

Planned Development Application

Highland Place

231-307 W. Madison Street

October 22, 2015



HIGHLAND PLACE PLANNED UNIT DEVELOPMENT

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1
PETITION FOR PUBLIC HEARING
WITH LEGAL DESCRIPTION AND
PROOF OF OWNERSHIP



Petition for Public Hearing

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

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

Address/Location of Property in Question: 239-307 W. Madison Street

Property Identification Number(s)(PIN): See Attached

Name of Property Owner(s): Madison Highlands, LLC

Address of Property Owner(s): 315 N. Euclid, 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): Chicago Neighborhood Initiatives and Mercy Housing Lakefront

Applicant's Address: 1000 E. 111th St., 10th Fl., / 120 N. LaSalle, #1850

Applicant's Phone Number: Office Chicago, IL 60628 E-Mail Chicago, IL 60603

Other: 773/341-2066 / 312/878-1911

Project Contact: (if Different than Applicant) Steven P. Rouse, Molzahn, Rocco, Reed & Rouse, LLC

Contact's Address: 20 N. Clark Street, Suite 2300, Chicago, IL 60602

Contact's Phone Number: Office (312) 553-8634 E-Mail spr@m3riaw.com

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(Describe): _____

Existing Zoning: PD 2009-0-89 Describe Proposal: New Development of Property to be 5-story, 75,000/sf Family Workforce Apartment Building which includes 11,600/sf of Ground Floor Retail and 77 Parking Spaces

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

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

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

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

Size of Parcel (from Plat of Survey): 41,397 Square Feet or Acre (circle one)

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

Adjacent Zoning Districts and Land Uses:

To the North: <u>C</u>	<u>Commercial</u>
To the South: <u>R-4</u>	<u>Single Family</u>
To the East: <u>C</u>	<u>Commercial</u>
To the West: <u>C</u>	<u>Commercial</u>

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

COMMERCIAL/BUSINESS RESIDENTIAL MIXED USE OTHER: X

Describe Improvement: Currently utilized as surface parking lots and area for storage landscape materials.

Is the property in question currently in violation of the Zoning Ordinance? Yes X No

If Yes, how? _____

Is the property in question presently subject to a Special Use or Planned Development? X Yes No

If Yes, how? PD was given to Office Development

If Yes, please provide Ordinance No.'s Madison Highland 2009-0-89

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

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

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

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

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

3.8 Commercial District Regulations

6.2.2 Off-Street Parking Spaces & 6.2.3 Parking Credits

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

See Tab #4 of 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. Owner's signature must be notarized.

[Signature] 8/28/15
(Signature) Applicant Date

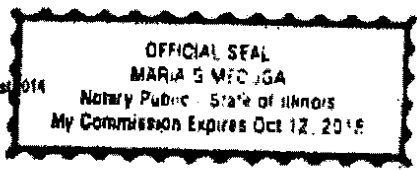
[Signature] 8-28-15
(Signature) Owner Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

28th DAY OF August, 2015

Maria B. Medusa
(Notary Public)



August 2014

EXHIBIT "A"

PARCEL 1:

LOTS 183, 184 AND 185 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 8, 9 AND 10 IN BLOCK 1 IN HARNSTROM' S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 180, 181 AND 182 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF THE EAST LINE OF LOT 180 EXTENDED SOUTH IN THE HIGHLANDS:

THAT PART OF A 14 FOOT WIDE VACATED PUBLIC ALLEY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF LOT 176, SAID LINE ALSO BEING THE WEST RIGHT OF WAY OF HARVEY AVENUE, FOR A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE EXTENDED 14.00 FEET TO THE NORTHEAST CORNER OF LOT 227 IN SAID THE HIGHLANDS SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 227, SAID LINE ALSO BEING THE SOUTH LINE OF A 14 FOOT WIDE PUBLIC ALLEY, FOR A DISTANCE OF 125.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 227; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 227 FOR A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF THE 14 FOOT WIDE PUBLIC ALLEY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 180 IN SAID THE HIGHLANDS SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF PUBLIC ALLEY TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 239-245 W. MADISON STREET & 301-307 MADISON STREET, OAK PARK, IL 60302
PARCEL NUMBERS: 16-17-101-004-0000, 16-17-101-005-0000; 16-17-101-006-0000, 16-17-102-001-0000, 16-17-102-038-0000

PARCEL 5:

LOT 179 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-17-102-005-0000

PARCEL 6:

LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF

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*ALTA Plain Language Commitment
(6-17-06) (IL)
Schedule A*



SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-17-102-006-0000

PARCEL 7:

LOT 177 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-17-102-007-0000

PARCEL 8:

LOT 178 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-17-102-006-0000

COMMONLY KNOWN AS: 229-235 MADISON, OAK PARK, ILLINOIS 60302

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*ALTA Plain Language Commitment
(6-17-06) (IL)
Schedule A*



FORM - 1

AFFIDAVIT OF OWNERSHIP

COUNTY OF Cook)
) SS

STATE OF ILLINOIS)

I, David Doig under oath, state that I am
(Print Name)

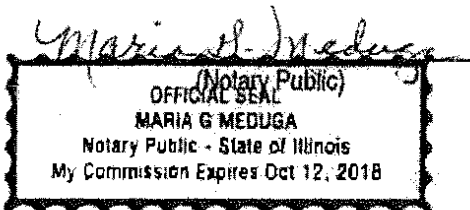
- the sole owner of the property
- an owner of the property
- an authorized officer for the owner of the property

commonly described as 234-307 W. Madison Street

and that such property is owned by Madison Highlands LLC as of this date.
(Print Name / Company)


(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS
28th DAY OF August, 2015



FORM - 1

AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK)

) SS

STATE OF ILLINOIS)

I, MAYRA TABIBOUZ, ART, under oath, state that I am
(Print Name) AGENT FOR AMZ LLC

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

commonly described as 249-245 W. Madison Street and
301-307 Madison Street, Oak Park, IL 60302

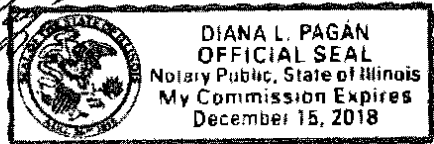
and that such property is owned by Harvey Madison Development LLC as of this date.
(Print Name / Company)

[Handwritten Signature]
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

28th DAY OF September, 2015

[Handwritten Signature]



2
APPLICATION OF NOTICE

Notice to Adjacent Property Owners of a Public Hearing before the Oak Park Plan Commission

Date: October 13, 2015

Dear Neighboring Property Owner:

The Oak Park Zoning Ordinance requires owners of property within 500 feet of the subject property be notified of a public hearing for a Planned Development ("Proposal"). The property owner shall be notified of the nature of the Proposal, and the date, time, and place of the public hearing regarding the Proposal. The Proposal can be found on the Village of Oak Park's website www.oak-park.us.

A Legal Notice will appear in the **Wednesday, October 21, 2015** edition of the Wednesday Journal. The hearing will take place at **7:00 p.m. on November 5, 2015** and will be located in the **Council Chambers, Room 201 at Village Hall, 123 Madison Street, Oak Park, IL**. The hearing is open to the public and comments / questions from the public on the Proposal are invited. Those property owners within the 500 foot notice area and those persons with a special interest beyond that of the general public ("Interested Parties") wishing to cross-examine witnesses must complete and file the attached appearance with the Village Clerk not later than 5:00 PM on the business day preceding the public hearing. Forms are also available in the Clerk's Office, Village Hall.

The applicants, Chicago Neighborhood Initiatives, 1000 E. 111th Street, 10th Floor, Chicago, IL 60628 and Mercy Housing, 120 N. LaSalle St., Suite 1850, Chicago, IL 60603 seek approval of the Proposal for a mixed-use residential and commercial development, located at 229-235 Madison Street (Southeast corner and Southwest corner of Highland Avenue and Madison Street).

If you have any questions or concerns regarding this Proposal prior to the public hearing, please contact Steven P. Rouse at 312/917-1880 or by e-mail at spr@m3rlaw.com or Craig Failor, Village of Oak Park Planner at 708/358-5418 or by e-mail at cfailor@oak-park.us.

Thank you for your time and consideration.

Respectfully,

Chicago Neighborhood Initiatives, 1000 E. 111th Street, 10th Floor, Chicago, IL 60628
Mercy Housing, 120 N. LaSalle St., Suite 1850, Chicago, IL 60603

Attachment (Appearance of Interested Party with Right to Cross-Examine)



PLAN COMMISSION

Docket No: PC 15 - 05 Name of Applicants: Chicago Neighborhood Initiatives & Mercy Housing

APPEARANCE OF INTERESTED PARTY WITH RIGHT TO CROSS-EXAMINE

I, _____, hereby enter my appearance in the above proceedings with the right to cross-examine witnesses pursuant to the Rules of Procedure of the Oak Park Plan Commission.

I am an Interested Party, which is a person with a special interest beyond that of the general public, for the following reason(s): *

*The reason(s) must be stated and is subject to review and approval by the Plan Commission. Property owners within the 500 foot notice area are considered to be Interested Parties.

_____ Date

_____ Signature

_____ Name (PRINTED)

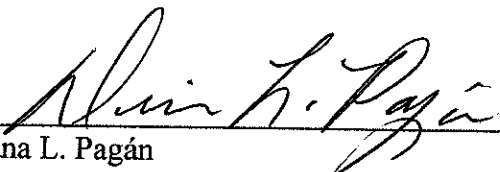
_____ Address - Street

_____ Community

This appearance bearing an **ORIGINAL** signature must be filed with the Village Clerk not later than 5:00 P.M. on the business day preceding the commencement of the public hearing.

CERTIFICATE OF MAILING

The Undersigned, a non-attorney, on oath, states that true and correct copies of the attached **Notice to Adjacent Property Owners of a Public Hearing before the Oak Park Plan Commission and Appearance of Interested Party with Right to Cross-Examine**, were mailed to all parties on the attached mailing list, before 5:00 p.m., via: **U.S. First Class Certified Mail, Return Receipt** from 20 N. Clark St., Chicago, IL 60602 on **October 13, 2015**. Under penalties as provided by law pursuant to 735 ILCS 5/1-109 of the Code of Civil Procedure, I certify that the statements set forth herein are true and correct.



Diana L. Pagán

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

16-08-320-028-1014
 CTLTC 008002361778
 10 S LASALLE 2750
 CHICAGO, IL 60603

2. Article Number
 (Transfer from service label)

7007 2560 0003 2038 6689

PS Form 3811, February 2004

Domestic Return Receipt

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

Total Postage:

Sent To 16-08-320-028-1014
 Street, Apt. No. or PO Box No. CTLTC 008002361778
 City, State, ZIP 10 S LASALLE 2750
 CHICAGO, IL 60603

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

16-08-320-028-1011
 WITOLD CHLASTAWA
 9804 S KARLOV AV APT D
 OAK LAWN, IL 60453

2. Article Number
 (Transfer from service label)

7007 2560 0003 2038 6696

PS Form 3811, February 2004

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

Total Postage:

Sent To 16-08-320-028-1011
 Street, Apt. No. or PO Box No. WITOLD CHLASTAWA
 City, State, ZIP 9804 S KARLOV AV APT D
 OAK LAWN, IL 60453

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

16-08-320-028-1008
 JEFF SCHARFENBERG
 203 WASHINGTON BLVD
 OAK PARK, IL 60302

2. Article Number
 (Transfer from service label)

7007 2560 0003 2038 6702

PS Form 3811, February 2004

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

Total Postage:

Sent To 16-08-320-028-1008
 Street, Apt. No. or PO Box No. JEFF SCHARFENBERG
 City, State, ZIP 203 WASHINGTON BLVD
 OAK PARK, IL 60302

PS Form 3800, August 2006

See Reverse for Instructions

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits.

1. Article Addressed to:

16-08-319-046-1024
 SYNOVIA BLAKLEY
 243 WASHINGTON #1B
 OAK PARK, IL 60302

7007 2560 0003 2038 8195

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	

Postmark Here

Sent To 16-08-319-046-1024
 Street, Apt. No. or PO Box No. SYNOVIA BLAKLEY
 243 WASHINGTON #1B
 City, State, ZIP OAK PARK, IL 60302

PS Form 3800, August 2006

See Reverse for Instructions

2. Article Number
(Transfer from service label)

7007 2560 0003 2038 8195

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits.

1. Article Addressed to:

16-08-319-046-1021
 CHARLOTTE SMITH
 3046 ASHTON CT
 WESTCHESTER, IL 60154

7007 2560 0003 2038 8188

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	

Postmark Here

Sent To 16-08-319-046-1021
 Street, Apt. No. or PO Box No. CHARLOTTE SMITH
 3046 ASHTON CT
 City, State, ZIP WESTCHESTER, IL 60154

PS Form 3800, August 2006

See Reverse for Instructions

2. Article Number
(Transfer from service label)

7007 2560 0003 2038 8188

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

These are samples of the Certified Mail Receipts. The complete set is on file with the Village Planner.



NOTICE OF PUBLIC HEARING
VILLAGE OF OAK PARK
PLAN COMMISSION

DOCKET NUMBER: PC 15-05

HEARING DATE: November 5, 2015

TIME: 7:00 p.m. or as soon thereafter as the Agenda permits.

LOCATION OF HEARING: Room 201 (Council Chambers),
Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois, 60302

APPLICANT(S): Chicago Neighborhood Initiatives,
1000 E. 111th St, 10th Fl., Chicago, IL 60628 and
Mercy Housing Lakefront,
120 North LaSalle Street, #1850, Chicago, IL 60603

OWNERS OF RECORD: Madison Highlands, LLC,
315 North Euclid Avenue, Oak Park, IL 60302

SUBJECT PROPERTY ADDRESSES:

229-235, 239-245, 301-307 Madison Street, Oak Park, IL 60302
(Includes the easternmost portion of the vacated alley adjacently south).

LEGAL DESCRIPTION: PARCEL 1: LOTS 183, 184 AND 185 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: LOTS 8, 9 AND 10 IN BLOCK 1 IN HARNSTROM' S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 3: LOTS 180, 181 AND 182 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 4: THAT PART OF A 14 FOOT WIDE VACATED PUBLIC ALLEY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF LOT 176, SAID LINE ALSO BEING THE WEST RIGHT OF WAY OF HARVEY AVENUE, FOR A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE EXTENDED 14.00 FEET TO THE NORTHEAST CORNER OF LOT 227 IN SAID THE HIGHLANDS SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 227, SAID LINE ALSO BEING THE SOUTH LINE OF A 14 FOOT WIDE PUBLIC ALLEY, FOR A DISTANCE OF 125.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 227; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 227 FOR A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF THE 14 FOOT WIDE PUBLIC ALLEY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 180 IN SAID THE HIGHLANDS SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF PUBLIC ALLEY TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PROPERTY ADDRESS: 239-245 W. MADISON STREET & 301-307 MADISON STREET, OAK PARK, IL 60302. PARCEL NUMBERS: 16-17-101-004-0000, 16-17-101-005-0000; 16-17-101-006-0000, 16-17-102-001-0000, 16-17-102-038-0000 PARCEL 5: LOT 179 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PERMANENT INDEX NUMBER: 16-17-102-005-0000 PARCEL 6: LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PERMANENT INDEX NUMBER: 16-17-102-008-0000 PARCEL 7: LOT 177 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PERMANENT INDEX NUMBER: 16-17-102-007-0000 PARCEL 8: LOT 178 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PERMANENT INDEX NUMBER: 16-17-102-006-0000 COMMONLY KNOWN AS: 229-235 MADISON, OAK PARK, ILLINOIS 60302

REQUEST: The Applicant seeks approval of a planned development for a mixed use project consisting of approximately 10,500 square feet of first floor commercial space, 55 workforce rental apartments, and 75 surface parking spaces. The applicant is requesting an allowance to increase the building height from 50 feet as required in Section 3.8.4 A(2) of the Zoning Ordinance to 55 feet (as measured at the highest point of the flat roof), an allowance to reduce open space from 25% as required in Section 3.8.4 C(2) of the Zoning Ordinance to 2.5%, and an allowance from the Madison Street Overlay District Section 3.9.6 (G) to allow surface parking to front on Madison Street and side street.

Copies of the application and each of the applicable documents are on file and are available for inspection at the Village Hall, Development Customer Services Department, 123 Madison Street, Oak Park, Illinois 60302, during regular business hours, Monday through Friday, between 8:30 a.m. and 5:00 p.m. Persons with disabilities planning to attend and needing special accommodations should contact the Village Clerk's Office at 123 Madison Street, Oak Park, Illinois 60302, or call (708) 358-5670.

**ALL PERSONS INTERESTED IN THESE PROCEEDINGS
ARE INVITED TO BE HEARD.**

Douglas Gilbert, Acting Chairperson
OAK PARK PLAN COMMISSION,
Sitting as a Zoning Commission
Oak Park, Illinois 60302



NOTICE OF PUBLIC HEARING

Before the Oak Park Plan Commission

Identification No.: PC15-05

Date: November 5, 2015

Time: 7:00PM or soon there after

Location: Village Hall 123 Madison St.
Room 201- Council Chambers

Subject Property Addresses: 229-307
Madison Street, Oak Park, Illinois

Proposed Development: Mixed-use
development consisting of 55 apartments
and 10,500 square feet of ground floor
retail space.

Purpose of Hearing: Planned Development
Application Review

Contacts: Steven Rouse 312-917-1880
or Village Planner T-708/358-5418
or Visit www.oakpark.us
for more details

Bid security in the form of a bid bond, certified check or cashier's check in an amount equal to ten percent (10%) of the Base Bid shall be submitted with the bid. Certificate of Insurance may be required from the successful Bidder.

Oak Park Elementary School District 97 reserves the right to reject any and all bids or parts thereof, to waive any irregularities or informalities in bidding procedures, and to award the contract in a manner best serving the interest of the Owner.

All Bidders must comply with applicable Illinois Law requiring the payment of prevailing wages to all laborers, workman and mechanics working on public funded projects. If during the time period of work, these rates change, the contractor shall be responsible for additional costs without any change to the contract amount.

The proposed contract is subject to the requirements of the Equal Employment Practices Commission and the Illinois Human Rights Act (IHA) Illinois Revised Statute, Ch. 69, Par. 1-101, et. seq.

Offers may not be withdrawn for a period of sixty (60) days after closing date.

Any Bid submitted unsealed, unsigned, fax transmissions or received subsequent to the aforementioned date and time, may be disqualified and returned to the bidder.

The Oak Park School District 97 reserves the right to reject any and all bids or parts thereof, to waive any irregularities or informalities in bid procedures and to award the contract in a manner best serving the interest of The Oak Park School District.

Dated: 7/20/15
Bill Truty
Bulley & Andrews, LLC

Published in Wednesday Journal
7/22, 7/29, 8/5/2015

Code prohibits an increase in the height of a wall that maintains a non-conforming Side Yard Setback.

The legal description of the property at 515 Lathrop Avenue is as follows: LOT 11 IN BLOCK 4 (EXCEPT THE NORTH 200 FEET THEREOF) IN QUICK'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET, IN COOK COUNTY, ILLINOIS.

All interested persons will be given the opportunity to be heard at the public hearing. A copy of the meeting agenda will be available to the public at the Village Hall.

Clifford Radatz
Secretary
Zoning Board of Appeals

Published in Wednesday Journal
7/29/2015

PUBLIC NOTICE

NOTICE OF NEIGHBORHOOD MEETING

Date: Thursday July 30, 2015

Time: 6:30pm-8:30pm

Location:
Longfellow Park District
Field House
610 S. Ridgeland Ave.
Oak Park, IL

Proposed Development:
Madison & Highland
Mixed-use development

Subject Property Address:
231-307 West Madison St and 511
South Harvey, Oak Park, Illinois

Contact: Steven Rouse
312-917-1880

Published in Wednesday Journal
7/29/2015

State of Illinois
County of Cook
Oak Park, Illinois

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

July 29, _____ A.D. 2015

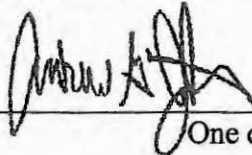
I do further certify that the said WEDNESDAY JOURNAL has been a secular newspaper of general circulation throughout the Village of Oak Park & River Forest, Cook County, Illinois for more than one year past, and is in compliance with Illinois revised Statute, Chapter 100.

I do further certify that the printed notice re: Notice of Neighborhood Meeting July 30, 2015; re: Madison & Highland Mixed-Use Development

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

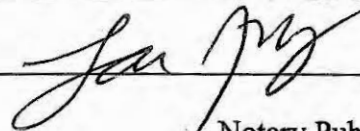
_____ July 29, _____ A.D. 2015
_____ A.D. 2015
_____ A.D. 2015

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



One of the publishers

Sworn and subscribed to me this 29th
day of July, _____ A.D. 2015



Notary Public



NOTICE OF NEIGHBORHOOD MEETING

Date: Thursday July 30, 2015

Time: 6:30pm-8:30pm

Location: Longfellow Park District Field House
610 S. Ridgeland Ave., Oak Park, IL

Proposed Development: Madison & Highland
Mixed-use development

Subject Property Address: 231-307 West Madison St and 511
South Harvey, Oak Park, Illinois

Contact: Steven Rouse
312-917-1880

NOTICE OF NEIGHBORHOOD MEETING

Date: Thursday July 30, 2015

Time: 6:30pm - 8:30pm

Location: Longfellow Park District Field House
610 S. Ridgeland Ave., Oak Park, IL.

**Proposed
Development:** Madison & Highland
Mixed-use development

**Subject Property
Address:** 231-307 West Madison St. and 511
South Harvey, Oak Park, Illinois

Contact: Steven Rouse
312-917-1880

MOLZAHN, ROCCO, REED & ROUSE, LLC

ATTORNEYS AT LAW

20 NORTH CLARK STREET

SUITE 2300

CHICAGO, ILLINOIS 60602-5002

(312) 917-1880

FAX: (312) 917-1851

WWW.M3RLAW.COM

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WRITER'S DIRECT DIAL NO.
312-553-8634

IN REPLY REFER TO FILE NO.
57768

LYNDON C. MOLZAHN
TIMOTHY J. REED*
STEVEN P. ROUSE
ADAM M. BERGER
JENNIFER R. BEEGLE*

OF COUNSEL:
PERRY C. ROCCO*

*ALSO ADMITTED IN INDIANA

July 21, 2015

Re: Planned Development for Property Located at 231-307 West Madison Street and
511 South Harvey, Oak Park, Illinois ("Madison Highlander")

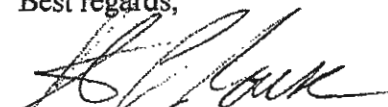
Dear Homeowner:

I represent Chicago Neighborhood Initiatives and Mercy Housing regarding a proposed planned development for the Madison Highlander Project. I would like to invite you to a meeting at Longfellow Park District Field House located at 610 S. Ridgeland Ave., Oak Park, IL on Thursday, July 30th, 2015 from 6:30 p.m. to 8:30 p.m. to discuss the planned development at Madison Highlander. The agenda for the meeting is as follows:

1. Introduction of the project team for Chicago Neighborhood Initiatives and Mercy Housing.
2. Discussion of the project and site plan for the proposed development.
3. Development approach – Mixed used development: retail on 1st floor, workforce housing on floors 2-4.
4. Solicit ideas for retail use for the project from meeting attendees.
5. Questions and answers from meeting attendees.

Please call me at the above phone number if you have any questions. Hope to see you there.

Best regards,


Steven P. Rouse

**NOTES – FEEDBACK FROM MEETING WITH RESIDENTS WITHIN 500 FEET OF PROPOSED
DEVELOPMENT**

- Existing Parking Lots - who currently parks in lot? Response: We will investigate.
- Trash pickup or deliveries in back of building, will I be able to get out of garage? Response: Yes we will instruct delivery trucks not to block alley
- Highland Ave. residents want all residential permit parking on Highland. Harvey residents want traffic control device such as cul-de-sac.
- High School and grammar school down block are at or near capacity.
- Dunkin Donuts adds density to area, will this development increase traffic on Madison or Highland like Dunkin Donuts? Response: No. No material increase in traffic related to our development.
- Why do we need 50 units? Response: Development needs certain amount of units to make sense financially.
- What will be the age of residents in units? Response: Unknown. We can't discriminate in renting.
- Neighborhood retail with mix of National Service retail, with 3-4 stores total.
- No Current Market Analysis too early in process.
- Design will include bike parking
- Will the development pay real estate taxes? Response: Yes – Building will pay taxes RE taxes of approx. \$150,000. Amount of sales tax above RE tax unknown.
- Residents would like a UPS, medical facility, hardware store, Kinko's or Daycare at development.
- Nobody from building management will live in the building full-time
- Development will have buzzer – no unrestricted access to building by non-tenants.
- Standard one-year lease for residents of development with crime addendum to allow for kicking out tenant if they break the law.
- Building will have central A/C
- Resident noted that the development was not ugly on backside

3
APPLICATION FEE

CHICAGO NEIGHBORHOOD INITIATIVES, INC.

1000 E. 111TH ST., 10TH FL.
CHICAGO, ILLINOIS 60628



All of USbank seeing you

70-477-719

8/28/2015

2773

PAY TO THE ORDER OF Village of Oak Park

Two Thousand and 00/100*****

\$ **2,000.00

Village of Oak Park

DOLLARS

MEMO

PUD application



AUTHORIZED SIGNATURE

⑈002773⑈ ⑈071904779⑈ ⑈54522615702⑈

CHICAGO NEIGHBORHOOD INITIATIVES, INC.

Village of Oak Park

2773

Date	Type	Reference	Original Amt.	Balance Due	8/28/2015 Discount	Payment
8/28/2015	Bill	PUD application	2,000.00	2,000.00		2,000.00
						2,000.00

CNI Operating Account PUD application

2,000.00

4
PROJECT SUMMARY

HIGHLAND PLACE

Planned Development Application

Building Summary

This proposed Project is a mixed-use residential and commercial development located on Madison Street between Highland and Harvey Avenues. This project amends a previous Planned Development (PD) 2009-O-89 for the parcels indicated. The project consists of a 71,500 square foot, 55 unit apartment building with 10,500 square feet of ground floor retail space. Included in the development are 75 parking spaces that are located as follows: 47 spaces directly behind the building, and 28 spaces on the adjacent parcel at the southwest corner of Madison Street and Highland Avenue. Additionally, a vacated alley that was deeded to the property owner will provide the two required loading areas. This alley, when not in use by the development, will remain open and available for use by neighboring residents of the block.

This development will differ from the previously-approved PD (2009-O-89) in several ways:

- It will not have a bridge that crosses Highland Avenue.
- The use will be modified from office and commercial to residential and commercial.
- This development will use approximately 50% of the parking demand of the approved PD. This development is much less dense than the approved PD, which required over 500 parking spaces and had 151 parking spaces approved. This will greatly reduce the traffic impact on the area.
- It will comply with the required rear yard setbacks. The proposed development was 14 feet from the south property line, while this development is more than 58 feet from the south property line.

The residential component of the building will serve working families that may not be able to afford market rate housing, such as emergency responders and teachers with entry-level salaries. This housing will provide high-quality units affordable to this underserved population that play a critical role in the community. The unit mix includes a range of unit sizes, including 15 three-bedroom units, which are in scarce supply in the Village. Additionally, the project includes (8) two-bedrooms, (16) one-bedrooms, and (16) studio apartments. The residential portion of the development will include on-site management and maintenance, a secured lobby, indoor bike storage, a multi-purpose room, and laundry rooms on every floor.

The commercial or retail ground floor will be leased to small- to-mid-size retailers. The developer will be looking for high-quality, neighborhood-serving retailers, such as a hardware store, coffee shop, sandwich shop, health clinic, etc.

The design goals of the project are to minimize the scale of the 5-story building by articulating it as two buildings connected by a central residential lobby entry. At the same time, the site plan reflects the intent of the Madison Street Corridor Plan by providing an active retail street wall that frames the pedestrian realm, while still providing ample parking behind and next to the building. The exterior design has been developed to provide articulation along the façade that will provide a new community anchor along the corridor that residents will be proud to call home. The use of colored panels creates a dynamic design that will be a new focal point on Madison Street.

Zoning Analysis Summary

The four allowances being requested are listed below.

ITEM	Current Planning Code Requirements	Section	Required & Actual
MAX. BUILDING HEIGHT	50 ft	3.8.4.A.2	Actual 55'-0"
LOT COVERAGE	For lots devoted to combination of uses permitted in Commercial District: 25% lot area remain open space exclusive of all buildings, structures, walks, driveways, parking - to be furnished at ground level	3.8.4.C.2	Required: 10,394 sf
OPEN SPACE REQ.			Actual: 1,040 sf
OTHER INFORMATION	Madison Street Overlay District - Parking Regulations <i>For all properties, including mid-block and corner properties, all off-street parking shall be located behind buildings with no exposure to Madison Street or side streets...</i>	3.9.6.G.1.a	Allowance for parking lot with Madison St. exposure street edge parking

Public Art

This development has met with the Public Art Advisory Commission and is developing concepts based on their feedback. The public art feature will embody one of two concepts:

- The use of landscaping and greenery to create an artistic approach to softening the building on the side streets and south elevation; or
- Art that engages the community by creating a unique sidewalk design element along Madison Street.

These will be further developed in collaboration with the Public Art Advisory Commission.

Compensating Benefits

- Sidewalk and parkway landscape restoration on Madison, Highland, and Harvey around primary development parcel
- Eliminating curb cuts on Madison Street to allow for future Madison Streetscape project
- Restripe crosswalk across Highland Avenue to connect to west parking lot
- Including public art
- Allow public use of private alley property

Response to Standards - Consistency with Village of Oak Park Plans and Studies

The Highland Place proposed development (“Highland Place”) is consistent with the plans and mandates of the following Village of Oak Park sanctioned plans and studies:

Village of Oak Park Madison Street Corridor Development and Implementation Strategy dated June 5, 2006 (“MSCP or the Plan”).

Our proposed developed fits perfectly within the MSCP that calls for the incorporation of mixed-use buildings with ground floor retail and upper floor residential along Madison Street. The MSCP designates the segment of Madison Street from Ridgeland to Home Avenue (“Segment 5”) which includes the Proposed Planned Development, as Neighborhood-Oriented and Mixed-Use District which according to the Plan incorporates mixed-use building with ground floor retail and upper floor residential. The Plan states that this type of mixed-use development is encouraged in lieu of solely residential development and that the uses in Segment 5 should be geared to the adjacent neighborhoods with small retailers that create a pedestrian atmosphere.

The segment Development Strategies Map (Figure 1) found at page 10 on the Development and Implementation Strategy Section of the Plan identifies the Subject Property as Key Site number 2 as well as a potential redevelopment site. Key Site number 2 envisions the site to be a mix of retail and residential with parking behind, exactly the type of development that is being proposed by the Applicant.

Madison Street Corridor Plan – Development Guidelines

This development is complying with the Madison Street Corridor Plan in the following ways:

- Vehicular Access and Parking (Pg. 7 & 8): Provides screening and landscaping of parking areas, and no access (curb cut) on Madison Street.
- Service Areas and Site Utilities (Pg. 9): Concealed waste containers with enclosures located in the center of property to minimize view from street
- Landscaping and Other Site Treatments (Pg. 10)
 - Incorporating landscape elements that complement the character of the building

- Utilizing decorative fences, walls, and landscaped edges to screen surface parking
- Planting shade trees
- Efficient parking layout
- Site Lighting and Signage (Pg. 12)
 - Lighting is adequate, but not excessive
 - Using cut-off light fixtures that direct light downward without glare into neighboring buildings
 - Using monument signs for all free standing signs
 - Utilizing signage materials that are compatible with architectural design character
- Building Orientation (Pg. 15): Main entrance is located on Madison Street, and main entry is recessed to avoid conflict with pedestrian movement
- Building and Roof Form (Pg. 16)
 - Use of rectangular shape for primary building form
 - Using a flat roof with parapet
 - Articulate top with “cornice” (modern)
- Massing and Articulation (Pg. 17)
 - Articulating the upper portion of the street level with a “band” area for signage
 - Articulating building entries with a change of material
 - Respect adjacent residential structures through the use of complementary materials and colors
- Materials and colors (Pg. 18): Using brick as exterior base material and durable exterior upper-story materials, all in colors that are compatible with the existing palette along the corridor
- Detailing (Pg. 19)
 - Articulating storefront with change of material
 - Designing to withstand effects of weather
 - All visible sides of building complement front façade
- Fenestration and Storefronts (Pg. 20)
 - Utilizing transparent glazing in all window
 - At least 60% of street wall is windows
 - Select doors will have large window areas in storefront
 - Devoting at least 30% of upper level floor area to windows
 - Using punched opening on upper levels

Municipal Services Standards

Highland Place will enhance the public health, safety, and general welfare of the Village. A mostly vacant lot turned into a mixed use building for productive use, thereby bringing vitality to a corner that lacks any human activity or interest. Mostly vacant lots that sit idle, attract graffiti and other illegal activities, thereby compromising the safety and general welfare of the immediate neighborhood.

The construction of Highland Place and the rejuvenation adjacent parking lot will have no additional impact on Village of Oak Park services. Most future residents of the apartment portion of the building might already live and/or work in the Village of Oak Park. All public utilities are connected to the existing building with public alleys or public roads in place on all sides of the property.

Highland Place does not alter the current ingress and egress currently available at the site, and will reduce the amount of curb cuts on Madison. The traffic study that is contained under exhibits 13/14 concludes that a very small amount of traffic will be added to either Madison Street or Highland Avenue as a result of the construction of Highland Place. Some neighbors on Highland and Harvey Avenues have requested that the block have traffic restrictions so that parking is not allowed in this residential block from Madison Street. We are open to working with Village staff and the neighbors on Highland and Harvey Avenues to determine how best to ensure that a safe and comfortable environment is maintained.

Neighborhood Standards

Highland Place will enhance the neighborhood. In addition to being an attractive building, the shadow studies detailed under exhibit 26 documents the lack of impact to Harvey and Highland Avenues from the development.

We believe that Highland Place compliments the character of the surrounding neighborhood. The area to the south of the site is zoned residential. On Highland and Harvey streets, most of the housing stock is two-story residential. Our original plan for the proposed development contemplated a four-story structure that we have since upsized to five stories in order to keep Highland Place far away from the residential homes on Highland and Harvey and increase the onsite parking and obviate the need for a zoning relief for onsite parking. This change was done as a direct result of input from our meeting with the neighbors. Our building will also help screen some of the noise of Madison Street to the north from reaching the residential homes on Highland and Harvey.

In all of our developments, we invite neighbors into the building and we encourage the residents to participate in the community. As in any private residential setting, individual tenants will make their own decision about how much or how little they want to participate in the community. In our experience, some tenants are very private and choose to stay to themselves, while others are active in the tenant council and in activities outside of the building.

Economic Development Standards

As is detailed under exhibit 5, the Developer has a long, successful history of developing successful affordable housing developments. This strong team of nonprofit organizations has a long track record of

developing, operating, and sustaining rental housing developments that contribute both to the persons residing within the building as well as to the community outside that are its neighbors.

The calculation under Exhibit 15 projects property tax collection that far exceeds the property taxes currently being paid by the current owner, Madison Highlands LLC. It is important to note that this tax calculation does not include sales tax generated from the commercial development on the ground floor at Highland Place. This building will generate additional revenue for the Village of Oak Park while it will not demand significant higher additional services of the Village in excess of the amount of new property taxes created by the development. Highland Place will not be exempt from property tax. The Village of Oak Park will receive the portion of the property tax revenue that it normally receives from the Cook County Treasurer. The same scenario applies to the sales tax from the commercial development on the first floor.

Comprehensive Plan Standards

Highland Place meets the requirements of the Village of Oak Park Comprehensive Plan (“Plan”). The following are a list of some of the ways Highland Place meets the applicable goals of the Plan as they relate to new developments in the Village.

Neighborhoods, Housing & Diversity and Land Use & Built Form

- Under the Fair Housing Act, race cannot and will not be criteria for occupancy. We anticipate that this development will reflect the racial mix of the Oak Park community.
- Although Oak Park has a diverse housing stock, the majority of the housing units are only available for households at or well above the area median income. The Madison-Highlands Proposed Development will target those households at 50% of the area median income, thereby, creating an opportunity for households of any age that currently either live and/or work in the Village of Oak Park.
- The Madison-Highlands Proposed Development creates brand new affordable units for the working lower income people, using an innovative design
- Although located within a commercial corridor, the design of the Madison-Highlands Proposed Development will complement the single family and multi-family housing stock that is located adjacent to the site.
- As an affordable development, it will retain persons living with family or who currently work in Oak Park. The development will provide a housing option for persons living with family because housing in Oak Park has become too expensive.

Transportation, Infrastructure, & Communication Technologies

- The traffic study conducted by a transportation specialist (see exhibit 13) demonstrates

that this development will generate very little additional traffic. We will work with the Village and the neighbors to develop strategies that protect the residential character of Highland and Harvey.

- This site is public transit rich. Pace buses operate along Madison Street and Oak Park Avenue, while blue and green line CTA "L" service is available on Ridgeland within 6 blocks either south or north of the site.
- 25% of residents will get to work either by mass transit, bicycles, or by walking.

Economic Health & Vitality

- This development will create more square footage and will pay property tax. An estimate of the annual property tax payment for this property is contained at the end of exhibit 15. The commercial space on the Madison Street elevation will pay all sales and professional taxes and fees.
- The development team will invest millions of dollars in capital toward the rehabilitation of the property.
- We have hired a commercial agent to attract a business that the community will support.
- The commercial space on the first floor will capture some of these retail purchases.
- The workforce aspect of the tenant mix is an unmet need in the Village and meets the goals of the Plan.

Education

- As noted above, Highland Place will contribute to the tax base of the Village in excess of potential burden it may create.

5
PROFESSIONAL
QUALIFICATIONS

Chicago and Milwaukee Region

VISION AND MISSION

Mercy Housing is working to create a more humane world where poverty is alleviated, communities are healthy and all people can develop their full potential. We believe that affordable housing and supportive programs improve the economic status of residents, transform neighborhoods and stabilize lives.

Our mission is to create stable, vibrant and healthy communities by developing financing and operating affordable, program-enriched housing for families, seniors and people with special needs who lack the economic resources to access quality, safe housing opportunities.

BACKGROUND

MERCY HOUSING LAKEFRONT

- Business center for Mercy Housing's Great Lakes region
- 25 years of experience
- 28 properties in 14 communities in Illinois and Wisconsin
- 2,870 units of affordable housing
- Recipient of four Fannie Mae Maxwell Excellence awards, two Home Depot Foundation Excellence awards, and the 2010 Neighborhood Builder Award from Bank of America

MERCY HOUSING

- National nonprofit affordable housing organization with 30 years of experience
- Developed, preserved, and/or financed 41,700 affordable homes in 41 states
- Sponsored by 9 communities of Catholic Sisters and 9 health care systems

AFFORDABLE HOUSING

HOUSING TYPES

- Permanent supportive housing for individuals or families who are chronically homeless or disabled, or at high risk of homelessness.
- Family and workforce housing for people who lack the economic resources to access quality, safe, housing opportunities.
- Independent and supportive housing for older adults.

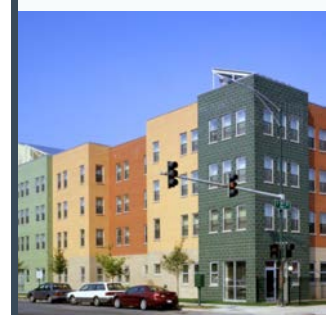
HOUSING CHARACTERISTICS

- Mercy Housing offers services which enable people to stabilize and rebuild their lives. The services include: case management, benefits assistance, literacy instruction, GED support, employment training, financial literacy, fitness and nutrition classes, health referrals, social and enrichment activities, and youth programs.
- State-of-the-art green technology and design practices to ensure that buildings are healthy and energy efficient.



BRIDGETTE'S STORY:

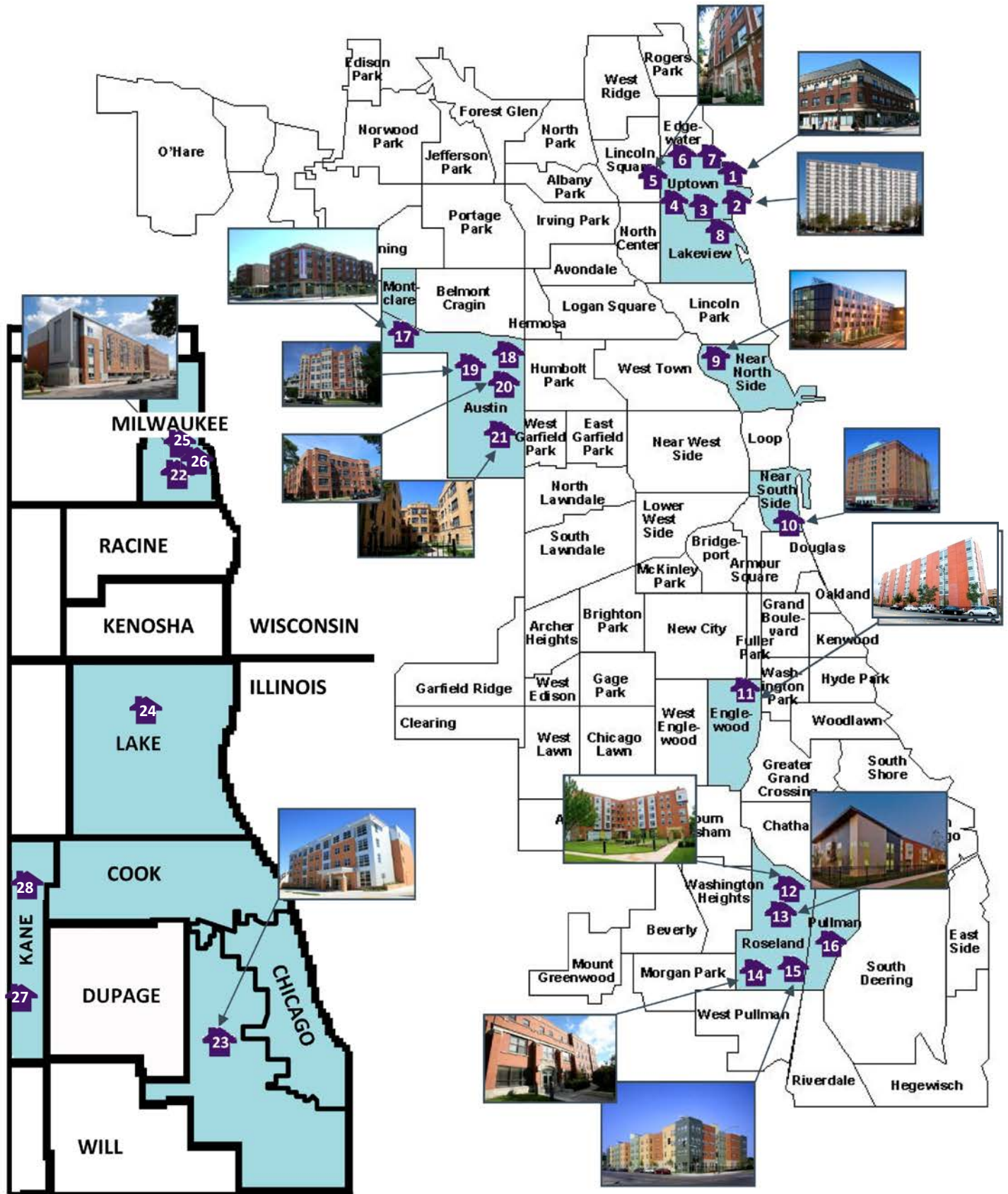
Mercy Housing ultimately empowers thousands of individuals like Bridgette. One week away from foreclosure and eviction, she and her sons moved into Mercy Housing Lakefront's Wentworth Commons Apartments. A case manager worked with Bridgette, connected her to an employment program, and ultimately helped her find a job. Today, Bridgette works for Treatment Alternatives for Safe Communities. In her work, she gives back by helping others find housing and employment. She tells her clients "don't give up, keep going. Even through the recession, whatever may come your way, you can get through it."



UPDATED: FALL 2014

Mercy Housing Lakefront

Current Real Estate Map



Mercy Housing Lakefront

Current Real Estate Map

	Property	Type	Units	Address	Phone
1	Harold Washington Apartments	Supportive	69	4946 N Sheridan, Chicago, IL	773-409-4634
2	850 Eastwood	Family	231	850 W Eastwood Ave , Chicago, IL	773-275-6877
3	Carlton Apartments	Supportive	70	4626 N Magnolia , Chicago, IL	773-649-4639
4	Miriam Apartments	Supportive	66	4707 N Malden , Chicago, IL	773-273-6700
5	Malden Arms Apartments	Supportive	83	4727 N Malden , Chicago, IL	773-649-5441
6	Major Jenkins	Supportive	160	5012 N Winthrop, Chicago, IL	773-649-5435
7	Delmar Apartments	Supportive	163	5042 N Winthrop , Chicago, IL	773-273-6672
8	Belray Apartments	Supportive	70	3150 N Racine, Chicago, IL	773-328-8136
9	Schiff Residences	Supportive	96	1244 N Clybourn Ave, Chicago, IL	312-867-0728
10	South Loop Apartments	Supportive	207	1521 S Wabash , Chicago, IL	312-239-3218
11	Englewood Apartments	Supportive	99	901 W 63rd Street, Chicago, IL	773-994-3199
12	Roseland Place Apartments	Senior	60	10426 S Michigan Ave. Chicago, IL	773-468-1901
13	Roseland Village	Family	10	63 E 104th Street, Chicago, IL	773-468-1901
14	Holland Apartments	Supportive	81	240 W 107th Place, Chicago, IL	773-672-2038
15	Wentworth Commons	Supportive	51	11045 S Wentworth, Chicago, IL	773-672-2714
16	Pullman Wheelworks	Family	210	901 E 104 th Street, Chicago, IL	773-785-1300
17	Victory Centre of Galewood	Senior	102	2370 N Newcastle Ave, Chicago, IL	773-385-5002
18	Whitmore Apartments	Family	54	421 S Central Ave., Chicago, IL	773-473-4335
19	Parkside Terrace	Family	62	143 N Parkside, Chicago, IL	773-473-4335
20	Washington Courts	Family	101	5424 W Washington, Chicago, IL	773-921-8201
21	Lavergne Courts	Family	158	4938 W Quincy, Chicago, IL	773-287-9131
22	Johnston Center Residences	Supportive	91	2150 S 13th St., Milwaukee, WI	414-383-7232
23	Countryside Senior Apartments	Senior	70	6406 Joliet Rd, Countryside, IL	708-579-0349
24	Lakefront Residences of Grayslake	Senior	70	160 Hamelitz Court, Grayslake, IL	847-752-0760
25	St. Catherine's Residences	Single-Women	157	1032 E. Knapp St. ,Milwaukee , WI	414-272-8470
26	McCauley Apartments	Family	46	1018 E. Knapp St., Milwaukee , WI	TBD
27	2000 Illinois Apartments	Family	128	2000 Illinois Avenue, Aurora, IL	TBD
28	River Commons West	Family	105	717 Highland Avenue, Elgin, IL	TBD

Total Units: 2,870

Last Updated: January 2014

AWARD	YEAR
Affordable Housing Finance, Readers' Choice Award Winner: Preservation Category – Pullman Wheelworks Apartments	2014
Chicago Alliance, Champion Award – Mercy Housing Lakefront	

AWARD	YEAR
Chicago Association of REALTORS, Good Neighbor Award Recipient – <i>Pullman Wheelworks Apartments</i>	2013
MetLife Foundation, 2013 Award for Excellence in Affordable Housing – <i>Roseland Place Apartments</i>	

Affordable Housing Finance, Readers Choice Awards, Winner Preservation Project Category – <i>Harold Washington Apartments</i>	2012
CNDA, The Polk Bros. Foundation Affordable Rental Housing Preservation Award -- <i>Harold Washington Apartments</i>	
CNDA, The Richard H. Driehaus Foundation Award for Outstanding Non-Profit Neighborhood Real Estate Project -- <i>Roseland Place Apartments</i>	
CNDA, The Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design for Landon Bone Architects -- <i>Roseland Senior Campus</i>	
Chicago Association of REALTORS, Good Neighbor Award Recipient -- <i>Harold Washington Apartments</i>	
Chicago Association of REALTORS, Good Neighbor Award Recipient-- <i>Neighborhood Stabilization Program Buildings</i>	
Chicago Association of REALTORS, Good Neighbor Award Recipient -- <i>Roseland Place Senior Apartments</i>	

Affordable Housing Finance, Readers Choice Awards, Winner Special Needs Category -- <i>Johnston Center Residences</i>	2011
Association of Licensed Architects, Design Awards Merit Winner -- <i>Johnston Center Residences</i>	
Mayors 2011 Design Awards, Milwaukee, First place, All in the Details category -- <i>Johnston Center Residences</i>	
Milwaukee Business Journal, First place, "Best New Development" -- <i>Johnston Center Residences</i>	
Chicago Defender, Men of Excellence Award -- <i>William Towns, Vice President of Community Action Plans, Mercy Portfolio Services</i>	
Literacy Volunteers of Illinois, 2011 Tutor of the Year -- <i>Denise Rondini, long-time Mercy Housing Lakefront volunteer</i>	

2010

Bank of America, Neighborhood Excellence Initiative, Neighborhood Builder Award -- *Mercy Housing Lakefront*

ULI Chicago, Young Leaders Award -- *Bobby Thapar, Senior Project Developer, Mercy Housing Lakefront*

Edge Alliance, Care with Dignity Award -- *Mercy Housing Lakefront*

Affordable Housing Finance, Readers Choice Award, Preservation Finalist -- *Malden Arms Apartments*

2009

Neighborhood Networks, Resident Technology Center certified as a Neighborhood Networks Center -- *Lavergne Courts*

CNDA, The Polk Bros. Foundation Affordable Rental Housing Preservation Award -- *Malden Arms Apartments*

National Housing Conference 2009 "Pioneering Housing Strategies" Award Finalist -- *Mercy Housing Lakefront*

2008

ULI Chicago, the Metropolitan Planning Council (MPC) and the Home Builders Association of Greater Chicago (HBAGC) Community Vision Award -- *The Margot and Harold Schiff Residences (Schiff Residences)*

Home Depot Foundation Award of Excellence for Affordable Housing Built Responsibly, Rental Category, First Place -- *Schiff Residences*

The Fannie Mae Foundation, in collaboration with the Partnership to End Long Term Homelessness, 17th Annual Maxwell Award of Excellence Award - Supportive Housing for Homeless Families, Honorable Mention -- *Wentworth Commons*

The Chicago Neighborhood Development Awards, Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design -- *Murphy/Jahn for MHL's Schiff Residences*

Affordable Housing Finance Reader's Choice Award, Best New Special Needs Project Award -- *Schiff Residences*

American Institute of Architects (AIA Chicago) – Sustainable Design Excellence Award, Residential Category, Citation of Merit -- *Harley Ellis Devereaux for MHL's Wentworth Commons*

2007

American Institute of Architects (AIA Chicago) – Distinguished Building Award, Residential Category, Citation of Merit -- *Murphy/Jahn; Smith & Smith Architects for MHL's Schiff Residences*

Home Depot Foundation Award of Excellence for Affordable Housing Built Responsibly, Rental Category, Honorable Mention -- *Wentworth Commons*

CNDA, The Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design, Third Place -- *Harley Ellis Devereaux for MHL's Wentworth Commons*

ULI Chicago, the Metropolitan Planning Council (MPC) and the Home Builders Association of Greater Chicago (HBAGC) Community Vision Award -- *Wentworth Commons*

2006



18th Annual Chicago Commercial Real Estate Award - Multi-Family Residential Development of the Year
--*Wentworth Commons*

The Fannie Mae Foundation's 13th Annual Maxwell Award of Excellence Award, Affordable Housing Design
Awardee -- *The South Loop Apartments* **2002**

Chicago Low-Income Housing Trust Fund, Partnership Award -- *MHL (Lakefront Supportive Housing)* **2001**

Institute of Real Estate Management Image Award, Chicago Chapter No.23 – Exceptional Contribution to the
Real Estate Industry & Positive Impact on Charitable Causes -- *Lakefront Supportive Housing*

Community Partnership Award of the Federal Home Loan Bank System Presented to Northern Trust Company
and *Lakefront SRO* for Outstanding Efforts -- *The South Loop Apartments* **2000**

The Christian Action Lay Ministry Presented by Apostolic Church of God “Homes for the Homeless” – Unsung
Hero recipient of The Mandate for the 21st Century Honor -- *Lakefront Supportive Housing*

U.S. Department of Housing and Urban Development, Illinois Best Practices Nominee, Certificate of Achievement
-- *Lakefront Supportive Housing* **1999**

The Lincoln Foundation for Business Excellence, Lincoln Award for Commitment to Excellence -- *Lakefront
Supportive Housing*

National Alliance to End Homelessness Award, Non-profit Sector Achievement -- *Lakefront Supportive Housing*

U.S. Department of Housing and Urban Development, John G. Gunther Award -- *Lakefront Supportive Housing*

Enterprise Foundation's Metropolitan Life Foundation Award for Excellence in Affordable Housing
Property & Asset Management Category, Honorable Mention -- *Lakefront SRO's Major Jenkins Apartments* **1998**

Bank of America, Community Impact Award -- *Lakefront Supportive Housing* **1998**

Quality Cup for Significant Achievement in the Quality Movement from USA Today and Rochester Institute
of Technology -- *Lakefront Supportive Housing*

The Blue Triangle Residence Hall Partners in Housing Certificate of Appreciation -- *Lakefront Supportive Housing*

Chicago Area Technical Assistance Program (CATAP), The Synergy Award -- *Lakefront Supportive Housing* **1997**

Honorable Mention by the Fannie Mae Maxwell Awards of Excellence – *Lakefront Supportive Housing*

MetLife Foundation Awards for Excellence in Affordable Housing - Property and Asset Management, 2nd Place **1996**
 -- *The Carlton Terrace Apartments*

Chicago Association of Realtors, Good Neighbor Award -- *Belray Apartments*

U.S. National Preparatory Committee for Habitat II, National Excellence Award, Finalist – *Lakefront Supportive Housing*

Uptown Chicago Commission – Developer Award -- *Lakefront Supportive Housing*

U.S. Department of Housing and Urban Development and National Affordable Housing Training Institute **1995**
 Excellence in Affordable Housing Award -- *Carton Terrace Apartments*

The Fannie Mae Foundation’s 7th Annual Maxwell Award of Excellence Award, Production of Low-Income Housing, Honorable Mention -- *Delmar Apartments*

Federal Housing Commissioners Certificate of Special Recognition -- *Lakefront Supportive Housing* **1994**

Chicago Association of Realtors, Good Neighbor Award -- *Delmar Apartments*

The Fannie Mae Foundation’s 5th Annual Maxwell Award of Excellence Award, Production of Low-Income Housing, Honorable Mention -- *Malden Arms Apartments* **1993**

Sara Lee Foundation, Chicago Spirit Award -- *Lakefront Supportive Housing* **1992**

Chicago Rehab Network - Multi-Family Housing Developer, Outstanding Performance - *Lakefront Supportive Housing* **1991**

LISC Neighborhood Impact Award -- *Lakefront Supportive Housing*

North Side Real Estate Board, Award of Appreciation for Outstanding Contribution to the Neighborhood **1990**
 -- *Harold Washington Apartments*

Mental Health Association of Greater Chicago - Certificate of Award -- *Lakefront Supportive Housing*

Lake View Emergency Relief Project, Outstanding Achievement -- *Lakefront Supportive Housing* **1989**

Mark A. Angelini, President

Mark has 30 years of experience in economic, community, and real estate development including redevelopment project planning, property disposition, developer negotiation, and development management. His efforts in public, private, and nonprofit firms and institutions have revitalized numerous communities in Chicago. Prior to joining Mercy, Mark was Practice Leader of Development Advisory Services at S. B. Friedman & Company. At S.B. Friedman Mark was responsible for numerous projects exceeding \$150 million in values, all of which involved economic feasibility and market analysis, TIF and fiscal impacts, as well as program and development management services. Mark also served as Vice President of The Shaw Company for 13 years. In addition, Mark has been active in public education, serving as a member of the Oak Park Elementary School District Strategic Plan Steering Committee and as the Chair of the Board of the Bronzeville Lighthouse Charter School in Chicago. He holds a B.S. in Engineering, Cum Laude, From the University of Notre Dame and a M.S. in Engineering from Northwestern University.

David G. Lyon, Senior Vice President, Real Estate Development and Acquisitions

David joined Mercy Housing Lakefront in January 2009 and currently manages all development activities in Illinois and Wisconsin. Prior to joining Mercy Housing Lakefront he served as Senior Business Manager at Fannie Mae, managing the Midwest regional construction loan syndication business for over 5 years. Prior to joining Fannie Mae, David served as an independent consultant to the affordable housing industry for 9 years. David began his affordable housing career at the Illinois Housing Development Authority, administering the Low Income Housing Tax Credit, Affordable Housing Trust Fund, and the Federal HOME Program.

Doug Kenshol, Regional Vice President of Resource Development

Doug is a mission-driven executive with a Kellogg MBA, 24 years of community development and educational leadership experience, and a life-long commitment to helping people in need. Doug works with the Chief Philanthropy Officer to establish nation-wide priorities and strategies. He is also responsible for supervising annual giving program strategy, stewardship, and communications activities for Mercy Housing Lakefront and the Midwest region. Prior to joining Mercy Housing Lakefront, Doug served in a wide-variety of community service and nonprofit management roles. These experiences include service as a Peace Corps Volunteer, Fulbright Scholar, CEO of the Urban Enterprise Fund, COO of The Resurrection Project, and Regional Manager for Education Station.

Felix R. Matlock, Jr., Regional Vice President of Community Supportive Services

With over 40 year's nonprofit experience Felix brings a wealth of understanding regarding services design, implementation and delivery. From his previous position as Associate Executive Director for the Chicago Christian Industrial League, Felix brings a vast knowledge of the importance of permanent housing to ending homelessness. Felix oversees Mercy Housing Lakefront's Resident Services Programs which include the Case Management; Employment, Training and Education; and Leadership Development activities that have proven effective in helping residents to achieve personal life stability and staying housed. Felix is completing his PhD in Applied Management & Decision Sciences from Walden University (abd), and holds a Master of Arts in Education from Springfield College.

Fatmah Farraj, Director of Operations

Fatmah serves as the Director of Operations for Mercy Housing Lakefront. Prior to this appointment, she served as MHL's Financial Analyst. She has also worked as a Cash Management Specialist at OptionsXPress, a leading online options and futures brokerage. Fatmah earned a degree in Finance from University of Illinois Chicago.

Mercy Housing Inc. Regional Leadership

Darlene A. Dugo, Regional Vice President, Mercy Portfolio Services

Darlene is responsible for the activities serving the Chicago metropolitan area created by Mercy Housing Inc., as part of its comprehensive response to the nation's foreclosure crisis. Currently, as subrecipient for the City of Chicago's \$168,000,000 Neighborhood Stabilization Program (NSP), Darlene is responsible for the real estate platform including property acquisition, construction management, demolition, compliance, and marketing in accordance with HUD regulations. Prior to joining Mercy Portfolio Services, Darlene served as Regional Director, Housing & Community Development, for Fannie Mae where she lead business development and operational activities for 18-state Central Region with ~20 Community Business Centers, building public and private partnerships with lenders, developers, not-for-profits, and governments. Darlene is a licensed Real Estate Broker, and member of the National, Illinois, and Chicago Associations' of Realtors. Darlene graduated from DePaul University with a Bachelor of Arts, and received a Master of Science in Communication from Northwestern University.

John Hinde, Regional Vice President, Mercy Housing Management Group

John has extensive experience in all aspects of the real estate business from acquisitions, accounting, finance, development and management of multi-family residential and commercial properties. Prior to working for Mercy Service Corporation, John was Vice President of Property Management with The Habitat Company where his portfolio included affordable and conventional multi-family and commercial properties in the Chicago area.

July 17, 2014

7,500 homes in 7 years

By David Lee Matthews



Mark Angelini

Mark Angelini says he took a path less traveled, but all roads led him to the top of one of the biggest affordable-housing developers in Chicago.

Mr. Angelini, 56, this week was appointed president of Mercy Housing Lakefront, a regional affiliate of Denver-based Mercy Housing Inc. that manages 2,870 homes stretching from Milwaukee to downstate Danville. A former senior vice president at the firm, Mr. Angelini was interim president since January after his predecessor, Cindy Holler, was promoted to senior vice president of national real estate for the parent company.

His biggest priority is to lead Mercy toward its goal of building and preserving 7,500 homes over the next seven years, a \$1 billion endeavor that would save 20,000 people from homelessness. The developer has 450 homes in the pipeline, including projects in Lawndale and Little Village, and recently expanded its reach to Kane County, Kankakee and Danville.

To realize its goal, Mercy will need to be “innovative” in its construction, project financing and by looking at partnerships with other neighborhood stakeholders, including health care providers, Mr. Angelini said.

'KEY THING IS BEING MINDFUL'

“The reality is we can be almost anywhere and the demand for what we do is greater, and probably always will be greater, than the supply we can ultimately produce,” Mr. Angelini said. “So the key thing here is being mindful. Over the last 20 years you see a flat, constant production of (housing) and very rapidly increasing demand, so the gap ever widens.”

The Oak Park resident and Little Italy native holds engineering degrees from the University of Notre Dame and Northwestern University, but an interest in politics and the recession of the early 1980s led him to call the gubernatorial campaign of Adlai Stevenson III after graduation. Mr. Angelini expected to volunteer but got a job instead.

“The campaign manager came up to me and said, 'Look, if you know engineering you must know numbers, and we got to start writing some economic development papers,’” Mr. Angelini said. “That led to a whole set of openings.”

Those openings included gigs as chief of staff to former Ald. Gerald McLaughlin (45th) during the Council Wars and head of institutional relations at the Illinois Institute of Technology, where he met Lake Point Tower developer Charles H. Shaw. Mr. Shaw hired Mr. Angelini in 1993 to work on a redevelopment of the former North Lawndale headquarters of Sears, Roebuck and Co.

In a recent interview, he discussed his career and his priorities as the new president of Mercy Housing Lakefront. Here are edited excerpts from that discussion:

Crain's: How did your experience prepare you for your various roles, and now your role as president, at Mercy?

Mr. Angelini: I'm a product of the neighborhoods of Chicago, very proudly. I actually lived on the Near West Side and had no car. So I got to know the city pretty well just traveling by public transportation and went into high school and had friends all over the city. So that's a core issue because we're all about the neighborhoods. We don't flip our properties, we stay, and obviously you know development, right? So you have to understand politics on all kinds of levels. How do you win the support of communities, how do you win the support of local and state elected officials, federal officials, how do you work with the bureaucracy.

What are your main priorities?

There are three areas we need to stay very focused on. We have to be an innovator in how we can come up with different platforms to finance (projects). We have to be part of and advocate for innovation as to how we deliver, how we construct affordable housing. Places like New York, Los Angeles, London, they're using some very modern innovative techniques to construct housing with a very high-quality outcome but are much less expensive to put together.

How do we maintain our quality of service knowing that federal funding has been diminishing and at best (will be) flat going forward? If we're going to grow and continue to serve our residents, we have to figure out the right way to raise additional dollars as well as form effective partnerships and alliances with service providers.

So it's really innovation, the health and housing connection, and the third priority is to look at new markets.

Can you bullet-point new initiatives you'd like to see Mercy take on in your tenure?

We have to have a serious conversation with the entire universe of service providers working with the same population: older, lower economic capacity, and really understand how we have to more efficiently leverage each others' resources to make sure the people who need it are getting the full array of services they need. . . .

The ultimate goal for Mercy, and I think what distinguishes us, is the service enrichment side of it. So it's very important to us that the families we serve have accessible to them not only high-quality housing that we feel we provide, but also easily-reached services that provide day care, health care, wellness programs, and make sure the children have access to good schools they can safely reach.

Inside Philanthropy

How the Wieboldt Foundation is Turning Tenants Into Civic Leaders

Alyssa Ochs

December 17, 2013

Inside Philanthropy

Tanya Hamilton, a project housing resident, can safely return home from the grocery store in her wheelchair thanks to the new ADA ramp and crosswalk installed in her neighborhood. Residents of the low-income Major Jenkins and Delmar apartment buildings successfully ran a kid-centric booth with bean bag tosses and art projects at a neighborhood market. And supportive housing tenants in crime-ridden Englewood spent two days selling snow cones and circulating flyers about affordable housing options at an annual music festival.

This is all the work of Mercy Housing Lakefront's Tenant Leadership Project, which aims to turn low-income housing residents into Chicago's next generation of civic leaders. The project has been gaining a fair bit of traction with local philanthropies that see it as a great step in the right direction. In December 2013, the Wieboldt Foundation awarded a \$15,000 grant to support programs operated by the Tenant Leadership Project. The Archdiocese of Chicago also announced a \$15,000 grant of its own for the cause.

Mercy Housing Lakefront is one of the largest nonprofit affordable housing development companies in the Midwest. It manages 27 properties that serve nearly 4,000 residents, and aims to build new homes, create new jobs, and end homelessness for thousands of people in the area. Mercy started the Tenant Leadership Project as a way to pull potential leaders out of adversity to get things done for their families and neighbors. The project focuses on things like transportation, food security, voter registration disability rights, affordable housing and employment.

It can be challenging to organize and motivate this particular demographic in Chicago. However, this is exactly the type of program local grantmaker Wieboldt loves to see. Most Wieboldt contributions are in the \$10,000 to \$20,000 range, so the foundation's support of this tenant program comes as no surprise. This is how Wieboldt describes its program priorities:

- Rehabilitate/produce housing for low-income citizens.
- Promote community economic development that is accountable to local residents.
- Create/support neighborhood-based business ventures.
- Increase local ownership of financial resources and access to other investors.
- Provide employment opportunities for local residents.

Low-income housing tenants want to thrive, and they know firsthand what the people in their buildings need to survive. Mercy's innovative tenant project has been successful so far, but more tenant leaders are needed to make a big impact in Chicago's struggling communities. The Weiboldt Foundation seems to have its finger on the pulse of community innovation, and each one of these grants is helping move it forward.

Old Storkline Factory Set For Large Rental Development for Families

April 17, 2013 | By Chloe Riley, DNAinfo Reporter/Producer



The shuttered Storkline Factory at 26th Street and Kostner Avenue. Mercy Housing Lakefront plans to turn the old factory building into multi-family rental units.

LITTLE VILLAGE — A 148-unit rental building aimed at keeping families in Little Village will replace an old factory near the 26th Street industrial corridor, according to developer Mercy Housing Lakefront.

The development will bring affordable family rental options to a neighborhood that has few, said Linda Brace, vice president of real estate development at Mercy.

“We absolutely believe the demand is there,” Brace said. “This is like new construction. There has been no new construction in Little Village on this scale in years.”

The Storkline Project, named after the old children’s furniture factory that used to occupy the corner of 26th Street and Kostner Avenue, is slated to break ground in spring 2014.

The 206,000-square-foot building would be converted to 148 affordable units with a mix of one- to four-bedroom apartments. Other on-site amenities at the development would include laundry rooms on each floor, bike storage and a computer lab and fitness room.

Ald. Ricardo Muñoz (22nd), an early supporter of the development, said the housing would be “a shot in the arm” for that part of the neighborhood.

“It’s a really dynamic, adaptive reuse of an old industrial building that we’re looking forward to,” he said.

About 40 percent of the rentals would be three- and four-bedroom units, which is where the real demand of the neighborhood lies, according to Lisa Kuklinski, a spokeswoman for Mercy.

“One of the big missing components in the neighborhood is multi-family rental,” she said. “This is just a wonderful opportunity to make a real impact.”

Mike Rodriguez, executive director at Enlace, a neighborhood development and community group, sees the new development as crucial to keeping families in the area.

In the past 10 years, the Little Village population dropped by 11,783 people, according to U.S. Census data.

