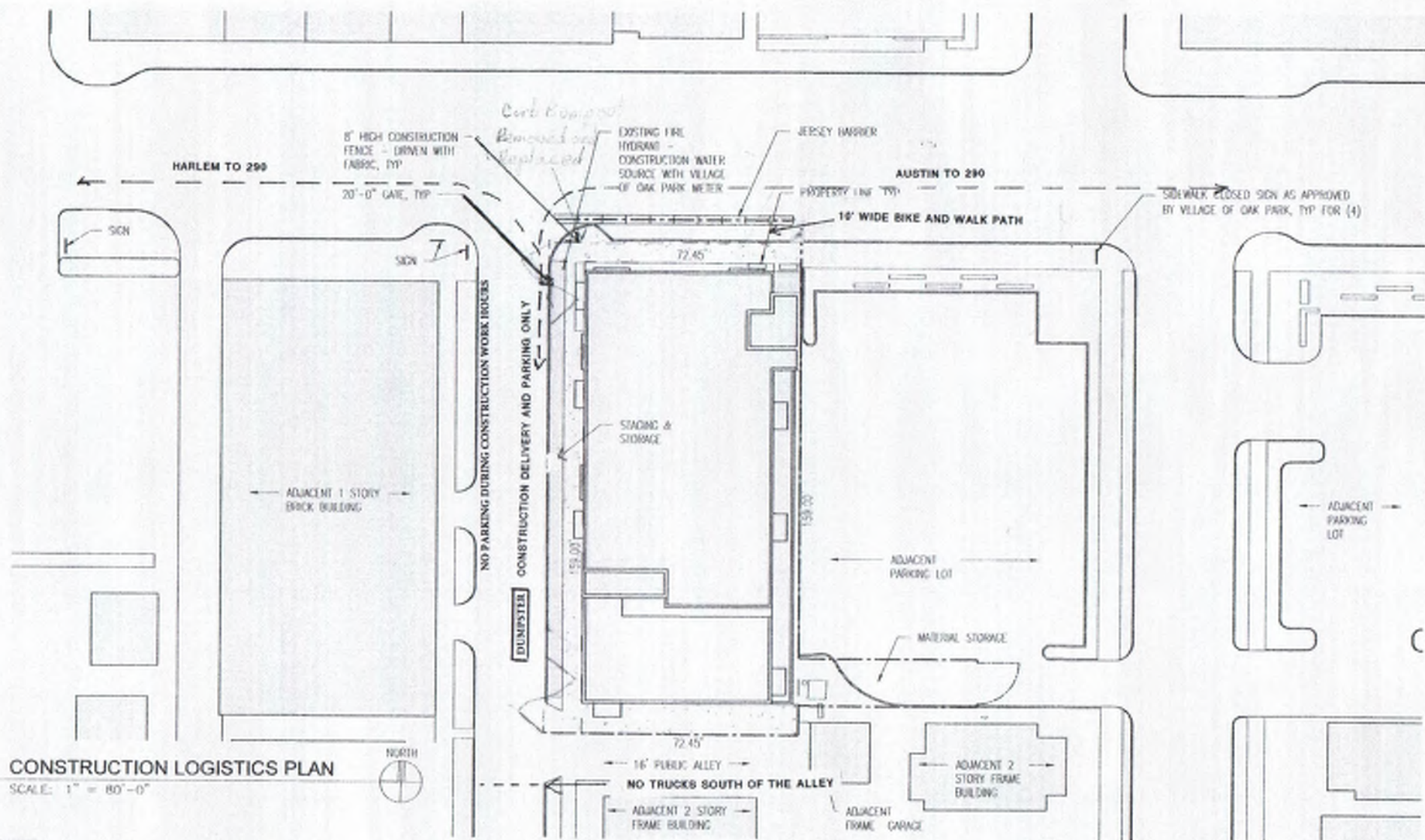


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9/13/2022  
 Planned Development Submittal

Oak Park Commons  
 839 Madison Street  
 Oak Park, Illinois 60302

Logistics Plan  
**PD0.3**



**CONSTRUCTION LOGISTICS PLAN**

SCALE: 1" = 80'-0"



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Chicago, Illinois 60613  
773.327.1000

8/11/2022  
Planned Development Submittal

Oak Park Commons  
839 Madison Street  
Oak Park, Illinois 60302

Logistics Plan

**PD0.3**



839 Madison Street (View Looking South)

SCALE: NTS



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Chicago, Illinois 60613  
773.327.1000

Planned Development  
7/12/2022  
Preliminary Submittal

Oak Park Commons  
Cohousing  
839 Madison Street  
Oak Park, Illinois 60302

Existing Condition

**PD0.4**

## Application Item 8.1 – Project Schedule

## Schedule - List - 839 Madison Street

ID #	Title	Duration Days	Start	End
1	Job set up	6	3/27/2023	4/3/2023
2	Excavaton	15	4/17/2023	5/5/2023
3	Footing forming and pour	20	5/8/2023	6/2/2023
4	Foundation wall forming and pour	30	5/26/2023	7/6/2023
5	Back fill	5	7/7/2023	7/13/2023
6	Masonry 1st floor	30	7/14/2023	8/24/2023
7	Structural Steel 1st floor	30	8/11/2023	9/21/2023
8	2nd floor steel deck preparation	10	9/15/2023	9/28/2023
9	2nd floor concrete pour	10	9/29/2023	10/12/2023
10	Masonry elevator towers	20	10/18/2023	11/14/2023
11	Framing start 2nd floor	25	11/8/2023	12/12/2023
12	Under ground plumbing & electric - Ground floor	15	11/8/2023	11/28/2023
13	3th floor trusses	15	12/6/2023	12/26/2023
14	Exterior Windows install	40	12/8/2023	2/7/2024
15	Rough Plumbing and HVAC 2nd floor	30	12/13/2023	1/29/2024
16	3 floor framing walls	25	12/27/2023	2/5/2024
17	Rough electric - 2nd floor	20	1/18/2024	2/14/2024
18	3th floor - rough plumbing and HVAC	30	1/30/2024	3/11/2024
19	4th floor trusses	15	1/30/2024	2/19/2024
20	Exterior facade siding	60	2/8/2024	5/1/2024
21	Building MEP Inspection	70	2/9/2024	5/16/2024
22	3th floor rough in Electric	30	2/15/2024	3/27/2024
23	Fire sprinkler system 2nd floor	15	2/15/2024	3/6/2024
24	5th floor walls	15	2/20/2024	3/11/2024
25	Buildng & MEP Inspections	60	2/22/2024	5/15/2024
26	Roof trusses	15	3/6/2024	3/26/2024
27	Fire sprinkler system 3rd floor	15	3/7/2024	3/27/2024
28	4th floor - Rough in plumbing and HVAC	15	3/12/2024	4/1/2024
29	Roofing 4th& 5th floor	25	3/20/2024	4/23/2024
30	4th floor - Rough in electric	20	3/28/2024	4/24/2024
31	Fire sprinkler system 4nd floor	15	3/28/2024	4/17/2024
32	5th floor rough in Plumbing and HVAC	5	4/2/2024	4/8/2024
33	Insulation 2nd floor	10	4/4/2024	4/17/2024
34	2nd floor drywall install	15	4/18/2024	5/8/2024
35	Fire sprinkler system 5th floor	10	4/18/2024	5/1/2024
36	Insulation 3th floor	10	4/18/2024	5/1/2024
37	5th floor - Rough in electric	10	4/25/2024	5/8/2024
38	3th floor drywall install	20	5/2/2024	5/29/2024
39	Insulation 4th floor	10	5/2/2024	5/15/2024
40	2nd Floor - Prime wall and Ceilings	5	5/9/2024	5/15/2024
41	2nd Floor tile install & wood flooring	15	5/16/2024	6/5/2024
42	Insulation 5th floor	5	5/16/2024	5/22/2024
43	3th Floor - Prime wall and Ceilings	7	5/30/2024	6/7/2024
44	4th floor drywall install	20	5/30/2024	6/26/2024

45	2nd floor -Trim & Kitchen cabinets /vanities	20	6/6/2024	7/3/2024
46	3th Floor tile install & wood flooring	15	6/6/2024	6/26/2024
47	4 th Floor - Prime wall and Ceilings	7	6/10/2024	6/18/2024
48	5th Floor - Prime wall and Ceilings	5	6/19/2024	6/25/2024
49	4th Floor tile install & wood flooring	15	6/27/2024	7/17/2024
50	5th floor drywall install	10	6/27/2024	7/10/2024
51	5th Floor tile install & wood flooring	10	6/27/2024	7/10/2024
52	2nd floor - Counters and Final MEP trim	15	7/4/2024	7/24/2024
53	3th floor -Trim & Kitchen cabinets /vanities	20	7/4/2024	7/31/2024
54	4th floor -Trim & Kitchen cabinets /vanities	25	7/18/2024	8/21/2024
55	2nd floor - Final Painting and floor finish	20	7/25/2024	8/21/2024
56	3th floor - Counters and Final MEP trim	10	7/25/2024	8/7/2024
57	4th floor - Counters and Final MEP trim	10	8/8/2024	8/21/2024
58	3th floor - Final Painting and floor finish	15	8/22/2024	9/11/2024
59	5th floor - Counters and Final MEP trim	5	8/22/2024	8/28/2024
60	5th floor -Trim & Kitchen cabinets /vanities	10	8/22/2024	9/4/2024
61	4th floor - Final Painting and floor finish	15	9/12/2024	10/2/2024
62	5th floor - Final Painting and floor finish	10	10/3/2024	10/16/2024

**Note: There will be a designated construction manager whose 24-hour information will be posted in the site in view of public way.**

## Application Item 9 – Statement on Inclusionary Housing Plan



## Application Item 9

### Inclusionary Housing Plan

The Applicant and the Developer believe that this requirement does not apply to this application given the number of residential units that are being proposed.

## Application Item 10 – Statement on Model

## Application Item 10

### Model

The Applicant and the Developer believe that this requirement does not apply to this application given the location of the proposed development.

Application Item 11 – Statement on Responsibility to Record



OAK PARK COMMONS  
INTERGENERATIONAL COHOUSING COMMUNITY

Village of Oak Park  
123 Madison St  
Oak Park IL 60302

To whom it may concern,

I, Charles Hoch, as manager of Oak Park Commons Cohousing LLC, acknowledge that it is my responsibility to record a certified copy of the ordinance granting the planned development with the Cook County Recorder of Deeds and to provide evidence of said recording to the Village within 30 days of passage in the event the proposed planned development is approved by the Village Board.

A handwritten signature in black ink that reads "Charles Hoch".

Charles Hoch  
Manager

## Application Item 12 – Property Owner Notices

# Affidavit of Notice

The undersigned Applicant, on oath states that the undersigned provided the Village of Oak Park, in writing, the list of owners of all property within 300 feet, excluding rights-of-way, in each direction of the property to which the petition relates; that documentation is from a reputable title company (or other approved agency) indicating the identity of all such owners required to receive notice has been submitted; that such list was prepared in sufficient time for the Applicant to provide notice no less than fifteen (15) days prior and no more than thirty (30) days in advance of such hearing; and that the owners so notified, are those shown on the last available tax records of the county. *(Please attach a list of the notified property owners)*

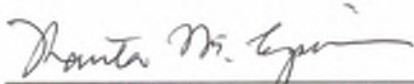
Jonathan Shack

(Printed Name of Applicant)

  
(Signature of Applicant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

9<sup>th</sup> DAY OF SEPTEMBER, 2022

  
(Notary Public)





# RealInfo

The Power of Information

## Zoning Search Results

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### IL\_COOK

Tax Payer Address Label [Create Labels](#)

Select Which Label Type You Wish To Print and Click the Create Labels Button

View Type Complete Information

Post Cards

#### Search Criteria:

Find pins 16073250140000-16073250149999,16073250190000-16073250209999,16073250250000-16073250259999,16073250310000-16073250359999,16073260050000-16073260079999,16073260120000-16073260159999,16073260170000-16073260219999,16073260250000-16073260279999,16073270040000-16073270089999,16073270180000-16073270199999,16073270260000-16073270269999,16073270290000-16073270379999,16073270400000-16073270419999,16181050120000-16181050209999,16181060030000-16181060209999,16181080020000-16181080149999,16181080170000-16181080239999,16181080270000-16181080289999,16181150110000-16181150119999,16181160010000-16181160019999,16181160110000-16181160119999,16181070010000-16181070099999,16181070110000-16181070179999,16181070200000-16181070209999

Records Found: 146

<p><b>1 Tax ID:</b> 16-07-325-014-0000</p>	<p><b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer</b></p>	<p>CHICAGO TITLE LAND TRUST COMPANY , TRUST NUMBER 8002364769 425 S KENILWORTH AV, , OAK PARK, IL 60302 JOSEPH RUGGIRELLO 415 S EUCLID , OAK PARK, IL 60302</p>
--	--	---





**Address :**  
**Sale Amount:** n/a  
**Sale Date:** 06/06/2014  
**Document #:** 1415719092

**2 Tax ID:**  
16-07-325-019-0000



**Owner Name:** SWEENEY PROPERTY GROUP, L.L.C.  
**Site Address:** 916 MADISON , , OAK PARK, IL  
**Tax Payer Name:** NATL SHOPPING PLAZAS  
**Tax Payer Address :** 200 W MADISON ST #4200 , CHICAGO, IL 60606  
**Sale Amount:** n/a  
**Sale Date:** 10/14/2015  
**Document #:** 1528741041

**3 Tax ID:**  
16-07-325-020-0000



**Owner Name:** DONALD ALEXANDER BUILDING LLC  
**Site Address:** 437-447 S KENILWORTH , , OAK PARK, IL 60302  
**Tax Payer Name:** DONALD ALEXANDER BUILD  
**Tax Payer Address :** 125 LAKEVIEW DR 514 , BLOOMINGDALE, IL 60108  
**Sale Amount:** \$2,562,500  
**Sale Date:** 03/28/2007  
**Document #:** 708742129

**4 Tax ID:**  
16-07-325-025-0000



**Owner Name:** CHENCINSKI, JON , JOHNSON, ERIK D  
**Site Address:** 431-33 S KENILWORTH AV, , OAK PARK, IL  
**Tax Payer Name:**  
**Tax Payer Address :** ''  
**Sale Amount:** \$330,000  
**Sale Date:** 11/09/1994  
**Document #:** 94955818

