

OAK PARK SENIOR LIVING VILLAGE OF OAK PARK, IL PLANNED DEVELOPMENT SUBMISSION





AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



APPLICATION



Petition for Public Hearing

PLANNED DEVELOPMENTS

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

Name of Development : American House Oak Park

Address/Location of Property in Question: 711 Madison & 725 Madison

Property Identification Number(s)(PIN): 725 Madison = 16-18-200-005-0000 / 711 Madison = 16-18-201-032-0000

Name of Property Owner(s): 725 Madison = Chicago Title Land Trust Company / 711 Madison = Essex Foley Family, LLLP

Address of Property Owner(s): 711 Madison = 711 Madison Blvd / 711 Madison = 100 Skokie Blvd
Oak Park, IL 60302 / Northbrook, IL 60062

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

725 Madison = Spikes, The Hotel For Dogs, Inc is sole beneficiary.

Name of Applicant(s): American House Development, LLC

Applicant's Address: One Towne Square | Suite 1600 | Southfield, MI 48076

Applicant's Phone Number: Office 248-827-1700 E-Mail seckhout@redico.com

Other: _____

Project Contact: (if Different than Applicant) _____

Contact's Address: _____

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

Other: _____

Property Interest of Applicant: _____ Owner _____ Legal Representative Contract Purchaser _____ Other

(Describe): Applicant has property at 711 & 725 Madison under purchase and sale contracts.

Existing Zoning: Commercial (MS) Describe Proposal: _____

Applicant intends to develop a Senior Living Community. This will include demolishing the existing structures
at 711 & 725 Madison

Proposed Planned Development Type:

Residential PD

Non-Residential PD

Mixed Use PD

Size of Parcel (from Plat of Survey): 0.84 ACRE / 36,590 SF Square Feet

Adjacent: Zoning Districts

Land Uses

To the North: Commercial (MS)

Surface Parking, future Pete's Market

To the South: R-3-35-Single Family

Single Family Residential Homes

To the East: Commercial (MS)

Three-story mixed use building

To the West: Commercial (MS)

One-story commercial building

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: _____

Describe Improvement: Currently one-story commercial building at 711 Madison. 725 Madison is currently a two-story commercial building.

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

If Yes, how? _____

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

If Yes, how? _____

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

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

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

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

X

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;

The MS Madison Street Zoning District is intended to focus the orientation of the Madison Street corridor to create an aesthetically appealing, vibrant mixed-use district that is pedestrian friendly and accommodates all Village residents and visitors to the community.

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.

American House Development
Samantha Eckhout

(Printed Name) Applicant

(Signature) Applicant

Date

(Printed Name) Owner

(Signature) Owner

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, _____

(Notary Public)

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.

American House Development

Samantha Eckhout

(Printed Name) Applicant

Samantha L. Eckhout
(Signature) Applicant

9-27-19
Date

SAMANTHA L. ECKHOUT
(Printed Name) Owner

(Signature) Owner

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

____ DAY OF _____, _____

(Notary Public)

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.

American House Development
Samantha Eckhout

(Printed Name) Applicant

(Signature) Applicant

Date

ESSEX FOLEY / STEVE FOLEY JR

(Printed Name) Owner

(Signature) Owner

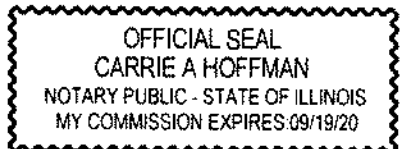
9/27/19

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
27 DAY OF SEPTEMBER, 2019

Carrie A. Hoffman
(Notary Public)



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.

American House Development

Samantha Eckhout

(Printed Name) Applicant

(Signature) Applicant

Date

JANET MICELI

(Printed Name) Owner

Janet Miceli, President
(Signature) Owner

9/27/19
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

27th DAY OF September, 2019

Victoria Scaman
(Notary Public)



Affidavit of Ownership

COUNTY OF COOK)
) SS
STATE OF ILLINOIS)


I, JANET MICELI, under oath, state that I am
(Print Name)

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

Commonly described as:

725 Madison, Oak Park, Illinois

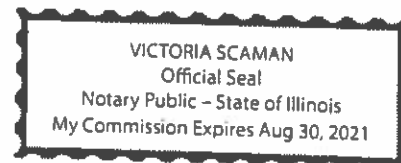
and that such property is owned by CHICAGO TITLE LAND TRUST COMPANY, as Trustee
under Trust Agreement dated January 30, 2002 and known as Trust Number 7558 as of
this date.


Janet Miceli, Agent for Spike's, The Hotel
for Dogs, Inc., the sole beneficiary
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

4 DAY OF October, 2019


(Notary Public)





AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



1.

NARRATIVE AND NEIGHBORHOOD MEETING INFO



American House Oak Park Development Narrative

The Applicant, American House Oak Park, is requesting approval of a Planned Development to permit the development of a 174 Unit (222 beds), 256,725 square foot, 7-story senior housing community located at what is now 711 (Former Automotive Dealership) and 725 (Spikes Dog Boutique Hotel) Madison Street across from the future Pete's Market. The building will be comprised of 76 independent living units, 65 assisted living units, and 33 memory care units.

American House Senior Living was founded over nearly 50 years ago with its roots in Southeast Michigan. Since then, American House has grown to over 60 communities located throughout the Midwest, East Coast and Florida. With nearly 5000 apartments and over 3000 employees, American House prides itself on providing an exceptional residence experience while maintaining the "mom and pop" feel of our communities.

This community will be programmed with all the amenities that today's senior has come to expect. These include multiple dining venues catering to different care levels, areas dedicated to the health and wellness, and outdoor terraces to enjoy three quarters of the year. There will also be an outdoor terrace which will open on to Madison Street. Seniors of all ages and care needs will enjoy the connectivity to the world passing by. At American House, we are firm believers in curating an amazing resident experience and have designed the building to encourage that. There is a bistro, several lounges, an area for worship, salons, and outdoor gardens.

Through a collaboration with the Village of Oak Park, a Brownfield TIF was awarded in order to remedy environmental concerns on the site. This will allow for an underutilized, nearly obsolete building to be replaced with an architecturally complimentary building while remediating a long-standing environmental concern. In a further partnership effort, the Village has agreed to allow the vacation of Euclid Avenue where it connects to Madison Street. This vacation has allowed for the assemblage of the two parcels mentioned above to create enough land mass to build a building that will be thoughtfully woven into the Oak Park streetscape. This, coupled with the Madison streetscape improvements being undertaken by the Village, will create a pedestrian-friendly addition to the Village of Oak Park. With the addition of 177 residents and the approximate 30 staff members, this will create a vibrancy that this stretch of Madison has not historically had.

As mentioned above, by approving this project, it will provide a benefit to the residents of Oak Park. The vacation of Euclid will also create a cul-de-sac at the rear of the community. As part of

the project, the rear alley behind the community will also be repaved. Lastly, the utilities will be relocated to an easement on the east side of the property.

The compensating benefits for the proposed project are as follows:

1. Relocating utilities previously located in Euclid Avenue in order to create a cul-de-sac.
2. Repaving the alley behind the proposed community.
3. Re-energizing the Madison Street Corridor with potentially 174+ residents and numerous staff members.
4. Additional public art to further the vision set by the Village of Oak Park.
5. Participate in the streetscape improvements for the Madison Street Corridor.

Please see attached Zoning recap for the proposed development that describes the areas of zoning relief requested.

In conclusion, American House Oak Park will strive to be a good corporate citizen within the unique fabric that is the Village of Oak Park. We work tirelessly to immerse ourselves in civic life. This is done through alliances and partnerships with cultural, religious and civic organizations. We endeavor to open doors for our residents to participate, contribute and enjoy the diverse opportunities that are available in Oak Park.

Special Use - Residential Care Facility/Multi-Family

Density:

- Multi-Family = 750sf/du
- Proposed = 36,590sf/174du = 210sf/du

Unit Mix:

- 65 - Assisted Living
- 33 - Memory Care
- 76 - Independant Living
- 174 Total

Building Height:

- Zoning Max Height 50'-0"
- Proposed Height of 89'-4"

Street Setback:

- 0-5 feet required
- 0 provided

Interior Side Setback:

- none required
- 15 feet provided (Utility Easement)

Rear Setback:

- 25' from property line of lot to the rear, inclusive of alley.
- Proposed setback of 16' from property line of lot to the rear, inclusive of alley.

Parking:

- Multi Family = 1 per du = 76 spaces
- Residential Care = 117 beds = 1 per 5 beds = 24 spaces
- Required Parking Spaces = 100 spaces
- Proposed Space = 125 spaces

Bicycle Spaces:

- Multi Family = 1 per 4 du (76du) = 19 bike spaces required
- Residential Care = no requirements
- 1 per 4 du (76du) = 19 bike spaces required
- Proposed 20 spaces (16 interior / 4 street)

Loading Dock:

- Required 10x25 area - Provided

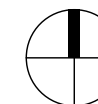
Site Lighting:

- Requirement – maximum allowed is 1 footcandle at lot line.
- Proposed - Lighting includes illumination of sidewalk, utility easement, alley for community and residence safety which exceeds the allowable zoning limit.
- See photometric plan for levels and locations.
- Cut offs and shields will be used to limit illumination onto any adjacent residential property.

ZONING ORDINANCE RELIEF



PROPOSED PUD
711 MADISON ST



OAK PARK ZONING MAP



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 01
ZONING MAP AND CHART
12" = 1'-0"



11.06.19



**American House Oak Park
Planned Development Submission**

Tab 1 - Neighborhood Meeting Info

Please see attached documents related to the neighborhood meeting for the proposed development.

- Attendee List
- Meeting Minutes
- Newspaper Notice
- Certificate of Publisher
- Notice Sign

Name	Address	Phone	Email
------	---------	-------	-------

Dense Jeffries	529 S. Euclid	708-383-6533 708-383-6533	
----------------	---------------	---	--

Miles Jackson	525 S. Euclid		miles.jacks@gmail.com
---------------	---------------	--	-----------------------

Jason Petzer	512 S. Euclid	(202) 321-1395	jasonpetzer@outlook.com
--------------	---------------	----------------	-------------------------

DAN RYAN	527 Wesley Ave	3122866062	d.train@ameritech.net
----------	----------------	------------	-----------------------

Richard Holland	534 Wesley Ave	7739723204	rh@rhentor.com
-----------------	----------------	------------	----------------

Scott + Sandy Pedersen	515 Wesley	708-383-9524	
------------------------	------------	--------------	--

			scottpedersen@gmail.com alp41@a.comcast.net
--	--	--	--

Doug Waco	529 Wesley	708/209-0449	dougwaco@yahoo.com
-----------	------------	--------------	--------------------

Stephanie Skrine	435 S. Grove	7083803743	Bearsy410@gmail.com
------------------	--------------	------------	---------------------

ROSELLA MICELI	725 Euclid 725 MADISON	(630) 803-3363	
----------------	-----------------------------------	----------------	--

Roy + TERESA SEARS	514 S. EUCLID AVE	773 860-8848	
--------------------	-------------------	--------------	--

			RUS5370@GMAIL.COM
--	--	--	-------------------

Bernadette + Stefan Homberger	521 Wesley	(708) 434-5651	b.homberger@comcast.net
-------------------------------	------------	----------------	-------------------------

Christina Loranz	525 Clarence		christina.loranz@mac.com
------------------	--------------	--	--------------------------

Greg Marsey	1107 Hwy Ct		gmarsey@sbcblog1.net
-------------	-------------	--	----------------------

914-999-0515
782901674

February 18, 2019

Neighborhood Community Meeting
Time: 6:30 PM to 8:30 PM
Grove Apartments Community Room
442 S Grove Ave., Oak Park, IL 60302

Re: 711 Madison and 725 Madison, Oak Park, IL 60302 – Proposed Senior Living Development Submittal Discussion

Neighbor's Concerns/Questions:

- We have concerns regarding both the construction process (dust, litter, foundation damage) and the location of construction equipment.
- We have concerns regarding the height of the proposed building and ask if it is possible to reduce the height from eight stories to seven stories.
- Cul-de-sacs for Euclid Avenue and Wesley Avenue have been discussed in the past years. Is it possible to get a cul-de-sac on Wesley in addition to the cul-de-sac on Euclid Avenue?
- If a cul-de-sac on Wesley is not possible, is there another solution to slow or divert traffic from leaving the grocery store and traveling down Wesley?
- How are deliveries made to the building and what time would the delivery truck make those deliveries?
- Where is the dumpster located?
- What does the south façade look like and what would the landscaping and fence look like in the back off the alley?
- What is the proposed timetable for the project?
- How many units will the building have?
- Will the developer resurface the alley just south of the building between Euclid and Wesley?
- Will the developer or the Village install speed bumps in the alley to slow traffic coming from Oak Park Avenue?

Summary:

- Overall, the neighbors are in favor of the project, but would like to see the building height lowered from eight stories to seven stories and a cul-de-sac or traffic divertor installed on Wesley Avenue.

CLASSIFIED 17

WINDOWS

BROKEN SASH CORDS?

CALL THE WINDOW MAN!
FAST RELIABLE SERVICE
(708) 452-8929

Licensed Insured

Ralph Grande
Elmwood Park
708-452-8929

Serving Oak Park, River Forest,
Forest Park & Riverside
Since 1974

PUBLIC NOTICES



LEGAL NOTICE

The Village of Oak Park will receive sealed bids at the Public Works Service Center, 201 South Boulevard, Oak Park, Illinois 60302, until 4:00 p.m. on **Tuesday, February 19th, 2019** for the following:

BID 19-115
VILLAGE OF OAK PARK
VILLAGE WIDE REFUSE
AND RECYCLE CONTAINER
PICKUP SERVICES
REQUEST FOR PRICES

Bid forms may be obtained from the Public Works Customer Service Center by calling 708-358-5700 or by stopping by the office located at 201 South Boulevard, Oak Park, Illinois between the hours of 7:30 a.m. and 4:00 p.m. Information is also available from the Streets Superintendent, Scott Brinkman, sbrinkman@oak-park.us or on the Village's website <http://www.oak-park.us/your-government/finance-department>. The Village of Oak Park reserves the right to issue proposal documents and specifications only to those vendors deemed qualified. No proposal documents will be issued after 4:00 p.m. on the working day preceding the date of proposal opening. For more information call the Public Works Service Center at 708.358.5700.

THE VILLAGE OF OAK PARK

Published in Wednesday Journal
2/6/2019

PUBLIC NOTICE

Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County, Registration Number: Y19000399 on January 23, 2019. Under the Assumed Business Name of **NICE OUTDOOR DECORATING SERVICE** with the business located at 2844 W WALNUT ST, CHICAGO, IL 60612. The true and real full name(s) and residence address of the owner(s)/partner(s) is: **JONATHAN KELLY 2844 W WALNUT ST CHICAGO, IL 60612**

Published in Wednesday Journal
2/6, 2/13, 2/20/2019

PUBLIC NOTICES



Notice to Prospective Village of Oak Park Federal Grants Applicants - Rescheduled Grants & Applications Workshop

As noted in the previous ad, the Village of Oak Park Program Year (PY) 2019 Community Development Block Grant (CDBG) & Emergency Solutions Grant (ESG) application process began January 31, 2019. Online application forms can be found at www.oak-park.us/PY2019grants.

For PY 2019, which runs from October 1, 2019 to September 30, 2020, there will be an estimated \$215,000 available in Village Public Service CDBG funds, approximately \$40,000 in Public Facility Improvement CDBG funds and approximately \$125,000 in ESG funds. Other PY 2019 grant funds will be set aside for Village-run activities.

The federal CDBG program is a source of funding that addresses local housing & community development needs. These funds are available to non-profit organizations and other agencies that serve primarily low and moderate income persons residing in Oak Park. Each proposed activity must meet one of the CDBG Program's National Objectives and be eligible. ESG funds are available to non-profit organizations that serve persons who are experiencing, or are at-risk of, homelessness. Individuals not representing agencies cannot apply for either of these grants.

To instruct potential Applicants on the grants and on the online application process, the Village will hold a **Mandatory CDBG-ESG Application Workshop** from 10 am to Noon, Thursday, February 7, 2019 in Room 101 of Village Hall at 123 Madison Street in Oak Park. All potential applicants must attend and reserve for the Workshop by contacting Eira Galegos, Grants Coordinator, at 708.358.5419 or egalegos@oak-park.us. Reasonable accommodations will be made for persons with disabilities and non-English speaking persons, as needed.

Published in Wednesday Journal
2/6/2019

PUBLIC NOTICE

Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County, Registration Number: Y19000348 on January 15, 2019. Under the Assumed Business Name of **FAS TRI COMHAR** with the business located at 7214 JACKSON BLVD APT 1D, FOREST PARK, IL 60130. The true and real full name(s) and residence address of the owner(s)/partner(s) is: **CHRISTINE FLYNN 7214 JACKSON BLVD APT 1D, FOREST PARK, IL 60130**

Published in Forest Park Review
1/23, 1/30, 2/6/2019

PUBLIC NOTICE

NOTICE OF COMMUNITY MEETING

A community meeting will be held Monday, February 18, 2019 at 6:30 pm in the Community Room in the Grove Apartments of Oak Park located at 442 S. Grove Avenue in Oak Park, Illinois. The meeting will be to discuss the proposed senior living facility development project located approximately at 711-725 Madison Street in Oak Park.

Published in Wednesday Journal
1/30, 2/6/2019

NOTICE OF NEIGHBORHOOD MEETING

Date: February 18, 2019

Time: 6:30 PM

Location: Grove Apartment Community Room – 442 S. Grove Ave.,
Oak Park, IL 60302

Subject Property Address(es): 711 Madison and 725 Madison, Oak
Park, IL 60302

Proposed Development: Senior Living Facility

Purpose of Meeting: Pre-Planned Development Submittal Discussion

Contacts: 711 Madison Senior Living, LLC
630-878-2369
711MadisonSeniorLiving@gmail.com


Certificate of the Publisher

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

A notice, a true copy of which is attached, was published two time(s) in Wednesday Journal, namely one time per week for two successive weeks. The first publication of the notice was made in the newspaper, dated and published on January 30, 2019, and the last publication of the notice was made in the newspaper dated and published on February 6, 2019. The notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, the Wednesday Journal, Inc. has signed this certificate by Dan Haley, its publisher, at Oak Park, Illinois, on February 6, 2019.