Rodriguez attributes the decline both to a shift in Illinois immigrants’ port of entry and a younger neighborhood population moving away from Little Village. He thinks the project could stop that.

“The economy is coming back around and we do have a very young community here in Little Village,” Rodriguez said.

In 2005, Enlace surveyed Little Village residents and asked them about their ideal quality of life for the neighborhood.

Now, that plan is being revisited and, after holding multiple community focus groups, Rodriguez said a project like Storkline is ideal for residents’ needs.

“The Mexican community comes to 26th Street to do its shopping,” Rodriguez said. “Now 26th and Kostner can be a vibrant space where families can come and live in the neighborhood.”

Stanford SOCIAL INNOVATION Review

Informing and inspiring leaders of social change

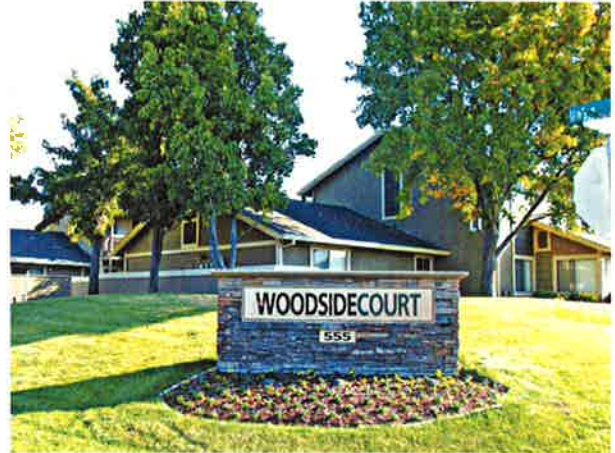
NONPROFIT MANAGEMENT

Under One Roof

By bringing people together and by pooling resources, the Housing Partnership network expands the range of affordable places to live.

By [Phoung Ly](#) | [Winter 2014](#)

Year after year, officials at [Mercy Housing Lakefront](#) watched as apartment complexes in suburban Chicago that were home to working-class families went up for sale. They would try to buy each building so that they could preserve that segment of the area's affordable housing stock. Again and again, they lost bids to private investors that had more money and could close deals faster. Too often, successful buyers would turn these properties into luxury condominiums. In other cases, apartment buildings would go into decline as landlords stopped investing in repairs.



The Housing Partnership Network helped acquire a complex in Fairfield, Calif. (Photo courtesy of the Housing Partnership Network)

In early 2013, leaders at Mercy Housing Lakefront were able to break that cycle—thanks to support from the [Housing Partnership Network \(HPN\)](#), a nationwide collaborative that brings together about 100 affordable housing organizations. HPN created a real estate investment trust (REIT) using money raised from several member groups, along with other financial partners. Through the REIT, [Mercy Housing](#) (the parent organization of Mercy Housing Lakefront) was able to acquire a property called 2000 Illinois, an apartment complex in Aurora, Ill.

“Before, we were just chasing pipe dreams,” says Cindy Holler, president of Mercy Housing Lakefront. “With the REIT, we were in a good position to negotiate. We got a good price that allowed us to make some improvements without maximizing rents to get there.”

Most community development takes place at a local level. But some challenges require the use of collective power at a national level. That's why, in 1990, a number of housing nonprofits convened in Boston to form HPN. In part, the network functions like a trade association. It gathers developers of affordable housing, lenders, investors, and member organizations to exchange information, share best practices, and find solutions. Over the years, HPN has evolved into a sophisticated business collaborative that manages ambitious ventures such as the REIT.

HPN, with about \$25 million in assets, is now an important player in the affordable housing field. In 2013, the network received the MacArthur Award for Creative and Effective Institutions. Along with the award came a \$1.5 million grant to research and develop new ventures—the largest grant bestowed on any of the 13 organizations that shared the award. In honoring HPN, the John D. and Catherine T. MacArthur Foundation praised the network for “marshaling the expertise and resources needed to launch innovative, scalable solutions.”

By combining collaborative working arrangements with rigorous business practices, HPN has developed a model that helps its members advance their mission. And by leveraging its size and its ability to share resources, HPN helps members to overcome large obstacles—and, where necessary, to take on large, well-financed private investors. Some issues are “so big and require so much innovation that they can't do it by themselves,” says Tom Bledsoe, president and CEO of HPN. “By joining forces, you come up with a better solution.”

The Business of Affordability

The problem of affordable housing is ultimately very simple: In many communities, the dynamics of supply and demand make it almost impossible for people with low or modest incomes to rent or buy a home. For HPN and its members, the goal is to make the numbers work. And in many cases, making the numbers work means going into business—a practice that runs counter to the mindset that prevails at many traditional housing nonprofits.

HPN and its member organizations have scored notable successes in the marketplace. After the 9/11 terrorist attacks, insurance premiums skyrocketed for many affordable housing properties. Member groups reported rate increases of 40 percent to 50 percent. But HPN discovered that the losses for this kind of real estate were half as large as the industry norm. Instead of buying products from insurers that didn't treat them competitively, HPN members created their own insurance company. Last year, according to HPN, that company made a profit of \$3 million.

In recent years, HPN has responded in an equally businesslike way to other critical housing issues. After Hurricane Katrina devastated the Gulf Coast, HPN members launched a well-financed community development corporation to help rebuild affected areas in the region. “If

you don't bring cash into the building, you can't be a going concern," says Kathy LaBorde, president of the **Gulf Coast Housing Partnership**, an HPN initiative based in New Orleans. Later, in the wake of the recent recession, HPN created a fund to purchase bundles of delinquent mortgage notes directly from the companies that serviced them. The network then worked with homeowners to modify their loans or to help them relocate.

The REIT emerged when leaders at Mercy Housing and other HPN member groups realized that they needed to band together to compete against private investors. To fund the REIT, the network raised \$100 million from institutional investors, foundations, and HPN member groups. Now, instead of spending up to two years to raise financing, a REIT-supported organization can close on a deal in three months. The 2000 Illinois complex was the first property acquired by the REIT. Later in 2013, HPN added two more properties to its REIT portfolio—one in Fairfield, Calif., and another in Norfolk, Va.

The REIT that HPN operates has the same level of efficiency and the same access to capital as any other investment trust. But it's also able to leverage certain benefits that derive from its nonprofit status. With the Chicago-area apartment complex, for instance, the REIT took advantage of a local property-tax exemption that is available only to nonprofits. Ommeed Sathe, vice president of social investments at **Prudential Financial Inc.**, says that his company will pour \$17 million into the REIT. Doing so, he explains, is a sound, long-term business proposition: "Because there's such an unmet need for affordable housing, there's very little risk that rents in this property type will collapse. You have an asset that has a very stable profile."

HPN has shown the benefits that come when a housing-focused nonprofit adopts an entrepreneurial approach. In addition to lobbying for policy changes on housing issues, the network has made its own opportunities. "They've harnessed all this incredibly effective leadership," says Eric Belsky, managing director of the **Center for Joint Housing Studies at Harvard University**. "They find out where the gaps are and see how they can be a conduit. They've raised the bar."

Building Relationships

Even as it develops new business-oriented practices, HPN continues to conduct its operations in the spirit of nonprofit community organizing. To generate ideas, network members sit together in loosely structured gatherings and talk. HPN staff members and outside consultants provide research for these sessions, but they don't lead the conversation. The organization even bans the use of PowerPoint presentations. "You impart knowledge that way, but you don't really get a group to work together that way," Bledsoe says.



The 2000 Illinois complex in Aurora, Ill., offers residents a stable living environment. (Photo courtesy of the Housing Partnership Network)

Once HPN leaders decide to tackle a particular challenge, 10 to 12 people from member organizations come together to work on the issue. In a complex housing project that involves multiple decisions, the risk that a collaborative effort will collapse is high. When HPN partners worked on launching the REIT, for example, they had to decide which complex to buy, how to structure the financing, and how they would invest in repairs. But Holler, of Mercy Housing Lakefront, notes that relationships cultivated by HPN members have built a strong foundation of mutual respect. “You don’t fund a REIT just by putting people together with money,” she says. “There has to be trust there. Don’t do this unless you’re working with people you know well.”

HPN is highly selective in admitting new members to the organization. There are hundreds of housing nonprofits in the United States, but the network limits its membership to those with a track record of putting together successful housing projects that require partnerships between public and private entities. Many projects also involve working with partners that are not HPN members, such as financial investors or other nonprofits. In one case, says Bledsoe, the network refused to include an organization in a project even though an HPN founder had nominated that would-be partner. He says partners need to show commitment, work well with others, and add something of value to a project.

HPN leaders are equally rigorous when it comes to making business decisions, and they’re quick to cut their losses when an enterprise fails. A venture to provide tax-exempt bond financing for multi-family properties, for example, foundered because large housing organizations could get better deals from private companies. Even though smaller organizations were interested in the project, HPN decided that it wasn’t worth the cost and shut it down, losing \$2 million in the process. Network leaders say that they can’t afford to have a sentimental attachment to a project. “We’re dealing with the markets, and we have a lot of external factors that can influence whether something can work or not,” Bledsoe says.

The REIT is a fledgling venture; it may or may not end up making a profit. For the time being, though, its purchase of the 2000 Illinois complex in Aurora means that residents there won't face a huge rent increase. Pamela Thompson, a warehouse clerk, and her nephew live in a \$900-per-month, two-bedroom unit at the complex. They moved there after a developer bought the Chicago apartment building where they previously lived, renovated it, and then increased rents. If the REIT succeeds in keeping the Aurora property affordable, she might never move again. "Moving is expensive," Thompson says. "I'm trying to save money. I just want to live in a nice, safe place."

Phuong Ly, a former [Knight Fellow](#) at Stanford University, is executive director of the [Institute for Justice and Journalism](#).

Tags

[Collaboration](#), [Collective Impact](#), [Housing](#)

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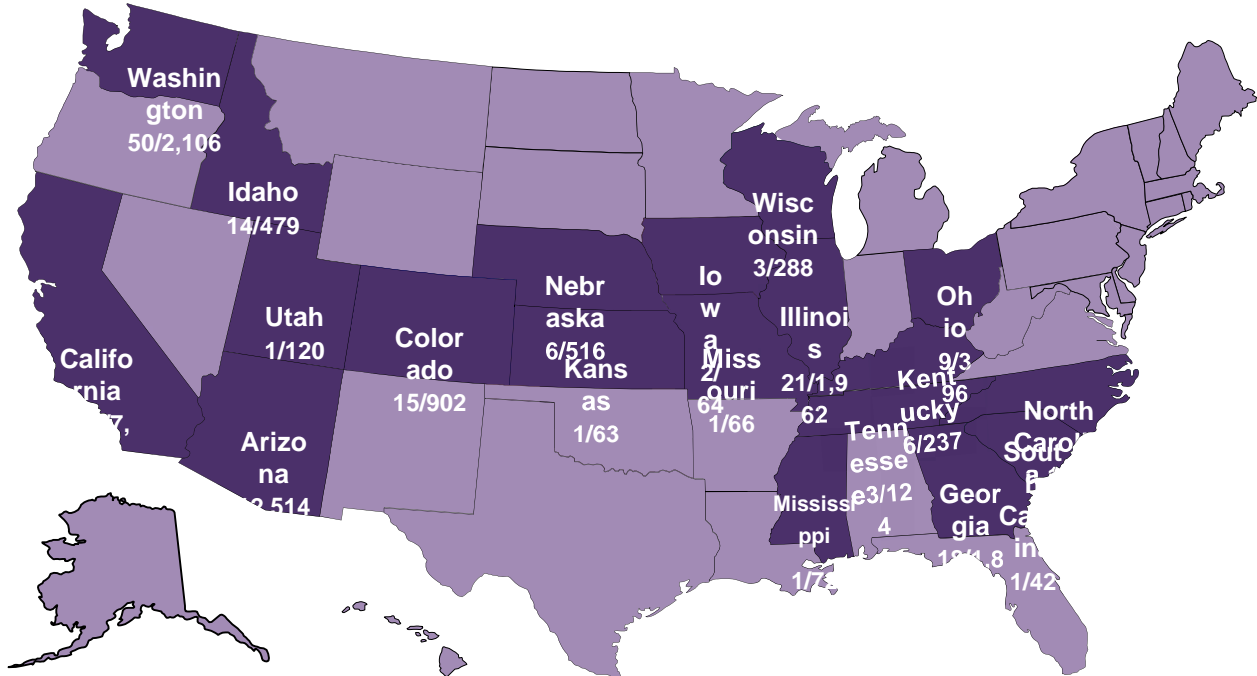
OVERVIEW

Mercy Housing Management Group (MHM) – formerly known as Mercy Services Corporation (MSC) was established in 1983 to provide property management services for Mercy Housing’s affordable housing communities. Today, we manage hundreds of properties across the United States for multiple ownership groups with a wide variety of product, regulatory and population types. We are a proven leader in the national market for affordable housing property management. With regional management offices located in nine cities across the nation, we offer a national support structure in Denver, Colorado which includes: real estate accounting, compliance, insurance, marketing, information technology, human resources and resident services.

At each property we manage, we hold true to our operating objectives which include:

- Maximize financial results
- Maintain the property to the owner's standards
- Create and sustain a challenging and rewarding work environment for our associates
- Deliver superior customer service by exceeding expectations

Mercy Housing Management Group currently manages 290 properties serving almost 17,500 affordable apartment homes in 19 states including Arizona, California, Colorado, Georgia, Idaho, Illinois, Iowa, Kansas, Kentucky, Mississippi, Missouri, Nebraska, North Carolina, Ohio, South Carolina, Tennessee, Utah Washington and Wisconsin.



The Portfolio of Mercy Housing Management Group is comprised of the following finance types:

- 110 Low Income Housing Tax Credit
- 52 Section 8 (HUD)
- 59 Section 202 (HUD Senior)
- 30 Rural Development
- 8 Section 811 (Senior/Disabled)
- 5 Section 236 (HUD)
- 18 Bond, Commercial, or Other

The resident demographic of MHM is divided into the following:

- 70% Families
- 20% Senior
- 9% Supportive Housing
- 1% Transitional

We are poised for continued growth and extended services as a property management organization for third party owners. Since our merger with Rural California Housing Corporation in 2000, we have continued to develop staffing patterns to accommodate steady growth. The properties vary by type of structures, resident population and subsidy program.

With nearly 30 years of experience and a strong local and national presence, Mercy Housing Management Group is the best choice for managing your properties.

NATIONAL SENIOR MANAGEMENT TEAM

In order to effectively provide property management services, we believe the Senior Management Team should be reflective of the organization's core values and experience. The officers below have extensive experience in the property management industry and provide support to associates both nationally and regionally.

Cheryll O'Bryan **President**

Cheryll O'Bryan came to Mercy Housing Management Group in 2007 and currently is responsible for the property management group, MHM, managing approximately 17,000+ units of multi-family rental housing and over 1,300 employees. Over the last three decades, Cheryll has worked with some of the largest for-profit property management companies in the nation and developed successful management platforms in several organizations including Elkor Properties, Equity Residential, NHP Management and Empirian Property Management. Her portfolio oversight has encompassed over 75,000 units in 20 states.

Christopher Reed, C.P.M.[®], NAHP-e **Senior Vice President**

Christopher Reed came to Mercy Housing Management Group in 2007 and currently serves as Senior Vice President of Operations, supervising property management operations throughout the U.S. Christopher's experience in the multi-family industry spans 19 years and 22 states. Prior to joining MHM, Christopher

worked with several national real estate companies, including Equity Residential and Lexford Residential Trust, where he provided management oversight in all facets of property management operations for multiple + 10,000 unit portfolios.

Robert Jacoby

Vice President, Procurement

Robert Jacoby is responsible for developing and implementing national purchasing programs focused on process and material standardization in an effort to achieve optimum efficiency and cost reduction. He negotiates national and regional contracts for products and services to ensure all purchases reflect the most favorable combination of price, quality and delivery for all MHM's managed properties. Robert has over 20 years of progressive supply management experience in service, manufacturing and construction environments. Prior to joining Mercy Housing Management Group Robert lead procurement teams for AT&T, MediaOne, Continental Cablevision and Adelphia Communications.

Melanie Kibble, C.P.M. ®

Vice President, Compliance

Melanie Kibble the Vice President of the Compliance Department, based in Denver, CO. Melanie has nearly thirty years' experience in property management and has worked extensively with a wide range of affordable housing programs including most HUD programs, Section 42, Rural Development, RTC, as well as income/rent restricted programs. Prior to her employment with Mercy Housing Management Group, Melanie was the Vice President and Director of Property Management for Urban, Inc., a for-profit Owner/Manager in Denver, Colorado.

Shawn Smitley

Regional Vice President of Property Operations, Southeast

Shawn Smitley is the Regional Vice President of our Southeast portfolio, currently in Georgia, Kentucky, Ohio, Mississippi, North Carolina, South Carolina and Tennessee. Shawn joined Mercy Housing in 2007 as the Controller/Vice President over Real Estate Accounting and oversaw both property operations and development accounting for four years. Shawn's experience includes five years of public accounting with Reznick Group, encompassing Low Income Housing Tax Credit, Historic, New Market and Energy Tax Credits. He is also knowledgeable on HUD, RD, Investor and other regulatory agencies reporting.

Michael Liebe

Regional Vice President of Property Operations, California

Michael Liebe joined Mercy Housing Management Group in 2005 and is currently one of the Regional Vice Presidents over the California portfolio of properties. Michael started his property management career in 2003 with Oakland Community Housing as a Property Supervisor. Before his career change to affordable housing, he worked in the communications industry in a number of product and marketing roles with Telera/Genesys.

Jacquie Hoffman

Regional Vice President of Property Operations, California

Jacquie Hoffman, Regional Vice President of Property Operations, brings over thirteen years' experience with Mercy Housing, in both Property Operations and Resident Services. Jacquie oversees a major segment of the Mercy Housing California Portfolio including San Francisco and Southern California. Jacquie is an ordained minister in the United Church of Christ.

Jennifer Sakin

Regional Vice President of Property Operations, California

Jennifer Sakin is the Regional Vice President for the majority of our Sacramento portfolio. She came to us with sixteen years of industry experience and eight of them in affordable housing at a Regional level with large management organizations in various markets throughout the US. Her experience includes various programs and such as conventional, LIHTC, HUD, CalHFA, Bond and HOME. Jennifer came to us from California based ConAm Management working as a Senior Regional Manager and worked for them collectively for seven years in various markets in Northern and Southern California and Nevada.

Kevin Weishaar

Regional Vice President of Property Operations, Northwest

Kevin Weishaar is the Regional Vice President for the Northwest portfolio, currently in Washington state. Kevin comes to Mercy Housing from American Capital Group, an organization that does both Property & Asset Management for a portfolio of properties throughout the Western US, including both Market-Rate and Affordable. Since 2004, Kevin has served ACG in key roles, including Area Manager, Senior Asset Manager, Director of Operations, Business Development Manager and Designated Broker for their property management group American Property Management encompassing seven states, overseeing the company's Regional Managers and Facilities Team.

John Hinde

Regional Vice President of Property Operations, Great Lakes

John Hinde is responsible for the oversight of the Great Lakes region including supervision of over 1,400 units located in Illinois and Wisconsin. John comes to Mercy Housing Management Group with extensive experience in all aspects of the real estate business from acquisitions, accounting, finance, project management, development and property management of multi-family residential and commercial. His most recent position was with The Habitat Company as Vice President of Property Management where his portfolio included affordable and conventional multi-family and commercial properties in the Chicago land area.

Shane West

Regional Vice President of Property Operations, Mountain Plains

Shane West is the Regional Vice President of Property Operations for the Mountain Plains region including Colorado, Arizona, Utah, Iowa, Missouri and Nebraska. Shane came to MHM with fifteen years of financial management experience in the commercial banking industry. His experience includes structuring affordable housing financing including LIHTC and double tax exempt, bank-qualified for various housing authorities. During this time, he also served as President/Treasurer for multiple affordable housing, non-profit entities.



Mark A. Angelini
President
Mercy Housing Lakefront

As President of Mercy Housing Lakefront, Mark is responsible for oversight and supervision of Mercy Housing Lakefront (MHL) staff; management of the MHL budget and financial performance; management of Board of Directors; primary responsibilities for external relations relating to real estate development, fundraising, and resident services as well as MHL's reputation management.

Mercy Housing Lakefront is the leader in the Great Lakes region in providing service-enriched housing to families and individuals of limited means. MHL owns, operates and provides services to over 4,000 residents in 2900 units at its 28 properties located throughout Chicagoland and in Milwaukee, WI. There are currently six other properties in development in Chicago; Kankakee, IL; Danville, IL; and Milwaukee, WI which will add another 1,000 units of housing. When completed in 2016, MHL will own and operate 34 properties with nearly 4,000 units and a total value of approximately \$ 500 million.

Mark also serves as a Senior Vice President of Mercy Housing Inc. (MHI), MHL's parent organization. MHI is a national developer, owner and manager of service enriched affordable housing for working families, seniors and the chronically homeless with a nationwide portfolio of 18,000 affordable housing units valued at \$2.5 billion.

Mark has over 30 years of experience in economic, community and real estate development, including predevelopment project planning, property disposition, developer negotiation and development management. Mark's efforts in public, private and non-profit firms and institutions have revitalized numerous communities in Chicago, its suburbs and downstate Illinois.

Prior to being appointed President, Mark was Senior Vice President for Real Estate Development for Mercy Housing Lakefront, responsible for overseeing the organization's affordable and supportive housing projects for the Great Lakes Region. In that capacity, he managed a development pipeline valued of over \$200 MM that will provide affordable housing for seniors, veterans and working families in Chicago, downstate Illinois and Milwaukee, Wisconsin. This includes the first REIT formed by affordable housing non-profits to preserve affordably priced housing and other acquisitions that mark Mercy as an innovative social enterprise in executing new strategies for the preservation of affordable housing without the use of public funding.

In his career, Mark has served as project manager for public/private mixed-use and mixed-income redevelopments (most notably Homan Square in Chicago's North Lawndale community). He has also directed numerous consulting projects which involved the structuring of public-private partnerships, property disposition, obtaining public incentives, pre-development planning, and developer solicitation.

In addition, Mark worked as Practice Leader/Development Advisory Services at SB Friedman & Co.; Vice President for The Shaw Company (an award winning development company); Assistant Vice President at the Illinois Institute of Technology; Executive Assistant for Economic Development to U.S. Senator Paul Simon and as an aldermanic aide and staff director for economic development in the Chicago City Council.

Mark holds a B.S. *Cum Laude* in Engineering from the University of Notre Dame and an M.S. in Engineering from Northwestern University. He is a member of the Economic Club of Chicago. He is also a member of the Metropolitan Planning Council, serving on MPC's Resource Board, as well as of the Urban Land Institute, serving on the Board of its Chicago District Council from 2010-14. Mark is also a member of Lambda Alpha, the national Land Economics honor society and Tau Beta Pi, the Engineering Honor Society.

Mark has been a guest lecturer in real estate, community and economic development at various universities including the University of Notre Dame (Mendoza School of Business), University of Chicago (Harris School for Public Policy), Roosevelt University (Marshall Bennett Institute of Real Estate), University of Illinois (College of Urban Planning and Public Affairs), DePaul University (School of Continuing Education) and Robert Morris College.



Statement of Qualifications

Chicago Neighborhood Initiatives (CNI) was created in 2010 to coordinate resources, economic development and neighborhood revitalization efforts in Chicagoland's low-to moderate-income neighborhoods. Our challenge: create safe, vibrant neighborhoods with affordable housing, good jobs, recreational opportunities and access to basic goods and services. CNI's primary activities have focused on large-scale commercial real estate development, residential neighborhood preservation, industrial development and micro-lending in low- to moderate-income communities throughout Chicago. We are a developer, a partner, and a resource hub for creating sustainable opportunities in Chicagoland neighborhoods.

In the past five years, CNI has been involved in the development of three high-impact grocery stores in areas of Chicago considered to be "food deserts." These include a 150,000 square foot Walmart in Pullman (pad delivered in 2012); a 74,000 square foot Mariano's in Bronzeville (construction in process); and a 18,000 square foot Whole Foods in Englewood (pad delivery in Summer, 2015).

CNI staff provide experience and expertise in utilizing public financing tools for commercial development, including Tax Increment Financing (TIF) and New Markets Tax Credits. To date, CNI has successfully managed \$18 million in City of Chicago TIF funds, \$10 million in State of Illinois Disaster Recovery grants, and \$26 million in New Markets Tax Credits. In addition, CNI's wholly owned Community Development Entity has deployed \$50 million in New Markets Tax Credits to facilitate the development of four high impact projects: the Ray and Joan Kroc Salvation Army Center in West Pullman; Roseland Community Hospital, Noble Charter School Network, and Lawndale Christian Health Center. CNI's wholly owned Community Development Financial Institution (CDFI) entity has deployed more than \$500,000 in micro loans in the past three years to facilitate small business development and expansion.

CNI is governed by a 15-member Board of Directors. CNI employs a staff of eight real estate development and lending professionals with background in the public, private and not for profit sectors.

Senior staff include:

David Doig, President

David Doig has more than 24 years of real estate and community development experience and oversees the real estate, lending, and community development initiatives of CNI. Prior to joining Park Bank Initiatives (CNI's predecessor organization) in 2007, Doig held several positions in the City of Chicago, including CEO and General Superintendent for the Chicago Park District, First Deputy Commissioner of the Department of Planning and Development, and Deputy Commissioner of the Department of Housing's Real Estate Services Division. During his tenure at the City, Doig oversaw the creation of more than 60 Tax Increment Financing Districts and the acquisition of hundreds of acres of abandoned properties for neighborhood revitalization projects, as well as many high profile projects including the renovation of Soldier Field and the Chicago Harbor renovation project. Doig holds a Master's in Social Science from the University of Chicago.



Angelica Marks, Vice President, Real Estate

Angelica Marks has more than 20 years of community development experience and oversees CNI's real estate projects. Prior to joining Park Bank Initiatives (CNI's predecessor organization) in 2007, Marks served as Deputy Commissioner for the Department of Housing's Preservation and Portfolio Administration Division. In that role, she worked with other public agencies and private lenders to reposition more than 170 financially troubled multi-family properties. Marks also served on the interdepartmental troubled buildings team that was tasked with developing and implement strategies to address properties with incidents of criminal activity and code violations. Before working for City government, Marks managed a 12-person staff responsible for direct real estate development and property management for NHS of Chicago. Marks holds a Masters in Urban Planning from the University of Illinois at Urbana Champaign.

Jennifer Bransfield, General Counsel/Vice President Operations and Compliance

Jennifer Bransfield oversees legal, compliance, risk management, information technology, human resources, accounting and marketing for CNI. In her previous role as counsel for FBOP Corporation in Oak Park, Bransfield was responsible for responding to legal inquiries related to various legal, regulatory, and tax compliance issues. At FBOP, Bransfield focused on special projects management and also underwrote loans and performed due diligence for the corporation's special assets group. Prior to joining FBOP in 2005, Bransfield was manager of financial and economic consulting for Huron Consulting Group. Bransfield holds a Juris Doctorate/Master's in Business Administration from Pepperdine University.

Retail and Industrial Projects

Pullman Park Development

To address the lack of healthy food and retail options in Pullman and the greater Calumet Region, CNI has partnered with U.S. Bank to develop Pullman Park, a 180-acre mixed use development located at 111th Street and the Bishop Ford. To date, CNI has overseen more than \$130 million of new investment in Pullman Park, which has generated 750 permanent jobs. To meet the community's retail needs, approximately 225,000 of new big box space has been developed fronting the Bishop Ford Expressway, anchored by a 150,000 square foot Walmart that offers groceries, general merchandise, a pharmacy, and a garden center. Other anchor tenants include Ross Dress for Less and Planet Fitness, and Advocate Health Care.



Pullman Park

In 2013, Method Home Products, Inc. selected CNI's Pullman Park site as the location of its first North American manufacturing facility. With the assistance of the City of Chicago, CNI was able to overcome environmental and zoning challenges to facilitate Method's selection of the site, and delivered a pad ready 22-acre site in 2013. Method completed construction of the world's first and only LEED Platinum certified plant in its industry at the end of 2014, now operating three shifts and employing approximately 100 people. A further innovation is Method's partnership with Gotham Greens to incorporate world's largest rooftop farm. Gotham Greens is designing, building, and operating a state of the art agricultural greenhouse facility on the roof of the plant that will produce up to 1 million pounds of fresh, sustainably grown, pesticide-free produce annually. The produce will be distributed to local Chicago retailers, restaurants, farmer's markets and community groups. The facility is scheduled to open in the fall of 2015.

Whole Foods – Englewood

On behalf of the City of Chicago, CNI is the site developer for a new Whole Foods at 63rd and Halsted in Chicago's Englewood neighborhood. The 13 acre site has sat vacant for decades due to a number of factors, including title issues, high costs associated with preparing the site for development, and lack of familiarity by retailers in operating in highly distressed areas. CNI's role involved overseeing the site work, including demolition, mass grading, environmental remediation, and installation of utilities and parking lots. CNI also worked in partnership with Whole Foods and the City of Chicago to build community support for the project and participate in workshops designed to provide opportunities for local entrepreneurs. When complete, Whole Foods will create 75 new permanent jobs.



Completed Whole Foods Sitework

Bronzeville – Mariano's

CNI and its partner, Safeway Construction, acquired an 8-acre site at Pershing and Martin Luther King Drive from the Chicago Housing Authority to develop a 74,000 square foot Mariano's grocery store. The Mariano's will offer a full-service grocery store to the Bronzeville community, offering fresh produce, meats, deli, bakery, and specialty foods, as well as all household staples. Construction is underway and expected to be complete in Summer, 2016. Mariano's has designated the Chicago Cook Workforce Partnership as its local hiring partner for the Bronzeville store as well as its stores throughout Cook County. By the end of 2014, Mariano's will have 29 stores in the Chicago metropolitan area and more than 10,000 team members. The Bronzeville store will create 400 new permanent jobs.



Future Site of Bronzeville Mariano's

**BOOTH
HANSEN
PROFESSIONAL
QUALIFICATIONS**



FIRM OVERVIEW

FIRM PHILOSOPHY

For nearly four decades, Booth Hansen's contribution to the American built environment has been innovative, resourceful, and deeply versatile. Anchored in Chicago and San Francisco, our experience ranges from residences to academic planning to mixed-use towers. We approach these scales, and the ones in between, with the same fundamental ambitions: to creatively develop program, to efficiently and productively deploy building technologies, and ultimately to capture the unique spirit and quality of each project, emancipated from the superficial constraints of style.

We strongly believe in the power of collaboration—among designers, clients, consultants, and stakeholders—to produce efficient and aesthetically engaging results. Clarity in communication leads to an equally lucid design process, in which many voices come together in a single vision. As architects, we are agents of that vision, carefully evolving it from concept to construction.



OAKWOOD SHORES PHASE 2A + 2B

TYPE Multi Family Residences

LOCATION Chicago, IL

CLIENT The Community Builders

COMPLETION DATE 2010

SIZE 2A: 303,000 sf, 2B: 255,000 sf

COST 2A: \$46.5M, 2B: 18.5M

Having completed the Phase II Master Plan, Booth Hansen was engaged to design 378 mixed-income rental housing units of various types and configurations in mostly low-rise structures. As the project progresses, Booth Hansen has carried out additional phases.

1-, 2-, 3- and 4-bedroom units are incorporated into three-story six-flats, rowhouses and a six-story mid-rise building. Building modules are grouped together to increase green space and improve cost efficiency. Facades are feature similar elements combined in different ways to produce visually unique buildings that also reinforce a common overall aesthetic. Exterior porches, bay windows, and trellises enliven the brick facades and add to streetscape activity. A variety of sloping and flat rooflines further articulate the building form and allow cathedral ceilings in top floor units.

Energy-saving features qualified the project for the City of Chicago's Green Permit program which allowed construction to begin sooner. One of the most significant projects in the Chicago Housing Authority's Plan for Transformation, the development has provided much needed housing for all income levels and generated renewal in the surrounding neighborhoods.





OAKWOOD SHORES PHASE 2D + 3A

TYPE Multi Family Residences
LOCATION Chicago, IL
CLIENT The Community Builders
COMPLETION DATE 2013
SIZE 104,000 square feet
COST \$17,000,000

The Community Builders, working with the Chicago Housing Authority, proposed to add additional rental units to the Oakwood Shores development. The five sites selected included infill sites within the boundaries of both Phase 1 and Phase 2. The client's goal was to provide 72 units of different types and size with façade styles that would complement the adjacent existing housing style.

Similar to previous phases, building types include both three-story six flats and rowhomes with duplex units above ground floor flats. All facades incorporate brick and stone per development standards, but overall appearance and detailing varies significantly. Buildings with more ornate traditional facades are located in the older, east section of the development, while more contemporary materials and details, including metal panels are used in newer areas. Unique to this phase, common building entrances are raised above street level, emulating more established streetscapes, while adjacent ground floor units maintain accessibility.

Phase 2D succeeds in providing new, quality housing which rivals residential construction anywhere in Chicago. The variety of architectural styles helps reinforce the image of a desirable, well-established neighborhood which Oakwood Shores has become.





1717 RIDGE APARTMENTS

TYPE Multi Family Residences

LOCATION Evanston, IL

CLIENT Focus Development

COMPLETION DATE 2013

SIZE 251,000 SF - 175 units

COST \$43,000,000

1717 Ridge is located at the threshold between Evanston's commercial core and the charming residential streets surrounding the downtown, making it a desirable location for multifamily residences. Focus Development and Booth Hansen took on the challenge of completing a partially constructed condominium master plan by creating an 8-story, 175-unit luxury rental apartment. The building plan and massing relate to the site's shape, topography and relationship with the previously completed buildings. Parking is located below grade which allows residents to connect directly with the landscape and common plaza. The predominantly brick and glass facade harmonizes with the condominium buildings, forming a cohesive development. Glass corners and balconies allow for sweeping views from the units.

The use of a unique "girder-slab" structural frame provided an economical way to create additional ceiling height within the units and still meet overall building height limitations. An attached steel and glass pavilion housing a common lounge and fitness opens to an exterior pool deck with fire pits and seating. Delivered through a fast-tracked design and construction process, the project has earned a LEED Silver rating.





THE MADISON

TYPE Multi Family Residences

LOCATION Chicago, IL

CLIENT Ogden Partners

COMPLETION DATE 1998

SIZE 154,000 square feet

COST \$14,500,000

The near west side of Chicago has been transformed from a tired industrial and warehouse district into a residential neighborhood. Numerous loft buildings have been adapted to open, light-filled residences, attracting buyers back into the city center. This site offered the opportunity to create a new building that would offer residents all the features of loft living, along with the added benefits of new construction and modern amenities.

The Madison consists of two, six-story residential loft buildings with basements. The basement includes parking, storage, and a residential elevator lobby, while the ground floor features parking, storage, retail, and a residential lobby. The upper floors contain ten units per floor with duplexes on the fifth and sixth floors. There are a total of forty-three residential units per building.

The Madison, two smaller, friendlier buildings, enhances the sense of community as this neighborhood transitions from commercial to residential. Fewer units per floor, shorter hallways, and great views with exposure to light and air bring warmth and a human scale to the development.





CLEVELAND COURT

TYPE Multi Family Residences

LOCATION Chicago, IL

CLIENT Smithfield Properties

COMPLETION DATE 1997

SIZE 119,000 square feet

COST \$16,600,000

Located in Lincoln Park northwest of downtown Chicago, the developer sought to maximize the number of units for this prime site while remaining within the low-rise zoning restrictions.

An atypical approach of arranging units back to back met the developers goal and positioned the long dimension of the homes along the street, maximizing exterior windows and minimizing unit depth. Each 2,100 square foot unit includes indoor parking on the ground level; a generous open plan on the second floor featuring an eat-in kitchen, living room, and dining room; with two bedrooms, two bathrooms, and a sitting room/library on the third floor. A penthouse with a roof deck tops each unit.

While the scale and density of the residential units facing the street revitalize the block and activate the streets, the layout of the townhouses creates a mid-block park providing a green gathering space for members of the community.





BUENA VISTA

TYPE Multi Family Residences

LOCATION Chicago, IL

CLIENT Ogden Partners

COMPLETION DATE 2001

SIZE 72,600 square feet

COST \$8,300,000

Located in an established neighborhood on Chicago's north side, this development required a design that was sensitive to the existing neighborhood, maintaining the scale of surrounding buildings.

The Buena Vista is a complex of five attached buildings arranged in an "L" shaped configuration. Each building contains eight units on four floors, totalling 40 units. Units range in size from one bedroom with one bath, to three bedrooms with two baths. Each unit includes a gas-fired ventless fireplace with marble hearth. Space heating and water heating are integral to each unit, housed in individual utility rooms which also provide hookups for washers and dryers. Ground floor units have concrete slab patios, while upper story units are provided with exterior balconies. Interior finishes include hardwood floors and painted gypsum board partitions and ceilings. Laminate counter tops complement the wood kitchen cabinets, with stone vanity tops in the bathrooms.

The street profile was also carefully considered and implemented as a series of "walk-ups," recalling the classicism of the Chicago brownstone.



LAURENCE BOOTH, FAIA

Design Principal



Larry founded Booth Hansen in 1980 with the belief that spirited, meaningful, and useful buildings can be realized with an organized and open creative process. As Design Principal, he leads the conceptual development of every project at the firm, always beginning with the conviction that each client, landscape, and building program is unique and demands knowledge and creativity to achieve the best results. In a career spanning more than 50 years, Larry has been awarded numerous honors for his design work.

Larry is a Clinical Professor of Civil and Environmental Engineering and the Richard C. Halpern/Rise International Distinguished Architect in Residence at Northwestern University in Evanston, Illinois. He has also been a visiting professor at Harvard Graduate School of Design, University of California, Berkeley, and University of Illinois, and a lecturer at numerous prestigious colleges and universities.

Larry maintains a strong presence in Chicago's cultural landscape, having served on the board of over a dozen cultural institutions, including: Auditorium Theatre Council, The School of the Art Institute of Chicago, Chicago Symphony Orchestra, Goodman Theatre, and the Museum of Contemporary Art.

EDUCATION

Bachelor of Architecture, Massachusetts Institute of Technology, 1960

Harvard University, Graduate School of Design, 1959

Bachelor of Arts, Stanford University, 1958

REGISTRATIONS

Architect: California, Illinois, Indiana, Iowa, Massachusetts, Michigan, Nevada, Ohio, Texas, Wisconsin

PROFESSIONAL ORGANIZATIONS

Fellow, American Institute of Architects

Academician, The National Academy, New York, NY

National Council of Architectural Registration Boards

Commercial Club of Chicago

PROFESSIONAL AFFILIATIONS + HONORS

Reynolds Award Jury

Rome Prize Juror, American Academy in Rome

Panelist, National Endowment for the Arts

Paul M. Angle Lecture, Chicago History Museum

Visiting Committee, MIT Department of Architecture

PROFESSORSHIP

Clinical Professor of Civil & Environmental Engineering, Richard C. Halpern / Rise International Distinguished Architect in Residence; Northwestern University

SELECTED EXPERIENCE

Urban Low Rise Residential

[1717 Ridge](#)
Evanston, Illinois

Cleveland + Blackhawk
Chicago, Illinois

[The Madison](#)
Chicago, Illinois

435 N. LaSalle Street
Chicago, Illinois

Briar + Orchard
Chicago, Illinois

[Buena Vista Condominiums](#)
Chicago, Illinois

[Cleveland Court](#)
Chicago, Illinois

[Oakwood Shores](#)
Chicago, Illinois

Diversey Duplex
Chicago, Illinois

East Water Place Townhouses
Chicago, Illinois

Edgewood Homes
Highland Park, Illinois

Fulton Lofts
Chicago, Illinois

Lakewood Condominiums
Chicago, Illinois

Newport Townhomes
Lombard, Illinois

Urban High Rise Residential

Halsted + Lake, Mixed-Use Tower
Chicago, Illinois

2950 North Sheridan
Chicago, Illinois

30 West Oak
Chicago, Illinois

Joffrey Tower, Mixed-Use
Chicago, Illinois

SONO Tower, Mixed-Use
Chicago, Illinois

Fountain Square Development
Evanston, Illinois

Palmolive Building Residences
Chicago, Illinois

181 East Lake Shore Drive
Chicago, Illinois

320 North Michigan Avenue
Chicago, Illinois

540 North Lake Shore Drive
Chicago, Illinois

900 North Michigan Avenue
Chicago, Illinois

1130 North State Street
Chicago, Illinois

DAVID MANN, AIA, LEED AP

Principal + Project Director

During his 20 years with Booth Hansen, David has provided leadership on a number of award-winning projects including the renovation of Cohen Commons at Northwestern University, multiple projects at Regenstein Library at the University of Chicago, and design of the Ikenberry Commons at the University of Illinois. His leadership on the Kohl Children's Museum in Glenview, Illinois, contributed to the Museum's receiving several awards, including the Commercial Real Estate Special Achievement of the Year Award.

With a clarity and focus on the mission and operations of higher education, David guides our academic projects. He has successfully completed projects for more than a dozen noted colleges and universities. In addition to higher education projects, David has worked with numerous performing arts and non-profit clients to design meaningful spaces.



RELEVANT EXPERIENCE

Academic

Coyne College
Chicago, Illinois

Northwestern University

- School of Engineering, Cohen Commons Renovation
- School of Education, The Learning Collaboratory

Evanston, Illinois

Roosevelt University

- Ganz Hall Historic Restoration Phases 1-3
- Auditorium Building Renovations
- Auditorium Theater Renovations
- Historic Structures Report
- Orchestra Rehearsal Center Renovations
- Strategic Plan 2020 Master Plan
- Center for Professional Advancement, Gage Building Renovation

Chicago, Illinois

Roosevelt University - Schaumburg
Phases 1-6

1. Planning, Design, & Construction of 150,000 sf campus (33 acres)
2. Laboratory and Classroom Expansion
3. Student Services Area
4. Food Service and Student Lounge Area
5. Classroom Expansion
6. Offices and Classrooms for the School of Communications

Schaumburg, Illinois

University of Chicago

- Regenstein Library Multipurpose Area
- Regenstein Library Framework Plan
- Regenstein Library, Special Collections Research Center

Chicago, Illinois

University of Illinois at Chicago
Campus Master Plan
Chicago, Illinois

University of Illinois at Urbana Champaign

- Ikenberry Commons
 - Champaign Neighborhood Student Housing Master Plan
 - Smith Music Hall Renovation
 - Nugent Residence Hall
- Champaign, Illinois

Cultural + Institutional

Chicago Botanic Garden

- Regenstein Center Renovation
- Plant Science Center
- Science Campus Master Plan

Glencoe, Illinois

Kohl Children's Museum
Glenview, IL

Raue Center for the Performing Arts
Crystal Lake, IL

Chicago Park District
Theatre on the Lake
Chicago, IL

Planning

University of Illinois at Urbana -
Champaign, Champaign Neighborhood
Student Housing Master Plan
Champaign, IL

University of Illinois at Chicago, 2010
Campus Master Plan
Chicago, IL

Roosevelt University, Auditorium Building,
Strategic Plan 2020 Master Plan
Chicago, IL

*Completed prior to joining Booth Hansen

EDUCATION

Bachelor of Architecture, Virginia
Polytechnic Institute + State University,
1987

REGISTRATIONS

Architect: Illinois

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

American Institute of Architects

AIA Chicago AIA2030 Commitment
Working Group

Society of College and University Planning

National Trust for Historic Preservation

The Getty Grant Foundation, Reviewer

AWARDS

U.S. Green Building Council:
LEED Gold Certification: 6 projects
LEED Silver Certification: 4 projects

AIA Chicago Awards:

Ganz Hall - Divine Detail Award, 2005
Republic Windows & Doors - Divine Detail
and Interior Architecture Award, 1999

Chicago Landmark Award for Preservation
Excellence, Ganz Hall Restoration, 2003

Chicago Building Congress:
Recognition for Rehabilitation, Roosevelt
University - Schaumburg Campus, 2007

R+D Magazine:

Laboratory of the Year - Conservation
Science Center, 2010



GEORGE HALIK, AIA, LEED AP

Principal + Director



During his career, George has overseen a broad range of award-winning projects including Old St. Patrick's Church, which was recognized with an AIA National Honor Award for Interior Architecture. His work includes new buildings, historic renovations, and interior design.

George's passion is for projects that enrich communities and the people living in them. Among these are Community Centers, Fieldhouses, Theaters, and Mixed-Income Residential Communities.

EDUCATION

Masters of Architectural Studies, University of Illinois, Urbana-Champaign, 1975

Bachelor of Architectural Studies, University of Illinois, Urbana-Champaign, 1973

REGISTRATIONS

Architect: Illinois

National Council of Architectural Registration Boards

LEED Accredited Professional

PROFESSIONAL ORGANIZATIONS

American Institute of Architects

Urban Land Institute - Public Policy Committee

Mayor's Streetscape Committee

Lambda Alpha International, Honorary

PHILANTHROPIC ORGANIZATIONS

In Search of Genius - Board Chairman of Directors

Imerman Angels

SELECTED EXPERIENCE

Residential

[1717 Ridge Apartments](#)
Evanston, IL

420 East Ohio Apartments
Chicago, IL*

850 Lake Shore Drive Apartments
Chicago, IL

Argonne National Laboratory, Residential Hotel
Downers Grove, IL*

Fountain Square Residential/Retail Development
Evanston, IL

Hearts United Mixed Income Housing
Chicago, IL

Hyatt Woodfield
Schaumburg, IL*

Majestic Hotel Renovation
Chicago, IL

O'Hare Residential Sound Insulation Program
Chicago, IL

[Oakwood Shores Mixed Income Residential Community](#)
Chicago, IL

The Residences at 900 Michigan
Chicago, IL

Seocho Luxury Condominiums
Seoul, Korea

Cultural / Institutional

Bank of America Theater
Chicago, IL

Broadway Playhouse
Chicago, IL

Chicago Park District Fieldhouses

- Prototype 1 - Jesse Owens Park, Taylor Lauridsen Park
 - Prototype 2 - Valley Forge Park, Haas Park
- Chicago, IL

Circuit Court of Cook County
Chicago, IL

Garfield Park Conservatory Entry Pavillion
Chicago, IL

Grace Lutheran Fellowship Hall and Offices
Milwaukee, WI

Grace Place Episcopal Church Renovation
Chicago, IL

Homan Square Community Center
Chicago, IL

Marquette Park Fieldhouse Renovation
Old St. Patrick's Church Renovation
Chicago, IL

Quad Cities Arts and Recreation Center
Chicago, IL

Raue Center for the Arts
Crystal Lake, IL

Academic

Moraine Valley Community College
Classroom Building
Palos Hills, IL

Northwestern University, The Learning Collaboratory
Evanston, IL

*Completed prior to joining Booth Hansen

6
PROJECT FINANCING

PROJECT FINANCING

For over 28 years Mercy Housing, Inc. (MHI) has developed affordable housing across the nation and in doing so improved the lives of thousands of residents, serving more than 115,000 people on any given day. MHI has developed more than \$1.9 Billion in affordable real estate and its deeply experienced development staff has participated in the development, preservation, and/or financing of more than 34,500 affordable homes, both rental and single family. Additionally, MHI currently has over 15,000 homes or apartment units in the pre-development, construction or concept phase. Mercy Housing Lakefront (MHL) is a wholly owned subsidiary of MHI and serves as its geographic business center for the Great Lakes Region. MHL has developed and currently manages 21 properties with nearly 2,800 residents.

Mercy Housing has over 21 years of Low Income Housing Tax Credit (LIHTC) experience, having successfully used the Program since its creation in 1986. Mercy Housing's Development Portfolio is comprised of 13,903 units within 228 affordable communities, across 14 States. Of this, 102 affordable communities comprising 7,485 units were developed using the Low Income Housing Tax Credit. This portfolio was developed by Mercy Housing over the past 21 years working successfully with 14 State Housing Financing Authorities, and an equal number of other State Finance Authorities and local municipalities with bonding authority. Mercy Housing has served as the Managing General Partner and Developer on of all of these LIHTC projects.

Mercy Housing Staff has in the course of developing its large national portfolio of affordable housing, acquired strong working knowledge of a broad spectrum of housing programs and financial tools, which it has used very successfully across the Country. These include:

- Conventional bank originated construction and permanent financing;
- State, County, and City Housing Trust Funds (HTF);
- Federal Home Loan Bank Affordable Housing Program (AHP);
- Federal HOME Program;
- Federal Low Income Housing Tax Credit Program (LIHTC);
- Tax Increment Financing (TIF);
- Community Development Block Grant (CDBG);
- Agency originated permanent loans (Fannie Mae and Freddie Mac DUS);
- Economic Development Initiative Grants (EDI);
- HUD 202, 236, 811 Mortgage Insurance Programs;
- USDA-Rural Development 515 Program;
- Section 8 Programs.

Mercy Housing Lakefront (MHL) is supported by the financial strength of its parent company, Mercy Housing, Inc. (MHI). MHI not only lends its balance sheet to secure internal funding of predevelopment expenses, but also acts as a guarantor for both debt and equity obligations. MHL's development and financing capacity will be further enhanced by the experience and strength of its partner, CNI.

Chicago Neighborhood Initiatives, Inc. (CNI) was formed in 2010 Chicago Neighborhood Initiatives (CNI) was created in 2010 to coordinate resources, economic development and neighborhood revitalization efforts in Chicagoland's low-to moderate-income neighborhoods. Our challenge: create safe, vibrant

neighborhoods with affordable housing, good jobs, recreational opportunities and access to basic goods and services. CNI's primary activities have focused on large-scale commercial real estate development, residential neighborhood preservation, industrial development and micro-lending in low- to moderate-income communities throughout Chicago. In the past five years, CNI has been involved in the development of three high-impact grocery stores in areas of Chicago considered to be "food deserts." These include a 150,000 square foot Walmart in Pullman (pad delivered in 2012); a 74,000 square foot Mariano's in Bronzeville (construction in process); and a 18,000 square foot Whole Foods in Englewood (pad delivery in Summer, 2015).

CNI staff provide experience and expertise in utilizing public financing tools for commercial development, including Tax Increment Financing (TIF) and New Markets Tax Credits. To date, CNI has successfully managed \$18 million in City of Chicago TIF funds, \$10 million in State of Illinois Disaster Recovery grants, and \$26 million in New Markets Tax Credits. In addition, CNI's wholly owned Community Development Entity has deployed \$50 million in New Markets Tax Credits to facilitate the development of four high impact projects: the Ray and Joan Kroc Salvation Army Center in West Pullman; Roseland Community Hospital, Noble Charter School Network, and Lawndale Christian Health Center. CNI's wholly owned Community Development Financial Institution (CDFI) entity has deployed more than \$500,000 in micro loans in the past three years to facilitate small business development and expansion.

Total permanent financing, including both debt and equity for the Project is estimated to be \$17.3MM. Sources of debt financing include a conventional first mortgage loan. First mortgage debt financing for the residential and commercial retail components combined total approximately \$3.9MM or 23% of the total project capitalization. A secondary permanent loan is anticipated to come from the Illinois Housing Development Authority in an amount \$2.0MM or 11.5% of the total project capitalization. IHDA loans are typically funded using HOME or Housing Trust Fund (HTF) monies. Additionally, a gap loan will be provided by Mercy Housing in the form of a Deferred Developer Fee note in an amount of approximately \$408,000, bringing total project debt financing to a total of \$6.3MM or 36% of total project capitalization.

Equity and grant/equity-like permanent capital totals approximately \$11.3MM or 64% of total project capitalization. \$10.3MM in equity will come from the sale of Low Income Housing Tax Credits anticipated to be allocated by the Illinois Housing Development Authority (IHDA) and purchased by an investor. The initial IHDA 9% Tax Credit application (PPA) will be submitted by the deadline on November 6, 2015 and will be the first submission to IHDA for this Project. The balance of the project capitalization in an amount of \$1.0MM is anticipated to come from grant and/or municipal funding programs such as CDBG and TIF.

7
LEGALPLAT OF SURVEY

ALTA / ACSM LAND TITLE SURVEY

OF

LEGEND

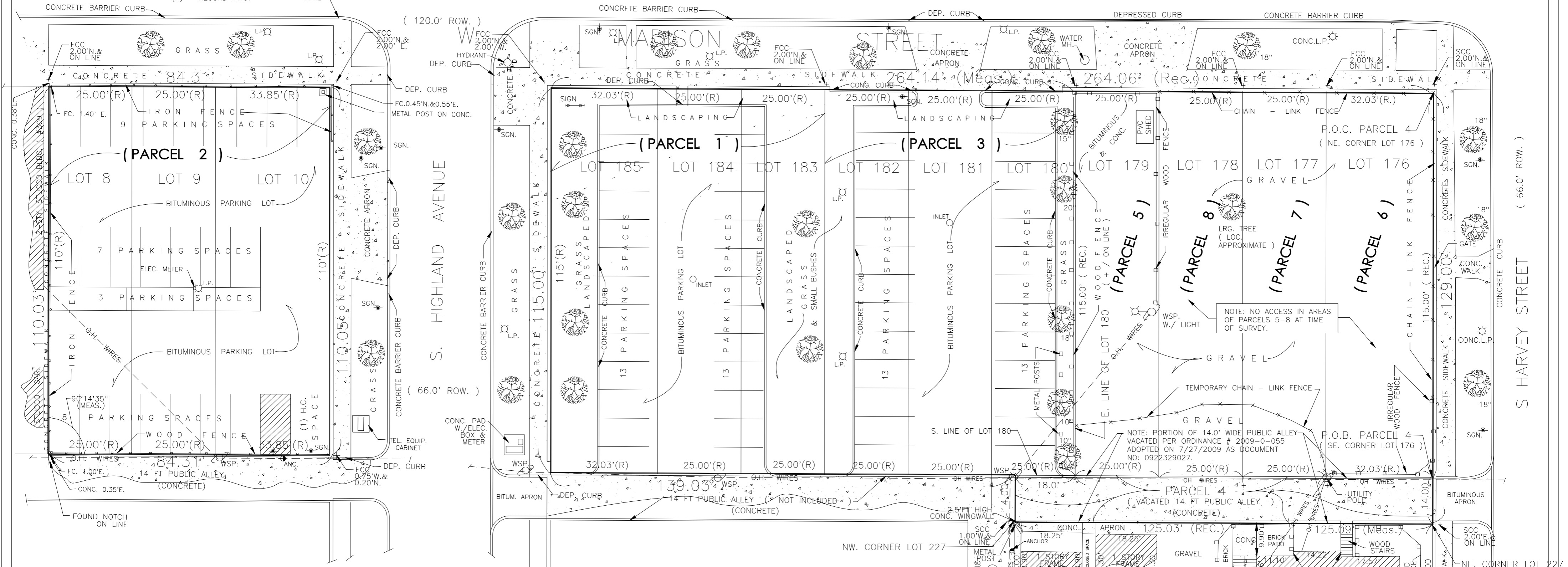
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FPK = FOUND PK NAIL
- FCC = FOUND CUT CROSS
- FN = FOUND CUT NOTCH
- SIP = SET IRON PIPE
- SCC = SET CUT CROSS
- SPK = SET PK NAIL
- REC = RECORD INFORMATION
- MEAS = MEASURED INFORMATION
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- CONC = CONCRETE
- BIT = BITUMINOUS
- PUE = PUBLIC UTILITY EASEMENT
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- FC = FENCE CORNER
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- LP = LIGHTPOLE
- WSP = WOOD SERVICE POLE
- W = WEST
- SGN = SIGN
- DEP = DEPRESSED CURB
- (R) = RECORD INFO.

SCALE: 1" = 20'

- (Symbol) = DECIDUOUS TREE
- 10" = DIA. IN INCHES
- (6" & LARGER)
- (NO SIZE SHOWN = LANDSCAPE TREE)

- PARCEL 1:
LOTS 183, 184 AND 185 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
- PARCEL 2:
LOTS 8, 9 AND 10 IN BLOCK 1 IN HARNSTROM'S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 3:
LOTS 180, 181 AND 182 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 4:
LOT 179 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 5:
LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 6:
LOT 178 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 7:
LOT 177 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 8:
LOT 178 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- PARCEL 4:
THAT PART OF A 14 FOOT WIDE VACATED PUBLIC ALLEY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF LOT 176, SAID LINE ALSO BEING THE WEST RIGHT OF WAY OF HARVEY AVENUE, FOR A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE EXTENDED 14.00 FEET TO THE NORTHEAST CORNER OF LOT 227 IN SAID THE HIGHLANDS SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 227, SAID LINE ALSO BEING THE SOUTH LINE OF A 14 FOOT WIDE PUBLIC ALLEY, FOR A DISTANCE OF 125.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 227; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 227 FOR A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF THE 14 FOOT WIDE PUBLIC ALLEY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 180 IN SAID THE HIGHLANDS SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF PUBLIC ALLEY TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
- PARCEL 7:
LOT 177 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 8:
LOT 178 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



TOTAL AREA
41,395 s.f. = 0.950 Acres +/-

- GENERAL NOTES:**
- 1.) CALL J.U.L.I.E. @ 1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - 2.) NO UNDERGROUND UTILITIES SHOWN HEREON.
 - 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
 - 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED.
 - 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE.
 - 6.) SURVEY HEREON DRAWN CONFORMS WITH A COMMITMENT FOR TITLE INSURANCE ISSUED BY: PRAIRIE TITLE INSURANCE CO., FILE NO: 1511903, EFFECTIVE DATE: AUG. 28, 2015.

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
HARVEY MADISON DEVELOPMENT, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011 AND INCLUDES ITEMS 4, 7(a), 8, 11(a) and 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF ILLINOIS, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.02' FEET.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

John Dolin DATE: OCTOBER 12, 2015
JOHN DOLIN TOENE, P.L.S. # 35-3078
MY COMMISSION EXPIRES NOVEMBER 30, 2016
PROFESSIONAL LAND SERVICES, L.L.C.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648



COMMON ADDRESS:
229 -235 & 239-245 & 301-307 W. MADISON ST.
OAK PARK, IL

ORDER NO: R15-300.1S SCALE: 1" = 20'

FIELD WORK DATE: 10/09/2015

PREPARED FOR:
MOLZAHN, ROCCO, REED & ROUSE, LLC.
20 N. CLARK STREET STE. 2300
CHICAGO, ILLINOIS 60602-5002
(312) 917-1880

PROFESSIONAL LAND SERVICES, L.L.C.
LAND SURVEYING AND MAPPING
7518 W. MADISON AVE. STE 2C FOREST PARK, ILLINOIS
PHONE: 708. 488.1733 FAX: 708.488.1765
E-MAIL: prolandserv@sbctglobal.net

EXHIBIT "A"

PARCEL 1:

LOTS 183, 184 AND 185 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 8, 9 AND 10 IN BLOCK 1 IN HARNSTROM' S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 180, 181 AND 182 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF A 14 FOOT WIDE VACATED PUBLIC ALLEY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF LOT 176, SAID LINE ALSO BEING THE WEST RIGHT OF WAY OF HARVEY AVENUE, FOR A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE EXTENDED 14.00 FEET TO THE NORTHEAST CORNER OF LOT 227 IN SAID THE HIGHLANDS SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 227, SAID LINE ALSO BEING THE SOUTH LINE OF A 14 FOOT WIDE PUBLIC ALLEY, FOR A DISTANCE OF 125.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 227; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 227 FOR A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF THE 14 FOOT WIDE PUBLIC ALLEY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 180 IN SAID THE HIGHLANDS SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF PUBLIC ALLEY TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 239-245 W. MADISON STREET & 301-307 MADISON STREET, OAK PARK, IL 60302

PARCEL NUMBERS: 16-17-101-004-0000, 16-17-101-005-0000; 16-17-101-006-0000, 16-17-102-001-0000, 16-17-102-038-0000

PARCEL 5:

LOT 179 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-17-102-005-0000

PARCEL 6:

LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-17-102-008-0000

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AMERICAN
LAND TITLE
ASSOCIATION



PARCEL 7:

LOT 177 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-17-102-007-0000

PARCEL 8:

LOT 178 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-17-102-006-0000

COMMONLY KNOWN AS: 229-235 & 239-245 & 301-307 W. Madison St., Oak Park, IL 60302

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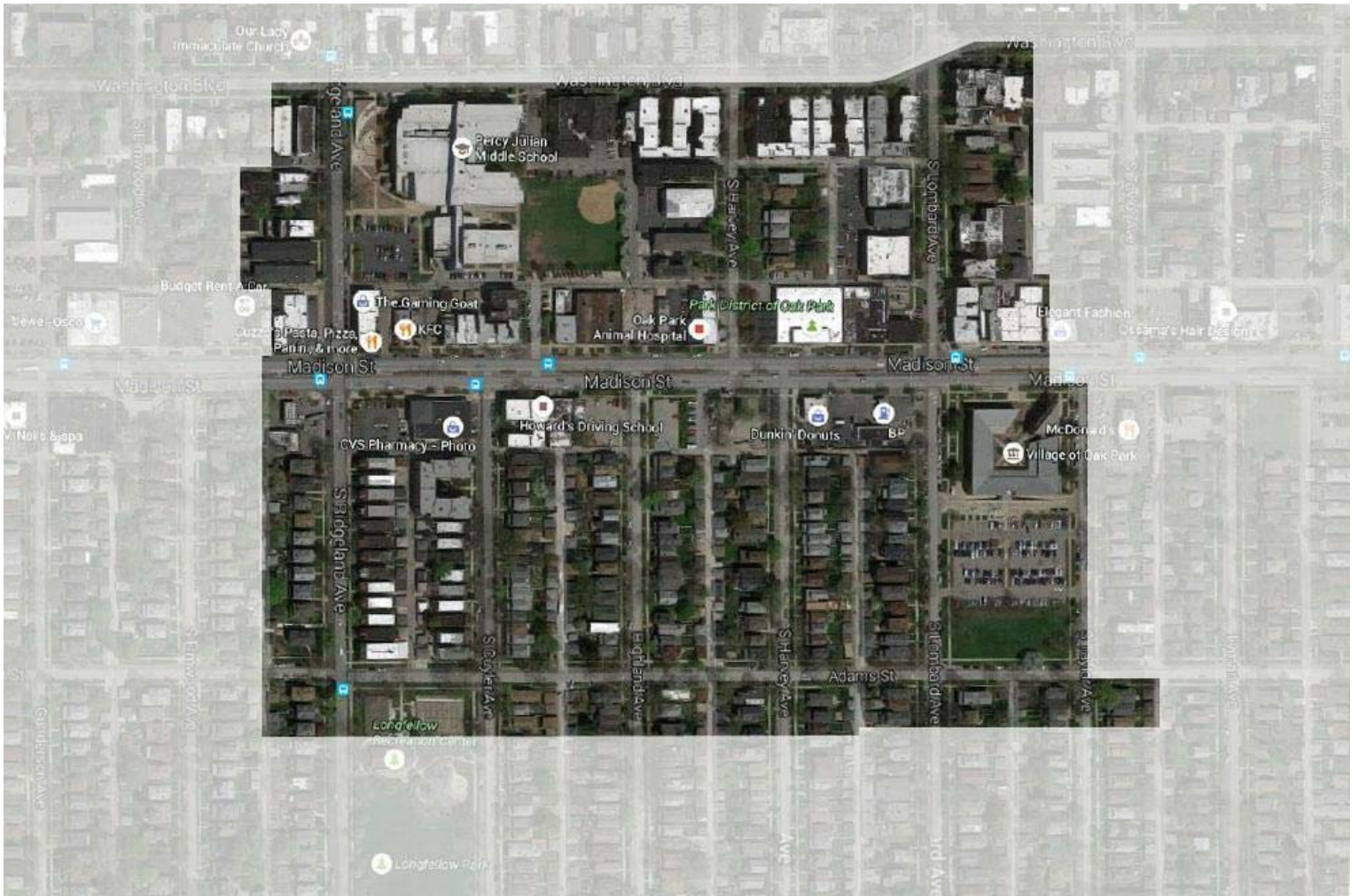
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*ALTA Plain Language Commitment
(6-17-06) (IL)
Schedule A*