**5 Tax ID:**  
16-07-325-025-1001

**Owner Name:** CARAGHER, ANDREW  
**Site Address:** 431 S KENILWORTH AV, UNIT 1N, OAK PARK, IL



**Tax Payer Name:**

60302  
ANDREW CARAGHER

**Tax Payer Address :**

431 S KENILWORTH AV 1N , OAK PARK, IL 60302

**Sale Amount:**

\$217,000

**Sale Date:**

04/25/2018

**Document #:**

1811522056

**6 Tax ID:**  
16-07-325-025-1002



**Owner Name:**

CRAWFORD, CATHERINE

**Site Address:**

431 S KENILWORTH AV, UNIT 2N, OAK PARK, IL 60302

**Tax Payer Name:**

CATHERINE CRAWFORD

**Tax Payer Address :**

431 S KENILWORTH#2N , OAK PARK, IL 60302

**Sale Amount:**

\$229,000

**Sale Date:**

05/10/2019

**Document #:**

1913049001

**7 Tax ID:**  
16-07-325-025-1003



**Owner Name:**

HOLLIS, TAEMYN K

**Site Address:**

433 S KENILWORTH AV, UNIT 1S, OAK PARK, IL 60302

**Tax Payer Name:**

TAEMYN K HOLLIS

**Tax Payer Address :**

433 S KENILWORTH AVE1S , OAK PARK, IL 60302

**Sale Amount:**

\$240,000

**Sale Date:**

07/09/2019

**Document #:**

1919049044

**8 Tax ID:**  
16-07-325-025-1004



**Owner Name:**

BAKER, BENNETT L

**Site Address:**

433 S KENILWORTH AV, UNIT 2S, OAK PARK, IL 60302

**Tax Payer Name:**




BENNETT L BAKER

**Tax Payer Address :**

433 S KENILWORTH AVE2S , OAK PARK, IL 60302

**Sale Amount:**

\$235,000

	<b>Sale Date:</b> 04/19/2022 <b>Document #:</b> 2210928005
<b>9 Tax ID:</b> 16-07-325-031-0000  	<b>Owner Name:</b> BEST REALTY INVESTMENTS, LLC <b>Site Address:</b> 429 S KENILWORTH AV, UNIT 1, OAK PARK, IL 60302 <b>Tax Payer Name:</b> BEST REALTY INVESTMENT <b>Tax Payer Address :</b> PO BOX 8285 , ROMEOVILLE, IL 60446 <b>Sale Amount:</b> \$425,000 <b>Sale Date:</b> 05/28/2019 <b>Document #:</b> 1914806048
<b>10 Tax ID:</b> 16-07-325-032-0000  	<b>Owner Name:</b> TROYANOVSKY, TANYA <b>Site Address:</b> 429 KENILWORTH , UNIT 2, OAK PARK, IL 60302 <b>Tax Payer Name:</b> GEORGIANN PIKOSZ <b>Tax Payer Address :</b> 429 KENILWORTH #2 , OAK PARK, IL 60302 <b>Sale Amount:</b> \$0 <b>Sale Date:</b> 10/31/2011 <b>Document #:</b> 1130450013
<b>11 Tax ID:</b> 16-07-325-033-0000  	<b>Owner Name:</b> HAMMOND, BENJAMIN <b>Site Address:</b> 429 S KENILWORTH AV, UNIT 3, OAK PARK, IL 60302 <b>Tax Payer Name:</b> BEN HAMMOND <b>Tax Payer Address :</b> 429 S KENILWORTH #3 , OAK PARK, IL 60302 <b>Sale Amount:</b> \$193,000 <b>Sale Date:</b> 09/15/2011 <b>Document #:</b> 1125846061
<b>12 Tax ID:</b> 16-07-325-034-0000	<b>Owner Name:</b> KEANE, DESSLAVA R , KEANE, JOHN F <b>Site Address:</b> 429 S KENILWORTH AV, UNIT 4, OAK PARK, IL 60302



<b>Tax Payer Name:</b>	JOHN KEANE
<b>Tax Payer Address :</b>	429 KENILWORTH 4 , OAK PARK, IL 60302
<b>Sale Amount:</b>	\$315,000
<b>Sale Date:</b>	07/06/2010
<b>Document #:</b>	1018750083

**13 Tax ID:**  
16-07-325-035-0000



<b>Owner Name:</b>	SPYRISON, JULIE N
<b>Site Address:</b>	429 S KENILWORTH AV, UNIT 5, OAK PARK, IL 60302
<b>Tax Payer Name:</b>	JULIE N TRAJKOSKI
<b>Tax Payer Address :</b>	429 S KENILWORTH #5 , OAK PARK, IL 60302
<b>Sale Amount:</b>	\$569,500
<b>Sale Date:</b>	01/09/2007
<b>Document #:</b>	700941088

**14 Tax ID:**  
16-07-326-005-0000






<b>Owner Name:</b>	MARTINEZ, MARISSA , PENA, JOSE LUIS MARTINEZ
<b>Site Address:</b>	428 S KENILWORTH AV, , OAK PARK, IL 60302
<b>Tax Payer Name:</b>	MARISSA MARTINEZ
<b>Tax Payer Address :</b>	428 S KENILWORTH AVE , OAK PARK, IL 60302
<b>Sale Amount:</b>	\$200,000
<b>Sale Date:</b>	12/15/2020
<b>Document #:</b>	2035001100

**15 Tax ID:**  
16-07-326-006-0000



<b>Owner Name:</b>	DRUCKER, JOSHUA M , MARTIN, KRISTIN E
<b>Site Address:</b>	430 S KENILWORTH , , OAK PARK, IL 60302
<b>Tax Payer Name:</b>	KRISTIN E MARTIN
<b>Tax Payer Address :</b>	430 S KENILWORTH , OAK PARK, IL 60302
<b>Sale Amount:</b>	\$405,000
<b>Sale Date:</b>	08/13/2008

	<b>Document #:</b>	822601000
<b>16 Tax ID:</b> 16-07-326-007-0000  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	SHAYE, DANIEL , SHAYE, JACQUELINE C , SHAYE, DANIEL , SHAYE, JACQUELINE C  434 S KENILWORTH AV, , OAK PARK, IL 60302  DANIEL SHAYE  434 S KENILWORTH AVE , OAK PARK, IL 60302  \$443,000  06/08/2021  2115939094
<b>17 Tax ID:</b> 16-07-326-012-0000  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	DUSSIAS, CATHERINE , DUSSIAS, CONSTANTINE , DUSSIAS, MICHELLE M  421 S GROVE AV, , OAK PARK, IL 60302  CONSTANTINE DUSSIAS  421 S GROVE AVE , OAK PARK, IL 60302  \$29,000  08/04/1975  23174021
<b>18 Tax ID:</b> 16-07-326-013-0000  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	LAZARSKI, PETER , MATHEW, SARAH C  425 S GROVE AV, , OAK PARK, IL 60302  PETER LAZARSKI  425 S GROVE AVE , OAK PARK, IL 60302  \$630,000  09/27/2021  2127028251
<b>19 Tax ID:</b> 16-07-326-014-0000	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>	LIVINGSTON, SCOTT , VALENTINE JR, GERALD F  431 S GROVE AV, , OAK PARK, IL 60302  LIVINGSTON & VALENTINE



**Tax Payer Address :**

431 S GROVE AVE , OAK PARK, IL 60302

**Sale Amount:**

\$625,000

**Sale Date:**

12/07/2007

**Document #:**

734142102

**20 Tax ID:**  
16-07-326-015-0000



**Owner Name:**

CHICAGO TITLE LAND TRUST COMPANY , TRUST NUMBER 3948

**Site Address:**

433-5 S GROVE , , OAK PARK, IL 60301

**Tax Payer Name:**

HUSSEIN REAL ESTATE LL

**Tax Payer Address :**

722 68TH ST , WILLOWBROOK, IL 60527

**Sale Amount:**

\$838,000

**Sale Date:**

05/26/2017

**Document #:**

1714647193

**21 Tax ID:**  
16-07-326-017-0000



**Owner Name:**

LINAREZ, ESTEBAN

**Site Address:**

850 W MADISON , , OAK PARK, IL 60302

**Tax Payer Name:**

ESTEBAN LINAREZ

**Tax Payer Address :**

850 MADISON STREET , OAK PARK, IL 60302

**Sale Amount:**

\$549,000

**Sale Date:**

12/12/2006

**Document #:**

634633235

**22 Tax ID:**  
16-07-326-018-0000



**Owner Name:**

TOIA BUILDING PROPERTIES LIMITED PARTNERSHIP

**Site Address:**

848 MADISON , , OAK PARK, IL

**Tax Payer Name:**

LEONAS PIZZERIA

**Tax Payer Address :**

3931 S LEVITT , CHICAGO, IL 60609

**Sale Amount:**

\$0

**Sale Date:**

08/20/2008

**Document #:**

823355026

**23 Tax ID:**  
16-07-326-019-  
0000



**Owner Name:** TOIA BUILDING PROPERTIES LIMITED PARTNERSHIP  
**Site Address:** 848 MADISON , , OAK PARK, IL  
**Tax Payer Name:** LEONA S PIZZERIA  
**Tax Payer Address :** 3931 S LEAVITT , CHICAGO, IL 60609  
**Sale Amount:** \$0  
**Sale Date:** 08/20/2008  
**Document #:** 823355026

**24 Tax ID:**  
16-07-326-020-  
0000



**Owner Name:** CHO, BYUNG DUK , CHO, JOANN  
**Site Address:** 844 MADISON ST, , OAK PARK, IL 60302  
**Tax Payer Name:** JOANN CHO  
**Tax Payer Address :** 608 LATHROP AVE , RIVER FOREST, IL 60305  
**Sale Amount:** \$365,000  
**Sale Date:** 02/06/2018  
**Document #:** 1803749158

**25 Tax ID:**  
16-07-326-021-  
0000



**Owner Name:** CHICAGO TITLE LAND TRUST COMPANY , TRUST NO. 8002372363  
**Site Address:** 838 MADISON ST, , OAK PARK, IL 60302  
**Tax Payer Name:** CHICAGO TITLE LAND TRU  
**Tax Payer Address :** PO BOX 6040 , RIVER FOREST, IL 60305  
**Sale Amount:** \$360,000  
**Sale Date:** 11/15/2016  
**Document #:** 1632015054

**26 Tax ID:**  
16-07-326-025-  
0000

**Owner Name:** AVE B&TCO OF OAK PARK TR#2082  
**Site Address:** 7829 S ESCANABA , , CHICAGO, IL  
**Tax Payer Name:**  
**Tax Payer Address :** ''



**Sale Amount:** \$220,000  
**Sale Date:** 12/01/1978  
**Document #:** 24746489

**27 Tax ID:**  
16-07-326-025-  
1001



**Owner Name:** MCGREGOR JR, GEORGE K (SINGLE) SUCCR  
**Site Address:** 420 S KENILWORTH AV, UNIT 1, OAK PARK, IL 60302  
**Tax Payer Name:** GEORGE K MCGREGOR JR  
**Tax Payer Address :** 420 S KENILWORTH AV #1 , OAK PARK, IL 60302  
**Sale Amount:** \$75,000  
**Sale Date:** 08/18/2009  
**Document #:** 923055050

**28 Tax ID:**  
16-07-326-025-  
1002



**Owner Name:** OROZCO, CARLOS , SANTOYO, YAZIL  
**Site Address:** 420 S KENILWORTH AV, UNIT 2, OAK PARK, IL 60302  
**Tax Payer Name:** CARLOS OROZCO  
**Tax Payer Address :** 434 S KENILWORTH AVE , OAK PARK, IL 60302  
**Sale Amount:** \$82,000  
**Sale Date:** 01/14/2019  
**Document #:** 1901422020

**29 Tax ID:**  
16-07-326-025-  
1003



**Owner Name:** CONROY, JOHN C  
**Site Address:** 420 S KENILWORTH AV, , OAK PARK, IL 60302  
**Tax Payer Name:** JOHN CONROY  
**Tax Payer Address :** 511 S HAWTHORNE AVE , ELMHURST, IL 60126  
**Sale Amount:** \$85,500  
**Sale Date:** 05/07/2019  
**Document #:** 1912733198

**30 Tax ID:**  
16-07-326-025-  
1004

**Owner Name:** CADENA, HERIBERTO  
**Site Address:** 420 S KENILWORTH , UNIT 4, OAK PARK, IL 60304





**Tax Payer Name:**

TAXPAYER OF

**Tax Payer Address :**

420 S KENILWORTH 4 , OAK PARK, IL 60302

**Sale Amount:**

\$55,000

**Sale Date:**

09/10/2013

**Document #:**

1325333027

**31 Tax ID:**  
16-07-326-025-  
1005



**Owner Name:**

JOHNSON, EVETTE

**Site Address:**

420 S KENILWORTH AV, UNIT 5, OAK PARK, IL 60302

**Tax Payer Name:**

EVETTE F JOHNSON

**Tax Payer Address :**

420 S KENILWORTH AVE#5 , OAK PARK, IL 60302

**Sale Amount:**

\$96,000

**Sale Date:**

04/21/2021

**Document #:**

2111101202

**32 Tax ID:**  
16-07-326-025-  
1006



**Owner Name:**

BULARZIK, JANE F

**Site Address:**

420 S KENILWORTH AV, UNIT 6, OAK PARK, IL 60302

**Tax Payer Name:**

JANE F BULARZIK

**Tax Payer Address :**

224 S OAK PARK AVE#4E , OAK PARK, IL 60302

**Sale Amount:**

\$100,000

**Sale Date:**

10/30/2017

**Document #:**

1730308112

**33 Tax ID:**  
16-07-326-025-  
1007



**Owner Name:**

BACON, JASON E

**Site Address:**

420 S KENILWORTH AV, UNIT 7, OAK PARK, IL 60302

**Tax Payer Name:**

JASON E BACON

**Tax Payer Address :**




420 S KENILWORTH AVE#7 , OAK PARK, IL 60302

**Sale Amount:**

\$122,000

**Sale Date:**

06/04/2018

	<b>Document #:</b>	1815549143
<b>34 Tax ID:</b> 16-07-326-025-1008  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	ROGALSKI, JOHN  420 S KENILWORTH AV, UNIT 8, OAK PARK, IL 60302  JOHN ROGALSKI  420 S KENILWORTH AVE#8 , OAK PARK, IL 60302  \$45,000  03/03/2020  2006346323
<b>35 Tax ID:</b> 16-07-326-025-1009  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	JONES, MARIE ANTOINETTE  420 S KENILWORTH AV, UNIT 9, OAK PARK, IL 60302  TYRINA L NASH  420 S KENILWORTH AVE 9 , OAK PARK, IL 60302  \$86,000  10/02/2013  1327539103
<b>36 Tax ID:</b> 16-07-326-025-1010  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	MC GREGOR JR, GEO K  420 S KENILWORTH #10 , UNIT 10, OAK PARK, IL 60302  GEORGE K MC GREGOR  420 S KENILWORTH , OAK PARK, IL 60302  \$85,000  09/16/1997  97679584
<b>37 Tax ID:</b> 16-07-326-025-1011	<b>Owner Name:</b>  <b>Site Address:</b>	MASLOREALTY LLC  420 S KENILWORTH , UNIT 11, OAK PARK, IL 60302