Wednesday Journal, Inc.

By:  _____

Dan Haley

Publisher



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



2.

FEE

Planning Application Status

You will only be able to view fees if you are a contact on the planning application.

— **Summary** _____

Project Number: PL201900204
Project Name: American House Oak Park
Application Types: Planned Development
Application Status: Complete Application
Date Entered: 09/27/2019
Description of Work: Redevelopment of 711 & 725 Madison into 177 Units Senior Living Community.

— **Locations** _____

— **Application Types** _____

— **Unlinked Submittals** _____

— **Fees** _____

Paid Fees	Amount	Paid	Owing	Date Paid
420 - Plan Development Fee	\$2,000.00	\$2,000.00	Paid	09/27/2019
Outstanding Fees	Amount	Paid	Owing	Date Paid
No outstanding fees.				
Totals:	\$2,000.00	\$2,000.00	\$0.00	

Your application will not be processed until receipt of fee. Please check to ensure all fees have been paid in full.

Total Amount Payable Online:
 \$0.00



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



3a.

PLANNED DEVELOPMENT STANDARDS

American House Oak Park Planned Development Standards

The proposed development satisfies and, in many instances, exceeds the Village's standards as laid out in Section H. of the zoning code as demonstrated below.

1. The proposed development will provide additional housing options for seniors within the Village of Oak Park.
2. The community will not detrimentally endanger the public health, safety or welfare on the Village. To the contrary, the proposed community will provide excellent care for seniors at all levels of health for both existing residents of Oak Park, and new residents relocating from the surrounding area.
3. The utilities in the area are adequate and further, many will be relocated and upgraded as a result of the vacation of Euclid Avenue. While it is true the resident base will potentially require more medical support, the community will be contributing the tax base to offset the impact of those services.
4. The planned egress and ingress to the proposed community has been determined to be adequate and further the additional traffic generated by the community will not negatively impact the surrounding area as attested to in the 3rd party traffic study.
5. The proposed use as a senior housing community will energize and activate the currently underutilized Madison Street at this location.
6. The design of the proposed community will strive to honor both the Village's unique architectural roots while adding an updated and sophisticated building elevation to the Madison Street Corridor.
7. The proposed applicant, American House Development, is a team of experienced development professionals who have developed and delivered over 750 units housed in over 8 ground up communities in the last 6 years. The communities were capitalized by a combination of owner equity, institutional capital and conventional financing.
8. The proposed project is economically viable as supported by the included letter provided by our joint venture partner, AEW Capital, a large private equity firm that American House has done several transactions with in the past. This community will not add any additional burden to Village financially that will not be offset by the tax revenue generated.



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



3b.

SUSTAINABILITY STANDARDS



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: 711 Madison, Oak Park IL 60302

Date: 10/30/2019

Y ? N

1			Credit	Integrative Process	1
---	--	--	--------	---------------------	---

10 4 18 Location and Transportation 16

		16	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection (Previously Developed Site)	1
2			Credit	High Priority Site (Includes Brownfield Remediation)	2
4	1		Credit	Surrounding Density and Diverse Uses (Diverse Use, Previous Industrial Site)	5
3	2		Credit	Access to Quality Transit (Bus, Blue and Green Line Rail Trips)	5
		1	Credit	Bicycle Facilities (Provide bike storage for 30% residents)	1
		1	Credit	Reduced Parking Footprint (Less than Code required parking)	1
	1		Credit	Green Vehicles (Preferred parking for green cars, 2% Charging stations)	1

3 2 5 Sustainable Sites 10

Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment (Site survey, Phase 1 study)	1
	1	1	Credit	Site Development - Protect or Restore Habitat (Financial support for off-site location)	2
		1	Credit	Open Space (30% Site is Open Space)	1
		3	Credit	Rainwater Management (Manage rainwater)	3
2			Credit	Heat Island Reduction (High SRI Roof membrane)	2
	1		Credit	Light Pollution Reduction (Light pollution control at Lot Line)	1

2 6 3 Water Efficiency 11

Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	2		Credit	Outdoor Water Use Reduction (No or reduce irrigation requirement)	2
2	4		Credit	Indoor Water Use Reduction (Low-flow fixtures)	6
		2	Credit	Cooling Tower Water Use	2
		1	Credit	Water Metering	1

6 4 23 Energy and Atmosphere 33

Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3		3	Credit	Enhanced Commissioning (Enhanced commissioning for MEP Systems)	6
	4	14	Credit	Optimize Energy Performance (Assume PTAC or VTAC in units)	18
		1	Credit	Advanced Energy Metering (Building-level energy metering)	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets (Purchase credits)	2

4 2 7 Materials and Resources 13

Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
	2		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

7 8 1 Indoor Environmental Quality 16

Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment (Building flush-out, air testing)	2
1			Credit	Thermal Comfort	1
	2		Credit	Interior Lighting (Lighting control, lighting quality)	2
	3		Credit	Daylight	3
		1	Credit	Quality Views	1
	1		Credit	Acoustic Performance	1

6 0 0 Innovation 6

5			Credit	Innovation (TBD: Waste Management Plan, Purchasing Lamps, Green Cleaning, Design for Active Occupants, Integrated Pest Management)	5
1			Credit	LEED Accredited Professional	1

3 0 1 Regional Priority 4

1			Credit	Regional Priority: Specific Credit (Enhanced Indoor Air Quality Strategies)	1
1			Credit	Regional Priority: Specific Credit (High Priority Site)	1
1			Credit	Regional Priority: Specific Credit (Protect and Restore Habitat)	1
		1	Credit	Regional Priority: Specific Credit (Energy Metering, Rainwater Manag or Life Cycle Reduction)	1

42 26 58 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



4a.

CONTACT INFORMATION



American House Oak Park
Planned Development Submission

Tab 4A - Contact Information

Name of Development : American House Oak Park

Address/Location of Property in Question: 711 Madison & 725 Madison

Property Identification Number(s)(PIN): 725 Madison = 16-18-200-005-0000 / 711 Madison = 16-18-201-032-0000

Name of Property Owner(s): 725 Madison = Chicago Title Land Trust Company / 711 Madison = Essex Foley Family, LLLP

Address of Property Owner(s): 711 Madison = 711 Madison Blvd / 711 Madison = 100 Skokie Blvd
Oak Park, IL 60302 / Northbrook, IL 60062

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

725 Madison = Spikes, The Hotel For Dogs, Inc is sole beneficiary.

Name of Applicant(s): American House Development, LLC

Applicant's Address: One Towne Square | Suite 1600 | Southfield, MI 48076

Applicant's Phone Number: Office 248-827-1700 E-Mail seckhout@redico.com



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



4b.

TITLE POLICY AND
ADDIDAVIT OF OWNERSHIP

ALTA OWNER'S POLICY OF TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Policy Number:

PROFORMA 16NW6124612NS

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

COVERED RISKS

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

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



- 6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
- 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- 9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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

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

Chicago Title Insurance Company

By:



President

Attest:



Secretary



This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXCLUSIONS FROM COVERAGE

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

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

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By: William J. Payne
1100 W. Northwest Highway, #103
Mt. Prospect, IL 60056

SCHEDULE A

Address Reference: 711 Madison Street, Oak Park, IL 60302

Date of Policy	Amount of Insurance
PROFORMA	\$2,100,000.00

1. Name of Insured:

American House Development LLC, a Michigan limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

American House Development LLC, a Michigan limited liability company

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

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND 11 IN THE SUBDIVISION OF BLOCK 1 IN HUTCHINSON AND ROTHERMEL'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 3 OF THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) ALSO OF BLOCKS 1, 6, 7, 12 AND 13 OF THE SUBDIVISION OF LOTS 1, 2, AND 3 IN THE PARTITION OF THE EAST 1/2 OF LOT 2 IN SAID SUBDIVISION OF SECTION 18 AFORESAID, ALL IN THE VILLAGE OF OAK PARK, IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B EXCEPTIONS FROM COVERAGE

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

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. Real Property Taxes for the year 2019.
Taxes for the year 2019 are not yet due and payable.

Permanent Tax No.: 16-18-201-032-0000
7. Industrial Building Lease dated June 1, 2005, and recorded July 14, 2005 as document 0519502166 between Essex Foley Family Limited Partnership, as lessor, and Foley-Rice Cadillac Oldsmobile, Inc., as lessee, for term ending May 31, 2017, and all rights of all parties claiming by, through or under said lessee.

Said lease contains an option to renew for an additional 24 month period.

(For further particulars, see record.)
8. Terms and Conditions contained in the Redevelopment Agreement dated December 10, 2019 and recorded January 22, 2019 as Document Number 1902213145.

Affects 711 Madison Street and other property.
9. An encroachment of the building situated on said Land into or onto the adjoining land on the South, as disclosed by plat of survey no. 19-21-057 prepared by Gentile and Associates, Inc. dated May 20, 2019 and last revised on August 12, 2019.
10. An encroachment of the building's overhang situated on said Land into or onto the adjoining land on the West, as disclosed by plat of survey no. 19-21-057 prepared by Gentile and Associates, Inc. dated May 20, 2019 and last revised on August 12, 2019.
11. Rights of public or quasi-public utilities in the Land as disclosed by plat of survey no. 19-21-057 prepared by Gentile and Associates, Inc. dated May 20, 2019 and revised on August 12, 2019.

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

(continued)

12. Environmental disclosure recorded on December 28, 1990 as document no. 90628389 pursuant to the Responsible Property Transfer Act of 1988. (Note: Affects land and other property. The foregoing is provided for your information and is not an exception from coverage under this policy.){{The following environmental disclosure document{S} for transfer of real property appear of record which include a description of the Land insured or a part thereof. Document No 90628389 date of recording: December 28, 1990. (Affects land and other property)}}

END OF SCHEDULE B**Title Insurance Agent:**

William J. Payne
1100 W. Northwest Highway, #103
Mt. Prospect, IL 60056
Phone: (847)483-5027
Fax: (847)483-5029

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



CONDITIONS**1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

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

2. CONTINUATION OF INSURANCE

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

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

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

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

4. PROOF OF LOSS

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

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

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

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

- (a) To Pay or Tender Payment of the Amount of Insurance.
- To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
- (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

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

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

8. DETERMINATION AND EXTENT OF LIABILITY

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

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
- (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
- (i) the Amount of Insurance shall be increased by Ten percent (10%), and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

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

11. LIABILITY NONCUMULATIVE

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

12. PAYMENT OF LOSS

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

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

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

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

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

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

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

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.
Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**PROFORMA
16NW6124612NS**

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Madison Street and Wesley Avenue (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**PROFORMA
16NW6124612NS**

The Company insures against loss or damage sustained by the Insured by reason of the lack of a right of access to the following utilities or services:

- Water service
- Natural gas service
- Telephone service
- Electrical power service
- Sanitary sewer
- Storm water drainage

either over, under or upon rights-of-way or easements for the benefit of the Land because of:

- (1) a gap or gore between the boundaries of the Land and the rights-of-way or easements;
- (2) a gap between the boundaries of the rights-of-way or easements ; or
- (3) a termination by a grantor, or its successor, of the rights-of-way or easements.

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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**PROFORMA
16NW6124612NS**

The Company insures against loss or damage sustained by the Insured by reason of the Land being taxed as part of a larger parcel of land or failing to constitute a separate tax parcel for real estate taxes.

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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**PROFORMA
16NW6124612NS**

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

1. the failure the lots described in Schedule A; or
2. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Attached to Policy Number:

Issued By:



CHICAGO TITLE INSURANCE COMPANY

**PROFORMA
16NW6124612NS**

1. For purposes of this endorsement:
 - a. "Improvement" means a building, structure, road, walkway, driveway, curb, subsurface utility or water well existing at Date of Policy or to be built or constructed according to the Plans that is or will be located on the Land, but excluding crops, landscaping, lawns, shrubbery, or trees.
 - b. "Plans" means those site and elevation plans made by PROFORMA - TBD dated _____, last revised N/A, designated as PROFORMA - TBD consisting of _____ (_____) sheets.
2. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy
 - a. according to applicable zoning ordinances and amendments, the Land is not classified Zone MS - Madison Street;
 - b. the following use or uses are not allowed under that classification:

Dwelling - Above the Ground Floor, Community Center, Community Garden, Cultural Facility, Government Office, Park/Playground, Place of Worship, Public Safety Facility, Antique Store, Art Gallery, Brewpub, Consignment Shop, Craft Brew Lounge, Design Studio with Retail, Outdoor Dining, Restaurant, Retail Goods Establishment, Specialty Food Service, Vehicle Dealership – Fully Enclosed, Animal Care Facility – Fully Enclosed, Art and Fitness Studio, Body Modification Establishment, Business Service Center, Personal Service Establishment, Social Lodge/Meeting Hall, Recreation, Indoor, Financial Institution, Office, Industrial Design, Medical Marijuana Dispensary, Medical/Dental Clinic, Micro-Brewery, Micro-Distillery, Micro-Winery, and Broadcasting Facility – TV/Radio Without

Antenna subject to the following restrictions: (a) Townhouse and multi-family dwellings are prohibited between Clinton Avenue and East Avenue. Only dwellings above the ground floor are allowed in this area; and (b) Drive-through facilities and gas stations are prohibited between Clinton Avenue and East Avenue and any other restrictions appearing in the Code.
 - c. There shall be no liability under paragraph 2.b. if the use or uses are not allowed as the result of any lack of compliance with any condition, restriction, or requirement contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 2.c. does not modify or limit the coverage provided in Covered Risk 5.
3. The Company further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction either prohibiting the use of the Land, with any Improvement, as specified in paragraph 2.b. or requiring the removal or alteration of the Improvement, because of a violation of the zoning ordinances and amendments in effect at Date of Policy with respect to any of the following matters:
 - a. Area, width, or depth of the Land as a building site for the Improvement
 - b. Floor space area of the Improvement
 - c. Setback of the Improvement from the property lines of the Land

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



- d. Height of the Improvement, or
 - e. Number of parking spaces.
4. There shall be no liability under this endorsement based on:
- a. the invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;
 - b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy.

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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**COVENANTS, CONDITIONS AND
RESTRICTIONS - LAND UNDER
DEVELOPMENT**

ENDORSEMENT - ALTA 9.8-06

Attached to Policy Number:

Issued By:



CHICAGO TITLE INSURANCE COMPANY

**PROFORMA
16NW6124612NS**

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For purposes of this endorsement only:
 - a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
 - b. "Future Improvement" means a building, structure, road, walkway, driveway, curb to be constructed on or affixed to the Land in the locations according to the Plans and that by law will constitute real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.
 - c. "Improvement" means a building, structure located on the surface of the Land, road, walkway, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.
 - d. "Plans" means the survey, site and elevation plans or other depictions or drawings prepared by PROFORMA - TBD dated _____, last revised N/A, designated as PROFORMA - TBD consisting of _____ (_____) sheets.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. A violation of an enforceable Covenant by an Improvement on the Land at Date of Policy or by a Future Improvement, unless an exception in Schedule B of the policy identifies the violation;
 - b. Enforced removal of an Improvement located on the Land or of a Future Improvement as a result of a violation of a building setback line shown on a plat of subdivision recorded or filed in the Public Records at Date of Policy, unless an exception in Schedule B of the policy identifies the violation; or
 - c. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - a. any Covenant contained in an instrument creating a lease;
 - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
 - c. except as provided in Section 3.c, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**PROFORMA
16NW6124612NS**

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**PROFORMA
16NW6124612NS**

The policy is hereby amended by deleting Paragraph 14 of the Conditions, relating to Arbitration.

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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**PROFORMA
16NW6124612NS**

General Exception number(s) 1, 2, 3, and 5 of Schedule B of this policy are hereby deleted.

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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**PROFORMA
16NW6124612NS**

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified as Parcel 1 on the survey made by Gentile and Associates, Inc. dated May 20, 2019, last revised August 12, 2019, and designated Job No. 19-21057.

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

Chicago Title Insurance Company

Dated: PROFORMA

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Policy Number:

**CCHI1903342LD
PROFORMA**

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

COVERED RISKS

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

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



CHICAGO TITLE INSURANCE COMPANY

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

- 6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
- 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- 9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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

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

Chicago Title Insurance Company
10 South LaSalle Street, Suite 3100
Chicago, IL 60603

Countersigned By:

PROFORMA

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXCLUSIONS FROM COVERAGE

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

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

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE A

Name and Address of Title Insurance Company: Chicago Title Insurance Company
10 South LaSalle Street, Suite 3100
Chicago, IL 60603

Address Reference: 725 w Madison, Oak Park, IL 60302

Date of Policy	Amount of Insurance
PROFORMA	PROFORMA

1. Name of Insured:

Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

PROFORMA VESTING: To be furnished

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"
Legal Description

LOT 1 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 2, 3, 6 AND 7 IN HUTCHINSON AND ROTHERMEL'S SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 3 OF THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) ALSO OF BLOCKS 1, 6, 7, 12 AND 13 OF THE SUBDIVISION OF LOTS 1, 2 AND 3 IN THE PARTITION OF THE EAST 1/2 OF LOT 2 IN SAID SUBDIVISION OF SECTION 18 IN COOK COUNTY, ILLINOIS.

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B EXCEPTIONS FROM COVERAGE

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

1. **Rights or claims of parties in possession not shown by Public Records.**
- S 2. This is a Pro Forma Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Our alta 3.2 and 9.8 endorsements will be considered upon receipt and review of the signed and sealed architect plans and specs which include the site plan. Note: we do not need the rest of the pages that include landscaping, electrical etc plans.
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
4. **Easements, or claims of easements, not shown by the Public Records.**
5. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
6. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
- R 7. PROFORMA TAX EXCEPTION - SUBJECT TO THE 2ND INSTALLMENT OF 2018 TAXES BEING PAID OF RECORD.