AMERICAN
LAND TITLE
ASSOCIATION



8
LIST & MAP OF SURROUNDING
PROPERTY OWNERS



AREA OF OWNERS NOTIFIED

16-07-423-007-0000
GP 405 LLC
41 CHICAGO AVE
OAK PARK, IL 60302

16-07-423-008-0000
MCSI INVESTMENTS LLC
PO BOX 2041
OAK PARK, IL 60303

16-07-423-015-0000
IRVING RIFFKIND
419 S RIDGELAND AVE
OAK PARK, IL 60302

16-07-423-024-0000
VICTOR L THOMAS MD
3269 N WASHTENAW
CHICAGO, IL 60618

16-07-423-025-0000
KYUN SE SEOK
20 WEST MADISON ST
OAK PARK, IL 60302

16-07-423-026-0000
KYUN SE SEOK
20 WEST MADISON ST
OAK PARK, IL 60302

16-07-423-029-0000
EULA M BUNDLEY
427 S RIDGELAND D
OAK PARK, IL 60302

16-07-423-030-0000
ALISA BUNDLEY
427 S RIDGELAND #C
OAK PARK, IL 60302

16-07-423-031-0000
CHARLENE JACKSON
427 S RIDGELAND AV B
OAK PARK, IL 60302

16-07-423-032-0000
HSIAO N ZHENG
427 S RIDGELAND AV A
OAK PARK, IL 60302

16-07-423-033-0000
CAROL M KELLY
431 S RIDGELAND #A
OAK PARK, IL 60302

16-07-423-034-0000
STELLA P GIBBONS
431 S RIDGELAND #B
OAK PARK, IL 60302

16-07-423-035-0000
MICHAEL LOEHR
431 S RIDGELAND AVE #C
OAK PARK, IL 60302

16-07-423-036-0000
A M CROSSGROVE BARNES
431 S RIDGELAND #D
OAK PARK, IL 60302

16-07-423-041-1001
BEAUCHAMP
415 S RIDGELAND AVEE
OAK PARK, IL 60302

16-07-423-041-1002
JASON A EVANS
415 S RIDGELAND #2
OAK PARK, IL 60302

16-07-423-041-1003
EMILY WILLIAMS
417 S RIDGELAND #1
OAK PARK, IL 60302

16-07-423-041-1004
ANDREW J HERRMANN
417 S RIDGELAND AVE #2
OAK PARK, IL 60302

16-08-319-030-0000
EXEMPT

16-07-423-043-1001
MATTHEW SCHULER TRUSTE
421 S RIDGELAND #G
OAK PARK, IL 60302

16-07-423-043-1002
SHANNON M JAMES
421 S RIDGELAND AVE 1N
OAK PARK, IL 60302

16-07-423-043-1003
STEVEN P BRADY
421 S RIDGELAND #2N
OAK PARK, IL 60302

16-07-423-043-1004
LUCAS I SARDENBERT
421 S RIDGELAND 3N
OAK PARK, IL 60302

16-07-423-043-1005
CHRISTINA S CARPENTER
421 S RIDGELAND #1S
OAK PARK, IL 60302

16-07-423-043-1006
BRIAN REDIEHS
421 S RIDGELAND #2S
OAK PARK, IL 60302

16-07-423-043-1007
C WHEELER C JACOBSON
421 S RIDGELAND AVE#3S
OAK PARK, IL 60302

16-08-318-001-0000
EXEMPT

16-08-318-002-0000
EXEMPT

16-08-318-003-0000
MICHAEL O LEAVY
331 N GROVE ST
OAK PARK, IL 60302

16-08-318-004-0000
KFC CORPORATION
P O BOX 35370
LOUISVILLE, KY 40232

16-08-318-005-0000
KFC CORPORATION
PO BOX 35370
LOUISVILLE, KY 40232

16-08-318-006-0000
SAMMY PAPAGEORGE
PO BOX 3189
OAK PARK, IL 60303

16-08-318-007-0000
310 MADISON LLC
308 MADISON
OAK PARK, IL 60302

16-08-318-008-0000
DERREL MCDAVID
300 MADISON ST
OAK PARK, IL 60302

16-08-318-009-0000
DERREL MCDAVID
300 MADISON ST
OAK PARK, IL 60302

16-08-319-001-0000
FELIO MARANI
1241 PARK AV
RIVER FOREST, IL 60305

16-08-319-012-0000
OAK PARK RES CORP
21 SOUTH BLVD
OAK PARK, IL 60302

16-08-319-018-0000
HARRY SPANNUTH
264 MADISON ST
OAK PARK, IL 60302

16-08-319-019-0000
VILLAGE OF OAK PARK
123 MADISON STREET
OAK PARK, IL 60302

16-08-319-020-0000
VILLAGE OF OAK PARK
123 MADISON ST
OAK PARK, IL 60302

16-08-319-021-0000
VILLAGE OF OAK PARK
123 MADISON ST
OAK PARK, IL 60302

16-08-319-022-0000
DONN D TODD
1108 ROSSELL AV
OAK PARK, IL 60302

16-08-319-023-0000
AMIN N BASCHARON
143 LOS LAGOS DRIVE
BLOOMINGDALE, IL 60108

16-08-319-024-0000
A N BASCHARON
143 LOS LOGOS DRIVE
BLOOMINGDALE, IL 60108

16-08-319-025-0000
AMIN BASCHARON
143 LOS LAGOS DRIVE
BLOOMINGDALE, IL 60108

16-08-319-026-0000
SUN TOK KIM
100 S KENILWORTH AVE
OAK PARK, IL 60302

16-08-319-027-0000
R K MANAGEMENT
PO BOX 5919
RIVER FOREST, IL 60305

16-08-319-029-0000
EXEMPT

16-08-319-031-0000
PETER FLAHERTY
425 S HARVEY #A
OAK PARK, IL 60302

16-08-319-032-0000
SRINIVAS RAVANNAM
425 S HARVEY AVE UN B
OAK PARK, IL 60302

16-08-319-033-0000
CHRISTINE TENNON
425 S HARVEY UN C
OAK PARK, IL 60302

16-08-319-034-0000
XIANGYANG SONG
6 VANDERBELT ROAD
ACTON, MA 17204

16-08-319-035-0000
GAIL BRUSSOCK
425 S HARVEY #E
OAK PARK, IL 60302

16-08-319-036-0000
DAVID BRAUNER
425 S HARVEY UNIT F
OAKPARK, IL 60302

16-08-319-037-0000
EDGAR A VESGA
253 WASHINGTON #1A
OAK PARK, IL 60302

16-08-319-038-0000
ALBERT HAYNES
253 WASHINGTON BLVD B
OAK PARK, IL 60302

16-08-319-039-0000
BRENDA M PETRUCK
253 WASHINGTON BLVD #C
OAK PARK, IL 60302

16-08-319-040-0000
BRENDA M PETRUCK
253 WASHINGTON BLVD #C
OAK PARK, IL 60302

16-08-319-041-0000
ALBERT HAYNES
253 WASHINGTON BLVD B
OAK PARK, IL 60302

16-08-319-042-0000
EDGAR A VESGA
253 WASHINGTON #1A
OAK PARK, IL 60302

16-08-319-043-0000
253 TOWNHOME OWNERS
253 WASHINGTON BLVD
OAK PARK, IL 60302

16-08-319-044-1001
RICHARD R BOYKIN
431 S HARVEY #A
OAK PARK, IL 60302

16-08-319-044-1002
KRIS KASTEN
431 S HARVEY #B
OAK PK, IL 60302

16-08-319-044-1003
DEBORAH GRIFFITH
431 S HARVEY #C
OAK PARK, IL 60302

16-08-319-044-1004
JULIE HILL
431 S HARVEY #D
OAK PARK, IL 60302

16-08-319-044-1005
XAVIER BATTLE
431 S HARVEY #E
OAK PARK, IL 60302

16-08-319-044-1006
VIBHAV MEHROTRA
431 S HARVEY #F
OAK PARK, IL 60302

16-08-319-044-1007
JE TAUN SHEPHERD
431 S HARVEY #G
OAK PARK, IL 60302

16-08-319-044-1008
ROBERT KNUTH
431 S HARVEY AVE #H
OAK PARK, IL 60302

16-08-319-045-1001
ANSHUL BAMROLIA
257 W WASHINGTON #1
OAK PARK, IL 60302

16-08-319-045-1002
GERTRUDE WARREN
257 W WASHINGTON
OAK PARK, IL 60302

16-08-319-045-1003
WAYNE WENTE
257 WASHINGTON BLVD #3
OAK PARK, IL 60302

16-08-319-045-1004
JOANNE METZ
4833 N OLCOTT AVE
HARWOOD HTS, IL 60706

16-08-319-045-1005
PAUL AXELROOD
422 S SCOVILLE AVENUE
OAK PARK, IL 60302

16-08-319-045-1006
LATASHA LEWIS
257 W WASHINGTON
OAK PARK, IL 60302

16-08-319-045-1007
A K MERCHANT
3851 BELLEAIRE DR
DOWNERS GRV, IL 60515

16-08-319-045-1008
ATUL MOHLAJEE
823 S CUYLER AVENUE
OAK PARK, IL 60304

16-08-319-045-1009
DANIEL WHITFORD
257 W WASHINGTON #9
OAK PARK, IL 60302

16-08-319-045-1010
SHAWN SHIFFER
257 WASHINGTON BLVD 10
OAK PARK, IL 60302

16-08-319-045-1011
ANSHUL BAMROLIA
257 W WASHINGTON #1
OAK PARK, IL 60302

16-08-319-045-1012
GERTRUDE WARREN
257 W WASHINGTON
OAK PARK, IL 60302

16-08-319-045-1013
LLC 257 W WASHINGTON
7628 W MADISON STREET
FOREST PARK, IL 60130

16-08-319-045-1014
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4833 N OLCOTT AVE
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16-08-319-045-1015
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422 S SCOVILLE
OAK PARK, IL 60302

16-08-319-045-1016
LATASHA LEWIS
257 W WASHINGTON
OAK PARK, IL 60302

16-08-319-045-1017
A K MERCHANT
3851 BELLEAIRE DR
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16-08-319-045-1018
ATUL MOHLAJEE
823 S CUYLER AV
OAK PARK, IL 60304

16-08-319-045-1019
DANIEL A WHITFORD
257 W WASHINGTON BLVD
OAK PARK, IL 60302

16-08-319-045-1020
SHAWN SHIFFER
257 W WASHINGTON #10
OAK PARK, IL 60302

16-08-319-046-1001
LAMONT COCROFT
237 WASHINGTON BLVD G
OAK PARK, IL 60302

16-08-319-046-1002
K M DARACZ
237 WASHINGTON #1A
OAK PARK, IL 60302

16-08-319-046-1003
MARY A DANIELS
237 WASHINGTON #2A
OAK PARK, IL 60302

16-08-319-046-1004
HISHAM HAFEZ
22 FARLEY RD
HOLLIS, NH 0

16-08-319-046-1005
EVELYN CULBERSON
237 WASHINGTON #1B
OAK PARK, IL 60302

16-08-319-046-1006
JANETTE NUNEZ
1927 WISCONSIN
BERWYN, IL 60402

16-08-319-046-1007
V M KATZNELSON
237 WASHINGTON BLVD 3B
OAK PARK, IL 60302

16-08-319-046-1008
RAYMUND AQUINO
239 WASHINGTON BLVD 1A
OAK PARK, IL 60302

16-08-319-046-1009
CAPUTO GABRIELLE
239 W WASHINGTON #2A
OAK PARK, IL 60302

16-08-319-046-1010
STEVEN P NASH
239 WASHINGTON AVE 3A
OAK PARK, IL 60302

16-08-319-046-1011
ROMAN MARQUEZ
239 W WASHINGTON #1B
OAK PARK, IL 60302

16-08-319-046-1012
CHARLOTTE A MORRIS
239 W WASHINGTON #2B
OAK PARK, IL 60302

16-08-319-046-1013
RASMUS H NIELSEN
19W124 AVE NORMANDY N
OAK BROOK, IL 60523

16-08-319-046-1014
SHAWN M HOGAN
241 W WASHINGTON #G
OAK PARK, IL 60302

16-08-319-046-1015
MARICHU GASTALA
241 W WASHINGTON 1A
OAK PARK, IL 60302

16-08-319-046-1016
ALMA MENDOZA
241 WASHINGTON #2A
OAK PARK, IL 60302

16-08-319-046-1017
MICHELE CARTER
241 W WASHINGTON BLVD
OAK PARK, IL 60302

16-08-319-046-1018
SHERRY R SMITH
241 W WASHINGTON #1B
OAK PARK, IL 60302

16-08-319-046-1019
STEPHANIE GARCIA
241 WASHINGTON BLV #2B
OAK PARK, IL 60302

16-08-319-046-1020
NIC JIMENEZ
241 W WASHINGTON #3B
OAK PARK, IL 60302

16-08-319-046-1021
CHARLOTTE SMITH
3046 ASHTON CT
WESTCHESTER, IL 60154

16-08-319-046-1022
SALVADOR CHAVEZ
5649 W FULLERTON
CHICAGO, IL 60639

16-08-319-046-1023
MICHELE CHIONO
243 WASHINGTON #3A
OAK PARK, IL 60302

16-08-319-046-1024
SYNOVIA BLAKLEY
243 WASHINGTON #1B
OAK PARK, IL 60302

16-08-319-046-1025
HENRI A TACON
PO BOX 3816
OAK PARK, IL 60303

16-08-319-046-1026
MICHAEL DMELLO
243 WASHINGTON #3B
OAK PARK, IL 60302

16-08-319-046-1027
BARBARA A PHIPPS
245 WASHINGTON BLVD #1
OAK PARK, IL 60302

16-08-319-046-1028
MARY DEPERROT
245 WASHINGTON BLVD 2A
OAK PARK, IL 60302

16-08-319-046-1029
R CABRERA
245 WASHINGTON #3A BLV
OAK PARK, IL 60302

16-08-319-046-1030
CHRISTINE STEYER
245 W WASHINGTON #1B
OAK PARK, IL 60302

16-08-319-046-1031
JENNIFER L SHERLOCK
245 N WASHINGTON BLVD
OAK PK, IL 60302

16-08-319-046-1032
CARYN T BRYANT 3B
245 WASHINGTON BLVD
OAK PARK, IL 60302

16-08-319-046-1033
237 WASHINGTON LP
1405 BERNARD ST E
ADDISON, IL 60101

16-08-319-046-1034
LEITL NATHANIEL A
247 WASHINGTON #2A
OAK PARK, IL 60302

16-08-319-046-1035
M DAHMAN M LEISECA
247 WASHINGTON BLVD#3A
OAK PARK, IL 60302

16-08-319-046-1036
LISSA RAUSCH
247 WASHINGTON #1B
OAK PARK, IL 60302

16-08-319-046-1037
237 WASHINGTON LP
1405 BERNARD ST E
ADDISON, IL 60101

16-08-319-046-1038
NANCY M HARTMAN
247 WASHINGTON #3B
OAK PARK, IL 60302

16-08-319-046-1039
GINA YOUNGER
403 S HARVEY #G
OAK PARK, IL 60302

16-08-319-046-1040
CAROL SOUTHERN
403 S HARVEY 1A
OAK PARK, IL 60302

16-08-319-046-1041
MARK ROSPENDA
622 N COQUILLARD DR
SOUTH BEND, IN 46617

16-08-319-046-1042
RICHARD E KRAFT
1975 N HAWTHORNE AVE
MELROSE PARK, IL 60160

16-08-319-046-1043
WAYNE KELLY PETTY
403 S HARVEY 1B
OAK PARK, IL 60302

16-08-319-046-1044
SALVATORE RINALDI
403 S HARVEY #2B
OAK PARK, IL 60302

16-08-319-046-1045
DANIEL COURTNEY
403 S HARVEY 3B
OAK PARK, IL 60302

16-08-319-046-1046
JAROSLAV UHLIR
405 S HARVEY AVE 1A
OAK PARK, IL 60302

16-08-319-046-1047
PATRICIA LU
417 S WHISPERING HILLS
NAPERVILLE, IL 60540

16-08-319-046-1048
KRISTEN GANZEL
405 S HARVEY #3A
OAK PARK, IL 60302

16-08-319-046-1049
ROCIA GARCIA
405 S HARVEY #1B
OAK PARK, IL 60302

16-08-319-046-1050
SEAN J CIMINO
405 S HARVEY AV #2B
OAK PARK, IL 60302

16-08-319-046-1051
DAN BEGERT
405 S HARVEY UNIT 3B
OAK PARK, IL 60302

16-08-319-046-1052
SHAWN M HOGAN
241 W WASHINGTON #G
OAK PARK, IL 60302

16-08-319-046-1053
STEPHANIE J GARCIA
241 WASHINGTON BLV #2B
OAK PARK, IL 60302

16-08-319-046-1054
MARIBEL NASH
239 WASHINGTON BLVD 3A
OAK PRK, IL 60302

16-08-319-046-1055
M A DANIELS
237 WASHINGTON BLVD 2A
OAK PARK, IL 60302

16-08-319-046-1056
HISHAM HAFEZ
22 FARLEY RD
HOLLIS, NH 0

16-08-319-046-1057
K M DARACZ
237 WASHINGTON #1A
OAK PARK, IL 60302

16-08-319-046-1058
CAPUTO GABRIELLE
239 W WASHINGTON #2A
OAK PARK, IL 60302

16-08-320-001-0000
ESCOBEDO MIGUEL
421 N GROVE
OAK PARK, IL 60302

16-08-320-002-0000
MIGUEL ESCOBEDO
421 N GROVE AVE
OAK PARK, IL 60302

16-08-320-004-0000
JAMES S SMITH
414 S HARVEY AV
OAK PARK, IL 60302

16-08-320-005-0000
R BASS M BALDWIN
418 S HARVEY AV
OAK PARK, IL 60302

16-08-320-006-0000
CECELIA THORNTON
422 S HARVEY
OAK PARK, IL 60302

16-08-320-007-0000
REV ALBERT Y MENSAH
424 S HARVEY AV
OAK PARK, IL 60302

16-08-320-008-0000
MICHAEL SMITH
426 S HARVEY AVE
OAK PARK, IL 60302

16-08-320-009-0000
KAREN CHRISTOPHER
428 S HARVEY AV
OAK PARK, IL 60302

16-08-320-013-0000
B A FELLAR
113 S MARION ST
OAK PARK, IL 60302

16-08-320-017-0000
DRIFT OAKS PARTNERSHIP
230 W MADISON ST
OAK PARK, IL 60302

16-08-320-018-0000
DRIFT OAKS PARTNERS
230 W MADISON ST
OAK PARK, IL 60302

16-08-320-019-0000
EXEMPT

16-08-320-020-0000
WMKR LLC
208 W MADISON STREET
OAK PARK, IL 60302

16-08-320-023-0000
COM ED
THREE LINCOLN CTR 4TH
OAKBROOK TER, IL 0

16-08-320-024-0000
WMKR LLC
208 W MADISON STREET
OAK PARK, IL 60302

16-08-320-026-1001
MARTHA G ACKERMAN
433 S LOMBARD AVE
OAK PARK, IL 60302

16-08-320-026-1002
JESSE MORGAN
433 LOMBARD 12
OAK PARK, IL 60302

16-08-320-026-1003
ROSCOE COLEMAN
433 S LOMBARD 13
OAK PARK, IL 60302

16-08-320-026-1004
ANGELO L WILSON
942 INVERRARY LN
DEERFIELD, IL 60015

16-08-320-026-1005
JAMES O CLAYTON C I
12700 OAK PARK AV
SAWYER, MI 49125

16-08-320-026-1006
MR JUDE ESU
433 S LOMBARD 21
OAK PARK, IL 60302

16-08-320-026-1007
KANDICE KIDD
433 S LOMBARD#22
OAK PARK, IL 60302

16-08-320-026-1008
HATTIE B BROWN
433 S LOMBARD 23
OAK PARK, IL 60302

16-08-320-026-1009
MARK SCOTT
433 S LOMBARD AV
OAK PARK, IL 60302

16-08-320-026-1010
ROBERT WILLIAM HAKES
433 S LOMBARD AV 25
OAK PARK, IL 60302

16-08-320-026-1011
JESSICA NICHOLSON
433 S LOMBARD #26
OAK PARK, IL 60302

16-08-320-026-1012
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16-08-320-026-1013
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OAK PARK, IL 60302

16-08-320-026-1014
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PO BOX 614
FOREST PARK, IL 60130

16-08-320-026-1015
ROSCOE COLEMAN
433 S LOMBARD #13
OAK PARK, IL 60302

16-08-320-026-1016
TAXPAYER OF UNIT 33
433 S LOMBARD AV
OAK PARK, IL 60302

16-08-320-026-1017
MARY JANE KRUTT
433 S LOMBARD #34
OAK PARK, IL 60302

16-08-320-026-1018
JOSEPH DORCHACK
433 S LOMBARD UNIT 35
OAK PARK, IL 60302

16-08-320-026-1019
JEHAD JAY AMMRA
415 S LOMBARD AVE 207
OAK PARK, IL 60302

16-08-320-026-1020
NAOMI CURL
433 S LOMBARD 37
OAK PARK, IL 60302

16-08-320-026-1021
FRANK J HARVEY
P O BOX 1282
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16-08-320-026-1022
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433 S LOMBARD AVE
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16-08-320-026-1023
JESSE MORGAN
433 LOMBARD 12
OAK PARK, IL 60302

16-08-320-027-1001
LAVINIA HUSBANDS
809 N HAYES
OAK PARK, IL 60302

16-08-320-027-1002
DENISE JONES
415 S LOMBARD 102
OAK PARK, IL 60302

16-08-320-027-1003
MARY A JOHNSON
415 S LOMBARD AVE 103
OAK PARK, IL 60302

16-08-320-027-1004
RODRIGO A MANJARRES
30047 WAUKEGAN RD 102
LAKE BLUFF, IL 60044

16-08-320-027-1005
STEVE KUSIMO
415 S LOMBARD AV 106
OAK PARK, IL 60302

16-08-320-027-1006
DANIELL SPENCER
415 S LOMBARD 107
OAK PARK, IL 60302

16-08-320-027-1007
SANDRA ANN CECIL
415 S LOMBARD AV 201
OAK PARK, IL 60302

16-08-320-027-1008
BENJAMIN BARB MORRIS
4754 S CHAMPLAIN AVE
CHICAGO, IL 60615

16-08-320-027-1009
FRANKLIN D HOWARD
415 S LOMBARD 203
OAK PARK, IL 60302

16-08-320-027-1010
RHONDA MADINA
415 S LOMBARD AV 204
OAK PARK, IL 60302

16-08-320-027-1011
ANTHONY MOATON
415 S LOMBARD 205
OAK PARK, IL 60302

16-08-320-027-1012
PAMELA SUTTON
415 S LOMBARD AV 206
OAK PARK, IL 60302

16-08-320-027-1013
AMIN AMMRA
415 S LOMBARD AV 207
OAK PARK, IL 60302

16-08-320-027-1014
KELLIE M BOSWELL
415 S LOMBARD 301
OAK PARK, IL 60302

16-08-320-027-1015
ELIZABETH ZIELKE
415 S LOMBARD #302
OAK PARK, IL 60302

16-08-320-027-1016
SANDRA ROGERS
415 S LOMBARD AV #303
OAK PARK, IL 60302

16-08-320-027-1017
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415 LOMBARD AVE 304
OAK PK, IL 60302

16-08-320-027-1018
JOHN R WIRTZ
415 S LOMBARD #305
OAK PARK, IL 60302

16-08-320-027-1019
PATRICIA SPINNERWINTER
415 S LOMBARD #306
OAK PARK, IL 60302

16-08-320-027-1020
KATHRY D HENRY
415 S LOMBARD 307
OAK PARK, IL 60302

16-08-320-028-1001
NICHOLAS HARLAND
201 WASHINGTON BLVD G
OAK PARK, IL 60302

16-08-320-028-1002
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1003
ROBERT HERTEL
545 N KENILWORTH
OAK PARK, IL 60302

16-08-320-028-1004
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1005
GRP WASHINGTON LLC1146
1146 WESTGATE ST #200
OAK PARK, IL 60301

16-08-320-028-1006
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1127 S MANNHEIM RD 205
WESTCHESTER, IL 60154

16-08-320-028-1007
KIMBERLY PARKER
201 W WASHINGTON 3S
OAK PARK, IL 60302

16-08-320-028-1008
JEFF SCHARFENBERG
203 WASHINGTON BLVD
OAK PARK, IL 60302

16-08-320-028-1009
CTLTC 008003461778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1010
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1011
WITOLD CHLASTAWA
9804 S KARLOV AV APT D
OAK LAWN, IL 60453

16-08-320-028-1012
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1013
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1014
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1015
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1016
GRP WASHINGTON LLC1146
1146 WESTGATE ST #200
OAK PARK, IL 60301

16-08-320-028-1017
BRIAN AMY RAINVILLE
30 N BRAINARD ST #253
NAPERVILLE, IL 60540

16-08-320-028-1018
GRP WASHINGTON LLC1146
1146 WESTGATE ST #200
OAK PARK, IL 60301

16-08-320-028-1019
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1020
AMANDA WOHLBERG
207 WASHINGTON BLVD 1W
OAK PARK, IL 60302

16-08-320-028-1021
GEARGE E FREY
207 WASHINGTON BLVD
OAK PK, IL 60302

16-08-320-028-1022
GRP WASHINGTON LLC1146
1146 WESTGATE ST #200
OAK PARK, IL 60301

16-08-320-028-1023
LORINDA DEAN GRILLI
3032 MAYFAIR
WESTCHESTER, IL 60154

16-08-320-028-1024
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1025
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1026
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1027
LORINDA DEAN GRILLE
3032 MAYFAIR
WESTCHESTER, IL 60154

16-08-320-028-1028
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1029
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1030
GRP WASHINGTON LLC1146
1146 WESTGATE ST #200
OAK PARK, IL 60301

16-08-320-028-1031
MIGUEL BSCOBEDO
421 N GROVE AVE
OAK PARK, IL 60302

16-08-320-028-1032
GRP WASHINGTON LLC1146
1146 WESTGATE ST #200
OAK PARK, IL 60301

16-08-320-028-1033
GRP WASHINGTON LLC1146
1146 WESTGATE ST #200
OAK PARK, IL 60301

16-08-320-028-1034
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-320-028-1035
CTLTC 008002361778
10 S LASALLE 2750
CHICAGO, IL 60603

16-08-321-002-0000
R DAVID MORRIS
506 N GROVE
OAK PARK, IL 60302

16-08-321-003-0000
KARL SMITH
115 W WASHINGTON
OAK PARK, IL 60302

16-08-321-007-0000
CTLTC USB 1399
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-08-321-008-0000
MANEESAK PIMSARN
416 S LOMBARD AV 1
OAK PARK, IL 60302

16-08-321-009-0000
R DAVID C MORRIS
506 N GROVE
OAK PARK, IL 60302

16-08-321-010-0000
M FIDDLER C BAXTER
422 S LOMBARD AVE
OAK PARK, IL 60302

16-08-321-015-0000
GREENPLAN PROP XVI
41 CHICAGO AV
OAK PARK, IL 60302

16-08-321-017-0000
MARGARET LUNDEEN
431 S TAYLOR AV
OAK PARK, IL 60302

16-08-321-018-0000
F RATLIFF STEWART
435 S TAYLOR AV
OAK PARK, IL 60302

16-08-321-019-0000
O H ASHWORTH
2233 N ST LOUIS AVE
CHICAGO, IL 60647

16-08-321-020-0000
OAK PARK RESO CORP
21 SOUTH BLVD
OAK PARK, IL 60302

16-08-321-021-0000
L SAHAGIAN D STEWART
124 MADISON ST
OAK PARK, IL 60302

16-08-321-022-0000
L SAHAGIAN DSTEWART
124 MADISON ST
OAK PARK, IL 60302

16-08-321-023-0000
EXEMPT

16-08-321-032-1001
RAYMOND BIANCHI
427 S TAYLOR #1N
OAK PARK, IL 60302

16-08-321-032-1002
TYRELL A WALSH
429 S TAYLOR AV #1S
OAK PARK, IL 60302

16-08-321-032-1003
SUZAN BUMBY
13804 TALLGRASS TRAIL
ORLAND PK, IL 60462

16-08-321-032-1004
VIC LYDAY
P O BOX 5052
DES PLAINES, IL 60017

16-08-321-032-1005
A A BERGERON
427 S TAYLOR 3N
OAK PARK, IL 60302

16-08-321-032-1006
SANDRA REID
429 S TAYLOR 3RD FLR
OAK PARK, IL 60302

16-08-321-033-1001
CHRISTINE E PRICE
426 S LOMBARD #101
OAK PARK, IL 60302

16-08-321-033-1002
TAXPAYER OF
426 S LOMBARD AVE
OAK PARK, IL 60302

16-08-321-033-1003
DEDRA THOMAS
426 S LOMARD
OAK PARK, IL 60302

16-08-321-033-1004
WENJING RAO
426 LOMBARD 105
OAK PARK, IL 60302

16-08-321-033-1005
STANISLAW PAWLIKOWSKI
3308 N PANAMA AVE
CHICAGO, IL 60634

16-08-321-033-1006
MICHAEL REYNOLDS
426 S LOMBARD #107 207
OAK PARK, IL 60302

16-08-321-033-1007
YOLANDA DOUGLAS
426 S LOMBARD AVE
OAK PARK, IL 60302

16-08-321-033-1008
LINDA WORDLAW
426 S LOMBARD #201
OAK PARK, IL 60302

16-08-321-033-1009
HOLLY C SCHUETZ
426 S LOMBARD#202
OAK PARK, IL 60302

16-08-321-033-1010
JOYCE HARDING
655 STARBOARD TACK
HARDEEVILLE, SC 29927

16-08-321-033-1011
SUSAN DOYLE
426 S LOMBARD #304
OAK PARK, IL 60302

16-08-321-033-1012
TROY OVERHOLSEN
426 S LOMBARD AVE 205
OAK PARK, IL 60302

16-08-321-033-1013
J JAFFE S CHANG
426 S LOMBARD AVE 206
OAK PARK, IL 60302

16-08-321-033-1014
MICHAEL REYNOLDS
426 S LOMBARD #107 207
OAK PARK, IL 60302

16-08-321-033-1015
JEREMY STONE
PO BOX 802891
CHICAGO, IL 60680

16-08-321-033-1016
GLORIA ARREOLA
426 S LOMBARD AV
OAK PARK, IL 60302

16-08-321-033-1017
LEONA E DAVIS
426 S LOMBARD AVE#302
OAK PARK, IL 60302

16-08-321-033-1018
NICOLE E ARROYO
426 S LOMBARD AVE#303
OAK PARK, IL 60302

16-08-321-033-1019
SUSAN DOYLE
426 S LOMBARD #304
OAK PARK, IL 60302

16-08-321-033-1020
MARQUETTA MILLER
426 S LOMBARD #315
OAK PARK, IL 60302

16-08-321-033-1021
BARBARA SINCLAIR
426 S LOMBARD AVE 306
OAK PARK, IL 60302

16-08-321-033-1022
ROBERT J SMITH
426 S LOMBARD #307
OAK PARK, IL 60302

16-08-321-033-1023
VALERIE BLAKE
426 S LOMBARD AV 308
OAK PARK, IL 60302

16-08-321-034-1001
NOOSHIN HATEFIYOUN
P O BOX 3763
OAK PARK, IL 60303

16-08-321-034-1002
ANTHONY SANSONE
121 WASHINGTON BLVD 2
OAK PARK, IL 60302

16-08-321-034-1003
LINDA K CARLISLE
121 WASHINGTON BLVD 3
OAK PARK, IL 60302

16-08-321-034-1004
WILLIAM E S CLEMENS
123 W WASHINGTON 1
OAK PARK, IL 60302

16-08-321-034-1005
JACLENE ROBINSON
123 W WASHINGTON BLVD
OAK PK, IL 60302

16-08-321-034-1006
IDIATU LASISI
123 WASHINGTON BLVD #3
OAK PARK, IL 60302

16-08-321-034-1007
R GRUBER
125 W WASHINGTON BLVD
OAK PARK, IL 60302

16-08-321-034-1008
TONY BENJAMIN
125 WASHINGTON BLVD
OAK PARK, IL 60302

16-08-321-034-1009
ROSALYN LUTZ
125 W WASHINGTON #3
OAK PK, IL 60302

16-08-321-034-1010
SHANE SCOTT
127 W WASHINGTON BLVD1
OAK PARK, IL 60302



16-08-321-034-1011
B MUNOZ A SUMMARTINO
127 W WASHINGTON 2
OAK PARK, IL 60302

16-08-321-034-1012
MARY JO PRITZA
127 WASHINGTON BLVD 3
OAK PARK, IL 60302

16-08-321-034-1013
JILL M HAWKS
402 S LOMBARD
OAK PARK, IL 60302

16-08-321-034-1014
MEGHAN B OSHEA
402 S LOMBARD AVE #2
OAK PARK, IL 60302

16-08-321-034-1015
ELIZABETH NORTON
402 S LOMBARD UNIT 3
OAK PARK, IL 60302

16-08-321-034-1016
DAVID MORROW
404 S LOMBARD
OAK PARK, IL 60302

16-08-321-034-1017
JILL STIEGHORST
404 S LOMBARD #2S
OAK PARK, IL 60302

16-08-321-034-1018
FELIX A DESMANGLES
404 S LOMBARD AVE #3
OAK PARK, IL 60302

16-08-321-034-1019
CLYDE ABEL
406 S LOMBARD G
OAK PARK, IL 60302

16-08-321-034-1020
NATHANIA MONTES
406 S LOMBARD I
OAK PK, IL 60302

16-08-321-034-1021
R HICKS A CROYLE
406 S LOMBARD 2N
OAK PARK, IL 60302

16-08-321-034-1022
NATALIE RAUCH
133 N LOMBARD AVE
OAK PARK, IL 60302

16-08-321-034-1023
DAVID KIM CRAWFORD
408 S LOMBARD #1
OAK PARK, IL 60302

16-08-321-034-1024
MICHELE AGNEY
804 S LOMBARD AVE
OAK PK, IL 60304

16-08-321-034-1025
KIMBERLY DIXON
408 S LOMBARD 3
OAK PARK, IL 60302

16-08-321-035-1003
DIDIER LISA MCKEAN
434 S LOMBARD 3N
OAK PARK, IL 60302

16-08-321-035-1004
MEREDITH A MORRIS
436 S LOMBARD 1S
OAK PK, IL 60302

16-08-321-035-1005
YASHIKA T DOOLEY
436 S LOMBARD #25
OAK PARK, IL 60302

16-08-321-035-1006
JERRY MONSALUD
436 LOMBARD ST #3
OAK PARK, IL 60302

16-08-321-035-1007
KHARA C WASHINGTON
434 1/2 S LOMBARD AVE
OAK PARK, IL 60302

16-08-321-035-1008
KUMURAN MUTHU MUDALIAR
434 S LOMBARD #2
OAK PARK, IL 60302

16-08-321-035-1009
JERRY MONSALUD
436 S LOMBARD ST #3
OAK PARK, IL 60302

16-08-321-035-1010
SONIA DAVIS
434 S LOMBARD #1
OAK PARK, IL 60302

16-08-321-035-1011
KHARA C WASHINGTON
434 1/2 S LOMBARD AV
OAK PARK, IL 60302

16-17-100-003-0000
CVS STORE 3163 01
1 CVS DRIVE
WOONSOCKET, RI 28950

16-17-100-005-0000
KENNETH L CARR
510 S RIDGELAND
OAK PARK, IL 60304

16-17-100-006-0000
THOMAS CHERYL SMITH
2137 KENMORE AVE
CHARLOTTE, NC 28204



16-17-100-007-0000
EVA NICKOLICH
516 S RIDGELAND AV
OAK PARK, IL 60304

16-17-100-008-0000
JEANINE PEDERSEN
518 S RIDGELAND AV
OAK PARK, IL 60304

16-17-100-009-0000
DONEGAL PROPERTIES LP
1614 W NELSON
CHICAGO, IL 60657

16-17-100-010-0000
DONNIE JOYCE BROWN
524 S RIDGELAND
OAK PARK, IL 60304

16-17-100-011-0000
FRANK CHRISTIANO
528 S RIDGELAND
OAK PK, IL 60304

16-17-100-012-0000
ANTHONY W KUTYLO
881 DONNY HILL RD
ELBURN, IL 0

16-17-100-013-0000
VINCENT L FREEMAN
5555 S EVERETT 8B
CHICAGO, IL 60637

16-17-100-014-0000
JANIS M MCCOY
4148 W 21ST STREET
CHICAGO, IL 60623

16-17-100-015-0000
MARK L MILLER
137 BURNHAM PL
EVANSTON, IL 60202

16-17-100-016-0000
DOROTHY WALTON
1004 S MAPLE AV
OAKPARK, IL 60304

16-17-100-017-0000
TED GOOCH JR
544 S RIDGELAND AVE
OAK PARK, IL 60304

16-17-100-018-0000
GREENPLAN PROP XIV
41 CHICAGO AVE
OAK PARK, IL 60302

16-17-100-019-0000
VIRGIL BLEVINS
523 S CUYLER
OAK PARK, IL 60304

16-17-100-020-0000
IRENE KATHLEEN FRYE
525 S CUYLER AVE
OAK PARK, IL 60304

16-17-100-021-0000
MARY JANE LE MAIRE
527 S CUYLER
OAK PARK, IL 60304

16-17-100-023-0000
JUDITH C KLACZAK
533 S CUYLER
OAK PARK, IL 60304

16-17-100-024-0000
KIMBERLY HEFNER
537 S CUYLER
OAK PARK, IL 60304

16-17-100-025-0000
CHARLES MARQUARDT
539 S CUYLER AV
OAK PARK, IL 60304

16-17-100-026-0000
CHICAGO TITLE LAND TRU
533 N GROVE
OAK PARK, IL 60302

16-17-100-027-0000
JAMES H BRANCH
545 S CUYLER
OAK PARK, IL 60304

16-17-100-028-0000
CVS STORE 3163 01
1 CVS DRIVE
WOONSOCKET, RI 28950

16-17-100-029-0000
CVS STORE 3163 01
1 CVS DRIVE
WOONSOCKET, RI 28950

16-17-100-030-0000
CVS STORE 3163 01
1 CVS DRIVE
WOONSOCKET, RI 28950

16-17-100-031-0000
CVS STORE 3163 01
1 CVS DRIVE
WOONSOCKET, RI 28950

16-17-100-032-0000
CVS STORE 3163 01
1 CVS DRIVE
WOONSOCKET, RI 28950

16-17-104-034-0000
EXEMPT

16-17-100-033-1001
JERRI FOSTER
531 S. CUYLER
OAK PARK, IL 60304

16-17-100-033-1002
B L KIEP
531 S CUYLER 2
OAK PARK, IL 60304

16-17-101-001-0000
GREENPLAN PROP GPXI
41 CHICAGO AVE
OAK PARK, IL 60302

16-17-101-002-0000
SANFORD MINTZ
9247 TROON EAKES DRIVE
NAPLES, FL 34109

16-17-101-003-0000
CHRYSTAL KYLES
309 MADISON
OAK PARK, IL 60302

16-17-101-004-0000
HARVEY MADISON DEV.LLC
315 N. EUCLID
OAK PARK, IL 60302

16-17-101-005-0000
HARVEY MADISON DEV.LLC
315 N. EUCLID
OAK PARK, IL 60302

16-17-101-006-0000
HARVEY MADISON DEV.LLC
315 N. EUCLID
OAK PARK, IL 60302

16-17-101-007-0000
E M MORONEY
722 IOWA
OAK PARK, IL 60302

16-17-101-008-0000
TERRY LAITALA
512 S CUYLER AV
OAK PARK, IL 60304

16-17-101-009-0000
THOMAS NOLAN
516 S CUYLER AV
OAK PARK, IL 60304

16-17-101-010-0000
ARTURO ARLENE PEDRAZA
520 S CUYLER
OAK PARK, IL 60304

16-17-101-011-0000
MICHAEL ANNE THINNES
522 S CUYLER AV
OAK PARK, IL 60304

16-17-101-012-0000
JANICE MITCHELLBOLLING
524 S CUYLER
OAK PARK, IL 60304

16-17-101-013-0000
WALLACE E PENDLETON
526 S CUYLER
OAK PARK, IL 60304

16-17-101-015-0000
WENDY CHANCELLOR
530 S CUYLER
OAK PARK, IL 60304

16-17-101-016-0000
HECTOR L DE LA ROSA
532 S CUYLER AVE
OAK PK, IL 60304

16-17-101-017-0000
ANN FINLEY COLLINS
534 S CUYLER AV
OAK PARK, IL 60304

16-17-101-018-0000
LUND ANDERSON
536 S CUYLER
OAK PARK, IL 60304

16-17-101-019-0000
NORMAN V JOHNSON
538 S CUYLER
OAK PARK, IL 60304

16-17-101-020-0000
CAROL WILKINS
540 S CUYLER ST
OAK PARK, IL 60304

16-17-101-021-0000
DARNELL JAMES
542 S CUYLER AV
OAK PARK, IL 60304

16-17-101-022-0000
JAMES WAGENER
153 MARENGO
FOREST PK, IL 60130

16-17-101-023-0000
DONNA ANDREE
511 S HIGHLAND
OAK PARK, IL 60304

16-17-101-024-0000
BRIAN P MCDERMOTT
513 S HIGHLAND AVE
OAK PARK, IL 60304

16-17-101-025-0000
RICHARD SCHMITT
515 S HIGHLAND AVE
OAK PARK, IL 60304

16-17-101-026-0000
BILLY J OGBURN
517 S HIGHLAND
OAK PARK, IL 60304

16-17-101-027-0000
SCHMAUS THOME
521 S HIGHLAND
OAK PARK, IL 60304

16-17-101-028-0000
LINDSEY HAZELHURST
523 HIGHLAND AVE
OAK PARK, IL 60304

16-17-101-029-0000
TERESA L STEWART
525 HIGHLAND AVE
OAK PARK, IL 60304

16-17-101-030-0000
WILLIE HURT
527 S HIGHLAND
OAK PARK, IL 60304

16-17-101-031-0000
CALEB J DRAKE
531 S HIGHLAND AV
OAK PARK, IL 60304

16-17-101-032-0000
DANIEL H BROWN
533 S HIGHLAND
OAK PARK, IL 60304

16-17-101-033-0000
MATTHEW LAUREL WOLFF
535 HIGHLAND AV
OAK PARK, IL 60304

16-17-101-034-0000
JOHN MARY MURPHY
537 S HIGHLAND AV
OAK PARK, IL 60304

16-17-101-035-0000
CHICAGO TITLE TR
541 SO HIGHLAND
OAK PARK, IL 60304

16-17-101-036-0000
ROBERT ANN MILTON
543 S HIGHLAND AVE
OAK PARK, IL 60304

16-17-101-037-0000
CHARLOTTE NEWMAN
300 ADAMS ST
OAK PARK, IL 60304

16-17-101-038-0000
C MCNALLY
528 S CUYLER
OAK PARK, IL 60304

16-17-101-039-0000
KAREN BRODY
528 SOUTH CUYLER
OAK PARK, IL 60304

16-17-102-001-0000
HARVEY MADISON DEV.LLC
315 N. EUCLID
OAK PARK, IL 60302

16-17-102-005-0000
HARVEY MADISON DEV
830 N BLVD #2
OAK PARK, IL 60301

16-17-102-006-0000
HARVEY MADISON DEV LLC
830 N BLVD 2ND FL
OAK PARK, IL 60301

16-17-102-007-0000
HARVEY MADISON DEV
830 N BLVD #2ND
OAK PARK, IL 60301

16-17-102-008-0000
HARVEY MADISON DEV
830 N BOULEVARD 2ND FL
OAK PARK, IL 60301

16-17-102-009-0000
HARVEY MADISON DEV
830 N BLVD #2
OAK PARK, IL 60301

16-17-102-010-0000
ED ROSSBACH
512 S HIGHLAND
OAK PARK, IL 60304

16-17-102-011-0000
VICELLA BONHART
514 S HIGHLAND
OAK PARK, IL 60304

16-17-102-012-0000
CHRIS HOPPER J LODAT
516 S HIGHLAND
OAK PARK, IL 60304

16-17-102-013-0000
ISRAELSOHN SPERLING
518 S HIGHLAND AVE
OAK PARK, IL 60304

16-17-102-014-0000
KIRAN DUVVURI 501508
522 S HIGHLAND AV
OAK PARK, IL 60304

16-17-102-015-0000
J A GUERRERO
524 S HIGHLAND AV
OAK PARK, IL 60304

16-17-102-016-0000
DAVID CATHERINE KRAL
526 S HIGHLAND AVE
OAK PARK, IL 60304

16-17-102-017-0000
LARRY TAYLOR
528 S HIGHLAND AV
OAK PARK, IL 60304

16-17-102-018-0000
D E ARMSTRONG
1030 SUPERIOR ST
OAK PARK, IL 60302

16-17-102-019-0000
GINA PESHEK
2825 N AUSTIN
CHICAGO, IL 60634

16-17-102-020-0000
JENNIFER DINICOLA
538 HIGHLAND AVE
OAK PARK, IL 60304

16-17-102-021-0000
FREDERICK E JONES
540 S HIGHLAND
OAK PARK, IL 60304

16-17-102-022-0000
HOWARD A RAIK
523 S BOULEVARD
OAK PARK, IL 60302

16-17-102-023-0000
LISA TETZLAFF DIAZ
546 S HIGHLAND AV
OAK PARK, IL 60304

16-17-102-024-0000
HARVEY MADISON DEV LLC
830 N BLVD 2ND FL
OAK PARK, IL 60301

16-17-102-025-0000
BERTHA W TONEY
515 S HARVEY AV
OAK PARK, IL 60304

16-17-102-026-0000
FREDERICK LOUDERMAN
517 S HARVEY
OAK PARK, IL 60304

16-17-102-027-0000
GARRICK BRADLEY
519 S HARVEY AV
OAK PARK, IL 60304

16-17-102-028-0000
HORMOZ J BASSIRIRAD
521 S HARVEY AV
OAK PARK, IL 60304

16-17-102-029-0000
HORMOZ J BASSIRIRAD
521 S HARVEY AVE
OAK PARK, IL 60304

16-17-102-030-0000
HOWARD L VISTEEN
525 S HARVEY AV
OAK PARK, IL 60304

16-17-102-031-0000
KERNETTA L JONES
529 S HARVEY
OAK PARK, IL 60304

16-17-102-032-0000
DAVID ADDIE HUSBANDS
531 S HARVEY AV
OAK PARK, IL 60304

16-17-102-033-0000
CHRISTEE SNELL
535 S HARVEY AV
OAK PARK, IL 60304

16-17-102-034-0000
LOREN R HAGEN
537 S HARVEY AV
OAK PARK, IL 60304

16-17-102-035-0000
HIEU TON THAT
539 S HARVEY AV
OAK PARK, IL 60304

16-17-102-036-0000
T N LOMARDI REYES
543 S HARVEY
OAK PARK, IL 60304

16-17-102-037-0000
BRIAN AMY LYNN
545 S HARVEY
OAK PARK, IL 60304

16-17-102-038-0000
HARVEY MADISON DEV.LLC
315 N. EUCLID
OAK PARK, IL 60302

16-17-103-001-0000
SHREE OAK PARK LLC
5959 W DIVERSEY AVE
CHICAGO, IL 60639

16-17-103-009-0000
D D ROBINSON
510 S HARVEY
OAK PARK, IL 60304

16-17-103-010-0000
CHRISTOPHER TAVOLACCI
512 S HARVEY
OAK PARK, IL 60304

16-17-103-011-0000
HUNTLEY ESHENRODER
514 S HARVEY
OAK PARK, IL 60304

16-17-103-012-0000
N GROTT K ROMANOWSK
518 S HARVEY AVE
OAK PARK, IL 60304

16-17-103-013-0000
JONATHAN POHL
520 S HARVEY
OAK PARK, IL 60304

16-17-103-014-0000
TERESA BROWN
522 S HARVEY ST
OAK PARK, IL 60304

16-17-103-015-0000
N G DINUZZO
524 S HARVEY AV
OAK PARK, IL 60304

16-17-103-016-0000
ANTHONY D MOORE
526 S HARVEY AV
OAK PARK, IL 60304

16-17-103-017-0000
LESLIE V TISCHAUSER
528 S HARVEY AVE
OAK PARK, IL 60304

16-17-103-018-0000
L C TISCHAUSER
528 S HARVEY AVE
OAK PARK, IL 60304

16-17-103-019-0000
MISC 004 LLC
600 S WASHINGTON 301
NAPERVILLE, IL 60540

16-17-103-020-0000
WILLIAM HUDSON
534 S HARVEY
OAK PARK, IL 60304

16-17-103-021-0000
CTLTC 8002354929
4747 W PETERSON #300
CHICAGO, IL 60646

16-17-103-022-0000
JOANNE KAY ISKE
538 S HARVEY AV
OAK PARK, IL 60304

16-17-103-023-0000
LINDA J BROWN
540 S HARVEY
OAK PARK, IL 60304

16-17-103-024-0000
OTTAVIANI
542 S HARVEY AVE
OAK PARK, IL 60304

16-17-103-025-0000
MARK EDWARDS
544 S HARVEY ST
OAK PARK, IL 60304

16-17-103-026-0000
MARK MEAGHER
1024 HIGHLAND AVE
OAK PARK, IL 60304

16-17-103-027-0000
ANDREW C MAYCHRUK
905 S LOMBARD AV
OAK PARK, IL 60304

16-17-103-028-0000
MICHAEL SOOKIKIAN
517 S LOMBARD AV
OAK PARK, IL 60304

16-17-103-029-0000
MICHAEL- GAIL DAY
519 S LOMBARD AVE
OAK PARK, IL 60304

16-17-103-030-0000
ELIZABETH MELARA
521 S LOMBARD
OAK PARK, IL 60304

16-17-103-031-0000
DEREK LAURIE KAMPER
523 S LOMBARD AVE
OAK PK, IL 60304

16-17-103-032-0000
FRANCES J SAMPSON
525 S LOMBARD
OAK PARK, IL 60304

16-17-103-033-0000
NORLING KALINOWSKI
527 S LOMBARD AVE
OAK PARK, IL 60304

16-17-103-034-0000
H PUCCINELLI 10335
531 S LOMBARD
OAK PARK, IL 60304

16-17-103-035-0000
D POPE B HOULE
306 S HUMPHREY AV
OAK PARK, IL 60302

16-17-103-036-0000
STEVEN FANNING
537 S LOMBARD AV
OAK PARK, IL 60304

16-17-103-037-0000
J NAFFZIGER K WALZ
541 S LOMBARD AVE
OAK PARK, IL 60304

16-17-103-038-0000
BRIAN ANN SPITTLE
543 S LOMBARD
OAK PARK, IL 60304

16-17-103-039-0000
B TABOR J OTT
545 S LOMBARD
OAK PARK, IL 60304

16-17-103-041-0000
S J CONSOLIDATED INC
15120 ARBOR DR
ORLAND PARK, IL 60467

16-17-104-032-0000
EXEMPT

16-17-104-035-0000
EXEMPT

16-17-108-002-0000
EXEMPT

16-17-109-001-0000
JUAN M AVILA
600 S CUYLER AVE
OAK PARK, IL 60304

16-17-109-002-0000
SIDNEY WAX
602 S CUYLER AV
OAK PARK, IL 60304

16-17-109-003-0000
D BABWIN J RADOVICH
604 S CUYLER
OAK PARK, IL 60304

16-17-109-022-0000
JEFF NORRIS
601 S HIGHLAND
OAK PARK, IL 60304

16-17-109-023-0000
DAVID AMY JOZEFczyk
603 S HIGHLAND
OAK PARK, IL 60304

16-17-109-024-0000
HUSSEIN MARLIS SALEH
605 S HIGHLAND
OAK PARK, IL 60304

16-17-109-025-0000
MICHAEL PAPERIENIAK
607 S HIGHLAND AV
OAK PARK, IL 60304

16-17-110-001-0000
JOANNE R REISNER
600 S HIGHLAND AV
OAK PARK, IL 60304

16-17-110-002-0000
JOHN LAURA VIISE
602 S HIGHLAND AV
OAK PARK, IL 60304

16-17-110-019-0000
BEN KIMBERLY ZEISER
601 S HARVEY ST
OAK PARK, IL 60304

16-17-110-020-0000
BRAD BARTELS
605 S HARVEY AVE
OAK PARK, IL 60304

16-17-110-021-0000
THOMAS HAFNER
609 S HARVEY AVE
OAK PARK, IL 60304

16-17-110-044-1001
DENISE M BALISH
608 S HIGHLAND AVE #1N
OAK PARK, IL 60304

16-17-110-044-1002
MARILYN A JOY
608 S HIGHLAND AVE #2N
OAK PARK, IL 60304

16-17-110-044-1003
WEI YU
222 S RACINE #44
CHICAGO, IL 60607

16-17-110-044-1004
DEANNE M THOMAS
608 S HIGHLAND AVE #2S
OAK PARK, IL 60304

16-17-110-044-1005
LLC CROWEZ DEVELPERS
608 S. HIGHLAND
OAK PARK, IL 60304

16-17-110-044-1006
DEANNE M THOMAS
608 S HIGHLAND AVE #2S
OAK PARK, IL 60304

16-17-111-001-0000
MATT KATHY ANDERSON
600 S HARVEY
OAK PARK, IL 60304

16-17-111-002-0000
DARIN BUCZKOWSKI
604 S HARVEY AV
OAK PARK, IL 60304

16-17-111-003-0000
MORRIS L WILSON
606 S HARVEY AV
OAK PARK, IL 60304

16-17-111-020-0000
ERIC A SACKS
601 S LOMBARD AV
OAK PARK, IL 60304

16-17-111-021-0000
CAROLYN NORWOOD
603 S LOMBARD AV
OAK PARK, IL 60304

16-17-111-022-0000
JANET OLSON
605 S LOMBARD
OAK PARK, IL 60304

16-17-112-001-0000
ELEANOR FARWELL
600 S LOMBARD AV
OAK PARK, IL 60304

16-17-112-002-0000
CARL T RINDER
604 S LOMBARD AV
OAK PARK, IL 60304

16-17-112-018-0000
EDWARD M NIEWIEROWSKI
601 S TAYLOR AV
OAK PARK, IL 60304

16-17-112-019-0000
DAILEY PATRICK E
603 S TAYLOR AVE
OAK PARK, IL 60304

16-17-112-020-0000
CLIFFORD PARKER
605 S TAYLOR
OAK PARK, IL 60304

16-17-112-021-0000
S PAHL R FETTERS
1527 N BELL
CHICAGO, IL 60622

16-17-113-001-0000
MARGARET RICH WILLIS
600 S TAYLOR
OAK PARK, IL 60304

16-17-113-002-0000
JASON PAMELA JONES
604 S TAYLOR AVE
OAK PARK, IL 60304

16-17-113-003-0000
SUSA L WOHLGENANT
606 S TAYLOR AVE
OAK PARK, IL 60304

16-18-207-013-0000
RDK VENTURES LLC PB347
4080 W JONATHAN MOORE
COLUMBUS, IN 47201

16-18-207-014-0000
CARSON CARRIE COOK
511 S RIDGELAND AV
OAK PARK, IL 60304

16-18-207-015-0000
CURY UNDERWOOD
515 S RIDGELAND AV
OAK PARK, IL 60304

16-18-207-016-0000
KIMBERLEY UNDERWOOD
519 S RIDGELAND
OAK PARK, IL 60304

16-18-207-017-0000
ANNA A SHANNON
521 S RIDGELAND AV
OAK PARK, IL 60304

16-18-207-018-0000
J HAYS
780 SALEM ST
GROVELAND, MA 18341

16-18-207-019-0000
KEVIN ANGELA ZIER
527 S RIDGELAND AVE
OAK PARK, IL 60304

16-18-207-020-0000
GREGORY LIEBREICH
531 S RIDGELAND
OAK PARK, IL 60304

16-18-207-021-0000
CHARLES S BRAUNER
533 S RIDGELAND
OAK PARK, IL 60304

16-18-207-024-0000
G GERBER K CALLAGHAN
543 S RIDGELAND AVE
OAK PARK, IL 60304

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

16-18-207-025-0000
DAVID PRICE
537 S RIDGELAND
OAK PARK, IL 60304

16-18-215-014-0000
CHARLES LEVELL
601 S RIDGELAND
OAK PARK, IL 60304

16-18-215-015-0000
KENNETH M SINKO
605 S RIDGELAND AV
OAK PARK, IL 60304

16-18-215-016-0000
JEFFREY M MAZA
607 S RIDGELAND
OAK PARK, IL 60304

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

9
RESTRICTIONS & COVENANTS

**SCHEDULE B - SECTION II
(CONTINUED)**

SPECIAL EXCEPTIONS:

1. GENERAL TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

PERMANENT TAX INDEX NUMBER: 16-17-101-004-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$1,999.17 AND IS PAID.

THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$1,743.61 AND IS PAID.

GENERAL REAL ESTATE TAXES FOR THE YEAR 2015 ARE A LIEN, BUT NOT YET DUE OR PAYABLE.

NOTE: PERMANENT INDEX NUMBERS ARE PROVIDED FOR INFORMATION ONLY. YOU ARE ADVISED THAT YOU SHOULD NOT RELY ON THESE NUMBERS FOR THE PAYMENT OF FUTURE TAX BILLS AND SHOULD INDEPENDENTLY VERIFY THE ACCURACY THEREOF.

2. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

PERMANENT TAX INDEX NUMBER: 16-17-101-005-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$1,857.97 AND IS PAID.

THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$1,620.45 AND IS PAID.

TAXES FOR THE YEAR 2015 ARE A LIEN BUT ARE NOT YET DUE OR PAYABLE.

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3. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

PERMANENT TAX INDEX NUMBER: 16-17-101-006-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$2,532.77 AND IS PAID.

THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$2,208.94 AND IS PAID.

TAXES FOR THE YEAR 2015 ARE A LIEN BUT ARE NOT YET DUE OR PAYABLE.

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4. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

PERMANENT TAX INDEX NUMBER: 16-17-102-001-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$6,057.63 AND IS PAID.

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THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$5,283.22 AND IS PAID.

TAXES FOR THE YEAR 2015 ARE A LIEN BUT ARE NOT YET DUE OR PAYABLE.

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5. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

PERMANENT TAX INDEX NUMBER: 16-17-102-038-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$5,494.92 AND IS PAID.

THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$4,792.41 AND IS PAID.

TAXES FOR THE YEAR 2015 ARE A LIEN BUT ARE NOT YET DUE OR PAYABLE.

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6. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

PERMANENT TAX INDEX NUMBER: 16-17-102-005-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$656.03 AND IS PAID.

THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$572.09 AND IS PAID.

TAXES FOR THE YEAR 2015 ARE A LIEN BUT ARE NOT YET DUE OR PAYABLE.

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7. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

PERMANENT TAX INDEX NUMBER: 16-17-102-008-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$3,292.55 AND IS PAID.

THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$2,871.68 AND IS PAID.

TAXES FOR THE YEAR 2015 ARE A LIEN BUT ARE NOT YET DUE OR PAYABLE.

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8. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

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PERMANENT TAX INDEX NUMBER: 16-17-102-007-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$4,479.83 AND IS PAID.

THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$4,379.32 AND IS PAID.

TAXES FOR THE YEAR 2015 ARE A LIEN BUT ARE NOT YET DUE OR PAYABLE.

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9. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

PERMANENT TAX INDEX NUMBER: 16-17-102-006-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$5,106.28 AND IS PAID.

THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$3,910.62 AND IS PAID.

TAXES FOR THE YEAR 2015 ARE A LIEN BUT ARE NOT YET DUE OR PAYABLE.

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10. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015 AND THEREAFTER.

PERMANENT TAX INDEX NUMBER: 16-17-102-024-0000

THE FIRST INSTALLMENT OF THE 2014 TAXES IS \$4,376.22 AND IS PAID.

THE SECOND INSTALLMENT OF THE 2014 TAXES IS \$3,664.26 AND IS PAID.

TAXES FOR THE YEAR 2015 ARE A LIEN BUT ARE NOT YET DUE OR PAYABLE.

NOTE: PERMANENT INDEX NUMBERS ARE PROVIDED FOR INFORMATION ONLY. YOU ARE ADVISED THAT YOU SHOULD NOT RELY ON THESE NUMBERS FOR THE PAYMENT OF FUTURE TAX BILLS AND SHOULD INDEPENDENTLY VERIFY THE ACCURACY THEREOF.

11. MORTGAGE DATED 6/5/2007 AND RECORDED 6/22/2007 AS DOCUMENT NO. 0717354183 MADE BY FELIO MARANI AND LILLIAN L. MARANI, HUSBAND AND WIFE, TO FOREST PARK NATIONAL BANK & TRUST COMPANY TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$201,000.00.

(AFFECTS PARCEL 8)

12. ASSIGNMENT OF RENTS RECORDED 6/22/2007 AS DOCUMENT NO. 0717354184 TO FOREST PARK NATIONAL BANK.

(AFFECTS PARCEL 8)

13. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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14. RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES, IF ANY
15. WE SHOULD BE FURNISHED WITH A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR A FINAL LIEN WAIVER FROM ANY SUCH PROPERTY MANAGER.
16. WITH RESPECT TO HARVEY MADISON DEVELOPMENT LLC, THE LIMITED LIABILITY COMPANY SHOWN IN SCHEDULE A, AS THE PROPOSED INSURED FOR OWNERS POLICY, THE COMPANY MUST BE PROVIDED WITH THE FOLLOWING:

- (A) A CERTIFICATION FROM THE ILLINOIS SECRETARY OF STATE THAT THE LLC HAS PROPERLY FILED ITS ARTICLES OF ORGANIZATION;
- (B) A COPY OF THE ARTICLES OF ORGANIZATION, TOGETHER WITH ANY AMENDMENTS THERETO;
- (C) A CERTIFICATE OF GOOD STANDING FROM THE ILLINOIS SECRETARY OF STATE;
- (D) A COPY OF THE OPERATING AGREEMENT AND ALL AMENDMENTS THERETO; AND
- (E) A ROSTER OF MEMBERS OR INCUMBENT MANAGERS

NOTE: UNLESS THE DEED IS EXECUTED BY ALL MEMBERS, WE MUST ALSO BE FURNISHED EVIDENCE SATISFACTORY TO THE COMPANY THAT ALL NECESSARY CONSENTS, AUTHORIZATIONS, NOTICES AND ACTIONS RELATING TO THE SALE AND THE EXECUTION AND DELIVERY OF THE DEED AS REQUIRED UNDER APPLICABLE LAW AND THE GOVERNING DOCUMENTS HAVE BEEN CONDUCTED, GIVEN OR PROPERLY WAIVED.

17. RECORDING OF FINDINGS, DECISION AND ORDER FILED IN CASE NO. 9BS11507A AND RECORDED 11/10/2010 AS DOCUMENT NO. 1031426239 IN FAVOR OF THE CITY OF CHICAGO AGAINST LAVERGNE COURTS, LLC MERCH HOUSING LAKEFRONT IN THE AMOUNT OF \$475.00 PLUS COSTS.
18. RECORDING OF FINDINGS, DECISION AND ORDER FILED IN CASE NO. 12CP076364 AND RECORDED 4/25/2013 AS DOCUMENT NO. 1311512288 IN FAVOR OF THE CITY OF CHICAGO AGAINST CHICAGO TITLE NEIGHBORHOOD INITIATIVE IN THE AMOUNT OF \$1,340.00 PLUS COSTS.
19. RECORDING OF FINDINGS, DECISION AND ORDER FILED IN CASE NO. 12CP076364 AND RECORDED 4/25/2013 AS DOCUMENT NO. 1311512289 IN FAVOR OF THE CITY OF CHICAGO AGAINST CHICAGO TITLE NEIGHBORHOOD INITIATIVE IN THE AMOUNT OF \$1,340.00 PLUS COSTS.
20. ORDINANCE NO. 2009-0-055 ADOPTED ON 7/27/2009 AND RECORDED 8/11/2009 AS DOCUMENT NO. 0922329027 VACATING ALLEY SOUTH OF MADISON STREET.
21. IF TITLE IS TO BE CONVEYED AND THE PROPERTY IN QUESTION IS SUBJECT TO CITY OR VILLAGE TRANSFER STAMPS (OTHER THAN THE CITY OF CHICAGO), SAID STAMPS, AND DECLARATION WHEN APPLICABLE, SHOULD BE OBTAINED FROM SAID CITY OR VILLAGE AND ATTACHED TO THE DEED PRIOR TO CLOSING. NOTE: THE VILLAGE OF Oak Park CURRENTLY HAS AN ORDINANCE TO COLLECT A TRANSFER TAX.
22. YOUR ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TAX REFORM ACT OF 1986, WHICH REQUIRE THE REPORTING OF REAL ESTATE TRANSACTIONS TO THE INTERNAL REVENUE SERVICE. ALL REAL ESTATE TRANSACTIONS (EXCEPT FOR REFINANCES) CLOSED AFTER JANUARY 1, 1987 MUST BE REPORTED ON A FORM 1099-B WHICH MUST BE COMPLETED IN FULL AT THE TIME OF CLOSING.
23. NOTE FOR INFORMATION:

THE POLICY TO BE ISSUED CONTAINS AN ARBITRATION CLAUSE. 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 AS THE EXCLUSIVE REMEDY OF THE PARTIES. YOU MAY REVIEW A COPY OF THE ARBITRATION RULES AT [HTTP://WWW.ALTA.ORG](http://www.alta.org).

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24. NOTE: THE LAND LIES WITHIN COOK COUNTY, ILLINOIS, ALL OF WHICH IS SUBJECT TO THE PREDATORY LENDING DATABASE PROGRAM ACT (765 ILCS 7770 ET SEQ.) (THE ACT). ON AND AFTER JULY 1, 2008, A CERTIFICATE OF COMPLIANCE WITH THE ACT OR A CERTIFICATE OF EXEMPTION THEREFROM MUST BE OBTAINED AT TIME OF CLOSING IN ORDER FOR THE COMPANY TO RECORD ANY INSURED MORTGAGE. IF THE CLOSING IS NOT CONDUCTED BY THE COMPANY, A CERTIFICATE OF COMPLIANCE OR CERTIFICATE OF EXEMPTION MUST BE ATTACHED TO ANY MORTGAGE TO BE RECORDED.
25. NOTE FOR INFORMATION:
FOR COOK COUNTY PROPERTY COMMITMENTS:
IF DOCUMENTS OF CONVEYANCE FOR COOK COUNTY ARE REQUIRED, PLEASE NOTE THE FOLLOWING:
EFFECTIVE JUNE 1, 2009, IF ANY DOCUMENT OR CONVEYANCE FOR COOK COUNTY RESIDENTIAL REAL PROPERTY IS TO BE NOTARIZED BY AN EMPLOYEE OF PRAIRIE TITLE WHO IS AN ILLINOIS NOTARY PUBLIC, PUBLIC ACT 95-988 REQUIRES THE COMPLETION OF A NOTARIAL RECORD FOR EACH GRANTOR WHOSE SIGNATURE IS NOTARIZED. THE NOTARIAL RECORD WILL INCLUDE THE THUMBPRINT OR FINGERPRINT OF THE GRANTOR. THE GRANTOR MUST PRESENT IDENTIFICATION DOCUMENTS THAT ARE VALID; ARE ISSUED BY A STATE OR FEDERAL GOVERNMENT AGENCY; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.
26. NOTE FOR INFORMATION:
FOR ALL ILLINOIS PROPERTY COMMITMENTS:
IF DOCUMENTS OF CONVEYANCE ARE REQUIRED, PLEASE NOTE THE FOLLOWING:
EFFECTIVE JUNE 1, 2009, PURSUANT TO PUBLIC ACT 95-988, SATISFACTORY EVIDENCE OF IDENTIFICATION MUST BE PRESENTED FOR THE NOTARIZATION OF ANY AND ALL DOCUMENTS NOTARIZED BY AN ILLINOIS NOTARY PUBLIC. SATISFACTORY IDENTIFICATION DOCUMENTS ARE DOCUMENTS THAT ARE VALID AT THE TIME OF THE NOTARIAL ACT; ARE ISSUED BY A STATE OR FEDERAL GOVERNMENT AGENCY; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.
27. NOTE FOR INFORMATION: 24 MONTH CHAIN OF TITLE
QUIT CLAIM DEED DATED 5/18/2009 AND RECORDED 8/11/2009 AS DOCUMENT NO. 0922329026 BETWEEN VILLAGE OF OAK PARK, ILLINOIS, AS GRANTOR(S), CONVEYING TITLE TO HARVEY MADISON DEVELOPMENT LLC, GRANTEE(S).
28. THE FOLLOWING ENDORSEMENTS WILL BE ISSUED WITH THE LOAN POLICY.
ALTA 9
ENVIRONMENTAL PROTECTION

END OF SCHEDULE B

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10
CONSTRUCTION SCHEDULE

Oak Park Residential/Retail
 Mercy Housing
 Oak Park, IL

Activity Name	Start Date	Finish Date	Duration	2016						2017						
				Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	
Mobilization																
Security Fence	6/1/16	6/1/16	1.00	>												
Job Trailer	6/2/16	6/2/16	1.00	>												
Equipment	6/3/16	6/6/16	2.00	>												
Sitework																
Demo Asphalt	6/7/16	6/9/16	3.00	<												
Building Pad	6/10/16	6/15/16	4.00	>												
Sanitary Sewer	7/4/16	7/12/16	7.00	<	<											
Water Main	7/13/16	7/15/16	3.00	<	<											
Storm Sewer	7/4/16	7/15/16	10.00	<	<											
Rough Grading	7/18/16	7/22/16	5.00	<	<											
Site Concrete	9/21/16	10/19/16	21.00				<									
Paving	10/17/16	10/21/16	5.00				<	<								
Irrigation	4/3/17	4/7/17	5.00													<
Finish Grade	4/10/17	4/12/17	3.00													<
Landscap	4/13/17	4/28/17	12.00													<
Building Structure																
Foundation	6/16/16	7/1/16	12.00	<												
Rough-In Underground	7/4/16	7/22/16	15.00		<											
Slab	7/25/16	7/27/16	3.00		<											
Exterior -Vertical	8/3/16	9/15/16	32.00				<									
Roofing	9/16/16	9/23/16	6.00				<	<								
Windows/Doors	9/22/16	9/30/16	7.00				<	<								
Exterior Finishes	9/29/16	10/31/16	23.00				<	<								
5th Floor Finishes...	10/3/16	1/2/17	66.00				<	<	<							
4th Floor Finishes																
Rough-In MEP	10/24/16	11/11/16	15.00						<							
Inspection	11/14/16	11/14/16	1.00							<						
Insulation	11/15/16	11/17/16	3.00								<					

11
CONSTRUCTION
TRAFFIC PLAN

HORVE

CONSTRUCTION, LLC

Commercial-Industrial-Residential

MADISON STREET



Legend

Construction Parking
9,148 SQ. FT.

Proposed New Construction
14,786 SQ. FT.

Construction Trailer
528 SQ. FT.

Staging Area 15,000 SQ. FT.

Construction Security Fence
1,212 LIN. FT.

Construction Traffic Flow

Construction Traffic Route
Except 7am - 10am

08.21.2015
1509

20.A



BOOTH HANSEN

OAK PARK HOUSING SITE PLAN



July 2015

Oak Park Rental Market: Summary of Initial Research

Madison and Highland Site

Mercy Housing Lakefront

120 S. LaSalle, Suite 1850, Chicago, Illinois 60603 o | 312-447-4500 f | 312-447-4750

mercyhousing.org

Mercy Housing is sponsored by communities of Catholic Sisters

LIVE IN HOPE



Introduction

Initial market research indicates that the site at Madison and Highland in Oak Park is an excellent location for the development of new construction affordable housing. The location would allow a proposed project to be very competitive in an application for Low Income Housing Tax Credits (LIHTC), which would make the project feasible. There is clearly a need for affordable housing in Oak Park, particularly newly constructed affordable housing with accessible units. The current market rents indicate that units offered at rents within the limits of tax credit requirements could be easily supported by market demand. These conclusions are based on the information contained in this summary report. An extensive market study will be commissioned from a third party at a later date.