**Tax Payer Name:**

MASLOREALTY LLC

**Tax Payer Address :**

115 S WINDHAM LN , BLOOMINGDALE, IL 60108

**Sale Amount:**

\$93,000

**Sale Date:**

05/12/2022

**Document #:**

2213210064

**38 Tax ID:**  
16-07-326-025-1012



**Owner Name:**

ZAJAC, MARIA T

**Site Address:**

420 S KENILWORTH #12 , UNIT 12, OAK PARK, IL 60302

**Tax Payer Name:**

MARIA T ZAJAC

**Tax Payer Address :**

420 S KENILWORTH 12 , OAK PARK, IL 60302

**Sale Amount:**

\$60,000

**Sale Date:**

06/07/1995

**Document #:**

95367990

**39 Tax ID:**  
16-07-326-025-1013



**Owner Name:**

SAMUELS, MARSHELLE R

**Site Address:**

420 S KENILWORTH , UNIT 13, OAK PARK, IL 60302

**Tax Payer Name:**

MARSHELLE SAMUELS

**Tax Payer Address :**

420 S KENILWORTH 13 , OAK PARK, IL 60302

**Sale Amount:**

\$128,000

**Sale Date:**

09/23/2002

**Document #:**

21038895

**40 Tax ID:**  
16-07-326-025-1014



**Owner Name:**

OWENS, LORETTA

**Site Address:**

420 S KENILWORTH AV, , OAK PARK, IL 60302

**Tax Payer Name:**

LORETTA OWENS

**Tax Payer Address :**




420 S KENILWORTH 14 , OAK PARK, IL 60302

**Sale Amount:**

\$0

**Sale Date:**

01/12/1988

	<b>Document #:</b>	88016934
<b>41 Tax ID:</b> 16-07-326-025-1015  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	VOISSEM, SHEILA D  420 S KENILWORTH AV, UNIT 15, OAK PARK, IL 60302  SHEILA VOISSEM  420 S KENILWORTH #15 , OAK PARK, IL 60302  \$19,000  07/31/1979  25076809
<b>42 Tax ID:</b> 16-07-326-025-1016  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	SAULS, BRENDA A  420 KENILWORTH AV, UNIT 16, OAK PARK, IL 60302  BRENDA SAULS  735 NEWCASTLE AVE , WESTCHESTER, IL 60154  \$22,500  05/20/1988  88216864
<b>43 Tax ID:</b> 16-07-326-025-1017  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	FAULKNER, KAREN D , FAULKNER, NATHANIEL  420 S KENILWORTH UNIT#17 , UNIT 17, OAK PARK, IL 60302  NATHANIEL FAULKNER  420 S KENILWORTH 17 , OAK PARK, IL 60302  \$0  05/28/1998  98442751
<b>44 Tax ID:</b> 16-07-326-025-1018	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer</b>	GRAYER, LILLIE MAE  420 S KENILWORTH AV, UNIT 18, OAK PARK, IL 60304  LILLIE MAE GRAYER



**Name:**  
**Tax Payer Address :** 420 S KENILWORTH , OAK PARK, IL 60302  
**Sale Amount:** \$43,000  
**Sale Date:** 10/16/1990  
**Document #:** 90506614

**45 Tax ID:**  
16-07-326-026-0000



**Owner Name:** NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005  
**Site Address:** 852-854 S MADISON , , OAK PARK, IL 60304  
**Tax Payer Name:**  
**Tax Payer Address :** , ,  
**Sale Amount:** \$560,000  
**Sale Date:** 11/18/2005  
**Document #:** 532248105

**46 Tax ID:**  
16-07-326-026-1001






**Owner Name:** NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005  
**Site Address:** 438-440 S KENILWORTH , , OAK PARK, IL 60304  
**Tax Payer Name:** CTLTC NS 05 8984  
**Tax Payer Address :** 10 S LA SALLE ST#2750 , CHICAGO, IL 60603  
**Sale Amount:** \$560,000  
**Sale Date:** 11/18/2005  
**Document #:** 532248105

**47 Tax ID:**  
16-07-326-026-1002



**Owner Name:** NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005  
**Site Address:** 852-854 S MADISON , , OAK PARK, IL 60304  
**Tax Payer Name:** CTLTC NS 05 8984  
**Tax Payer Address :** 10 S LASALLE ST #2750 , CHICAGO, IL 60603  
**Sale Amount:** \$560,000  
**Sale Date:** 11/18/2005

	<b>Document #:</b>	532248105
<p><b>48 Tax ID:</b> 16-07-326-026-1003</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005</p> <p>852-854 S MADISON , , OAK PARK, IL 60304</p> <p>CTLTC NS 05 8984</p> <p>10 S LASALLE ST #2750 , CHICAGO, IL 60603</p> <p>\$560,000</p> <p>11/18/2005</p> <p>532248105</p>
<p><b>49 Tax ID:</b> 16-07-326-026-1004</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005</p> <p>852-854 S MADISON , , OAK PARK, IL 60304</p> <p>CTLTC NS 05 8984</p> <p>10 S LASALLE ST #2750 , CHICAGO, IL 60603</p> <p>\$560,000</p> <p>11/18/2005</p> <p>532248105</p>
<p><b>50 Tax ID:</b> 16-07-326-026-1005</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005</p> <p>852-854 S MADISON , , OAK PARK, IL 60304</p> <p>CTLTC NS 05 8984</p> <p>10 S LASALLE ST #2750 , CHICAGO, IL 60603</p> <p>\$560,000</p> <p>11/18/2005</p> <p>532248105</p>
<p><b>51 Tax ID:</b> 16-07-326-026-1006</p>	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer</b></p>	<p>NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005</p> <p>852-854 S MADISON , , OAK PARK, IL 60304</p> <p>CTLTC NS 05 8984</p>



<b>Name:</b>	
<b>Tax Payer Address :</b>	10 S LASALLE ST #2750 , CHICAGO, IL 60603
<b>Sale Amount:</b>	\$560,000
<b>Sale Date:</b>	11/18/2005
<b>Document #:</b>	532248105

**52 Tax ID:**  
16-07-326-026-1007



<b>Owner Name:</b>	NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005
<b>Site Address:</b>	852-854 S MADISON , , OAK PARK, IL 60304
<b>Tax Payer Name:</b>	CTLTC NS 05 8984
<b>Tax Payer Address :</b>	10 S LASALLE ST #2750 , CHICAGO, IL 60603
<b>Sale Amount:</b>	\$560,000
<b>Sale Date:</b>	11/18/2005
<b>Document #:</b>	532248105

**53 Tax ID:**  
16-07-326-026-1008





<b>Owner Name:</b>	NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005
<b>Site Address:</b>	852-854 S MADISON , , OAK PARK, IL 60304
<b>Tax Payer Name:</b>	CTLTC NS 05 8984
<b>Tax Payer Address :</b>	10 S LASALLE ST #2750 , CHICAGO, IL 60603
<b>Sale Amount:</b>	\$560,000
<b>Sale Date:</b>	11/18/2005
<b>Document #:</b>	532248105

**54 Tax ID:**  
16-07-326-026-1009



<b>Owner Name:</b>	NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005
<b>Site Address:</b>	852-854 S MADISON , , OAK PARK, IL 60304
<b>Tax Payer Name:</b>	CTLTC NS 05 8984
<b>Tax Payer Address :</b>	10 S LASALLE ST #2750 , CHICAGO, IL 60603
<b>Sale Amount:</b>	\$560,000
<b>Sale Date:</b>	11/18/2005

	<b>Document #:</b>	532248105
<p><b>55 Tax ID:</b> 16-07-326-026-1010</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005</p> <p>852-854 S MADISON , , OAK PARK, IL 60304</p> <p>CTLTC NS 05 8984</p> <p>10 S LASALLE ST #2750 , CHICAGO, IL 60603</p> <p>\$560,000</p> <p>11/18/2005</p> <p>532248105</p>
<p><b>56 Tax ID:</b> 16-07-326-026-1011</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005</p> <p>852-854 S MADISON , , OAK PARK, IL 60304</p> <p>CTLTC NS 05 8984</p> <p>10 S LASALLE ST #2750 , CHICAGO, IL 60603</p> <p>\$560,000</p> <p>11/18/2005</p> <p>532248105</p>
<p><b>57 Tax ID:</b> 16-07-326-026-1012</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>NORTH STAR TRUST CO TR# 058984 DTD 09/29/2005</p> <p>852-854 S MADISON , , OAK PARK, IL 60304</p> <p>CTLTC NS 05 8984</p> <p>10 S LASALLE ST #2750 , CHICAGO, IL 60603</p> <p>\$560,000</p> <p>11/18/2005</p> <p>532248105</p>
<p><b>58 Tax ID:</b> 16-07-326-026-1013</p>	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p>	<p>CHICAGO TITLE LAND TRUST COMPANY - LAND TRUST NO. 05-8984</p> <p>854 W MADISON ST, UNIT 3-W, OAK PARK, IL 60302</p>





**Tax Payer Name:**

BRIDGET OPTHOTL

**Tax Payer Address :**

854 MADISON #3 , OAK PARK, IL 60302

**Sale Amount:**

\$199,000

**Sale Date:**

07/21/2017

**Document #:**

1720247025

**59 Tax ID:**  
16-07-326-027-0000



**Owner Name:**

MADISON AND GROVE LIMITED PARTNERSHIP

**Site Address:**

832 W MADIOSN ST, , OAK PARK, IL 60302

**Tax Payer Name:**

MADISON AND GROVE

**Tax Payer Address :**

411 S WELLS ST 401 , CHICAGO, IL 60607

**Sale Amount:**

n/a

**Sale Date:**

09/20/2012

**Document #:**

1226418134

**60 Tax ID:**  
16-07-327-004-0000



**Owner Name:**

DIAS, ELIZABETH , DIAS, JAY

**Site Address:**

420 S GROVE AV, , OAK PARK, IL 60302

**Tax Payer Name:**

JAY DIAS

**Tax Payer Address :**

420 S GROVE AVE , OAK PARK, IL 60302

**Sale Amount:**

\$475,000

**Sale Date:**

07/05/2016

**Document #:**

1618719111

**61 Tax ID:**  
16-07-327-005-0000



**Owner Name:**

MARCHI, LORI J , MARCHI, LOUIS R

**Site Address:**

424 N GROVE AV, , OAK PARK, IL 60302

**Tax Payer Name:**

LOUIS R MARCHI

**Tax Payer Address :**

424 S GROVE , OAK PARK, IL 60302

**Sale Amount:**

\$0

**Sale Date:**

03/28/1984

**Document #:**

27021917

**62 Tax ID:**  
16-07-327-006-  
0000



**Owner Name:** LANE, CONNOR , PHAGAN, CASSIDY  
**Site Address:** 428 S GROVE AV, , OAK PARK, IL 60302  
**Tax Payer Name:** CONNOR LANE  
**Tax Payer Address :** 428 S GROVE AVE , OAK PARK, IL 60302  
**Sale Amount:** \$575,000  
**Sale Date:** 03/18/2022  
**Document #:** 2207718160

**63 Tax ID:**  
16-07-327-007-  
0000



**Owner Name:** TSAN, JEFFREY G , TSAN, SUSAN S  
**Site Address:** 430 S GROVE AV, , OAK PARK, IL 60302  
**Tax Payer Name:** SUSAN TSAN  
**Tax Payer Address :** 430 S GROVE AVE , OAK PARK, IL 60302  
**Sale Amount:** n/a  
**Sale Date:** 04/05/2021  
**Document #:** 2109519036

**64 Tax ID:**  
16-07-327-008-  
0000






**Owner Name:** FORT, CHARITY , FORT, CHRISTIN  
**Site Address:** 434 S GROVE AV, , OAK PARK, IL 60302  
**Tax Payer Name:** CHARITY FORT  
**Tax Payer Address :** 434 S GROVE AVE , OAK PARK, IL 60302  
**Sale Amount:** \$435,000  
**Sale Date:** 10/08/2020  
**Document #:** 2028234075

**65 Tax ID:**  
16-07-327-018-  
0000



**Owner Name:** FIRST CHICAGO BUILDING CORP  
**Site Address:** 433 S OAK PARK AV, , OAK PARK, IL 60302  
**Tax Payer Name:** FIRST CHICAGO 2115  
**Tax Payer Address :** 433 S OAK PARK AVE , OAK PARK, IL 60302  
**Sale Amount:** \$0

	<b>Sale Date:</b> 12/18/1981  <b>Document #:</b> 26089332
<b>66 Tax ID:</b> 16-07-327-019-0000  	<b>Owner Name:</b> FIRST CHICAGO BUILDING CORP  <b>Site Address:</b> 800 MADISON , , OAK PARK, IL 60607  <b>Tax Payer Name:</b> MEDIAONE  <b>Tax Payer Address :</b> 800 WEST MADISON , CHICAGO, IL 60607  <b>Sale Amount:</b> \$0  <b>Sale Date:</b> 12/18/1981  <b>Document #:</b> 26089333
<b>67 Tax ID:</b> 16-07-327-026-0000  	<b>Owner Name:</b> POPE, ADRIENNE M  <b>Site Address:</b> 425 S OAK PARK AV, UNIT E, OAK PARK, IL 60302  <b>Tax Payer Name:</b> ADRIENNE M POPE  <b>Tax Payer Address :</b> 425 S OAK PARK AVE#E , OAK PARK, IL 60302  <b>Sale Amount:</b> \$320,000  <b>Sale Date:</b> 02/10/2021  <b>Document #:</b> 2104106332
<b>68 Tax ID:</b> 16-07-327-029-0000  	<b>Owner Name:</b> MARX, KARI A  <b>Site Address:</b> 429 S OAK PARK AV, UNIT C, OAK PARK, IL  <b>Tax Payer Name:</b> KARI MARX  <b>Tax Payer Address :</b> 821 RED STABLE WAY , OAK BROOK, IL 60523  <b>Sale Amount:</b> \$204,000  <b>Sale Date:</b> 04/26/1999  <b>Document #:</b> 99395700
<b>69 Tax ID:</b> 16-07-327-030-0000	<b>Owner Name:</b> CRAWFORD, STEPHANIE Y  <b>Site Address:</b> 429-D S OAK PARK AV, UNIT D, OAK PARK, IL  <b>Tax Payer Name:</b> STEPHANIE Y CRAWFORD



<b>Tax Payer Address :</b>	429D S OAK PARK AV , OAK PARK, IL 60302
<b>Sale Amount:</b>	\$195,000
<b>Sale Date:</b>	06/24/1998
<b>Document #:</b>	98539455

**70 Tax ID:**  
16-07-327-031-0000



<b>Owner Name:</b>	ASCROFT, JANE , DWYER, JAMES
<b>Site Address:</b>	429 S OAK PARK AV, UNIT E, OAK PARK, IL 60302
<b>Tax Payer Name:</b>	DWYER & ASCROFT
<b>Tax Payer Address :</b>	429 S OAK PARK AV #E , OAK PARK, IL 60302
<b>Sale Amount:</b>	\$338,000
<b>Sale Date:</b>	06/30/2005
<b>Document #:</b>	518119087

**71 Tax ID:**  
16-07-327-032-0000



<b>Owner Name:</b>	PANDE, MIHIR
<b>Site Address:</b>	425 S OAK PARK AV, UNIT C, OAK PARK, IL 60304
<b>Tax Payer Name:</b>	MARIA ISABEL CRUZ
<b>Tax Payer Address :</b>	425 S OAK PARK AV #C , OAK PARK, IL 60302
<b>Sale Amount:</b>	\$314,000
<b>Sale Date:</b>	03/20/2015
<b>Document #:</b>	1507916055

**72 Tax ID:**  
16-07-327-033-0000



<b>Owner Name:</b>	229/231 S OAK PARK AVE LLC
<b>Site Address:</b>	425 S OAK PARK AV, UNIT E, OAK PARK, IL 60302
<b>Tax Payer Name:</b>	PWSW PROPERTIES LLC
<b>Tax Payer Address :</b>	605 WOODBINE AVE , OAK PARK, IL 60302
<b>Sale Amount:</b>	\$354,000
<b>Sale Date:</b>	02/17/2022
<b>Document #:</b>	2204819109