1. Real Property Taxes for the year 2019 not yet due or payable.

Perm tax#
16-18-200-005-0000
- M 8. Redevelopment Agreement recorded January 22, 2019 as document 1902213145 made by and between the Village of Oak Park and Jupiter Realty Company, LLC, Oak Park Madison Street LLC and 711 Madison Senior Living, LLC and the terms, provisions and conditions set forth therein.
- Q 9. We have examined the plat of survey by Gentile and Associates, Inc., number 19-21057-Alta Topo dated ____ and note the following:

A) Encroachment of the building located on the land onto property west and adjoining by .03 feet.

B) Encroachment of some kind of structure (not labeled) onto public property east and adjoining by an undisclosed amount.

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

END OF SCHEDULE B

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



CONDITIONS**1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

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

2. CONTINUATION OF INSURANCE

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

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

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

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

4. PROOF OF LOSS

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

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

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

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

- (a) To Pay or Tender Payment of the Amount of Insurance.
- To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
- (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

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

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

8. DETERMINATION AND EXTENT OF LIABILITY

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

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
- (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
- (i) the Amount of Insurance shall be increased by Ten percent (10%), and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

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

11. LIABILITY NONCUMULATIVE

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

12. PAYMENT OF LOSS

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

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

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

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

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

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

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

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.
Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

**CCHI1903342LD
PROFORMA**

The Company insures against loss or damage sustained by the Insured by reason of the lack of a right of access to the following utilities or services:

- Water service
- Natural gas service
- Telephone service
- Electrical power service
- Sanitary sewer
- Storm water drainage

either over, under or upon rights-of-way or easements for the benefit of the Land because of:

- (1) a gap or gore between the boundaries of the Land and the rights-of-way or easements;
- (2) a gap between the boundaries of the rights-of-way or easements ; or
- (3) a termination by a grantor, or its successor, of the rights-of-way or easements.

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

Chicago Title Insurance Company

Dated: PROFORMA

Countersigned By:

PROFORMA

Authorized Officer or Agent

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

**CCHI1903342LD
PROFORMA**

The Company insures against loss or damage sustained by the Insured by reason of the Land being taxed as part of a larger parcel of land or failing to constitute a separate tax parcel for real estate taxes.

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

Chicago Title Insurance Company

Dated: PROFORMA

Countersigned By:

PROFORMA

Authorized Officer or Agent

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

**CCHI1903342LD
PROFORMA**

The policy is hereby amended by deleting Paragraph 14 of the Conditions, relating to Arbitration.

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

Chicago Title Insurance Company

Dated: PROFORMA

Countersigned By:

PROFORMA_____
Authorized Officer or Agent

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

**CCHI1903342LD
PROFORMA**

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified as second parcel on the survey made by Gentile and Associates, Inc. dated _____, and designated Job No. 19-21057-Alta Topo.

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

Chicago Title Insurance Company

Dated: PROFORMA

Countersigned By:

PROFORMA

Authorized Officer or Agent

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

**CCHI1903342LD
PROFORMA**

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

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

Chicago Title Insurance Company

Dated: PROFORMA

Countersigned By:

PROFORMA

Authorized Officer or Agent

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

**CCHI1903342LD
PROFORMA**

The Company hereby insures the Insured against loss or damage which the Insured shall sustain in the event that, at Date of Policy:

The Land described in Schedule A is not contiguous to a physically open street known as Euclid Avenue and Madison Street.

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

Chicago Title Insurance Company

Dated: PROFORMA

Countersigned By:

PROFORMA

Authorized Officer or Agent

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

**CCHI1903342LD
PROFORMA**

This Endorsement has been added for Pro-Forma purposes only, and will be considered for issuance upon our receipt, review and acceptance of the following documents:

a final signed survey and a completed alta statement confirming there has been no work done in the last 6 months and that no contracts have been let for future work by buyer or seller.

General Exception number(s) 1 through 5 of Schedule B of this policy are hereby deleted.

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

Chicago Title Insurance Company

Dated: PROFORMA

Countersigned By:

PROFORMA

Authorized Officer or Agent

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

ENDORSEMENT - ALTA 28.2-06

**ENCROACHMENTS-
BOUNDARIES AND EASEMENTS-
DESCRIBED IMPROVEMENTS**

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

**CCHI1903342LD
PROFORMA**

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For purposes of this endorsement only, "Improvement" means each improvement on the Land or adjoining land at Date of Policy, itemized below:

Encroachment of the building located on the land onto property west and adjoining by .03 feet.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. An encroachment of any Improvement located on the Land onto adjoining land or onto that portion of the Land subject to an easement, unless an exception in Schedule B of the policy identifies the encroachment;
 - b. An encroachment of any Improvement located on adjoining land onto the Land at Date of Policy, unless an exception in Schedule B of the policy identifies the encroachment;
 - c. Enforced removal of any Improvement located on the Land as a result of an encroachment by the Improvement onto any portion of the Land subject to any easement, in the event that the owners of the easement shall, for the purpose of exercising the right of use or maintenance of the easement, compel removal or relocation of the encroaching Improvement; or
 - d. Enforced removal of any Improvement located on the Land that encroaches onto adjoining land.
4. Sections 3.c. and 3.d. of this endorsement do not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the following Exceptions, if any, listed in Schedule B: 9 (B)

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



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

Chicago Title Insurance Company

Dated: PROFORMA

Countersigned By:

PROFORMA

Authorized Officer or Agent

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

CCHI1903342LD

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: CCHI1903342LD**Property Ref.:** 725 w Madison, Oak Park, IL 60302**SCHEDULE A**

1. Commitment Date: June 25, 2019
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
 Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
 Proposed Policy Amount: PROFORMA
 - (b) ALTA Loan Policy 2006
 Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
 Proposed Policy Amount: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
 Fee Simple
4. The Title is, at the Commitment Date, vested in:
 Chicago Title Land Trust Company, successor trustee, under trust agreement dated January 30, 2002, known as trust number 7558.
5. The Land is described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"
Legal Description

LOT 1 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 2, 3, 6 AND 7 IN HUTCHINSON AND ROTHERMEL'S SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 3 OF THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) ALSO OF BLOCKS 1, 6, 7, 12 AND 13 OF THE SUBDIVISION OF LOTS 1, 2 AND 3 IN THE PARTITION OF THE EAST 1/2 OF LOT 2 IN SAID SUBDIVISION OF SECTION 18 IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. 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.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- P 8. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- O 9.
 1. Taxes for the year(s) 2018 and 2019
2019 taxes are not yet due or payable.
 - 1A. Note: 2018 first installment was due March 1, 2019
Note: 2018 final installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat	
16-18-200-005-0000		1 of 1	2018	\$7,625.59	Paid

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

- A 10. Note for additional information: the County Recorder requires that any documents presented for recording contain the following information:
- A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;
 - C. All permanent real estate tax index numbers of any property legally described in the document;
 - D. The address of any property legally described in the document;
 - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
 - F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

This exception will not appear on the policy when issued.

- N 11. Note: The land lies within a county which is subject to the Predatory Lending Database Act (765 ILCS 77/70 et seq. as amended). 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 a certificate of exemption must be attached to any mortgage to be recorded.

Note: for Cook, Kane, Will and Peoria counties, the act applies to mortgages recorded on or after July 1, 2010.

- E 12. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- F 13. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- G 14. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- H 15. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers or property located in Oak Park. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

- K 16. Terms, powers, provisions, and limitations of the Trust under which title to the Land is held.
- L 17. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.
- Limited Liability Company: 711 Madison Senior Living, LLC
- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- M 18. Redevelopment Agreement recorded January 22, 2019 as document 1902213145 made by and between the Village of Oak Park and Jupiter Realty Company, LLC, Oak Park Madison Street LLC and 711 Madison Senior Living, LLC and the terms, provisions and conditions set forth therein.
- Q 19. We have examined the plat of survey by Gentile and Associates, Inc., number 19-21057-Alta Topo dated ____ and note the following:
- A) Encroachment of the building located on the land onto property west and adjoining by .03 feet.
- B) Encroachment of some kind of structure (not labeled) onto public property east and adjoining by an undisclosed amount.

END OF SCHEDULE B, PART II

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



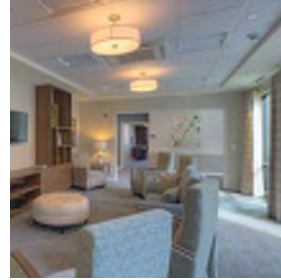


AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



4d.

PROFESSIONAL QUALIFICATIONS



American House ™

SENIOR LIVING COMMUNITIES

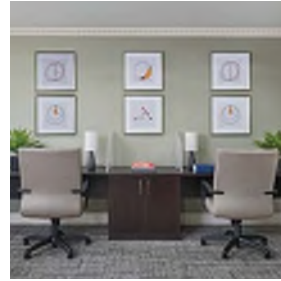
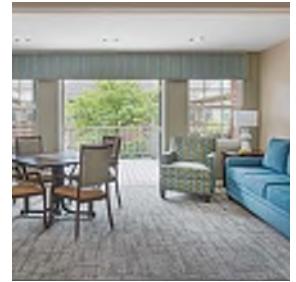
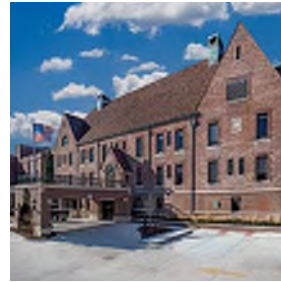
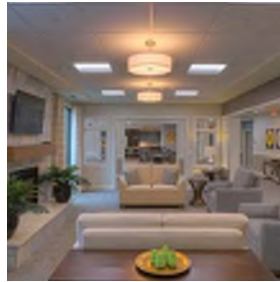
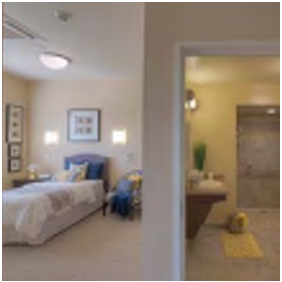
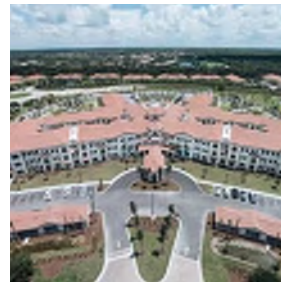
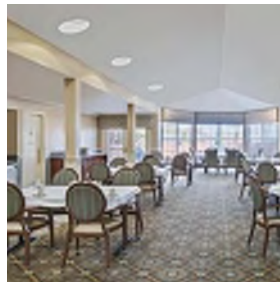
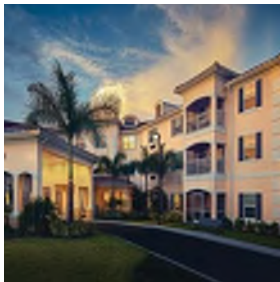
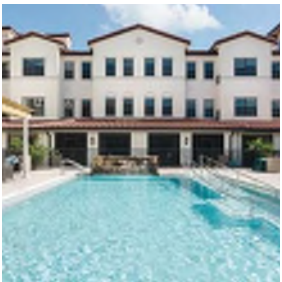




Table of Contents

AMERICAN HOUSE & REDICO OVERVIEW	P3
Team Approach	P4
Project Team	P5
Projects in the Pipeline	P9
Operational Capabilities	P9
South Florida Market	P10
Short and Long Term Strategy	P11
Recent Development Projects	P12
Sample REDICO Project Portfolio	P13

RESTRICTION ON DISCLOSURE AND USE OF DATA

This response includes data, drawings and all information that shall not be disclosed and shall not be duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate. If, however, an award is presented to this offerer as a result of—or in connection with—the submission of this data, the recipient shall have the right to duplicate, use or disclose the data to the extent provided in the resulting contract. This restriction does not limit the right to use information contained in this data if it is obtained from another source without restriction. All data is subject to this restriction provided throughout the response.

American House Senior Living Communities and REDICO Overview

American House Senior Living Communities and REDICO are affiliated companies who are uniquely positioned to deliver on the acquisition, development, redevelopment, management and operations of senior housing communities.

American House has a 40-year history of serving seniors by offering independent living, assisted living and memory care services.

American House offers a lifestyle seniors want at a price retirees and their families can afford. Ranked among the top 20 senior housing operators in the country, American House has experienced tremendous growth over the last decade – growing from 13 communities in Michigan to more than 50 in the Midwest and Florida.

Founded in 1967, REDICO has nearly 50 years of experience in the development, acquisition and management of real estate across the country. Ranked among the top 10 real estate owners in the country, REDICO manages over \$3 billion in assets, encompassing more than 19 million square feet.

American House/REDICO is able to offer an unparalleled level of development and operational expertise in the senior housing space.

American House/REDICO's work, as well as their leadership, have earned a number of awards over the years, including:

- Senior Housing News' Architecture & Design Award
- Multifamily Executive's MFE Award
- CREW Impact Award
- Building Owners and Managers Association (BOMA) TOBY (The Building of the Year) Awards
- Urban Land Development's (ULI) Development of the Year





WE KNOW THE KEY
TO THE SUCCESS OF
ANY DEVELOPMENT
COMES DOWN TO
THE TEAM.

TEAM APPROACH

We know the key to the success of any development comes down to the team. The American House/REDICO development team provides full-service capabilities throughout the life of the project. Our associates have deep knowledge of every aspect of the development process. From negotiating complex development agreements and facilitating projects through entitlement approvals, to completing those projects on time and on budget, our development team has a long list of successes.

Coordinating a team of architects, engineers, environmental consultants, attorneys and other project professionals, American House/REDICO is committed to creating a vision and delivering a development that is creative, market-driven and financially successful for its investment partners. Knowing how to incorporate various development components, so they work harmoniously with the surrounding community, is the key to the success of any project.

We are committed to making sure the needs of every key stakeholder is taken into account during the entire project process. We have consistently set high expectations for ourselves, which makes us a valued and skilled partner. These expectations have fueled our successes and the satisfaction our customers and partners have come to expect. With each property and project we are a part of, we continue to build further upon our reputation with the highest integrity.



DALE WATCHOWSKI

PRESIDENT, CEO & COO



Since joining REDICO in 2002, Dale Watchowski has overseen the growth of REDICO's portfolio to over \$3 billion in value, encompassing nearly 19 million square-feet of space nationally. In addition to leading the development and execution

of long-term strategy and investments, he plays a hands-on role in day-to-day operations.

Mr. Watchowski has more than 30 years of real estate expertise in both local and national platforms, with a diverse spectrum of experience in acquisitions, development, capital markets and operations.

Prior to joining REDICO, Mr. Watchowski was Chief Investment Officer at Kojaian Companies, where he was instrumental in growing the company into a national full-service real estate organization. He has also held senior management positions at some of the nation's largest financial institutions including Travelers/Citigroup, HSBC, and J.P. Morgan Chase.

In addition to his role at REDICO, Mr. Watchowski serves as President and CEO of American House Senior Living Communities, one of the nation's largest senior housing companies, and Continuum Services, a facilities maintenance and management company.

PAUL STODULSKI

ACTING COO, CAO AND CHIEF FINANCIAL OFFICER



Paul provides financial insight and direction for properties in REDICO's nationwide portfolio, including financial oversight of American House Senior Living Communities. He is the senior officer responsible for delivering

cost value optimization for customers and maximum returns for our investors. In addition, he is responsible for corporate governance and for sustaining the financial health for the organization.

Throughout the last two decades, Paul has guided the financing of REDICO and American House's real estate transactions. He specializes in underwriting loan transactions, developing appropriate financing structures for projects and direction in loan and operating agreement negotiations. A Certified Public Accountant, Paul serves as a Financial Committee member for Vista Maria, a non-profit organization helping vulnerable children throughout Southeast Michigan.

SAMANTHA ECKHOUT

SENIOR VICE PRESIDENT | DEVELOPMENT



Samantha is charged with the sourcing of new development opportunities for REDICO's multifamily platform, as well as sourcing deals for affiliated company, American House Senior Living Communities. Currently, her geographic focus is

on connecting the corridor between the Midwest and Florida. Once a development site is identified, she is responsible for the successful delivery of the project, including management of the planning, design and construction of new and existing properties.

Prior to joining REDICO in 2013, Samantha managed American House projects in a consulting role. She has also held senior-level development positions at Village Green, Lockwood Development and AIMCO. She holds a Bachelor's of Science in Public Administration from Oakland University.

KEVIN CARDEN

SENIOR VICE PRESIDENT | ACQUISITIONS



With more than 20 years of experience in acquisition, portfolio management and corporate finance, Kevin joined REDICO and American House in 2014 as senior vice president of acquisitions. In this role, he focuses on the strategic expansion of

REDICO's senior living business, which includes the growth of the American House Senior Living Communities platform.

Prior to joining REDICO and American House, Kevin spent 12 years at B.C. Ziegler & Company in Chicago, Illinois, most recently serving as senior vice president of corporate finance. Ziegler is a full-service, specialty investment bank and broker-dealer specializing in the senior living, health care, religion and education sectors. In addition to his time at Ziegler, Kevin served as director of acquisitions at Classic Residence by Hyatt, the senior housing affiliate of the Hyatt Hotels Corporation, as portfolio manager at RREEF Funds, and he started his senior housing career as a nursing home administrator with Manor Healthcare Corporation.

Kevin earned his B.A. in psychology from Miami University in Oxford, Ohio, and his M.B.A. with a concentration in finance and international business, from the University of Notre Dame in South Bend, Indiana.

PROJECTS IN THE PIPELINE

American House/REDICO is currently in a 'smart growth' mode. We have a strong competitive advantage in the senior housing market, as our companies have extensive development knowledge and a solid operational platform – which has guided our success.

With nearly 100 years of combined experience American House/REDICO has acquired, repositioned and built ground-up senior communities. Our communities are built with input from all areas of the local, regional and corporate operations team ensuring our developments are best designed to deliver quality care and the highest standard of living. Our goal is to always create a design, and build a community, that works for our front line team - allowing for best-class service.

As a result, the pipeline for American House/REDICO is robust and thoughtful. There are several projects currently under development in Northern Florida, Central Florida and Georgia. The latest addition to the American House family, American House Ft. Myers, is directly adjacent to the Lee Health's Gulf Coast Medical Center. We focus on choosing sites that will allow us to locate our communities adjacent to well-respected hospitals, health systems or medical centers. Further, American House has a long track record of fostering mutually-beneficial relationships with medical partners, to create a synergy between us, our residents and the care they need or want.