ANALYSIS OF COMPETITIVE STRENGTHS FOR LOW INCOME HOUSING TAX CREDITS

- A tax credit application for an Oak Park Site would compete in the AHPAA Set Aside, which includes any municipalities that are subject to, or at risk of being subject to, the Affordable Housing Planning and Appeals Act. With only 18% of its housing stock considered affordable, Oak Park is at risk of being subject to the Affordable Housing Planning and Appeals Act. There are generally fewer other projects to compete with in the AHPAA Set Aside, which would mean that a project would need fewer points in order to win the tax credits.
- The census tract that the Site is located in (8130) is adjacent to two census tracts (8127 and 8129) that are considered to be “opportunity areas” by IHDA. Being adjacent to these opportunity areas could allow the project to earn 10 points, which is the largest number of location-based points in the 2015 QAP.
- The Site also scores well on other location based points in the 2015 QAP because it is within 0.25 miles of a grocery store, public schools, recreational opportunities, mass transit and a car sharing site.

SUMMARY OF CURRENT RENTAL MARKET IN OAK PARK

- Median rents of current listings are all greater than the 2015 LIHTC 60% AMI Rent Limits and Fair Market Rents.
- Minimum rents of current listings are comparable to or greater than the 2015 LIHTC 50% AMI Rent Limits.
- Most rental listings are for 1 and 2 bedroom units, a good number of listings are for studio units, and very few of the listings are for 3 bedroom units or larger.
- Rental listings fall into three categories:
 - Least expensive: Vintage units, which generally have more square footage but few amenities. Most have on-site laundry, parking available, and heat included.
 - Mid-level: Mid-century elevator buildings that have few amenities but somewhat updated kitchens and baths. Most have on-site laundry, parking available, and heat included.
 - Most expensive: Newer construction, larger buildings with smaller units but more amenities such as higher levels of finishes and multiple common areas. Rents are higher on higher floors with better views. Two-level units are common, especially for 3 bedroom units.

Location Based QAP Points

Category	Possible Points	Qualify? YES
AHPAA set aside		
Opportunity Area	10	yes
Qualified Census Tract	3	no
Revitalization Plan	3	yes
Transit Oriented Development Plan	1	no
Mass Transit within .25 miles	2	yes
Car sharing	1	yes
Grocery within .25 miles	1	yes
Public School .25 miles	1	yes
Recreation .25 miles	1	yes
Health Services .25 miles	1	no
Social Services .25 miles	1	no
Jobs to Population Ratio	2	no
Total Possible	27	
Total Yes	17	63%

Summary of Oak Park Rental Listings In Comparison to 2015 LIHTC Rent Limits*

Unit Type	Market Rate		LIHTC Rent Limits
	Median	Max	60% AMI
Studio	\$850	\$1,662	\$789
One Bedroom	\$985	\$2,904	\$855
Two Bedrooms	\$1,288	\$2,620	\$1,026
Three Bedrooms	\$1,450	\$4,100	\$1,185

*As of 4/15/15

Sources: ForRent.com, OakParkApartments.com, Apartmentguide.com, mmpropmgt.com

Summary of Oak Park Rental Listings By Square Footage*

Unit Type	Min	Median	Max
Studio	344	536	638
One Bedroom	540	708	1194
Two Bedrooms	725	900	1460
Three Bedrooms	800	NA	2700

*As of 4/15/15

Sources: ForRent.com, OakParkApartments.com, Apartmentguide.com, mmpropmgt.com

SUMMARY OF RELEVANT OAK PARK CENSUS DATA

- 80% of rental households are one or two person households.
- 12% of rental units are 3 bedrooms or larger.
- Half of all rental units were built before 1939.
- The vast majority of units in buildings over 50 units are rental units.
- More rental units were built than for-sale units between 1980 and 1999, but more for-sale units than rental units have been built since 2000.
- 61.5% of rental households are non-family households.
- Half of family rental units are married couple families and half are one parent families.
- Almost 30% of renters are over the age of 55.
- Over 40% of owner households are over the age of 55 (and may be a sizable market in need of affordable rental housing).

Oak Park Occupied Housing Units By # Bedrooms By Tenure

Unit Size	Renter Occupied		Owner Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	799	9.7%	42	0.3%	841	3.9%
1 bedroom	3,789	46.0%	1,180	8.8%	4,969	23.0%
2 bedrooms	2,621	31.8%	2,857	21.4%	5,478	25.3%
3 bedrooms	767	9.3%	4,827	36.1%	5,594	25.9%
4 bedrooms	195	2.4%	3,176	23.7%	3,371	15.6%
5 or more bedrooms	72	0.9%	1,298	9.7%	1,370	6.3%
Occupied Housing Units	8,243	100.0%	13,380	100.0%	21,623	100.0%
% of Total Occupied Housing Units	38.12%		61.88%			

Oak Park Households By Size and Tenure

Household Size	Renter Households		Owner Households		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person household	4,254	51.6%	3,117	23.3%	7,371	34.1%
2-person household	2,378	28.8%	4,345	32.5%	6,723	31.1%
3-person household	867	10.5%	2,295	17.2%	3,162	14.6%
4-person household	420	5.1%	2,429	18.2%	2,849	13.2%
5-person household	210	2.5%	841	6.3%	1,051	4.9%
6-person household	100	1.2%	288	2.2%	388	1.8%
7-or-more person household	14	0.2%	65	0.5%	79	0.4%
Total Households	8,243	100.0%	13,380	100.0%	21,623	100.0%
% of Total Households	38.12%		61.88%			
<i>Source: 2009-2013 American Community Survey</i>						

Year Structure Built By Units in Structure By Tenure

Year Structure Built/ Units in Structure	Renter Occupied		Owner Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
Built 2000 or later:	234	2.8%	453	3.4%	687	3.2%
1 unit, detached or attached	21	0.3%	280	2.1%	301	1.4%
2 to 4 units	9	0.1%	0	0.0%	9	0.0%
5 to 19 units	43	0.5%	37	0.3%	80	0.4%
20 to 49 units	19	0.2%	71	0.5%	90	0.4%
50 or more units	142	1.7%	58	0.4%	200	0.9%
Mobile home, boat, RV, van, etc.	0	0.0%	7	0.1%	7	0.0%
Built 1980 to 1999:	629	7.6%	327	2.4%	956	4.4%
1 unit, detached or attached	16	0.2%	194	1.4%	210	1.0%
2 to 4 units	76	0.9%	0	0.0%	76	0.4%
5 to 19 units	203	2.5%	63	0.5%	266	1.2%
20 to 49 units	61	0.7%	19	0.1%	80	0.4%
50 or more units	238	2.9%	34	0.3%	272	1.3%
Mobile home, boat, RV, van, etc.	35	0.4%	17	0.1%	52	0.2%
Built 1960 to 1979:	1,618	19.6%	1,292	9.7%	2,910	13.5%
1 unit, detached or attached	40	0.5%	265	2.0%	305	1.4%
2 to 4 units	140	1.7%	10	0.1%	150	0.7%
5 to 19 units	716	8.7%	426	3.2%	1,142	5.3%
20 to 49 units	348	4.2%	439	3.3%	787	3.6%
50 or more units	374	4.5%	145	1.1%	519	2.4%
Mobile home, boat, RV, van, etc.	0	0.0%	7	0.1%	7	0.0%
Built 1940 to 1959:	1,653	20.1%	1,224	9.1%	2,877	13.3%
1 unit, detached or attached	125	1.5%	794	5.9%	919	4.3%
2 to 4 units	286	3.5%	138	1.0%	424	2.0%
5 to 19 units	627	7.6%	188	1.4%	815	3.8%
20 to 49 units	421	5.1%	84	0.6%	505	2.3%
50 or more units	194	2.4%	20	0.1%	214	1.0%
Mobile home, boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%
Built 1939 or earlier:	4,109	49.8%	10,084	75.4%	14,193	65.6%
1 unit, detached or attached	279	3.4%	8,096	60.5%	8,375	38.7%
2 to 4 units	1,104	13.4%	617	4.6%	1,721	8.0%
5 to 19 units	1,487	18.0%	635	4.7%	2,122	9.8%
20 to 49 units	776	9.4%	455	3.4%	1,231	5.7%
50 or more units	463	5.6%	281	2.1%	744	3.4%
Mobile home, boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%
TOTAL	8,243	100.0%	13,380	100.0%	21,623	100.0%

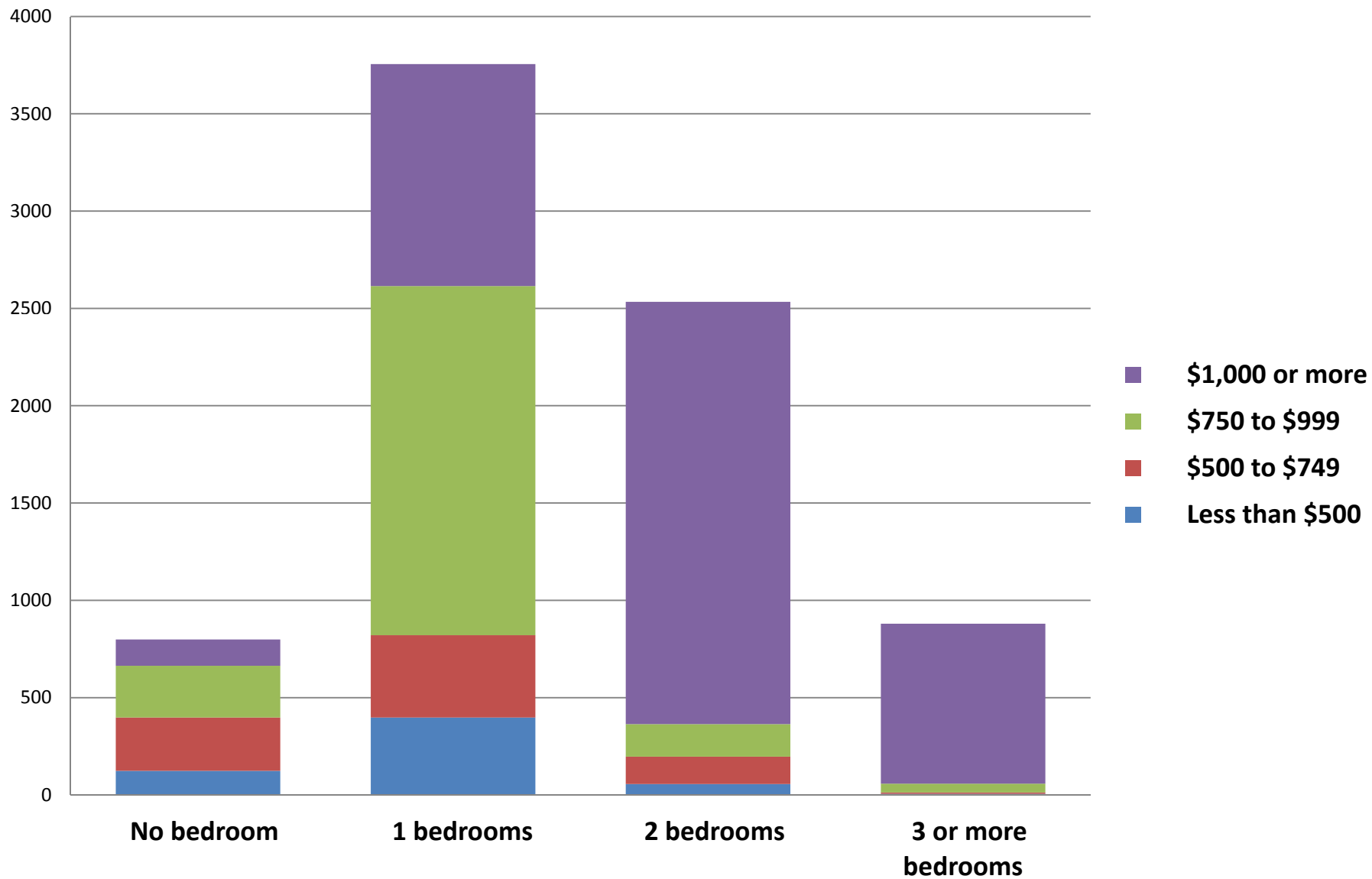
Source: 2009-2013 American Community Survey

Oak Park Households By Type And Tenure

Household Type	Renter Households		Owner Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Family households	3,171	38.5%	9,830	73.5%	13,001	60.1%
Married-couple family	1,631	19.8%	8,432	63.0%	10,063	46.5%
Other family	1,540	18.7%	1,398	10.4%	2,938	13.6%
Male householder, no wife present	178	2.2%	405	3.0%	583	2.7%
Female householder, no husband present	1,362	16.5%	993	7.4%	2,355	10.9%
Nonfamily households	5,072	61.5%	3,550	26.5%	8,622	39.9%
Total Households	8,243	100.0%	13,380	100.0%	21,623	100.0%

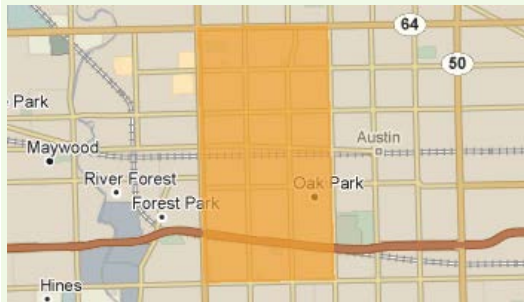
Source: 2009-2013 American Community Survey

Occupied Rental Units By # Bedrooms and Gross Rent (2009-2013 American Community Survey 5-Year Estimates)





Current Report: Community Profile Report of City: Oak Park



Date: April 13, 2015

Proposed Location:

This location, **Oak Park** (City, 2010), is located in **Cook** County, in the state of **Illinois**.

It is located within or touches the following 2010 census tract(s): **17031812200, 17031812400, 17031812900, 17031813200, 17031812100, 17031813100, 17031812500, 17031813000, 17031812302, 17031812700, 17031812600, 17031812301, 17031812802, 17031812801**.

Similarly, it is located within or touches the following zip code(s): **60302, 60304, 60301**.

Data presented in this report summarize the geographies specified in the citation information in each section.

(-) This Area is Served by (or touches):

School District(s): Oak Park and River Forest District 200, Oak Park Elementary School District 97

Congressional District(s): Illinois's 4th District (Luis Gutierrez - D), Illinois's 7th District (Danny K. Davis - D)

Senators: Mark Kirk (R-IL), Richard J. Durbin (D-IL)

State Senate District(s): State Senate District 4, State Senate District 39

State House District(s): State House District 8, State House District 78

(-) Population Trends:

As of 2012, this area was home to an estimated **51,781** people.

Population	2000	2010	2008-2012	Change 2000 to 2008-2012 (%)
Area	52,524	51,878	51,781	-1.41%
Counties (Cook)	5,376,741	5,194,675	5,197,677	-3.33%
State (Illinois)	12,419,293	12,830,632	12,823,860	3.26%

Source: [Census](#)

Data aggregated by:

2000 Data Contains: 1 Cities

2010 - 2012 Data Contains: 1 Cities

(-) Racial Characteristics:

Of the people living in this area in between 2008-2012, **68.4%** are White, **21.03%** are African American, **6.13%** are Hispanic, **5.24%** are Asian, **0%** are either Native Hawaiian or Pacific Islander, **0.23%** are American Indian or Alaskan Native, **2.38%** are of "some other race" and **2.73%** are of two or more races. In the table below, the percentage of the population that each segment represents in the report area is compared to the percent it represents in the state.

Between 2000 and 2008-2012, the White population changed by **-1.9%**, the African American population by **-7.71%**, and Asian population by **19.67%**. The number of Hispanics changed by **52.08%**.

Race	2000	2010	2008-2012	Percent of Total Population in 2008-2012	Percent of State Population in 2008-2012 (Illinois)
White	36,102	35,121	35,417	68.4%	72.51%
African American	11,799	11,233	10,889	21.03%	14.51%
Asian	2,267	2,511	2,713	5.24%	4.64%
Native Hawaiian or Pacific Islander	15	16	0	0%	0.02%
American Indian or Alaskan Native	49	93	117	0.23%	0.21%
Some Other Race	716	1,042	1,231	2.38%	6.16%
Two or More Races	1,576	1,862	1,414	2.73%	1.95%

Ethnicity	2000	2010	2008-2012	Percent of Total Population in 2008-2012	Percent of State Population in 2008-2012 (Illinois)
Hispanic	2,087	3,521	3,174	6.13%	15.81%

Source: [Census](#)

Data aggregated by:

2000 Data Contains: 1 Cities

2010 - 2012 Data Contains: 1 Cities

(-) Age Distribution:

In the report area in 2008-2012, **10.29%** of the population is over the age of 65. **64.83%** are of working age (18-64). **24.89%** are under 18, and **7.1%** are under 5 years old.

Age	Number of People in Age Group	Percent of People in Age Group	Percent of People in Age Group (Illinois)
Under 5	3,676	7.1%	6.5%
Under 18	12,887	24.89%	24.27%
Working Age (18-64)	33,568	64.83%	63.08%
Aging (65+)	5,326	10.29%	12.65%

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

(-) Incomes:

The median household income for the study area was **\$75,118**, compared to a state median of **\$56,853**, as estimated for 2008-2012 by the Census' American Community Survey.

The number of households divided by income categories is shown in the Annual Income Category table. In 2012, **33.53%** of households in the study area had an annual income of less than \$50,000, compared to **44.38%** of people in the state.

2008-2012 Annual Income Category	Number of Households	Percent of Households
City (Oak Park)		
Less than \$25,000	3,474	15.97%
\$25,000 - \$34,999	1,340	6.16%

\$35,000 - \$49,999	2,478	11.39%
\$50,000 - \$74,999	3,574	16.43%
\$75,000 - \$99,999	2,586	11.89%
\$100,000 - \$124,999	2,217	10.19%
\$125,000 - \$149,999	1,255	5.77%
\$150,000 or more	4,826	22.19%
County (Cook)		
Less than \$25,000	456,264	23.6%
\$25,000 - \$34,999	186,866	9.66%
\$35,000 - \$49,999	249,606	12.91%
\$50,000 - \$74,999	339,402	17.55%
\$75,000 - \$99,999	235,745	12.19%
\$100,000 - \$124,999	157,855	8.16%
\$125,000 - \$149,999	95,367	4.93%
\$150,000 or more	212,565	10.99%
State (Illinois)		
Less than \$25,000	1,034,844	21.68%
\$25,000 - \$34,999	460,909	9.65%
\$35,000 - \$49,999	622,840	13.05%
\$50,000 - \$74,999	870,399	18.23%
\$75,000 - \$99,999	622,617	13.04%
\$100,000 - \$124,999	414,222	8.68%
\$125,000 - \$149,999	251,489	5.27%
\$150,000 or more	496,955	10.41%

According to the Census' American Community Survey estimates, the median income for a family in 2012 was **\$105,625**, compared to the state median family income of **\$70,144**.

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

(-) Immigration:

Data from the U.S. Census Bureau for 2008-2012 indicate that **5,405** people or **10.44%** of the population living in this area were "foreign born". Census defines foreign born as anyone who is not a U.S. citizen at birth. This area is located in Illinois, which, according to the Department of Homeland Security, was home to **38,373** people who were granted Legal Permanent Residence status in 2012. Those LPRs, or "green cards", represent **3.72%** of green cards issued in the nation that year.

Source: [Census](#), [Department of Homeland Security](#)

Data aggregated by:

2008-2012 Data for Census Contains: 1 Cities

2010 Data for Department of Homeland Security Contains: 0 Boundaries Found

(-) Families and Households:

The composition of the **13,329** families who reside in the study area is shown in the table below. Families are groups of related people who live together, whereas households refer to the person or group of people living in any one housing unit. Generally, households that do not contain a family are made up of unrelated people living

together (eg, roommates) or people living alone. While it is possible for two families to share a household, the difference between the number of households and the number of families in an area shows, approximately, the number of non-family households in a place.

2008-2012 Family Composition	Number of Families	Percent of Families
City (Oak Park)		
Families	13,329	--
Married with Children	5,153	38.66%
Single with Children	1,839	13.8%
Single Female with Children	1,641	12.31%
Other Families	6,337	47.54%
County (Cook)		
Families	1,189,321	--
Married with Children	358,907	30.18%
Single with Children	187,761	15.79%
Single Female with Children	148,965	12.53%
Other Families	642,653	54.04%
State (Illinois)		
Families	3,142,347	--
Married with Children	1,010,493	32.16%
Single with Children	437,363	13.92%
Single Female with Children	336,487	10.71%
Other Families	1,694,491	53.92%

Note: The category "Single with Children" includes all families that are "Single Female with Children", so all categories do not add up to 100 percent.

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

2008-2012 Household Counts	Number of Households
City (Oak Park)	
Households	21,750
County (Cook)	
Households	1,933,670
State (Illinois)	
Households	4,774,275

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

(-) Housing Type:

The type of housing available in this area is described in the table below. Single family homes include all one-unit structures, both attached and detached. Townhouses or duplexes include one-unit attached homes, as well as housing units with two units. Units in small apartment building are buildings with 3 to 49 units; large apartment buildings include buildings with 50 units or more. Other types of housing include vans, boats, recreational vehicles, or other units.

2008-2012 Housing Stock	Number of Units	Percent of Units
City (Oak Park)		
Single family detached homes	10,073	41.48%
Single family attached homes	737	3.04%
2-unit homes and duplexes	1,480	6.09%
Units in small apartment buildings	9,533	39.26%
Units in large apartment buildings	2,408	9.92%
Mobile homes or manufactured housing	52	0.21%
Other types	0	0%
County (Cook)		
Single family detached homes	869,539	39.91%
Single family attached homes	118,595	5.44%
2-unit homes and duplexes	218,404	10.02%
Units in small apartment buildings	692,450	31.78%
Units in large apartment buildings	263,554	12.1%
Mobile homes or manufactured housing	15,404	0.71%
Other types	793	0.04%
State (Illinois)		
Single family detached homes	3,098,191	58.53%
Single family attached homes	311,172	5.88%
2-unit homes and duplexes	308,177	5.82%
Units in small apartment buildings	1,088,902	20.57%
Units in large apartment buildings	345,404	6.52%
Mobile homes or manufactured housing	140,402	2.65%
Other types	1,371	0.03%

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

(-) Tenure:

Across the area, an estimated **62.25%** or **13,539** households owned their home between 2008-2012. The average size of a household in this area was **2.36** between 2008-2012, as compared to the average household size for the county and the state, **2.64 (Cook)** and **2.62 (Illinois)** respectively.

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

(-) Vacancy:

There were an estimated **24,283** housing units in the study area in 2008-2012, according to the Census' American Community Survey. For 2008-2012, the Census showed an estimated **10.43%** of housing units to be vacant, compared to **9.81%** in the state.

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

Postal vacancy shows short-term vacancy trends based on addresses where mail has not been collected for over 90 days. Data from Valassis Lists tracks vacancy on a quarterly basis. In the 1st quarter of 2015, the overall vacancy rate in this area was **4.91%**.

Postal Address Vacancy	2013Q4	2014Q1	2014Q2	2014Q3	2014Q4	2015Q1
City (Oak Park)						
Number Vacant - Residential	873	876	813	807	805	800
Percent Vacant - Residential	3.59%	3.59%	3.33%	3.31%	3.3%	3.28%
Number Vacant - Business	480	479	512	510	494	494
Percent Vacant - Business	24.74%	24.58%	26%	25.85%	25.04%	25.03%
Overall Vacancy Rate	5.15%	5.15%	5.03%	4.99%	4.92%	4.91%
County (Cook)						
Number Vacant - Residential	148,766	149,704	146,846	147,711	149,607	148,589
Percent Vacant - Residential	6.87%	6.9%	6.77%	6.8%	6.87%	6.82%
Number Vacant - Business	55,424	55,791	55,746	56,892	57,302	57,027
Percent Vacant - Business	30.2%	30.39%	30.32%	30.79%	30.94%	30.73%
Overall Vacancy Rate	8.69%	8.74%	8.61%	8.68%	8.76%	8.7%
State (Illinois)						
Number Vacant - Residential	378,040	382,414	372,741	374,250	370,974	385,365
Percent Vacant - Residential	6.91%	7%	6.83%	6.85%	6.78%	7.01%
Number Vacant - Business	112,739	113,487	113,793	115,159	115,690	116,968
Percent Vacant - Business	25.51%	25.67%	25.68%	25.9%	25.97%	26.14%
Overall Vacancy Rate	8.3%	8.4%	8.25%	8.28%	8.22%	8.45%

Source: [Valassis Lists](#)

Data aggregated by:

2013q4 - 2015q1 Data Contains: 1 Cities

(-) Employment:

The following table shows the number of people who were employed, unemployed, in the labor force, and the unemployment rate for the market in which the report area is located, according to the Bureau of Labor Statistics.

Unemployment rate	August 2014	September 2014	October 2014	November 2014	December 2014	January 2015
City (Oak Park)						
Employed	30,631	30,634	30,806	30,821	30,792	27,819
Unemployed	1,678	1,544	1,541	1,427	1,242	1,435
In Labor Force	32,309	32,178	32,347	32,248	32,034	29,254
Unemployment Rate	5.2	4.8	4.8	4.4	3.9	4.9
Metro Area (Chicago-Joliet-Naperville, IL-IN-WI Metro Area)						
Employed	4,584,599	4,585,680	4,615,519	4,615,560	4,605,422	4,535,833
Unemployed	333,466	299,888	295,472	288,969	279,782	338,142
In Labor Force	4,918,065	4,885,568	4,910,991	4,904,529	4,885,204	4,873,975
Unemployment Rate	6.8	6.1	6	5.9	5.7	6.9
County (Cook)						
Employed	2,439,230	2,439,542	2,453,247	2,454,410	2,452,107	2,466,893

Unemployed	192,159	172,820	169,448	162,013	151,587	187,284
In Labor Force	2,631,389	2,612,362	2,622,695	2,616,423	2,603,694	2,654,177
Unemployment Rate	7.3	6.6	6.5	6.2	5.8	7.1
State (Illinois)						
Employed	6,080,754	6,101,762	6,139,999	6,138,899	6,117,617	6,012,371
Unemployed	447,648	400,286	394,635	389,366	373,825	443,940
In Labor Force	6,528,402	6,502,048	6,534,634	6,528,265	6,491,442	6,456,311
Unemployment Rate	6.9	6.2	6	6	5.8	6.9

Source: [BLS](#)

In this area in 2008-2012, the Census estimates that people were employed in the following industries:

Employment by Industry	People Employed	Percent Employed in this Industry	Percent Employed in this Industry in Illinois
Accommodation and Food Services Industry Employment	929	3.4%	6.78%
Administrative and Support and Waste Management Services Industries Employment	808	2.95%	4.2%
Agriculture, Forestry, Fishing and Hunting Industry Employment	7	0.03%	0.87%
Arts, Entertainment, and Recreation Industries Employment	932	3.41%	2.03%
Educational Service Industry Employment	4,431	16.2%	9.51%
Finance, Insurance, Real Estate and Rental and Leasing Industries Employment	2,325	8.5%	7.58%
Health Care and Social Assistance Industry Employment	4,573	16.71%	13.07%
Information Industry Employment	1,208	4.42%	2.17%
Manufacturing Industry Employment	1,470	5.37%	12.72%
Management of Companies and Enterprises Industry Employment	53	0.19%	0.12%
Other Services Industry Employment	1,231	4.5%	4.85%
Professional, Scientific, and Technical Services Industry Employment	4,564	16.68%	6.76%
Public Administration Employment	974	3.56%	3.89%
Retail Trade Industry Employment	1,717	6.28%	10.91%
Construction Industry Employment	612	2.24%	5.38%
Transportation and Warehousing, and Utilities Industries Employment	862	3.15%	5.84%
Wholesale Trade Industry Employment	658	2.41%	3.13%

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

(-) **Crime:**

The crime rates per 100,000 persons in the Census Place and county in which the study area is located, as reported by the FBI's Uniform Crime Reports, are as follows. Data was reported by the FBI for selected Census Places and counties, so data may be unavailable for your study area.

Crime Rates per 100,000 persons	2007	2008	2009	2010	2011	2012
City (Oak Park)						
Aggravated Assault	N/A	N/A	69.44	92.52	61.5	47.96
Burglary or Larceny	N/A	N/A	3,567.54	3,188.25	3,113.35	2,904.39
Motor Vehicle Thefts	N/A	N/A	153.89	136.86	138.37	88.24
Murder	N/A	N/A	1.88	1.93	N/A	N/A
Rape	N/A	N/A	N/A	9.64	13.45	3.84
Robbery	N/A	N/A	275.87	266.01	196.03	153.47
County (Cook)						
Aggravated Assault	N/A	N/A	400.4	322.34	287.3	284.43
Burglary or Larceny	N/A	N/A	3,264.44	3,063.24	2,995	2,903.59
Motor Vehicle Thefts	N/A	N/A	419.65	446.19	444.98	392.83
Murder	N/A	N/A	12.09	9.98	9.76	10.99
Rape	N/A	N/A	N/A	10.18	9.94	8.99
Robbery	N/A	N/A	408.97	322.46	312.86	302.19

Source: [FBI UCR and DOJ](#)

(-) Endnotes:

Calculations presented here were performed by staff at The Reinvestment Fund and are based on public and proprietary data sources that have been licensed for use in PolicyMap.

Depending on the type of size of the area selected for this report, the above values capture data for the block groups, tracts, counties, etc, in which at least 50% of their areas are contained. If this report is run for a zip code, some data will be unavailable, as zip code values for some topics are not available.

For custom areas, such as radii, custom regions, school districts, and political districts, Census ACS data was calculated by summing the following component City in 2000: **Oak Park**, and the following component City in 2008-2012: **Oak Park**.

Any change calculations included in this report reflect PolicyMap's translation of boundary changes from 2000 to 2010. Therefore, they may not match a calculation done using the 2000 and 2008-2012 values shown in the report.

Estimates of tenure, incomes, and housing stock are provided by the ACS for 2008-2012. Data on legal permanent residents is from the Department of Homeland Security, and, for all areas, describes the state in which that area is located. For more information on demographic data in PolicyMap, see the related entry for [Census: Decennial Census and ACS](#) and for more information on immigration data in PolicyMap, see the entry for the [Department of Homeland Security Immigration Yearbook](#) in our Data Directory.

Postal vacancy data in this report is from a resident and business list compiled by Valassis Lists. This data shows a point-in-time snapshot of vacant addresses. Percentage calculations based on the total number of addresses are not available prior to the third quarter of 2013. For more information on Valassis Lists vacancy data, see our [Data Directory](#).

The source of crime data in the tables presented here is Federal Bureau of Investigation's Uniform Crime Reporting (UCR) Program, which compiles standardized incident reports from local law enforcement agencies in order to produce reliable, uniform, and national crime data. The UCR Program collects data on known offenses and persons arrested by law enforcement agencies. For details on this dataset, see the related entry for [FBI Uniform Crime Reports](#) in the Data Directory. Crime data in this report is not summed or aggregated, but rather listed for each of the complete areas within the study area for which crime is reported.

For the separate Employment and Crime Sections in this report, only locations for which data are available are included in the tables. If the section does not include information, no data was available for any of the locations or component parts of the area you requested for this report.

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Community Profile Report by Pre-defined Location for **Oak Park** (City)
04/13/2015
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Current Report: Rental Housing Report of City: Oak Park



Date: April 13, 2015

Proposed Location:

This location, **Oak Park** (City, 2010), is located in **Cook** County, in the state of **Illinois**.

It is located within or touches the following 2010 census tract(s): **17031812200, 17031812400, 17031812900, 17031813200, 17031812100, 17031813100, 17031812500, 17031813000, 17031812302, 17031812700, 17031812600, 17031812301, 17031812802, 17031812801**.

Similarly, it is located within or touches the following zip code(s): **60302, 60304, 60301**.

Data presented in this report summarize the geographies specified in the citation information in each section.

(-) This Area is Served by (or touches):

School District(s): Oak Park and River Forest District 200, Oak Park Elementary School District 97

Congressional District(s): Illinois's 4th District (Luis Gutierrez - D), Illinois's 7th District (Danny K. Davis - D)

Senators: Mark Kirk (R-IL), Richard J. Durbin (D-IL)

State Senate District(s): State Senate District 4, State Senate District 39

State House District(s): State House District 8, State House District 78

(-) Rents:

Across the area, an estimated **37.75%** or **8,211** households rented their home between 2008-2012. According to the U.S. Census Bureau, this area was home to rental units of the following bedroom sizes between 2008-2012:

Rental Units by Size	Number of Units	Percent of All Rental Units
City (Oak Park)		
0 or 1 Bedroom	4,692	58.8%
2 Bedrooms	2,512	31.48%
3 or more Bedrooms	775	9.71%
All	7,979	100%
County (Cook)		
0 or 1 Bedroom	303,446	39.38%
2 Bedrooms	286,740	37.21%
3 or more Bedroom	180,435	23.41%
All	770,621	100%
State (Illinois)		
0 or 1 Bedroom	509,362	34.92%
2 Bedrooms	578,944	39.69%
3 or more Bedroom	370,379	25.39%

All	1,458,685	100%
-----	-----------	------

Source: [Census](#)
 Data aggregated by:
 2008-2012 Data Contains: 1 Cities

For 2008-2012, typical (median) gross rent for this area was **\$988**. According to the U.S. Census Bureau, average gross rents¹ by bedroom size were as follows:

Gross Rent in 2008-2012	Number of Units		
	0 or 1 Bedroom Units	2 Bedroom Units	3 or more Bedroom Units
City (Oak Park)			
< \$300 / month	303	34	0
< \$500 / month	600	50	5
< \$750 / month	1,304	177	13
< \$1,000 / month	3,541	486	73
> \$1,000 / month	1,151	2,026	702
County (Cook)			
< \$300 / month	23,755	6,349	3,763
< \$500 / month	42,595	16,009	9,349
< \$750 / month	115,918	52,638	25,782
< \$1000 / month	220,198	152,273	59,909
> \$1000 / month	83,248	134,467	120,526
State (Illinois)			
< \$300 / month	52,449	16,321	8,330
< \$500 / month	115,698	49,804	25,507
< \$750 / month	255,064	177,372	77,238
< \$1000 / month	400,758	368,104	157,001
> \$1000 / month	108,604	210,840	213,378

Source: [Census](#)
 Data aggregated by:
 2008-2012 Data Contains: 1 Cities

(-) Incomes:

According to the Census' American Community Survey (ACS), the median household income here was **\$75,118** between 2008-2012. The range of household incomes in this area is as follows:

2008-2012 Annual Income Category	Number of Households	Percent of Households
City (Oak Park)		
Less than \$25,000	3,474	15.97%
\$25,000 - \$34,999	1,340	6.16%
\$35,000 - \$49,999	2,478	11.39%
\$50,000 - \$74,999	3,574	16.43%
\$75,000 - \$99,999	2,586	11.89%
\$100,000 - \$124,999	2,217	10.19%
\$125,000 - \$149,999	1,255	5.77%
\$150,000 or more	4,826	22.19%

County (Cook)		
Less than \$25,000	456,264	23.6%
\$25,000 - \$34,999	186,866	9.66%
\$35,000 - \$49,999	249,606	12.91%
\$50,000 - \$74,999	339,402	17.55%
\$75,000 - \$99,999	235,745	12.19%
\$100,000 - \$124,999	157,855	8.16%
\$125,000 - \$149,999	95,367	4.93%
\$150,000 or more	212,565	10.99%
State (Illinois)		
Less than \$25,000	1,034,844	21.68%
\$25,000 - \$34,999	460,909	9.65%
\$35,000 - \$49,999	622,840	13.05%
\$50,000 - \$74,999	870,399	18.23%
\$75,000 - \$99,999	622,617	13.04%
\$100,000 - \$124,999	414,222	8.68%
\$125,000 - \$149,999	251,489	5.27%
\$150,000 or more	496,955	10.41%

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

(-) Rental Affordability:

According to the U.S. Census' ACS, **3,789** renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2008-2012.

Of those renters, **23.09%** were over the age of 65. Additionally, **43.73%** of cost burdened renters earned less than \$20,000 between 2008-2012.

Burdens by Age	Cost Burdened Renters between 2008-2012	
	#	% of all cost burdened renters
City (Oak Park)		
Under 65	2,914	76.91%
65 or older	875	23.09%
County (Cook)		
Under 65	333,129	84.16%
65 or older	62,701	15.84%
State (Illinois)		
Under 65	610,399	83.87%
65 or older	117,376	16.13%

Burdens by Annual Income	Cost Burdened Renters between 2008-2012	
	#	% of all cost burdened renters
City (Oak Park)		
Less than \$20,000	1,657	43.73%

Less than \$50,000	3,431	90.55%
Less than \$75,000	3,690	97.39%
County (Cook)		
Less than \$20,000	197,988	50.02%
Less than \$50,000	369,935	93.46%
Less than \$75,000	390,150	98.57%
State (Illinois)		
Less than \$20,000	386,618	53.12%
Less than \$50,000	686,881	94.38%
Less than \$75,000	719,380	98.85%

Source: [Census](#)

Data aggregated by:

2008-2012 Data Contains: 1 Cities

(-) Endnotes:

¹ Gross rent is defined by the U.S. Census Bureau to be the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid by the renter for someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Gross rent in 2000 (Census) differs from what is referred to as gross rent between 2008-2012 (Census' American Community Survey) because the universe of renters in the Census' American Community Survey is "renter occupied", whereas in Census 2000 the universe was "specified renter-occupied housing units." Due to this difference in universe, the 2000 (Census) count of cost-burdened renters is likewise incomparable to the 2008-2012 (Census' American Community Survey) count of cost-burdened renters.

Calculations presented here were performed by staff at The Reinvestment Fund and are based on estimates from the U.S. Census' American Community Survey for 2008-2012. Reports at a zip code level will be substantially incomplete as Census does not capture data for these indicators at a zip code.

For custom areas, such as radii, custom regions, school districts, and political districts, Census ACS data was calculated by summing the following component City in 2008-2012: **Oak Park**.

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Rental Housing Report by Pre-defined Location for **Oak Park** (City)
04/13/2015
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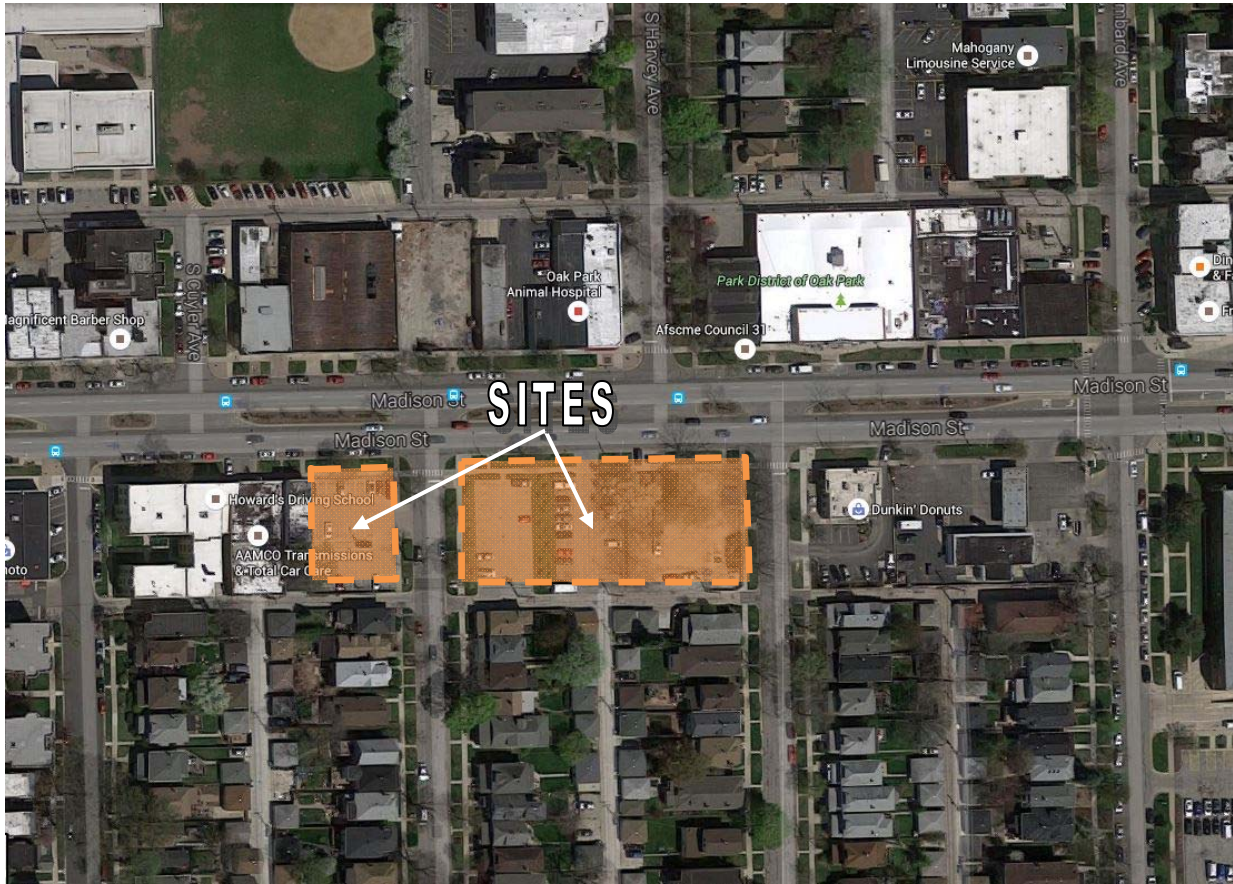
Caitlin produces market analysis to advise executive leadership at Mercy Housing Lakefront on the viability of proposed projects and inform all market based assumptions for financial feasibility. Previously she worked as an Associate at Goodman Williams Group, a Chicago-based real estate research firm. Caitlin's work included projects for government entities, non-profits and private real estate interests. While working with Goodman Williams Group she developed an expertise in affordable housing and produced numerous market studies for LIHTC applications submitted to Illinois Housing Development Authority. Caitlin has a master's degree in urban planning with a concentration in economic development from the University of Illinois at Chicago.

Traffic Impact Study

For The

Proposed Mixed-Use Development

Oak Park, Illinois



Prepared By



September 25, 2015

1.

Introduction

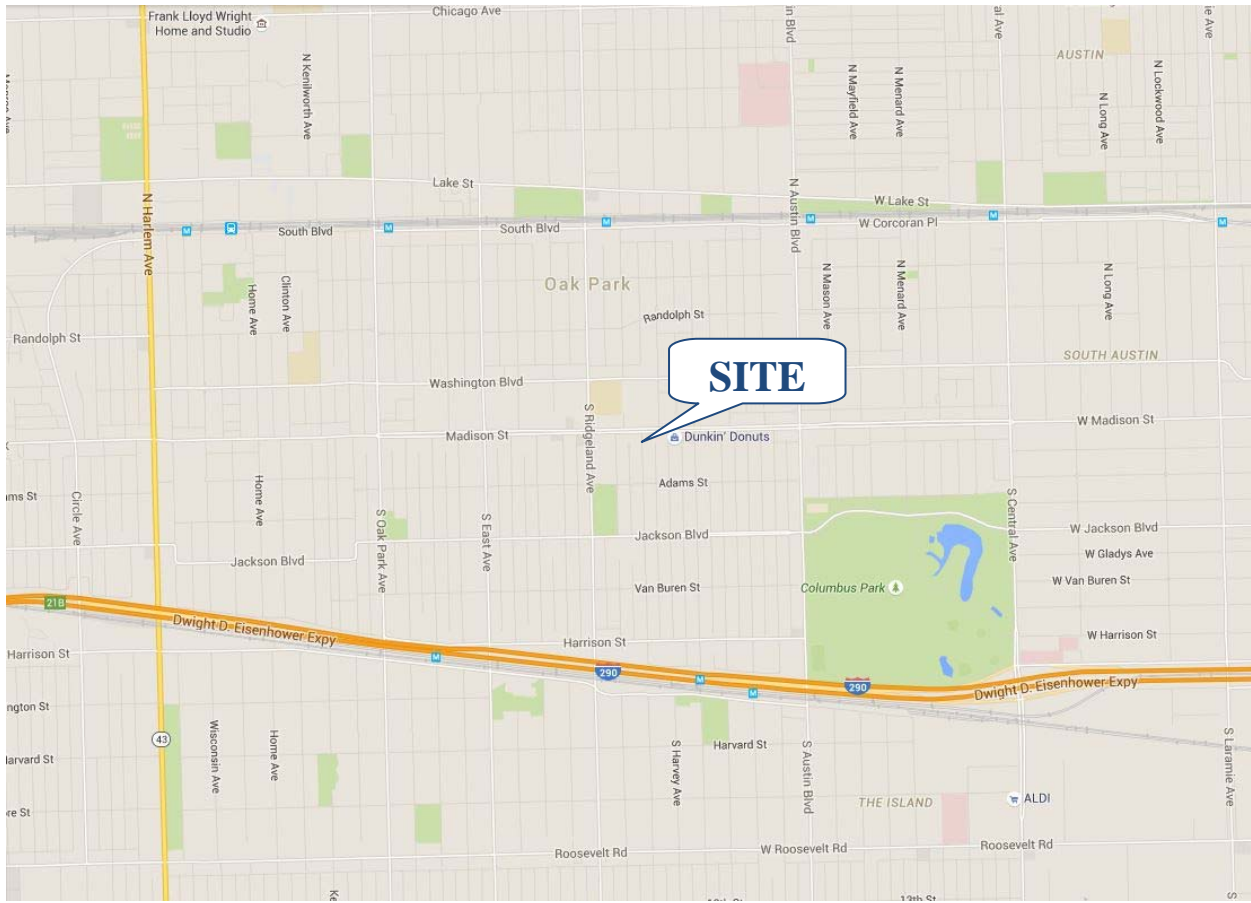
This report summarizes the results of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed mixed-use development to be located on two adjacent sites located in Oak Park, Illinois. The east site, which is to be occupied by the building, is bounded by Madison Street on the north, Harvey Avenue on the east, Highland Avenue on the west, and the public alley on the south. The west site, to be occupied by a surface parking lot, is located on the west side of Highland Avenue between Madison Street and the public alley. As proposed, the east site is to be developed with a five-story building that will contain 11,000 square feet of ground floor commercial space, 56 affordable apartment units, and 47 parking spaces for residents of the building. The west site will provide 30 parking spaces for the residential and commercial portions of the development. Access to the development will be provided via three access drives on Highland Avenue and one access drive on Harvey Avenue.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The sections of this memorandum present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and the weekday evening peak hours including the proposed road diet improvements along Madison Street
- Recommendations with respect to adequacy of the site access system and adjacent roadways
- Adequacy of the parking supply



Site Location

Figure 1



Aerial View of Site Location

Figure 2

2. Existing Conditions

Transportation conditions in the site area were inventoried to obtain a database for projecting future conditions. Three general components of existing conditions were considered: (1) the geographical location of the site, (2) the characteristics of the roadways and traffic control devices in the site area, and (3) the traffic volumes on the roadways.

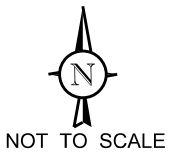
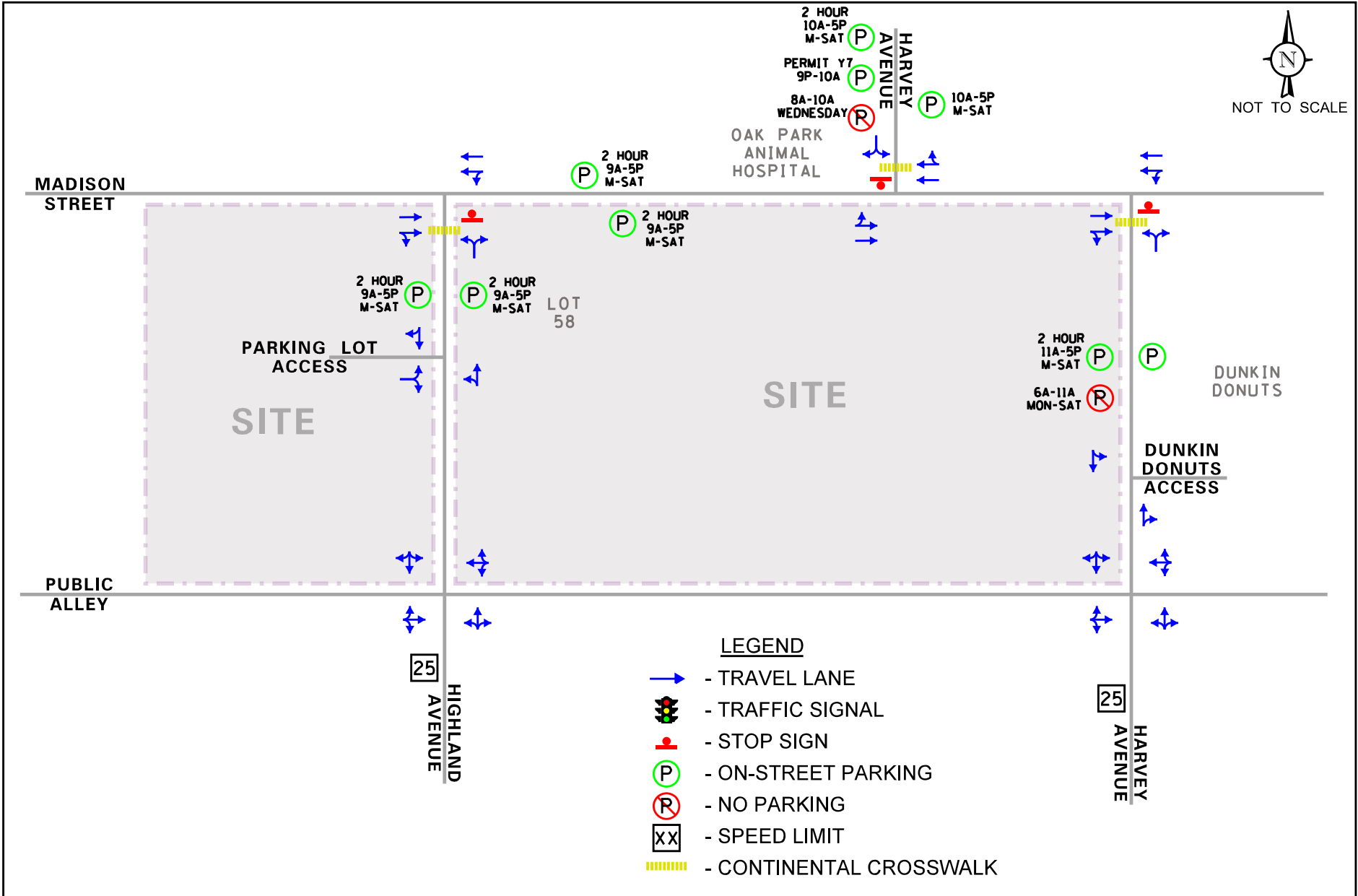
Site Location

The east site is bounded by Madison Street on the north, Harvey Avenue on the east, Highland Avenue on the west and the public alley on the south and contains a vacant parcel and two Village of Oak Park parking lots (Lots 54 and 58). The west site is located on the west side of Highland Avenue between Madison Street and the public alley and contains a Village parking lot (Lot 44). Land uses in the vicinity of the site are primary residential to the north and south with commercial uses located along Madison Street. The Park District of Oak Park and the Oak Park Animal Hospital are located north of the sites, Dunkin Donuts/Baskin Robbins and BP Amoco Gas Station are located east of the sites, and Cleopatra Hair Design, AAMCO Transmissions and CVS Pharmacy are located west of the sites. Furthermore, the sites are located within approximately one-half mile of the Ridgeland station of the Chicago Transit Authority (CTA) Green Line and the East Avenue station of the CTA Blue Line.

Existing Roadway System Characteristics

The following is a description of the area roadways which are illustrated in **Figure 3**:

Madison Street is an east-west roadway that provides two lanes in each direction separated by a raised landscaped median. At its unsignalized intersection with Harvey Avenue, Madison Street provides a shared left-turn/through lane and a shared through/right-turn lane on both approaches. At its unsignalized intersection with Highland Avenue, Madison Street provides a shared left-turn/through lane and a through lane on the westbound approach and a shared through/right-turn lane and a through lane on the eastbound approach. Parking is permitted on both sides of the roadway and is limited to two-hour parking between 9:00 A.M. and 5:00 P.M. Monday through Saturday. Madison Street is under the jurisdiction of the Village of Oak Park, has an average daily traffic (ADT) volume of 17,400 vehicles, and a posted speed limit of 30 miles per hour.



PROJECT:
Mixed-Use Development
Oak Park, Illinois

TITLE:
Existing Roadway Characteristics

KLOA
Job No: 15-179
Figure: 3

Harvey Avenue is a north-south roadway that provides one lane in each direction and has an off-set intersection with Madison Street. At its unsignalized intersection with Madison Street, Harvey Avenue provides a shared left/right-turn lane under stop sign control and high visibility crosswalks on both approaches. At its unsignalized intersection with the public alley, Harvey Avenue provides a left/through/right-turn lane on both approaches. Parking is generally permitted on both sides of the roadway. However, between Madison Street and the public alley south of Madison Street, parking is prohibited from 6:00 A.M. to 11:00 A.M. Monday through Saturday. Harvey Avenue is under the jurisdiction of the Village of Oak Park and has a posted speed limit of 25 miles per hour.

Highland Avenue is a north-south roadway that provides one lane in each direction. At its unsignalized intersection with Madison Street, Highland Avenue provides a shared left/right-turn lane under stop-sign control and a high visibility crosswalk. At its unsignalized intersection with the public alley, Highland Avenue provides a shared left/through/right-turn lane on both approaches. Parking is generally permitted on both sides of the roadway. Highland Avenue is under the jurisdiction of the Village of Oak Park and has a posted speed limit of 25 miles per hour.

The Public Alley located south of the two sites is an east-west alley that extends from Ridgeland Avenue to Lombard Avenue. At its unsignalized intersections with Harvey Avenue and Highland Avenue, the public alley provides a shared left/through/right-turn lane.

Roadway Improvements

The Village of Oak Park is currently designing a streetscape project and road diet for Madison Street that will provide bike lanes along both sides of Madison Street. As proposed, Madison Street will be improved and/or modified as follows:

- *Harlem Avenue to Oak Park Avenue:* This section of Madison Street provides two lanes in each direction with parking on both sides of the road. As proposed, this section will be modified to provide a three-lane cross section (one lane in each direction and a center striped median) with bike lanes and parking on both sides of the road.
- *Oak Park Avenue to East Avenue:* Currently, this section of Madison Street provides two lanes in each direction with parking on both sides of the road and a landscaped median. As proposed, this section will be modified to provide a three-lane cross section (one lane in each direction and a center striped median) with protected bike lanes and parking on both sides of the road.
- *East Avenue to Austin Avenue:* This section of Madison Street provides two lanes in each direction with a landscaped median. Initially, the outside lane in each direction is proposed to be converted to a buffered bike lane to provide one vehicle lane, one buffered bike lane, and a parking lane in each direction divided by the existing landscaped median. Ultimately, this section is proposed to be improved to provide a three-lane cross section (one lane in each direction and a center striped median) with protected bike lanes and parking on both sides of the roadway.

As currently planned, the initial improvements are scheduled to be completed by the end of 2016.

Alternative Modes of Transportation

The area is served via several modes of public transportation including CTA rapid transit lines and Pace Suburban buses. The following CTA rapid transit lines are located within close proximity to the sites:

- The Ridgeland station for the CTA Green Line is located approximately one-half mile to the north. This line extends from Harlem Avenue through the Loop to 63rd Street on Chicago's South Side between approximately 4:00 A.M. and 1:00 A.M. seven days a week.
- The East Avenue station for the CTA Blue Line is located approximately one-half mile to the south. This line provides 24-hour service between Chicago-O'Hare International Airport and the Forest Park terminal via downtown Chicago.

Furthermore, the site is located within proximity to the following Pace Suburban bus routes:

- Pace Suburban Bus Route 320 – This route provides weekday rush hour service between the CTA Blue Line Forest Park Transit Center and Madison/Austin in Chicago. The route also serves Oak Park Hospital and Fenwick High School. Select trips serve Proviso East High School and the Maybrook Courthouse.
- Pace Suburban Bus Route 315 – This route provides weekday and Saturday service between the CTA Green Line Ridgeland station in Oak Park and Madison/Austin in Chicago. The route also serves Oak Park River Forest High School, Fenwick High School, Metra BNSF Line LaVergne station, Morton East High School, and the CTA Blue Line Austin station.

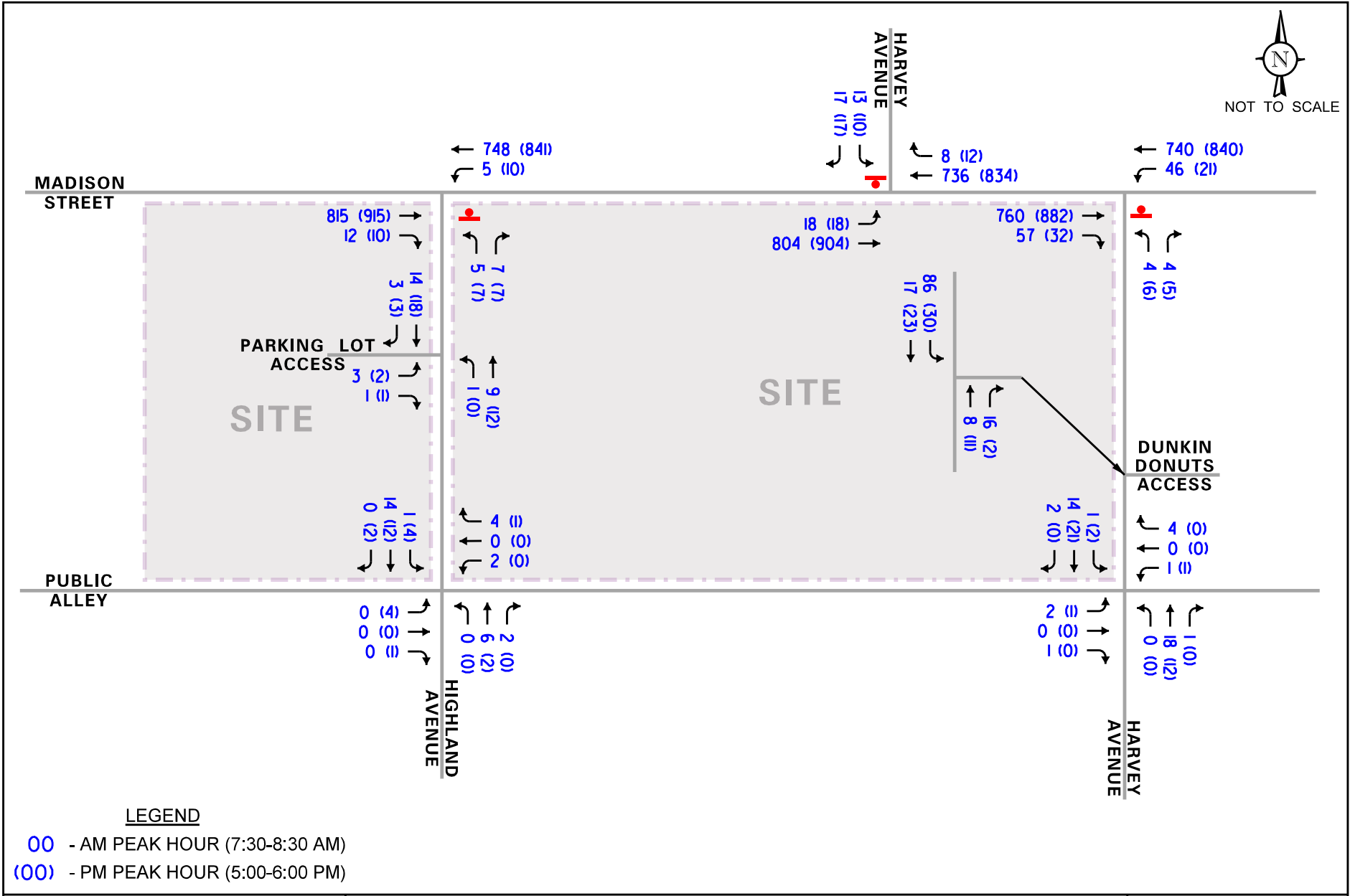
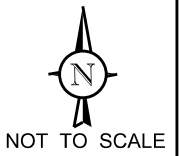
In addition, as indicated previously, Madison Street is proposed to be improved to provide bike lanes along both sides of the roadway between Austin Avenue and Harlem Avenue.

Existing Traffic Volumes

Manual turning movement vehicle, pedestrian, and bicycle traffic counts were conducted on Thursday, February 26, 2015 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M) peak periods at the following intersections:

1. Madison Street with Harvey Avenue
2. Madison Street with Highland Avenue
3. Harvey Avenue with the Public Alley
4. Highland Avenue with the Public Alley
5. Harvey Avenue with the Dunkin Donuts Inbound Access Drive
6. Highland Avenue with the Parking Lot Access Drive

From the manual turning movement count data, it was determined that the weekday morning peak hour generally occurs between 7:30 A.M. and 8:30 A.M. and the weekday evening peak hour generally occurs between 5:00 P.M. and 6:00 P.M. These two respective peak hours will be used for the traffic capacity analyses and are presented later in this report. It should be noted that the counts were conducted during the summer months when the area schools were closed, including Percy Julian Middle School which is located just west of the site. In order to reflect conditions during the school year, the existing traffic along Madison Street was increased based on previous counts conducted in the area. The adjusted peak hour vehicle traffic volumes are shown in **Figure 4**.



PROJECT:
 Mixed-Use Development
 Oak Park, Illinois

TITLE:
 Existing Traffic Volumes

Job No: 15-179
 Figure: 4

Field Observations

Field observations and the traffic counts have shown that during the morning peak period the queue of vehicles from the Dunkin Donuts drive-through frequently extends beyond the Dunkin Donuts site and onto Harvey Avenue. However, it is important to note that parking is restricted on both sides of Harvey Avenue from Madison Street to the public alley south of Madison Street (along the Dunkin Donuts site) from 6:00 A.M to 11:00 A.M. When the drive-through queue extends onto Harvey Avenue, most motorists typically queue along the parking lane and generally do not block the through traffic along Harvey Avenue. The results of the traffic counts revealed the following:

- During the morning peak hour, there were two instances in which vehicles in the Dunkin Donuts drive through lane queued onto Harvey Avenue. The average queue length was two vehicles and the queues lasted on average two and a half minutes.
- During the evening peak hour, there were zero instances in which vehicles in the Dunkin Donuts drive through lane were queued onto Harvey Avenue.
- During the morning peak hour, 10 Dunkin Donuts patrons parked on either side of Harvey Avenue and walked into the store.
- During the evening peak hour, five Dunkin Donuts patrons parked on either side of Harvey Avenue and walked into the store.

3.

Traffic Characteristics of the Proposed Mixed-Use Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the east site is to be developed with a five-story building that will contain 11,000 square feet of ground floor commercial space, 56 affordable apartment units, and 47 parking spaces for the residential portion of the development. The west site will be developed to provide 30 parking spaces for the residential and commercial portions of the development.

Development Access

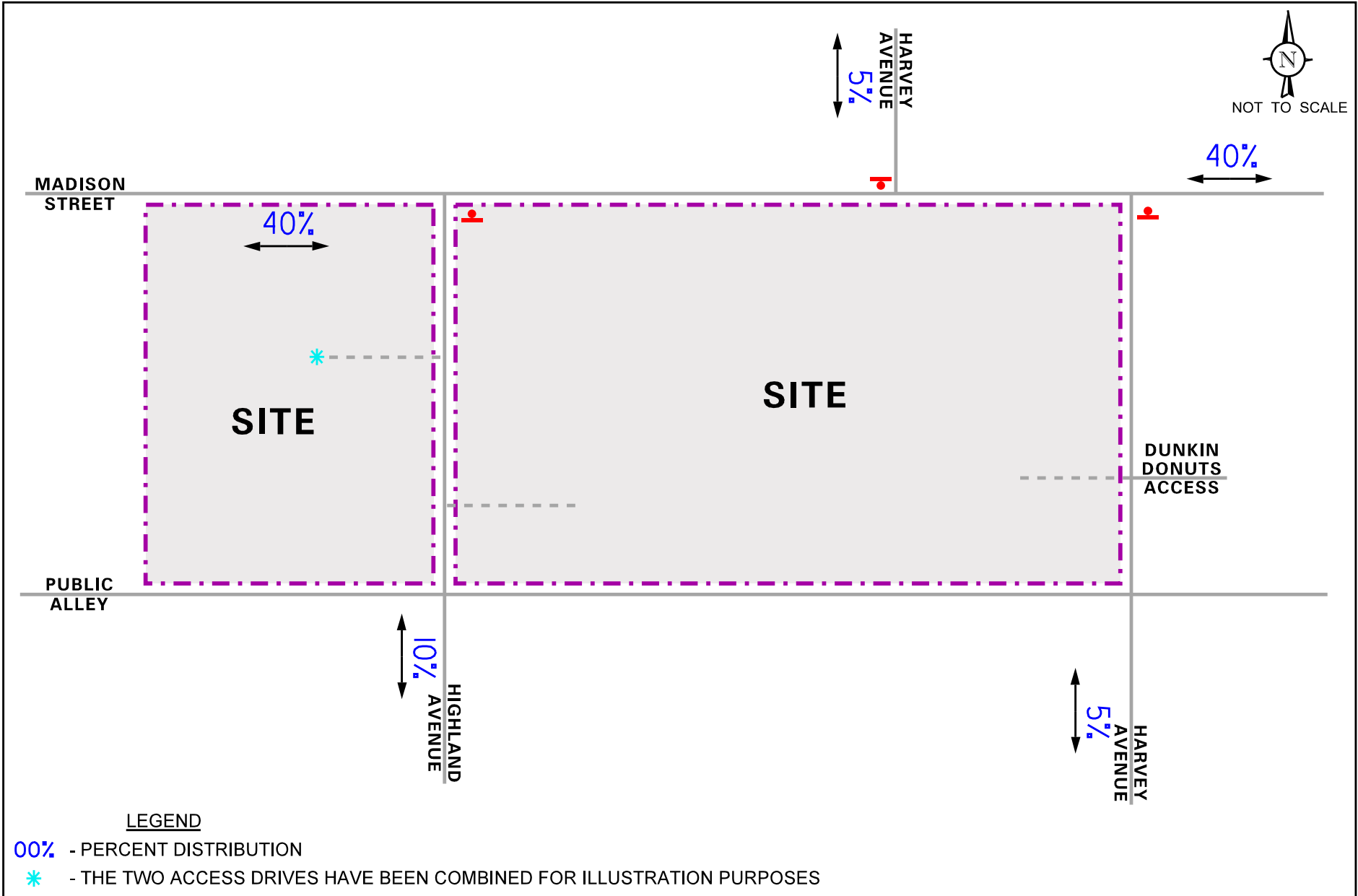
Access to the east site will be provided via one full movement access drive on the west side of Harvey Avenue and one full movement access drive on the east side of Highland Avenue. Both access drives will be located approximately 30 feet north of the public alley and will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

Access to the west site will be provided via two full movement access drives on the west side of Highland Avenue between Madison Street and the public alley. Both access drives will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

As part of the proposed development, two existing access drives on Madison Street and several existing access drives on the public alley will be eliminated. Furthermore, the eastern half of the public alley between Harvey Avenue and Highland Avenue is to be deeded to the proposed development to be used for loading for the proposed development. However, the alley will remain open to be used by the public.

Directional Distribution

The directional distribution of how traffic will approach and depart the site was estimated based on a combination of existing travel patterns and the orientation and physical restrictions of the surrounding roadway system. The estimated directional distribution for the proposed development was established and is illustrated in **Figure 5**.