**73 Tax ID:**  
16-07-327-034-

<b>Owner Name:</b>	GLOWER, JAMES J
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**Site Address:**

429 S OAK PARK AV, UNIT B, OAK PARK, IL

**Tax Payer Name:**

ADRIENNE POPE

**Tax Payer Address :**

425 S OAK PARK AVE E , OAK PARK, IL 60302

**Sale Amount:**

\$0

**Sale Date:**

09/11/1991

**Document #:**

91471856

**74 Tax ID:**  
16-07-327-035-  
0000



**Owner Name:**

KHETARPAL, MONICA H

**Site Address:**

429 S OAK PARK AV, UNIT A, OAK PARK, IL 60302

**Tax Payer Name:**

BRUCE R WOODLEY

**Tax Payer Address :**

429 OAK PARK AVE #A , OAK PARK, IL 60302

**Sale Amount:**

\$293,000

**Sale Date:**

06/10/2011

**Document #:**

1116148003

**75 Tax ID:**  
16-07-327-036-  
0000



**Owner Name:**

MARX, KARI A

**Site Address:**

429 S OAK PARK AV, , OAK PARK, IL

**Tax Payer Name:**

KARI MARX

**Tax Payer Address :**

821 RED STABLE WAY , OAK BROOK, IL 60523

**Sale Amount:**

\$204,000

**Sale Date:**

04/26/1999

**Document #:**

99395700

**76 Tax ID:**  
16-07-327-037-  
0000



**Owner Name:**

COLVILLE, JOHN , GAN, IRIS YUHONG

**Site Address:**

429-B S OAK PARK AV, UNIT B, OAK PARK, IL 60302

**Tax Payer Name:**

IRIS GAN J COLVILLE

**Tax Payer Address :**




744 CLARENCE AVE , OAK PARK, IL 60304

**Sale Amount:**

\$339,500

**Sale Date:**

05/24/2017

	<b>Document #:</b>	1714457203
<b>77 Tax ID:</b> 16-07-327-040-0000  	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer Address :</b> <b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	MADISON AND GROVE LIMITED PARTNERSHIP 832 W MADIOSN ST, , OAK PARK, IL 60302 MADISON & GROVE 411 S WELLS ST 401 , CHICAGO, IL 60607 n/a 09/20/2012 1226418134
<b>78 Tax ID:</b> 16-07-327-041-0000  	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer Address :</b> <b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	812 WEST MADISON LLC 820 W MADISON ST, , OAK PARK, IL 60302 MADISON AND GROVE 411 S WELLS ST 401 , CHICAGO, IL 60607 n/a 09/20/2012 1226418135
<b>79 Tax ID:</b> 16-18-105-012-0000  	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer Address :</b> <b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	MEV OAK PARK LLC 901 MADISON ST, , OAK PARK, IL 60302 MEV OAK PARK LLC 350 W HUBBARD ST #250 , CHICAGO, IL 60654 \$285,000 02/25/2016 1605657035
<b>80 Tax ID:</b> 16-18-105-013-0000	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b>	NICHOLS, BRIAN P , RYAN, MARY KAY , THE RYAN NICHOLS FAMILY TRUST, U/A DATED AUGUST 12, 2021 507 NS KENILWORTH , , OAK PARK, IL 60304 TRUSTEE BRIAN P NICHOL



<b>Tax Payer Address :</b>	507 S KENILWORTH AVE , OAK PARK, IL 60304
<b>Sale Amount:</b>	\$242,000
<b>Sale Date:</b>	06/23/1998
<b>Document #:</b>	98532013

**81 Tax ID:**  
16-18-105-014-0000



<b>Owner Name:</b>	CRUZ, KEVIN R , SCHMITZ, JEREMY WEST
<b>Site Address:</b>	511 S KENILWORTH AV, , OAK PARK, IL 60304
<b>Tax Payer Name:</b>	KEVIN R CRUZ & JEREMY
<b>Tax Payer Address :</b>	511 S KENILWORTH AVE , OAK PARK, IL 60304
<b>Sale Amount:</b>	\$685,000
<b>Sale Date:</b>	05/12/2021
<b>Document #:</b>	2113229063

**82 Tax ID:**  
16-18-105-015-0000



<b>Owner Name:</b>	MARTINEZ, RAYMUNDO , REYES, GUADALUPE M
<b>Site Address:</b>	515 S KENILWORTH AV, , OAK PARK, IL 60304
<b>Tax Payer Name:</b>	GUADALUPE M REYES
<b>Tax Payer Address :</b>	515 S KENILWORTH AV , OAK PARK, IL 60304
<b>Sale Amount:</b>	n/a
<b>Sale Date:</b>	01/21/2016
<b>Document #:</b>	1602113002





**83 Tax ID:**  
16-18-105-016-0000






<b>Owner Name:</b>	WARD, CLARENCE W , WARD, KAREN W
<b>Site Address:</b>	517 KENILWORTH , , OAK PARK, IL 60304
<b>Tax Payer Name:</b>	KAREN MARIE WARD
<b>Tax Payer Address :</b>	517 S KENILWORTH , OAK PARK, IL 60304
<b>Sale Amount:</b>	\$0
<b>Sale Date:</b>	11/29/1991
<b>Document #:</b>	91626664

**84 Tax ID:**  
16-18-105-017-

<b>Owner Name:</b>	RUDOLPH, LAUREN W , RUDOLPHA, NICHOLAS A
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<p>0000</p> 	<p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>521 S KENILWORTH AV, , OAK PARK, IL 60304</p> <p>NICHOLAS A RUDOLPH</p> <p>521 S KENILWORTH AVE , OAK PARK, IL 60304</p> <p>\$532,500</p> <p>10/01/2020</p> <p>2027521031</p>
<p><b>85 Tax ID:</b> 16-18-105-018-0000</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>525 S KENILWORTH AV, , OAK PARK, IL 60304</p> <p>MARY JO GRIFFIN</p> <p>525 S KENILWORTH , OAK PARK, IL 60304</p> <p>n/a</p>
<p><b>86 Tax ID:</b> 16-18-105-019-0000</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>LOWELL, GINA S , LOWELL, JOHN T</p> <p>529 S KENILWORTH AV, , OAK PARK, IL 60304</p> <p>JOHN T LOWELL</p> <p>529 S KENILWORTH AVE , OAK PARK, IL 60304</p> <p>\$719,000</p> <p>01/04/2016</p> <p>1600449236</p>
<p><b>87 Tax ID:</b> 16-18-105-020-0000</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p>	<p>THE KEVIN MICHAEL SCHULTZ DECLARATION OF TRUST DATED DECEMBER 4, 2018 , SCHULTZ, KEVIN MICHAEL , STOTTS, DANIELLE ALEXIS , THE DANIELLE ALEXIS STOTTS DECLARATION OF TRUST DATED DECEMBER 4, 2018</p> <p>533 S KENILWORTH AV, , OAK PARK, IL 60304</p> <p>KEVIN SCHULTZ</p> <p>533 S KENILWORTH AVE , OAK PARK, IL 60304</p>



	<b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	\$537,000 06/06/2018 1815701163
<b>88 Tax ID:</b> 16-18-106-003-0000  	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer Address :</b> <b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	HAVENER, BRIAN L , HAVENER, THERESA M 508 S KENILWORTH AV, , OAK PARK, IL 60304 BRIAN HAVENER 508 S KENILWORTH AVE , OAK PARK, IL 60304 \$517,000 08/08/2008 822101071
<b>89 Tax ID:</b> 16-18-106-004-0000  	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer Address :</b> <b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	SARPY, ANN K 512 S KENILWORTH AV, , OAK PARK, IL 60304 DIANE J MOORE 512 S KENILWORTH AV , OAK PARK, IL 60304 \$0 06/30/2000 2000488701
<b>90 Tax ID:</b> 16-18-106-005-0000  	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer Address :</b> <b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	BEECROFT, JAMES T , BEECROFT, CHRISTINE O 514 S KENILWORTH AV, , OAK PARK, IL 60304 JAMES T BEECROFT 514 S KENILWORTH AVE , OAK PARK, IL 60304 \$334,000 10/24/2017 1729746261
<b>91 Tax ID:</b> 16-18-106-006-0000	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer</b>	DOYLE, RYAN , DOYLE, TRACEY 518 S KENILWORTH AV, , OAK PARK, IL 60304 RYAN & TRACEY DOYLE



**Name:**  
**Tax Payer Address :** 518 S KENILWORTH , OAK PARK, IL 60304  
**Sale Amount:** \$490,000  
**Sale Date:** 05/18/2016  
**Document #:** 1613910085

**92 Tax ID:**  
16-18-106-007-0000



**Owner Name:** GOODMAN, AMY L (HUS, GOODMAN, ) , HELLWIG, GORDON K  
**Site Address:** 522 S KENILWORTH , , OAK PARK, IL 60304  
**Tax Payer Name:** GORDON K HELLWIG  
**Tax Payer Address :** 522 S KENILWORTH AV , OAK PARK, IL 60304  
**Sale Amount:** \$269,000  
**Sale Date:** 07/22/1997  
**Document #:** 97528918

**93 Tax ID:**  
16-18-106-008-0000



**Owner Name:** KETCHUM, AMY E (HUS & WF), NORA, ROBT E  
**Site Address:** 524 S KENILWORHT , , OAK PARK, IL 60304  
**Tax Payer Name:** ROBERT NORA KETCHUM  
**Tax Payer Address :** 524 S KENILWORTH , OAK PARK, IL 60304  
**Sale Amount:** \$0  
**Sale Date:** 12/04/1989  
**Document #:** 89576529

**94 Tax ID:**  
16-18-106-009-0000



**Owner Name:** BHATT, PURAV , KUTHRELL, CAMILLE  
**Site Address:** 526 S KENILWORTH AV , , OAK PARK, IL 60304  
**Tax Payer Name:** PURAV BHATT  
**Tax Payer Address :** 526 S KENILWORTH AVE , OAK PARK, IL 60304  
**Sale Amount:** \$735,000  
**Sale Date:** 09/24/2020  
**Document #:** 2026806215

**95 Tax ID:**  
16-18-106-010-  
0000



**Owner Name:** LANGSTON, DONNELL , LANGSTON, KATHLEEN W  
**Site Address:** 530 S KENILWORTH , , OAK PARK, IL 60304  
**Tax Payer Name:** DONNELL LANGSTON  
**Tax Payer Address :** 530 S KENILWORTH AVE , OAK PARK, IL 60304  
**Sale Amount:** \$0  
**Sale Date:** 06/10/1987  
**Document #:** 87314782

**96 Tax ID:**  
16-18-106-011-  
0000



**Owner Name:** CAVANAGH, JEANNE D T/U , CAVANAGH, S MARK T/U , S MARK CAVANAGH JEANNE D CAVANAGH TRUST DTD MAY/22/09  
**Site Address:** 532 S KENILWORTH , , OAK PARK, IL 60304  
**Tax Payer Name:** S MARK CAVANAGH  
**Tax Payer Address :** 532 S KENILWORTH AV , OAK PARK, IL 60304  
**Sale Amount:** \$0  
**Sale Date:** 12/09/2009  
**Document #:** 934355062

**97 Tax ID:**  
16-18-106-012-  
0000



**Owner Name:** BERNARDI, ALFIO , DIMAIO, STANISLAO  
**Site Address:** 845 W MADISON , , OAK PARK, IL 60302  
**Tax Payer Name:** TOWN & COUNTRY  
**Tax Payer Address :** 845 W MADISON , OAK PARK, IL 60302  
**Sale Amount:** \$375,000  
**Sale Date:** 09/10/2002  
**Document #:** 20992121

**98 Tax ID:**  
16-18-106-013-  
0000

**Owner Name:** RIVER FOREST STB&TCO TR U/T/A DTD SEP/14/81 TR#2737  
**Site Address:** 515 CARPENTER AV, , OAK PARK, IL 60304  
**Tax Payer Name:** REYNALDO VILLAGOMEZ  
**Tax Payer Address :** 515 S CARPENTER AV , OAK PARK, IL 60304



**Address :**  
**Sale Amount:** \$0  
**Sale Date:** 09/17/1981  
**Document #:** 26001725

**99 Tax ID:**  
16-18-106-014-  
0000



**Owner Name:** JULIOUS, WILLA  
**Site Address:** 517 CARPENTER , , OAK PARK, IL 60304  
**Tax Payer Name:** WILLA JULIOUS  
**Tax Payer Address :** 517 S CARPENTER AV , OAK PARK, IL 60304  
**Sale Amount:** \$0  
**Sale Date:** 10/05/1994  
**Document #:** 94860360

**100 Tax ID:**  
16-18-106-015-  
0000



**Owner Name:** THE THOMAS J. FLEMING AND SUSAN JAYNE FLEMING LIVING TRUST DATED APRIL 14, 2021  
**Site Address:** 521 S CARPENTER , , OAK PARK, IL 60304  
**Tax Payer Name:** SUSAN & THOMAS FLEMING  
**Tax Payer Address :** 521 CARPENTER , OAK PARK, IL 60304  
**Sale Amount:** \$27,000  
**Sale Date:** 09/29/1980  
**Document #:** 25602380



**101 Tax ID:**  
16-18-106-016-  
0000






**Owner Name:** DORMANEN, MICHELLE RENEE  
**Site Address:** 523 CARPENTER AV , , OAK PARK, IL 60304  
**Tax Payer Name:** MICHELLE RENEE DORMANE  
**Tax Payer Address :** 523 CARPENTER AVE , OAK PARK, IL 60304  
**Sale Amount:** \$310,000  
**Sale Date:** 08/07/2019  
**Document #:** 1921908117

**102 Tax ID:**  
16-18-106-017-

**Owner Name:** VON AMMON, VICTORIA

<p>0000</p> 	<p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>527 S CARPENTER , , OAK PARK, IL 60304</p> <p>VICTORIA VON AMMON</p> <p>527 CARPENTER AV , OAK PARK, IL 60304</p> <p>\$200,000</p> <p>07/12/2001</p> <p>10616413</p>
<p><b>103 Tax ID:</b> 16-18-106-018-0000</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>PENOFF, ANDREW F , PENOFF, SHANNON L</p> <p>535 CARPENTER AV , , OAK PARK, IL 60304</p> <p>SHANNON PENOFF</p> <p>535 CARPENTER , OAK PARK, IL 60304</p> <p>\$625,000</p> <p>05/30/2018</p> <p>1815029229</p>
<p><b>104 Tax ID:</b> 16-18-106-020-0000</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p> <p><b>Document #:</b></p>	<p>MADISON 855 LLC</p> <p>855 MADISON ST, , OAK PARK, IL 60302</p> <p>MADISON 855 LLC</p> <p>9440 ENTERPRISE DRIVE , MOKENA, IL 60448</p> <p>\$529,000</p> <p>06/22/2015</p> <p>1517342091</p>
<p><b>105 Tax ID:</b> 16-18-107-001-0000</p> 	<p><b>Owner Name:</b></p> <p><b>Site Address:</b></p> <p><b>Tax Payer Name:</b></p> <p><b>Tax Payer Address :</b></p> <p><b>Sale Amount:</b></p> <p><b>Sale Date:</b></p>	<p>CENTRAL-DIVISION LLC</p> <p>829-33 W MADISON ST, , OAK PARK, IL 60302</p> <p>MIDWEST PROP GRP OPH</p> <p>520 W ERIE ST #430 , CHICAGO, IL 60654</p> <p>\$0</p> <p>07/15/2011</p>