American House/REDICO sets itself apart in the field of senior housing developers by having one of the oldest and strongest operating companies in the industry. We are in the unique position to not only build the buildings, but to deliver the quality care our seniors need once the building is ready to welcome new residents.

We have a highly-experienced, dedicated team leading our development platform throughout Florida and the Midwest.

OPERATIONAL CAPABILITIES

American House is a best-in-class, stable operator, providing investors with operational scalability and future growth opportunities. Through an unparalleled level of resident care, an exceptional dining experience and broad-range of resident programming, American House has transformed the senior living industry.

American House delivers:

- Low resident turnover and high occupancy
- Experienced community-level leadership, many of whom have been with the Company more than a decade
- Strategic C-Suite, with decades' worth of experience in the senior housing and multifamily industries
- Industry-leading knowledge in introducing new services, processes, procedures and technologies to communities
 - Targeted and broad-based marketing to increase brand recognition (in new markets) and maintain brand awareness
 - Individual market awareness, which maximizes revenue
 - Highly rated food service and dining experiences
 - Execution of ongoing capital improvements, renovations and maintenance programs
 - Highly attentive and caring community teams, partners and health care provider relationships



AMERICAN HOUSE RECENT DEVELOPMENT PROJECTS

	PROJECT	UNITS	STORIES	TYPE	COST	LOCATION	SOURCE OF DEBT/EQUITY
	AMERICAN HOUSE COCONUT POINT	194	3	IL/AL/MC	\$42M	Estero, FL	Debt: \$7.6M Equity: \$10.6M
	AMERICAN HOUSE BONITA SPRINGS Phase I, II and III	218	3, 1, 3	IL/AL/MC	\$44.2M	Bonita Springs, FL	Debt: \$31.9M Equity: \$12.2M
	AMERICAN HOUSE FT. MYERS	124	3	AL/MC	\$30.4M	Ft. Myers, FL	Debt: \$21.3M Equity: \$9.1M
	ROSEVILLE MEMORY CARE	40	1	MC	\$10.3M	Roseville, MI	Debt: \$7.6M Equity: \$2.7M
	ROSEVILLE VILLAS	30	1	Individual 55+ Villas	\$6.2M	Roseville, MI	Debt: \$4.2M Equity: \$2.6M
	ROCHESTER MEMORY CARE	40	1	MC	\$10.4M	Rochester Hills, MI	Debt: \$7.7M Equity: \$2.7M
	AMERICAN HOUSE GROSSE POINTE AT COTTAGE	84	2	IL/AL/MC	\$20M	Grosse Pointe Farms, MI	Debt: \$7.3M Equity: \$12.7M



SAMPLE REDICO PROJECT PORTFOLIO

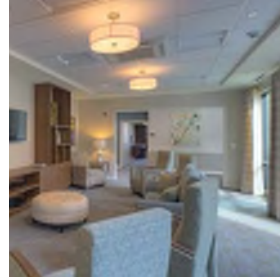
	PROJECT NAME	ASSET CLASS	SIZE	DATE	ROLE
	COLLEGE PARK OFFICE Detroit, Michigan	Medical/Office Building	185,000 SF	2011	Developer Property Manager
	DEARBORN TOWN CENTER Dearborn, Michigan	Medical	200,000 SF	2010	Developer/ Property Manager
	677 ALA MOANA Honolulu, Hawaii	Office Building/ Medical Research	295,000 SF	Acquired 2013; Redeveloped 2015	Developer/ Property Manager
	OAKLAND SQUARE I Southfield, Michigan	Office Building	200,000 SF	1992	Developer/ Owner/ Property Manager
	AMERICAN CENTER Southfield, Michigan	Class A Multi-tenant Office Building	508,000 SF	2003	Developer/ Owner/ Property Manager
	CITYPLACE Creve Coeur, Missouri	Class A Office and Retail Space	1,000,000 SF	2003	Owner/ Property Manager
	COMPUWARE MARKETPLACE Detroit, Michigan	Office Building	1,100,000 SF	2003	Co- Developer

SAMPLE REDICO PROJECT PORTFOLIO

	PROJECT NAME	ASSET CLASS	SIZE	DATE	ROLE
	OAKLAND SQUARE II Southfield, Michigan	Office Building	200,000 SF	2005	Developer/ Owner/ Property Manager
	ONE KENNEDY SQUARE Detroit, Michigan	Office Building	246,000 SF	2006	Developer/ Property Manager
	GATEWAY MARKETPLACE Detroit, Michigan	Retail Center	360,000 SF	2013	Developer/ Property Manager
	FISHER & KAHN BUILDINGS Detroit, Michigan	Mixed Use	1,000,000 SF	2015	Property Manager
	150 WEST JEFFERSON Detroit, Michigan	Mixed Use	500,000 SF	1989; Acquired 2016	Owner/ Property Manager
	CW BEARING Northville, Michigan	Build-to-Suit;	50,000 SF	2017	Developer
	HELLA Northville, Michigan	Build-to-Suit	150,000 SF	2017	BTS Developer

SAMPLE REDICO PROJECT PORTFOLIO

	PROJECT NAME	ASSET CLASS	SIZE	DATE	ROLE
	VILLAGE AT BLOOMFIELD Bloomfield Hills, Michigan	Mixed Use	900,000 SF	2017	Developer
	BLUE CARE NETWORK Southfield, Michigan	Office	200,000 SF	2003/ 2015	Developer



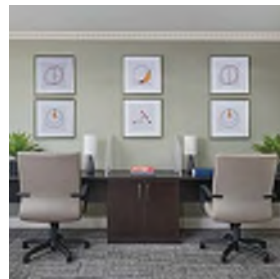
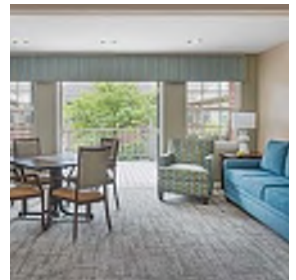
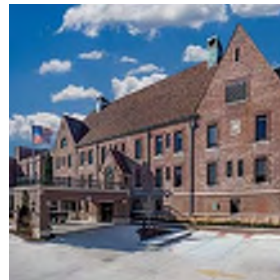
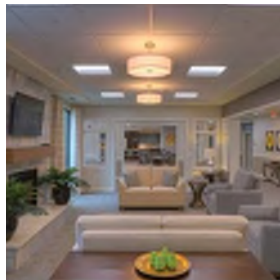
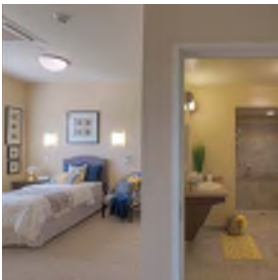
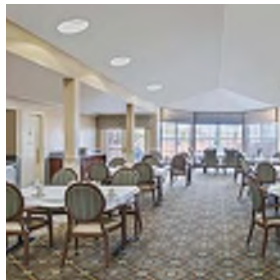
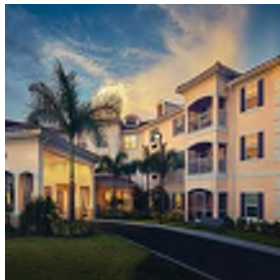
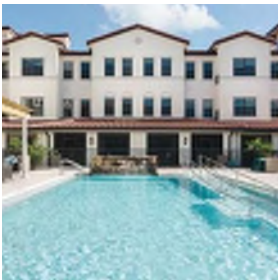
American House 
SENIOR LIVING COMMUNITIES

AMERICAN HOUSE SENIOR LIVING COMMUNITIES
6755 Telegraph Road
Bloomfield Hills | Michigan 48301

T: 248 203 1800

E: info@americanhouse.com

AmericanHouse.com





AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



4e.

FINANCING



James O'Brien
Commercial Relationship Manager III - Healthcare
The Huntington National Bank
40 Pearl St NW, Suite 700
Grand Rapids MI 49503

September 9, 2019

Paul Stodulski
REDICO / American House
One Towne Square, Suite 1600
Southfield, MI 48076

Re: Village of Oak Park

To whom this may concern,

Huntington values our long-term relationship with REDICO & American House. The bank has financed numerous development projects for this client which have all been handled as agreed. The proposed terms discussed are market and it is very feasible that Huntington or another peer bank would finance the project.

Please contact me with any questions relating to this or other matters.

Best Regards,

A handwritten signature in black ink, appearing to read 'James O'Brien', with a long horizontal flourish extending to the right.

James O'Brien
Commercial Relationship Manager III - Healthcare

8/21/2019

Samantha Eckhout
REDICO and American House Senior Living
One Towne Square Suite 1600
Southfield, MI 48076

Dear Samantha,

This letter is to state that AEW Senior Housing Investors IV, LP ("AEW SHI IV"), REDICO and American House Senior Living have entered into a non-bidding letter of intent and are interested in pursuing the 711/725 Madison Street site in Oak Park, IL pending our detailed review of the site during due diligence. Over the past 4 years, AEW and American House have successfully partnered on three senior housing communities. AEW has performed a high-level feasibility analysis for the Oak Park site, which produced positive feedback showing positive demand for a senior housing community in this submarket. AEW Senior Housing Investors, IV LP is a newly raised real estate fund that was formed in 2019 with total commitments closed and projected to close from investors totaling approximately \$500 million dollars. Please let me know if you have any questions.

Thanks,



Scott Corbin
AEW Capital Management
Vice President



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



5a.

PROPERTY RESTRICTIONS



**American House Oak Park
Planned Development Submission**

Tab 5A - Property Restrictions

There are no property restrictions associated with the two development parcels (711 Madison & 725 Madison).



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION

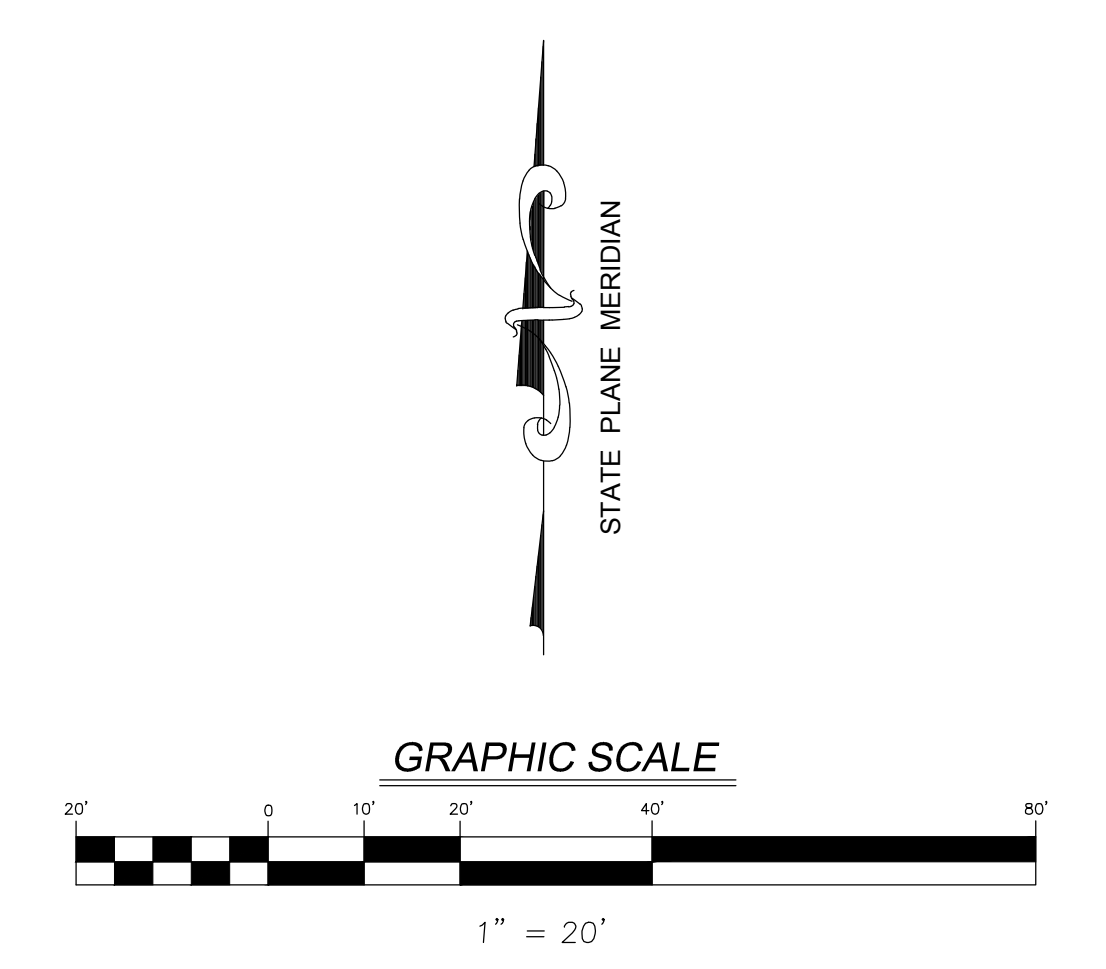
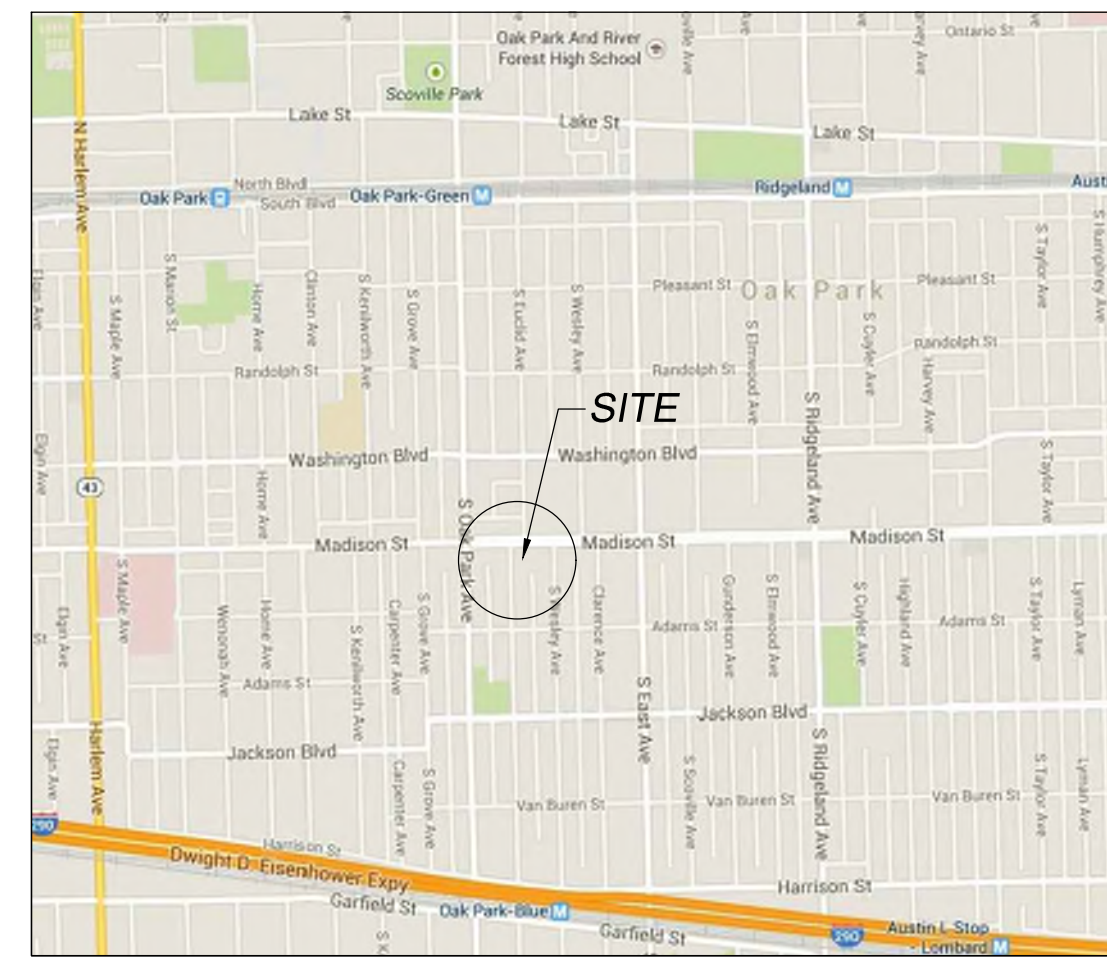


5b.

PLAT OF SURVEY

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY OF Oak Park Senior Living

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND 11 IN THE SUBDIVISION OF BLOCK 1 IN HUTCHINSON AND ROTHERMEL'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 3 OF THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) ALSO OF BLOCKS 1, 6, 7, 12, AND 13 OF THE SUBDIVISION OF LOTS 1, 2, AND 3 IN PARTITION OF THE EAST 1/2 OF LOT 2 IN SAID SUBDIVISION OF SECTION 19 AFORESAID, ALL IN THE VILLAGE OF OAK PARK, IN COOK COUNTY, ILLINOIS.



FLOOD HAZARD NOTE
THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0395J) MAP EFFECTIVE DATE AUGUST 19, 2008. PANEL NOT PRINTED.