PROJECT:
Mixed-Use Development
Oak Park, Illinois

TITLE:
Estimated Directional Distribution

KLOA
Job No: 15-179
Figure: 5

Peak Hour Traffic Volumes

The peak hour traffic volumes that will be generated by the proposed mixed-use development were estimated based on trip generation rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. However, the trip rates assume that the primary mode of transportation is the automobile. The location of the development within an urban area, the mixed-use nature of the development, and the proximity of the site to alternative modes of transportation will result in less dependence on automobile use. Based on inspection of Census 2010 data within one-half mile from the Ridgeland Green Line and East Avenue Blue Line train stations, approximately 25 percent of the residents commute to work via alternative modes of transportation than the automobile. As such, the volume of traffic to be generated by the apartments was reduced by 25 percent. **Table 1** shows the estimated peak hour traffic to be generated by the proposed apartment development.

Table 1
PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
			In	Out	Total	In	Out	Total
220	Apartments	56 Units	6	25	31	31	17	48
		<i>25% Reduction</i>	-2	-6	-8	-8	-4	-12
826	Specialty Retail	11,000 s.f.	<u>16</u>	<u>14</u>	<u>30</u>	<u>14</u>	<u>16</u>	<u>30</u>
	Total		20	33	53	37	29	66

It should be noted that the projected trip generation provides a conservative (worst case) analysis based on the following:

- No reduction was applied to the estimated traffic to be generated by the commercial space to account for the captive market of the mixed-use development and the area, the alternative modes of transportation serving the area, and the amount of pass-by traffic trips that are generated by commercial developments.
- The traffic currently generated by the surface parking lots was not removed from the projected traffic volumes.

It should be noted that the two subject sites were previously approved for a mixed-use commercial development that was to contain 18,700 square-feet of commercial space, 43,300 square feet of office space, and a 12,000 square-foot health club facility. **Table 2** shows the estimated peak hour trips to be generated by the proposed development compared to the previously approved commercial development as determined from the traffic study prepared for the development. From Table 2 it can be seen that the proposed development will generate approximately 40 percent fewer trips during the morning peak hour and 60 percent fewer trips during the evening peak hour than the previously approved development.

Table 2
TRIP GENERATION COMPARISON

Development	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Proposed Mixed-Use Development	20	33	53	37	29	66
Previously Approved Development	<u>68</u>	<u>20</u>	<u>88</u>	<u>49</u>	<u>107</u>	<u>156</u>
Difference	-48	+13	-35	-12	-78	-90

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

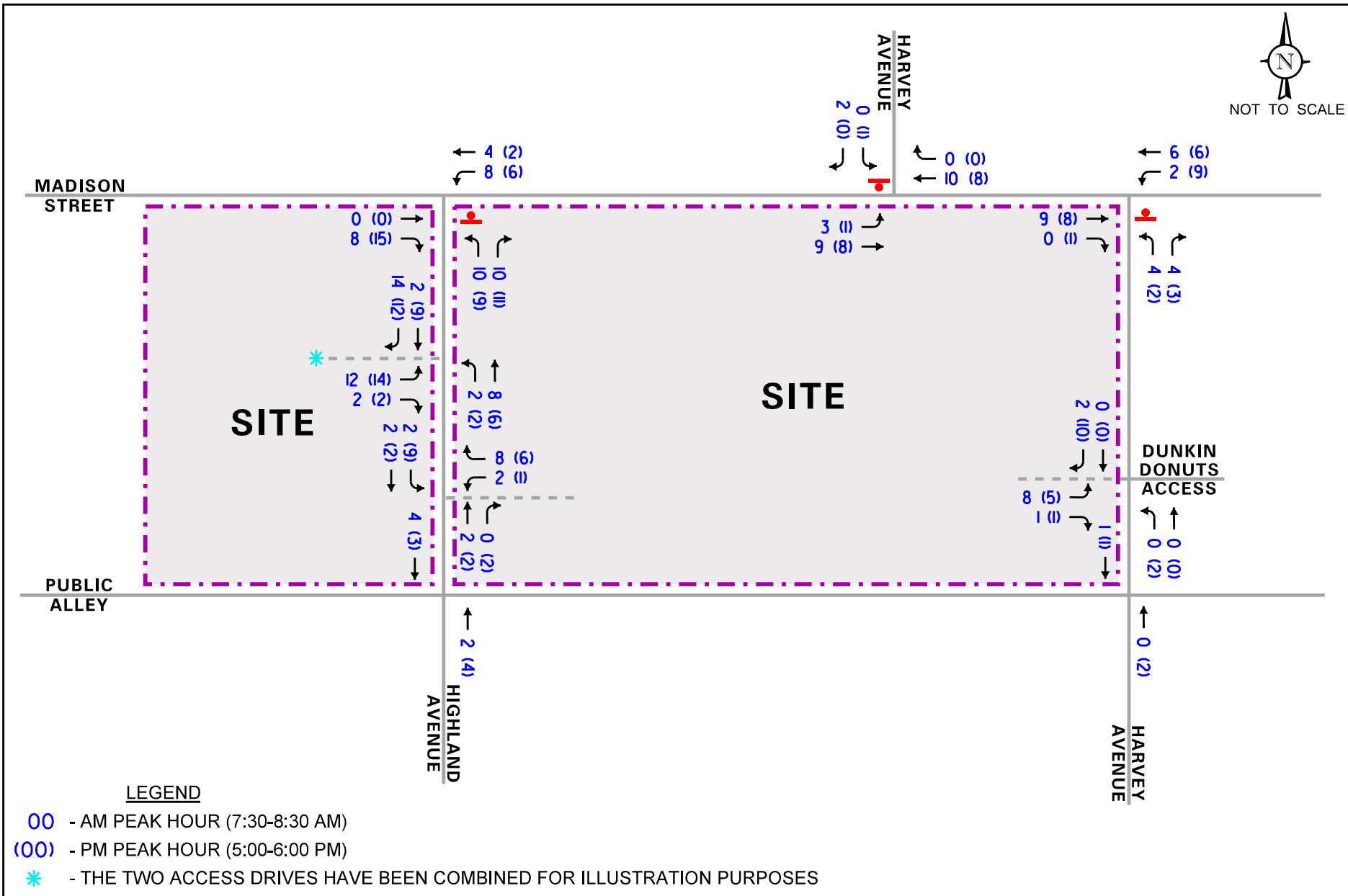
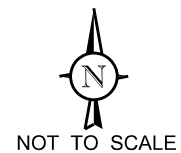
The peak hour traffic volumes projected to be generated by the proposed development (Table 1) were assigned to the area roadways based on the directional distribution analysis (Figure 5). **Figure 6** shows the assignment of the development-generated traffic volumes.

Background Traffic Conditions

In order to account for background growth, the existing traffic volumes were increased by one percent per year for five years to reflect Year 2020 traffic conditions.

Total Projected Traffic Volumes

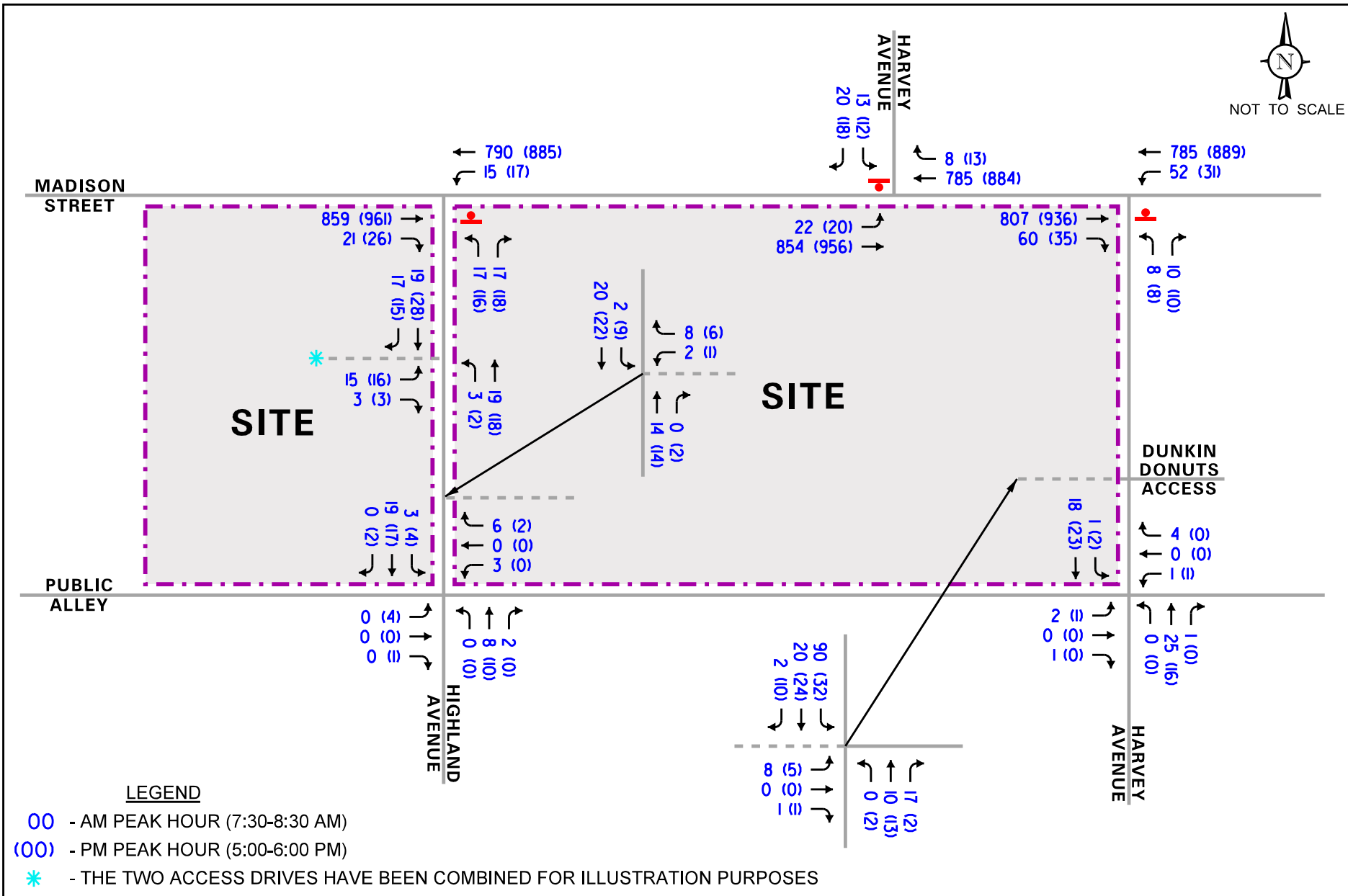
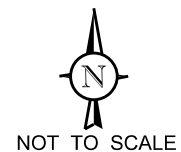
Total projected traffic volumes include the existing traffic volumes increased by five percent and the traffic estimated to be generated by the proposed development (Figure 6). **Figure 7** shows the total projected traffic volumes.



PROJECT:
Mixed-Use Development
Oak Park, Illinois

TITLE:
Estimated Site Traffic Assignment

KLOA
Job No: 15-179
Figure: 6



PROJECT:
Mixed-Use Development
Oak Park, Illinois

TITLE:
Year 2020 Total Projected Traffic Volumes Conditions

Job No: 15-179

Figure: 7

5.

Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing (Year 2015) and future projected (Year 2020) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and analyzed using the Synchro/Simtraffic 8 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing traffic volumes and Year 2020 total projected traffic volumes, assuming the existing roadway system, are presented in **Tables 3** and **4**. Traffic analysis results for the intersections of Madison Street with Harvey Avenue and Madison Street with Highland Avenue, assuming the Madison Street road diet, are presented in **Table 5**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3

CAPACITY ANALYSIS RESULTS—EXISTING TRAFFIC VOLUMES AND CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Madison Street with Harvey Avenue				
• Northbound Approach	C	21.7	D	26.6
• Southbound Approach	C	19.7	C	22.2
• Eastbound Lefts	A	0.9	A	0.9
• Westbound Lefts	A	2.2	A	1.1
Madison Street with Highland Avenue				
• Northbound Approach	C	18.9	D	25.6
• Westbound Lefts	A	0.4	A	0.7
Harvey Avenue with Public Alley				
• Eastbound Approach	A	8.7	A	8.8
• Westbound Approach	A	8.5	A	8.8
• Northbound Lefts	--	--	--	--
• Southbound Lefts	A	0.4	A	0.6
Highland Avenue with Public Alley				
• Eastbound Approach	A	0.1	A	8.9
• Westbound Approach	A	8.8	A	8.3
• Northbound Lefts	--	--	--	--
• Southbound Lefts	A	0.5	A	1.6
Harvey Avenue with Dunkin Donuts Inbound Access Drive				
• Southbound Lefts	A	6.2	A	4.2
Highland Avenue with Parking Lot Access Drive				
• Eastbound Approach	A	8.6	A	8.6
• Southbound Lefts	A	0.7	--	--
LOS = Level of Service				
Delay is measured in seconds				

Table 4
 CAPACITY ANALYSIS RESULTS - PROJECTED YEAR 2020 TRAFFIC VOLUMES AND
 EXISTING ROADWAY CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Madison Street with Harvey Avenue				
• Northbound Approach	C	23.6	D	28.3
• Southbound Approach	C	21.0	D	26.1
• Eastbound Lefts	A	1.1	A	1.0
• Westbound Lefts	A	2.5	A	1.6
Madison Street with Highland Avenue				
• Northbound Approach	C	24.8	D	31.7
• Westbound Lefts	A	1.1	A	1.2
Harvey Avenue with Public Alley				
• Eastbound Approach	A	8.7	A	8.8
• Westbound Approach	A	8.8	A	8.8
• Northbound Lefts	--	--	--	--
• Southbound Lefts	A	0.4	A	0.6
Highland Avenue with Public Alley				
• Eastbound Approach	A	0.1	A	9.0
• Westbound Approach	A	8.8	A	8.4
• Northbound Lefts	--	--	--	--
• Southbound Lefts	A	1.0	A	1.3
Harvey Avenue with Dunkin Donuts Inbound Access Drive and Proposed Access Drive				
• Eastbound Approach	B	10.2	A	9.1
• Southbound Lefts	--	--	A	3.6
• Northbound Lefts	A	6.0	A	0.9
Highland Avenue with West Site Access Drive ¹				
• Eastbound Approach	A	8.8	A	8.8
• Northbound Lefts	A	1.0	A	0.7
Highland Avenue with East Site Access Drive				
• Westbound Approach	A	8.5	A	8.5
• Southbound Lefts	A	0.7	A	2.1

LOS = Level of Service

Delay is measured in seconds

¹ Assumes one combined access drive

Table 5
 CAPACITY ANALYSIS RESULTS - PROJECTED YEAR 2020 TRAFFIC VOLUMES WITH
 MADISON STREET ROAD DIET

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Madison Street with Harvey Avenue				
• Northbound Approach	E	35.5	E	48.1
• Southbound Approach	D	33.6	E	48.0
• Eastbound Lefts	A	0.9	A	1.0
• Westbound Lefts	A	2.0	A	1.6
Madison Street with Highland Avenue				
• Northbound Approach	E	39.2	F	59.5
• Westbound Lefts	A	0.8	A	1.1
LOS = Level of Service				
Delay is measured in seconds				

Discussion and Recommendations

Madison Street with Harvey Avenue and Madison Street with Highland Avenue

The results of the capacity analysis indicate that the stop sign controlled approaches of Harvey Avenue and Highland Avenue currently operate at an acceptable Level of Service (LOS) D or better during the weekday morning and evening peak hours.

Assuming the projected traffic volumes and the existing roadway conditions, the approaches are projected to continue operating at a LOS D or better during the peak hours with limited increases in delay. Furthermore, eastbound and westbound left turns from Madison Street onto Harvey Avenue or Highland Avenue are projected to maintain a LOS A with limited increases in delay and projected 95th percentile queue lengths of one vehicle.

Assuming the projected traffic volumes and the Madison Street road diet, the Harvey Avenue approaches are projected to operate at a LOS E or better during the peak hours and the Highland Avenue approach is projected to operate at a LOS E during the weekday morning peak hour and at a LOS F during the weekday evening peak hour. This is due to the reduced number of gaps that will be available along Madison Street with the reduced capacity associated with the proposed road diet. The Highland Avenue and Harvey Avenue traffic will be able to exit onto Madison Street but may experience additional delay during the peak hours. This is common for stop sign controlled intersections along arterial roadways such as Madison Street. Furthermore, the capacity analysis provides a conservative or worst case evaluation as the projected traffic volumes at these intersections are likely higher than the actual volumes will be as they (1) include the traffic from the existing uses and (2) do not assume any redistribution of Madison Street traffic that will likely result from the road diet. Eastbound and westbound left turns from Madison Street onto Harvey Avenue or Highland Avenue are projected to maintain a LOS A with limited increases in delay.

As such, these intersections generally have sufficient capacity to accommodate the development traffic and no roadway or traffic control improvements are required.

Harvey Avenue and Highland Avenue with the Public Alley

The results of the capacity analysis indicate that the public alley approaches at their intersections with Harvey Avenue and Highland Avenue currently operate and are projected to continue to operate at a LOS A during the weekday morning and evening peak hours with limited increases in delay. Furthermore, northbound and southbound left turns onto the public alley are projected to operate at a LOS A with 95th percentile queues of one vehicle.

As previously indicated, the eastern half of the public alley will be deeded to the proposed development to be used as a loading zone but will remain open for use by the public. When loading activities are occurring along the alley, the alley traffic will have to be redistributed along the alley and adjacent roadway system. However, the redistribution of traffic will not have a significant impact on the operations of the alley or the Madison Street intersections due to (1) the limited loading activity that will be generated by the development, (2) the low volume of traffic that traverses the alley, and (3) the fact that the alley has access to Highland Avenue. In addition, the traffic that traverses the alley will be reduced due to the removal of the parking lots and access drives along the alley. As such, the loading activity will have a limited impact on the operations of the public alley.

Harvey Avenue and Highland Avenue with Access Drives

Access to the east site will be provided via one access drive on the east side of Highland Avenue and one access drive on the west side of Harvey Avenue. Both access drives will be located approximately 30 feet north of the public alley. Access to the west site will be provided via two access drives on the west side of Highland Avenue. All four access drives will provide one inbound and one outbound lane with the outbound movements under stop sign control.

The results of the capacity analysis indicate that the proposed access driveways are projected to operate at a LOS B or better during the weekday morning and evening peak hours. Furthermore, northbound and southbound left turns onto the access drive are projected to operate at a LOS A. As such, the proposed access driveways will provide efficient and adequate access to the development.

Dunkin Donuts Operations

Field observations and the traffic counts have shown that during the morning peak hour the queue of vehicles from the Dunkin Donuts drive-through frequently extends beyond the Dunkin Donuts site and onto Harvey Avenue. However it is important to note that parking is restricted on both sides of Harvey Avenue from Madison Street to the public alley south of Madison Street (along the Dunkin Donuts site) from 6:00 A.M to 11:00 A.M. When the drive-through queue extends onto Harvey Avenue, most motorists typically queue along the parking lane and generally do not block the through traffic on Harvey Avenue.

The impact of the development on this condition will be reduced due to the fact that the development's access drive on Harvey Avenue will only provide access to the east site which will be reserved for residential parking. Further, the east site will also have access on Highland Avenue. As such, given the limited volume of traffic to be generated by the residential portion of the development and the fact that access to the east site is provided via both Highland Avenue and Harvey Avenue, it can be seen that the development is projected to generate a low volume of traffic on Harvey Avenue.

Parking Analysis

As proposed, the development will provide 47 parking spaces on the east site and 30 parking spaces on the west site for a total of 77 parking spaces. Per the Village of Oak Park Zoning Ordinance, the proposed development is required to provide 102 parking spaces. However, the zoning ordinance allows for parking reductions for the provision of on-street parking spaces, public transit availability, and the provision of indoor bicycle parking. **Table 6** shows the breakdown of required parking spaces based on the Village of Oak Park Zoning Ordinance per each land use and the applied reductions. As can be seen from Table 6, the 77 parking spaces to be provided by the development will meet the requirements of the Village.

Table 6
VILLAGE OF OAK PARK PARKING REQUIREMENTS

Land Use/ Reduction	Parking Requirements	Number of Units/Size	Number of Required Spaces
Parking Requirements			
Studio	1 space per unit	16 units	16
One-Bedroom	1.25 spaces per units	16 units	20
Two-Bedroom	1.5 spaces per unit	8 units	12
Three-Bedroom	2 spaces per unit	15 units	30
Commercial	1 per 500 square feet	11,599 square feet	<u>24</u>
		Subtotal	102
Parking Reductions			
On-Street Parking	1 space per every on-street space	16	-16
Transit Availability	--	--	-4
Bicycle Parking Provision	--	20 indoor bicycle spaces	<u>-5</u>
		Subtotal	-25
Total			77

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The volume of traffic projected to be generated by the proposed development will be reduced due to the following:
 - * The alternative modes of transportation serving the area: the development is located within approximately one-half mile of the Ridgeland CTA Green Line station and the East Avenue Blue Line station and is served in the immediate area by Pace Suburban Bus Routes 315 and 320.
 - * The existing uses that occupy the sites currently generate traffic that will be eliminated with the proposed development.
- The subject development is projected to generate approximately 40 percent fewer trips during the morning peak hour and 60 percent fewer trips during the evening peak hour than the commercial development previously approved for the subject sites.
- Access to the development will provide efficient and orderly access to the development with limited impact on the roadway system. The proposed development will be eliminating two access drives along Madison Street and several access drives along the public alley, which will only improve the flow of traffic along Madison Street and the public alley and will provide additional on-street parking spaces along Madison Street.
- The results of the capacity analyses indicate that the studied intersections currently and are projected to continue to generally operate at acceptable levels of service assuming the existing roadway conditions. Assuming the Madison Street road diet, the stop sign controlled approaches are projected to operate at a Level of Service E or F. This traffic will be able to exit onto Madison Street but may experience additional delay during the peak hours. However, this is typical for stop sign controlled intersections along arterial roadways such as Madison Street.
- The proposed parking supply of 77 parking spaces will meet the parking requirements of the Village of Oak Park.

Appendix

-Traffic Counts

-Level of Service Criteria

-Capacity Analysis Summary Sheets

Traffic Counts



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Rosemont, Illinois, United States 60018
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Count Name: Harvey and Madison
Site Code:
Start Date: 08/11/2015
Page No: 1

Turning Movement Data

Start Time	Madison Eastbound						Madison Westbound						Harvey Northbound						Harvey Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	2	137	14	1	153	0	7	147	0	1	154	0	1	0	1	0	2	0	4	4	4	1	12	321
7:15 AM	0	6	159	19	3	184	1	9	162	1	0	173	0	0	1	3	0	4	0	2	0	4	4	6	367
7:30 AM	0	3	149	16	3	168	0	10	157	2	0	169	0	0	1	0	0	1	0	5	0	5	1	10	348
7:45 AM	2	10	167	16	1	195	3	12	151	4	1	170	0	2	0	1	0	3	0	1	0	4	3	5	373
Hourly Total	2	21	612	65	8	700	4	38	617	7	2	666	0	3	2	5	0	10	0	12	4	17	9	33	1409
8:00 AM	0	4	187	11	0	202	1	8	173	0	1	182	0	1	0	2	0	3	0	2	1	5	1	8	395
8:15 AM	0	1	185	13	3	199	0	12	147	1	2	160	0	0	0	1	0	1	0	4	0	3	6	7	367
8:30 AM	0	3	151	14	3	168	1	11	131	1	1	144	0	1	0	1	0	2	0	2	0	8	3	10	324
8:45 AM	0	2	128	19	3	149	1	9	113	4	4	127	0	1	0	0	1	1	0	2	2	2	7	6	283
Hourly Total	0	10	651	57	9	718	3	40	564	6	8	613	0	3	0	4	1	7	0	10	3	18	17	31	1369
9:00 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	5	160	6	0	171	1	6	160	2	2	169	0	1	1	1	0	3	0	1	1	4	3	6	349
4:15 PM	0	8	185	8	1	201	0	4	185	0	1	189	0	0	0	3	1	3	0	0	1	7	4	8	401
4:30 PM	1	5	183	11	1	200	0	6	171	1	1	178	0	1	1	1	0	3	0	2	1	3	3	6	387
4:45 PM	4	5	170	9	1	188	0	4	183	3	1	190	0	2	2	0	0	4	0	1	1	5	9	7	389
Hourly Total	5	23	698	34	3	760	1	20	699	6	5	726	0	4	4	5	1	13	0	4	4	19	19	27	1526
5:00 PM	2	2	176	8	2	188	0	5	196	5	1	206	0	2	0	2	1	4	0	0	0	2	4	2	400
5:15 PM	1	6	185	5	2	197	0	3	168	0	2	171	0	2	0	2	0	4	0	1	2	4	8	7	379
5:30 PM	0	2	171	7	6	180	0	7	182	2	2	191	0	1	1	0	0	2	0	2	1	6	9	9	382
5:45 PM	0	8	196	7	2	211	0	6	202	4	0	212	0	0	0	1	0	1	0	2	2	5	7	9	433
Hourly Total	3	18	728	27	12	776	0	21	748	11	5	780	0	5	1	5	1	11	0	5	5	17	28	27	1594
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	10	72	2689	183	32	2954	8	119	2629	30	20	2786	0	15	7	19	3	41	0	31	16	71	73	118	5899
Approach %	0.3	2.4	91.0	6.2	-	-	0.3	4.3	94.4	1.1	-	-	0.0	36.6	17.1	46.3	-	-	0.0	26.3	13.6	60.2	-	-	-
Total %	0.2	1.2	45.6	3.1	-	50.1	0.1	2.0	44.6	0.5	-	47.2	0.0	0.3	0.1	0.3	-	0.7	0.0	0.5	0.3	1.2	-	2.0	-
Lights	10	66	2628	183	-	2887	8	116	2544	29	-	2697	0	14	4	19	-	37	0	31	13	66	-	110	5731
% Lights	100.0	91.7	97.7	100.0	-	97.7	100.0	97.5	96.8	96.7	-	96.8	-	93.3	57.1	100.0	-	90.2	-	100.0	81.3	93.0	-	93.2	97.2
Buses	0	1	7	0	-	8	0	1	11	0	-	12	0	1	0	0	-	1	0	0	0	0	-	0	21
% Buses	0.0	1.4	0.3	0.0	-	0.3	0.0	0.8	0.4	0.0	-	0.4	-	6.7	0.0	0.0	-	2.4	-	0.0	0.0	0.0	-	0.0	0.4
Single-Unit Trucks	0	2	40	0	-	42	0	2	50	1	-	53	0	0	0	0	-	0	0	0	0	0	-	0	95
% Single-Unit Trucks	0.0	2.8	1.5	0.0	-	1.4	0.0	1.7	1.9	3.3	-	1.9	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	1.6
Articulated Trucks	0	0	6	0	-	6	0	0	15	0	-	15	0	0	0	0	-	0	0	0	0	0	-	0	21
% Articulated Trucks	0.0	0.0	0.2	0.0	-	0.2	0.0	0.0	0.6	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	3	8	0	-	11	0	0	9	0	-	9	0	0	3	0	-	3	0	0	3	5	-	8	31

% Bicycles on Road	0.0	4.2	0.3	0.0	-	0.4	0.0	0.0	0.3	0.0	-	0.3	-	0.0	42.9	0.0	-	7.3	-	0.0	18.8	7.0	-	6.8	0.5
Pedestrians	-	-	-	-	32	-	-	-	-	-	20	-	-	-	-	-	3	-	-	-	-	-	73	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Highland and Madison
Site Code:
Start Date: 08/11/2015
Page No: 1

Turning Movement Data

Start Time	Madison Eastbound					Madison Westbound					Highland Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:00 AM	0	136	1	0	137	0	1	151	0	152	0	1	1	2	2	291
7:15 AM	1	161	2	1	164	1	0	162	0	163	0	1	4	2	5	332
7:30 AM	0	171	5	0	176	0	1	166	0	167	0	1	1	4	2	345
7:45 AM	0	189	3	1	192	0	1	160	1	161	0	0	2	2	2	355
Hourly Total	1	657	11	2	669	1	3	639	1	643	0	3	8	10	11	1323
8:00 AM	0	186	1	0	187	1	0	176	0	177	0	3	3	7	6	370
8:15 AM	0	196	3	1	199	0	2	143	0	145	0	1	1	13	2	346
8:30 AM	1	165	2	1	168	0	1	140	0	141	0	1	3	1	4	313
8:45 AM	0	157	4	0	161	1	0	111	0	112	0	3	3	9	6	279
Hourly Total	1	704	10	2	715	2	3	570	0	575	0	8	10	30	18	1308
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	1	166	2	0	169	0	1	158	0	159	0	1	1	5	2	330
4:15 PM	0	197	3	1	200	0	1	190	0	191	0	1	1	10	2	393
4:30 PM	0	196	2	0	198	0	1	176	0	177	0	0	1	11	1	376
4:45 PM	0	194	0	0	194	1	0	192	0	193	0	1	1	13	2	389
Hourly Total	1	753	7	1	761	1	3	716	0	720	0	3	4	39	7	1488
5:00 PM	4	175	2	0	181	1	3	198	0	202	0	1	1	11	2	385
5:15 PM	2	187	5	0	194	0	1	170	0	171	0	2	3	7	5	370
5:30 PM	0	176	3	0	179	0	1	186	0	187	0	1	1	6	2	368
5:45 PM	1	205	0	0	206	1	3	205	0	209	0	1	2	6	3	418
Hourly Total	7	743	10	0	760	2	8	759	0	769	0	5	7	30	12	1541
6:00 PM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
Grand Total	10	2857	38	5	2905	6	17	2685	1	2708	0	19	29	109	48	5661
Approach %	0.3	98.3	1.3	-	-	0.2	0.6	99.2	-	-	0.0	39.6	60.4	-	-	-
Total %	0.2	50.5	0.7	-	51.3	0.1	0.3	47.4	-	47.8	0.0	0.3	0.5	-	0.8	-
Lights	10	2789	36	-	2835	6	11	2605	-	2622	0	19	24	-	43	5500
% Lights	100.0	97.6	94.7	-	97.6	100.0	64.7	97.0	-	96.8	-	100.0	82.8	-	89.6	97.2
Buses	0	9	0	-	9	0	0	9	-	9	0	0	0	-	0	18
% Buses	0.0	0.3	0.0	-	0.3	0.0	0.0	0.3	-	0.3	-	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	45	1	-	46	0	2	50	-	52	0	0	4	-	4	102
% Single-Unit Trucks	0.0	1.6	2.6	-	1.6	0.0	11.8	1.9	-	1.9	-	0.0	13.8	-	8.3	1.8
Articulated Trucks	0	6	0	-	6	0	0	13	-	13	0	0	0	-	0	19
% Articulated Trucks	0.0	0.2	0.0	-	0.2	0.0	0.0	0.5	-	0.5	-	0.0	0.0	-	0.0	0.3
Bicycles on Road	0	8	1	-	9	0	4	8	-	12	0	0	1	-	1	22
% Bicycles on Road	0.0	0.3	2.6	-	0.3	0.0	23.5	0.3	-	0.4	-	0.0	3.4	-	2.1	0.4
Pedestrians	-	-	-	5	-	-	-	-	1	-	-	-	-	109	-	-

% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	100.0	-	-
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9575 W. Higgins Rd., Suite 400

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Count Name: Alley and Highland
Site Code:
Start Date: 08/11/2015
Page No: 1

Turning Movement Data

Start Time	Alley Eastbound						Alley Westbound						Highland Northbound						Highland Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	0	0	0	0	0	1	1	0	0	2	0	0	2	0	0	2	0	0	3	0	0	3	7
7:15 AM	0	0	0	0	1	0	0	1	0	3	0	4	0	0	1	1	0	2	0	0	3	0	0	3	9
7:30 AM	0	0	0	0	0	0	0	1	0	2	0	3	0	0	1	0	0	1	1	0	3	0	0	4	8
7:45 AM	0	0	0	0	1	0	0	0	1	0	1	1	0	0	1	2	1	3	0	0	4	0	0	4	8
Hourly Total	0	0	0	0	2	0	0	3	1	6	0	10	0	0	5	3	1	8	1	0	13	0	0	14	32
8:00 AM	0	0	0	0	0	0	0	0	0	1	0	1	0	0	5	0	0	5	0	0	1	0	0	1	7
8:15 AM	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2	0	1	2	0	0	3	0	0	3	6
8:30 AM	0	0	0	0	0	0	0	1	0	2	0	3	0	0	4	0	0	4	0	0	3	0	1	3	10
8:45 AM	0	0	0	1	1	1	0	0	1	1	0	2	0	0	4	2	1	6	0	0	5	0	0	5	14
Hourly Total	0	0	0	1	1	1	0	2	1	4	0	7	0	0	15	2	2	17	0	0	12	0	1	12	37
9:00 AM	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
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	2	0	0	1	0	0	0	1	1	0	4	0	0	5	0	0	3	1	0	4	10
4:15 PM	0	0	0	0	4	0	0	0	1	0	0	1	0	0	3	0	0	3	0	1	2	1	0	4	8
4:30 PM	0	0	0	0	1	0	0	2	2	0	0	4	0	1	0	0	1	1	1	1	1	0	3	8	
4:45 PM	0	0	0	0	0	0	0	0	2	1	0	3	0	1	2	0	0	3	0	0	0	0	0	0	6
Hourly Total	0	0	0	0	7	0	0	3	5	1	0	9	1	2	9	0	0	12	0	2	6	3	0	11	32
5:00 PM	0	0	0	1	0	1	0	0	0	1	0	1	0	0	2	0	0	2	0	3	2	1	0	6	10
5:15 PM	1	3	0	0	2	4	0	0	0	0	0	0	0	0	2	0	0	2	0	1	6	0	0	7	13
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	4	4
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	0	1	0	0	1	5
Hourly Total	1	3	0	1	2	5	0	0	0	1	0	1	0	0	8	0	0	8	0	4	12	2	0	18	32
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1
Grand Total	1	3	0	2	12	6	0	8	7	12	0	27	1	2	38	5	3	46	1	6	43	5	1	55	134
Approach %	16.7	50.0	0.0	33.3	-	-	0.0	29.6	25.9	44.4	-	-	2.2	4.3	82.6	10.9	-	-	1.8	10.9	78.2	9.1	-	-	-
Total %	0.7	2.2	0.0	1.5	-	4.5	0.0	6.0	5.2	9.0	-	20.1	0.7	1.5	28.4	3.7	-	34.3	0.7	4.5	32.1	3.7	-	41.0	-
Lights	0	1	0	2	-	3	0	6	4	9	-	19	1	2	32	5	-	40	1	6	36	5	-	48	110
% Lights	0.0	33.3	-	100.0	-	50.0	-	75.0	57.1	75.0	-	70.4	100.0	100.0	84.2	100.0	-	87.0	100.0	100.0	83.7	100.0	-	87.3	82.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	0.0	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	1	3	-	4	0	0	2	0	-	2	0	0	2	0	-	2	8
% Single-Unit Trucks	0.0	0.0	-	0.0	-	0.0	-	0.0	14.3	25.0	-	14.8	0.0	0.0	5.3	0.0	-	4.3	0.0	0.0	4.7	0.0	-	3.6	6.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	1	2	0	0	-	3	0	2	2	0	-	4	0	0	4	0	-	4	0	0	5	0	-	5	16

% Bicycles on Road	100.0	66.7	-	0.0	-	50.0	-	25.0	28.6	0.0	-	14.8	0.0	0.0	10.5	0.0	-	8.7	0.0	0.0	11.6	0.0	-	9.1	11.9
Pedestrians	-	-	-	-	12	-	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Alley South of Madison St
 Tuesday August 11, 2015

08/12/15
 12:57:25

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 1 harvey/alleyismad

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	1	0	0	0	0	0	0	0	0	1
615	0	3	0	0	0	0	0	2	0	0	0	1	6
630	0	1	0	0	0	0	0	2	0	0	0	0	3
645	0	2	0	0	0	0	0	2	0	0	0	0	4
700	0	1	0	0	0	0	0	4	0	0	0	0	5
715	0	4	0	0	0	0	0	6	0	2	0	0	12
730	1	5	0	1	0	0	0	6	0	0	0	0	13
745	1	1	0	2	0	0	0	6	0	1	0	2	13
800	0	4	0	0	0	0	1	3	0	0	0	0	8
815	0	1	1	1	0	1	0	3	0	0	0	0	7
830	1	3	0	1	0	0	0	6	0	0	0	0	11
845	0	6	0	0	0	0	0	7	0	0	0	1	14
1600	0	4	0	0	0	0	0	2	0	0	0	0	6
1615	0	3	1	0	0	0	0	3	0	0	0	0	7
1630	0	5	0	0	0	0	0	1	0	0	0	1	7
1645	0	3	0	0	0	0	0	2	0	0	0	0	5
1700	0	6	2	0	0	1	0	4	0	0	0	0	13
1715	0	3	0	0	0	0	0	2	0	0	0	1	6
1730	0	5	0	0	0	0	0	6	0	0	0	0	11
1745	0	6	0	0	0	0	0	2	0	0	0	0	8
1800	0	4	0	0	0	0	0	4	0	0	0	0	8
1815	1	3	0	1	0	0	0	6	0	0	0	0	11
1830	0	1	0	0	0	0	0	6	0	0	0	0	7
1845	0	3	0	0	0	0	0	3	0	0	0	0	6
Total	4	77	4	7	0	2	1	88	0	3	0	6	192

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Alley South of Madison St
 Tuesday August 11, 2015

08/12/15
 12:57:25

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

Intersection # 1 harvey/alleyamad

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	0	1	0	0	1	0	0	0	1
615	3	0	2	1	3	0	3	0	6
630	1	0	2	0	2	0	1	0	3
645	2	0	2	0	2	0	2	0	4
700	1	0	4	0	4	0	1	0	5
715	4	0	6	2	6	0	6	0	12
730	6	1	6	0	7	0	5	1	13
745	2	2	6	3	10	0	2	1	13
800	4	0	4	0	3	1	4	0	8
815	2	2	3	0	4	1	2	0	7
830	4	1	6	0	7	0	3	1	11
845	6	0	7	1	8	0	6	0	14

1600	4	0	2	0	2	0	4	0	6
1615	4	0	3	0	3	1	3	0	7
1630	5	0	1	1	2	0	5	0	7
1645	3	0	2	0	2	0	3	0	5
1700	8	1	4	0	4	2	7	0	13
1715	3	0	2	1	3	0	3	0	6
1730	5	0	6	0	6	0	5	0	11
1745	6	0	2	0	2	0	6	0	8
1800	4	0	4	0	4	0	4	0	8
1815	4	1	6	0	7	0	3	1	11
1830	1	0	6	0	6	0	1	0	7
1845	3	0	3	0	3	0	3	0	6
=====									
Total	85	9	89	9	101	5	82	4	192

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Alley South of Madison St
 Tuesday August 11, 2015

08/12/15
 12:57:25

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: by Movement

Intersection # 1 harvey/alleyismad

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	4	0	0	0	0	0	0	0	0	4
615	0	12	0	0	0	0	0	8	0	0	0	4	24
630	0	4	0	0	0	0	0	8	0	0	0	0	12
645	0	8	0	0	0	0	0	8	0	0	0	0	16
700	0	4	0	0	0	0	0	16	0	0	0	0	20
715	0	16	0	0	0	0	0	24	0	8	0	0	48
730	4	20	0	4	0	0	0	24	0	0	0	0	52
745	4	4	0	8	0	0	0	24	0	4	0	8	52
800	0	16	0	0	0	0	4	12	0	0	0	0	32
815	0	4	4	4	0	4	0	12	0	0	0	0	28
830	4	12	0	4	0	0	0	24	0	0	0	0	44
845	0	24	0	0	0	0	0	28	0	0	0	4	56
1600	0	16	0	0	0	0	0	8	0	0	0	0	24
1615	0	12	4	0	0	0	0	12	0	0	0	0	28
1630	0	20	0	0	0	0	0	4	0	0	0	4	28
1645	0	12	0	0	0	0	0	8	0	0	0	0	20
1700	0	24	8	0	0	4	0	16	0	0	0	0	52
1715	0	12	0	0	0	0	0	8	0	0	0	4	24
1730	0	20	0	0	0	0	0	24	0	0	0	0	44
1745	0	24	0	0	0	0	0	8	0	0	0	0	32
1800	0	16	0	0	0	0	0	16	0	0	0	0	32
1815	4	12	0	4	0	0	0	24	0	0	0	0	44
1830	0	4	0	0	0	0	0	24	0	0	0	0	28
1845	0	12	0	0	0	0	0	12	0	0	0	0	24

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Alley South of Madison St
 Tuesday August 11, 2015

08/12/15
 12:57:25

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: Appr/Exit Totals

Intersection # 1 harvey/alleyismad

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	0	4	0	0	4	0	0	0	4
615	12	0	8	4	12	0	12	0	24
630	4	0	8	0	8	0	4	0	12
645	8	0	8	0	8	0	8	0	16
700	4	0	16	0	16	0	4	0	20
715	16	0	24	8	24	0	24	0	48
730	24	4	24	0	28	0	20	4	52
745	8	8	24	12	40	0	8	4	52
800	16	0	16	0	12	4	16	0	32
815	8	8	12	0	16	4	8	0	28
830	16	4	24	0	28	0	12	4	44
845	24	0	28	4	32	0	24	0	56
1600	16	0	8	0	8	0	16	0	24
1615	16	0	12	0	12	4	12	0	28
1630	20	0	4	4	8	0	20	0	28
1645	12	0	8	0	8	0	12	0	20
1700	32	4	16	0	16	8	28	0	52
1715	12	0	8	4	12	0	12	0	24
1730	20	0	24	0	24	0	20	0	44
1745	24	0	8	0	8	0	24	0	32
1800	16	0	16	0	16	0	16	0	32
1815	16	4	24	0	28	0	12	4	44
1830	4	0	24	0	24	0	4	0	28
1845	12	0	12	0	12	0	12	0	24

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Alley South of Madison St
 Tuesday August 11, 2015

08/12/15
 12:57:25

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: by Movement

Intersection # 1 harvey/alleyismad

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	6	0	1	0	0	0	6	0	0	0	1	14
615	0	7	0	0	0	0	0	10	0	0	0	1	18
630	0	8	0	0	0	0	0	14	0	2	0	0	24
645	1	12	0	1	0	0	0	18	0	2	0	0	34
700	2	11	0	3	0	0	0	22	0	3	0	2	43
715	2	14	0	3	0	0	1	21	0	3	0	2	46
730	2	11	1	4	0	1	1	18	0	1	0	2	41
745	2	9	1	4	0	1	1	18	0	1	0	2	39
800	1	14	1	2	0	1	1	19	0	0	0	1	40
815	1	10	1	2	0	1	0	16	0	0	0	1	32*
830	1	9	0	1	0	0	0	13	0	0	0	1	25*
845	0	6	0	0	0	0	0	7	0	0	0	1	14*
1600	0	15	1	0	0	0	0	8	0	0	0	1	25
1615	0	17	3	0	0	1	0	10	0	0	0	1	32
1630	0	17	2	0	0	1	0	9	0	0	0	2	31
1645	0	17	2	0	0	1	0	14	0	0	0	1	35
1700	0	20	2	0	0	1	0	14	0	0	0	1	38
1715	0	18	0	0	0	0	0	14	0	0	0	1	33
1730	1	18	0	1	0	0	0	18	0	0	0	0	38
1745	1	14	0	1	0	0	0	18	0	0	0	0	34
1800	1	11	0	1	0	0	0	19	0	0	0	0	32
1815	1	7	0	1	0	0	0	15	0	0	0	0	24*
1830	0	4	0	0	0	0	0	9	0	0	0	0	13*
1845	0	3	0	0	0	0	0	3	0	0	0	0	6*

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Alley South of Madison St
 Tuesday August 11, 2015

08/12/15
 12:57:25

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: Appr/Exit Totals

Intersection # 1 harvey/alleyismad

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	6	1	6	1	8	0	6	0	14
615	7	0	10	1	11	0	7	0	18
630	8	0	14	2	14	0	10	0	24
645	13	1	18	2	19	0	14	1	34
700	13	3	22	5	27	0	14	2	43
715	16	3	22	5	26	1	17	2	46
730	14	5	19	3	24	2	13	2	41
745	12	5	19	3	24	2	11	2	39
800	16	3	20	1	22	2	15	1	40
815	12	3	16	1	19	1	11	1	32*
830	10	1	13	1	15	0	9	1	25*
845	6	0	7	1	8	0	6	0	14*
1600	16	0	8	1	9	1	15	0	25
1615	20	1	10	1	11	3	18	0	32
1630	19	1	9	2	11	2	18	0	31
1645	19	1	14	1	15	2	18	0	35
1700	22	1	14	1	15	2	21	0	38
1715	18	0	14	1	15	0	18	0	33
1730	19	1	18	0	19	0	18	1	38
1745	15	1	18	0	19	0	14	1	34
1800	12	1	19	0	20	0	11	1	32
1815	8	1	15	0	16	0	7	1	24*
1830	4	0	9	0	9	0	4	0	13*
1845	3	0	3	0	3	0	3	0	6*

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Dunkin Donuts Inbound Access
 Tuesday August 11, 2015

08/12/15
 13:01:04

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

Intersection # 2 harvey/dunkindonutsin

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	11	0	0	0	0	11	0	0	11
615	14	0	1	0	0	15	0	0	15
630	17	0	3	0	0	20	0	0	20
645	18	0	3	0	0	21	0	0	21
700	21	0	2	0	0	23	0	0	23
715	23	0	4	0	0	27	0	0	27
730	20	0	6	0	0	26	0	0	26
745	25	0	6	0	0	31	0	0	31
800	18	0	2	0	0	20	0	0	20
815	23	0	2	0	0	25	0	0	25
830	21	0	5	0	0	26	0	0	26
845	24	0	4	0	0	28	0	0	28
1600	6	0	0	0	0	6	0	0	6
1615	7	0	1	0	0	8	0	0	8
1630	13	0	1	0	0	14	0	0	14
1645	9	0	0	0	0	9	0	0	9
1700	5	0	0	0	0	5	0	0	5
1715	6	0	0	0	0	6	0	0	6
1730	10	0	1	0	0	11	0	0	11
1745	9	0	1	0	0	10	0	0	10
1800	4	0	1	0	0	5	0	0	5
1815	5	0	2	0	0	7	0	0	7
1830	2	0	4	0	0	6	0	0	6
1845	1	0	1	0	0	2	0	0	2
Total	312	0	50	0	0	362	0	0	362

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Dunkin Donuts Inbound Access
 Tuesday August 11, 2015

08/12/15
 13:01:04

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: by Movement

Intersection # 2 harvey/dunkindonutsin

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	44	0	0	0	0	0	0	0	0	0	44
615	0	0	56	0	0	0	4	0	0	0	0	0	60
630	0	0	68	0	0	0	12	0	0	0	0	0	80
645	0	0	72	0	0	0	12	0	0	0	0	0	84
700	0	0	84	0	0	0	8	0	0	0	0	0	92
715	0	0	92	0	0	0	16	0	0	0	0	0	108
730	0	0	80	0	0	0	24	0	0	0	0	0	104
745	0	0	100	0	0	0	24	0	0	0	0	0	124
800	0	0	72	0	0	0	8	0	0	0	0	0	80
815	0	0	92	0	0	0	8	0	0	0	0	0	100
830	0	0	84	0	0	0	20	0	0	0	0	0	104
845	0	0	96	0	0	0	16	0	0	0	0	0	112
1600	0	0	24	0	0	0	0	0	0	0	0	0	24
1615	0	0	28	0	0	0	4	0	0	0	0	0	32
1630	0	0	52	0	0	0	4	0	0	0	0	0	56
1645	0	0	36	0	0	0	0	0	0	0	0	0	36
1700	0	0	20	0	0	0	0	0	0	0	0	0	20
1715	0	0	24	0	0	0	0	0	0	0	0	0	24
1730	0	0	40	0	0	0	4	0	0	0	0	0	44
1745	0	0	36	0	0	0	4	0	0	0	0	0	40
1800	0	0	16	0	0	0	4	0	0	0	0	0	20
1815	0	0	20	0	0	0	8	0	0	0	0	0	28
1830	0	0	8	0	0	0	16	0	0	0	0	0	24
1845	0	0	4	0	0	0	4	0	0	0	0	0	8

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Dunkin Donuts Inbound Access
 Tuesday August 11, 2015

08/12/15
 13:01:04

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: Appr/Exit Totals

Intersection # 2 harvey/dunkindonutsin

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	44	0	0	0	0	44	0	0	44
615	56	0	4	0	0	60	0	0	60
630	68	0	12	0	0	80	0	0	80
645	72	0	12	0	0	84	0	0	84
700	84	0	8	0	0	92	0	0	92
715	92	0	16	0	0	108	0	0	108
730	80	0	24	0	0	104	0	0	104
745	100	0	24	0	0	124	0	0	124
800	72	0	8	0	0	80	0	0	80
815	92	0	8	0	0	100	0	0	100
830	84	0	20	0	0	104	0	0	104
845	96	0	16	0	0	112	0	0	112
1600	24	0	0	0	0	24	0	0	24
1615	28	0	4	0	0	32	0	0	32
1630	52	0	4	0	0	56	0	0	56
1645	36	0	0	0	0	36	0	0	36
1700	20	0	0	0	0	20	0	0	20
1715	24	0	0	0	0	24	0	0	24
1730	40	0	4	0	0	44	0	0	44
1745	36	0	4	0	0	40	0	0	40
1800	16	0	4	0	0	20	0	0	20
1815	20	0	8	0	0	28	0	0	28
1830	8	0	16	0	0	24	0	0	24
1845	4	0	4	0	0	8	0	0	8

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Dunkin Donuts Inbound Access
 Tuesday August 11, 2015

08/12/15
 13:01:04

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: by Movement

Intersection # 2 harvey/dunkindonutsin

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	60	0	0	0	7	0	0	0	0	0	67
615	0	0	70	0	0	0	9	0	0	0	0	0	79
630	0	0	79	0	0	0	12	0	0	0	0	0	91
645	0	0	82	0	0	0	15	0	0	0	0	0	97
700	0	0	89	0	0	0	18	0	0	0	0	0	107
715	0	0	86	0	0	0	18	0	0	0	0	0	104
730	0	0	86	0	0	0	16	0	0	0	0	0	102
745	0	0	87	0	0	0	15	0	0	0	0	0	102
800	0	0	86	0	0	0	13	0	0	0	0	0	99
815	0	0	68	0	0	0	11	0	0	0	0	0	79*
830	0	0	45	0	0	0	9	0	0	0	0	0	54*
845	0	0	24	0	0	0	4	0	0	0	0	0	28*
1600	0	0	35	0	0	0	2	0	0	0	0	0	37
1615	0	0	34	0	0	0	2	0	0	0	0	0	36
1630	0	0	33	0	0	0	1	0	0	0	0	0	34
1645	0	0	30	0	0	0	1	0	0	0	0	0	31
1700	0	0	30	0	0	0	2	0	0	0	0	0	32
1715	0	0	29	0	0	0	3	0	0	0	0	0	32
1730	0	0	28	0	0	0	5	0	0	0	0	0	33
1745	0	0	20	0	0	0	8	0	0	0	0	0	28
1800	0	0	12	0	0	0	8	0	0	0	0	0	20
1815	0	0	8	0	0	0	7	0	0	0	0	0	15*
1830	0	0	3	0	0	0	5	0	0	0	0	0	8*
1845	0	0	1	0	0	0	1	0	0	0	0	0	2*

Oak Park, IL Weather: Dry and Hot
 Harvey Ave and Dunkin Donuts Inbound Access
 Tuesday August 11, 2015

08/12/15
 13:01:04

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: Appr/Exit Totals

Intersection # 2 harvey/dunkindonutsin

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	60	0	7	0	0	67	0	0	67
615	70	0	9	0	0	79	0	0	79
630	79	0	12	0	0	91	0	0	91
645	82	0	15	0	0	97	0	0	97
700	89	0	18	0	0	107	0	0	107
715	86	0	18	0	0	104	0	0	104
730	86	0	16	0	0	102	0	0	102
745	87	0	15	0	0	102	0	0	102
800	86	0	13	0	0	99	0	0	99
815	68	0	11	0	0	79	0	0	79*
830	45	0	9	0	0	54	0	0	54*
845	24	0	4	0	0	28	0	0	28*
1600	35	0	2	0	0	37	0	0	37
1615	34	0	2	0	0	36	0	0	36
1630	33	0	1	0	0	34	0	0	34
1645	30	0	1	0	0	31	0	0	31
1700	30	0	2	0	0	32	0	0	32
1715	29	0	3	0	0	32	0	0	32
1730	28	0	5	0	0	33	0	0	33
1745	20	0	8	0	0	28	0	0	28
1800	12	0	8	0	0	20	0	0	20
1815	8	0	7	0	0	15	0	0	15*
1830	3	0	5	0	0	8	0	0	8*
1845	1	0	1	0	0	2	0	0	2*

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤ 10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

HCM Unsignalized Intersection Capacity Analysis

1: Harvey Avenue & Madison Street

8/19/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↘	
Volume (veh/h)	760	57	46	740	4	4
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	809	61	49	787	4	4
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			869		1330	435
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			869		1330	435
tC, single (s)			4.1		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			94		97	99
cM capacity (veh/h)			771		139	575

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	539	330	311	525	9
Volume Left	0	0	49	0	4
Volume Right	0	61	0	0	4
cSH	1700	1700	771	1700	224
Volume to Capacity	0.32	0.19	0.06	0.31	0.04
Queue Length 95th (ft)	0	0	5	0	3
Control Delay (s)	0.0	0.0	2.2	0.0	21.7
Lane LOS	A			C	
Approach Delay (s)	0.0		0.8		21.7
Approach LOS	C				

Intersection Summary					
Average Delay			0.5		
Intersection Capacity Utilization			57.9%	ICU Level of Service	B
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Harvey Avenue

8/19/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	18	804	736	8	13	17
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	19	855	783	9	14	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	791				1253	396
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	791				1253	396
tC, single (s)	4.3				6.8	7.0
tC, 2 stage (s)						
tF (s)	2.3				3.5	3.4
p0 queue free %	98				91	97
cM capacity (veh/h)	769				163	592
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	304	570	522	270	32	
Volume Left	19	0	0	0	14	
Volume Right	0	0	0	9	18	
cSH	769	1700	1700	1700	276	
Volume to Capacity	0.02	0.34	0.31	0.16	0.12	
Queue Length 95th (ft)	2	0	0	0	10	
Control Delay (s)	0.9	0.0	0.0	0.0	19.7	
Lane LOS	A				C	
Approach Delay (s)	0.3		0.0		19.7	
Approach LOS					C	
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization			45.1%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Highland Avenue & Madison Street

8/19/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↘	
Volume (veh/h)	815	12	5	748	5	7
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	849	12	5	779	5	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			861		1255	431
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			861		1255	431
tC, single (s)			5.1		6.8	7.5
tC, 2 stage (s)						
tF (s)			2.7		3.5	3.6
p0 queue free %			99		97	99
cM capacity (veh/h)			534		165	504

















Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	566	295	265	519	12
Volume Left	0	0	5	0	5
Volume Right	0	12	0	0	7
cSH	1700	1700	534	1700	271
Volume to Capacity	0.33	0.17	0.01	0.31	0.05
Queue Length 95th (ft)	0	0	1	0	4
Control Delay (s)	0.0	0.0	0.4	0.0	18.9
Lane LOS	A			C	
Approach Delay (s)	0.0		0.1		18.9
Approach LOS				C	

Intersection Summary					
Average Delay			0.2		
Intersection Capacity Utilization			34.2%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

4: Harvey Avenue & Public Alley

















8/19/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	2	0	1	1	0	4	0	18	1	1	14	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	2	0	1	1	0	5	0	22	1	1	17	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	48	44	18	45	45	23	20			23		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	48	44	18	45	45	23	20			23		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	100	100	100	100	100			100		
cM capacity (veh/h)	952	851	1066	961	851	1060	1610			1605		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	4	6	23	21								
Volume Left	2	1	0	1								
Volume Right	1	5	1	2								
cSH	988	1039	1610	1605								
Volume to Capacity	0.00	0.01	0.00	0.00								
Queue Length 95th (ft)	0	0	0	0								
Control Delay (s)	8.7	8.5	0.0	0.4								
Lane LOS	A	A		A								
Approach Delay (s)	8.7	8.5	0.0	0.4								
Approach LOS	A	A										
Intersection Summary												
Average Delay			1.7									
Intersection Capacity Utilization			13.3%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

5: Highland Avenue & Public Alley

8/19/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	0	0	0	2	0	4	0	6	2	1	14	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Hourly flow rate (vph)	0	0	0	2	0	4	0	7	2	1	15	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	30	26	15	25	25	8	15			9		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	30	26	15	25	25	8	15			9		
tC, single (s)	7.1	6.5	6.2	7.6	6.5	6.5	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	4.0	4.0	3.5	2.2			2.2		
p0 queue free %	100	100	100	100	100	100	100			100		
cM capacity (veh/h)	979	870	1070	876	871	1011	1616			1624		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	0	7	9	16								
Volume Left	0	2	0	1								
Volume Right	0	4	2	0								
cSH	1700	962	1616	1624								
Volume to Capacity	0.00	0.01	0.00	0.00								
Queue Length 95th (ft)	0	1	0	0								
Control Delay (s)	0.0	8.8	0.0	0.5								
Lane LOS	A	A		A								
Approach Delay (s)	0.0	8.8	0.0	0.5								
Approach LOS	A	A										
Intersection Summary												
Average Delay			2.1									
Intersection Capacity Utilization			13.3%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

6: Harvey Avenue & Dunkin Donuts Inbound Access Drive

8/19/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	0	0	8	16	86	17
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	0	8	17	91	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	216	17			25	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	216	17			25	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			94	
cM capacity (veh/h)	733	1068			1602	
Direction, Lane #	NB 1	SB 1				
Volume Total	25	108				
Volume Left	0	91				
Volume Right	17	0				
cSH	1700	1602				
Volume to Capacity	0.01	0.06				
Queue Length 95th (ft)	0	4				
Control Delay (s)	0.0	6.2				
Lane LOS		A				
Approach Delay (s)	0.0	6.2				
Approach LOS						
Intersection Summary						
Average Delay			5.1			
Intersection Capacity Utilization			15.7%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

7: Highland Avenue & Parking Lot Access Drive

8/19/2015



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	3	1	1	9	14	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	3	1	1	9	15	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	28	16	18			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	28	16	18			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	991	1069	1612			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	4	11	18			
Volume Left	3	1	0			
Volume Right	1	0	3			
cSH	1010	1612	1700			
Volume to Capacity	0.00	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.6	0.7	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.6	0.7	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			1.3			
Intersection Capacity Utilization			13.3%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

1: Harvey Avenue & Madison Street

8/19/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↘	
Volume (veh/h)	882	32	21	840	6	5
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	959	35	23	913	7	5
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			993		1478	497
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			993		1478	497
tC, single (s)			4.1		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			97		94	99
cM capacity (veh/h)			704		115	524

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	639	354	327	609	12
Volume Left	0	0	23	0	7
Volume Right	0	35	0	0	5
cSH	1700	1700	704	1700	178
Volume to Capacity	0.38	0.21	0.03	0.36	0.07
Queue Length 95th (ft)	0	0	3	0	5
Control Delay (s)	0.0	0.0	1.1	0.0	26.6
Lane LOS	A			D	
Approach Delay (s)	0.0		0.4	26.6	
Approach LOS				D	

Intersection Summary					
Average Delay			0.3		
Intersection Capacity Utilization			48.3%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Harvey Avenue

8/19/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	18	904	834	12	10	17
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	20	983	907	13	11	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	920				1443	460
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	920				1443	460
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				91	97
cM capacity (veh/h)	751				121	554

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	347	655	604	315	29
Volume Left	20	0	0	0	11
Volume Right	0	0	0	13	18
cSH	751	1700	1700	1700	238
Volume to Capacity	0.03	0.39	0.36	0.19	0.12
Queue Length 95th (ft)	2	0	0	0	10
Control Delay (s)	0.9	0.0	0.0	0.0	22.2
Lane LOS	A				C
Approach Delay (s)	0.3		0.0		22.2
Approach LOS					C

Intersection Summary					
Average Delay			0.5		
Intersection Capacity Utilization			47.8%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

3: Highland Avenue & Madison Street

8/19/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↘	
Volume (veh/h)	915	10	10	841	7	7
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	995	11	11	914	8	8
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1005		1479	503
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			1005		1479	503
tC, single (s)			4.6		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.5		3.5	3.3
p0 queue free %			98		93	99
cM capacity (veh/h)			561		116	519

















Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	663	342	316	609	15
Volume Left	0	0	11	0	8
Volume Right	0	11	0	0	8
cSH	1700	1700	561	1700	190
Volume to Capacity	0.39	0.20	0.02	0.36	0.08
Queue Length 95th (ft)	0	0	1	0	6
Control Delay (s)	0.0	0.0	0.7	0.0	25.6
Lane LOS	A			D	
Approach Delay (s)	0.0		0.2		25.6
Approach LOS				D	

Intersection Summary					
Average Delay			0.3		
Intersection Capacity Utilization			40.3%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

4: Harvey Avenue & Public Alley

















8/19/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	1	0	0	1	0	0	0	12	0	2	21	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Hourly flow rate (vph)	1	0	0	1	0	0	0	16	0	3	28	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	49	49	28	49	49	16	28			16		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	49	49	28	49	49	16	28			16		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	100	100	100	100	100			100		
cM capacity (veh/h)	955	845	1053	955	845	1069	1599			1615		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	1	1	16	31								
Volume Left	1	1	0	3								
Volume Right	0	0	0	0								
cSH	955	955	1599	1615								
Volume to Capacity	0.00	0.00	0.00	0.00								
Queue Length 95th (ft)	0	0	0	0								
Control Delay (s)	8.8	8.8	0.0	0.6								
Lane LOS	A	A		A								
Approach Delay (s)	8.8	8.8	0.0	0.6								
Approach LOS	A	A										
Intersection Summary												
Average Delay			0.9									
Intersection Capacity Utilization			13.3%		ICU Level of Service					A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

5: Highland Avenue & Public Alley

8/19/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	4	0	1	0	0	1	0	7	0	4	12	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Hourly flow rate (vph)	5	0	1	0	0	1	0	9	0	5	16	3
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	39	37	17	39	39	9	19			9		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	39	37	17	39	39	9	19			9		
tC, single (s)	7.4	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.8	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	100	100	100	100	100			100		
cM capacity (veh/h)	890	856	1067	967	855	1078	1611			1624		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	7	1	9	24								
Volume Left	5	0	0	5								
Volume Right	1	1	0	3								
cSH	921	1078	1611	1624								
Volume to Capacity	0.01	0.00	0.00	0.00								
Queue Length 95th (ft)	1	0	0	0								
Control Delay (s)	8.9	8.3	0.0	1.6								
Lane LOS	A	A		A								
Approach Delay (s)	8.9	8.3	0.0	1.6								
Approach LOS	A	A										
Intersection Summary												
Average Delay			2.7									
Intersection Capacity Utilization			14.6%		ICU Level of Service					A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

6: Harvey Avenue & Dunkin Donuts Inbound Access Drive

8/19/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations			↔			↔
Volume (veh/h)	0	0	11	2	30	23
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	0	12	2	32	24
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	100	13			14	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	100	13			14	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			98	
cM capacity (veh/h)	886	1074			1618	
Direction, Lane #	NB 1	SB 1				
Volume Total	14	56				
Volume Left	0	32				
Volume Right	2	0				
cSH	1700	1618				
Volume to Capacity	0.01	0.02				
Queue Length 95th (ft)	0	1				
Control Delay (s)	0.0	4.2				
Lane LOS		A				
Approach Delay (s)	0.0	4.2				
Approach LOS						
Intersection Summary						
Average Delay			3.4			
Intersection Capacity Utilization			12.9%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

7: Highland Avenue & Parking Lot Access Drive

8/19/2015



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	2	1	0	12	17	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	2	1	0	13	18	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	32	19	21			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	32	19	21			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	987	1064	1608			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	3	13	21			
Volume Left	2	0	0			
Volume Right	1	0	3			
cSH	1011	1608	1700			
Volume to Capacity	0.00	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.6	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	8.6	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.7			
Intersection Capacity Utilization		13.3%		ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

1: Harvey Avenue & Madison Street

8/25/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↘	
Volume (veh/h)	807	60	52	785	8	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	859	64	55	835	9	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			922		1419	461
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			922		1419	461
tC, single (s)			4.1		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			92		93	98
cM capacity (veh/h)			736		120	553

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	572	350	334	557	19
Volume Left	0	0	55	0	9
Volume Right	0	64	0	0	11
cSH	1700	1700	736	1700	213
Volume to Capacity	0.34	0.21	0.08	0.33	0.09
Queue Length 95th (ft)	0	0	6	0	7
Control Delay (s)	0.0	0.0	2.5	0.0	23.6
Lane LOS	A			C	
Approach Delay (s)	0.0		0.9		23.6
Approach LOS				C	

Intersection Summary					
Average Delay			0.7		
Intersection Capacity Utilization			60.8%	ICU Level of Service	B
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Harvey Avenue

8/25/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	22	854	785	8	13	20
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	23	909	835	9	14	21
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	844				1340	422
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	844				1340	422
tC, single (s)	4.3				6.8	7.0
tC, 2 stage (s)						
tF (s)	2.3				3.5	3.4
p0 queue free %	97				90	96
cM capacity (veh/h)	733				142	569
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	326	606	557	287	35	
Volume Left	23	0	0	0	14	
Volume Right	0	0	0	9	21	
cSH	733	1700	1700	1700	260	
Volume to Capacity	0.03	0.36	0.33	0.17	0.13	
Queue Length 95th (ft)	2	0	0	0	12	
Control Delay (s)	1.1	0.0	0.0	0.0	21.0	
Lane LOS	A				C	
Approach Delay (s)	0.4		0.0		21.0	
Approach LOS					C	
Intersection Summary						
Average Delay			0.6			
Intersection Capacity Utilization			49.4%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Highland Avenue & Madison Street

8/25/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Volume (veh/h)	859	21	15	790	17	17
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	895	22	16	823	18	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			917		1348	458
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			917		1348	458
tC, single (s)			5.1		6.8	7.5
tC, 2 stage (s)						
tF (s)			2.7		3.5	3.6
p0 queue free %			97		87	96
cM capacity (veh/h)			503		140	482

















Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	597	320	290	549	35
Volume Left	0	0	16	0	18
Volume Right	0	22	0	0	18
cSH	1700	1700	503	1700	217
Volume to Capacity	0.35	0.19	0.03	0.32	0.16
Queue Length 95th (ft)	0	0	2	0	14
Control Delay (s)	0.0	0.0	1.1	0.0	24.8
Lane LOS	A			C	
Approach Delay (s)	0.0		0.4		24.8
Approach LOS				C	

Intersection Summary					
Average Delay			0.7		
Intersection Capacity Utilization			42.5%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

4: Harvey Avenue & Public Alley

















8/25/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	2	0	1	1	0	0	0	25	1	1	18	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	2	0	1	1	0	0	0	30	1	1	22	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	57	57	23	58	58	31	24			32		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	57	57	23	58	58	31	24			32		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	100	100	100	100	100			100		
cM capacity (veh/h)	945	833	1059	942	832	1049	1603			1594		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	4	1	32	26								
Volume Left	2	1	0	1								
Volume Right	1	0	1	2								
cSH	980	942	1603	1594								
Volume to Capacity	0.00	0.00	0.00	0.00								
Queue Length 95th (ft)	0	0	0	0								
Control Delay (s)	8.7	8.8	0.0	0.4								
Lane LOS	A	A		A								
Approach Delay (s)	8.7	8.8	0.0	0.4								
Approach LOS	A	A										
Intersection Summary												
Average Delay			0.8									
Intersection Capacity Utilization			13.3%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
