	<b>Document #:</b>	1119640028
<b>106 Tax ID:</b> 16-18-107-002-0000  	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer Address :</b> <b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	CENTRAL-DIVISION LLC 829-33 W MADISON ST, , OAK PARK, IL 60302 MIDWEST PROP GROUP OPH 520 W ERIE ST #430 , CHICAGO, IL 60654 \$0 07/15/2011 1119640028
<b>107 Tax ID:</b> 16-18-107-003-0000  	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer Address :</b> <b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	NELSON, LINDSEY R , SEMENYUK, ROMAN 512 CARPENTER AV, , OAK PARK, IL 60304 VINCENT L GAY 512 CARPENTER AVE , OAK PARK, IL 60304 \$622,500 06/01/2021 2115239314
<b>108 Tax ID:</b> 16-18-107-004-0000  	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer Address :</b> <b>Sale Amount:</b> <b>Sale Date:</b> <b>Document #:</b>	ELLIS, CHRISTOPHER KEITH , KNUTSON, NICHOLE MARIE 516 CARPENTER AV, , OAK PARK, IL 60304 BRYAN KELLY 516 CARPENTER AVE , OAK PARK, IL 60304 \$473,500 04/23/2021 2111321111
<b>109 Tax ID:</b> 16-18-107-005-0000	<b>Owner Name:</b> <b>Site Address:</b> <b>Tax Payer Name:</b> <b>Tax Payer</b>	DUMAS, DAVID A , KISSAM, STEPHANIE M 520 CARPENTER , , OAK PARK, IL 60304 D DUMAS & S KISSAM 520 CARPENTER AVE , OAK PARK, IL 60304



**Address :**

**Sale Amount:**

\$380,000

**Sale Date:**

08/05/2010

**Document #:**

1021722038

**110 Tax ID:**  
16-18-107-006-  
0000



**Owner Name:**

TUCKER, EMILY , TUCKER, MATTHEW

**Site Address:**

542 CARPENTER , , OAK PARK, IL

**Tax Payer  
Name:**

MATTHEW TUCKER

**Tax Payer  
Address :**

524 CARPENTER AVE , OAK PARK, IL 60304

**Sale Amount:**

\$389,000

**Sale Date:**

12/07/2021

**Document #:**

2134133246

**111 Tax ID:**  
16-18-107-007-  
0000



**Owner Name:**

CELIS, ANDREW R , GENG, SHERRI Y

**Site Address:**

528 CARPENTER AV , , OAK PARK, IL 60304

**Tax Payer  
Name:**

ANDREW R CELIS & SHERR

**Tax Payer  
Address :**

528 CARPENTER AVE , OAK PARK, IL 60304

**Sale Amount:**

\$280,000

**Sale Date:**

08/15/2018

**Document #:**

1822745007

**112 Tax ID:**  
16-18-107-008-  
0000



**Owner Name:**

CHAPIN, RYAN , GUSTINE, KATHERINE C

**Site Address:**

532 CARPENTER AV , , OAK PARK, IL 60304

**Tax Payer  
Name:**

KATHERINE C GUSTIN

**Tax Payer  
Address :**

532 CARPENTER AVE , OAK PARK, IL 60304

**Sale Amount:**

\$279,000

**Sale Date:**

07/28/2020

**Document #:**

2021047241

**113 Tax ID:**  
16-18-107-009-  
0000

**Owner Name:**

811 MADISON STREET, LLC

**Site Address:**

811 MADISON ST , , OAK PARK, IL 60302



**Tax Payer Name:**

WALGREEN CO 11760

**Tax Payer Address :**

PO BOX 1159 , DEERFIELD, IL 60015

**Sale Amount:**

\$13,379,500

**Sale Date:**

12/04/2012

**Document #:**

1233933085

**114 Tax ID:**  
16-18-107-011-0000



**Owner Name:**

**Site Address:**

, , ,

**Tax Payer Name:**

MIRIAM & JUDITH SOLON

**Tax Payer Address :**

511 S GROVE , OAK PARK, IL 60304

**Sale Amount:**

n/a

**Sale Date:**

**Document #:**

**115 Tax ID:**  
16-18-107-012-0000



**Owner Name:**

LEONARD, BYRON , LEONARD, BYRON , LEONARD, NANCY BLAIR , LEONARD, NANCY BLAIR , THE BYRON LEONARD TRUST DATED AUGUST 15, 1990 , THE NANCY BLAIR LEONARD TRUST DATED AUGUST 15, 1990, AND ANY AMENDMENTS OR RESTATEMENTS THERETO

**Site Address:**

515 S GROVE AV , , OAK PARK, IL 60304

**Tax Payer Name:**

BYRON & NANCY LEONARD

**Tax Payer Address :**

515 S GROVE AV , OAK PARK, IL 60304

**Sale Amount:**

\$0

**Sale Date:**

11/27/1990

**Document #:**

90575052

**116 Tax ID:**  
16-18-107-013-0000



**Owner Name:**

AWE, MICHAEL J , AWE, MICHAEL J , GOULD, CYNTHIA L , GOULD, CYNTHIA L , THE AWE GOULD TRUST DATED FEBRUARY 1, 2019

**Site Address:**

517 S GROVE AV , , OAK PARK, IL 60304




**Tax Payer Name:**

MICHAEL J AWE & CYNTHI

**Tax Payer**

517 S GROVE AVE , OAK PARK, IL 60304



	<b>Address :</b> <b>Sale Amount:</b> \$166,000 <b>Sale Date:</b> 08/13/1990 <b>Document #:</b> T3903803
<b>117 Tax ID:</b> 16-18-107-014-0000 	<b>Owner Name:</b> HILL, DAVID F , HILL, LINDA L <b>Site Address:</b> 521 S GROVE AV , , OAK PARK, IL 60304 <b>Tax Payer Name:</b> DAVID F HILL <b>Tax Payer Address :</b> 521 S GROVE AV , OAK PARK, IL 60304 <b>Sale Amount:</b> \$0 <b>Sale Date:</b> 12/19/1994 <b>Document #:</b> 4056301
<b>118 Tax ID:</b> 16-18-107-015-0000 	<b>Owner Name:</b> FLYNN, NORA K , LYNCH, MATTHEW G <b>Site Address:</b> 523 S GROVE AV , , OAK PARK, IL 60304 <b>Tax Payer Name:</b> MATTHEW LYNCH <b>Tax Payer Address :</b> 523 S GROVE AVE , OAK PARK, IL 60304 <b>Sale Amount:</b> \$410,000 <b>Sale Date:</b> 09/22/2010 <b>Document #:</b> 1026511101
<b>119 Tax ID:</b> 16-18-107-016-0000 	<b>Owner Name:</b> TADIC, ALECKSANDRA , TADIC, IVAN <b>Site Address:</b> 527 S GROVE AV , , OAK PARK, IL 60304 <b>Tax Payer Name:</b> IVAN TADIC <b>Tax Payer Address :</b> 527 S GROVE , OAK PARK, IL 60304 <b>Sale Amount:</b> \$365,000 <b>Sale Date:</b> 06/13/2013 <b>Document #:</b> 1316441023
<b>120 Tax ID:</b> 16-18-107-017-0000	<b>Owner Name:</b> BLESCH, CARA SHERRARD , BLESCH, GREGORY R , THE CARA SHERRARD BLESCH 2022 TRUST



**Site Address:**

DATED APRIL 6, 2022 , THE GREGORY R. BLESCH  
2022 TRUST DATED APRIL 6, 2022

531 S GROVE AV, , OAK PARK, IL 60304

**Tax Payer  
Name:**

THE CARA SHERRARD BLES

**Tax Payer  
Address :**

531 S GROVE AVE , OAK PARK, IL 60304

**Sale Amount:**

\$589,000

**Sale Date:**

07/25/2016

**Document #:**

1620710021

**121 Tax ID:**  
16-18-107-020-  
0000



**Owner Name:**

811 MADISON STREET, LLC

**Site Address:**

811 MADISON ST, , OAK PARK, IL 60302

**Tax Payer  
Name:**

WALGREEN CO 11760

**Tax Payer  
Address :**

PO BOX 1159 , DEERFIELD, IL 60015

**Sale Amount:**

\$13,379,500

**Sale Date:**

12/04/2012

**Document #:**

1233933085

**122 Tax ID:**  
16-18-108-002-  
0000



**Owner Name:**

811 MADISON STREET, LLC

**Site Address:**

811 MADISON ST, , OAK PARK, IL 60302

**Tax Payer  
Name:**

WALGREEN CO 11760

**Tax Payer  
Address :**

P O BOX 11760 , DEERFIELD, IL 0

**Sale Amount:**

\$13,379,500

**Sale Date:**

12/04/2012

**Document #:**

1233933085

**123 Tax ID:**  
16-18-108-003-  
0000



**Owner Name:**

811 MADISON STREET, LLC

**Site Address:**

811 MADISON ST, , OAK PARK, IL 60302

**Tax Payer  
Name:**




WALGREEN CO 11760

**Tax Payer  
Address :**

P O BOX 901 , DEERFIELD, IL 60015

**Sale Amount:**

\$13,379,500

	<b>Sale Date:</b>	12/04/2012
	<b>Document #:</b>	1233933085
<b>124 Tax ID:</b> 16-18-108-004-0000  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	HANERT FAMILY 2010 TRUST DTD JUN/28/10 , HANERT, DONNA C T/U , HANERT, JAMES C T/U  510 S GROVE AV, , OAK PARK, IL 60304  JAMES & DONNA HANERT  510 S GROVE AV , OAK PARK, IL 60304  \$0  07/29/2010  1021029010
<b>125 Tax ID:</b> 16-18-108-005-0000  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	THE CAROLE D. WOODS TRUST DATED APRIL 22, 2005 , WOODS, CAROLE D  512 S GROVE AV, , OAK PARK, IL 60304  CAROLE WOODS  512 S GROVE , OAK PARK, IL 60304  \$359,000  09/23/2015  1526604009
<b>126 Tax ID:</b> 16-18-108-006-0000  	<b>Owner Name:</b>  <b>Site Address:</b>  <b>Tax Payer Name:</b>  <b>Tax Payer Address :</b>  <b>Sale Amount:</b>  <b>Sale Date:</b>  <b>Document #:</b>	ALICE E. BOOMHOWER 2011 DECLARATION OF TRUST, DATED JUNE 22, 2011  514 S GROVE AV, , OAK PARK, IL 60304  A BOOMHOWER  514 S GROVE , OAK PARK, IL 60304  \$268,500  08/13/2012  1222641006
<b>127 Tax ID:</b> 16-18-108-007-0000	<b>Owner Name:</b>  <b>Site Address:</b>	GRIFFIN, ANNA M , GRIFFIN, JAMES E  518 N GROVE , , OAK PARK, IL 60304



**Tax Payer Name:**

JAMES E GRIFFIN

**Tax Payer Address :**

518 S GROVE , OAK PARK, IL 60304

**Sale Amount:**

\$0

**Sale Date:**

10/01/1984

**Document #:**

27276112

**128 Tax ID:**  
16-18-108-008-0000



**Owner Name:**

VIZZONE, NICHOLAS , VIZZONE, SARA

**Site Address:**

520 S GROVE AV, , OAK PARK, IL 60304

**Tax Payer Name:**

NICHOLAS VIZZONE

**Tax Payer Address :**

520 S GROVE AVE , OAK PARK, IL 60304

**Sale Amount:**

n/a

**Sale Date:**

06/15/2020

**Document #:**

2016721149

**129 Tax ID:**  
16-18-108-009-0000



**Owner Name:**

YOUNG III, JOHN W , YOUNG, MYLA B

**Site Address:**

522 S GROVE AV, , OAK PARK, IL 60304

**Tax Payer Name:**

J YOUNG

**Tax Payer Address :**

522 S GROVE , OAK PARK, IL 60304

**Sale Amount:**

\$880,000

**Sale Date:**

11/17/2008

**Document #:**

832254020

**130 Tax ID:**  
16-18-108-010-0000



**Owner Name:**

FIESTER, JANNA CARROLL , FIESTER, TIMOTHY E ,  
FIESTER, TIMOTHY E

**Site Address:**

526 S GROVE AV, , OAK PARK, IL 60304

**Tax Payer Name:**

T & J C FIESTER

**Tax Payer Address :**

526 S GROVE , OAK PARK, IL 60304

**Sale Amount:**

\$351,500

**Sale Date:**

08/13/2013

**Document #:**

1322516024

**131 Tax ID:**  
16-18-108-011-  
0000



**Owner Name:**  
**Site Address:**  
**Tax Payer Name:**  
**Tax Payer Address :**  
**Sale Amount:**  
**Sale Date:**  
**Document #:**

BARKER, RICHARD , BARKER, RUTH  
528 S GROVE AV, , OAK PARK, IL 60304  
RICHARD BARKER  
528 S GROVE AVE , OAK PARK, IL 60304  
\$350,000  
05/04/2016  
1612557188

**132 Tax ID:**  
16-18-108-012-  
0000



**Owner Name:**  
**Site Address:**  
**Tax Payer Name:**  
**Tax Payer Address :**  
**Sale Amount:**  
**Sale Date:**  
**Document #:**

KREIS, KENNETH W , KREIS, MARY T  
532 S GROVE AV, , OAK PARK, IL 60304  
KENNETH W KREIS  
532 S GROVE AV , OAK PARK, IL 60304  
\$50,000  
03/28/1989  
T3782081

**133 Tax ID:**  
16-18-108-013-  
0000



**Owner Name:**  
**Site Address:**  
**Tax Payer Name:**  
**Tax Payer Address :**  
**Sale Amount:**  
**Sale Date:**  
**Document #:**




KOERTGE, CHRISTOPHER , KOERTGE, JENNIFER  
534 S GROVE AV, , OAK PARK, IL 60304  
CHRIS & JEN KOERTGE  
534 GROVE AVE , OAK PARK, IL 60304  
\$450,000  
09/01/2006  
624454048

**134 Tax ID:**  
16-18-108-014-  
0000



**Owner Name:**  
**Site Address:**  
**Tax Payer Name:**  
**Tax Payer Address :**  
**Sale Amount:**

BRICKER, MONICA , BRICKER, SCOTT  
538 S GROVE AV, , OAK PARK, IL 60304  
SCOTT & MONICA BRICKER  
538 S GROVE , OAK PARK, IL 60304  
\$428,000