AREA
33,444 SQ. FT.
0.7678 ACRES



BENCHMARK
BM PER VILLAGE OF OAK PARK BM SHEET
STATION DESIGNATION: BM1
ESTABLISHED BY: VILLAGE OF OAK PARK
DATE: NA
ELEVATION: 41.20 (PUBLISHED AND HELD)
DATUM: CCG
DESCRIPTION: HYDRANT (NE BOLT-TAGGED) AT THE NE CORNER OF MADISON ST AND OAK PARK AVE.
STATION DESIGNATION: BM2
ESTABLISHED BY: VILLAGE OF OAK PARK
DATE: NA
ELEVATION: 41.36 (PUBLISHED AND HELD)
DATUM: CCG
DESCRIPTION: HYDRANT (1ST BOLT PAST ARROW) AT THE NE CORNER OF WASHINGTON ST AND OAK PARK AVE.
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREOF. NOR ASSUMES RESPONSIBILITY FOR THE MISUSE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.
IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.
PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

LEGEND

Symbol	DESCRIPTION	Symbol	DESCRIPTION
(Symbol)	CABLE TELEVISION	(Symbol)	EXISTING 20' OR GREATER ELEVATION
(Symbol)	EXISTING 20' OR GREATER ELEVATION	(Symbol)	EXISTING 20' OR GREATER ELEVATION
(Symbol)	EXISTING 20' OR GREATER ELEVATION	(Symbol)	EXISTING 20' OR GREATER ELEVATION

ABBREVIATIONS

Symbol	DESCRIPTION	Symbol	DESCRIPTION
(Symbol)	PROPERTY LINE	(Symbol)	EXISTING TOP OF CURB ELEVATION
(Symbol)	EXISTING 20' OR GREATER ELEVATION	(Symbol)	EXISTING TOP OF CURB ELEVATION
(Symbol)	EXISTING 20' OR GREATER ELEVATION	(Symbol)	EXISTING TOP OF CURB ELEVATION

GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
- NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THEREFORE, ADDITIONAL EASEMENT AND / OR SETBACK LINES MAY EXIST THAT THE SURVEYOR IS UNAWARE OF AND MAY NOT BE SHOWN HEREON.

UTILITY ATLAS NOTES:

CONTACTS	RESPONSE
AT&T DISTRIBUTION	RESPONDED WITH ATLAS
COMCAST	RESPONDED WITH ATLAS
VILLAGE OF OAK PARK	RESPONDED WITH ATLAS
MCI	NO RESPONSE
NICOR GAS	RESPONDED WITH ATLAS
DUPAGE WATER COMMISSION	RESPONDED "ALL CLEAR"
GAS TECHNOLOGY	RESPONDED WITH ATLAS
AT&T F-T-COG	NO RESPONSE
VILLAGE OF FOREST PARK	NO RESPONSE

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A0420526 RECEIVED 02-11-2019.
CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 02-11-2019.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
TO:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 8, AND 11 OF TABLE A THEREOF.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2019.
DATED THIS 23TH DAY OF OCTOBER, A.D. 2019.
CHARLES W. RYAN, SURVEYOR
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2022
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
CBARTOS@V3CO.COM

Project No: 19040
Group No: VP01.1
Project Manager: CWB
Scale: 1" = 20'
Drawing: SJK
Checked By: CWB
Drafting Completed: 10-22-19
Field Work Completed: 10-22-19

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
OAK PARK SENIOR LIVING, OAK PARK, IL

Prepared For: Redico
One Towne Square, Suite 1800
Storrs, CT 06268
248.827.1700

7325 James Avenue, Suite 100
Woodridge, IL 60517
630.724.0394 fax
V3co.com

Engineers
Scientists
Surveyors



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



5c.

HISTORIC PRESERVATION REVIEW



**American House Oak Park
Planned Development Submission**

Tab 5C - Historic Preservation Review

A Historic Preservation review is not applicable to this development



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



6a.

ENVIRONMENTAL
ASSESSMENT
EXECUTIVE SUMMARYS

**PHASE I
ENVIRONMENTAL SITE
ASSESSMENT**



PROJECT SITE:

725 Madison Street & S. Euclid Avenue Right-of-Way

Oak Park, Cook County, IL 60304

PREPARED FOR:

American House Developmnet, LLC
1 Towne Square, Suite 1600
Southfield, MI 48076

PREPARED BY:

V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517
(630) 724-9200

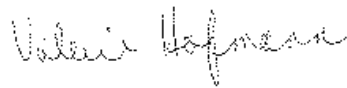
September 13, 2019

V3 Project Number: 19040.02

**SIGNATURES OF ENVIRONMENTAL PROFESSIONALS
THAT PERFORMED PHASE I ENVIRONMENTAL SITE ASSESSMENT**

This Phase I Environmental Site Assessment report has been prepared by V3 Companies (V3), on behalf of the User, in general conformance with the scope and limitations of *American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Standard E1527-13)* and the U.S. EPA December 30, 2013 Standards and Practices for “*All Appropriate Inquiries*”; Final Rule (40 CFR Part 312), unless otherwise noted herein.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *environmental professional* as defined in the “*All Appropriate Inquiries*”, Final Rule (40 CFR 312.10), and have the required specific qualifications related to education, training, and experience. We have developed and performed all appropriate inquiry in general conformance with the standards and practices set forth in 40 CFR, Part 312.



Valerie Hofmann, CHMM, Project Scientist II



Elaine A. Petkovsek, P.E., Project Engineer II



Rachael Berthiaume, P.E., LEED AP, Project Manager

TABLE OF CONTENTS

LIST OF ACRONYMS	iv
1.0 EXECUTIVE SUMMARY	1
1.1 Recognized Environmental Conditions	1
1.2 Controlled Recognized Environmental Conditions	2
1.3 Historical Recognized Environmental Conditions	2
1.4 Identified Data Gaps	2
1.5 Limiting Conditions or Deviations from Scope of Services	2
1.6 ASTM E 1527 Non-Scope Considerations	2
1.7 Limitations	3
2.0 INTRODUCTION	3
2.1 Site Location and Legal Description	3
2.2 Current Use and Site Description	3
2.3 Purpose & Standards	3
2.4 Scope of Services	4
2.5 Assumptions, Limitations & Exceptions	5
2.6 Special Terms and Conditions	5
2.7 User Reliance	6
2.8 Definitions and Acronyms	6
2.9 Published References	6
3.0 USER PROVIDED INFORMATION	7
4.0 RECORDS REVIEW	7
4.1 Records Pertaining to Physical Setting	7
4.2 State and Federal Database Search	8
4.2.1 Site	9
4.2.2 Adjoining and Nearby Properties	9
4.3 Local Records	11
4.4 Previous ESA and/or Site Investigation Reports	11
4.5 Title Records	12
4.6 Historical Records Review	13
4.6.1 Records Reviewed	13
4.6.2 Past Use of the Site	13
4.6.3 Past Use of the Adjoining Properties	14
4.7 Vapor Encroachment Screen	15
5.0 SITE RECONNAISSANCE	16
5.1 Limiting Conditions Regarding Methodology	16
5.2 General Characteristics of Site Vicinity	16
5.3 Adjoining Properties	16
5.4 Description of Site, Site Structures, Roadways and Other Improvements	17
5.5 Site Utilities	17
5.6 Hazardous Substances and Petroleum Products	17
5.7 Solid Waste Storage and Disposal	17
5.8 Stormwater/Wastewater	17

5.9	Floor Drains or Sumps	17
5.10	Storage Tanks.....	18
5.11	Polychlorinated Biphenyls (PCBs).....	18
5.12	Pits, Ponds or Lagoons.....	18
5.13	Other Conditions Observed.....	18
6.0	INTERVIEWS	18
6.1	Interviews with User, Owners and Occupants	19
6.2	Interviews with State and Local Government Officials.....	19
7.0	FINDINGS AND CONCLUSIONS	19
7.1	Recognized Environmental Conditions	19
7.2	Controlled Recognized Environmental Conditions	20
7.3	Historical Recognized Environmental Conditions	20
7.4	Identified Data Gaps	20
7.5	Limiting Conditions or Deviations from Scope of Services	20
8.0	ASTM E1527 NON-SCOPE SERVICES.....	21

LIST OF FIGURES

- Figure 1 - Site Location Map
- Figure 2 – Surrounding Properties Map
- Figure 3 – Site Details Map

LIST OF APPENDICES

- Appendix A.....Qualifications of Environmental Professionals
- Appendix B.....Site Legal Description/Plat of Survey/Site Plan
- Appendix C.....Assumptions, Limitations & Exceptions
- Appendix D.....User/Owner Questionnaires & Interview Documentation
- Appendix E.....Regulatory Records Database Report
- Appendix F.....Federal, State & Local Records
- Appendix G.....Previous Reports
- Appendix H.....Title Records
- Appendix I.....Historical Records & Maps
- Appendix J.....Vapor Encroachment Screening Document
- Appendix K.....Site Photographs
- Appendix L.....Definitions & Acronyms

LIST OF ACRONYMS

AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AULs	Activity and Use Limitations
BFPP	Bona Fide Prospective Purchaser
BGS	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
EPCRA	Emergency Planning and Community Right to Know Act
ERNS	Emergency Response Notification System of Spills
ESA	Environmental Site Assessment
FOIA	Freedom of Information Act
HREC	Historical Recognized Environmental Condition
LLPs	Landowner Liability Protections
NFA	No Further Action
NFR	No Further Remediation
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List (Superfund Sites)
OSHA	Occupational Safety and Health Administration
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SARA	Superfund Amendments and Reauthorization Act
SPCC	Spill Prevention, Control and Countermeasures
TRI	Toxic Release Inventory
TSCA	Toxic Substances Control Act
TSDf	Treatment, Storage or Disposal Facility
USEPA	United States Environmental Protection Agency
USGS	United States Geologic Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screen

A list of definitions and acronyms pertinent to regulatory records database is provided in the EDR regulatory database record report in **Appendix E** and those pertinent to the AAI/ASTM ESA process are provided in **Appendix L**.

1.0 EXECUTIVE SUMMARY

V3 Companies (V3) has completed a Phase I *Environmental Site Assessment (ESA)* of the property located at 725 Madison Street & S. Euclid Avenue Right-of-Way, Oak Park, IL (Site). This *environmental site assessment* has been conducted under the guidance and protocols of the *American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Standard E1527-13)* and the U.S. EPA December 30, 2013 Standards and Practices for “*All Appropriate Inquiries*”; Final Rule (40 CFR, Part 312).

V3 prepared this Executive Summary solely to provide a general overview. The Executive Summary omits a number of details, any one of which could be crucial to the proper application of this report. The full report should be reviewed for further information about findings, recommendations, and other concerns identified during this assessment.

Site History and Description

The Site consists of one approximately 0.07-acre parcel of land located at 725 Madison Street and approximately 0.13-acre abutting Right-of-Way (ROW) on Euclid Avenue. A proposed project involves the abandonment of the ROW for commercial redevelopment. The portion of the Site located at 725 Madison Street has been improved with one two-story 2,772 square foot building with a partial basement and full attic, and one automobile garage since 1912. The Site building was used as a storefront and machine shop from prior to 1947 to at least the 1950’s, followed by a resale shop and residence from approximately 1962 to 1996. The ROW on Euclid Avenue has been present since at least 1891.

The current occupant, Spike’s Boutique Hotel, is a dog daycare, grooming and boarding facility and has occupied the Site building since 1997. The automobile garage is still present. The ROW currently consists of concrete sidewalk and landscaped grass, and asphalt-paved Euclid Avenue. The Site is currently located in a mixed-use commercial and residential area.

The findings of this assessment are summarized below.

1.1 Recognized Environmental Conditions

A *Recognized Environmental Condition (REC)* is defined by ASTM E1527-13 as “the presence or likely presence of any *hazardous substances or petroleum products* in, on, or at a *property*: (1) due to *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*. *De minimis* conditions are not *recognized environmental conditions*.” (Italics denote terms with specific ASTM definitions).

This assessment has revealed no evidence of RECs in connection with the Site except for the following:

- Historic Long-Term Industrial Use of the Site: The Site building was occupied by a machine shop from prior to 1947 to at least the 1950’s. Onsite activities likely involved the use of chemicals, solvents, and petroleum products during a timeframe when their handling, storage, and disposal were not strictly regulated; therefore, there is the potential for residual contamination to be present in the soil or groundwater beneath the building. The former use of the Site as a machine shop represents evidence of a REC.
- Historic Long-Term Use of East Adjoining Property Filling Station and Automotive Repair: The eastern adjoining property located at 711 Madison Street was occupied by a historic filling station and automotive repair and service facility dating as far back as 1947, during a timeframe when the use of

chemicals, solvents, and petroleum product handling, storage, and disposal were not strictly regulated; therefore, there is a potential that the Site may have been impacted from offsite operations through groundwater flow. The historic long-term use of the eastern adjoining property as a filling station and automotive repair facility represents evidence of a REC in connection with the Site.

1.2 Controlled Recognized Environmental Conditions

A *Controlled Recognized Environmental Condition* (CREC) is defined by ASTM E1527-13 as “a *recognized environmental condition* resulting from a past *release of hazardous substances or petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances or petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property use restrictions, activity and use limitations, institutional controls, or engineering controls*).”

This assessment has revealed no evidence of CRECs in connection with the Site.

1.3 Historical Recognized Environmental Conditions

A *Historical Recognized Environmental Condition* (HREC) is defined by ASTM E 1527-13 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 use criteria established by a regulatory authority, without subjecting the *property* to any required controls (for example *property use restrictions, activity and use limitations, institutional controls, or engineering controls*)” and is not considered a REC in connection with the past *release* at the time this *Phase I ESA* was conducted.

This assessment has revealed no evidence of HRECs in connection with the Site.

1.4 Identified Data Gaps

Under the ASTM/AAI standards, if *data gaps* are identified during the ESA process, the *environmental professional must* comment on their significance and whether such gaps affect the overall findings. A *data gap* is defined by ASTM E1527-13 as “a lack of or inability to obtain information required this practice despite *good faith* efforts by the *environmental professional* to gather such information.” A *data gap* is significant if other information and/or professional experience raises reasonable concerns involving the *data gap*.

Significant *data gaps* were not identified.

1.5 Limiting Conditions or Deviations from Scope of Services

Limiting conditions or deviations from the established Scope of Services were not identified during the performance of this ESA.

1.6 ASTM E 1527 Non-Scope Considerations

The *User* did not elect to inquire into Non-Scope Considerations in connection with this practice and non-scope considerations are not required for appropriate inquiry as defined in this practice.

1.7 Limitations

The findings, opinions and conclusions of this ESA are not scientific certainties, but rather, probabilities based on professional judgment concerning the significance of the data gathered during the course of the environmental investigation. V3 is not able to represent that the Site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by V3 during the ESA. The possibility always exists for contaminants to migrate through surface water, air, or groundwater. The ability to completely address the environmental risk associated with transport in these media is beyond the scope of this investigation.

2.0 INTRODUCTION

V3 Companies (V3) performed a Phase I Environmental Site Assessment (ESA) of 725 Madison Street & S. Euclid Avenue Right-of-Way located in Oak Park, IL (Site). The assessment was performed by the following *environmental professionals*: Ms. Valerie Hofmann, CHMM, Project Scientist II and Ms. Rachael Berthiaume, P.E., LEED AP, Project Manager. The professional credentials of the project team are provided in **Appendix A**. A Site Location Map is provided as **Figure 1** and a Surrounding Properties Map as **Figure 2** and a Site Details Map as **Figure 3**.

2.1 Site Location and Legal Description

Site Name	
Site Address	725 Madison Street & S. Euclid Avenue Right-of-Way, Oak Park, IL, 60304 Historical Site Addresses: <ul style="list-style-type: none">• 727 Madison Street• 501-505 S. Euclid Avenue
Township & Range	Section:18, Township 39N, Range 13E, of the Third Principal Meridian
Location	The Site is located at the southwest intersection of Madison Street and S. Euclid Avenue.
Legal Description	Refer to Appendix B or Appendix H or for Site legal description.
PIN #(s)	16-18-200-005

An ALTA/NSPS Land Title Survey prepared by Gentile and Associates, Inc. and dated May 20, 2019 are provided in **Appendix B**.

2.2 Current Use and Site Description

Site Description	The Site consists of one approximately 0.07-acre parcel of land located at 725 Madison Street and the approximately 0.13-acre abutting Right-of-Way (ROW) on Euclid Avenue. A proposed project involves the abandonment of the ROW for commercial redevelopment. One two-story 2,772 square foot building with a partial basement and attic, and one automobile garage are located on the north and south portions of the 725 Madison Street parcel, respectively. The ROW consists of concrete sidewalk and landscaped grass, and asphalt-paved Euclid Avenue.
Current Occupant	The Site building is occupied by Spike's Boutique Hotel.
Current Use	The Site building is currently vacant, but most recently a dog daycare, grooming and boarding facility and a residence. The South Euclid right-of-way is an active city street.