5: Highland Avenue & Public Alley

8/25/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	0	0	0	3	0	6	0	8	2	3	19	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Hourly flow rate (vph)	0	0	0	3	0	7	0	9	2	3	21	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	44	38	21	37	37	10	21			11		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	44	38	21	37	37	10	21			11		
tC, single (s)	7.1	6.5	6.2	7.6	6.5	6.5	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	4.0	4.0	3.5	2.2			2.2		
p0 queue free %	100	100	100	100	100	99	100			100		
cM capacity (veh/h)	956	856	1062	858	857	1008	1608			1621		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	0	10	11	24								
Volume Left	0	3	0	3								
Volume Right	0	7	2	0								
cSH	1700	953	1608	1621								
Volume to Capacity	0.00	0.01	0.00	0.00								
Queue Length 95th (ft)	0	1	0	0								
Control Delay (s)	0.0	8.8	0.0	1.0								
Lane LOS	A	A		A								
Approach Delay (s)	0.0	8.8	0.0	1.0								
Approach LOS	A	A										
Intersection Summary												
Average Delay			2.5									
Intersection Capacity Utilization			13.5%		ICU Level of Service					A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

6: Harvey Avenue & Proposed Site Access Drive/Dunkin Donuts Inbound Access Drive 8/25/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	8	0	1	0	0	0	0	10	17	90	20	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	8	0	1	0	0	0	0	11	18	95	21	2
Pedestrians		8										
Lane Width (ft)		12.0										
Walking Speed (ft/s)		4.0										
Percent Blockage		1										
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	239	248	30	232	240	19	31			28		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	239	248	30	232	240	19	31			28		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	100	100	100	100	100			94		
cM capacity (veh/h)	679	615	1043	690	621	1064	1584			1598		
Direction, Lane #	EB 1	NB 1	SB 1									
Volume Total	9	28	118									
Volume Left	8	0	95									
Volume Right	1	18	2									
cSH	706	1584	1598									
Volume to Capacity	0.01	0.00	0.06									
Queue Length 95th (ft)	1	0	5									
Control Delay (s)	10.2	0.0	6.0									
Lane LOS	B		A									
Approach Delay (s)	10.2	0.0	6.0									
Approach LOS	B											
Intersection Summary												
Average Delay			5.2									
Intersection Capacity Utilization			22.8%				ICU Level of Service			A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

7: Highland Avenue & Parking Lot Access Drive

8/25/2015



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	15	3	3	19	19	17
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	16	3	3	20	20	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	55	29	38			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	55	29	38			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	98	100	100			
cM capacity (veh/h)	956	1052	1585			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	19	23	38			
Volume Left	16	3	0			
Volume Right	3	0	18			
cSH	970	1585	1700			
Volume to Capacity	0.02	0.00	0.02			
Queue Length 95th (ft)	1	0	0			
Control Delay (s)	8.8	1.0	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.8	1.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			2.4			
Intersection Capacity Utilization			13.5%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

8: Highland Avenue & Proposed Access Drive

8/25/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	2	8	14	0	2	20
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	2	8	15	0	2	21
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	40	15			15	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	40	15			15	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	99			100	
cM capacity (veh/h)	975	1071			1616	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	11	15	23
Volume Left	2	0	2
Volume Right	8	0	0
cSH	1050	1700	1616
Volume to Capacity	0.01	0.01	0.00
Queue Length 95th (ft)	1	0	0
Control Delay (s)	8.5	0.0	0.7
Lane LOS	A		A
Approach Delay (s)	8.5	0.0	0.7
Approach LOS	A		

Intersection Summary			
Average Delay		2.2	
Intersection Capacity Utilization		13.3%	ICU Level of Service
Analysis Period (min)		15	A

HCM Unsignalized Intersection Capacity Analysis

1: Harvey Avenue & Madison Street

8/25/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Volume (veh/h)	936	35	31	889	8	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1017	38	34	966	9	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1055		1587	528
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			1055		1587	528
tC, single (s)			4.1		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			95		91	98
cM capacity (veh/h)			667		96	500

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	678	377	356	644	20
Volume Left	0	0	34	0	9
Volume Right	0	38	0	0	11
cSH	1700	1700	667	1700	174
Volume to Capacity	0.40	0.22	0.05	0.38	0.11
Queue Length 95th (ft)	0	0	4	0	9
Control Delay (s)	0.0	0.0	1.6	0.0	28.3
Lane LOS	A			D	
Approach Delay (s)	0.0		0.6		28.3
Approach LOS				D	

Intersection Summary					
Average Delay			0.5		
Intersection Capacity Utilization			57.1%	ICU Level of Service	B
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Harvey Avenue

8/25/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	20	959	884	13	12	18
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	22	1042	961	14	13	20
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	975				1533	488
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	975				1533	488
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				88	96
cM capacity (veh/h)	716				105	531
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	369	695	641	334	33	
Volume Left	22	0	0	0	13	
Volume Right	0	0	0	14	20	
cSH	716	1700	1700	1700	203	
Volume to Capacity	0.03	0.41	0.38	0.20	0.16	
Queue Length 95th (ft)	2	0	0	0	14	
Control Delay (s)	1.0	0.0	0.0	0.0	26.1	
Lane LOS	A				D	
Approach Delay (s)	0.3		0.0		26.1	
Approach LOS					D	
Intersection Summary						
Average Delay			0.6			
Intersection Capacity Utilization			50.8%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Highland Avenue & Madison Street

8/25/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↘	
Volume (veh/h)	961	26	17	885	16	18
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1045	28	18	962	17	20
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1073		1577	536
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			1073		1577	536
tC, single (s)			4.6		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.5		3.5	3.3
p0 queue free %			96		82	96
cM capacity (veh/h)			526		99	494

















Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	696	376	339	641	37
Volume Left	0	0	18	0	17
Volume Right	0	28	0	0	20
cSH	1700	1700	526	1700	171
Volume to Capacity	0.41	0.22	0.04	0.38	0.22
Queue Length 95th (ft)	0	0	3	0	20
Control Delay (s)	0.0	0.0	1.2	0.0	31.7
Lane LOS	A			D	
Approach Delay (s)	0.0		0.4		31.7
Approach LOS	D				

Intersection Summary					
Average Delay			0.7		
Intersection Capacity Utilization			46.6%	ICU Level of Service	A
Analysis Period (min)	15				

HCM Unsignalized Intersection Capacity Analysis

4: Harvey Avenue & Public Alley

















8/25/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	1	0	0	1	0	0	0	16	0	2	23	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Hourly flow rate (vph)	1	0	0	1	0	0	0	21	0	3	31	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	57	57	31	57	57	21	31			21		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	57	57	31	57	57	21	31			21		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	100	100	100	100	100			100		
cM capacity (veh/h)	943	832	1049	943	832	1062	1595			1608		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	1	1	21	33								
Volume Left	1	1	0	3								
Volume Right	0	0	0	0								
cSH	943	943	1595	1608								
Volume to Capacity	0.00	0.00	0.00	0.00								
Queue Length 95th (ft)	0	0	0	0								
Control Delay (s)	8.8	8.8	0.0	0.6								
Lane LOS	A	A		A								
Approach Delay (s)	8.8	8.8	0.0	0.6								
Approach LOS	A	A										
Intersection Summary												
Average Delay			0.8									
Intersection Capacity Utilization			13.3%		ICU Level of Service					A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

5: Highland Avenue & Public Alley

8/25/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	4	0	1	0	0	2	0	10	0	4	17	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Hourly flow rate (vph)	5	0	1	0	0	3	0	13	0	5	23	3
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	51	48	24	49	49	13	25			13		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	51	48	24	49	49	13	25			13		
tC, single (s)	7.4	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.8	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	100	100	100	100	100			100		
cM capacity (veh/h)	873	845	1058	952	843	1073	1602			1618		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	7	3	13	31								
Volume Left	5	0	0	5								
Volume Right	1	3	0	3								
cSH	904	1073	1602	1618								
Volume to Capacity	0.01	0.00	0.00	0.00								
Queue Length 95th (ft)	1	0	0	0								
Control Delay (s)	9.0	8.4	0.0	1.3								
Lane LOS	A	A		A								
Approach Delay (s)	9.0	8.4	0.0	1.3								
Approach LOS	A	A										
Intersection Summary												
Average Delay			2.3									
Intersection Capacity Utilization			14.8%		ICU Level of Service					A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

6: Harvey Avenue & Proposed Site Access Drive/Dunkin Donuts Inbound Access Drive 8/25/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕						↕			↕	
Volume (veh/h)	5	0	1	0	0	0	2	13	2	32	24	10
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	5	0	1	0	0	0	2	14	2	34	25	11
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	117	118	31	118	122	15	36			16		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	117	118	31	118	122	15	36			16		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	100	100	100	100	100			98		
cM capacity (veh/h)	850	759	1050	847	755	1071	1588			1615		

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	6	18	69
Volume Left	5	2	34
Volume Right	1	2	11
cSH	877	1588	1615
Volume to Capacity	0.01	0.00	0.02
Queue Length 95th (ft)	1	0	2
Control Delay (s)	9.1	0.9	3.6
Lane LOS	A	A	A
Approach Delay (s)	9.1	0.9	3.6
Approach LOS	A		

Intersection Summary		
Average Delay		3.5
Intersection Capacity Utilization	20.3%	ICU Level of Service
Analysis Period (min)		15
		A

HCM Unsignalized Intersection Capacity Analysis

7: Highland Avenue & Parking Lot Access Drive

8/25/2015



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	16	3	2	18	28	15
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	17	3	2	19	29	16
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	61	37	45			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	61	37	45			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	98	100	100			
cM capacity (veh/h)	950	1041	1576			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	20	21	45			
Volume Left	17	2	0			
Volume Right	3	0	16			
cSH	963	1576	1700			
Volume to Capacity	0.02	0.00	0.03			
Queue Length 95th (ft)	2	0	0			
Control Delay (s)	8.8	0.7	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.8	0.7	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			2.2			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

8: Highland Avenue & Proposed Access Drive

8/25/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	1	6	14	2	9	22
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	1	6	15	2	9	23
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	58	16			17	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	58	16			17	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	99			99	
cM capacity (veh/h)	949	1069			1614	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	7	17	33
Volume Left	1	0	9
Volume Right	6	2	0
cSH	1050	1700	1614
Volume to Capacity	0.01	0.01	0.01
Queue Length 95th (ft)	1	0	0
Control Delay (s)	8.5	0.0	2.1
Lane LOS	A		A
Approach Delay (s)	8.5	0.0	2.1
Approach LOS	A		

Intersection Summary			
Average Delay		2.3	
Intersection Capacity Utilization	18.3%		ICU Level of Service A
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis

1: Harvey Avenue & Madison Street

8/25/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	807	60	52	785	8	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	859	64	55	835	9	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			922			1836
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			922			1836
tC, single (s)			4.1			6.4
tC, 2 stage (s)						
tF (s)			2.2			3.5
p0 queue free %			93			89
cM capacity (veh/h)			740			78

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	922	890	19
Volume Left	0	55	9
Volume Right	64	0	11
cSH	1700	740	137
Volume to Capacity	0.54	0.07	0.14
Queue Length 95th (ft)	0	6	12
Control Delay (s)	0.0	2.0	35.5
Lane LOS		A	E
Approach Delay (s)	0.0	2.0	35.5
Approach LOS			E

Intersection Summary			
Average Delay			1.4
Intersection Capacity Utilization	94.0%		ICU Level of Service
Analysis Period (min)			15
F			

HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Harvey Avenue

8/25/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Volume (veh/h)	22	854	785	8	13	20
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	23	909	835	9	14	21
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	844				1795	839
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	844				1795	839
tC, single (s)	4.2				6.4	6.3
tC, 2 stage (s)						
tF (s)	2.3				3.5	3.4
p0 queue free %	97				84	94
cM capacity (veh/h)	755				87	359

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	932	844	35
Volume Left	23	0	14
Volume Right	0	9	21
cSH	755	1700	161
Volume to Capacity	0.03	0.50	0.22
Queue Length 95th (ft)	2	0	20
Control Delay (s)	0.9	0.0	33.6
Lane LOS	A		D
Approach Delay (s)	0.9	0.0	33.6
Approach LOS			D

Intersection Summary			
Average Delay		1.1	
Intersection Capacity Utilization		72.6%	ICU Level of Service C
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis

3: Highland Avenue & Madison Street

8/25/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	→			←	←	→
Volume (veh/h)	859	21	15	790	17	17
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	895	22	16	823	18	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			917		1760	906
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			917		1760	906
tC, single (s)			4.6		6.4	6.5
tC, 2 stage (s)						
tF (s)			2.7		3.5	3.6
p0 queue free %			97		81	94
cM capacity (veh/h)			579		91	299

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	917	839	35
Volume Left	0	16	18
Volume Right	22	0	18
cSH	1700	579	140
Volume to Capacity	0.54	0.03	0.25
Queue Length 95th (ft)	0	2	24
Control Delay (s)	0.0	0.8	39.2
Lane LOS		A	E
Approach Delay (s)	0.0	0.8	39.2
Approach LOS			E

Intersection Summary			
Average Delay		1.1	
Intersection Capacity Utilization	63.6%		ICU Level of Service B
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis

1: Harvey Avenue & Madison Street

8/25/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	→			←	↔	↔
Volume (veh/h)	936	35	31	889	8	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1017	38	34	966	9	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1055		2070	1036
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			1055		2070	1036
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			95		85	96
cM capacity (veh/h)			667		57	284

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	1055	1000	20
Volume Left	0	34	9
Volume Right	38	0	11
cSH	1700	667	103
Volume to Capacity	0.62	0.05	0.19
Queue Length 95th (ft)	0	4	17
Control Delay (s)	0.0	1.6	48.1
Lane LOS		A	E
Approach Delay (s)	0.0	1.6	48.1
Approach LOS			E

Intersection Summary			
Average Delay		1.2	
Intersection Capacity Utilization	81.8%		ICU Level of Service D
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Harvey Avenue

8/25/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	
Volume (veh/h)	20	959	884	13	12	18
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	22	1042	961	14	13	20
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	975				2054	968
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	975				2054	968
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				78	94
cM capacity (veh/h)	716				59	311

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	1064	975	33
Volume Left	22	0	13
Volume Right	0	14	20
cSH	716	1700	115
Volume to Capacity	0.03	0.57	0.28
Queue Length 95th (ft)	2	0	27
Control Delay (s)	1.0	0.0	48.0
Lane LOS	A		E
Approach Delay (s)	1.0	0.0	48.0
Approach LOS			E

Intersection Summary			
Average Delay		1.3	
Intersection Capacity Utilization		76.5%	ICU Level of Service
Analysis Period (min)		15	D

HCM Unsignalized Intersection Capacity Analysis

3: Highland Avenue & Madison Street

8/25/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	→			←	←	↘
Volume (veh/h)	961	26	17	885	16	18
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1045	28	18	962	17	20
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1073		2058	1059
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			1073		2058	1059
tC, single (s)			4.3		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.4		3.5	3.3
p0 queue free %			97		71	93
cM capacity (veh/h)			570		59	275

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	1073	980	37
Volume Left	0	18	17
Volume Right	28	0	20
cSH	1700	570	102
Volume to Capacity	0.63	0.03	0.36
Queue Length 95th (ft)	0	3	36
Control Delay (s)	0.0	1.1	59.5
Lane LOS		A	F
Approach Delay (s)	0.0	1.1	59.5
Approach LOS			F

Intersection Summary			
Average Delay		1.5	
Intersection Capacity Utilization		70.2%	ICU Level of Service C
Analysis Period (min)		15	

14
PARKING STUDY
(included in 13 Traffic Study)

15
VILLAGE SERVICES

Madison Street Development**REAL ESTATE TAX CALCULATION****(Residential Multifamily)**

Net Operating Income	193,522
Add: Real Estate Taxes	<u>72,873</u>
Adjusted NOI	<u>266,395</u>
Tax-Loaded Cap rate	<u>12.25%</u>
Market Value	<u>2,174,650</u>
Multifamily Multiplier	<u>10.00%</u>
	<u>217,465</u>
Equalizer	<u>2.7253</u>
Equalized Assessed Value (EAV)	<u>592,657</u>
Tax rate	<u>12.296%</u>
Real Estate Tax	<u>72,873</u>

REAL ESTATE TAX CALCULATION**(Retail/Commercial)**

Net Operating Income	<u>200,000</u>
Cap rate	<u>9.00%</u>
Market Value	<u>2,222,222</u>
Commercial Retail Multiplier	<u>25.00%</u>
	<u>555,556</u>
Equalizer	<u>2.7253</u>
Equalized Assessed Value (EAV)	<u>1,514,056</u>
Tax rate	<u>12.296%</u>
Real Estate Tax	<u>186,168</u>

GRAND TOTAL REAL ESTATE TAXES (Residential and Commercial Retail)**259,041**

BOOTH HANSEN

October 15, 2015

Chief Tom Ebsen
Fire Chief
Village of Oak Park
100 N Euclid Ave.
Oak Park, IL

RE: Highland Place- Impact on Village Services

Dear Chief Ebsen,

Thank you for taking the time to review our proposed development at Madison and Highland Avenue. After further review, you have determined that the development will not have a negative impact on the Fire Department. As requested, please sign the below to confirm that you agree the development will not have a negative impact to the Fire Department.

Thank you again for your time. Please sign and email a copy so I can retain for my records.

Sincerely,
BOOTH HANSEN



David Mann, AIA, LEED AP, SCUP
Principal / Project Director



Chief Tom Ebsen
Fire Chief

David Mann

From: Tanksley, Rick <rtanksley@oak-park.us>
Sent: Tuesday, October 06, 2015 1:46 PM
To: David Mann
Subject: Highland Place review for Planned Development

Good afternoon Mr. Mann,

I, and my staff, have reviewed the information you forwarded to me regarding the planned Highland Place development project and at present, we do not feel the plan, as currently designed, poses a challenge to our ability to deliver our service to area residents or businesses.

Good luck with your plans, it looks quite impressive.

Sincerely,

Rick

Rick C. Tanksley
Chief of Police
Village of Oak Park
Police Department
123 Madison St.
Oak Park, IL 60302
708-358-5503
rtanksley@oak-park.us

KSA

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
FIVE LAND PARCELS
239, 245, & 301-307 MADISON STREET
VILLAGE OF OAK PARK
COOK COUNTY, ILLINOIS**

Project # 4951

3636 N. 124th Street, Suite 100
Wauwatosa, WI 53222

**K. SINGH & ASSOCIATES,
INCORPORATED**

Engineers, Scientists and Environmental Management Consultants



K. SINGH & ASSOCIATES, INC.

Engineers, Scientists and Environmental Management Consultants

October 14, 2015

Ms. Angelica Marks
Chicago Neighborhood Initiatives
Chicago Neighborhood Initiatives
Mercy Housing Lakefront
1000 E 111th Street
Chicago, IL 60628

Project # 4951

Subject: Phase I Environmental Site Assessment for Five Land Parcels Located at 239, 245, & 301-307 Madison Street, Village of Oak Park, Cook County, Illinois

Dear Ms. Marks:

Enclosed, please find a copy of the Phase I Environmental Site Assessment Report, which K. Singh & Associates, Inc. (KSA) has prepared for the referenced property. The assessment was conducted in accordance with the American Society for Testing and Materials Standard E-1527-13 for Phase I Environmental Site Assessments.

We appreciate the opportunity to provide environmental management services for the project. If we can be of further assistance in discussing this report with you, please contact us.

Sincerely,

K. SINGH & ASSOCIATES, INC.

Robert T. Reineke, P.E.
Senior Engineer

Pratap N. Singh, Ph.D., P.E.
Principal Engineer

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FIVE LAND PARCELS
239, 245, & 301-307 MADISON STREET
VILLAGE OF OAK PARK
COOK COUNTY, ILLINOIS

OCTOBER 14, 2015

PREPARED BY

K. SINGH & ASSOCIATES, INC.
ENGINEERS, SCIENTISTS, AND ENVIRONMENTAL CONSULTANTS
3636 N. 124th STREET, SUITE 100
WAUWATOSA, WI 53222
(262) 821-1171
(262) 821-1174 FACSIMILE
www.ksaconsultants.com

PREPARED FOR

CHICAGO NEIGHBORHOOD INITIATIVES
MERCY HOUSING LAKEFRONT
1000 E 111TH STREET
CHICAGO, IL 60628

PROJECT #4951

This report was prepared by: Robert T. Reineke, P.E.
Senior Engineer
K. Singh & Associates, Inc.

I certify that I prepared this report and that I am an environmental professional meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b).

Robert T. Reineke

This report was reviewed by: Pratap N. Singh, Ph.D., P.E.
Principal Engineer
K. Singh & Associates, Inc.

I certify that I reviewed this report and that I am an environmental professional meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b).

Pratap N. Singh

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EXECUTIVE SUMMARY

Chicago Neighborhood Initiatives has retained K. Singh & Associates, Inc. to conduct a Phase I Environmental Site Assessment for the subject property located at 239 Madison Street, 245 Madison Street, and 301-307 Madison Street, Village of Oak Park, Cook County, Illinois. The subject property is currently a parking lot and has previously housed a funeral home.

- Forty-four (44) records of properties with potential recognized environmental conditions (RECs) were identified within a quarter-mile radius of the subject location as a part of the Environmental Site Assessment (ESA). The records search identified one Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG) site, six (6) RCRA Small Quantity Generator (SQG) sites, three (3) RCRA Conditionally Exempt Small Quantity Generator (CESQG) sites, nine (9) leaking underground storage tank (LUST) sites, nine (9) underground storage tank (UST) sites, one (1) site with Engineered Controls (ENG CONTROLS), one (1) site with Institutional Controls (INST CONTROL), two (2) sites registered with the State of Illinois's Site Remediation Program (SRP), one (1) RCRA Non-Generators / No Longer Regulated (NonGen / NLR) site, six (6) sites identified by EDR as Historical Auto Stations (EDR US Hist Auto Stat), and four (4) sites identified by EDR as Historical Cleaners (EDR US Hist Cleaners). It should be noted that one site might show up on multiple listings. In addition, sites identified in the list above may also be listed as reported to the Illinois Environmental Protection Agency's (IEPA's) Bureau of Land (BOL) or in the Facility Index System (FINDS).
- Based on groundwater flow direction to the east and distance from the referenced site, of the sites listed in the various database records searches, six (6) sites are located up gradient and/or are within the distances which could potentially affect the environmental quality of the soil or groundwater of the subject property. After examining the site history of the six sites located upgradient of the subject property, three, Aamco Transmission, P H Smith Funeral Home, and P&J Cleaners, were interpreted to potentially affect the subject property. The three sites that were excluded had completed cleanups since the previous Phase II ESA was completed or had no evidence of a release.
- Aamco Transmission is a transmission repair shop located immediately west of the subject property. It is listed as an EDR US Hist Auto Stat, RCRA SQG, and FINDS site. There is no record of release, but during the site inspection, it was noted that the Aamco building is older and did not appear to have good housekeeping practices. Therefore, we recommend that the site be considered a REC due to its proximity to the subject property with contaminants of concern including VOCs and PAHs.
- The P H Smith Funeral Home, which was formerly housed at 245 Madison Street, contained a fuel oil UST in the basement. IEPA's LUST Incident Tracking Database indicates that this is a leaking underground storage tank site which was reported on October 18, 2002. Records indicate that a 20 Day Certification was submitted to IEPA on January 21, 2003 and that a 45 Day Report was submitted on April 2, 2003. IEPA issued an approved plan letter on June 9, 2003 and there is no evidence of further action. As there is no evidence of Closure of the property and it is within the project parcels, further

investigation and action to achieve closure is required.

- A review of the IEPA Site Remediation Program shows that P&J Cleaners was enrolled in the Site Remediation Program on July 25, 2005 and has not been issued a No Further Remediation letter yet. As the site was identified as having a release after the last Phase II ESA Report, P&J Cleaners is to be considered a REC with VOCs related to chlorinated hydrocarbons being the contaminants of concern.
- A Phase II ESA was performed at the subject property in 2002. VOCs were detected in various soil samples collected from 239 Madison Street and 301-307 Madison Street including n-butylbenzene, sec-butylbenzene, isopropylbenzene, p-isopropylbenzene, and 1,3,5-trimethylbenzene. The state of Illinois does not have established standards for these compounds, then or now, under Title 35: Environmental Protection, Subtitle G: Waste Disposal, Chapter I: Pollution Control Board, Subchapter F: Risk Based Cleanup Objectives, Part 742 Tiered Approach to Corrective Action Objectives of the Illinois Administrative Code. Although no action needs to be performed based on the detected VOCs, soil disposal arrangements should confirm that the soils are acceptable as clean fill and receptors should be notified of the contents of the material.

Based on the findings of Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment is recommended due to the site's status as a LUST site and the presence of a dry cleaner actively in the Site Remediation Program in close proximity. It is also recommended that the IEPA Project Manager for the property be contacted and that arrangements be made to complete any required investigations and obtain a No Further Remediation letter from IEPA. Soil disturbance may be eight to ten feet below ground surface and with space on the site limited, off-site soil disposal will be necessary and analytical results are recommended to be provided to the receptor of the soil.

We recommend that the Phase II ESA consist of the following.

- Performance of one soil boring along the western edge of the property to assess the Aamco Transmission site with testing for VOCs and PAHs.
- Performance of two soil boring along the northern edge of the property to assess the P & J Cleaner site with testing for VOCs.
- Performance of two to three soil borings near the former fuel oil tank with testing for VOCs and PAHs.
- Collection of groundwater samples, if encountered, with testing for VOCs and PAHs as appropriate.

SECTION I. INTRODUCTION

1.1 Purpose and Scope

The purpose of this Phase I Environmental Site Assessment (ESA) performed by K. Singh & Associates (KSA) is to identify any potential risk to the environment, which may exist on the subject parcels. The specific objectives of this study are as follows:

- Conduct a site visit, gather pertinent environmental data, and interview the owner(s) or their representative about the property and land uses;
- Review historical information including fire insurance maps, building inspection, and fire department and assessor's records to determine past land uses;
- Conduct a review of the federal and state regulatory agency records identifying known or suspected environmental concerns for the subject property and the surrounding area;
- Review geologic and hydrogeologic conditions of the subject property and surrounding area, without performing soil borings;
- Prepare a report summarizing the findings of the investigation in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (1)

1.2 Limitations and Exceptions

The ASTM Standard Practice for Environmental Site Assessments defines a Recognized Environmental Condition (REC) as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” The Standard defines a Historic Recognized Environmental Condition (HREC) as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls.” The Standard defines a Controlled Recognized Environmental Condition (CREC) as “a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

The site reconnaissance procedures and this report have been developed considering various Federal, State, and local laws and regulations, including the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and its 1986 amendment, the Superfund Amendments and Reauthorization Act (SARA). As agreed upon by Ms. Karla Gutche, this study was restricted to the observations made during KSA site visits of the subject property and research into its history, as well as compliance with federal, state, and local states, regulations, ordinances,

and codes. KSA did not include the collection or analysis of any samples of the air, water, soil or wastes, and KSA makes no representation or warranties concerning their quality. Items such as radon, lead based paint, lead in drinking water, asbestos, and wetlands, which are considered optional by ASTM, were not included in this assessment; however, the report includes assessments on these RECs based on observations made during the site visit

In preparing the report, KSA has relied upon information and representations provided by State and local governments and upon documents in Federal, State, and local government agency files; KSA did not attempt to independently verify the accuracy or the completeness of this information, but did not detect any inconsistency or omission of a nature that might call into question the validity of any of information.

1.3 Reliance

This report has been prepared for the use of our client, Chicago Neighborhood Initiatives, for an evaluation of the site and for a contamination assessment. K. Singh & Associates, Inc. represents that within the limitation of the agreed upon scope of work, this work has been undertaken and performed in a professional manner, in accordance with generally accepted environmental assessment practices, using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances, makes no other warranties, either expressed or implied.

1.4 Report Organization

This report is organized into five Sections. Sections I and II include an introduction and site characterization, respectively. Section III provides a contamination assessment of the subject property. Section IV presents conclusions and recommendations. Section V includes references. Figures, tables and appendices are included as attachments.

SECTION II. SITE INVESTIGATION AND USER INFORMATION

2.1 Location and Description

The subject properties consist of five land parcels located at 239 Madison Street, 245 Madison Street, and 301-307 Madison Street. The legal description of the area is a part of the NW 1/4 of the NW 1/4 of Section 17, Town 39 North, Range 13 E, in the Village of Oak Park, Cook County, Illinois. The location of the subject properties within the Village of Oak Park is shown on Figure 1 and an aerial photo of the properties is shown on Figure 2.

The properties are zoned C-Commercial. The surrounding area is also comprised of commercial and residential land. The properties are bounded by Madison Street to the north, commercial properties to the south, Highland Avenue to the east and Harvey Street to the west. The subject properties are more fully described as follows:

239 Madison Street

Lots 180, 181, and 182 in the Highlands being a subdivision of the East half of the North West quarter of the North West quarter of Section 17, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

Permanent Real Estate Index Numbers:
16-17-102-038-0000.

245-301 to 307 Madison Street

Lots 183, 184 and 185 in the Highlands being a subdivision of the East half of the North West quarter of the North West quarter of Section 17, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

And,

Lots 8, 9 and 10 in Block 1 in Harnstrom's Addition to Oak Park; said addition being a subdivision of the East half of the West half of the North West quarter of the North West quarter of Section 17, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Real Estate Index Numbers:
16-17-101-004-0000; 16-17-101-005-0000; 16-17-1011-006-0000; and 16-17-102-001-0000.
Address: 245-301 Madison Street, Oak Park, Illinois 60302

2.2 Site and Vicinity General Characteristics

A site inspection was conducted by KSA staff on October 10, 2015. Photographs taken during site visit are included in Appendix A. The parcels are currently used as a parking lot. Madison Street is to the north and Harvey Street is located to the east. Commercial properties are to the east and

west with an Aamco Transmission shop located immediately west at 311 Madison Street. A donut shop is located to the east of the property. Residential properties are located to the south.

The location of subject property is shown on Figure 1. An aerial map showing the location of the site can be seen in Figure 2. A survey map of the subject property is shown on Figure 3.

2.3 Current Use of the Property

The current use of the property is as a parking lot.

2.4 Description of the Improvement

The property is currently a parking lot. The Village of Oak Park was contacted to obtain copies of permits, orders, and other miscellany issued for the subject property under the Freedom of Information Act. To date, no material has been received from the Village of Oak Park. Upon receipt and review of material from the Village of Oak Park, the material will be provided to the client and the report may be amended to incorporate the material.

2.5 Current Uses of Adjoining Properties

The properties are bounded by Madison Street to the north, residential properties to the south, Highland Avenue to the east and Harvey Street to the west. Commercial properties are to the east and west with an Aamco Transmission shop located immediately west at 311 Madison Street.

2.6 Title Search

A 60-year Title Search provided by the Prairie Title and is included in Appendix C. As of October 10, 2015, the documents listed in the chain of title in the above describe real estate owned by the Harvey Madison Development LLC. The property transactions included in the chain of title do not indicate previously unknown owners or indicate activities that would be considered recognized environmental conditions.

2.7 Environmental Liens & Use Limitations

No environmental liens were determined to exist on the property to the best of our knowledge.

2.8 Specialized Knowledge

A review was performed on previous reports prepared for the property (2, 3, 4, 5). In particular, a Phase II Environmental Site Assessment consisting of the performance of six geoprobe borings and testing recovered soil samples for VOCs, collection of paint samples and testing the samples for lead, and a metal survey was performed in 2002 and is especially notable.

The Phase II ESA reported the following findings.

VOCs were detected in various soil samples collected from 239 Madison Street and 301-307

Madison Street including n-butylbenzene, sec-butylbenzene, isopropylbenzene, p-isopropylbenzene, and 1,3,5-trimethylbenzene. The state of Illinois does not have established standards for these compounds, then or now, under Title 35: Environmental Protection, Subtitle G: Waste Disposal, Chapter I: Pollution Control Board, Subchapter F: Risk Based Cleanup Objectives, Part 742 Tiered Approach to Corrective Action Objectives of the Illinois Administrative Code. Therefore, no action is necessary for these compounds.

Lead based paint was determined to be present from soil samples collected from the building at 245 Madison Street. A program to manage lead based paint was recommended if the paint was removed or if the building was demolished.

An aboveground storage tank for fuel oil was determined to be present in the basement of the building at 245 Madison Street. It was recommended that the aboveground storage tank be removed which has reportedly occurred.

2.9 Valuation Reduction for Environmental Issues

The subject parcels have the following valuation (6).

Address	2014 Valuation	2015 Valuation
239 Madison St	\$30,699	\$30,699
245 Madison St	\$33,843	\$33,843
301 Madison St	\$14,150	\$14,150
305 Madison St	\$10,380	\$10,380
307 Madison St	\$11,169	\$11,169

The lack of a decline in land value indicates that environmental issues are not a factor. The pertinent documents are included in Appendix E.

2.10 User Information

Ms. Angie Marks
 Chicago Neighborhood Initiatives
 1000 E 111th Street
 Chicago, IL 60628

2.11 Reason for Performing Phase I

The Phase I Environmental Site Assessment is being performed for property transfer purposes for evaluation of the use of the site for mixed used residential development. The property is planned to be developed into the Highland Place project.

Highland Place (“the Development”) is a mixed-use residential and commercial development located on Madison Avenue between Highland and Harvey Avenues in the Village of Oak Park, Illinois. The Development consists of 56 units of affordable rental housing with approximately 11,500 of ground floor retail space. The residential component of the building will serve working families that may work in the Village that may not be able to afford market rate housing. The development will provide high quality units to serve this underserved population. The unit mix includes all types of units but provides 15 three-bedroom apartments that are in scarce supply in the Village. Additionally, the project includes 8 two-bedroom units, 16 one-bedroom units, and 16 studio apartments. The residential development will include on-site management and maintenance, a secured lobby, indoor bike storage, a multi-purpose room and laundry rooms on every floor. The ground floor retail space will be leased to small local and national retailers. The project will seek high quality retail tenants that meet the needs of nearby residents, including small sandwich shops, coffee shops, hardware store, and medical office. The overall design goal of the building is to minimize the scale of the building by articulating it as two buildings connected by the entry lobby. The exterior materials are intended to feel “lighter” in mass and relate to the adjacent residential neighborhood. The proposed development is shown on Figure 4.

SECTION III. CONTAMINATION ASSESSMENT

3.1 Standard Environmental Record Sources

Regulatory agency and database records were accessed for information by EDR and K. Singh & Associates, Inc. (KSA) regarding potential environmental contamination on the subject property and potential environmental liability from off-site properties. The databases accessed by EDR, followed by the number of sites found in each database located within the minimum search distance directed by Section 7.2.1.1 of the ASTM Standard E-1527-13, are summarized in a report in Appendix F.

Forty-four (44) records of properties with potential recognized environmental conditions (RECs) were identified within a quarter-mile radius of the subject location as a part of the Environmental Site Assessment (ESA). The records search identified one Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG) site, six (6) RCRA Small Quantity Generator (SQG) sites, three (3) RCRA Conditionally Exempt Small Quantity Generator (CESQG) sites, nine (9) leaking underground storage tank (LUST) sites, nine (9) underground storage tank (UST) sites, one (1) site with Engineered Controls (ENG CONTROLS), one (1) site with Institutional Controls (INST CONTROL), two (2) sites registered with the State of Illinois’s Site Remediation Program (SRP), one (1) RCRA Non-Generators / No Longer Regulated (NonGen / NLR) site, six (6) sites identified by EDR as Historical Auto Stations (EDR US Hist Auto Stat), and four (4) sites identified by EDR as Historical Cleaners (EDR US Hist Cleaners). It should be noted that one site might show up on multiple listings. In addition, sites identified in the list above may also be listed as reported to the Illinois Environmental Protection Agency’s (IEPA’s) Bureau of Land (BOL) or in the Facility Index System (FINDS).

Based on groundwater flow direction to the east and distance from the referenced site, of the sites listed in the various database records searches, six (6) sites are located up gradient and/or are within the distances which could potentially affect the environmental quality of the soil or groundwater of the subject property. The identified sites with the greatest potential to affect the subject property, based on distance and identified contaminants are summarized in Table 1:

**Table 1
Sites with Potential Recognized Environmental Conditions**

Site	Site Address	RECs
1. Aamco Transmission	311 Madison St	EDR US Hist Auto Stat, RCRA SQG, FINDS
2. P H Smith Funeral Home	245 Madison St	UST, LUST, BOL
3. P & J Cleaners	238 W Madison St	RCRA-SQG, FINDS, SRP, DRYCLEANERS, EDR US Hist Cleaners
4. Shepherd Foreign Car	260 Madison St	LUST, UST, BOL
5. Former Grocery Store	337-339 Madison St	UST
6. 1219 Roosevelt LLC	327-347 Madison St	LUST

KSA reviewed IEPA files via the online database and aforementioned EDR results (7, 8). The pertinent documents from the IEPA files are included in Appendices D and G. The findings of the file reviews are summarized below, with the activities listed in order of increasing distance from the subject site.

1. Aamco Transmission, 311 Madison Street:

The subject property is a transmission repair shop. It is listed as an EDR US Hist Auto Stat, RCRA SQG, and FINDS site.

There is no reported release from the property. A Phase II ESA was performed in 2002 on the subject parcels in regards to this site and no contaminants were encountered that are connected to the Aamco Transmission property. Details from the Phase II ESA are included in Appendix G.

During the site inspection, it was noted that the Aamco building is older and did not appear to have good housekeeping practices. Therefore, we recommend that the site be considered a REC due to its proximity to the subject property with contaminants of concern including VOCs and PAHs.

2. P H Smith Funeral Home, 245 Madison Street (IEMA #20021510, LPC #0312255188):

IEPA's LUST Incident Tracking (LIT) Database indicates that this is a leaking underground storage tank site which was reported on October 18, 2002. Details of the incident are included in Appendix D.

Records indicate that a 20 Day Certification was submitted to IEPA on January 21, 2003 and that a 45 Day Report was submitted on April 2, 2003. IEPA issued an approved plan letter on June 9, 2003 and there is no evidence of further action.

A review of the submitted 45 Day Report with accompanying Phase II ESA Report indicates that contamination was actually reported for the property located at 245 Madison Street based on the presence of fuel oil. Reports submitted to IEPA are included in Appendix G.

As there is no evidence of Closure of the property and it is within the project parcels, further investigation and action to achieve closure is required. This site is considered a REC with contaminants of concern including VOCs and PAHs.

3. P & J Cleaners, 238 W Madison Street (LPC#: 0312255079):

The REC is a dry cleaner located north of Madison Street. The property is identified as a RCRA-SQG, FINDS, SRP, DRYCLEANERS, and EDR US Hist Cleaners site.

A review of the IEPA Site Remediation Program shows that the site was enrolled in the Site Remediation Program on July 25, 2005 and has not been issued a No Further Remediation

letter yet. Records from the Site Remediation Program Database are included in Appendix D. As the site was identified as having a release after the last Phase II ESA Report, P&J Cleaners is to be considered a REC with VOCs related to chlorinated hydrocarbons being the contaminants of concern.

4. Shepherd Foreign Car, 260 Madison St:

This REC is an auto dealer located east of the subject site on the north side of Madison Street. This site is listed as a LUST, UST, and BOL site. Details of the incident are included in Appendix D.

A review of the IEPA L.I.T. databases shows that the site was reported on December 22, 1994 for petroleum products other than gasoline or diesel fuel. The site was issued a No Further Remediation letter on December 15, 2011. No further incidents have been reported from the property.

Given that the site was granted closure in 2011, its location downgradient of the subject parcels, and the fact that no new incident has been reported, no action is recommended for this site which is considered a HREC.

5. Former Grocery Store, 337-339 Madison St (IEMA # 942884, LPC #0312255060):

This site is located west of the subject parcels and is listed as an UST site. Given that no release has been reported for the site and the results of the previous Phase II ESA, the risk of environmental contamination to the subject parcels is low. Therefore, we do not recommend any additional investigation related to this identified REC.

6. 1219 Roosevelt LLC, 327-347 Madison St (IEMA # 20011909, LPC # 0312255176):

This site is located west of the subject parcels and is listed as a LUST site. Details of the incident are included in Appendix D.

A review of the IEPA L.I.T. database shows that the site was reported on November 16, 2001 for petroleum products other than gasoline or diesel fuel. The site was issued a No Further Remediation letter on February 25, 2002. No further incidents have been reported from the property.

Given that the site was granted closure in 2002, its distance from the subject parcels, and the fact that no new incident has been reported, no action is recommended for this site which is considered a HREC.

3.2 Additional Environmental Record Source

Additional readily available environmental records were reviewed by KSA regarding potential environmental concerns on the subject property and potential environmental liability from of site properties. The findings of this records review are summarized in the following sections:

3.2.1 Air Quality Compliance

The passing of the Clean Air Act (CAA) by Congress in 1970, gave the United States Environmental Protection Agency (USEPA) power to regulate the discharge of air pollutants from industrial facilities. The CAA serves to protect the public health and the environment by establishing air emission standards. These standards fall into three categories:

1. National Ambient Air Quality Standards
2. Standards of performance for New Stationary Sources
3. National Emissions Standards for Hazardous Air Pollutants

The USEPA implements these standards on a regional basis. These standards are achieved through the assistance of programs developed in individual states. The regulation for air quality standards for a particular facility is governed by the air quality of the area in which the facility is located. No air emissions assessment is needed due to the nature of the business at the property.

3.2.2 Surface Water Quality Compliance

To regulate the discharge of pollutants into the nation's waters, the Federal Water Pollution Control Act (FWPCA) was passed in 1972. Upon amendment in 1987, the FWPCA came to be known as the Clean Water Act (CWA). The CWA closely regulates the discharge of industrial wastewaters into surface water bodies, storm sewers and sanitary sewer systems. Under the CWA, industries may not release pollutants to U.S. waters without a discharge permit. Upon obtaining a discharge permit, operators are subject to strict monitoring and reporting requirements. Violators of CWA permits are subject to both civil and criminal penalties.

The water supply needs at the property are met by municipal water supplied from Lake Michigan. Much of the property is uncovered, but there is no current evidence of spills.

3.2.3 RCRA and Underground Storage Tank Sites

The EPA has also established regulations for Underground Storage Tanks (UST), which are included in Subtitle 40 CFR Parts 280 and 281. These regulations require that owners and operators take corrective actions to remedy releases from USTs. They will require immediate corrective actions to reduce fire and explosion hazards and to recover the product and remove or treat contaminated soils. The Office of Underground Storage Tanks is responsible for establishing the Agency's program for controlling underground storage tanks.

The UST program in the State of Illinois is managed by IEPA. The IEPA provides technical support and financial oversight in the implementation of the UST program.

The subject site is currently an open LUST site. The property was reported in 2002 based upon the results of the Phase II ESA investigation. Further investigation and reporting is needed to bring the site to closure.

3.2.4 Hazardous Materials and Wastes

The site is a parking lot. No hazardous materials or wastes are present.

3.2.5 Polychlorinated Biphenyls (PCBs)

PCBs are mixtures of synthetic chemicals with low flammability, chemical stability, high boiling point and electrical properties. Due to these characteristics, PCBs were used in hundreds of industrial and commercial applications including electrical, heat transfer, and hydraulic equipment. PCBs are also found in waste oil and electrical equipment containing transformer oil.

Concern over the toxicity and persistence in the environment of PCBs led Congress in 1976 to enact 6(e) of the Toxic Substances Control Act (TSCA). This act prohibited the manufacturing, processing, and distribution in commerce of PCBs. PCBs are not a concern at this site because no electrical equipment or waste oil is located on the property.

3.3 Physical Setting Sources

3.3.1 Demography

The Village of Oak Park and the subject area of study is located in Cook County. The Village of Oak Park has a population of approximately 51,878.

3.3.2 Topography and Surface Water Drainage

The overall topography of the site area is relatively flat. Elevation at the project site is approximately 620 feet, MSL. Surface water drainage at the site is expected to the north to Madison Street with overall slope to the east towards Lake Michigan.

3.3.3 Regional Geology

The geological formations that control the movement and storage of groundwater in the Oak Park area range from basement rocks of Precambrian age to the unconsolidated glacial deposits, alluvium, and soils of Pleistocene and Holocene ages. Bedrock is overlain by glacial drift throughout the county (9). A description of the bedrock (consolidated) and quaternary (unconsolidated) geology is outlined below.

3.3.4 Geology of Consolidated Sediments

The oldest rocks in the Oak Park area are igneous and metamorphic rocks of the Precambrian basement complex. The upper surface of the Precambrian basement complex is an erosion surface on which the Cambrian formations were deposited.

The regional Paleozoic formations include dolomite, limestone, shale and sandstone, ranging from the Cambrian Period to the Devonian period. The sediments are composed of sand, silt and clay transported from adjacent land areas and formed by chemical and biological activity in the sea (9).

3.3.5 Geology of Unconsolidated Sediments

The region was covered by four major continental ice sheets which advanced into the Great Lakes area during the Pleistocene Epoch. The predominant lithology is an unsorted mixture ranging from clay to large erratics, called till. The tills were deposited beneath the ice sheets and are classified as lodgement tills. The outwash and lacustrine sediments were deposited in proglacial lakes (9).

3.3.6 Regional Hydrogeology

The source of all underground water in northeastern Illinois is precipitation that falls upon the land surface in the area. The Drift-Bedrock province is characterized by glacial deposits of the Quaternary System and sedimentary rocks of the Devonian, Silurian, Ordovician and Cambrian System. The Shale and crystalline rock yield very little water except where the rocks are fractured. Dolomite, ordinarily dense and impervious, yields water where it is creviced. Sand, gravel, and sandstone are relatively permeable and generally yield water freely to wells (8).

3.3.7 Site Geology and Hydrogeology

Glacial drift in Cook County consists of unsorted glacial till (8). The site is underlain by a layer of fill material, with layers of clay with occasional sand seams comprising the soil below the fill layer (3).

Groundwater flow to the east is anticipated in the shallow groundwater table in the vicinity of the subject property, based on site topography. The location of groundwater is estimated at 5 to 12 feet below ground surface (3).

3.4 Historical Use Information

The available City Directory records identified by EDR date back to 1969. The listings in the City Directory for the subject property are summarized below:

- 1969 – Deir John Funeral Home / Smith Funeral Home (245 Madison St)
- 1971 – Deir John Funeral Home / Smith Funeral Home (245 Madison St)
- 1976 – No Listing
- 1981 – Deir Funeral Home / Smith Funeral Home (245 Madison St)
- 1986 – Smith Funeral Home (245 Madison St)
- 1992 – No Listing
- 1995 – Smith PM & Sons Funeral Home (245 Madison St)
- 1999 - Smith PM & Sons Funeral Home Limited (245 Madison St)
- 2003 – Smith PM & Sons Funeral Home (245 Madison St)
- 2008 – No Listing
- 2013 – No Listing

City Directory information is included in Appendix H.

3.4.1 Aerial Photographs

The historical aerial photographs of the subject property and surrounding areas for 1938, 1951, 1962, 1972, 1978, 1983, 1988, 1994, 1999, 2005, 2007, 2009, 2010, 2011, and 2012 were obtained from EDR. The aerial photographs are included in Appendix I. The following observations are made from aerial photographs:

- **1938:** The area is an urban setting with residential and commercial properties predominant. The presumed funeral home building is present on the subject property.
- **1951:** No significant changes from the previous photograph.
- **1962:** No significant changes from the previous photograph.
- **1972:** No significant changes from the previous photograph.
- **1978:** No significant changes from the previous photograph.
- **1983:** No significant changes from the previous photograph.
- **1988:** No significant changes from the previous photograph.
- **1994:** No significant changes from the previous photograph.
- **1999:** No significant changes from the previous photograph.
- **2005:** The funeral home building is no longer present.
- **2007:** No significant changes from the previous photograph.
- **2009:** No significant changes from the previous photograph.
- **2010:** No significant changes from the previous photograph.
- **2011:** No significant changes from the previous photograph.
- **2012:** No significant changes from the previous photograph.

3.4.2 Sanborn Fire Insurance Maps

Historical Sanborn fire insurance maps were obtained for the subject study area for the years 1908, 1947, 1950, and 1975. Review of the historic fire insurance maps are summarized below. Properties on the north side of Madison Street and across from the subject properties are not displayed on the maps and are, therefore, not included in this section. The historic Sanborn Maps are included in Appendix J.

- 1908. None of the subject properties have been developed. Only a few houses to the south of Madison Street are present.
- 1947. The 239 Madison street property appears vacant. A building is present at the 245 Madison Street property, and the occupant is listed as Valve Sales and Service. The use of the building is for offices and product storage. The use of the 301-307 Madison Street property is described as an auto sales yard. General development of the surrounding area appears to have been completed.
- 1950. A television service occupies the building at 245 Madison Street. A small office structure appears on the 301-307 Madison Street property.

- 1975. An undertaker occupies the building at 245 Madison Street. The 301-307 Madison Street property is used for private parking.

3.5 Site Visit

The following observations are made as a result of site reconnaissance on the property on October 10, 2015:

- The area surrounding the subject property primarily consists of commercial and residential properties.
- The subject property consists of a parking lot with protective fencing but no other structures.
- Housekeeping for the Aamco Transmission property adjacent to the subject parcels appeared to be poor.
- Numerous cars, trucks, and other vehicles were noted to be parked during the site visit.

Photographs of the site inspection and a completed site questionnaire are included in Appendix A.

SECTION IV. CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

Chicago Neighborhood Initiatives has retained K. Singh & Associates, Inc. to conduct a Phase I Environmental Site Assessment for the subject property located at 239 Madison Street, 245 Madison Street, and 301-307 Madison Street, Village of Oak Park, Cook County, Illinois. The subject property is currently a parking lot and has previously housed a funeral home.

- Forty-four (44) records of properties with potential recognized environmental conditions (RECs) were identified within a quarter-mile radius of the subject location as a part of the Environmental Site Assessment (ESA). The records search identified one Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG) site, six (6) RCRA Small Quantity Generator (SQG) sites, three (3) RCRA Conditionally Exempt Small Quantity Generator (CESQG) sites, nine (9) leaking underground storage tank (LUST) sites, nine (9) underground storage tank (UST) sites, one (1) site with Engineered Controls (ENG CONTROLS), one (1) site with Institutional Controls (INST CONTROL), two (2) sites registered with the State of Illinois's Site Remediation Program (SRP), one (1) RCRA Non-Generators / No Longer Regulated (NonGen / NLR) site, six (6) sites identified by EDR as Historical Auto Stations (EDR US Hist Auto Stat), and four (4) sites identified by EDR as Historical Cleaners (EDR US Hist Cleaners). It should be noted that one site might show up on multiple listings. In addition, sites identified in the list above may also be listed as reported to the Illinois Environmental Protection Agency's (IEPA's) Bureau of Land (BOL) or in the Facility Index System (FINDS).
- Based on groundwater flow direction to the east and distance from the referenced site, of the sites listed in the various database records searches, six (6) sites are located up gradient and/or are within the distances which could potentially affect the environmental quality of the soil or groundwater of the subject property. After examining the site history of the six sites located upgradient of the subject property, three, Aamco Transmission, P H Smith Funeral Home, and P&J Cleaners, were interpreted to potentially affect the subject property. The three sites that were excluded had completed cleanups since the previous Phase II ESA was completed or had no evidence of a release.
- Aamco Transmission is a transmission repair shop located immediately west of the subject property. It is listed as an EDR US Hist Auto Stat, RCRA SQG, and FINDS site. There is no record of release, but during the site inspection, it was noted that the Aamco building is older and did not appear to have good housekeeping practices. Therefore, we recommend that the site be considered a REC due to its proximity to the subject property with contaminants of concern including VOCs and PAHs.
- The P H Smith Funeral Home, which was formerly housed at 245 Madison Street, contained a fuel oil UST in the basement. IEPA's LUST Incident Tracking Database indicates that this is a leaking underground storage tank site which was reported on October 18, 2002. Records indicate that a 20 Day Certification was submitted to IEPA on January 21, 2003 and that a 45 Day Report was submitted on April 2, 2003. IEPA issued an

approved plan letter on June 9, 2003 and there is no evidence of further action. As there is no evidence of Closure of the property and it is within the project parcels, further investigation and action to achieve closure is required.

- A review of the IEPA Site Remediation Program shows that P&J Cleaners was enrolled in the Site Remediation Program on July 25, 2005 and has not been issued a No Further Remediation letter yet. As the site was identified as having a release after the last Phase II ESA Report, P&J Cleaners is to be considered a REC with VOCs related to chlorinated hydrocarbons being the contaminants of concern.
- A Phase II ESA was performed at the subject property in 2002. VOCs were detected in various soil samples collected from 239 Madison Street and 301-307 Madison Street including n-butylbenzene, sec-butylbenzene, isopropylbenzene, p-isopropylbenzene, and 1,3,5-trimethylbenzene. The state of Illinois does not have established standards for these compounds, then or now, under Title 35: Environmental Protection, Subtitle G: Waste Disposal, Chapter I: Pollution Control Board, Subchapter F: Risk Based Cleanup Objectives, Part 742 Tiered Approach to Corrective Action Objectives of the Illinois Administrative Code. Although no action needs to be performed based on the detected VOCs, soil disposal arrangements should confirm that the soils are acceptable as clean fill and receptors should be notified of the contents of the material.

4.2 Recommendations

Based on the findings of Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment is recommended due to the site's status as a LUST site and the presence of a dry cleaner actively in the Site Remediation Program in close proximity. It is also recommended that the IEPA Project Manager for the property be contacted and that arrangements be made to complete any required investigations and obtain a No Further Remediation letter from IEPA. Soil disturbance may be eight to ten feet below ground surface and with space on the site limited, off-site soil disposal will be necessary and analytical results are recommended to be provided to the receptor of the soil.

We recommend that the Phase II ESA consist of the following.

- Performance of one soil boring along the western edge of the property to assess the Aamco Transmission site with testing for VOCs and PAHs.
- Performance of two soil boring along the northern edge of the property to assess the P & J Cleaner site with testing for VOCs.
- Performance of two to three soil borings near the former fuel oil tank with testing for VOCs and PAHs.
- Collection of groundwater samples, if encountered, with testing for VOCs and PAHs as appropriate.

4.3 Study Limitations

In preparing the report, KSA has relied upon information and representation provided by State and local governments upon documents in Federal, State, and local government agency files, KSA did not attempt to independently verify the accuracy or the completeness of this information, by did not detect any consistency or omission of a nature that might call into question the validity of any of this information.

KSA did not include the collection or analysis of any samples of the air, water, soil, or wastes, and KSA makes no representation or warranties concerning their quality. Items such as asbestos, lead-based paint, lead in drinking water, and wetlands, which are considered optional by ASTM, were not included in this assessment.

4.4 Environmental Professionals Statement

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR part 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

4.5 Closure

This report has been prepared for the use of our client, Chicago Neighborhood Initiatives, for an evaluation of the site and for a contamination assessment. KSA represents that, within the limitation of the agreed upon scope of work, this work has been undertaken and performed in a professional manner, in accordance with generally accepted environmental assessment practices, using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances and makes no other warranties, either expressed or implied. Testing of Lead-based paint, asbestos, and mold is outside the scope of this Phase I Environmental Site Assessment.

V. REFERENCES

1. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation: E 1527-13. American Society for Testing and Materials, 1916 Race Street, Philadelphia, PA 19103.
2. Phase I Environmental Site Assessment, Five Land Parcels, 239, 245, & 301-307 Madison Street, Village of Oak Park, Cook County, Illinois prepared by K. Singh & Associates, Inc., May 15, 2002.
3. Phase II Environmental Site Assessment, Five Land Parcels, 239, 245, & 301-307 Madison Street, Village of Oak Park, Cook County, Illinois prepared by K. Singh & Associates, Inc., June 28, 2002.
4. Limited Subsurface Investigation, 229 W. Madison Street, Oak Park, Illinois, prepared by The English Company, October 19, 2007.
5. Peer Review, 301-307 Madison Street, Oak Park, Illinois, prepared by Partner Engineering and Science, Inc., September 5, 2013.
6. Web Page: <http://www.cookcountyassessor.com/newsearch.aspx>. Maintained by the Cook County Assessor's Office.
7. Web Page: <http://epadata.epa.state.il.us/land/ust/Search.asp>. Maintained by the Illinois Environmental Protection Agency.
8. WebPage: Web Page <http://epadata.epa.state.il.us/land/srp/>. Maintained by the Illinois Environmental Protection Agency.
9. E.L. Skinner and R. G. Borman, Water Resources of the Lake Michigan Basin. USGS Hydrogeologic Investigation Atlas HA-432, 1973.

17
PERSPECTIVE DRAWINGS



CORNER OF MADISON ST. AND S. HARVEY AVE. (VIEW FROM NORTHWEST)



S. HARVEY AVE. (VIEW FROM SOUTHEAST)



CORNER OF MADISON ST. AND S. HARVEY AVE. - LOOKING EAST DOWN MADISON ST.

18
PHOTOS OF SURROUNDING
PROPERTIES & BUILDINGS



NORTHEAST CORNER OF MADISON ST. AND S. CUYLER AVE.



NORTHWEST CORNER OF MADISON ST. AND S. CUYLER AVE.



NORTH SIDE OF MADISON ST. AT THE INTERSECTION OF S. HARVEY AVE.



SOUTH SIDE OF MADISON ST. ADJACENT TO NORTH SIDE OF SITE



NORTH SIDE OF HIGHLAND AVE ADJACENT TO SITE



NORTH SIDE OF S. HARVEY AVE. ADJACENT TO SITE



NORTH SIDE OF MADISON ST. ACROSS FROM SITE



SOUTH SIDE OF MADISON ST. ADJACENT TO SOUTH SIDE OF SITE



NORTH AND EAST PROPERTY LINE OF SITE AT S. HARVEY AVE. AND MADISION ST.



NORTH PROPERTY LINE OF SITE AT MADISION ST.



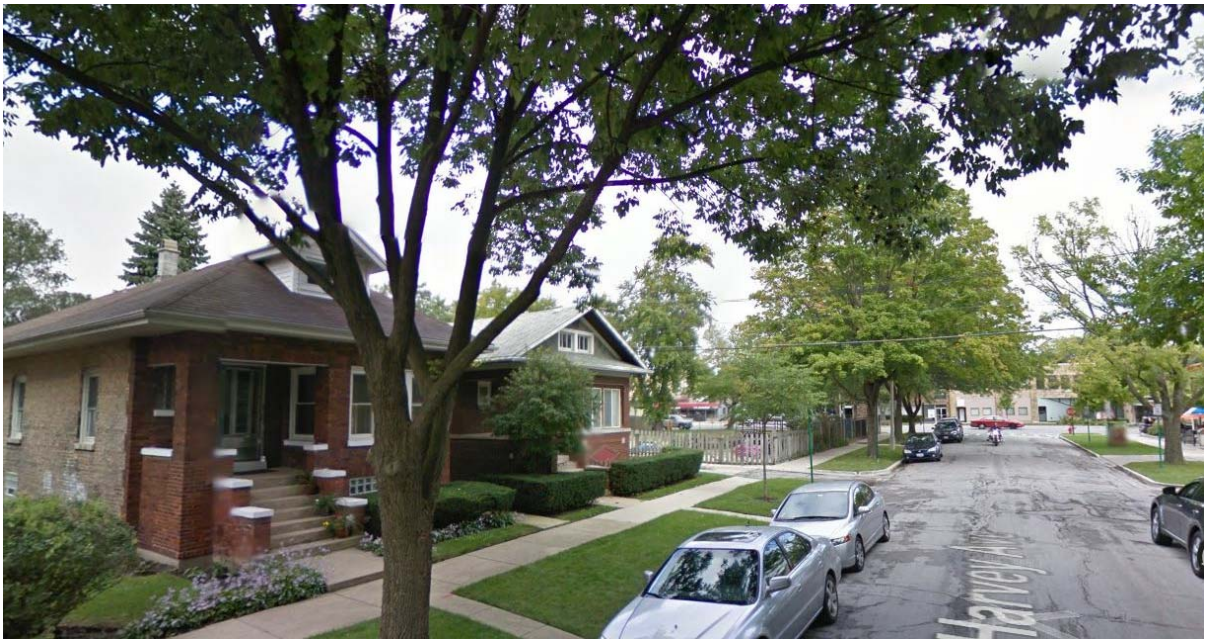
NORTH PROPERTY LINE OF WEST PARCEL (PARKING)



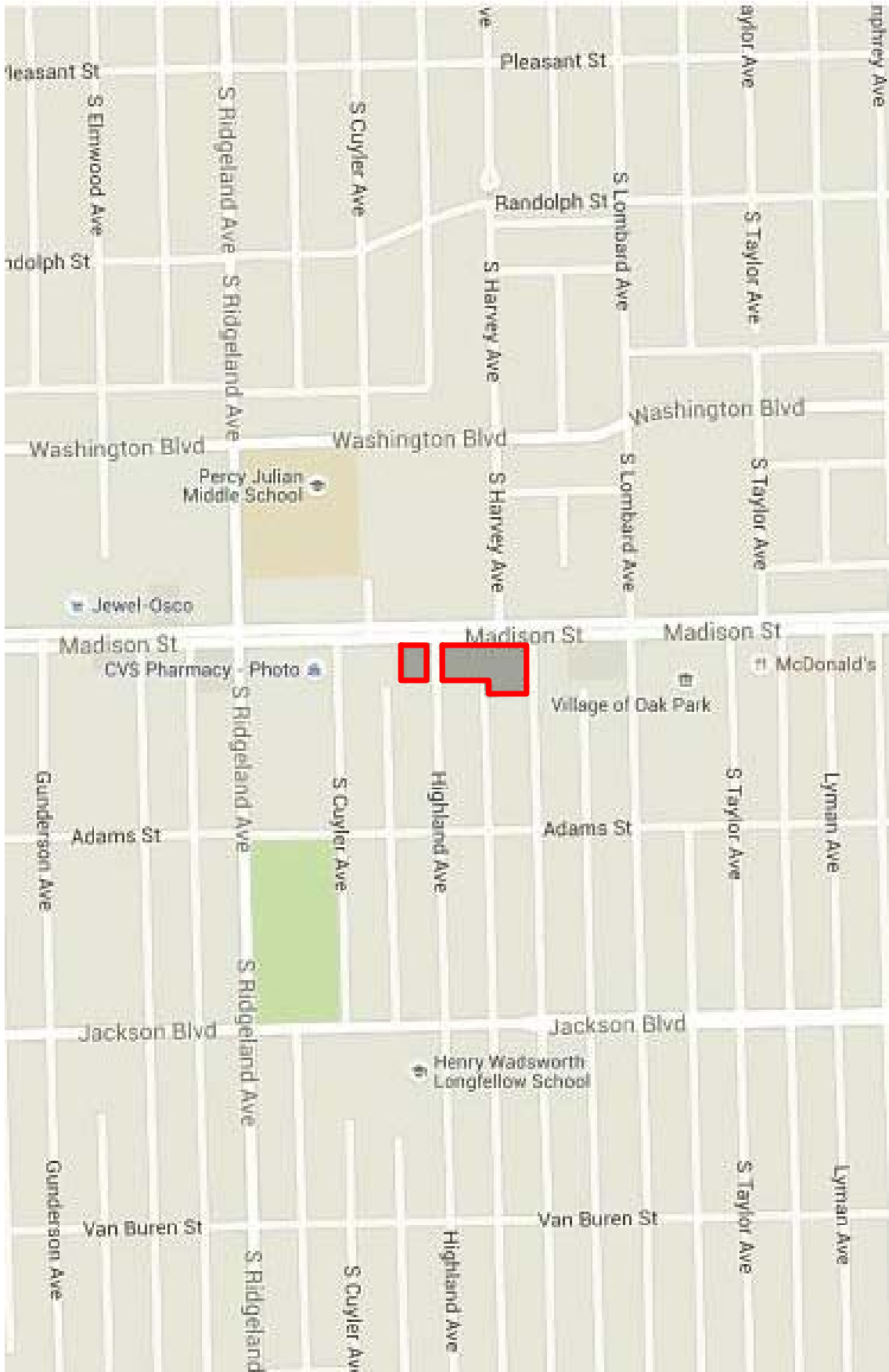
NORTH AND WEST PROPERTY LINE OF BUILDING SITE AT MADISION ST. AND HIGHLAND AVE.



HIGHLAND AVE. LOOKING NORTH TOWARD SITE



S. HARVEY AVE. LOOKING NORTH TOWARD SITE



20
SITE PLAN

MADISON STREET

EXISTING PARKING LOT TO REMAIN AS-IS. NEW SEAL AND REPAVING (PARKING LAYOUT MATCHES EXISTING LAYOUT)

264'-1 1/4"

DASH LINE INDICATES AVAILABILITY ON STREET PARKING

EX. L.P. (EXISTING LIGHT POLE)

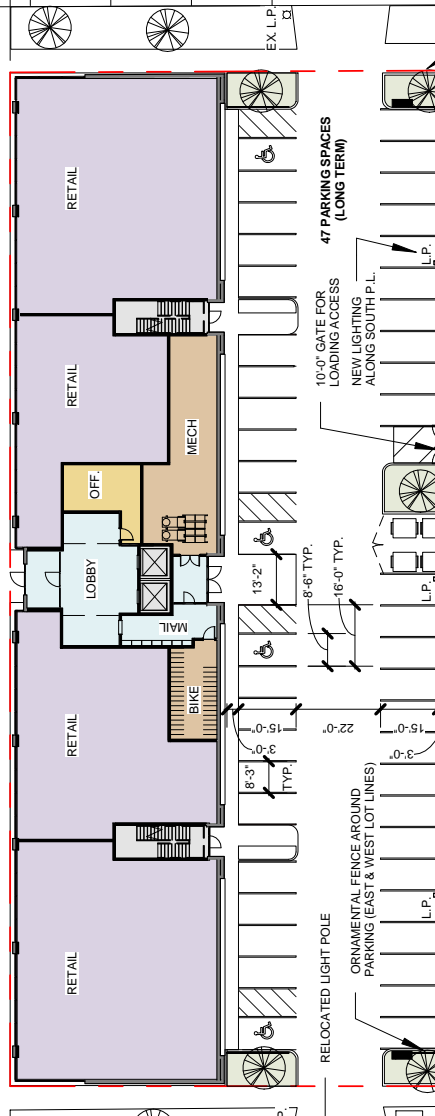
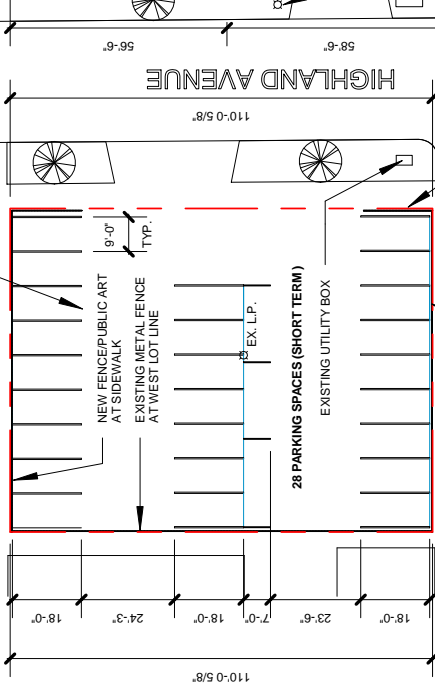
EX. L.P.

EX. L.P.

EX. L.P.

EX. L.P.

EX. L.P.