	<b>Sale Date:</b> 11/14/2013 <b>Document #:</b> 1331839062
<b>135 Tax ID:</b> 16-18-108-017-0000 	<b>Owner Name:</b> VIVAS, ELIZABETH CHASE (HIS WF), VIVAS, GERARDO E <b>Site Address:</b> 511 S OAK PARK AV, , OAK PARK, IL 60304 <b>Tax Payer Name:</b> G & E VIVAS <b>Tax Payer Address :</b> 511 S OAK PARK AV , OAK PARK, IL 60304 <b>Sale Amount:</b> \$210,000 <b>Sale Date:</b> 01/22/2001 <b>Document #:</b> 10054378
<b>136 Tax ID:</b> 16-18-108-018-0000 	<b>Owner Name:</b> TENDICK, JANET K <b>Site Address:</b> 515 S OAK PARK AV, , OAK PARK, IL 60304 <b>Tax Payer Name:</b> JANET TENDICK <b>Tax Payer Address :</b> 515 S OAK PARK AV , OAK PARK, IL 60304 <b>Sale Amount:</b> \$220,000 <b>Sale Date:</b> 09/07/2001 <b>Document #:</b> 10833061
<b>137 Tax ID:</b> 16-18-108-019-0000 	<b>Owner Name:</b> KINHAL, SHYLA , RIGAUD, IRA <b>Site Address:</b> 517 S OAK PARK AV, , OAK PARK, IL 60304 <b>Tax Payer Name:</b> IRA RIGAUD & SHYLA KIN <b>Tax Payer Address :</b> 517 S OAK PARK AVE , OAK PARK, IL 60304 <b>Sale Amount:</b> \$485,000 <b>Sale Date:</b> 05/08/2019 <b>Document #:</b> 1912833166
<b>138 Tax ID:</b> 16-18-108-020-0000	<b>Owner Name:</b> BOWEN, AVIVA <b>Site Address:</b> 519 S OAK PARK AV, , OAK PARK, IL 60304 <b>Tax Payer Name:</b> AVIVA BOWEN



**Tax Payer Address :** 519 S OAK PARK AVE , OAK PARK, IL 60304  
**Sale Amount:** \$609,000  
**Sale Date:** 08/16/2017  
**Document #:** 1722815081

**139 Tax ID:**  
16-18-108-021-0000



**Owner Name:** MCMAHON, BERNARD , MCMAHON, NANCY  
**Site Address:** 525 S OAK PARK , , OAK PARK, IL 60304  
**Tax Payer Name:** BERNARD MCMAHON  
**Tax Payer Address :** 604 S ELMWOOD , OAK PARK, IL 60304  
**Sale Amount:** n/a  
**Sale Date:**  
**Document #:**

**140 Tax ID:**  
16-18-108-022-0000



**Owner Name:** CHIHAN, JOAN B  
**Site Address:** 527 S OAK PARK AV, , OAK PARK, IL 60304  
**Tax Payer Name:** JOAN B CHIHAN  
**Tax Payer Address :** 527 S OAK PARK AVE , OAK PARK, IL 60304  
**Sale Amount:** n/a  
**Sale Date:** 03/12/2021  
**Document #:** 2107106200

**141 Tax ID:**  
16-18-108-023-0000



**Owner Name:** ANANDAPPA, ANTHONY , SIVASUBRAMANIAM, THERESE I  
**Site Address:** 529 S OAK PARK AV, , OAK PARK, IL 60304  
**Tax Payer Name:** THERESE SIVASUBRAMANIA  
**Tax Payer Address :** 529 S OAK PARK AVE #1 , OAK PARK, IL 60304  
**Sale Amount:** \$395,000  
**Sale Date:** 07/15/2013  
**Document #:** 1319626132

**142 Tax ID:**

**Owner Name:** 811 MADISON STREET, LLC

16-18-108-027-0000



**Site Address:**

811 MADISON ST, , OAK PARK, IL 60302

**Tax Payer Name:**

WALGREEN CO 11760

**Tax Payer Address :**

P O BOX 901 , DEERFIELD, IL 60015

**Sale Amount:**

\$13,379,500

**Sale Date:**

12/04/2012

**Document #:**

1233933085

**143 Tax ID:**  
16-18-108-028-0000



**Owner Name:**

811 MADISON STREET, LLC

**Site Address:**

811 MADISON ST, , OAK PARK, IL 60302

**Tax Payer Name:**

WALGREEN CO 11760

**Tax Payer Address :**

P O BOX 901 , DEERFIELD, IL 60015

**Sale Amount:**

\$13,379,500

**Sale Date:**

12/04/2012

**Document #:**

1233933085

**144 Tax ID:**  
16-18-115-011-0000



**Owner Name:**

EKWURTZEL, MARTHA A , MARCHIORI, ANNA MARIE

**Site Address:**

601 CARPENTER AV, , OAK PARK, IL 60304

**Tax Payer Name:**

MARTHA A EKWURTZEL

**Tax Payer Address :**

601 CARPENTER AVE , OAK PARK, IL 60304

**Sale Amount:**

\$475,000

**Sale Date:**

04/21/2008

**Document #:**

811247030

**145 Tax ID:**  
16-18-116-001-0000



**Owner Name:**

LARSON, ANGELA , MOBASHER, BAMSHAD (HIS WF)

**Site Address:**

600 CARPENTER , , OAK PARK, IL 60304

**Tax Payer Name:**

BAMSHAD MOBASHER

**Tax Payer Address :**

600 S CARPENTER , OAK PARK, IL 60304

**Sale Amount:**

\$180,500



	<b>Sale Date:</b>	08/11/1998
	<b>Document #:</b>	98705763
<b>146 Tax ID:</b> 16-18-116-011-0000	<b>Owner Name:</b>	FARRAR, BRAD H , FARRAR, ELLEN M
	<b>Site Address:</b>	601 S GROVE , , OAK PARK, IL 60304
	<b>Tax Payer Name:</b>	BRAD & ELLEN FARRAR
	<b>Tax Payer Address :</b>	601 S GROVE AV , OAK PARK, IL 60304
	<b>Sale Amount:</b>	\$425,000
	<b>Sale Date:</b>	03/20/2003
	<b>Document #:</b>	30379519

16-07-325-014-0000  
JOSEPH RUGGIRELLO  
415 S EUCLID  
OAK PARK IL 60302

16-07-325-019-0000  
NATL SHOPPING PLAZAS  
200 W MADISON ST #4200  
CHICAGO, IL 60606

16-07-325-020-0000  
DONALD ALEXANDER BUILD  
125 LAKEVIEW DR 514  
BLOOMINGDALE, IL 60108

16-07-325-025-1001  
ANDREW CARAGHER  
431 S KENILWORTH AV 1N  
OAK PARK IL 60302

16-07-325-025-1002  
CATHERINE CRAWFORD  
431 S KENILWORTH #2N  
OAK PARK IL 60302

16-07-325-025-1003  
TAEMYN K HOLLIS  
433 S KENILWORTH AVE 1S  
OAK PARK IL 60302

16-07-325-025-1004  
BENNETT L BAKER  
433 S KENILWORTH AVE 2S  
OAK PARK IL 60302

16-07-325-031-0000  
BEST REALTY INVESTMENT  
PO BOX 8285  
ROMEDEVILLE, IL 60446

16-07-325-032-0000  
GEORGIANN PIKOSZ  
429 KENILWORTH #2  
OAK PARK IL 60302

16-07-325-033-0000  
BEN HAMMOND  
429 S KENILWORTH #3  
OAK PARK IL 60302

16-07-325-034-0000  
JOHN KEANE  
429 KENILWORTH 4  
OAK PARK IL 60302

16-07-325-035-0000  
JULIE N TRAJKOSKI  
429 S KENILWORTH #5  
OAK PARK IL 60302

16-07-326-005-0000  
MARISSA MARTINEZ  
428 S KENILWORTH AVE  
OAK PARK IL 60302

16-07-326-006-0000  
KRISTIN E MARTIN  
430 S KENILWORTH  
OAK PARK IL 60302

16-07-326-007-0000  
DANIEL SHAYE  
434 S KENILWORTH AVE  
OAK PARK IL 60302

16-07-326-012-0000  
CONSTANTINE DUSSIAS  
421 S GROVE AVE  
OAK PARK IL 60302

16-07-326-013-0000  
PETER LAZARSKI  
425 S GROVE AVE  
OAK PARK IL 60302

16-07-326-014-0000  
LIVINGSTON & VALENTINE  
431 S GROVE AVE  
OAK PARK IL 60302

16-07-326-015-0000  
HUSSEIN REAL ESTATE LL  
722 68TH ST  
WILLOWBROOK, IL 60527

16-07-326-017-0000  
ESTEBAN LINAREZ  
850 MADISON STREET  
OAK PARK IL 60302

16-07-326-018-0000  
LEONAS PIZZERIA  
3931 S LEVITT  
CHICAGO, IL 60609

16-07-326-019-0000  
LEONA S PIZZERIA  
3931 S LEAVITT  
CHICAGO, IL 60609

16-07-326-020-0000  
JOANN CHO  
608 LATHROP AVE  
RIVER FOREST, IL 60305

16-07-326-021-0000  
CHICAGO TITLE LAND TRU  
PO BOX 6040  
RIVER FOREST, IL 60305

16-07-326-025-1001  
GEORGE K MCGREGOR JR  
420 S KENILWORTH AV #1  
OAK PARK IL 60302

16-07-326-025-1002  
CARLOS OROZCO  
434 S KENILWORTH AVE  
OAK PARK IL 60302

16-07-326-025-1003  
JOHN CONROY  
511 S HAWTHORNE AVE  
ELMHURST, IL 60126

16-07-326-025-1004  
TAXPAYER OF  
420 S KENILWORTH 4  
OAK PARK IL 60302

16-07-326-025-1005  
EVETTE F JOHNSON  
420 S KENILWORTH AVE #5  
OAK PARK IL 60302

16-07-326-025-1006  
JANE F BULARZIK  
224 S OAK PARK AVE #4E  
OAK PARK IL 60302

16-07-326-025-1007  
JASON E BACON  
420 S KENILWORTH AVE#7  
OAK PARK IL 60302

16-07-326-025-1008  
JOHN ROGALSKI  
420 S KENILWORTH AVE#8  
OAK PARK IL 60302

16-07-326-025-1009  
TYRINA L NASH  
420 S KENILWORTH AVE 9  
OAK PARK IL 60302

16-07-326-025-1010  
GEORGE K MC GREGOR  
420 S KENILWORTH  
OAK PARK IL 60302

16-07-326-025-1011  
MASLOREALTY LLC  
115 S WINDHAM LN  
BLOOMINGDALE, IL 60108

16-07-326-025-1012  
MARIA T ZAJAC  
420 S KENILWORTH 12  
OAK PARK IL 60302

16-07-326-025-1013  
MARSHELLE SAMUELS  
420 S KENILWORTH 13  
OAK PARK IL 60302

16-07-326-025-1014  
LORETTA OWENS  
420 S KENILWORTH 14  
OAK PARK IL 60302

16-07-326-025-1015  
SHEILA VOISSEM  
420 S KENILWORTH #15  
OAK PARK IL 60302

16-07-326-025-1016  
BRENDA SAULS  
735 NEWCASTLE AVE  
WESTCHESTER, IL 60154

16-07-326-025-1017  
NATHANIEL FAULKNER  
420 S KENILWORTH 17  
OAK PARK IL 60302

16-07-326-025-1018  
LILLIE MAE GRAYER  
420 S KENILWORTH  
OAK PARK IL 60302

16-07-326-026-1001  
CTLTC NS 05 8984  
10 S LA SALLE ST#2750  
CHICAGO, IL 60603

16-07-326-026-1002  
CTLTC NS 05 8984  
10 S LASALLE ST #2750  
CHICAGO, IL 60603

16-07-326-026-1003  
CTLTC NS 05 8984  
10 S LASALLE ST #2750  
CHICAGO, IL 60603

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10 S LASALLE ST #2750  
CHICAGO, IL 60603

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10 S LASALLE ST #2750  
CHICAGO, IL 60603

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CTLTC NS 05 8984  
10 S LASALLE ST #2750  
CHICAGO, IL 60603

16-07-326-026-1008  
CTLTC NS 05 8984  
10 S LASALLE ST #2750  
CHICAGO, IL 60603

16-07-326-026-1009  
CTLTC NS 05 8984  
10 S LASALLE ST #2750  
CHICAGO, IL 60603

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CTLTC NS 05 8984  
10 S LASALLE ST #2750  
CHICAGO, IL 60603