2.3 Purpose & Standards

Purpose of the Phase I ESA

V3 understands that the *User* intends to purchase the Site. This Phase I ESA was conducted for the purpose of assessing the environmental condition of, and identifying *recognized environmental conditions* in

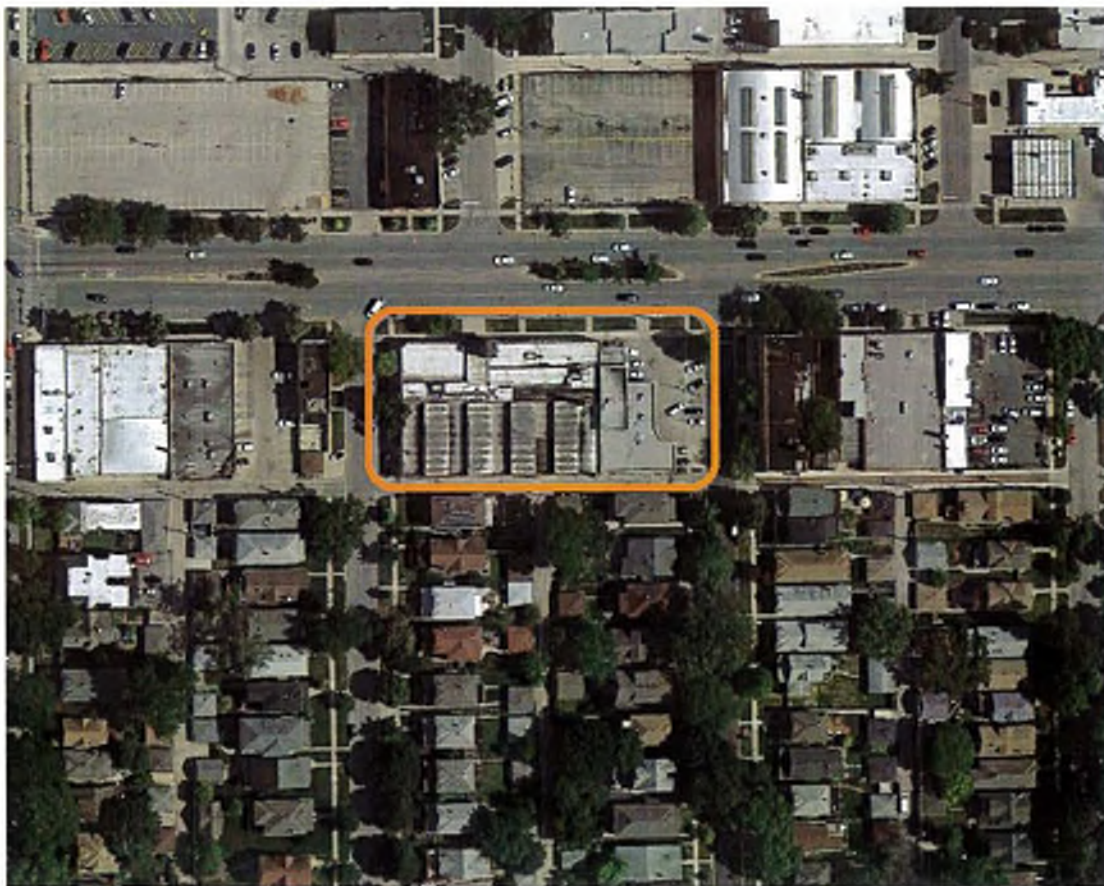


ENVIRONMENTAL PROTECTION INDUSTRIES

711 Madison LLC
711 Madison Street
Oak Park, Illinois 60302

PHASE I ENVIRONMENTAL SITE ASSESSMENT

On a Site Located at:
711 Madison Avenue
Oak Park, Cook County, Illinois



EPI Project Number # 171001

February 20, 2017



TABLE OF CONTENTS

1.0 SUMMARY	1
2.0 INTRODUCTION	3
2.1 Purpose.....	3
2.2 Background.....	4
2.3 Special Terms & Conditions.....	4
2.3.1 Third Party Beneficiaries	4
2.4 Limitations & Exceptions of Assessment.....	4
2.5 Limiting Conditions & Methodology Used	5
3.0 SITE DESCRIPTION	7
3.1 Location and Legal Description	7
3.2 Site Description and Vicinity Characteristics	7
3.3 Current Uses of the Subject Property.....	7
3.4 Current Uses of Adjoining Properties.....	7
4.0 USER PROVIDED INFORMATION	9
4.1 Property Title Record.....	9
4.2 Environmental Liens and Use Limitations	9
4.3 Specialized Knowledge.....	9
4.4 Commonly Known or Reasonable Ascertainable Information	9
4.5 Valuation Reduction for Environmental Issues	9
4.6 Owner, Property Manager, and Occupant Information	9
4.7 Reason for Performing Phase I	9
4.8 Other	9
5.0 RECORDS REVIEW	10
5.1.1 National Priorities List (NPL).....	10
5.1.2 Comprehensive Environmental Response, Compensation & Liability Act.....	10
5.1.3 Resource Conservation & Recovery Act (Generators List).....	11
5.1.4 Resource Conservation & Recovery Act (Treatment, Storage, Disposal Facilities).....	11
5.1.5 State Landfill/Solid Waste Disposal Site Lists	12
5.1.6 Registered Underground Storage Tanks	12
5.1.7 State Leaking Underground Storage Tanks	13
5.1.8 Emergency Response Notification System (ERNS).....	14
5.1.9 UnMapped Sites.....	14
5.2 Additional Environmental Records Sources	14
5.3 Physical Settings	15
5.3.1 Topography and Terrain	15
5.3.2 Flood Zone/Wetlands.....	15
5.3.3 Geology and Hydrogeology	15
5.4 Historical Use Information	15
5.4.1 Aerial Photographs.....	16
5.4.2 Fire Insurance Maps.....	16



5.4.3 City Directories.....	16
6.0 SITE RECONNAISSANCE.....	18
6.1 Methodology and Limiting Conditions.....	18
6.2 General Site Setting	18
6.3 Exterior Observations	18
6.3.1 Hazardous and Non-Hazardous Waste	18
6.3.2 Hazardous Substances, Storage Areas and Spills	18
6.3.3 Storage Tanks.....	18
6.3.4 Water and Wastewater Discharges	19
6.3.5 Air Emissions.....	20
6.3.6 Polychlorinated Biphenyls (PCBs).....	20
6.3.7 Asbestos-Containing Materials (ACM).....	20
6.4 Interior Observations	21
7.0 INTERVIEWS.....	22
7.1 Interview with Owner	22
7.2 Interview with Others	22
8.0 FINDINGS & CONCLUSIONS	23
8.1 Opinions.....	23
8.2 Conclusions.....	24
8.3 Deviations	24
9.0 REPORT SIGNATURES.....	25
10.0 APPENDICES	26



1.0 SUMMARY

Environmental Protection Industries (EPI) was retained by 711 Madison, LLP to perform a Phase I Environmental Site Assessment (ESA) of the property identified as 711 Madison Street, Oak Park, Cook County, Illinois. The subject property address is based on the Cook County Tax Assessors website and corresponds to the following PIN #: 16-18-201-032. The subject address also includes 701-723 Madison Street, 501-513 Wesley Avenue and 500-510 Euclid Avenue. The subject property is currently occupied by the Evolution Fitness Club. The site inspection was performed on January 17, 2017.

The Phase I Environmental Site Assessment described in this report has been performed in accordance with the Standard Practice for Environmental Site Assessments as developed by the American Society for Testing & Materials (ASTM 1527-13) and in accordance with 40 CFR Part 312 - Standards and Practices for All Appropriate Inquiries (AAI). Special terms and conditions, limitations and limiting conditions are described in Section 2.0 of this report.

EPI's Phase I Environmental Site Assessment has revealed evidence of recognized environmental conditions in connection with the subject property.

- The subject property has a long history of being occupied by an automotive service operation. Based on historical sources reviewed the subject property has been occupied by an auto sales and service facility since at least 1950 to sometime prior to 2000. The previous occupants have included Marloff Cadillac and Foley-Rice Cadillac-Oldsmobile. Staining was noted throughout the former service area. The site is listed as a Resource Conservation Recovery Act (RCRA) Small Quantity Generator of Hazardous Waste site. The RCRA status is due to the former automotive service operations and/or the previous UST removal and soil removal activities at the subject property. The former auto service would of made use of hazardous cleaning solvents, petroleum product and below grade hydraulic oil reservoirs.
- Based on the historical sources reviewed, the western and eastern portions of the subject property were occupied by gasoline filling stations prior to the redevelopment of the site in late 1940s and early 1950s. The 1947 Sanborn Map shows the western portion of the site to be mapped as a gasoline filling station with three (3) USTs mapped and the eastern portion of the site to be mapped as a gasoline station with three (3) gasoline tanks mapped. The former use of these portions of the subject property as gasoline filling station is considered to be a recognized environmental condition.

EPI's Phase I Environmental Site Assessment has revealed evidence of a Historical recognized environmental condition in connection with the subject property.

- The subject property is listed as an Underground Storage Tank (UST) site and a Leaking Underground Storage (LUST) site in the database reviewed. There are four (4) USTs registered to the subject property. The tanks are listed as a 2000-gallon gasoline tank, a 1000-gallon diesel tank, a 5000-gallon heating oil tank and a 550-gallon waste oil tank. All tanks were removed in 1993. The LUST Incident was reported in connection with these tanks in 1992 and is listed as a gasoline, fuel oil and used oil release. The LUST



Incident was issued an NFR in 1993. The areas surrounding the USTs were excavated and closure sampling collected at that time do not show elevated levels of contamination. Based on the information reviewed and the NFR issued by the IEPA, the former use of these USTs and reported LUST Incident are no longer considered to be a recognized environmental condition.

Detailed information is located in the body of the report; findings and conclusions are summarized in Section 8.0.



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



6b.

VILLAGE SERVICES REPORT



**American House Oak Park
Planned Development Submission**

Tab 6B - Village Services Reports

Included are the Fire and Police Department Village impact review letters.

The Fire Department has cited concerns supported by run data to other similar communities in the area. While it is true, this community, which serves the senior population, will most likely create the need for additional medical services from the Village medical and rescue services, the community will not be complete and open for two and half years. Further, it has historically taken approximately 24 to 36 months for the community to be fully occupied. This support required will advance gradually over the next 4 to 5 years. The community will be paying income taxes commiserate with its use. The sponsor is fully committed to working collaboratively with the Village to strategize on how to best provide the services that our seniors will require.



Members of the Plan Commission

Village of Oak Park

August 21, 2019

RE: Village Impact Review

Dear Members of the Plan Commission:

I have reviewed the proposed senior development to be located at 711 Madison Street. Pursuant to my review on August 20, 2019, I have determined that the development proposal will have an impact on the Fire Department.

The impact will be an increased number of fire department calls, primarily of an emergency medical nature. The Fire Department responded to a comparable senior building, Belmont Village, 224 times in 2018. Of that 224, 210 were for emergency medical service (EMS) calls, 14 were for other building related calls such as fire alarm activations and invalid assists. This proposed development has a slightly higher occupancy than Belmont, and has three floors of specialized care which often requires more EMS responses.

Our EMS responses have been steadily increasing for the last ten years with 4500 calls in 2018. Roughly 20% of those calls were to senior buildings, and 50% of our EMS calls are for the demographic of persons 60 years and older. An industry standard is that one ambulance can perform 2000 calls per year before a strain is felt on the EMS delivery. We currently have two ambulances in service every day, and the addition of three additional personnel last year has enabled us to transition to running a third ambulance 25-33% of the time now. If the current EMS demand trend continues, a full-time third ambulance may be a necessity by the time this project comes on-line in early 2022. Running three ambulances full-time will require additional staffing for the fire department.

Closing Euclid Av. will require the installation of a new fire hydrant in the resulting cul-de-sac. Response time to the 500 block of S. Euclid will be slightly increased due to the extra travel distance for fire apparatus and ambulances coming from the main station at 100 N. Euclid Av.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Ebsen', with a long horizontal flourish extending to the right.

Thomas Ebsen

Fire Chief, Village of Oak Park



Members of the Plan Commission
Village of Oak Park

September 19, 2019

RE: Village Impact Review

Dear Members of the Plan Commission:

I have reviewed the proposed Senior Living development to be located at 711 Madison by AH Oak Park, LLC. Pursuant to my review on August 21, 2019, I have determined that the development proposal will not have a negative impact on the Police Department.

Sincerely,

A handwritten signature in blue ink that reads "LaDon Reynolds". The signature is fluid and cursive, with the first and last names being clearly legible.

LaDon Reynolds
Acting Police Chief, Village of Oak Park

II. South Developer

Estimated Value:	\$13,100,000.00
Assessment Level:	10.0%
Proposed Assessed Valuation:	\$1,310,000.00
State Multiplier:	2.96270
Equalized Value:	\$3,881,137.00
Tax Rate:	12.191%
Annual Projected Real Estate Taxes:	\$473,149.00

**RE Taxes
Estimate (Stabilization)**

AH Oak Park 711 Madison St 16-18-201-032-0000 16-18-200-005-0000	
Market Value	24,500,000
# of Units	176
Market Value/Unit	139,205
Assessed Value	2,450,000
10% of Market Value	
Assesed Value/Unit	13,920.45
State Equalizer (2018)	2.9109
Gross Equalized Assessed Value	7,131,705
Assessed Value x Equalizer	
Less Exemptions	(3,288,147)
18682.651 per unit (Assume same per unit exemption as Brookdale)	
Net Equalized Assessed Value	3,843,558
Gross Equalized Assessed Value less Exemptions	
Tax Rate	12.6860%
Calculated Tax Bill	487,594

- Annual Projected Real Estate Taxes are calculated at stabilization.



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



6c.

MARKET FEASIBILITY REPORT



plante moran | LIVINGforward

Heavenrich & Company, Inc.

High Level Market Study

Independent Living, Assisted Living, and Memory Care

February 2019

H&Co.
HEAVENRICH
& COMPANY, INC.



Table of Contents

Section	Page
Summary of Results	5-10
Market Area Overview, Demographics, & Data	11-22
Competition	23-28
Competitive Offerings, Penetration Rates, & Unit Potential	
Independent Living	29-37
Assisted Living & Memory Care	38-45
Appendix: Interviews with Select Competitors	46-48



February 2019

Adam Heavenrich
Heavenrich & Company, Inc.
203 North LaSalle Street, Suite 2100
Chicago, Illinois 60601

Dear Adam,

We are pleased to present our market analysis for Heavenrich & Company, Inc. (H&C). H&C would like to understand the market dynamics of the Oak Park, Illinois, market area as the company explores development of a new senior living facility at 711 Madison Street, Oak Park, Illinois, 60302. Our study consists of an analysis of the following:

- Definition of H&C's market area based on analysis of area dynamics and discussions with management
- Economic and demographic characteristics of the market area including estimated age, income, housing unit value, and population
- Analysis of existing and planned competitive offerings in the market area based on NIC MAP and phone interviews with select competitors; no other competitor or planning and zoning internet searches, research, phone calls or site visits were performed
- Unit potential and penetration rates for Independent Living, Assisted Living, and Memory Care

We have completed each of these tasks and present our findings within this report.

General Limitations

This report is a high level supply and demand overview analyzing wealth indicators, qualified households, and competitors. The analysis does not include physical surveys with existing communities or the market area. If the market area is deemed favorable for a future senior living project, further market research should be undertaken. This report is based on estimates, assumptions, and other information available to us during the conduct of the study, or developed in connection with the market study. Sources of the information and bases of the estimates are stated in the appropriate sections of the report.



However, some assumptions will not materialize and unanticipated events and circumstances may occur; therefore, actual results achieved may vary from those reported upon.

The purpose of this analysis is for use in H&C's strategic planning process. If it is to be used in conjunction with financing, additional procedures will need to be performed.

The determination of the appropriate number of units that may be needed to support future demand continues to be, by nature, an estimate and should be considered in the context of the variables that are present in this process – finances, design, construction costs, demand, industry trends, marketing, etc. The final determination of the appropriate unit configuration should be based on the analysis of the market, along with financial analysis that incorporates the projected financial and operating performance of H&C.

Actual results are dependent upon management's ability to market and implement strategic and marketing initiatives effectively; including achievement of fill-up rates and forecasted stabilized occupancy rates for any future project. We have not evaluated the effectiveness of management, and we are not responsible for future marketing efforts and other management actions upon which results will depend.

We have enjoyed working with you and are available should you have any further questions or require additional information.

Sincerely,

Plante Moran Living Forward



Summary of Results

Summary of Results			
	H&C Proposed Project Units (A)	Calculated Unit Potential (B)	% of Demand (A)/(B)
Independent Living	83	120	69%
Assisted Living - Traditional	30	120	25%
Assisted Living - Memory Care	40	60	67%
Total	153	300	51%

Unit Potential

H&C is considering developing a 153 unit market rate Independent Living, Assisted Living, and Memory Care community at 711 Madison Street, Oak Park, Illinois, 60302. The market study results support the proposed project.

Proposed Rental Rates

H&C's proposed rental rates are comparable to the competitors in the market area. Refer to Appendix A for a comparison of the proposed project rates to the market area competitors.



Summary of Results

Absorption						
	H&C Proposed Project Units	Projected Stabilized Occupancy	Projected Stabilized Units	# Units in 1st Month	Monthly Thereafter	Month of Stabilized Occupancy
Independent Living	83	93%	77	25	2.5	Month 22
Assisted Living - Traditional	30	91%	27	6	2	Month 12
Assisted Living - Memory Care	40	93%	37	6	1	Month 32
Total	153	92%	141	37	5.5	

Absorption Assumptions

Monthly absorption assumptions of 5.5 total units per month as well as stabilized occupancy assumptions (92% combined) are reasonable based on the market area competition's occupancy and industry absorption benchmarks. The 37 units H&C projects to have filled upon opening is dependent on H&C's sales and marketing efforts. We have not evaluated the marketing plan or marketing budget as part of this high level analysis.



Summary of Results

Summary of Results

Unit Potential

Independent Living:	
Market Rate: \$84,000 screen	120
Assisted Living & Memory Care:	
Market Rate: \$111,000 screen	180
Subset: Assisted Living Memory Care	60

Demographics

	2019	2024
Total Households	118,806	118,876
Households Age 75+	10,640	12,248
HH 75+; Household Income \$35,000+	4,083	5,142
HH 75+; Household Income \$84,000+	1,340	1,885
HH 75+; Household Income \$111,000+	804	1,201
Households Age 45-64	45,879	44,145
HH 45-64; Household Income \$75,000+	19,395	20,847
HH 45-64; Household Income \$100,000+	13,728	15,266
Median Owner-Occupied Housing Unit Value	\$ 247,262	\$ 268,947
Percent HH Age 75+ Owner-Occupied	63%	63%
Median HH Income	\$51,112	\$56,654

Supply

	Occupancy	Construction v. Inventory
Independent Living (based on 1 comp interview)	95%	0%
Assisted Living & AL Memory Care	86%	29%

Penetration Rates

Independent Living: 83 unit project Project: \$84,000 screen <i>Benchmark</i>	2021	
	5%	
	5%	
	2019	2023
Gross Market: \$35,000 screen <i>Benchmark</i>	7%	7%
	15%	
	2021	
	4%	
Assisted Living: 70 unit project Project: \$111,000 screen <i>Benchmark</i>	10%	
	2019	2023
	18%	23%
	40%	

Unit Potential

- The results show the market can support up to 120 additional independent living units (assuming an \$84,000 income screen).
- The results show the market can support up to 180 additional assisted living & memory care units (assuming an \$111,000 income screen), of which up to 60 could be memory care units.

Market Area Demographics

The market area has:

- Strong number of senior households aged 75+ (HH)
- Strong number of adult child HH aged 45-64
- Strong homes values and low home ownership among seniors

Market Area Supply

The market area has:

- Strong IL occupancy with no active development as evidenced by the 0% construction v. inventory ratio.
- Average AL occupancy with active development. The 2 primary competitors report healthy occupancy at 92%+. All planned competitor projects are considered in the unit potential results presented above. A note of caution is the high construction activity which will cause fill up pressure for the new AL&MC projects. See following pages for discussion.

Market Area Penetration Rates

- Penetration rates are below national benchmarks which is a favorable indicator.