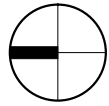
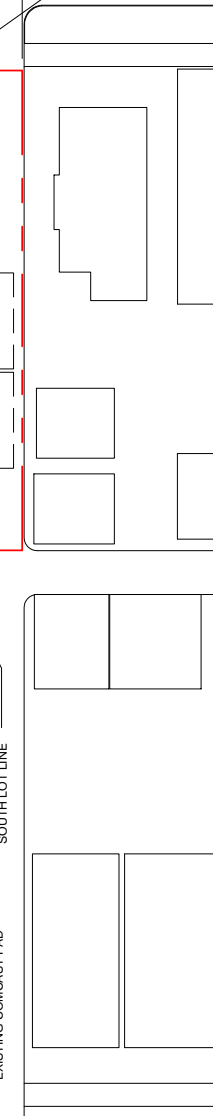
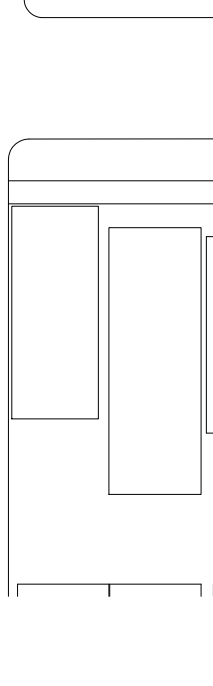
EXISTING SCREENING FENCE AT SOUTH LOT LINE

SCREENING FENCE AT SOUTH LOT LINE

LOADING

EX. L.P.

EX. L.P.



OAK PARK HOUSING
SITE PLAN

BOOTH HANSEN

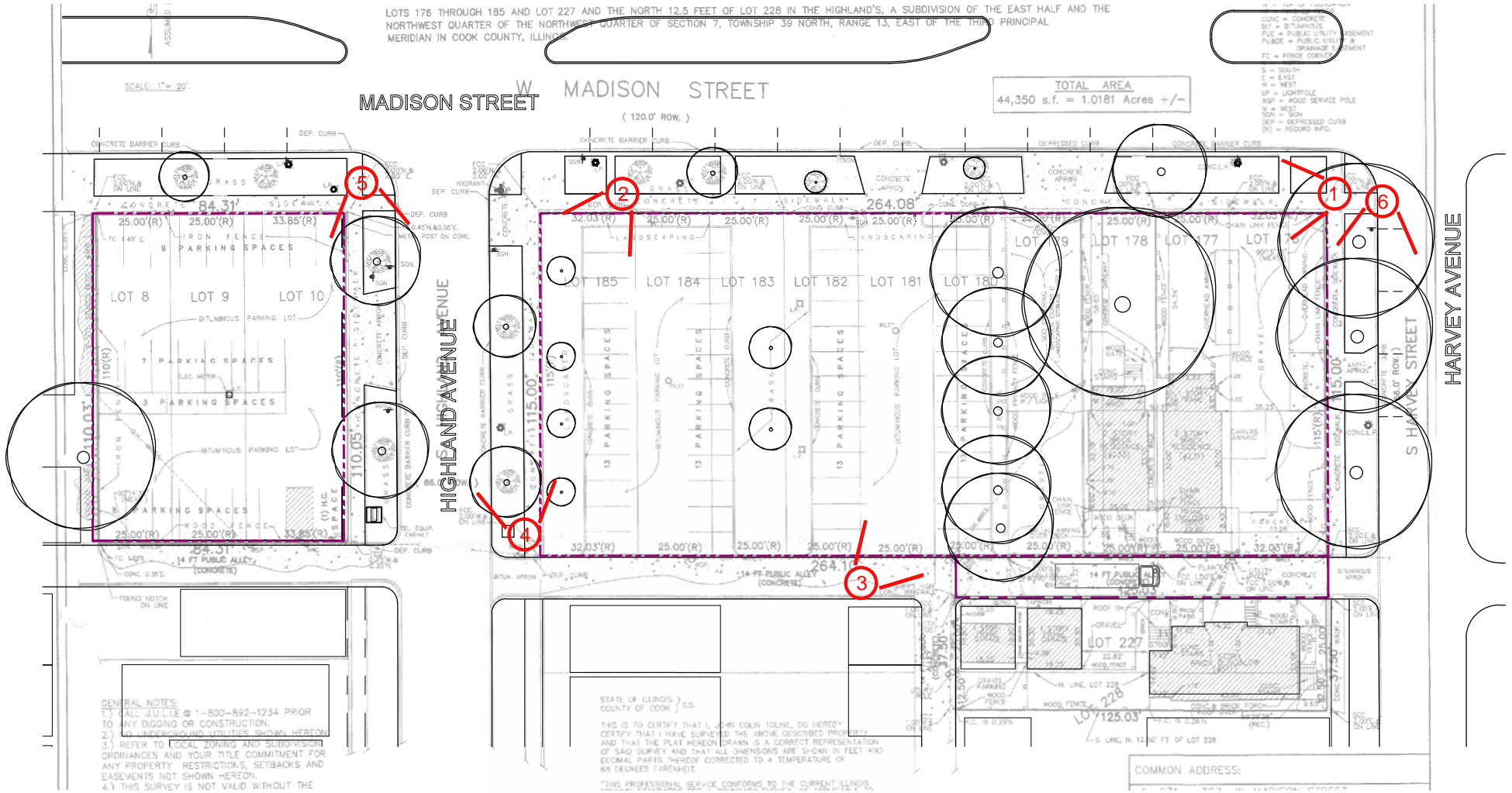
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20.A

21
LANDSCAPE PLAN

LOTS 176 THROUGH 185 AND LOT 227 AND THE NORTH 12.5 FEET OF LOT 228 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST HALF AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

TOTAL AREA
44,350 s.f. = 1.0181 Acres +/-

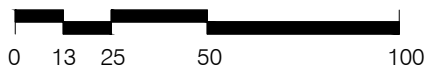
CC = CONCRETE
 BT = BITUMINOUS
 PUL = PUBLIC UTILITY
 FULS = PUBLIC UTILITY
 DR = DRAINAGE
 EC = EDGE CURB
 S = SOUTH
 E = EAST
 W = WEST
 N = NORTH
 LP = LIGHT POLE
 WSP = WOOD SERVICE POLE
 W = WEST
 WSP = WOOD SERVICE POLE
 W = WEST
 WSP = WOOD SERVICE POLE
 DEP = DEPRESSION CURB
 DV = RECORD PLOT



GENERAL NOTES:
 1.) CALL JULIE @ 1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION.
 2.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
 4.) THIS SURVEY IS NOT VALID WITHOUT THE

STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.
 THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS

Scale: 1" = 50'-0"



KEY:



VIEWPOINTS
(SEE 21.B FOR EXISTING CONDITIONS PHOTOS)





① Madison St. Parkway - Hackberry in poor condition



② Ginkgo trees at parking lot perimeter along Highland Ave. to be removed



③ Honeylocust tree next to alley, to remain



④ East parkway on Highland Ave. - Crimson King Maple to be removed

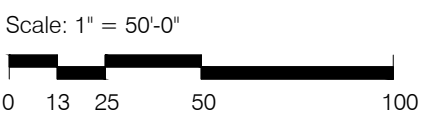
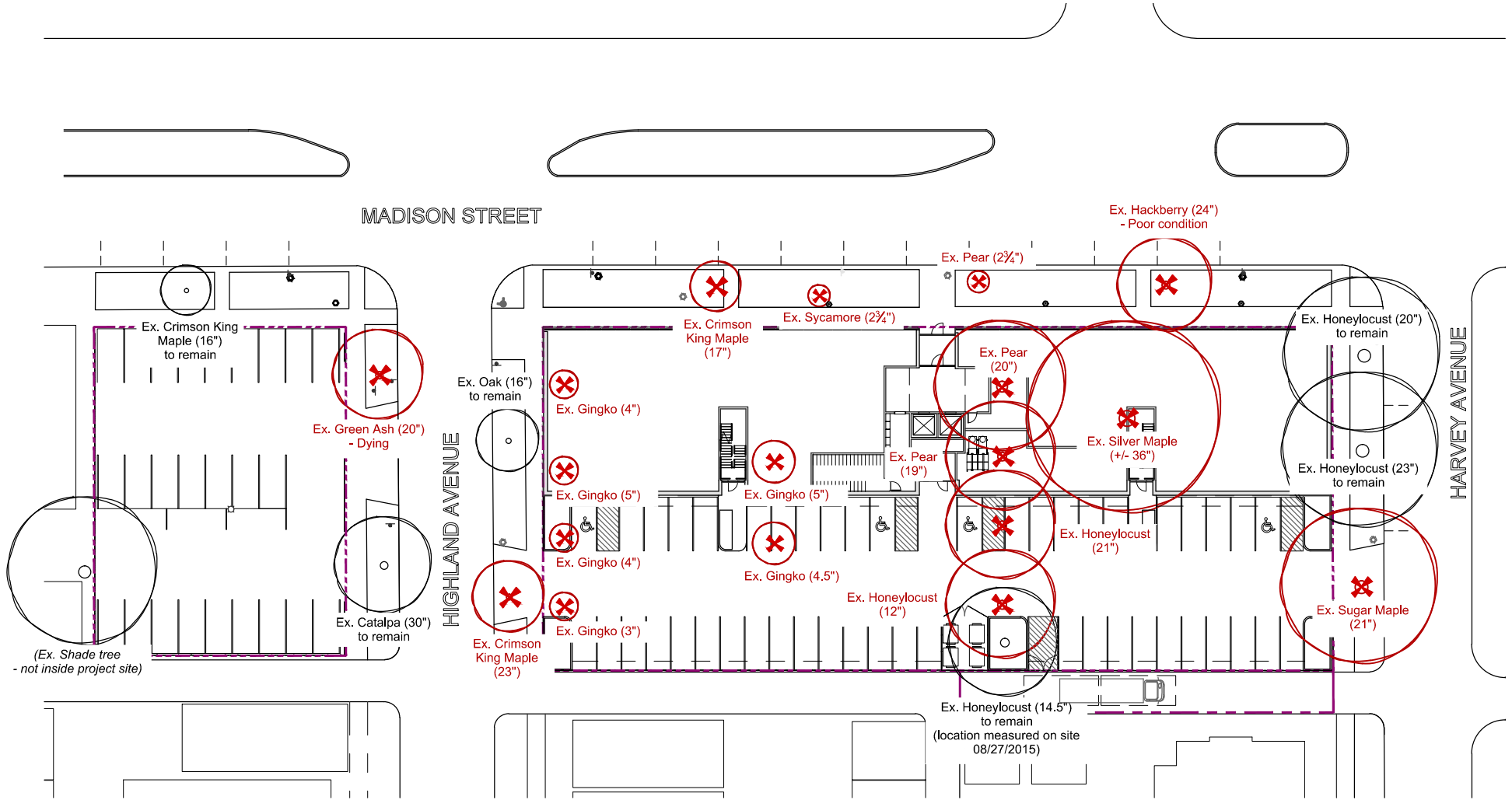





⑤ Dying Green Ash - Madison St. and Highland Ave. intersection



⑥ 2 large Honeylocust trees along Harvey Ave. parkway to remain

OAK PARK HOUSING
EXISTING CONDITIONS
- IMAGES

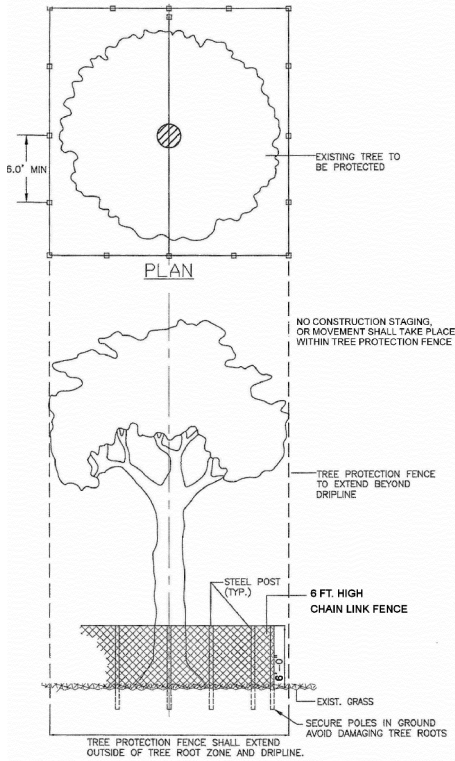
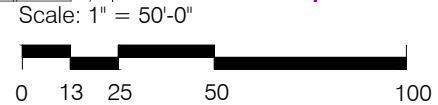
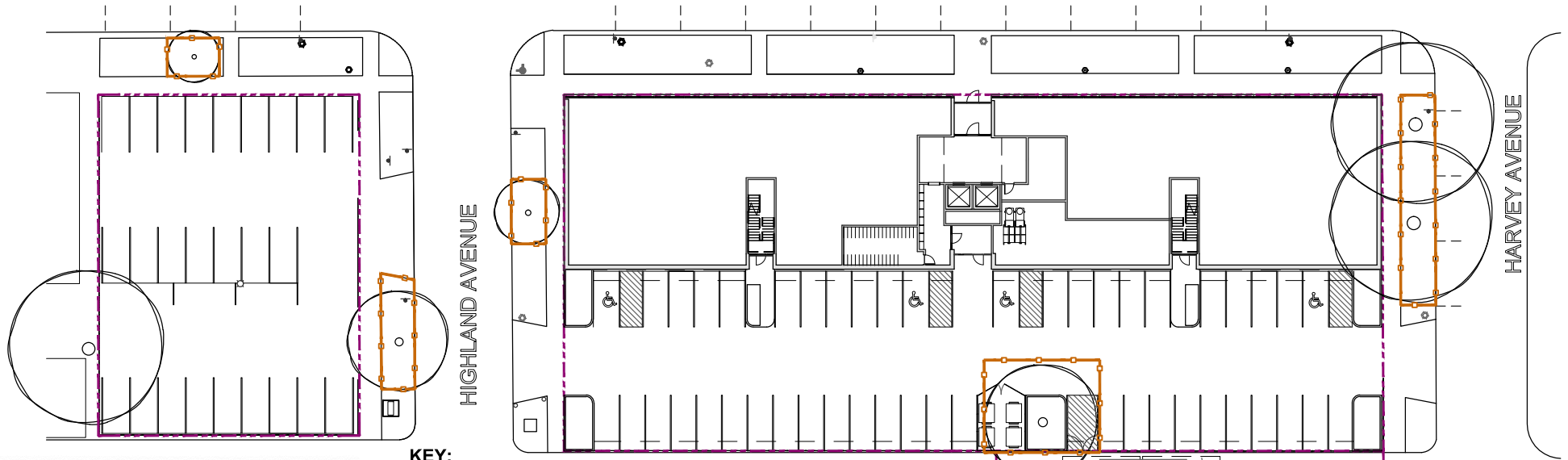


- KEY:**
-  EXISTING TREES TO REMAIN
 -  EXISTING TREES TO BE REMOVED
- REMOVE TREE AND GRIND STUMP
 -  PROPERTY LINE

NOTE: LOCATION AND CALIPERS OF EXISTING TREES HAVE BEEN MEASURED BY HAND, OR ARE LOCATED FROM AN AERIAL PHOTO. FIELD INVESTIGATION HAS BEEN COMPLETED.



OAK PARK HOUSING
EXISTING TREES
 - REMOVALS



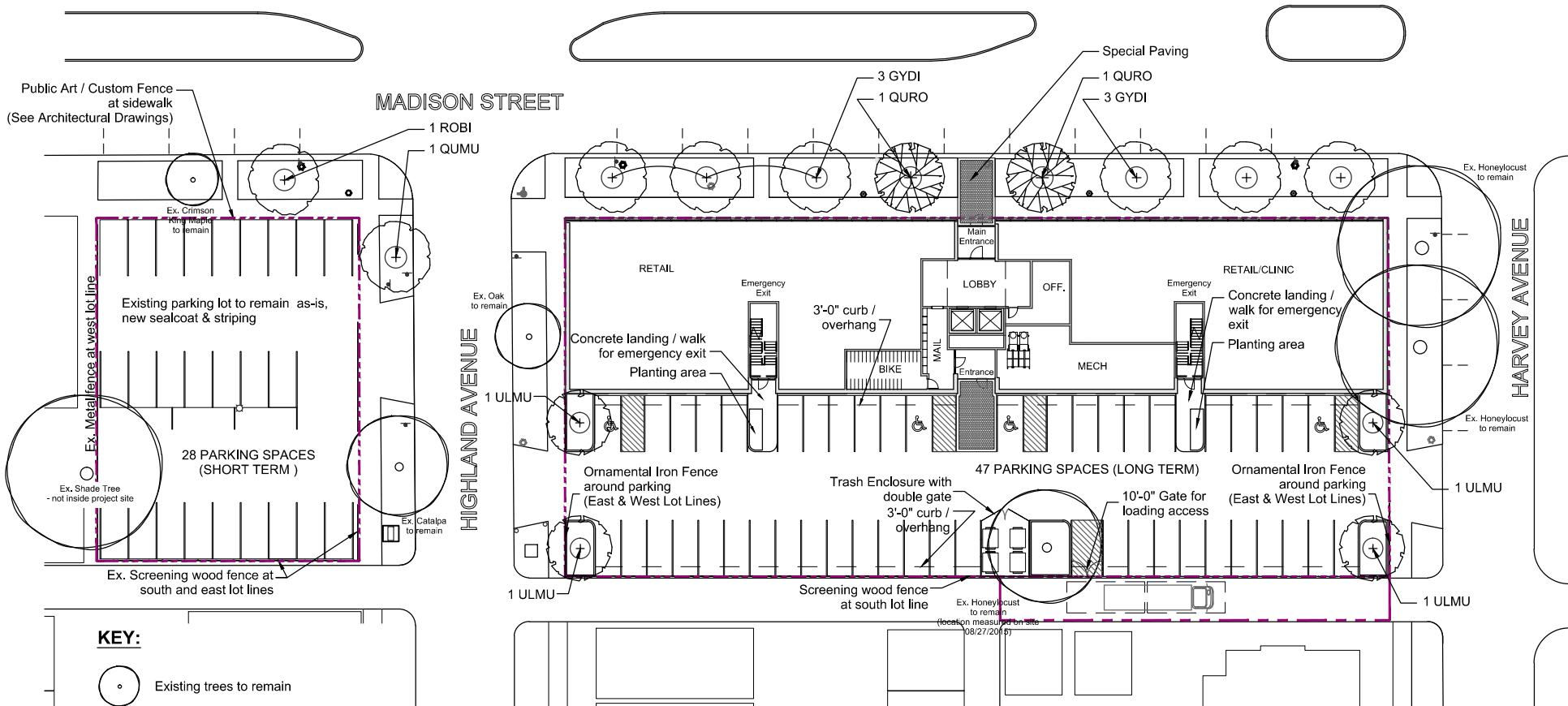
GENERAL NOTES: TREE PROTECTION

1. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE OWNERS OR OTHER PARTIES OR AUTHORITIES HAVING JURISDICTION.
2. PROTECT EXISTING VEGETATION TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING OR BREAKING OF ROOTS, FROM SMOTHERING BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, FROM VEHICULAR OR FOOT TRAFFIC, OR FROM PARKING VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY FENCES, BARRICADES OR GUARD FROM PARKING AS REQUIRED TO PROTECT EXISTING VEGETATION.
3. PROTECT ROOT SYSTEMS FROM DAMAGE DUE TO NOXIOUS MATERIALS IN SOLUTION CAUSED BY RUNOFF OR SPILLAGE DURING MIXING OF CONSTRUCTION MATERIALS, OR DRAINAGE FROM STORED MATERIALS. PROTECT EXPOSED ROOT SYSTEMS FROM DESICCATION.
4. PRUNE TREES TO REMAIN AND REMOVE LIMBS IN DANGER OF DAMAGE BY CONSTRUCTION WORK, PRIOR TO CONSTRUCTION ACTIVITIES UNDER THE DIRECTION OF LANDSCAPE ARCHITECT AND/OR VILLAGE OF OAK PARK - FORESTRY SUPERINTENDENT.
5. WHERE EXCAVATION IS REQUIRED WITHIN TREE DRIP LINES, HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS OR AUGER BENEATH TREES PER LANDSCAPE ARCHITECT'S DIRECTION. USE NARROW-TINE SPADING FORKS AND COMB SOIL TO EXPOSE ROOTS. LANDSCAPE ARCHITECT TO BE NOTIFIED OF SUCH ACTIVITIES IN ADVANCE OF WORK COMMENCEMENT.
6. PROVIDE PROTECTION FOR ROOTS OVER 1" DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. TEMPORARILY COVER ALL EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT, AND PROVIDE SOIL COVER.
7. ANY DAMAGE ON SITE AND TO TREES OR BRANCHES CAUSED BY MACHINERY OR OTHER CONSTRUCTION ACTIVITIES **SHALL BE REPORTED IMMEDIATELY** TO THE OWNER / LANDSCAPE ARCHITECT. A CERTIFIED ARBORIST MAY BE CALLED TO EVALUATE DAMAGE AND RECOMMEND REMEDIATION, AT THE EXPENSE OF THE CONTRACTOR.
8. LOCATE EXISTING UNDERGROUND UTILITIES IN THE AREAS OF WORK BEFORE STARTING EARTHWORK OPERATIONS. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF PROTECTION DURING EARTHWORK OPERATIONS. CONTACT J.U.L.I.E. TO VERIFY LOCATIONS OF EXISTING UTILITIES, WHERE APPLICABLE.
9. CONTRACTOR SHALL NOTIFY VILLAGE OF OAK PARK - FORESTRY SUPERINTENDENT (ROB SPROULE 708.358.5470 / RSPROULE@OAK-PARK.US) AND LANDSCAPE ARCHITECT OF INTENDED DEMOLITION / REMOVAL DATE. LANDSCAPE ARCHITECT SHALL MARK PLANTS FOR REMOVAL AND / OR SALVAGE ON SITE PRIOR TO DEMOLITION OPERATIONS.

REE PROTECTION DETAIL

N.T.S.

OAK PARK HOUSING
TREE PROTECTION



KEY:

- Existing trees to remain
- Proposed shade trees
- Existing sign
- Existing street light pole
- Existing pedestrian light pole
- Existing light pole to be relocated
- Proposed pedestrian light pole
- Existing parking lot light pole
- Existing utility box
- Existing transformer
- Existing fire-hydrant
- Proposed steel pipe bollards
- Available on-street parking
- Property line

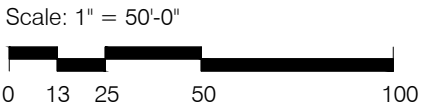
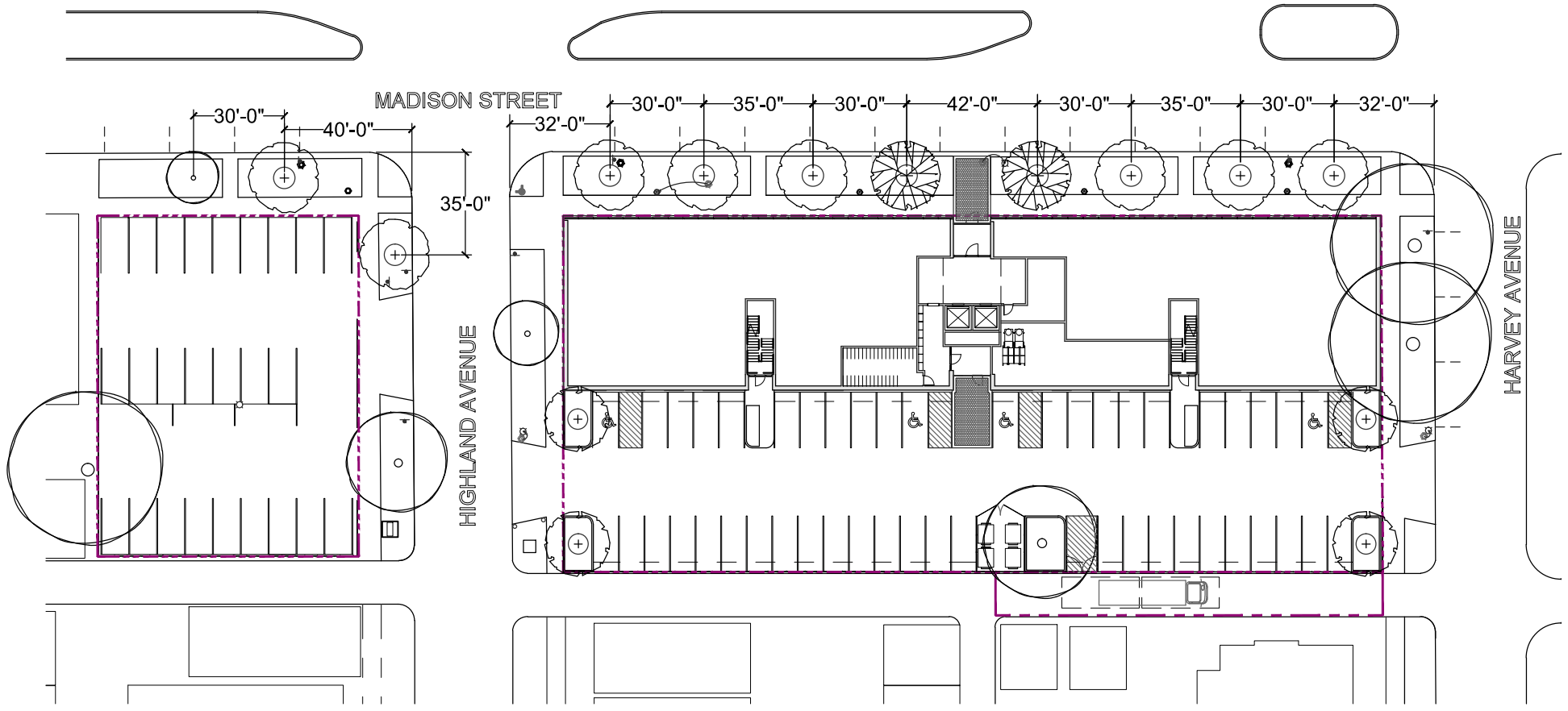
PLANT SCHEDULE

CODE	Qty.	Botanical Name	Common Name	Size	Comments
SHADE TREES					
GYDI	6	Gymnocladus dioicus	Kentucky Coffeetree	3" cal	B&B
QUMU	1	Quercus muehlenbergii	Chinkapin Oak	3" cal	B&B
QURO	2	Quercus robur "Skymaster"	Skymaster Columnar English Oak	3" cal	B&B
ROBI	1	Robinia pseudoacacia "Chicago Blue"	Chicago Blues Black Locust	3" cal	B&B
ULMU	4	Ulmus 'Morton'	Accolade Elm	3" cal	B&B

Scale: 1" = 50'-0"



OAK PARK HOUSING
LANDSCAPE PLAN
 - SCHEMATIC



OAK PARK HOUSING
 PARKWAY TREES
 LAYOUT PLAN



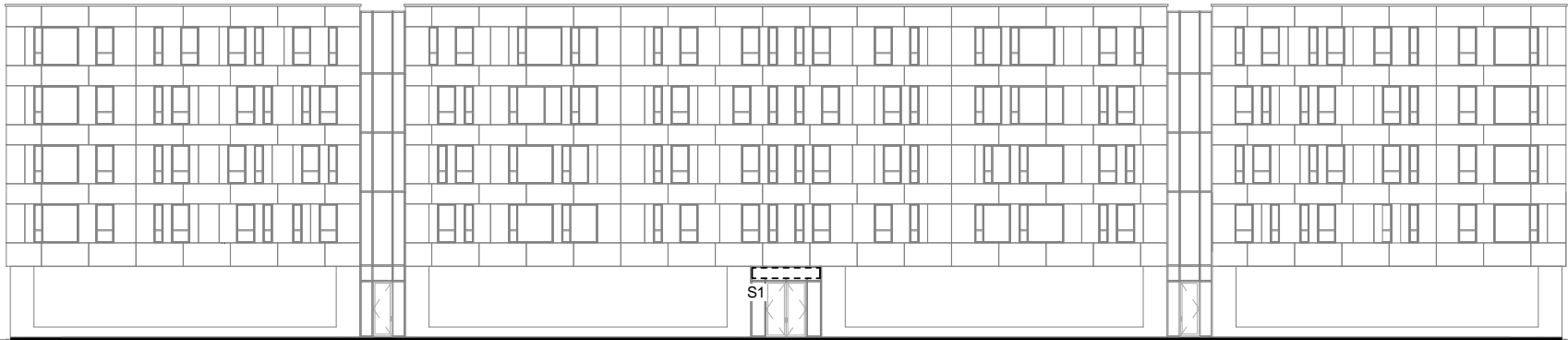
NORTH ELEVATION - MADISON STREET ELEVATION



EAST ELEVATION - HARVEY STREET ELEVATION

LEGEND

- S1: 2'-0" X 24'-0" (48 SF) CANOPY MOUNTED
- S2: 2'-0" X 24'-0" (48 SF) CANOPY MOUNTED
- S3: 2'-0" X 24'-0" (48 SF) CANOPY MOUNTED
- S4: 2'-0" X 10'-0" (20 SF) CANOPY MOUNTED
- S5: 2'-0" X 24'-0" (48 SF) CANOPY MOUNTED
- S6: 2'-0" X 24'-0" (48 SF) CANOPY MOUNTED
- S7: 2'-0" X 24'-0" (48 SF) CANOPY MOUNTED
- S8: 2'-0" X 17'-6" (35 SF) CANOPY MOUNTED
- S9: 2'-0" X 4'-0" (8 SF) WALL MOUNTED



SOUTH ELEVATION - PARKING LOT

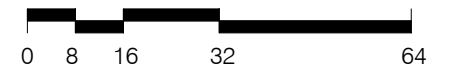
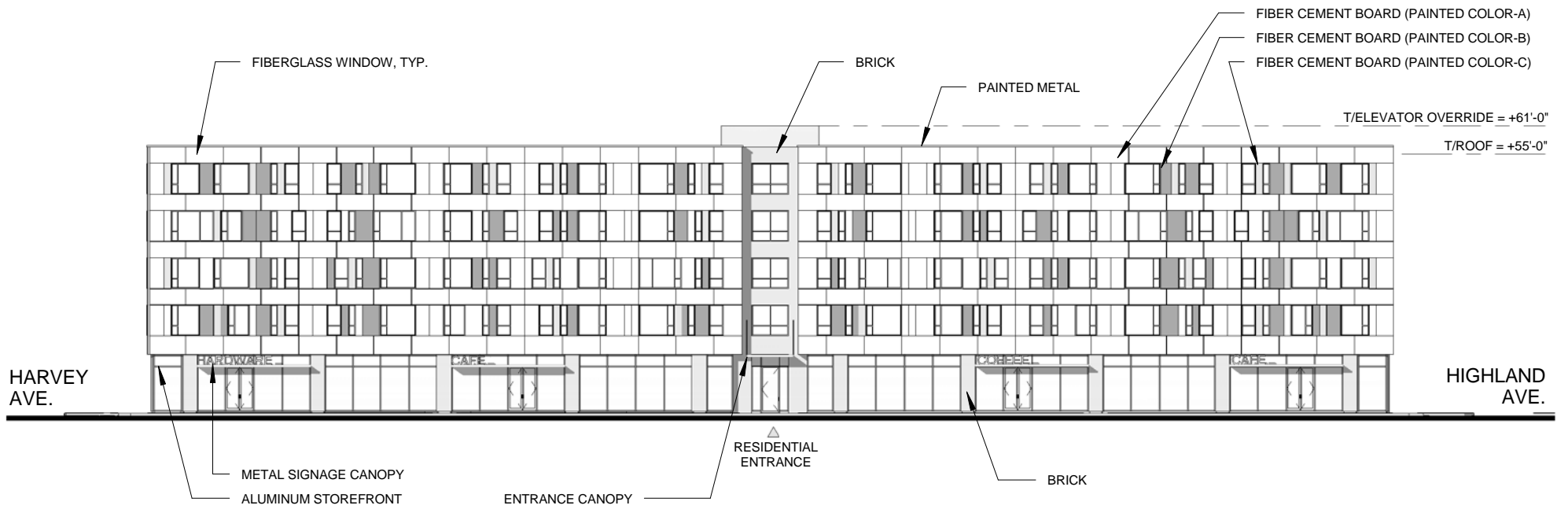


EAST ELEVATION - HARVEY STREET ELEVATION

LEGEND

- S1: 2'-0" X 10'-0" (20 SF) WALL-MOUNTED
- S2: 2'-0" X 17'-6" (35 SF) CANOPY-MOUNTED
- S3: 2'-0" X 4'-0" (8 SF) WALL-MOUNTED

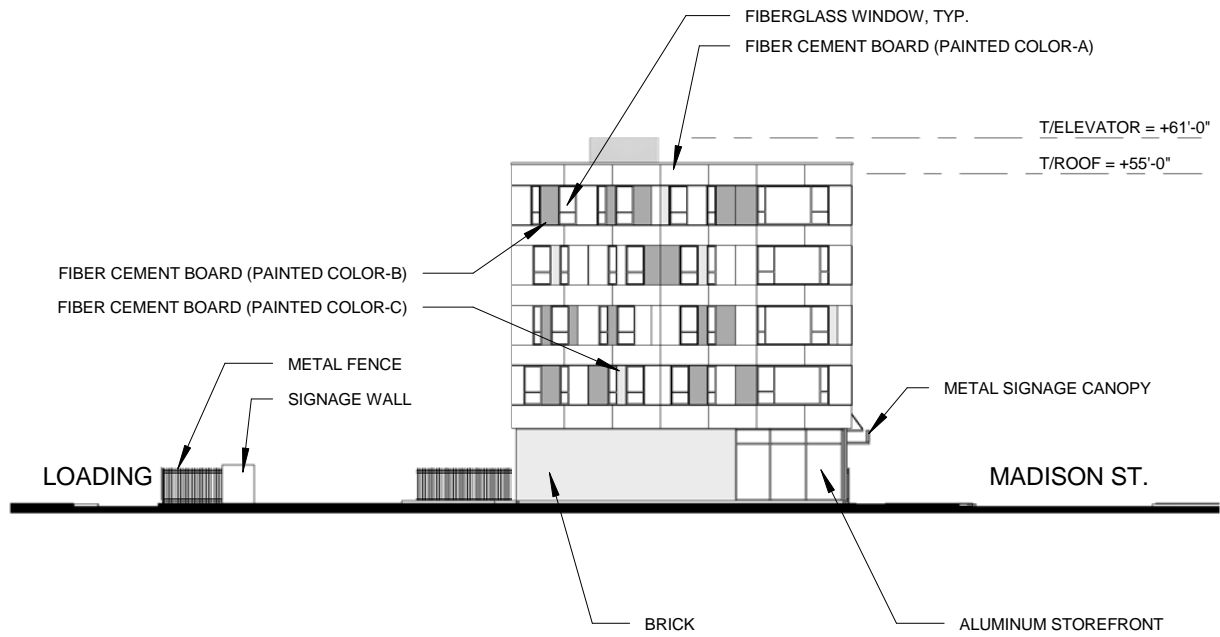
23
BUILDING ELEVATIONS

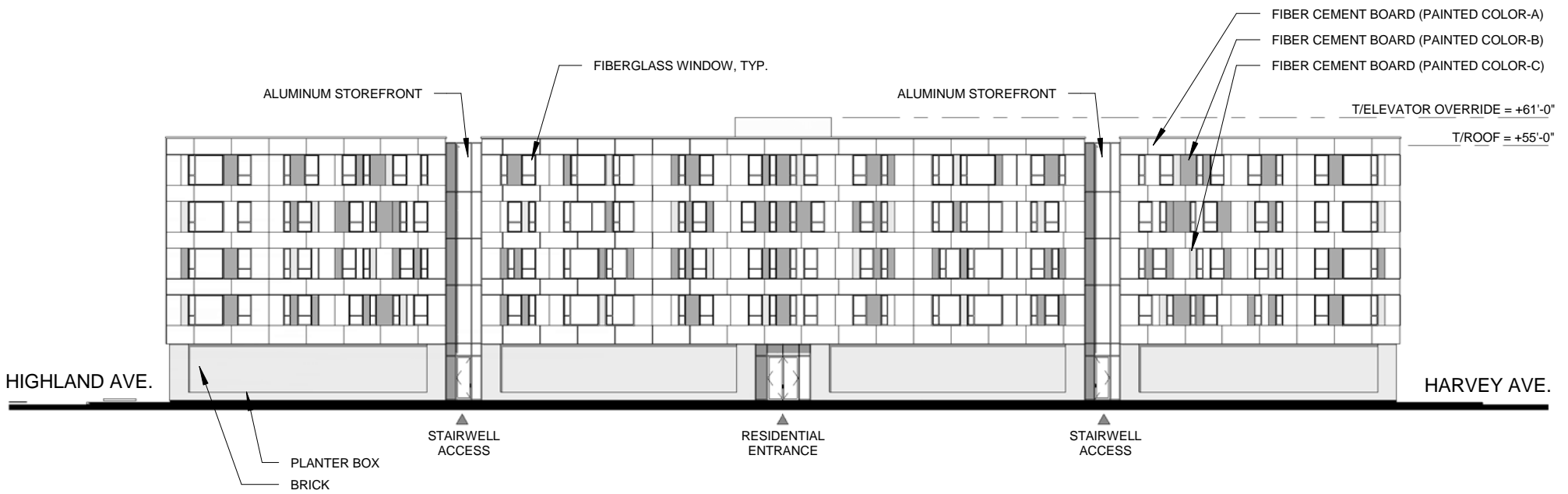


BOOTH HANSEN

HIGHLAND PLACE
NORTH ELEVATION

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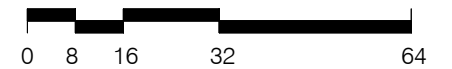
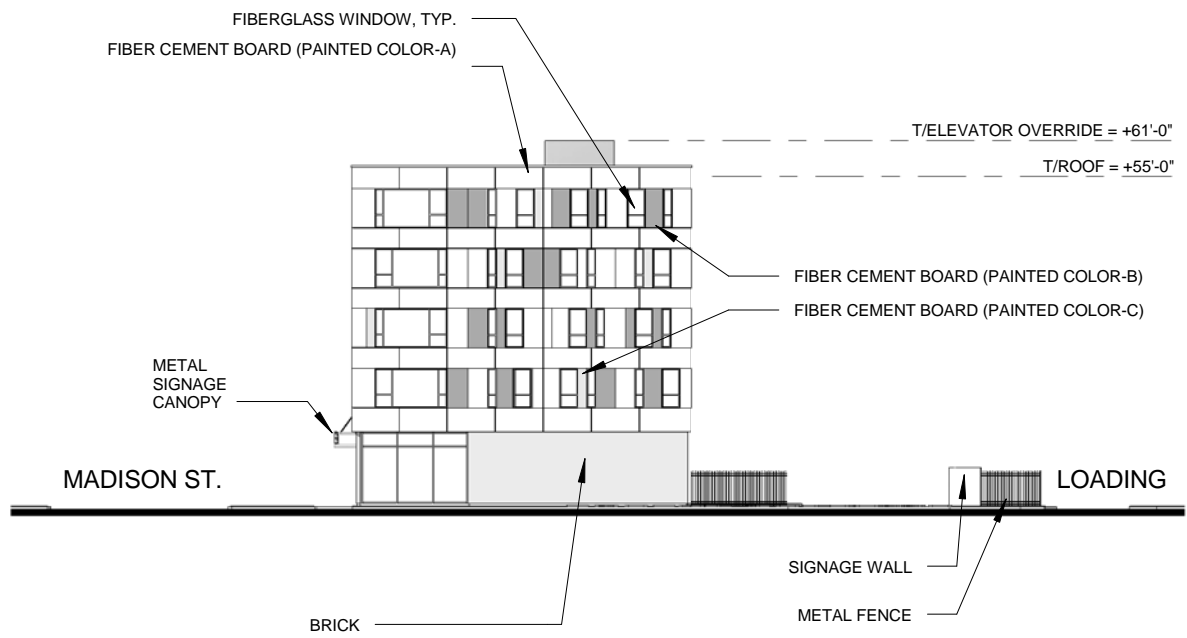




BOOTH HANSEN

HIGHLAND PLACE
SOUTH ELEVATION

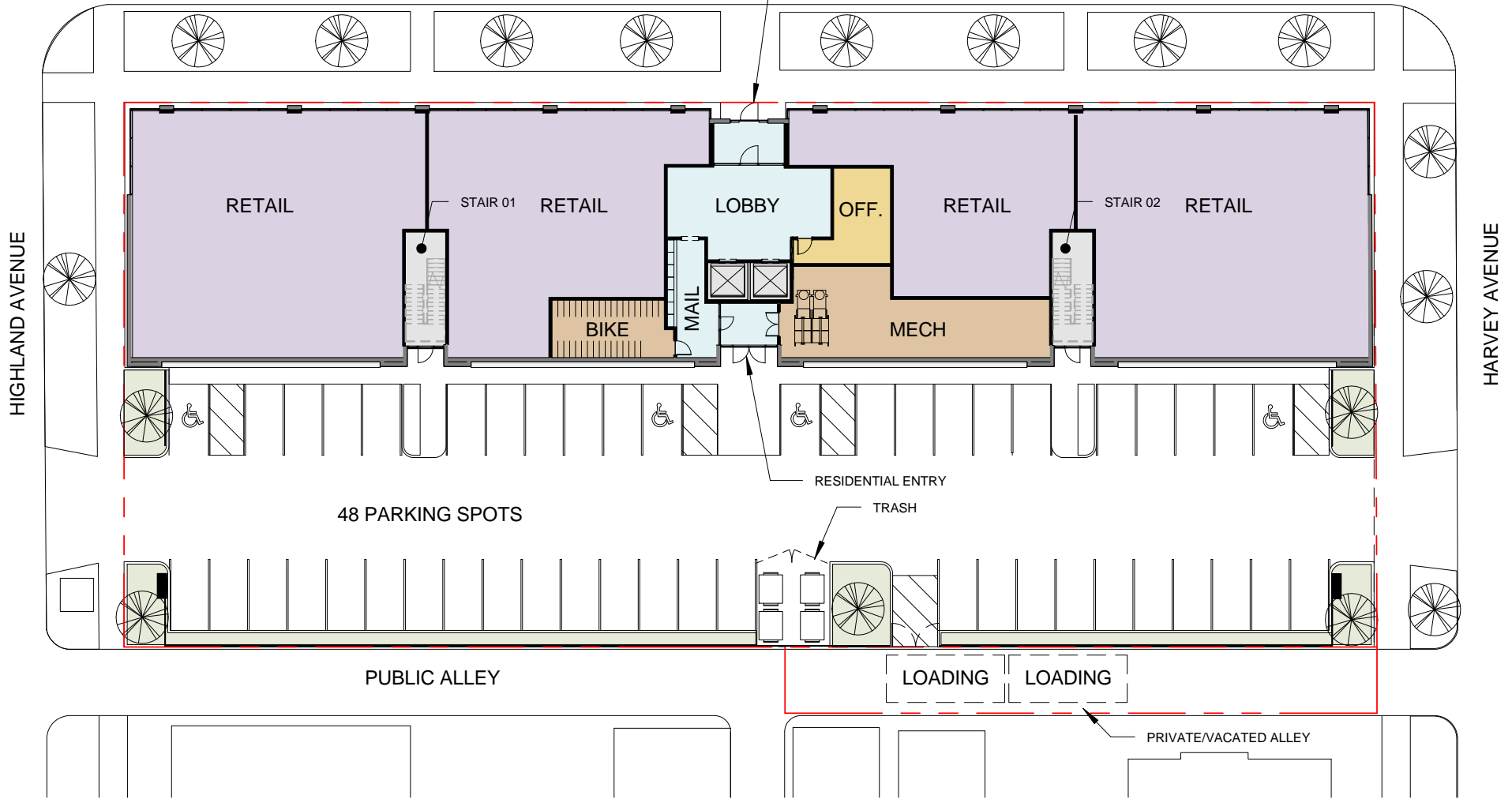
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24
FLOOR PLANS

MADISON STREET

RESIDENTIAL ENTRY



RETAIL

STAIR 01

RETAIL

LOBBY

OFF.

RETAIL

STAIR 02

RETAIL

BIKE

MAIL

MECH

48 PARKING SPOTS

RESIDENTIAL ENTRY

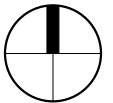
TRASH

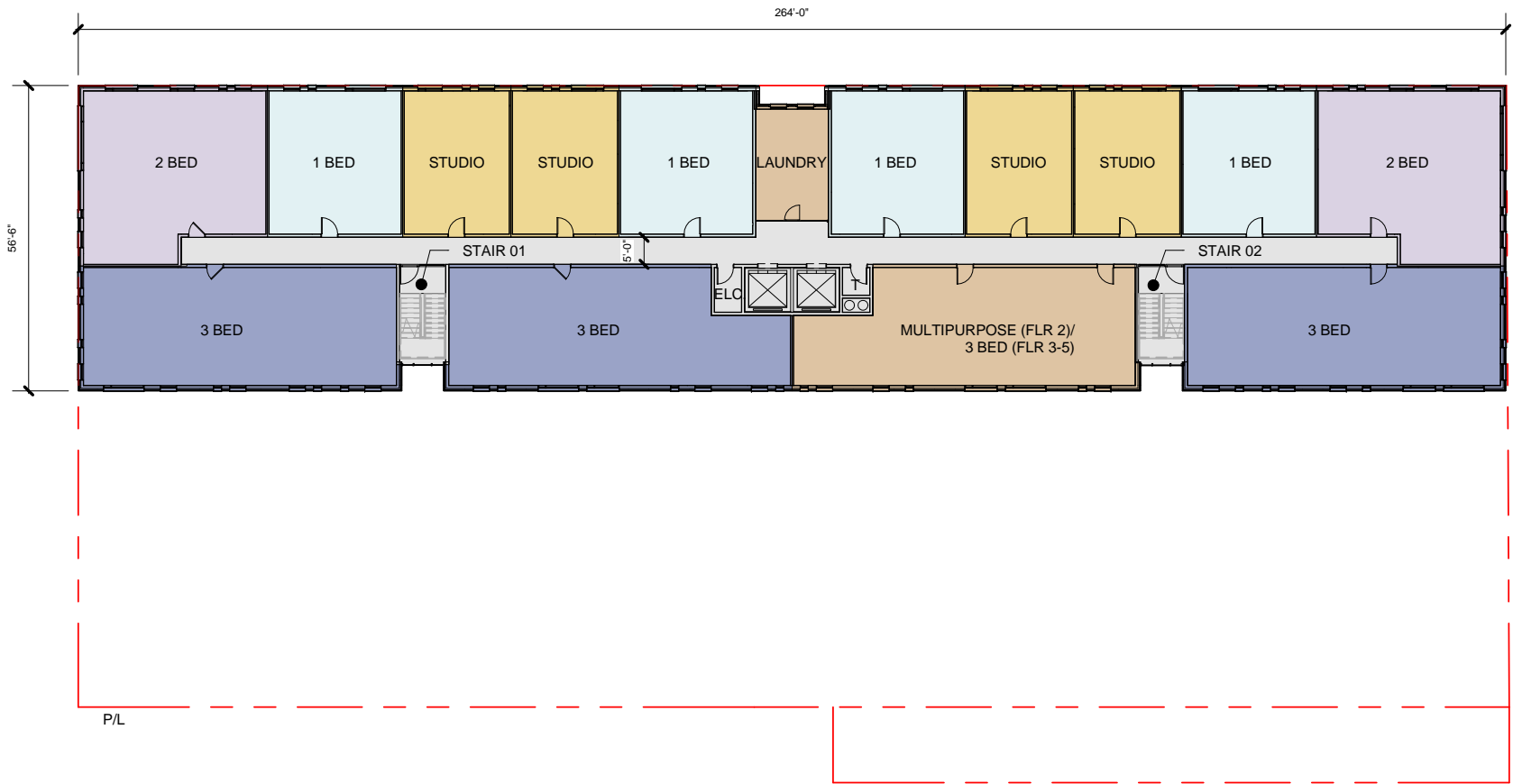
PUBLIC ALLEY

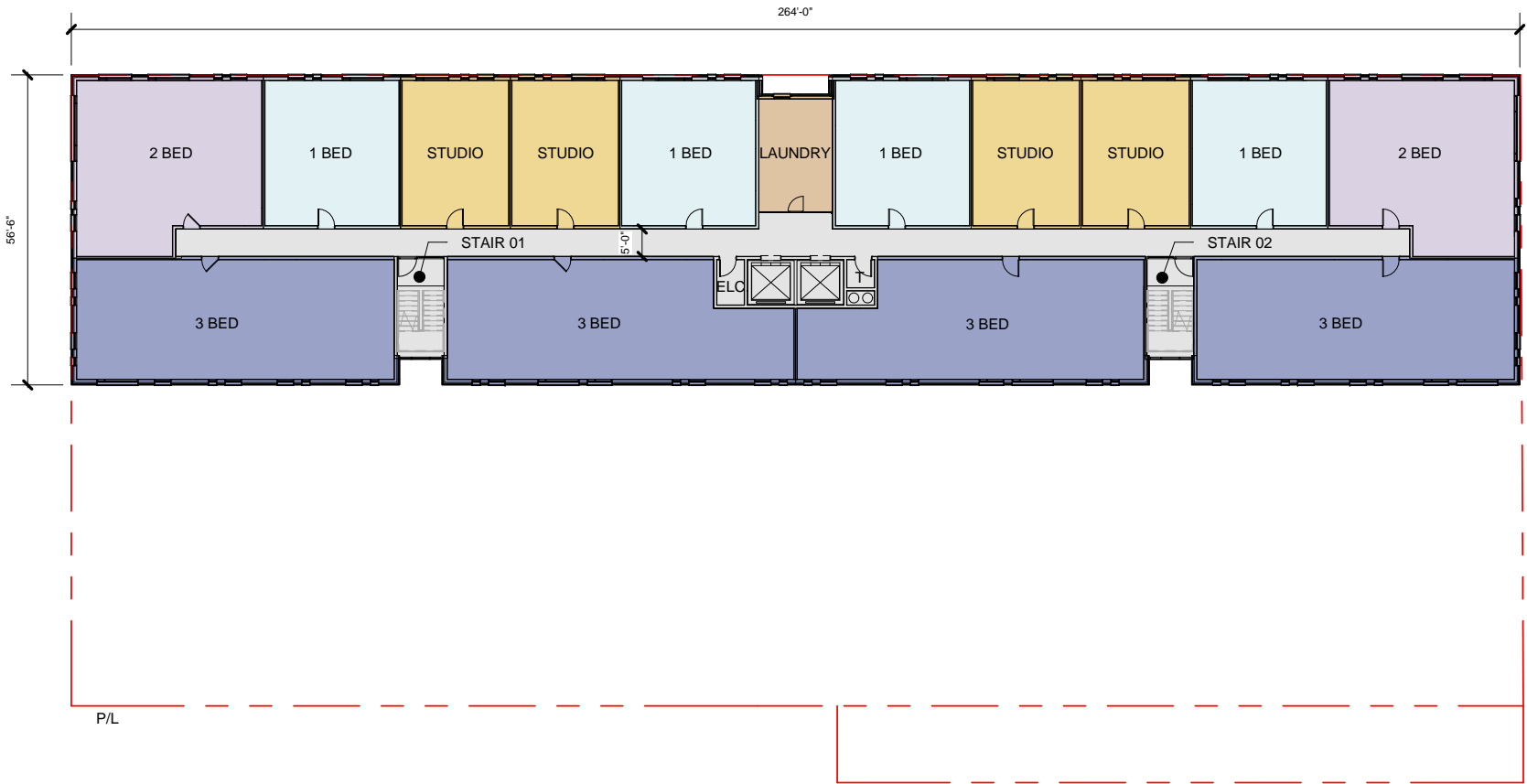
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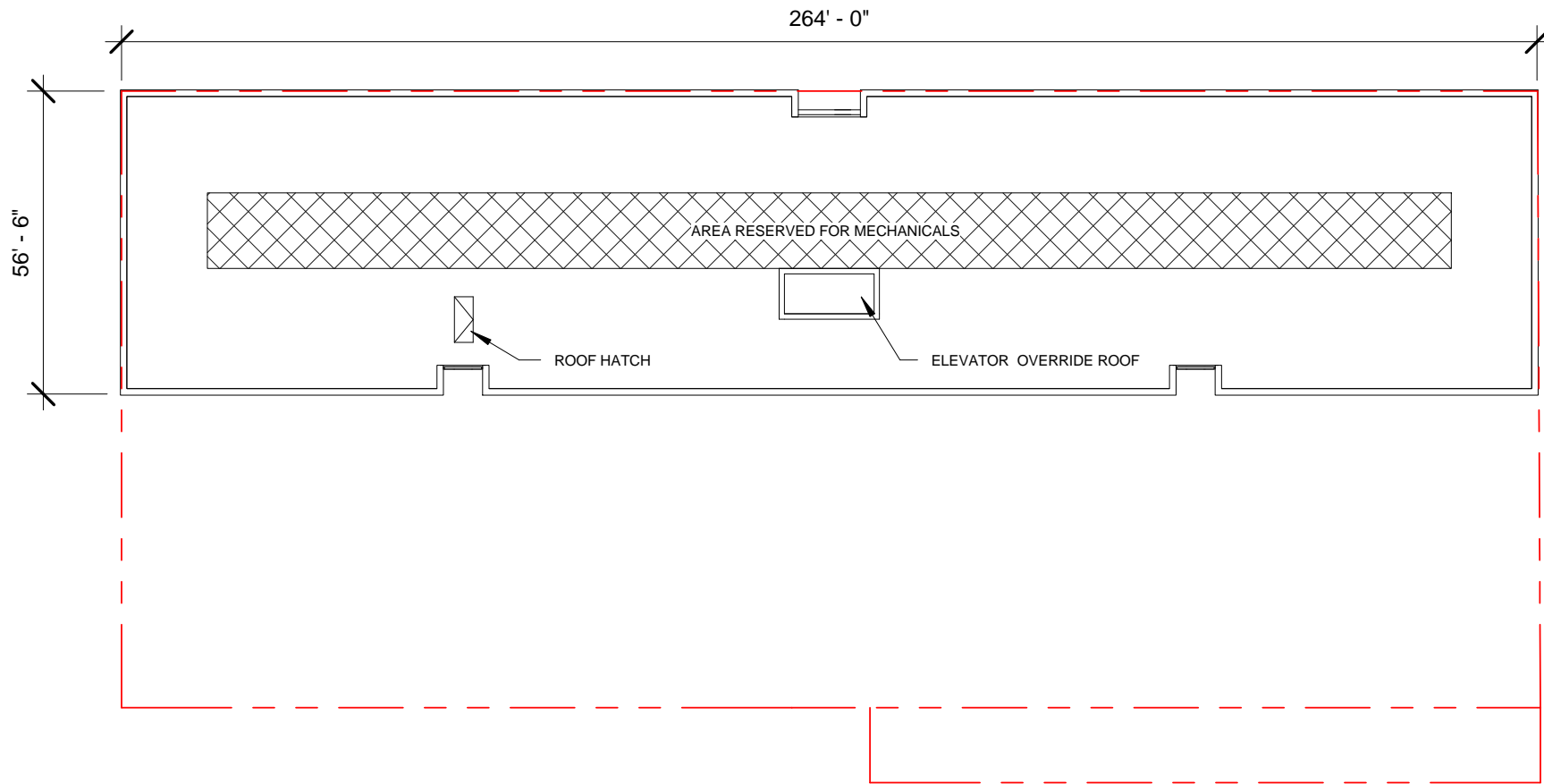
LOADING

PRIVATE/VACATED ALLEY









25
EXTERIOR LIGHTING PLAN



GLEON LED AREA AND SITE LUMINAIRE COOPER LIGHTING
 MOUNTING HEIGHT:
 20'-0"
 FIXTURE LENGTH:
 2'-3/4"
 FIXTURE WIDTH:
 15-1/2"
 FIXTURE HEIGHT:
 3'-15/16"

All E7ON data shown on this drawing is the property of E7ON Lighting, Inc. All rights reserved. E7ON Lighting, Inc. is not responsible for the accuracy of the data shown on this drawing. The user of this data assumes all responsibility for the accuracy of the data shown on this drawing. E7ON Lighting, Inc. is not responsible for the accuracy of the data shown on this drawing. The user of this data assumes all responsibility for the accuracy of the data shown on this drawing.

Luminaire Schedule

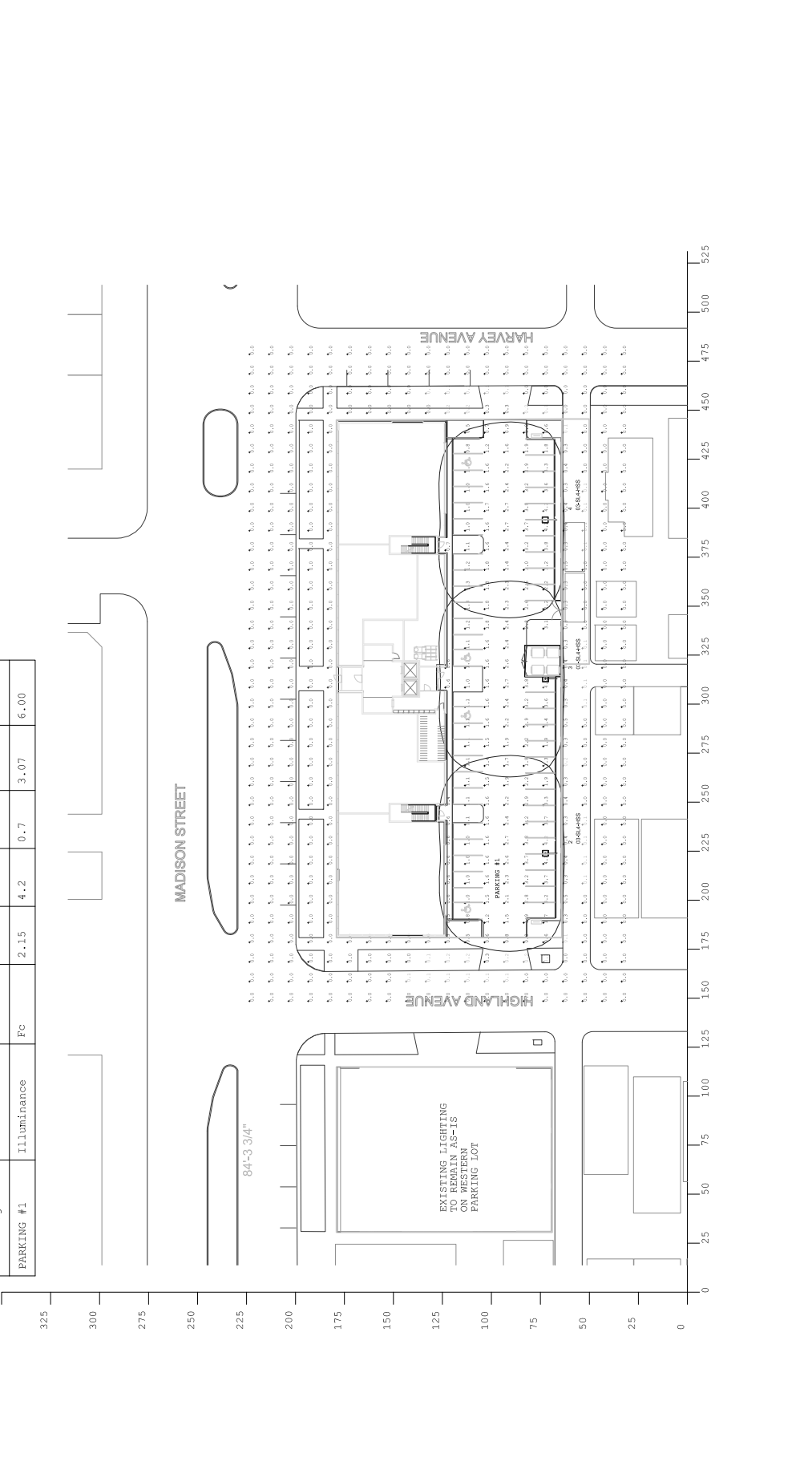
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
—	3	03-SL4-HSS	SINGLE	0.912	GLEON-AE-03-LED-E1-SL4-HSS	157	471	12715

Luminaire Location Summary

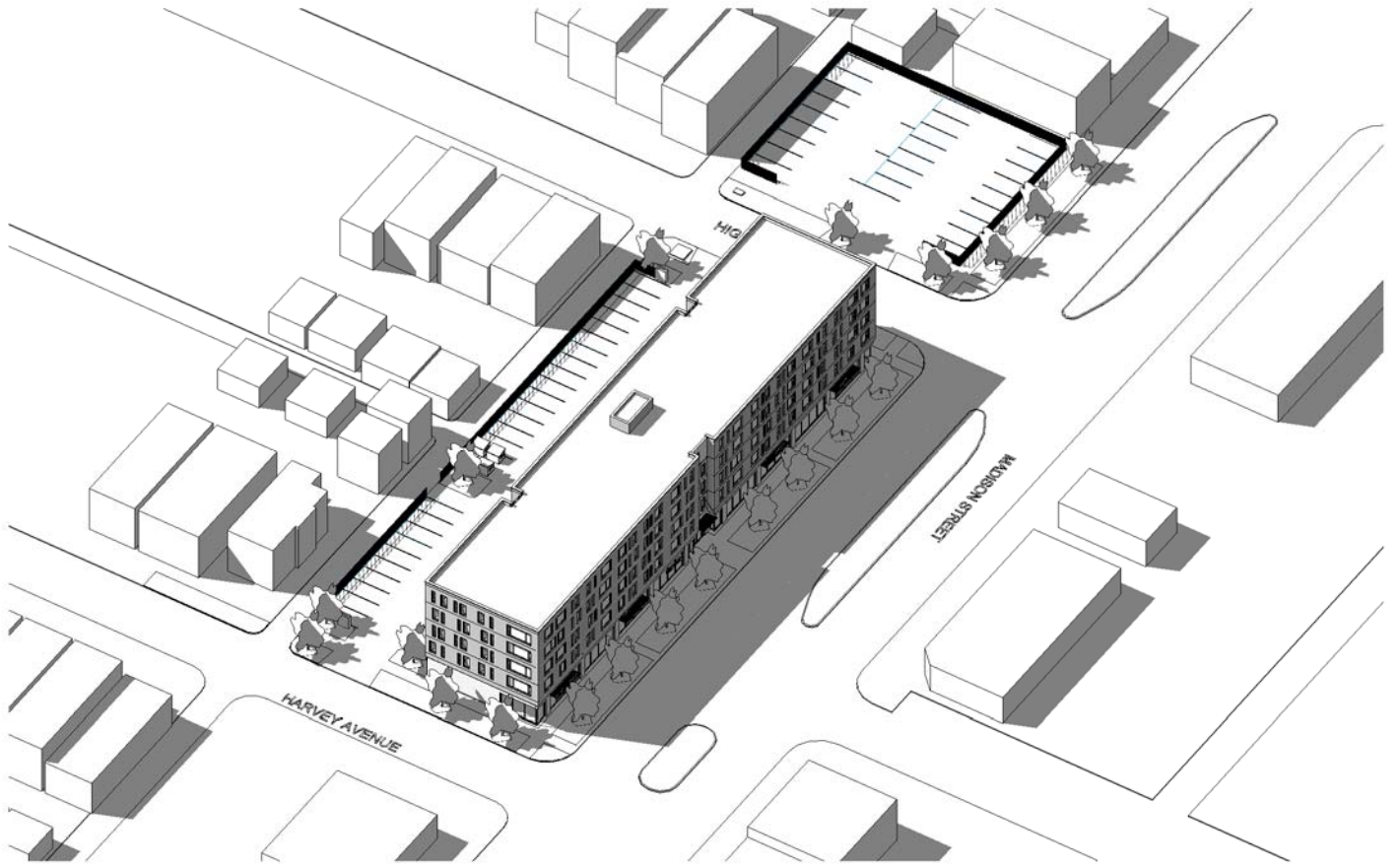
LumNo	Label	X	Y	Z	Orient	Tilt
2	03-SL4-HSS	223.938	66.424	20	90.234	0
3	03-SL4-HSS	312.938	66.424	20	90.234	0
4	03-SL4-HSS	394.022	66.555	20	90.038	0

Calculation Summary

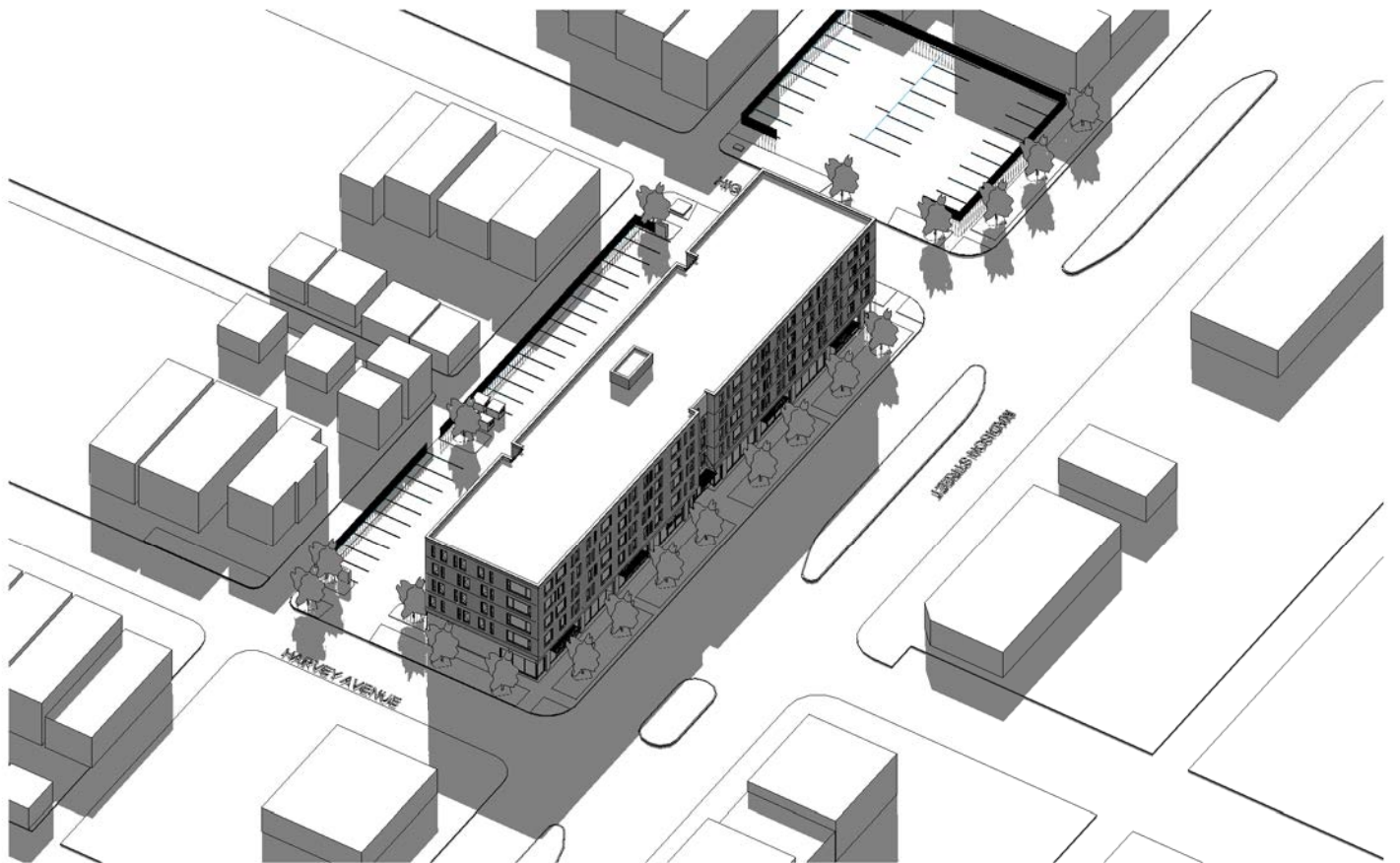
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts@grade	Illuminance	Fc	0.54	4.2	0.0	N.A.	N.A.
PARKING #1	Illuminance	Fc	2.15	4.2	0.7	3.07	6.00