16-07-326-026-1011  
CTLTC NS 05 8984  
10 S LASALLE ST #2750  
CHICAGO, IL 60603

16-07-326-026-1012  
CTLTC NS 05 8984  
10 S LASALLE ST #2750  
CHICAGO, IL 60603

16-07-326-026-1013  
BRIDGET OPTHOTL  
854 MADISON #3  
OAK PARK IL 60302

16-07-326-027-0000  
MADISON AND GROVE  
411 S WELLS ST 401  
CHICAGO, IL 60607

16-07-327-004-0000  
JAY DIAS  
420 S GROVE AVE  
OAK PARK IL 60302

16-07-327-005-0000  
LOUIS R MARCHI  
424 S GROVE  
OAK PARK IL 60302

16-07-327-006-0000  
CONNOR LANE  
428 S GROVE AVE  
OAK PARK IL 60302

16-07-327-007-0000  
SUSAN TSAN  
430 S GROVE AVE  
OAK PARK IL 60302

16-07-327-008-0000  
CHARITY FORT  
434 S GROVE AVE  
OAK PARK IL 60302

16-07-327-018-0000  
FIRST CHICAGO 2115  
433 S OAK PARK AVE  
OAK PARK IL 60302

16-07-327-019-0000  
MEDIAONE  
800 WEST MADISON  
CHICAGO, IL 60607

16-07-327-026-0000  
ADRIENNE M POPE  
425 S OAK PARK AVE#E  
OAK PARK IL 60302

16-07-327-029-0000  
KARI MARX  
821 RED STABLE WAY  
OAK BROOK, IL 60523

16-07-327-030-0000  
STEPHANIE Y CRAWFORD  
429D S OAK PARK AV  
OAK PARK IL 60302

16-07-327-031-0000  
DWYER & ASCROFT  
429 S OAK PARK AV #E  
OAK PARK IL 60302

16-07-327-032-0000  
MARIA ISABEL CRUZ  
425 S OAK PARK AV #C  
OAK PARK IL 60302

16-07-327-033-0000  
PWSW PROPERTIES LLC  
605 WOODBINE AVE  
OAK PARK IL 60302

16-07-327-034-0000  
ADRIENNE POPE  
425 S OAK PARK AVE E  
OAK PARK IL 60302

16-07-327-035-0000  
BRUCE R WOODLEY  
429 OAK PARK AVE #A  
OAK PARK IL 60302

16-07-327-036-0000  
KARI MARX  
821 RED STABLE WAY  
OAK BROOK, IL 60523

16-07-327-037-0000  
IRIS GAN J COLVILLE  
744 CLARENCE AVE  
OAK PARK IL 60304

16-07-327-040-0000  
MADISON & GROVE  
411 S WELLS ST 401  
CHICAGO, IL 60607

16-07-327-041-0000  
MADISON AND GROVE  
411 S WELLS ST 401  
CHICAGO, IL 60607

16-18-105-012-0000  
MEV OAK PARK LLC  
350 W HUBBARD ST #250  
CHICAGO, IL 60654

16-18-105-013-0000  
TRUSTEE BRIAN P NICHOL  
507 S KENILWORTH AVE  
OAK PARK IL 60304

16-18-105-014-0000  
KEVIN R CRUZ & JEREMY  
511 S KENILWORTH AVE  
OAK PARK IL 60304

16-18-105-015-0000  
GUADALUPE M REYES  
515 S KENILWORTH AV  
OAK PARK IL 60304

16-18-105-016-0000  
KAREN MARIE WARD  
517 S KENILWORTH  
OAK PARK IL 60304

16-18-105-017-0000  
NICHOLAS A RUDOLPH  
521 S KENILWORTH AVE  
OAK PARK IL 60304

16-18-105-018-0000  
MARY JO GRIFFIN  
525 S KENILWORTH  
OAK PARK IL 60304

16-18-105-019-0000  
JOHN T LOWELL  
529 S KENILWORTH AVE  
OAK PARK IL 60304

16-18-105-020-0000  
KEVIN SCHULTZ  
533 S KENILWORTH AVE  
OAK PARK IL 60304

16-18-106-003-0000  
BRIAN HAVENER  
508 S KENILWORTH AVE  
OAK PARK IL 60304

16-18-106-004-0000  
DIANE J MOORE  
512 S KENILWORTH AV  
OAK PARK IL 60304

16-18-106-005-0000  
JAMES T BEECROFT  
514 S KENILWORTH AVE  
OAK PARK IL 60304

16-18-106-006-0000  
RYAN & TRACEY DOYLE  
518 S KENILWORTH  
OAK PARK IL 60304

16-18-106-007-0000  
GORDON K HELLWIG  
522 S KENILWORTH AV  
OAK PARK IL 60304

16-18-106-008-0000  
ROBERT NORA KETCHUM  
524 S KENILWORTH  
OAK PARK IL 60304

16-18-106-009-0000  
PURAV BHATT  
526 S KENILWORTH AVE  
OAK PARK IL 60304

16-18-106-010-0000  
DONNELL LANGSTON  
530 S KENILWORTH AVE  
OAK PARK IL 60304

16-18-106-011-0000  
S MARK CAVANAGH  
532 S KENILWORTH AV  
OAK PARK IL 60304

16-18-106-012-0000  
TOWN & COUNTRY  
845 W MADISON  
OAK PARK IL 60302

16-18-106-013-0000  
REYNALDO VILLAGOMEZ  
515 S CARPENTER AV  
OAK PARK IL 60304

16-18-106-014-0000  
WILLA JULIOUS  
517 S CARPENTER AV  
OAK PARK IL 60304

16-18-106-015-0000  
SUSAN & THOMAS FLEMING  
521 CARPENTER  
OAK PARK IL 60304

16-18-106-016-0000  
MICHELLE RENEE DORMANE  
523 CARPENTER AVE  
OAK PARK IL 60304

16-18-106-017-0000  
VICTORIA VON AMMON  
527 CARPENTER AV  
OAK PARK IL 60304

16-18-106-018-0000  
SHANNON PENOFF  
535 CARPENTER  
OAK PARK IL 60304

16-18-106-020-0000  
MADISON 855 LLC  
9440 ENTERPRISE DRIVE  
MOKENA, IL 60448

16-18-107-001-0000  
MIDWEST PROP GRP OPH  
520 W ERIE ST #430  
CHICAGO, IL 60654

16-18-107-002-0000  
MIDWEST PROP GROUP OPH  
520 W ERIE ST #430  
CHICAGO, IL 60654

16-18-107-003-0000  
VINCENT L GAY  
512 CARPENTER AVE  
OAK PARK IL 60304

16-18-107-004-0000  
BRYAN KELLY  
516 CARPENTER AVE  
OAK PARK IL 60304

16-18-107-005-0000  
D DUMAS & S KISSAM  
520 CARPENTER AVE  
OAK PARK IL 60304

16-18-107-006-0000  
MATTHEW TUCKER  
524 CARPENTER AVE  
OAK PARK IL 60304

16-18-107-007-0000  
ANDREW R CELIS & SHERR  
528 CARPENTER AVE  
OAK PARK IL 60304

16-18-107-008-0000  
KATHERINE C GUSTIN  
532 CARPENTER AVE  
OAK PARK IL 60304

16-18-107-009-0000  
WALGREEN CO 11760  
PO BOX 1159  
DEERFIELD, IL 60015

16-18-107-011-0000  
MIRIAM & JUDITH SOLON  
511 S GROVE  
OAK PARK IL 60304

16-18-107-012-0000  
BYRON & NANCY LEONARD  
515 S GROVE AV  
OAK PARK IL 60304

16-18-107-013-0000  
MICHAEL J AWE & CYNTHI  
517 S GROVE AVE  
OAK PARK IL 60304

16-18-107-014-0000  
DAVID F HILL  
521 S GROVE AV  
OAK PARK IL 60304

16-18-107-015-0000  
MATTHEW LYNCH  
523 S GROVE AVE  
OAK PARK IL 60304

16-18-107-016-0000  
IVAN TADIC  
527 S GROVE  
OAK PARK IL 60304

16-18-107-017-0000  
THE CARA SHERRARD BLES  
531 S GROVE AVE  
OAK PARK IL 60304

16-18-107-020-0000  
WALGREEN CO 11760  
PO BOX 1159  
DEERFIELD, IL 60015

16-18-108-002-0000  
WALGREEN CO 11760  
P O BOX 11760  
DEERFIELD, IL 60015

16-18-108-003-0000  
WALGREEN CO 11760  
P O BOX 901  
DEERFIELD, IL 60015

16-18-108-004-0000  
JAMES & DONNA HANERT  
510 S GROVE AV  
OAK PARK IL 60304

16-18-108-005-0000  
CAROLE WOODS  
512 S GROVE  
OAK PARK IL 60304

16-18-108-006-0000  
A BOOMHOWER  
514 S GROVE  
OAK PARK IL 60304

16-18-108-007-0000  
JAMES E GRIFFIN  
518 S GROVE  
OAK PARK IL 60304

16-18-108-008-0000  
NICHOLAS VIZZONE  
520 S GROVE AVE  
OAK PARK IL 60304

16-18-108-009-0000  
J YOUNG  
522 S GROVE  
OAK PARK IL 60304

16-18-108-010-0000  
T & J C FIESTER  
526 S GROVE  
OAK PARK IL 60304

16-18-108-011-0000  
RICHARD BARKER  
528 S GROVE AVE  
OAK PARK IL 60304

16-18-108-012-0000  
KENNETH W KREIS  
532 S GROVE AV  
OAK PARK IL 60304

16-18-108-013-0000  
CHRIS & JEN KOERTGE  
534 GROVE AVE  
OAK PARK IL 60304

16-18-108-014-0000  
SCOTT & MONICA BRICKER  
538 S GROVE  
OAK PARK IL 60304

16-18-108-017-0000  
G & E VIVAS  
511 S OAK PARK AV  
OAK PARK IL 60304

16-18-108-018-0000  
JANET TENDICK  
515 S OAK PARK AV  
OAK PARK IL 60304

16-18-108-019-0000  
IRA RIGAUD & SHYLA KIN  
517 S OAK PARK AVE  
OAK PARK IL 60304

16-18-108-020-0000  
AVIVA BOWEN  
519 S OAK PARK AVE  
OAK PARK IL 60304

16-18-108-021-0000  
BERNARD MCMAHON  
604 S ELMWOOD  
OAK PARK IL 60304

16-18-108-022-0000  
JOAN B CHIHAN  
527 S OAK PARK AVE  
OAK PARK IL 60304

16-18-108-023-0000  
THERESE SIVASUBRAMANIA  
529 S OAK PARK AVE #1  
OAK PARK IL 60304

16-18-108-027-0000  
WALGREEN CO 11760  
P O BOX 901  
DEERFIELD, IL 60015

16-18-108-028-0000  
WALGREEN CO 11760  
P O BOX 901  
DEERFIELD, IL 60015

16-18-115-011-0000  
MARTHA A EKWURTZEL  
601 CARPENTER AVE  
OAK PARK IL 60304

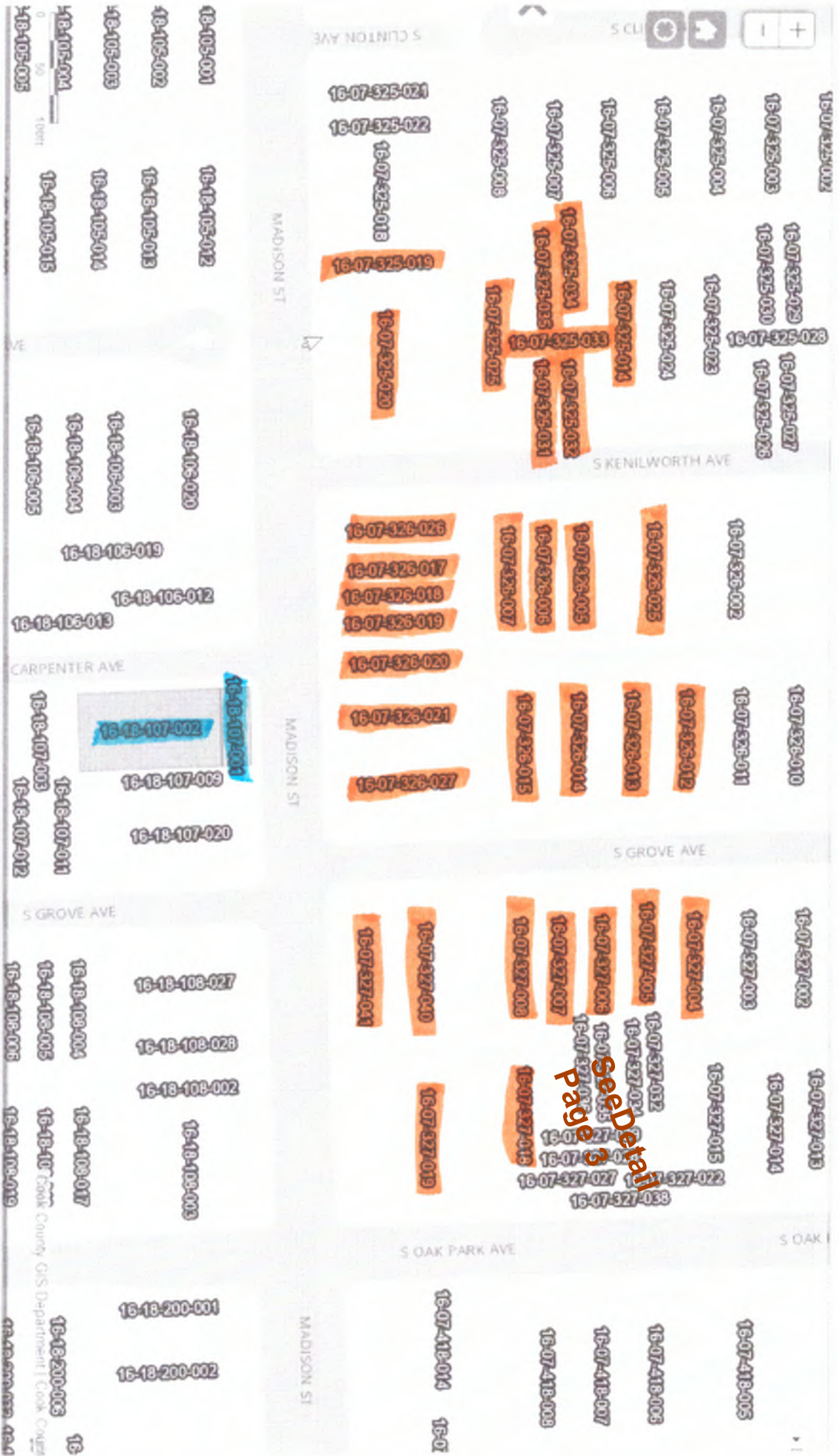
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BAMSHAD MOBASHER  
600 S CARPENTER  
OAK PARK IL 60304

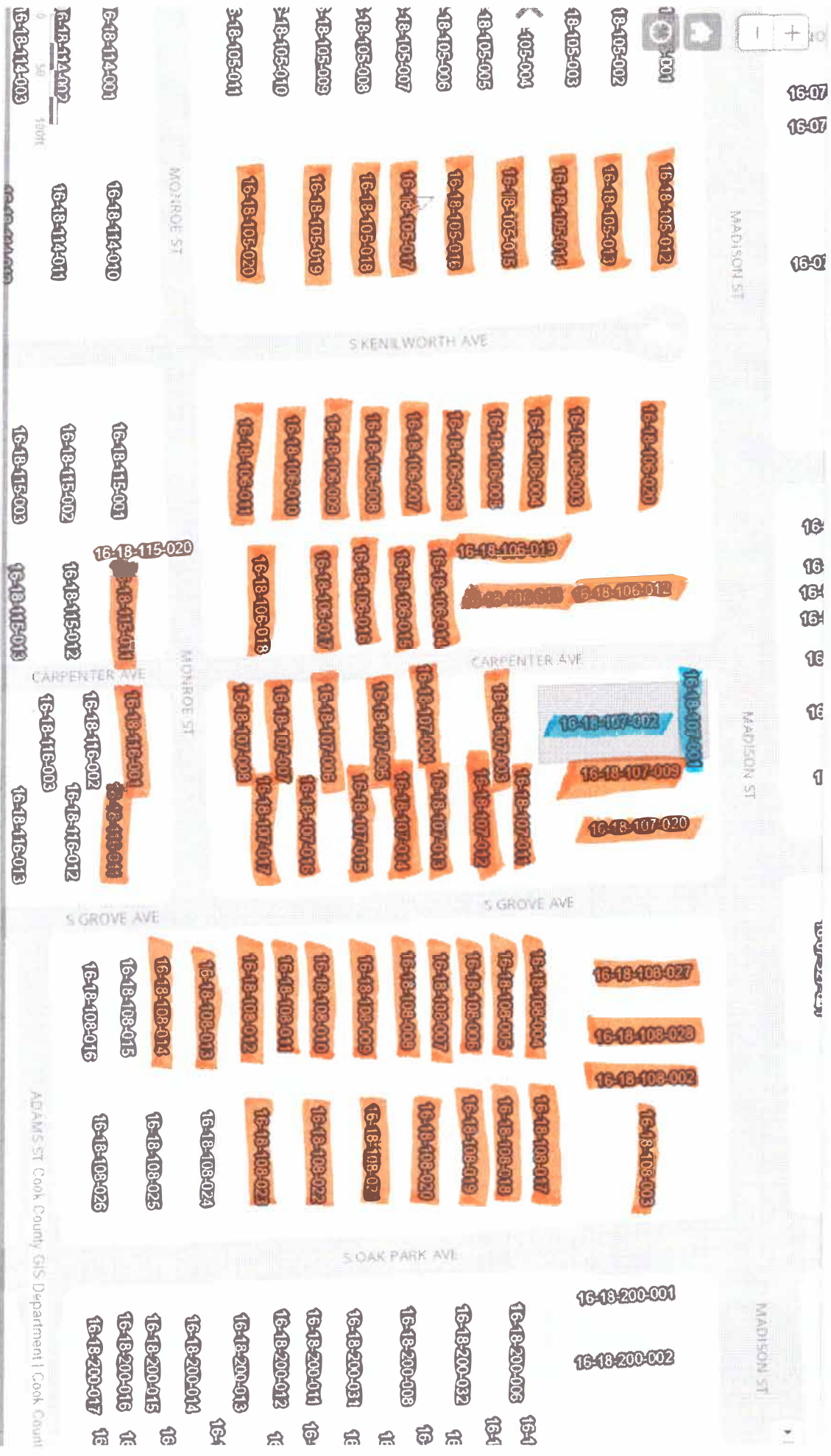
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BRAD & ELLEN FARRAR  
601 S GROVE AV  
OAK PARK IL 60304

16-07-326-026-0000  
TAXPAYER OF  
852 S MADISON  
OAK PARK IL 60304

16-07-326-025-0000  
AVE B&TCO OF OAK PARK  
7829 S ESCANABA AVE  
CHICAGO, IL 60649

16-07-325-025-0000  
TAXPAYER OF  
431 S KENILWORTH AVE #33  
OAK PARK, IL 60302







16-07-326-011

16-07-326-012

16-07-326-013

16-07-326-014

16-07-326-015

16-07-326-021

16-07-326-027

16-07-327-003

16-07-327-004

16-07-327-005

16-07-327-006

16-07-327-007

16-07-327-008

16-07-327-040

16-07-327-015

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16-07-327-028  
16-07-327-027  
16-07-327-022  
16-07-327-038

16-07-327-018

16-07-327-019

S GROVE AVE

S GROVE

S OAK PARK AVE

S OAK PARK AVE

## Application Item 13 – Responses to PRT Feedback



## Responses for the Project Review comments: Updated 9.16.22

1. Narrative. Please review narrative to include the relief sought for illumination along Carpenter Avenue and Madison Street. Also include your list of public benefits. Please refer to Article 14, Section 14.5 E of the Oak Park Zoning Ordinance. You should consider including a resurfacing or reconstruction of alley abutting the project to the south. Your development will be the primary user of the ROW. This can be considered a public benefit. Also, it appears that the building is proposed to be setback 3 feet along Madison Street per code. You should consider providing a public sidewalk easement over that area.