Note: Relative to benchmarks, a low penetration rate indicates potential for increased supply in the market area. Relatively high penetration rates indicate little potential, or a surplus of inventory in the market area. However, higher penetration rates are not always indicative of saturated markets. It is important to consider penetration rates in combination with other indicators of market potential such as a market area's attractiveness as a retirement destination, tendency to remain in the area for retirement, proximity to family. Additionally, quality, design, size, age, and attractiveness of the existing supply in the market area as well as occupancy of existing supply are other factors to consider in conjunction with penetration rates.



Summary of Results, continued

Construction vs Inventory	
Independent Living:	
Construction (A)	0
Inventory (B)	295
Independent Living:	0%
<i>Benchmark for Active Market</i>	20%
<i>National 4Q 2018*</i>	5%
<i>Highest US Mkt Atlanta, GA MSA 4Q 2018*</i>	19%
Assisted Living and Memory Care:	
Construction (A)	125
Inventory (B)	428
Assisted Living and Memory Care:	29%
<i>Benchmark for Active Market</i>	20%
<i>National 4Q 2018*</i>	7%
<i>Highest US Mkt Fort Myers, FL MSA 4Q 2018*</i>	27%

*Source: NICMAP 4Q 2018

The table at left summarizes construction versus inventory (CVI), which is the number of planned units divided by the existing inventory in the market. This data is a good indicator of the amount of construction activity in a market; the higher the percentage, the more activity.

The market area is:

- Below the benchmark for Independent Living
- Above for Assisted Living & MC; indicating high development activity for this care level

The planned projects in the MA increase the risk to any new project in the MA, especially if they are filling during the same time frame. The unit potential calculations in this analysis incorporate the known planned project units. PMLF recommends continued monitoring of the market for any additional projects that may get submitted to the planning and zoning departments as well as monitoring of the known planned projects for completion, fill up, pricing, amenities, and occupancy.



Summary of Results, continued

Market Area Demographics

The market area (MA) consists of 10 zip codes that all fall on or within a 10-mile radius from the site. The market area's total population is projected to decrease slightly over the next five years. The adult child cohort aged 45-64 is projected to decrease while the senior cohort 65+ and 75+ are projected to increase over the next five years. Demographics are strong for senior living. The number of age and income qualified households for senior living (HH75+ earning \$35k+) is 4,083 in 2019 and projected to grow 25.94% over the next 5 years. The number of age and income qualified households representing adult children of seniors (HH45-64 earning \$75k+) is 19,395 in 2019 and projected to increase 7.49% over the next 5 years.

Independent Living

The one independent living community interviewed reports occupancy of 95%. The gross market penetration rates are below national benchmarks which is a favorable indicator. The unit potential calculation and penetration rates indicate the market could likely add and absorb up to 120 additional IL units.

Assisted Living & Memory Care

The market area assisted living market occupancy is 86% for traditional assisted living based on data reported by NIC MAP. Interviews with the top two competitors show they are experiencing a healthy occupancy at 92%-97%. The unit potential calculation and penetration rates indicate the market could likely add and absorb up to 180 additional assisted living and memory care units, up to 60 of these could be AL MC. Caution is warranted as there is 1 known planned project adding 125 AL and MC units in the market area. These planned 125 units are considered in the unit potential and penetration rate results.



Summary of Results, continued

Next Steps

- Continue to monitor the market area and adjacent area for future projects, what they are offering, the pricing, fill-up, and occupancy.
- If a project is pursued, we recommend consumer research to understand what the seniors desire in unit and community amenities and what price they will pay. Consumer research in the form of surveys, telephone interviews, or focus groups can help determine a number of factors including:
 - Interest in the proposed project
 - Perception of architectural renderings of buildings, unit types, unit sizes, unit layouts
 - Perception of proposed contract types, fee structure, and amenities



Market Area Overview, Demographics, and Data



Market Area Definition

The market area is defined as the geographic region from which the facility can expect to draw the highest concentration of residents. Senior living residents typically relocate from within 10 miles of their previous permanent residence. Generally speaking, anywhere from 50% to 90% of a facility's residents are drawn from the market area. This percentage, referred to as the market draw, will vary depending upon several factors including, but not limited to:

- A facility's reputation within a community
- A facility's relationship with referral sources in the market area
- Physical barriers such as rivers and other bodies of water, hilltops and mountainsides, interstates, and major roadways. These barriers may not only serve to make access to a facility difficult, but may also increase travel time to a facility, possibly rendering the facility a less desirable option for the resident or their family.
- Psychological barriers such as a state or county's political borders that residents of an area are reluctant to cross in order to receive services. These boundaries can also include differences in ethnic and social backgrounds.
- Size of the market area
- Appeal of the community
- Competitive environment

The reason a percentage of the residents come from outside the market area can be attributed to the following factors:

- A desire of the senior to be closer to family
- A desire to return to an area of former residence
- Reputation of the facility
- Desirability of the area as a retirement destination

The MA definition for Heavenrich & Company, Inc. was identified based on analysis of the area dynamics and traffic patterns, location of existing competitive offerings, driving distances and travel times to the site, and discussion with management.



Market Area Definition

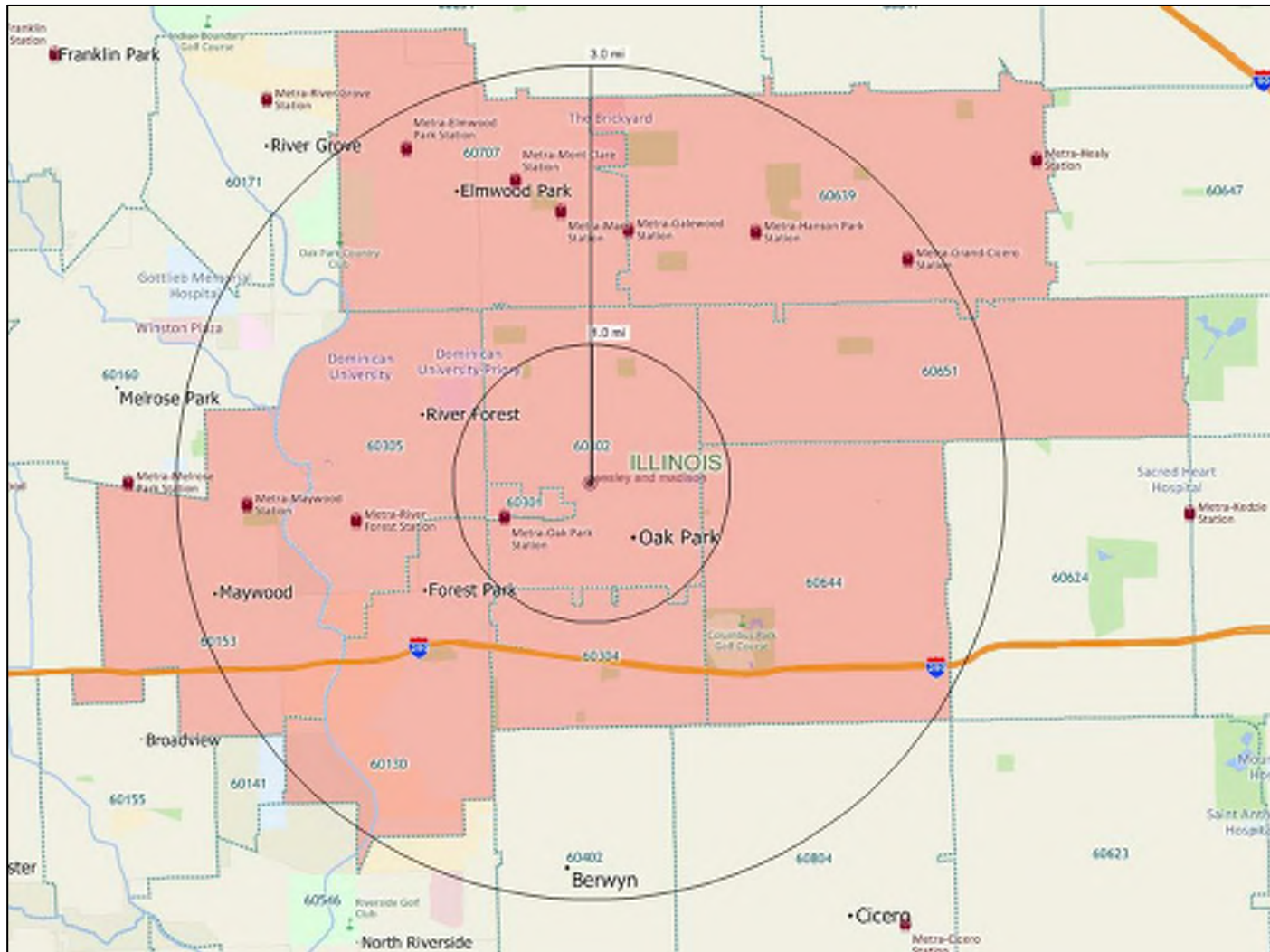
The market area represents the zip codes from which the H&C project would primarily draw. The MA consists of 10 zip codes around the community. The MA falls in Cook County. All the MA zip codes fall on or within a 3-mile radius. The table below identifies the defined market area as identified by management and used throughout this market analysis.

Market Area Zip Codes	
Zip Code	City
Site Zip Code:	
60302	Oak Park, IL
Other MA Zip Codes:	
60130	Forest Park, IL
60153	Maywood/Broadview, IL
60301	Oak Park, IL
60304	Oak Park, IL
60305	River Forest, IL
60639	Chicago, IL
60644	Chicago, IL
60651	Chicago, IL
60707	Elmwood Park/Chicago, IL

Source: Maptitude



Market Area Definition





Market Area Demographics

Market Area Population

The following market area information is from US Census Bureau data, the American Hospital Directory, and Claritas' Senior Life Report for the market area, the State of Illinois, and the United States. The data is based on 2000 and 2010 census data. The reports present actual 2000 and 2010 census, 2019 estimated, and 2024 projected data. The report's demographic data also utilizes American Community Survey data available from the US Census Bureau.

The total population is projected to decrease 0.63% in the market area from 2019 to 2024. Illinois' population is projected to decrease 0.13% for the same time period, and the United States is projected to increase 3.56%.

Demographics - Population				
	2010 Actual	2019 Estimate	2024 Projected	Population Percent Change 2019 - 2024
MA Population (all ages)	347,421	342,392	340,241	-0.63%
MA				
Age 45 - 54	48,188	42,431	42,055	-0.89%
Age 55 - 64	38,119	41,061	39,173	-4.60%
Age 65 - 74	20,079	27,791	31,655	13.90%
Age 75 - 84	10,308	11,667	14,372	23.19%
Age 85 and over	3,889	4,281	4,259	-0.51%
Total Age 45-64	86,307	83,492	81,228	-2.71%
Total Age 65+	34,276	43,739	50,286	14.97%
Total Age 75+	14,197	15,948	18,631	16.82%
Illinois Population (all ages)	12,830,632	12,771,681	12,754,807	-0.13%
Illinois				
Age 45 - 54	1,870,879	1,644,576	1,564,569	-4.86%
Age 55 - 64	1,473,207	1,661,318	1,627,696	-2.02%
Age 65 - 74	849,535	1,178,821	1,376,553	16.77%
Age 75 - 84	524,766	564,342	642,535	13.86%
Age 85 and over	234,912	256,824	257,018	0.08%
Total Age 45-64	3,344,086	3,305,894	3,192,265	-3.44%
Total Age 65+	1,609,213	1,999,987	2,276,106	13.81%
Total Age 75+	759,678	821,166	899,553	9.55%
United States Population (all ages)	308,745,538	329,236,175	340,950,101	3.56%
United States				
Age 45 - 54	45,006,716	41,790,705	40,800,965	-2.37%
Age 55 - 64	36,482,729	42,525,246	43,333,758	1.90%
Age 65 - 74	21,713,429	31,812,272	38,103,508	19.78%
Age 75 - 84	13,061,122	15,155,602	17,449,003	15.13%
Age 85 and over	5,493,433	6,522,563	6,902,222	5.82%
Total Age 45-64	81,489,445	84,315,951	84,134,723	-0.21%
Total Age 65+	40,267,984	53,490,437	62,454,733	16.76%
Total Age 75+	18,554,555	21,678,165	24,351,225	12.33%

Source: Claritas



Market Area Demographics, continued

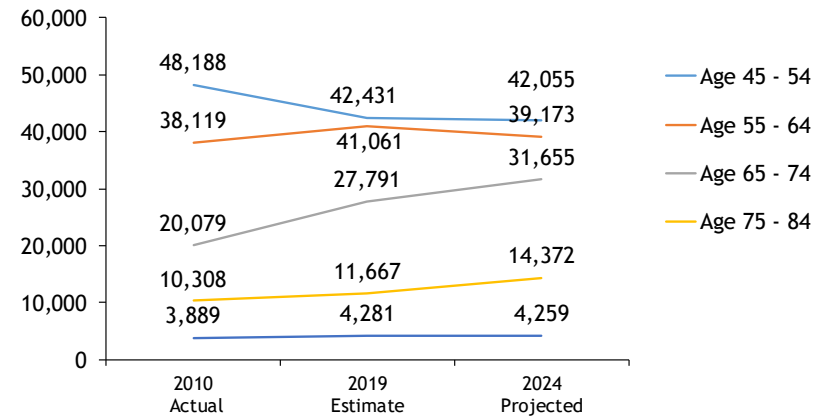
Adult Children

The population age 45-64 represents adult children. This age group captures adult children of the senior population that could provide financial support and personal care to their parents and potentially influence the decision to utilize senior care and living services. This age group is also a growing utilizer of nursing home rehab services. This age group is projected to decrease 2.71% for the MA from 2019 to 2024. Illinois is projected to decrease 3.44%, and the United States is projected to decrease 0.21% for the same time period. The 2019 percentage of 45-64 in the MA is 24% compared to 26% in Illinois and in the US.

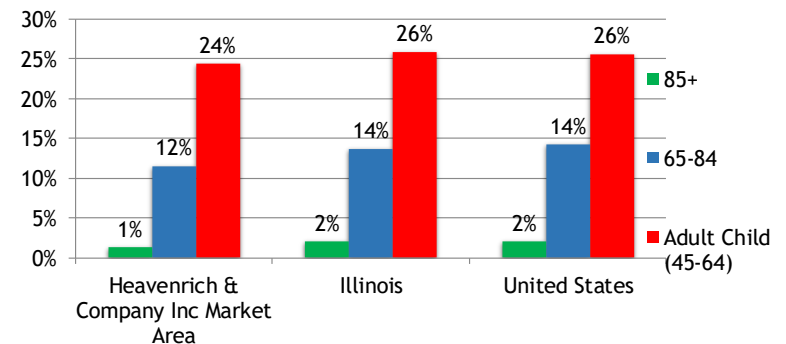
Seniors

The market area senior age group (age 65+) is projected to increase 14.97% for the MA from 2019 to 2024, and Illinois is projected to increase 13.81% during the same time period. The United States is projected to increase 16.76%. Of the seniors aged 65+, the largest age cohort is the 65-74 group. Seniors aged 75+ are projected to increase by 16.82% in the MA while Illinois is expected to increase by 9.55% and the US is expected to increase by 12.33%. As the baby boomers continue to move into the 65+ age groups, which began in 2011, the proportion of seniors aged 65-74 is projected to increase for the market area, Illinois, and the US as a whole. The majority of the country's older population is projected to be relatively young, aged 65-74, until around 2034, when all baby boomers will be over the age of 70. (Source: U.S. Census Bureau). The 2019 percentage of 65-84 in the MA is 12% compared to 14% in Illinois and the US. The 85+ in the MA is 1%, and is 2% in Illinois and the US.

Age Trends in the Market Area



Generations as a % of Total Population in Market Area in 2019





Market Area Demographics, continued

Demographics - Households by Income				
	2000 Actual	2019 Estimate	2024 Projected	Percent Change 2019 - 2024
Householder age 45 - 64				
Income less than \$15,000	6,051	6,273	5,112	-18.51%
Income \$15,000 - \$24,999	4,079	3,773	3,179	-15.74%
Income \$25,000 - \$34,999	4,718	3,624	3,105	-14.32%
Income \$35,000 - \$49,999	6,691	5,635	5,161	-8.41%
Income \$50,000 - \$74,999	9,111	7,179	6,741	-6.10%
Income \$75,000 - \$99,999	5,067	5,667	5,581	-1.52%
Income \$100,000 - \$124,999	3,041	4,252	4,343	2.14%
Income \$125,000 - \$149,999	1,577	2,580	2,938	13.88%
Income \$150,000 - \$199,999	1,282	2,575	2,995	16.31%
Income \$200,000 or more	1,729	4,321	4,990	15.48%
	43,346	45,879	44,145	-3.78%
Householder age 65 - 74				
Income less than \$15,000	2,922	3,480	3,474	-0.17%
Income \$15,000 - \$24,999	1,916	2,107	2,198	4.32%
Income \$25,000 - \$34,999	1,545	1,918	2,076	8.24%
Income \$35,000 - \$49,999	1,729	2,139	2,291	7.11%
Income \$50,000 - \$74,999	1,842	2,449	2,675	9.23%
Income \$75,000 - \$99,999	921	1,541	1,765	14.54%
Income \$100,000 - \$124,999	275	1,312	1,571	19.74%
Income \$125,000 - \$149,999	187	719	937	30.32%
Income \$150,000 - \$199,999	273	833	1,164	39.74%
Income \$200,000 or more	142	1,029	1,578	53.35%
	11,752	17,527	19,729	12.56%
Householder age 75+				
Income less than \$15,000	2,854	2,859	2,962	3.60%
Income \$15,000 - \$24,999	1,946	2,193	2,406	9.71%
Income \$25,000 - \$34,999	1,348	1,505	1,738	15.48%
Income \$35,000 - \$49,999	1,171	1,361	1,593	17.05%
Income \$50,000 - \$74,999	1,116	1,170	1,398	19.49%
Income \$75,000 - \$99,999	459	590	739	25.25%
Income \$100,000 - \$124,999	196	360	479	33.06%
Income \$125,000 - \$149,999	124	176	261	48.30%
Income \$150,000 - \$199,999	99	237	363	53.16%
Income \$200,000 or more	95	189	309	63.49%
	9,408	10,640	12,248	15.11%

Source: Claritas

Market Area Households

The tables on this slide show the household income by age of householder for all zip codes in the market area for 2000 actual, 2019 estimated, and 2024 projected.