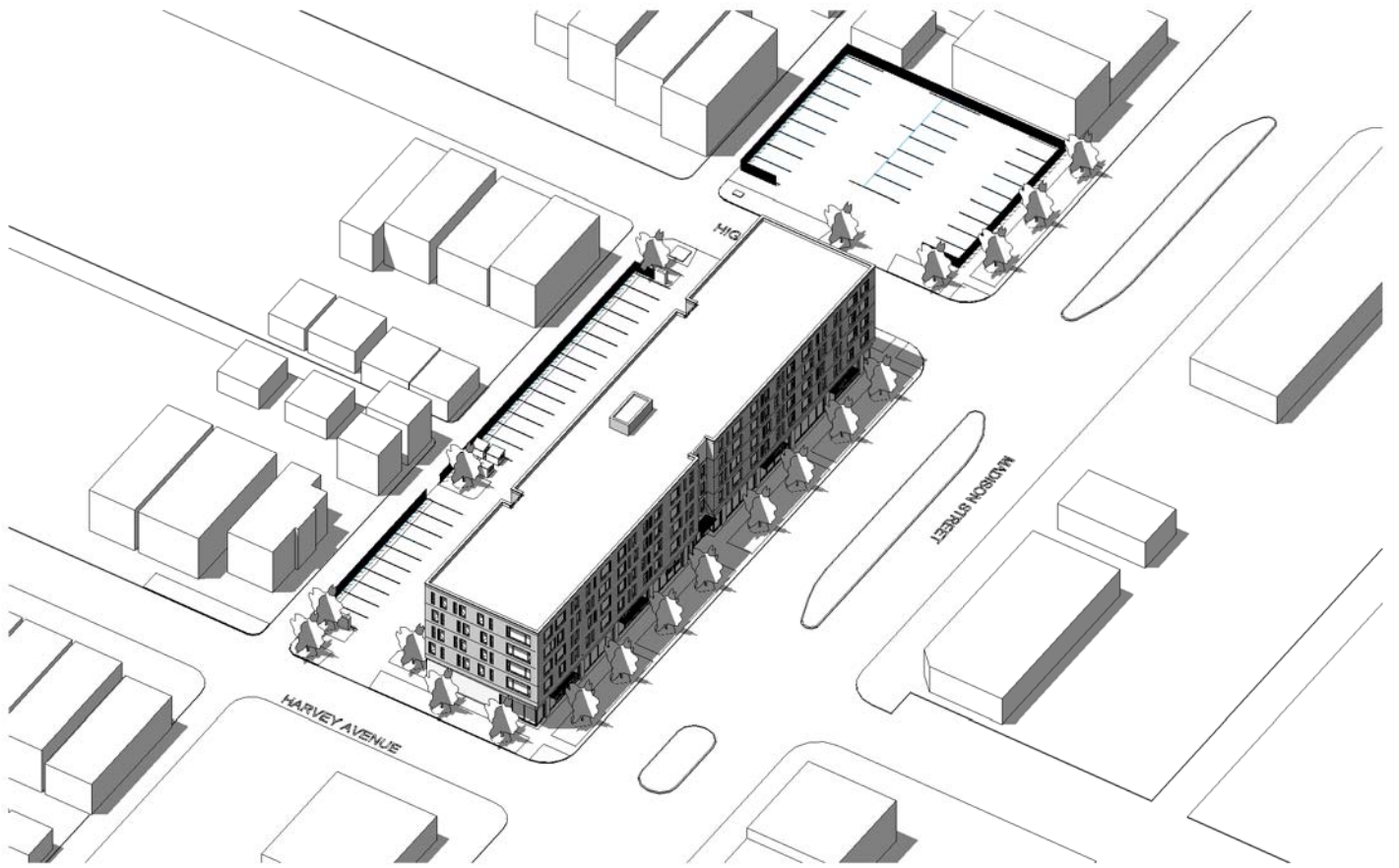
26
SHADOW STUDY



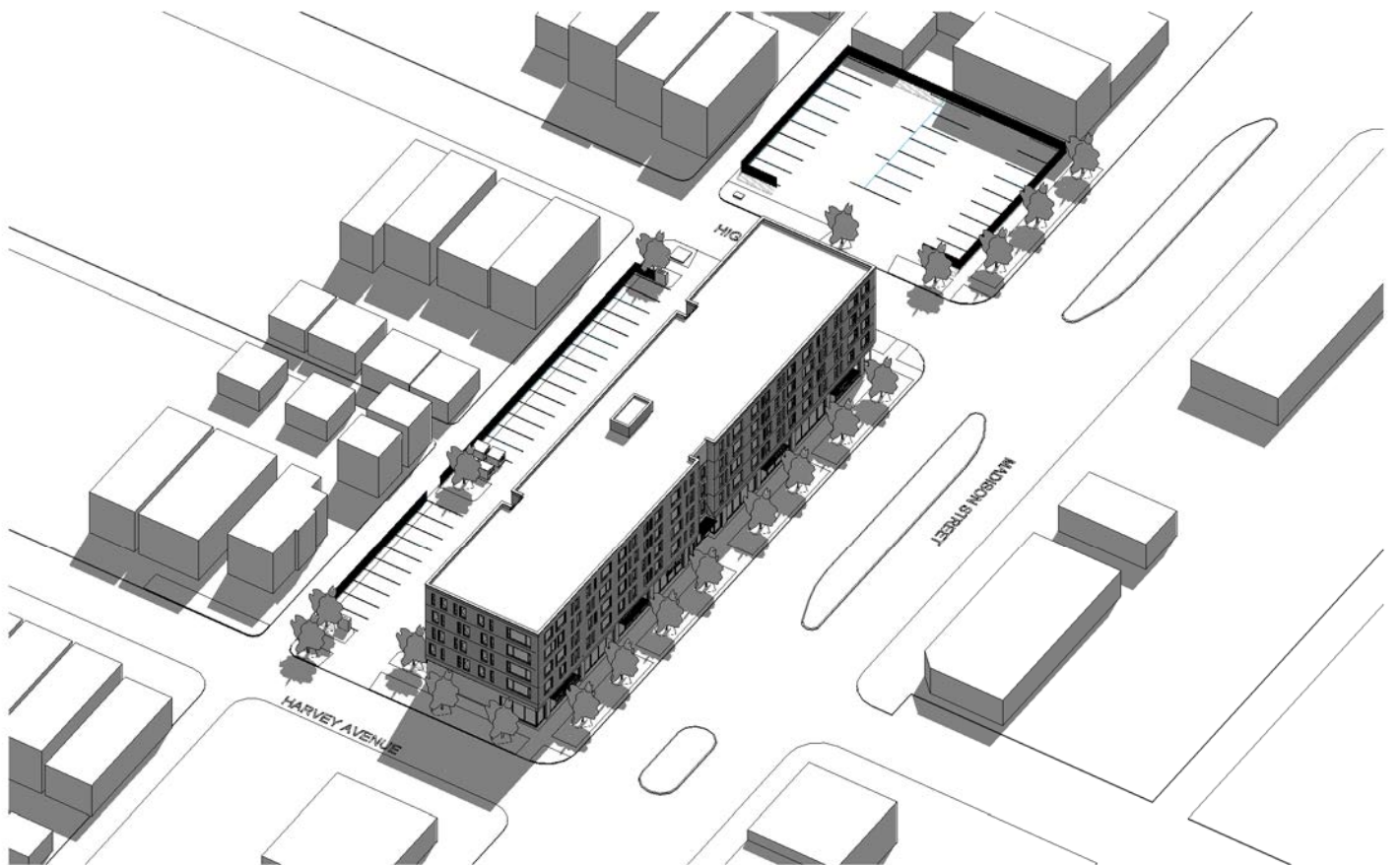
MARCH 21ST - 11:00 AM



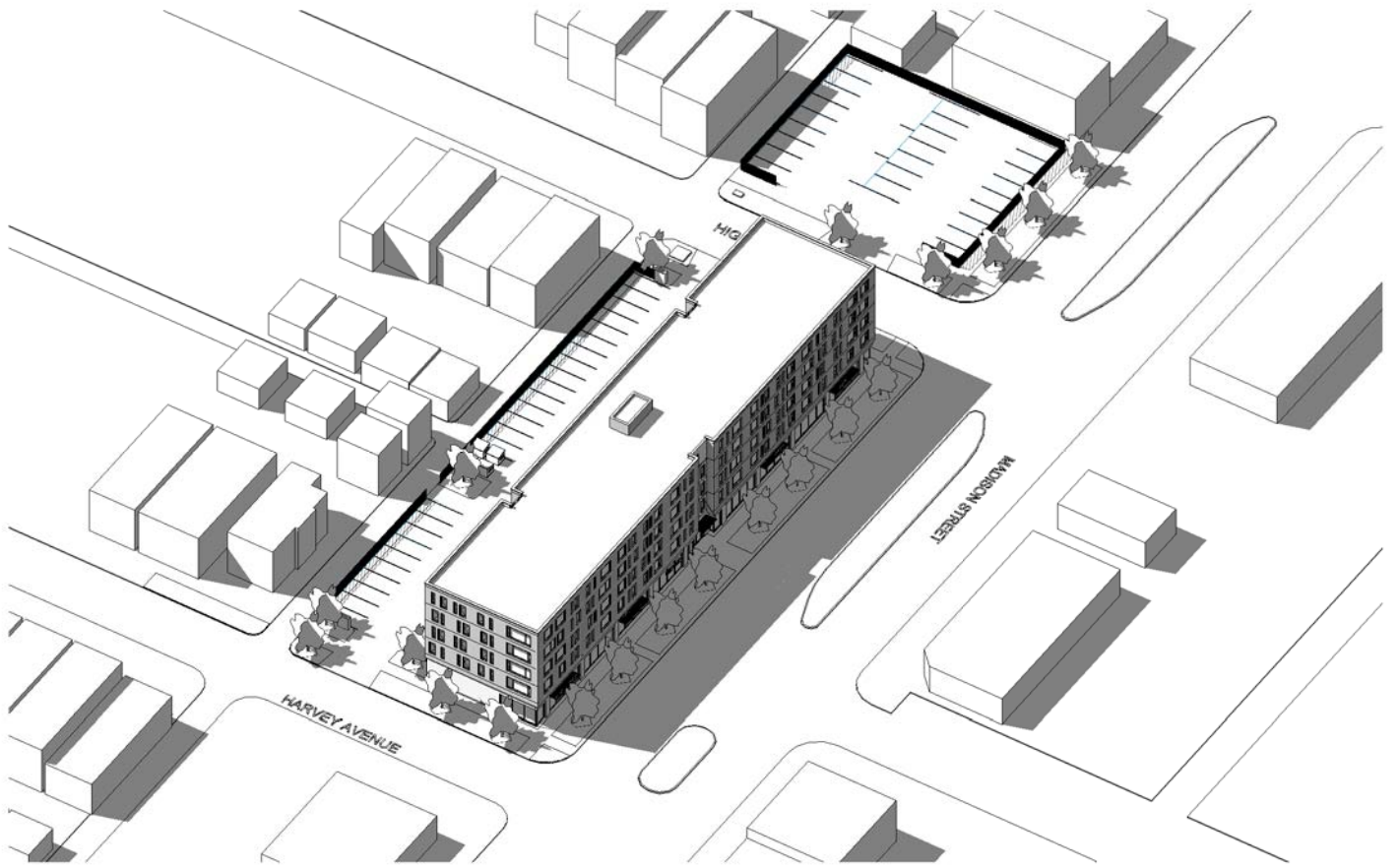
MARCH 21ST - 3:00 PM



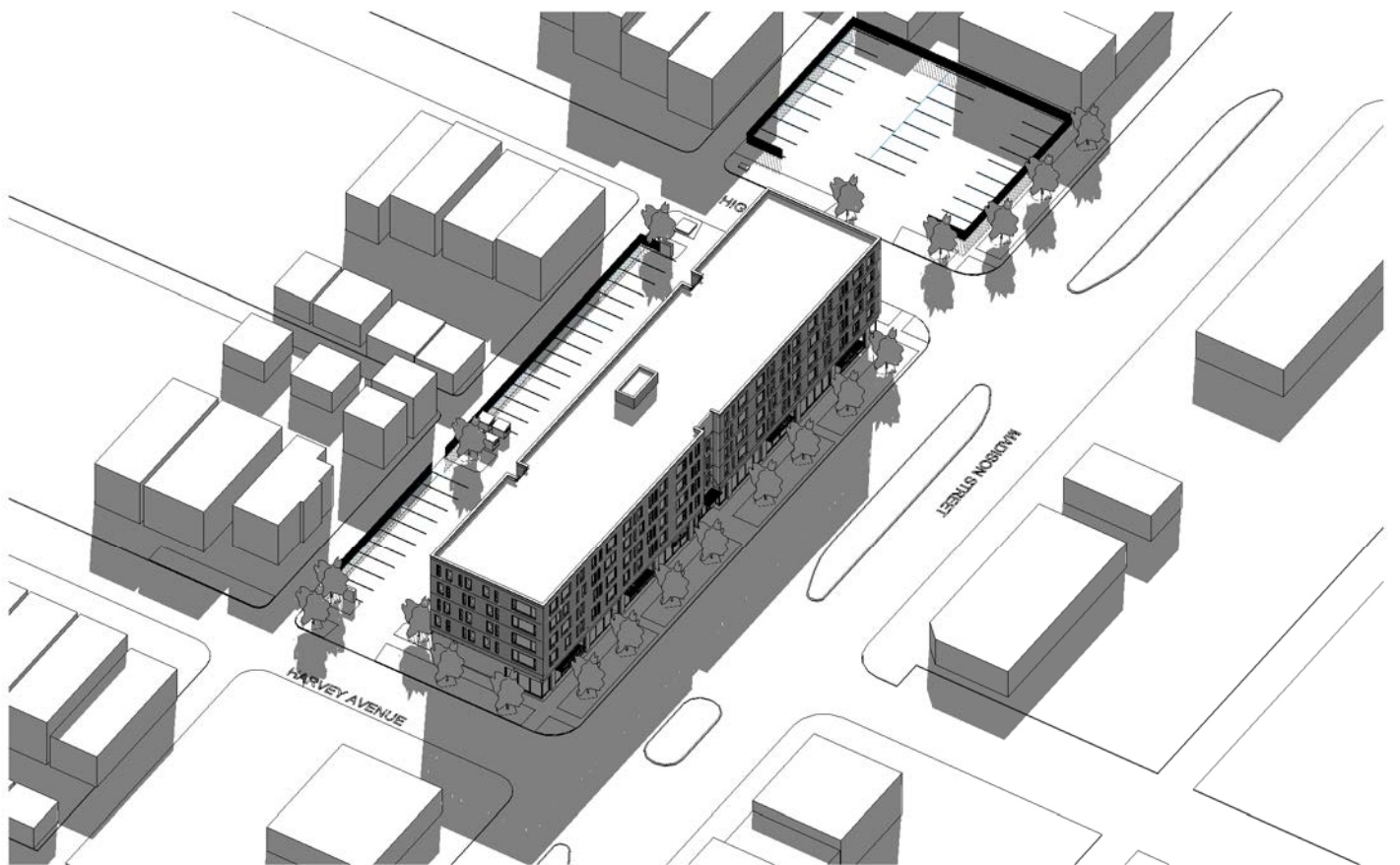
JUNE 21ST - 11:00 AM



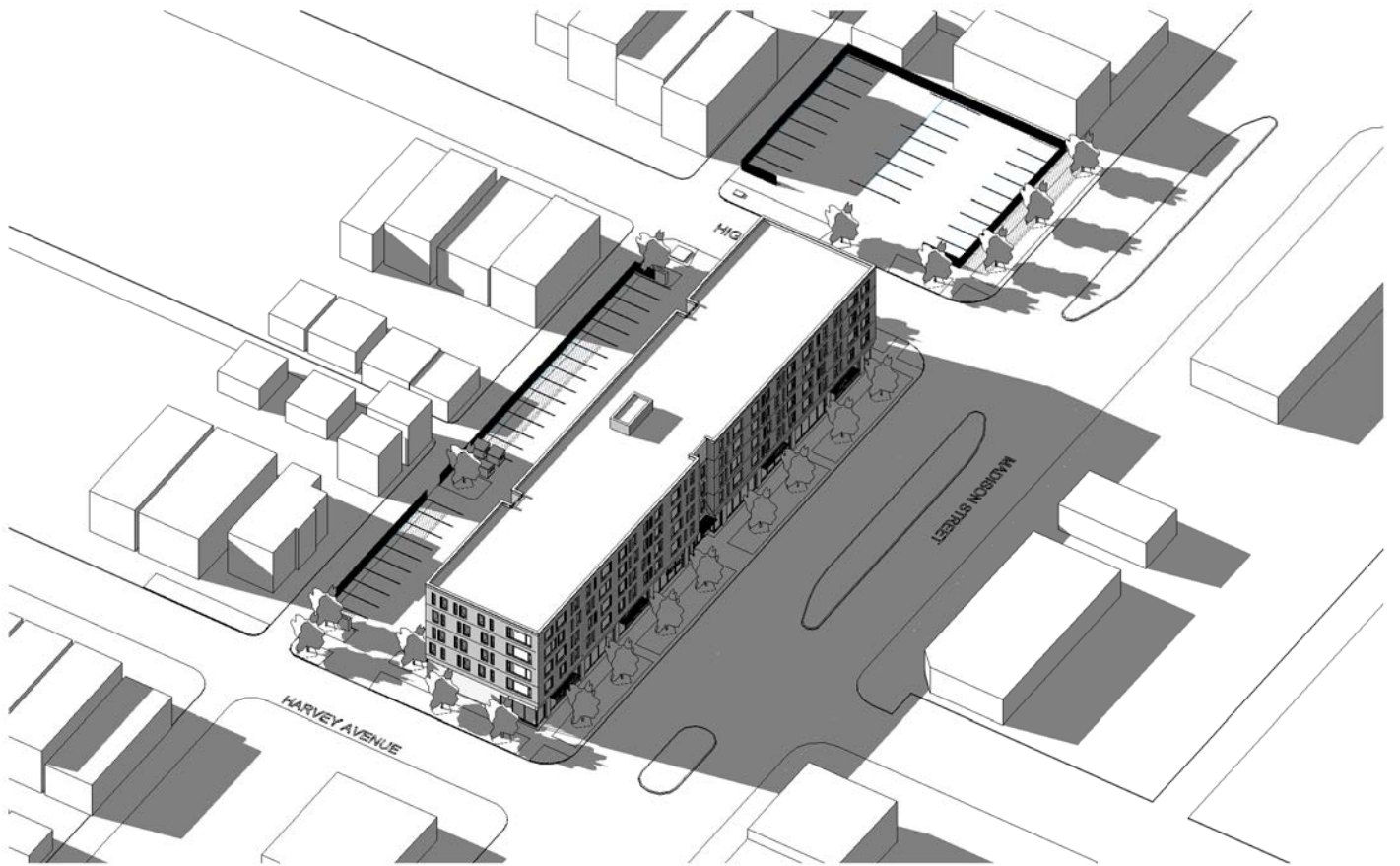
JUNE 21ST - 3:00 PM



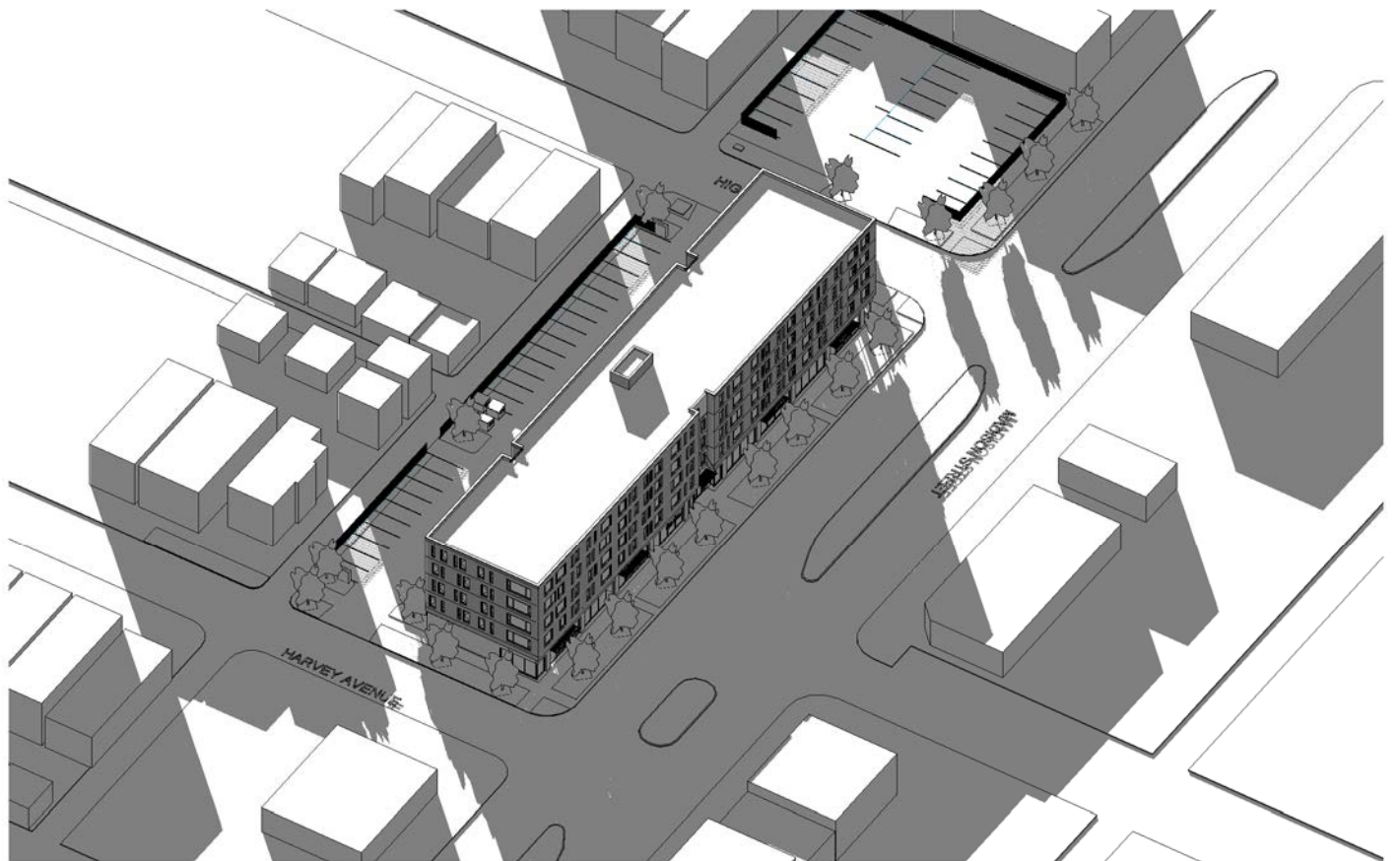
SEPTEMBER 21ST - 11:00 AM



SEPTEMBER 21ST - 3:00 PM

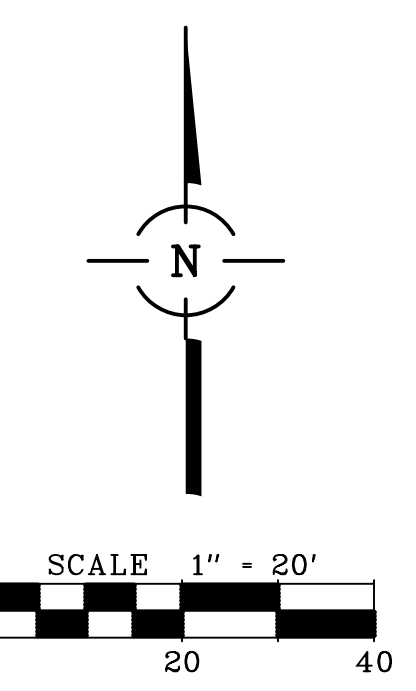


DECEMBER 21ST - 11:00 AM

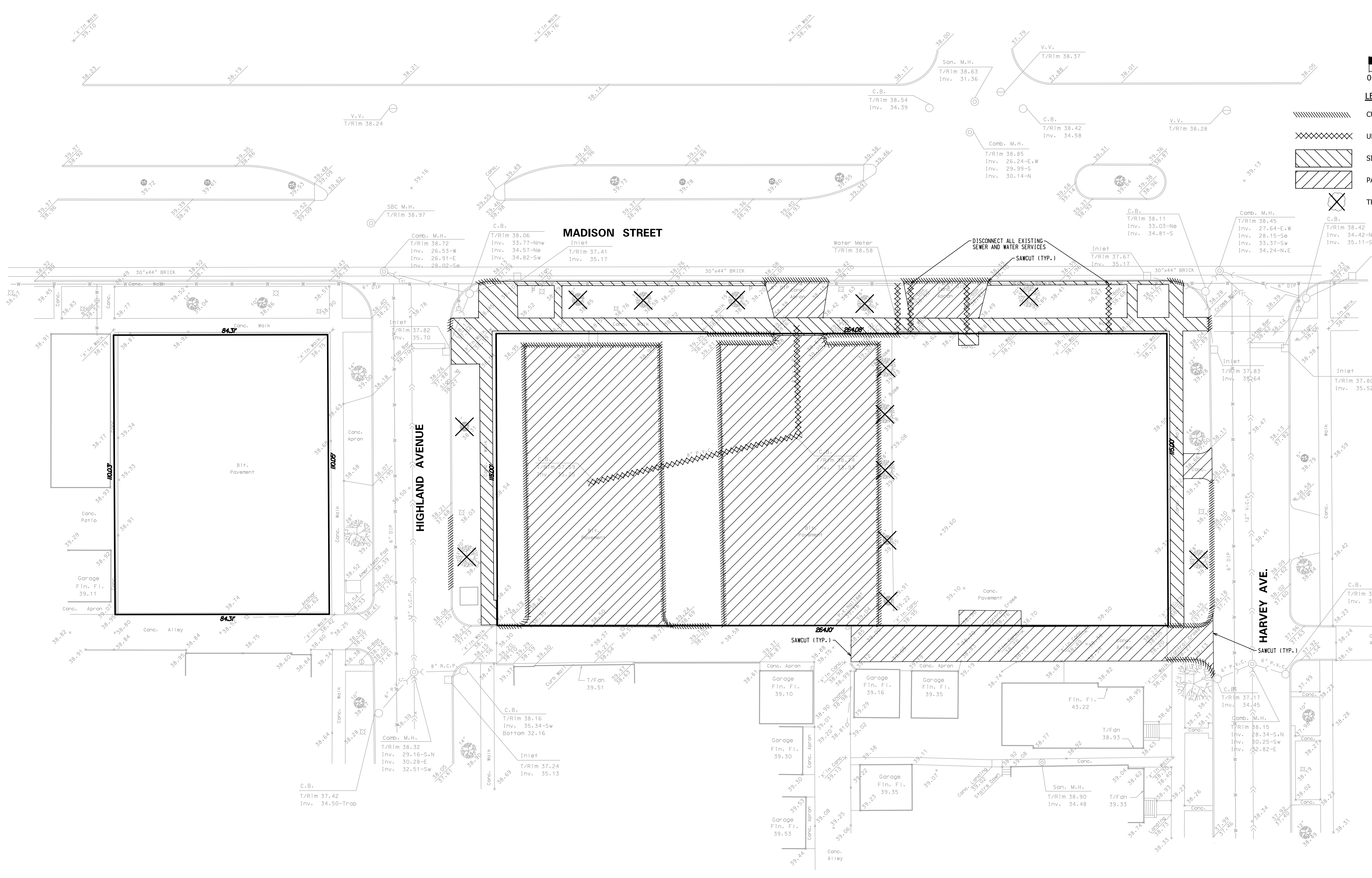


DECEMBER 21ST - 3:00 PM

27
PRELIMINARY ENGINEERING
PLAN



- LEGEND**
- CURB AND GUTTER REMOVAL
 - UNDERGROUND UTILITY REMOVAL
 - SIDEWALK REMOVAL
 - PAVEMENT REMOVAL
 - TREE REMOVAL



NO.	DATE	REMARKS

2	09/24/15	REVISE PER VILLAGE REVIEW
1	09/18/15	ISSUE FOR OWNER REVIEW

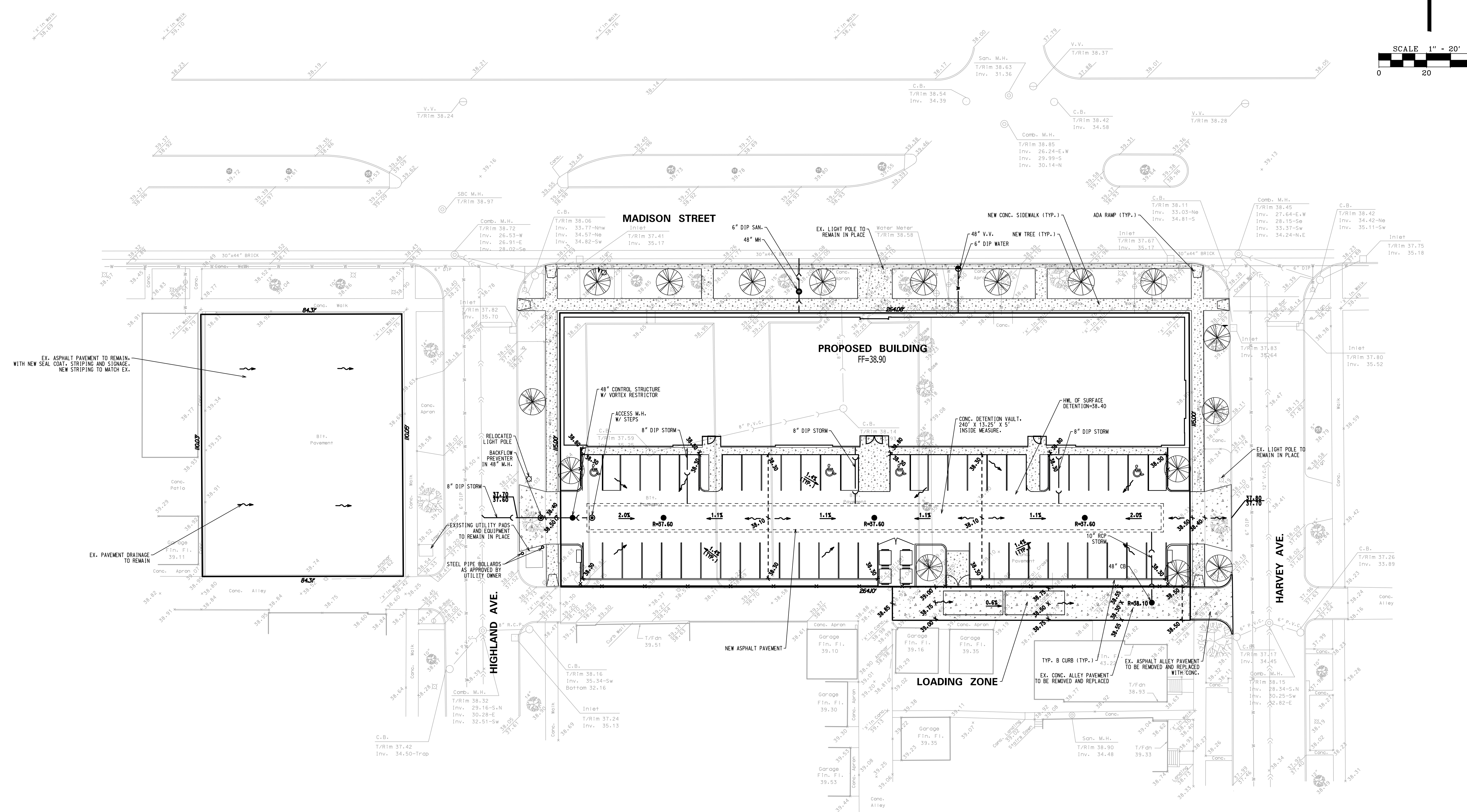
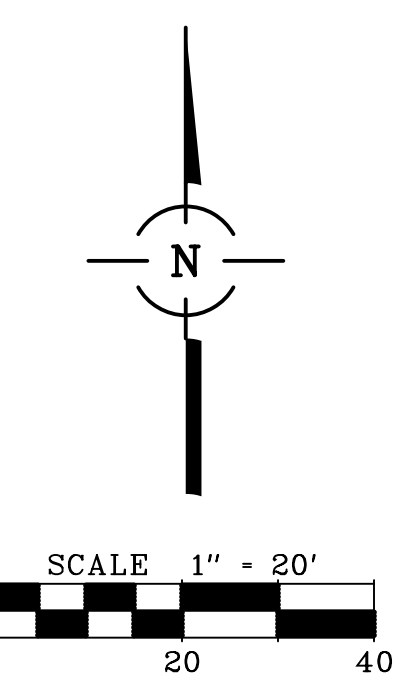
EXISTING CONDITIONS AND DEMOLITION PLAN
HIGHLAND PLACE
239-307 MADISON STREET
 OAK PARK, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4000 Fax: (847) 676-4055



FILENAME: 8902P_ET.DGN
DATE: 08/28/15
JOB NO. 8902
SHEET E1 1 OF 2



EX. ASPHALT PAVEMENT TO REMAIN WITH NEW SEAL COAT, STRIPING AND SIGNAGE. NEW STRIPING TO MATCH EX.

EX. PAVEMENT DRAINAGE TO REMAIN

STORMWATER DETENTION SUMMARY	
DESIGN AREA	0.74AC
STORAGE VOLUME REQUIRED	18,700CF
VOLUME PROVIDED ON PARKING SURFACE	2,800CF
VOLUME PROVIDED IN VAULT	15,900CF
TOTAL VOLUME PROVIDED	18,700CF
100-YEAR RELEASE RATE	0.11CFS

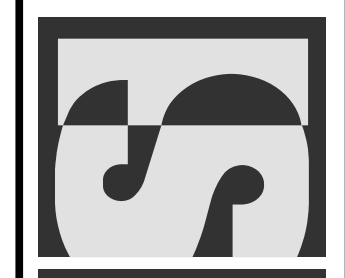
NO.	DATE	REMARKS
2	09/24/15	REVISE PER VILLAGE REVIEW
1	09/18/15	ISSUE FOR OWNER REVIEW

NO.	DATE	REMARKS
2	09/24/15	REVISE PER VILLAGE REVIEW
1	09/18/15	ISSUE FOR OWNER REVIEW

PRELIMINARY ENGINEERING PLAN
HIGHLAND PLACE
239-307 MADISON STREET
 OAK PARK, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065



SPACECO INC.

FILENAME:
8902P_ENG.DGN

DATE:
08/28/15

JOB NO.
8902

SHEET

Project Name: Oak Park Housing
Oak Park, IL

DATE: August 28, 2015

REPORT: Geothermal Feasibility Study and Hybrid Geothermal Analysis

WMA Consulting Engineers (WMA) has conducted an analysis of the feasibility of implementing a geothermal heating and cooling system at the Oak Park Housing project, a 5-story residential building with retail tenant spaces on the first floor.

Based on this analysis and on the engineering teams combined experience, if federal tax incentives can be captured by the funding entities, geothermal is worth pursuing into the design development phase. If these tax credits are not applicable to this project, the geothermal system does not have an attractive return. Nonetheless, the preliminary energy models indicates **66% raw energy savings amounting to 44% energy cost savings** for a hybrid geothermal system. With tax credits the system would achieve a 1.6 year payback, without tax credits the payback is 16 years. Both paybacks assume the Illinois Clean Energy Foundation (ICEF) grant of \$90,000 is achieved. ICEF grant program requirements and funding levels need to be verified.

The Oak Park Housing building includes 51,000 SF of residential floor area on 4 typical floors above the ground floor, which is primarily retail rental space. It is our understanding that the retail floor will have a separate HVAC system and will not be connected to the geothermal central plant, which is a common configuration that we see since the first floor space could hold a variety of tenants making it hard to anticipate the load for a geothermal system. Therefore WMA has enacted load calculations for the residential areas based on initial design documents and performed the following step by step process to determine the constructability and economic feasibility of a geothermal HVAC system.

1. Create a high level load and energy analysis of the residential space.
2. Determine the maximum GHEX size that can be installed beneath the building footprint assuming 450 foot deep boreholes at 20 feet on center.
3. Size the required GHEX to handle 100% of the heating and cooling loads.
4. Size a hybrid GHEX to handle > 75% of the heating and cooling loads, which is the minimum amount required by the IRS to enable access to the geothermal tax incentives.
5. Generate a high level energy study that conservatively compares the 100% and Hybrid GHEX models to a conventional system to establish an energy savings value.
6. Produce a simple payback analysis that estimates the investment opportunity for geothermal at this site.

WMA has reviewed the following relevant documentation to develop this report:

- Oak Park Housing Design Concept Documents - BOOTH HANSEN
- Glazing to wall ratios :

<u>Location</u>	<u>% of Glass</u>
North Elevation	60.24%
East Elevation	32.48%
South Elevation	26.15%
West Elevation	32.48%

Step 1: Create a high level HVAC load and energy model

WMA imported the building geometry, glazing areas, and likely ventilation rates into a building load calculation software tool, Trane Trace. By applying ASHRAE 90.1 code minimum insulation values for the exterior walls, roofs and glazing, the load report indicated a cooling load of 110 tons, roughly 460 square feet per ton, in the residential floors. The total 8760 load balance throughout the year indicated 57% more cooling load hours than heating load hours.

Step 1: Determine maximum GHEX size possible on the site

WMA estimates a maximum possible area of 13,000 SF for the GHEX based on the following assumptions:

1. Each borehole is located in the center of a 20' diameter cylinder of thermal influence and are arranged to maximize the available parking area
2. Every effort is made during the design process to contain sources of contamination (i.e. storm sewers, sanitary sewers, catch basins, etc.) as close to the lot line as possible to make available the remaining 70% of contiguous area for the GHEX.

Based on these coarse assumptions the site would accommodate 32 boreholes.

Step 2: Size the required GHEX to handle 100% of the heating and cooling loads.

WMA utilized TRNSYS, a building simulation tool, approved by ASHRAE standard 140, to determine the minimum sized GHEX required to satisfy the hourly coil loads from the IES report. The GHEX was defined using a thermal conductivity of 1.4 but/h-ft-°F, a diffusivity of 0.9 ft²/day, and an undisturbed soil temperature of 55°F.

The GHEX sizing requirements are to maintain entering water temperatures into the heat pumps between 30F and 90F.

The simulation results are as follows:

		100% GHEX
Min. heat pump Tin	°F	42.2
Max. heat pump Tin	°F	89.7
Avg. annual ground temp change	°F	0.8
GHEX max. flow	gpm	310.5
Temperature violations	hours	0
GHEX length	ft	19800
Total Boreholes at 450 foot depth	QTY	44

Based on these result, a GHEX sized to handle 100% of the building loads is not feasible to construct.

Step 3: Size a hybrid GHEX in conjunction with a cooling tower/fluid cooler

Because the annual loads are cooling dominant it is possible to reduce the size of the geothermal field by installing a fluid cool to work in supplement to the ground loop. As long as the geothermal field provides the majority of the heating and cooling, all available geothermal incentives remain. Again using TRNSYS, WMA added a closed fluid cooler to the geothermal heat pump system to supplement the ground loop. The fluid cooler was placed upstream of the GHEX as a secondary loop. See flow diagram below.

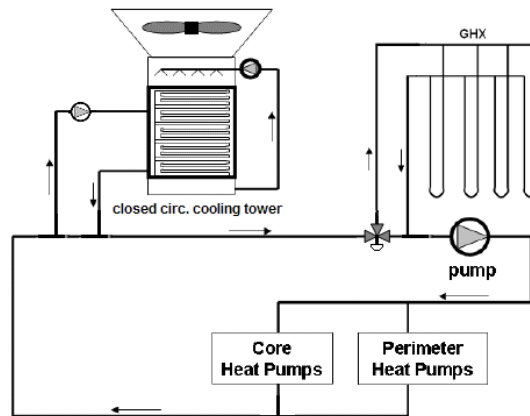


Figure 1. This flow diagram shows the hybrid geothermal design concept, analyzed in TRNSYS.

The cooling tower is controlled to turn on to maintain a maximum entering water temperature into the heat pumps of 90°F. Based on this concept WMA iterated multiple cooling tower sizes and control set points via an optimization routine. The results (shown alongside the 100% geothermal results from above) are listed in this table:

		100% GHEX	Hybrid GHEX
Min. heat pump Tin	°F	42	34
Max. heat pump Tin	°F	90	90
Avg. annual ground temp change	°F	0.8	0.6
GHEX max. flow	gpm	311	198
Temperature violations	hours	0	0
GHEX length	ft	19,800	12,150
Total Boreholes	QTY	44	27
GHEX cooling setpoint (TC2)	°F	69	71
GHEX heating setpoint (TH2)	°F	58	58
Tower setpoint (DT1)	°F	N/A	53
Tower high speed (TC1)	°F	N/A	126
Cooling tower size	tons	N/A	110

Based on these iterations and results, a hybrid geothermal system is feasible to construct. Furthermore, the hybrid design meets the IRS minimum requirement of 75% of the total building demand by absorbing 90% of the total heat rejection load and 100% of the heat absorption load. The hybrid system also reduces the total capital cost requirement by \$115,830 (est.) compared to a 100% geothermal field. This reduction in GHEX sizing does slightly increase energy consumption, but only be \$1,464 per year, or 11%. See figures 2-3 on the following pages.

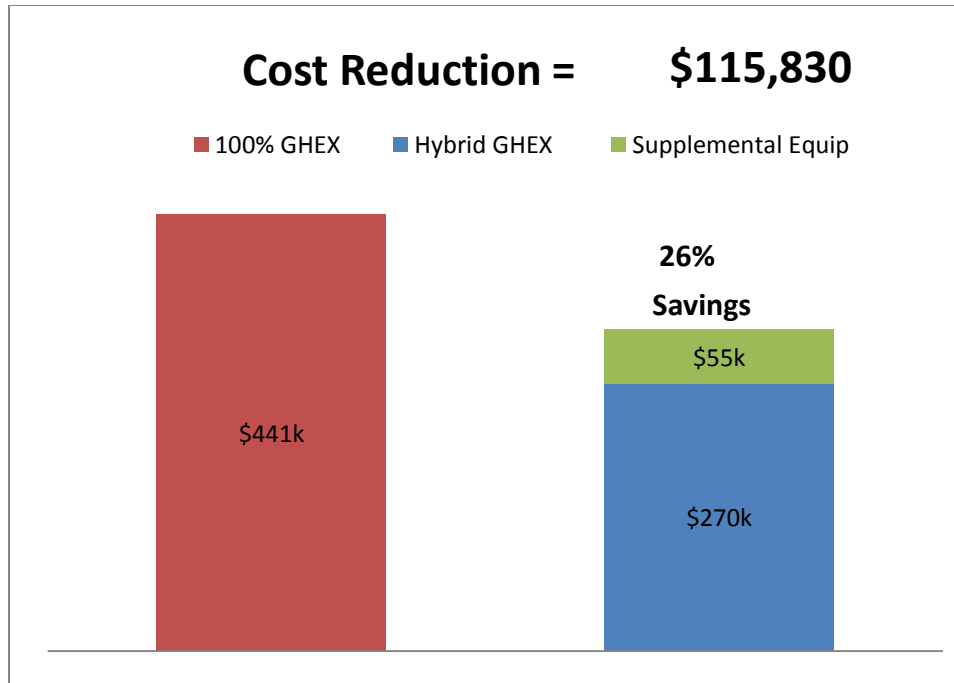


Figure 2. The red bar represents the cost of the 44 borehole GHEX contract which includes the installation of the vertical loop and horizontal lines (headers) back to the mechanical room on the ground floor. The blue bar is for the same scope for a much smaller ground loop (27 boreholes). The green bar represents the minimal cost add for a 110 ton closed loop fluid cooler. While the 100% GHEX option is not feasible for this site, it is helpful to compare how much impact hybrid geothermal systems can reduce the upfront cost.

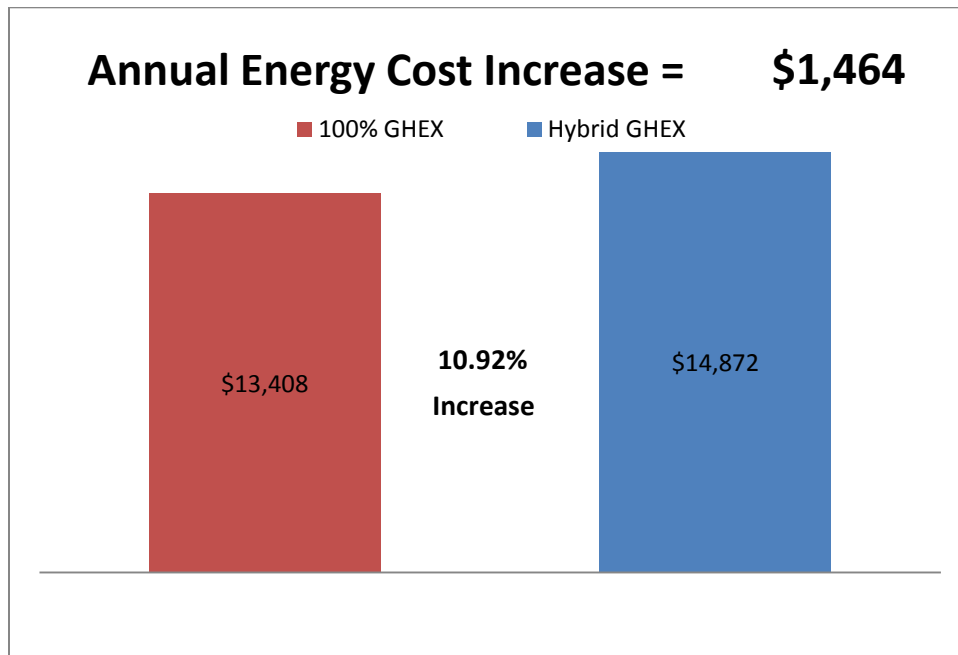


Figure 3. In this plot the red bar indicates the annual energy consumption for the 100% geothermal system (44 boreholes). The blue bar shows the cost to operate the hybrid geothermal system including the added cost to operate the cooling tower. A 26% capital cost reduction increases the energy consumption by only 11%. In other words, hybrid geothermal is the most cost effective solution, and is also constructible on this site.

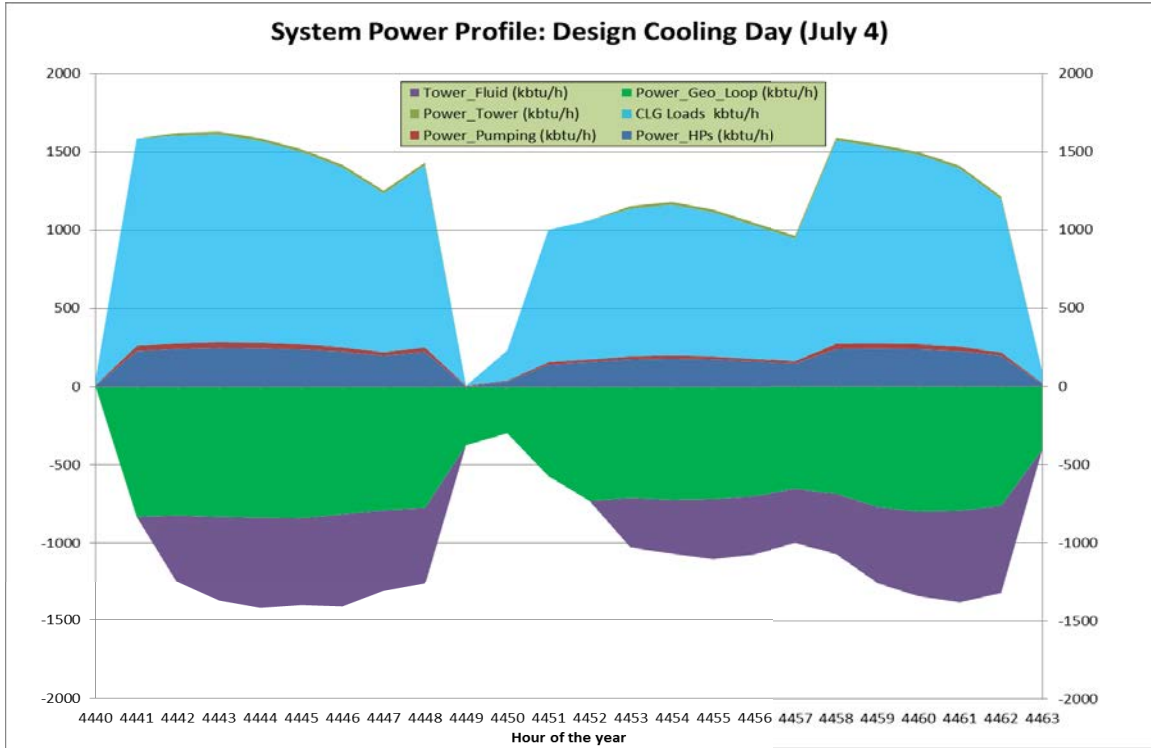


Figure 4. This chart demonstrates how the GHEX (green) works in conjunction with the fluid cooler (purple) to satisfy the building cooling load (light blue) on the design cooling day. The areas above 0 (+) indicate all the heat rejection loads on the GHEX and the fluid cooler.

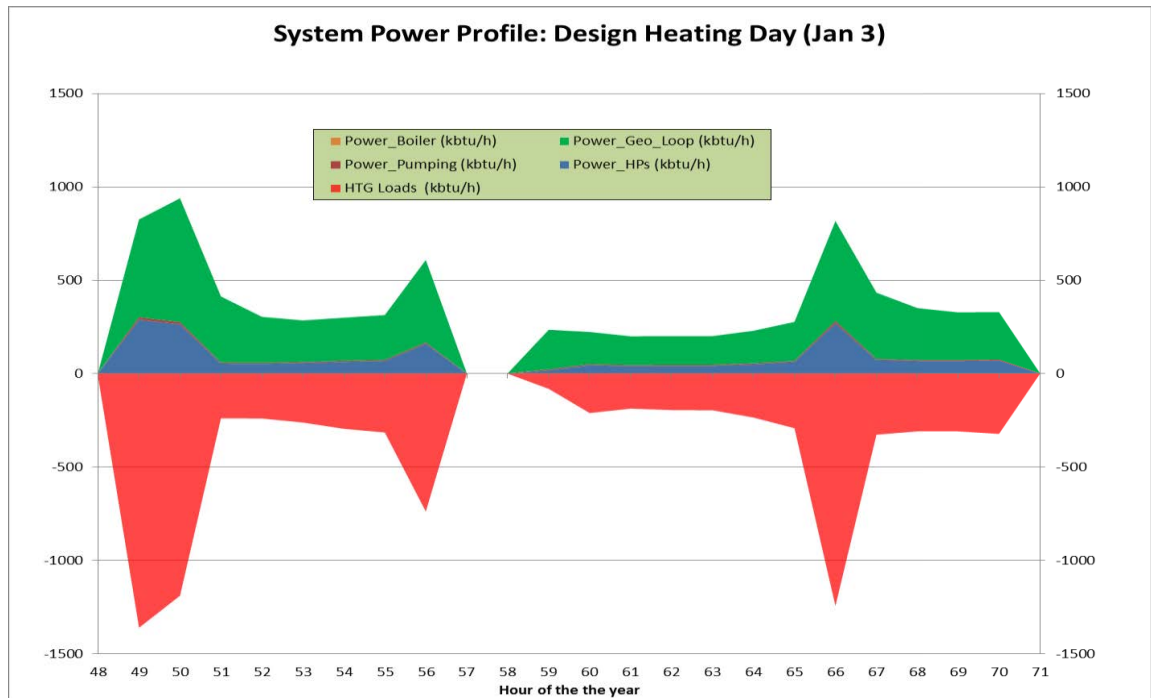


Figure 5. Similar to figure 2 this chart shows the GHEX (green) satisfying the heating loads (red). There is no boiler supplementing the GHEX.

Step 4: Generate a high level energy study

The goal of this step is to estimate the operational savings for a geothermal heat pump system compared to a conventional baseline. Based on the project type and simplicity of comparison a water source heat pump system was analyzed as the baseline or “budget” system. This is a logical comparison because the proposed hybrid geothermal system utilizes the earth as the primary heat source and sink, while the baseline system utilizes a boiler and cooling tower, respectively. In other words, the “green” areas shown in figures 4 and 5 will be replaced by a natural gas boiler on the heating degree day and cooling tower on the cooling degree day. The heat pumps, pumps, fans and distribution systems in both systems are largely the same thereby enabling an “apples-to-apples” comparison.

Based on this methodology the following three scenarios have been analyzed and the results are shown for each figure 6.

	Units	WSHP with CT/Boiler	100% GHEX	Hybrid GHEX with CT
Source/Sink Cost Estimates (installed)	k\$	112	441	325
CT/Boiler estimate	k\$	112	0	54.5
GHEX estimate ³	k\$	0	441	270
	-	-	-	
Operating Costs (nominal \$)	\$	26,470	13,408	14,872
Electricity - consumption	\$	16,040	12,850	13,608
Electricity - demand	\$	0	0	0
CT and Boiler maintenance cost	\$	2,290	558	946
CT water cost	\$	1,490	0	318
Gas cost	\$	6,650	0	0
Energy Consumption	kWh	362,384	116,824	123,709
Heat pumps	kWh	100,175	103,362	106,297
Pumping	kWh	17,297	13,462	14,117
Cooling tower, fan	kWh	17,063	0	1,616
Cooling tower, spray pump	kWh	11,239	0	1,679
Natural Gas Boiler (.85% Efficient)	kWh	216,610	0	0

Figure 6. This table lists the results of all three systems analyzed. The cost estimates are expanded upon in step 5 below for the conventional system (WSHP with CT/Boiler) and the optimize hybrid geothermal design (Hybrid GHEX with CT). The 100% GHEX system is excluded from the payback analysis. It is important to note that the energy consumption values below the thick blue line are central system values that would not be directly attributable to the tenants. Therefore all of the savings would go to the building owners, and actually the only increased energy consumption (for the heat pumps) would be attributed to the tenants.

Step 5: Produce a Simple Payback analysis

The image below summarizes the economic analysis and includes the impact of the tax incentives and grants available for commercial developments. As note 4 indicates below, the ComEd Smart Ideas program requires special consideration. State legislation has not yet defined a method for calculating the rebate amount for natural gas energy savings. Therefore, if a hybrid geothermal system is selected as the primary HVAC system design, WMA recommends that an all-electric baseline system be used.

³ These GHEX estimates include the material and labor to install a complete geothermal field under with pipe stubs up into the ground floor mechanical room (the assumption is simply \$22/LF)

Oak Park Housing Geothermal
Conventional HVAC System Comparison with Hybrid Geothermal HVAC System

Inputs:

1	Building Area Served By Geothermal (SF)	51,000
2	HVAC Total Capacity - Tons	110
3	Geothermal Factor	90%
4	Borehole Quantity (450ft Deep EA)	27
8	Geothermal source: Borehole	
9	Cost per LF installed	\$ 22
10	Estimated cost	\$ 270,459
11	Operational energy costs conventional HVAC PSF	\$ 0.52
12	Installation cost for conventional HVAC (\$10/SF)	\$ 510,000
13	Geothermal system energy savings	44%
14	Depreciation:	
15	Conventional HVAC, straight line (years)	39
16	Geothermal HVAC, MACRS	5
17	NPV discount rate used for depreciation comparisons	8%
18	Federal income tax rate assumption	40%
19	Energy cost inflation	0%

RESULTS	
Initial Increment	
\$281,259	
First Year Incentives	
\$72,946	
Payback (Years)	
1.6	
IRR	
51.4%	
25 Yr Life Cycle Savings	
\$322,979	

	Conventional HVAC System	Geothermal HVAC System
CAPITAL COSTS		
Interior HVAC ²	\$ 510,000	\$ 510,000
GHEX Engineering Adder (4% of GHEX cost)		\$ 10,800
GHEX Costs (~\$22 per LF)		\$ 270,459
Total initial cost outlay	\$ 510,000	\$ 791,259
Cost of System Applicable to ITC (0.9 of conv. plus the GHEX cost). This value is used to calculate the ITC only and does not sum below.		\$ 729,459
INCENTIVES		
10% Investment Tax Credit (ITC) ³		\$ (72,946)
ComEd Smart Ideas™ Rebate (\$0.10/kWh saved)		\$ -
People's Energy Rebate (\$0.50/them saved)		\$ (3,697)
Illinois Clean Energy Foundation (ICEF)		\$ (90,000)
NPV Straight Line depreciation (39 years)	\$ (62,134)	
NPV MACRS depreciation (5 years)		\$ (224,895)
NPV of HVAC system cost after tax benefits and grants	\$ 447,866	\$ 399,722
ANNUAL ENERGY & OPERATING EXPENSES		
Annual energy/operating expense	\$ 26,470	\$ 14,823
Estimated maintenance savings		
TOTAL ENERGY & OPERATING SAVINGS		\$ 11,647

Notes:

- ¹ The information presented here is for preliminary analysis only.
- ² For simplicity it is assumed that the boiler and cooling tower cost reductions in the geothermal scenario are equivalent to pumping cost increases, resulting in equivalent interior pricing for the two systems.
- ³ Use of tax credits and depreciation are subject to client's accounting practices and are subject to IRS changes in tax policy.

Figure 7. Payback analysis including the Federal tax incentives of 10% tax credit and accelerated depreciation.

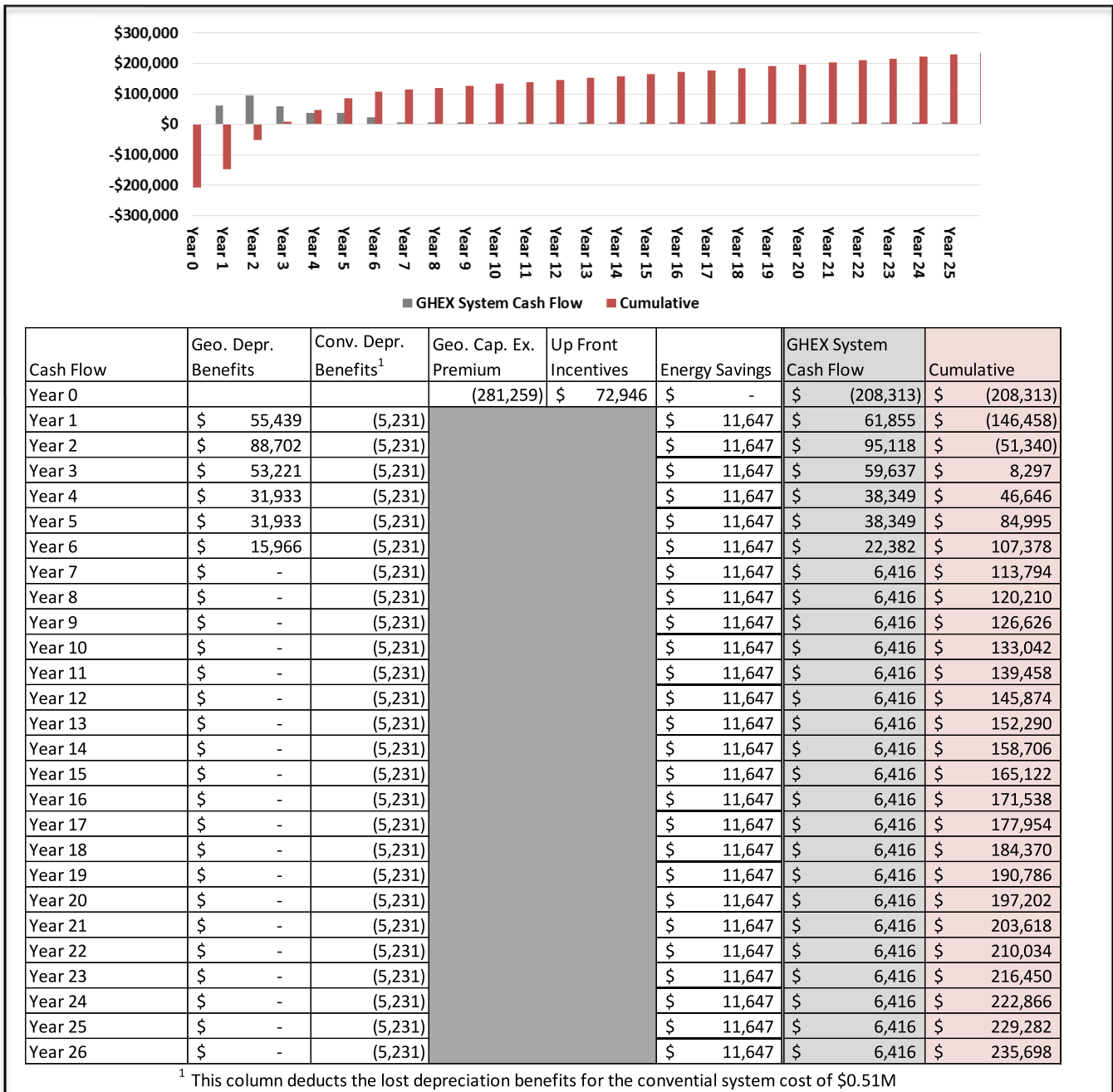


Figure 8. This chart and table list out the annual cash flows based on the inputs in figure 7.

Summary and Suggested Next Steps

This analysis demonstrates that a geothermal system at the Oak Park Housing project is constructible and has the potential to achieve an excellent return on investment for the project if the federal tax incentives can be applied fully. These incentives are intended to make energy efficiency technologies not otherwise affordable real contenders in the planning phase. However, if the project cannot apply these credits to the project cash flow, the energy savings alone will take much longer to recoup the additional expense. Even with the People's Energy rebate and ICEF grant (maxed out at \$90,000), the simple payback without tax subsidies is 16 years.

End of Report

30
LEED REQUIREMENTS

PROJECT TITLE: Oak Park Housing

LEED PROJECT ID:

PROJECT REGISTRATION DATE:

REV: 4/20/15

LEED NC 2009

Documents:	Online Design Submission, Post Construction Final Checklist Submittal
Certification:	Certified
Type:	New Construction

Yes	No	?	D/C	CREDIT Assignment	Credit	Description	Potential Points
-----	----	---	-----	-------------------	--------	-------------	------------------

20	5	1						
Y				C	CIVIL	Prereq 1	Construction Activity Pollution Prevention	Required
1				D	CIVIL	Credit 1	Site Selection	1
5				D	BH	Credit 2	Development Density & Community Connectivity	5
	1					Credit 3	Brownfield Redevelopment	1
6				D	BH	Credit 4.1	Alternative Transportation, Public Transportation Access	6
1				D	BH	Credit 4.2	Alternative Transportation, Bicycle Storage	1
3				D	BH/CBG	Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3
2				D	BH	Credit 4.4	Alternative Transportation, Parking Capacity	2
	1			C	LANDSCAPE	Credit 5.1	Site Development, Protect or Restore Habitat	1
		1		D	CIVIL/ LANDSCAPE	Credit 5.2	Site Development, Maximize Open Space	1
1				D	CIVIL	Credit 6.1	Stormwater Design, Quantity Control	1
	1			D	CIVIL	Credit 6.2	Stormwater Design, Quality Control	1
	1			C	LANDSCAPE	Credit 7.1	Heat Island Effect, Non-Roof	1
1				D	BH	Credit 7.2	Heat Island Effect, Roof	1
	1			D	LIGHTING	Credit 8	Light Pollution Reduction	1

4	4	2						
Y				D	MEP	Prereq 1	Water Use Reduction, Reduce by 20%	Required
2	2			D	LANDSCAPE	Credit 1	Water Efficient Landscaping, No Potable Use or No Irrigation	2 to 4
	2			D	MEP	Credit 2	Innovative Wastewater Technologies	2
2		2		D	MEP	Credit 3	Water Use Reduction, 30% - 40% Reduction	4

7	23	5						
Y				C	Cx	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y				D	MEP	Prereq 2	Minimum Energy Performance	Required
Y				D	MEP	Prereq 3	Fundamental Refrigerant Management	Required
5	9	5		D	MEP	Credit 1	Optimize Energy Performance	1 to 19
	7			D	MEP	Credit 2	On-Site Renewable Energy	1 to 7
	2			C	Cx	Credit 3	Enhanced Commissioning	2
2				D	MEP	Credit 4	Enhanced Refrigerant Management	2
	3			C	Cx	Credit 5	Measurement & Verification	3
	2			C	BH	Credit 6	Green Power	2

4	8	2						
Y				D	BH/CBG	Prereq 1	Storage & Collection of Recyclables	Required
	3			C		Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1 to 3
	1			C		Credit 1.2	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
2				C	GC	Credit 2	Construction Waste Management, Divert 50% - 75% from Disposal	1 to 2

	2		C
1		1	C
1		1	C
	1		C
	1		C

GC	Credit 3	Materials Reuse 5% - 10% Salvaged or Reused	1 to 2
GC	Credit 4	Recycled Content, 10% - 20% (post-consumer + ½ pre-consumer)	1 to 2
GC	Credit 5	Regional Materials, 10% - 20% Extract, Proc. & Manuf. Regionally	1 to 2
GC	Credit 6	Rapidly Renewable Materials	1
GC	Credit 7	Certified Wood	1

7	1	7	
Y			D
Y			D
1			D
		1	D
1			C
		1	C
1			C
1			C
1			C
1			C
		1	D
		1	D
	1		D
1			D
		1	D
		1	D

Indoor Environmental Quality			15
MEP	Prereq 1	Minimum IAQ Performance	Required
CBG	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
MEP	Credit 1	Outdoor Air Delivery Monitoring	1
MEP	Credit 2	Increased Ventilation	1
GC	Credit 3.1	Construction IAQ Management Plan, During Construction	1
GC	Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
GC	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
GC	Credit 4.2	Low-Emitting Materials, Paints & Coatings	1
GC	Credit 4.3	Low-Emitting Materials, Flooring Systems	1
GC	Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
BH/MEP	Credit 5	Indoor Chemical & Pollutant Source Control	1
MEP	Credit 6.1	Controllability of Systems, Lighting	1
MEP	Credit 6.2	Controllability of Systems, Thermal Comfort	1
MEP	Credit 7.1	Thermal Comfort, Design	1
MEP	Credit 7.2	Thermal Comfort, Verification	1
RMI	Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
BH	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

3	1	2	
1			D
1			C
		1	C
		1	C
	1		C
1			C

Innovation & Design Process			6
LANDSCAPE	Credit 1.1	Innovation in Design: Exemplary Credit	1
GC	Credit 1.2	Innovation in Design: Exemplary Credit	1
CBG	Credit 1.3	Innovation in Design: Green Cleaning Program ?	1
CBG	Credit 1.4	Innovation in Design:	1
BH	Credit 1.5	Innovation in Design: TBD from list	1
BH	Credit 2	LEED® Accredited Professional	1

4	0	0	
1			C
1			C
1			C
1			C

Regional Priority Credits			4
BH	Credit 1.1	Regional Priority 60304 SS Credit 4.1	1
BH	Credit 1.2	Regional Priority 60304 SS Credit 4.3	1
BH	Credit 1.3	Regional Priority 60304 SS Credit 6.1	1
CIVIL	Credit 1.4	Regional Priority 60304 SS Credit 7.2	1

49 42 19 Project Totals: LEED Certification **110**

88 Min. Goal Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80-110 points

60304 Zip Code **Regional Priority credits**
SSc3, SSc4.1, SSc4.3, SSc6.1, SSc7.2, IEQc2

LEGEND
Credit 6.2 Credit cannot be obtained and therefore is not being pursued
Credit 1.2 Credit that has direct impact on construction or submittals



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

Request for Waiver - LEED Certification

In accordance with the Planned Unit Development requirements for the Village of Oak Park, the development team for Highland Place has examined the requirement for LEED certification and requests a waiver from this requirement.

The development team shares in the Village's goal to develop and construct sustainable, energy efficient projects. In fact, the development team intends to meet or exceed the standards for a LEED certified building. However, the prohibitive cost to comply with the documentation and certification requirements for LEED far exceed what the development proforma can support, based on our mission to provide affordable, workforce housing.

The development team proposes to hire a third party consultant to review the LEED checklist we have prepared and confirm that the project meets LEED standards. The third party consultant will also be engaged after construction to verify that the minimum points have been achieved. This third party verification will be provided to the Village.

The development team respectfully requests a waiver from the LEED certification requirement.

Sincerely,

Chicago Neighborhood Initiatives, Inc.

Mercy Housing Lakefront