*The Narrative has been revised. As part of the development the applicant will replace the public sidewalk in the west and the northside bordering the development property. The applicant will resurface the alley bordering the property at the southside. The applicant will provide 3' easement at the northside sidewalk. The applicant will provide public art on the Madison and Carpenter facades. The applicant will also provide commercial/retail space.*

2. Public Art. Your plans indicate public art on the front facade. Please contact Tammie Grossman, Development Customer Service Director at the appropriate time to schedule a discussion with Camille Wilson-White, Executive Director of the Oak Park Area Arts Council. *The applicant in conversation with Camille Wilson-White to facilitate the public art on the facade.*
3. Please provide a zoning analysis as part of the narrative statement. *A zoning analysis is now included in the latest packet. Please note the only zoning relief we are seeking is to increase the building height.*
4. For the National Green Building Standards rating system, please add the proposed points for this project using its program checklist. We appreciate the silver level being offered. *The NGBS (National Green Building Standards) scoring checklist is now included in the latest packet.*
5. Please provide the current signed official Title documents. Those submitted are unofficial. We also need to understand all parties subject to the LLC. *The applicant has included the official Title Policy and clarification of the management of the company.*
6. Petition for Public Hearing, please include the relief sought for illumination. Also, please complete the explanation section at the bottom of page two. *Per Staff direction, no waiver is requested for illumination.*

7. Typically for the Village Services portion of the application, the applicant meetings with the Police Chief and Fire Chief to get their support for the project. Staff can facilitate that meeting, if the Chiefs feel the need to meet. Staff will follow up with you. *The applicant is working with Craig Failor to facilitate this meeting with the Police and Fire Chiefs, if necessary.*

8. Please provide a list and map of all taxpayers of record within 300 feet to be used for mailing meeting notice letters as well as the Affidavit of Notice. *The applicant has included the map and list of taxpayers on record within 300 feet as well as the Affidavit of Notice.*

9. Waiver Requests:

a. Parking Impact Study Staff supports this request.

*Acknowledged, thank you.*

b. Market Feasibility Study Staff supports this request.

*Acknowledged, thank you.*

10. Plans:

a. Landscape Plan: Are all of the parkway trees to be removed along Carpenter Avenue or just the one furthest north for staging purposes? Please add species and quantity of landscape materials for the subject site. *An updated landscape plan is now included in the latest packet.*

b. Site Plan: Please add dimension on the site plan similar to what is on the first-floor plan. Consider reversing the swing of the commercial door from out to in. Please check with Steve Cutaia, Chief Building Official to determine code compliance. *An updated plan is now included in the latest packet*

c. Streetscape Elevation: please provide. *The streetscape drawings were inadvertently omitted previously, an updated streetscape drawings are now included in the latest packet.*

d. Logistics Plan: Please add truck routes to and from site. *An updated construction logistics plan is now included in the latest packet.*

e. Shadow Study: Please add March and September months with the submitted December and June studies. *The additional shadow studies are now included in the latest packet.*

11. Please ensure the Village properly address the project and units. The Address compliance form can be found on the Village's website. *The applicant will ensure that the addresses for the development are consistent with Staff's request as outlined here and the address used for application purposes.*

12. Wight and Company has reviewed your project and has provided you initial comments. Final comments will be provided. Staff believes the Carpenter Avenue façade should be designed in a more pedestrian friendly manner. The west façade along the first floor level is mainly painted steel screening or a brick wall. Please review Article 7, Section 7.4 of the Zoning Ordinance regarding building façade standards. Please provide additional information on the venting system for the parking garage. *The western façade (along Carpenter Avenue) has been updated to show a second public art location so that the street frontage is broken into sections that do not exceed 40' (per 7.4 Building Standards, Building Façade Standards, section 4a.) The garage is an open garage (per IBC 2018 section 406.5 Open parking garages) which does not require a mechanical ventilation system.*

13. The balconies and bays hanging over the right-of-way will need an easement from the Village. Please contact Bill McKenna with questions about plans and process. *After Plan Development approval and prior to issuance of a building permit, the applicant will work collaboratively with the Village's Engineering department to establish easements for the balconies, bays and footings as shown on the drawings.*

14. The bottom of the balcony located on the rear of the proposed building, over the private parking space, is about 13 feet above grade. If trucks are to maneuver in that area for the loading dock, it is recommended that the balcony be no lower than 14.5 feet above grade. *The balcony for the apartment at the southwest corner of the building was relocated to be along Carpenter Avenue rather than the alley, so the vertical clearance of 14'6" can be met above the loading area and the maneuvering space above exterior parking space.*

15. Please keep in mind that the property to the east can be redeveloped as the parking spaces on that site are not required parking spaces for the Walgreens, but elective. Steve Cutaia is checking on the code compliance regarding distance from the east lot line to the window wall relative to fire rating. *The upper floors of the building are 9'1" west of the east property line and conform to the Fires Separation Distance requirements of the 2018 IBC section Table 602.*

16. Public Notice. Planned Development applications require three (3) types of notice for public hearings; a.) Newspaper notice, b.) Signs posted on the subject property (one on each street frontage) and c.) Mailed notices to property owners within 300 feet of the subject property sent by regular mail. The applicant will be responsible for the signs and mailed notices. Staff will prepare the notice for the newspaper and send for your review and approval. The applicant will be responsible to reimburse the Village of the newspaper notice expense. The next available Plan Commission meeting is October 6, 2022, pending final application submittal and completion. *The applicant will put up the sign and do the mailing per application requirements and reimburse Village for the newspaper notice expense.*

17. Items to consider as you approach the building permit stage.

- A fire sprinkler system will be required. Please send your request for the fire flow test on your company letter head to Orlando Velasquez in Public Works. You may need a fire pump if water flow is insufficient.
- A fire alarm system be will required.
- A Fire Department connection will be necessary and shall be located on the front of the building.
- You will be required to install a fire sprinkler system at each balcony.

*Building will have sprinkler systems per code. The fire alarm system and the fire department connection (see North elevation) will be part of the project scope. If required, we will incorporate a sprinkler head at balconies. Applicant will contact Public Works to schedule a water flow test.*



Responses for the Project Review comments:

1. As part of the development the applicant will replace the public sidewalk in the west and the northside bordering the development property. The applicant will resurface the southside of the alley bordering the property. The applicant will provide 3' easement at the northside sidewalk. The applicant will provide public art on the Madison and Carpenter facades. The applicant will also provide commercial/retail space.
2. The applicant in conversation with Camille Wilson-White to facilitate the public art on the façade.
5. The applicant has included the official Title Policy and clarification of management of the company.
7. The applicant is working with Craig Failor to facilitate this meeting with the Police and Fire chiefs, if necessary.
8. The applicant has included the map and list of taxpayers on record within 300 feet as well as the Affidavit of Notice.
11. The applicant will ensure that the addresses for the development are consistent with Staff's request as outlined here and the address used for application purposes.
13. After Plan Development approval and prior to issuance of a building permit, the applicant will work collaboratively with the Village's Engineering department and Law department so as to establish easements for the balconies and bays as shown on the drawings.
16. The applicant will put up the sign and do the mailing per application requirements.
17. Building will have sprinkler systems and fire alarm system. Applicant will contact Public Works to schedule a water flow test.

## REVISED COMMENTS 09.14.2022

### Site Plan PD0.1

1. The short term bike storage should be located closer to the door of the commercial space near the corner of Madison/Carpenter. *The applicant acknowledges that the drawings will be revised to include this item of work.*
2. The screening fence at the southeast corner of the property appears to limit access to the adjacent garage. *The applicant acknowledges that the drawings will be revised to include this item of work.*
3. The existing parking lot on the subject property and the existing parking lot on the adjacent property are partially separated by a concrete curb/island and partially connected by asphalt pavement and a gap in the concrete curb/island. What will be done to permanently separate the proposed development from the adjacent parking lot? *The applicant will have a continuous curb between the two properties.*
4. Will any public sidewalk, parkway landscaping, curb & gutter, roadway pavement be removed/replaced? *The applicant will remove and replace all public sidewalks and parkway along property landscaping line. Applicant will resurface the alley to the south of the property.*
5. Label public sidewalk, parkway landscaping, curb & gutter, roadway pavement be removed/replaced at existing driveway opening and modifications to alley and sidewalk replacement for full frontage. *The applicant acknowledges that the drawings will be revised to include this item of work.*
6. Include replacement of public alley with new PCC alley pavement per Village standards and change driveway apron to a traditional alley return. *The applicant acknowledges that the drawings will be revised to include this item of work.*
7. Show restoring any pavement markings impacted by the work. *The applicant acknowledges that the drawings will be revised to include this item of work.*

### Utility Plan PD0.2

8. The proposed sanitary connection should be to the existing 36" combined sewer main in Madison St. *The applicant will work with Public Works and Engineering Dept. to come up with a mutually agreed plan for the sanitary connections.*
9. The proposed water service should be from the existing 8" water main in Madison St. *The applicant will work with Public Works and Engineering Dept. to come up with a mutually agreed plan for the water service.*
10. Water service will require a pressure connection with a tapping tee and valve in a valve vault and a gate valve in a valve box in the ROW. *The applicant acknowledges to include this item of work.*
11. Based on the Nicor atlas, the existing gas main is on the west side of Carpenter St. *The applicant acknowledges that the drawings will be revised to include this item of work.*



12. The proposed underground electric service may be partially located on the adjacent private property. *The applicant acknowledges that the drawings will be revised to include this item of work.*
13. Show disconnection of existing utilities: water service at the main (b-box and meter are in a meter pit in the Carpenter parkway); plugging sewer service at the main/manhole. *The applicant acknowledges that the drawings will be revised to include this item of work.*

#### Logistics Plan PD0.3

14. Pedestrian access on/along the south side of Madison St. shall be maintained during construction. Options include, but are not limited to, a shared 10' pedestrian/bike route on Madison St. protected by Jersey barriers, or the existing sidewalk on Madison St. with protective canopy. *The applicant will work with Public Works to come up with a mutually agreed plan to maintain pedestrian/bike traffic along Madison St.*
15. Construction fence will not be allowed to take any part of Carpenter St. – move it to the back of curb. *The applicant acknowledges that the drawings will be revised to include this item of work.*
16. Construction fence will not be allowed to take any part of Madison St. – move it to the back of curb or property line depending on how pedestrian access will be maintained. *The applicant acknowledges that the drawings will be revised to include this item of work.*
17. Show the access route for construction traffic to/from the proposed development. No construction traffic will be allowed on Carpenter St. south of the public alley. *The applicant acknowledges that the drawings will be revised to include this item of work.*

#### First Floor/Site Plan PD2.1

18. On this plan, or another plan, show garbage/moving truck movements in and out of the loading area from Carpenter St. using AutoTURN or a similar method. The AutoTURN analysis should include the proposed bollards and should have proposed parking space 27 as occupied and any existing/proposed public parking spaces on Carpenter St. as occupied. *The applicant acknowledges that the drawings will be revised to include this item of work.*
19. Will daily deliveries (e.g., Amazon) use the loading area, or should a dedicated delivery parking space be provided on Carpenter Ave.? *The applicant will work with Public Works to come up with a mutually agreed location.*
20. On this plan, or another plan, show all existing and proposed public parking spaces on Madison St. and Carpenter Ave. *The applicant acknowledges that the drawings will be revised to include this item of work.*

## Building Elevations PD3.1

21. Show any existing trees to remain and proposed trees on the West Elevation (Carpenter Ave.). *The applicant acknowledges that the drawings will be revised to include this item of work.*

## ALTA/NSPS Land Title and Topographic Survey

22. Does any of the ComEd or AT&T infrastructure near the southeast corner of the property encroach onto the property? Are there easements to cover any encroachments? *To the best of the applicant's knowledge there is no encroachments onto the property from COMED or AT&T infrastructure.*
23. Are there any other easements on the property? *To the best of the applicant's knowledge there are no easements on the property.*

## Traffic Impact Study

24. We received the Study. Please provide the models used to generate the Synchro v11 reports for Village review. Please provide these models in Synchro v10. Comments will be provided after review. *The applicant will provide this.*

## Other comments

25. Describe garbage collection methods in narrative form. *The applicant acknowledges that this will be provided.*
26. How does the proposed development respond to the recently-adopted Climate Ready Oak Park plan? *Oak Park Commons is a diverse group of like-minded Oak Park residents coming together to create a community that is vibrant, supports the values of being good neighbors and is committed to sustainability and environmental stewardship.*

*The building design, which will achieve a Silver rating in the National Green Building Standards ICC-700 sustainability certification program, incorporates an almost all electric approach to heating and cooling the building. When the building is completed, this will exceed the 2030 goal of reducing greenhouse gas emission. The long-term goal is to install a rooftop solar photovoltaic system and to change the gas-fired water heating and small ga-fired mechanical rooftop units making the building an all-electric building with net zero greenhouse gas emissions by 2050.*

*Oak Park Commons supports the other four stated goals of the Climate Ready Oak Park Plan, but they are community or village-based actions which a building is not meant to address.*

27. The applicant needs to request addresses for the new building, units, and commercial space. See attached form. *The applicant has submitted a form to verify address and will submit request for the new building, units and commercial space.*
28. Provide an updated parking table showing the private spaces, and also a table showing the gain and loss of any on-street parking spaces based on new spaces on Madison and any lost spaces on Carpenter following AutoTURN analysis for the alley in and out and 15-minute loading area. *The applicant will work with the engineers on the design team so as to submit the requested information.*