Demographics - Household Income by Age				
	2000 Actual	2019 Estimated	2024 Projected	Percent Change 2019 - 2024
Total Households:	123,335	118,806	118,876	0.06%
Total Households 45 - 64	43,346	45,879	44,145	-3.78%
Total Households 65+	21,160	28,167	31,977	13.53%
Total Households 75+	9,408	10,640	12,248	15.11%
Median HH Income:				
Householder Age 45 - 54	\$ 53,802	\$ 69,823	\$ 78,051	11.78%
Householder Age 55 - 64	\$ 44,764	\$ 54,607	\$ 62,257	14.01%
Householder Age 65 - 74	\$ 31,471	\$ 43,251	\$ 48,694	12.58%
Householder Age 75 - 84	\$ 25,599	\$ 28,364	\$ 30,723	8.32%
Householder Age 85 and over	\$ 20,595	\$ 22,768	\$ 24,055	5.65%
Income Thresholds for Households Age 75+				
Household Income \$35,000+	3,260	4,083	5,142	25.94%
% of Households Age 75+	35%	38%	42%	
Household Income \$50,000+	2,089	2,722	3,549	30.38%
% of Households Age 75+	22%	26%	29%	
Household Income \$75,000+	973	1,552	2,151	38.60%
% of Households Age 75+	10%	15%	18%	
Income Thresholds (Households Age 45 - 64)				
Household Income \$75,000+	12,696	19,395	20,847	7.49%
% of households age 45-64	29%	42%	47%	
Household Income \$100,000+	7,629	13,728	15,266	11.20%
% of households age 45-64	18%	30%	35%	

Source: Claritas

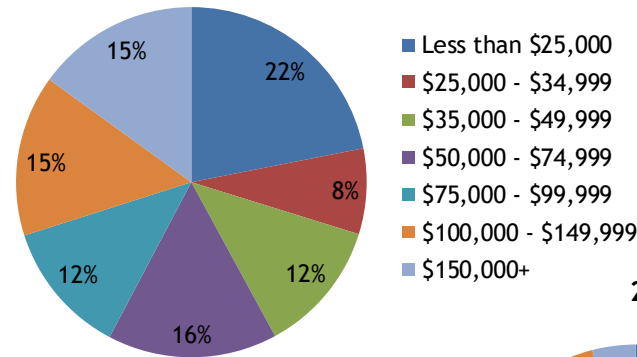


Market Area Demographics, continued

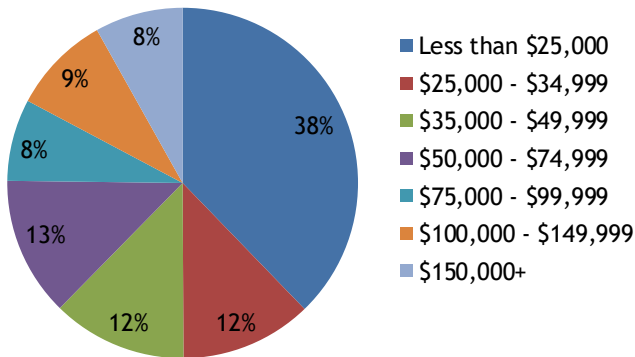
Market Area Households

Total households and senior households (ages 65+ and 75+) are projected to increase in the market area while adult children/baby boomer households (ages 45-64) are projected to decrease. The predominant household income levels for the 45-64 households in the market area is the less than \$25,000 cohort (22%). The predominant household income level in 2019 for the 65+ households is the less than \$25,000 cohort (38%). The 75+ households predominant household income level in 2019 is also the less than \$25,000 cohort (47%), which may reflect an increased number of retirees who are now on a fixed income.

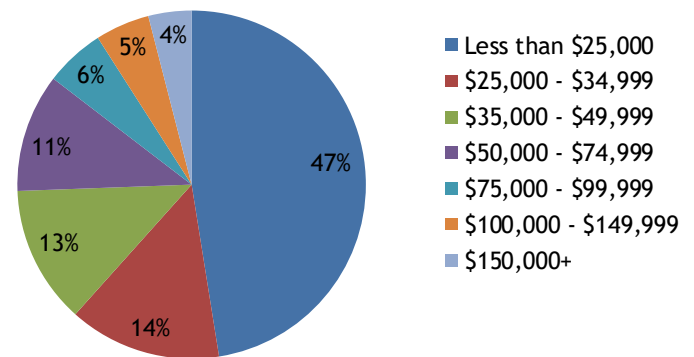
2019 HH Income 45-64



2019 HH Income 65+



2019 HH Income 75+





Market Area Demographics, continued

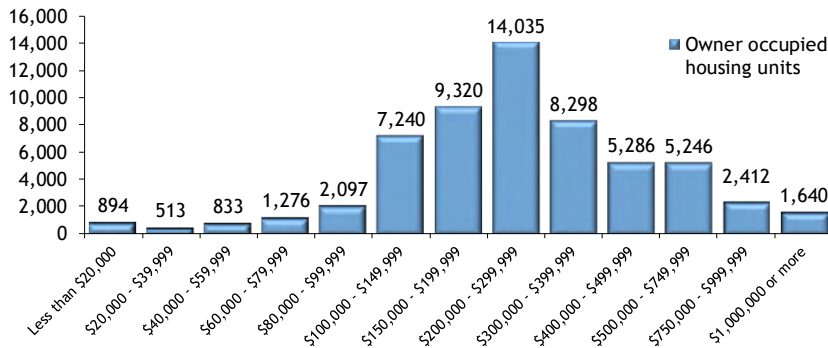
Housing Unit Values

- The predominant housing unit value across all ages in the market area in 2019 is the \$200,000-\$299,999 range. It is projected to be the same income range in 2024.
- Median owner-occupied housing unit value is \$247,262 in 2019 and is projected to increase to \$268,947 in 2024.
- 63% of households aged 75+ in the MA own a home, compared to 74% in Illinois and the entire US.

Demographics - Owner-Occupied Housing Unit Values						
	2000		2019		2024	
	Actual	Percent	Estimated	Percent	Projected	Percent
Value less than \$20,000	208	0.33%	894	1.51%	830	1.41%
Value \$20,000 - \$39,999	437	0.69%	513	0.87%	471	0.80%
Value \$40,000 - \$59,999	1,232	1.94%	833	1.41%	745	1.26%
Value \$60,000 - \$79,999	3,732	5.89%	1,276	2.16%	1,073	1.82%
Value \$80,000 - \$99,999	7,891	12.46%	2,097	3.55%	1,652	2.80%
Value \$100,000 - \$149,999	18,607	29.37%	7,240	12.25%	6,459	10.95%
Value \$150,000 - \$199,999	15,629	24.67%	9,320	15.77%	7,833	13.28%
Value \$200,000 - \$299,999	9,174	14.48%	14,035	23.75%	14,437	24.48%
Value \$300,000 - \$399,999	3,098	4.89%	8,298	14.04%	8,675	14.71%
Value \$400,000 - \$499,999	1,527	2.41%	5,286	8.95%	5,782	9.80%
Value \$500,000 - \$749,999	1,092	1.72%	5,246	8.88%	6,029	10.22%
Value \$750,000 - \$999,999	359	0.57%	2,412	4.08%	2,798	4.74%
Value \$1,000,000 or more	359	0.57%	1,640	2.78%	2,197	3.72%
	63,345	100.00%	59,090	100.00%	58,981	100.00%
Median Owner-occupied Housing Unit Value	\$148,745		\$247,262		\$268,947	
Percent of Owner-occupied HH Age 75+	66%		63%		63%	

Source: Claritas

2019 Estimated Home Value



Note:

All types of owner-occupied housing (single family, condominiums, and townhomes) are included.



Market Area Demographics, continued

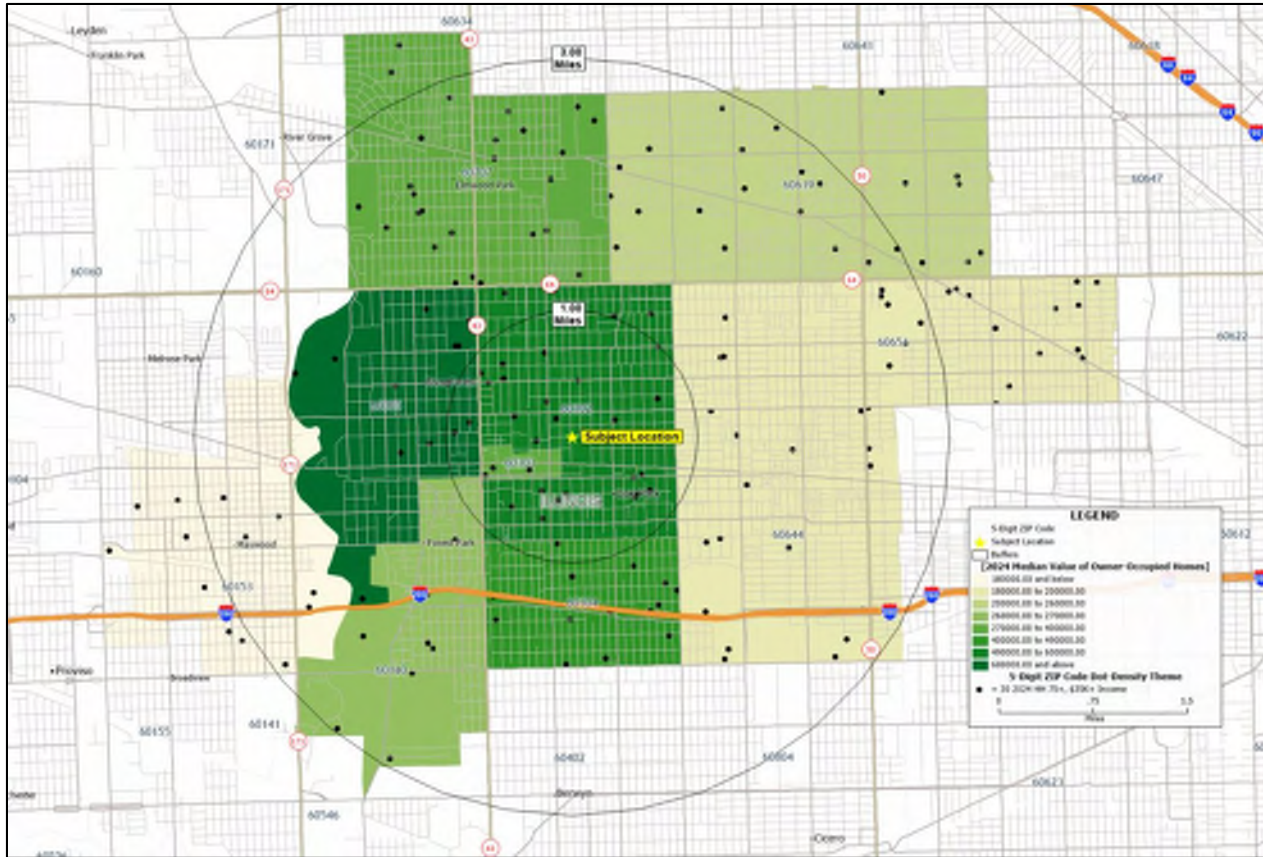
Home Sales			
Zip Code	City	# of Homes Sold	Weighted Average Purchase Price
60305	River Forest, IL	181	\$ 525,746
60304	Oak Park, IL	197	\$ 386,914
60302	Oak Park, IL	455	\$ 364,165
60301	Oak Park, IL	43	\$ 301,767
60707	Elmwood Park, IL	461	\$ 244,041
60639	Chicago, IL	241	\$ 242,149
60130	Forest Park, IL	194	\$ 239,644
60651	Chicago, IL	208	\$ 206,063
60153	Maywood, IL	242	\$ 173,864
60644	Chicago, IL	128	\$ 130,734
Market Area Weighted Average			\$ 284,713

Source: www.melissadata.com; home sales from February 2018-January 2019.

Home Sales

- This table shows the MA real estate trends including the number of home sales and average purchase price of homes sold in the MA from February 2018 to January 2019.
- The weighted average sales price is above the estimated 2019 median owner-occupied housing unit value of \$247,262 as reported on the previous page.
- The zip code with the highest purchase price is the River Forest zip code.

Dot Density



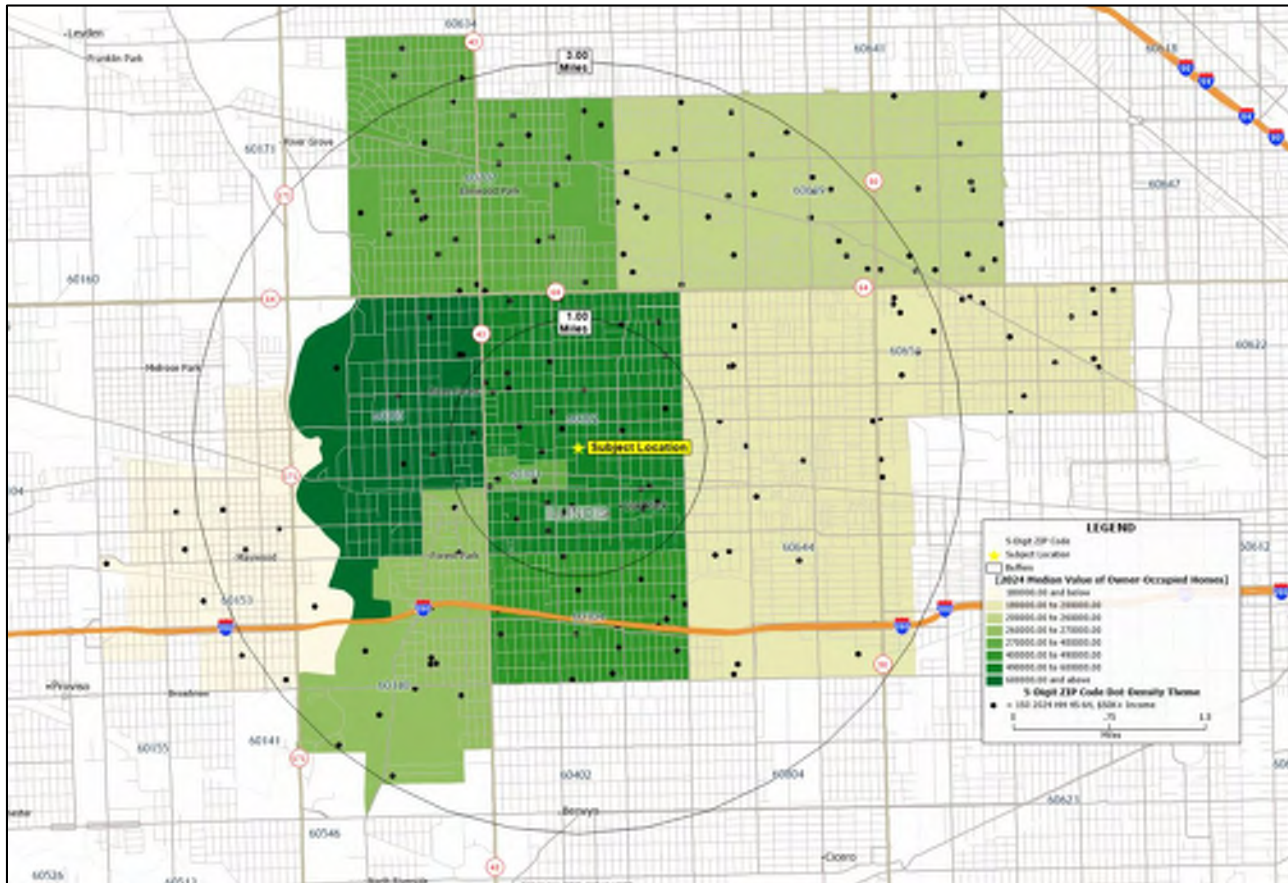
ZIP Code	2024 Median Value of Owner-Occupied	2024 HH 75+, \$35K+
60302	\$ 498,074	860
60707	\$ 279,299	789
60639	\$ 241,515	715
60651	\$ 192,684	669
60644	\$ 186,378	504
60304	\$ 414,513	433
60305	\$ 690,134	409
60153	\$ 166,522	388
60130	\$ 263,394	279
60301	\$ 293,855	96

Comments

The zip codes with the highest number of qualified households include the site zip code 60302 (Oak Park), 60707 (Elmwood Park/Chicago), and 60639 (Chicago). The top zip codes based on median home value are 60305 (River Forest), 60302 (Oak Park), and 60304 (Oak Park).

Note

- The dot density, which represents the qualified senior households, is scattered randomly across each zip code.
- Zip codes with a higher median home value appear darker green.



ZIP Code	2024 Median Value of Owner-Occupied Homes	2024 HH 45-64+, \$75K+ Income
60639	\$ 241,515	3,892
60302	\$ 498,074	3,801
60707	\$ 279,299	3,147
60651	\$ 192,684	2,397
60304	\$ 414,513	2,028
60644	\$ 186,378	1,571
60130	\$ 263,394	1,400
60305	\$ 690,134	1,167
60153	\$ 166,522	1,107
60301	\$ 293,855	337

Comments

The zip codes with the highest number of qualified adult children households (age 45-64 and incomes greater than \$75,000) include 60639 (Chicago), 60302 (Oak Park), and 60707 (Elmwood Park/Chicago).

Note

- The dot density, which represents the qualified adult children/ baby boomer households, is scattered randomly across each zip code.
- Zip codes with a higher median home value appear darker green.



Competition

Market Area Competitors							
Map Key	Property Name	Year Built	Driving Distance From Site	IL	AL	MC	Total
1	Oak Park Arms Retirement Community	1978	0.4	152	39	0	191
2	Belmont Village of Oak Park	2004	0.6	0	59	72	131
3	Brookdale Oak Park	1992	1.4	143	36	0	179
4	The Montclare at Lawndale	2017	3.3	0	120	0	120
5	Victory Centre of Galewood	2009	3.4	0	102	0	102
Total Existing				295	356	72	723
6	The Sheridan at River Forest	2020	1.7	0	92	33	125
Total Planned				0	92	33	125
Total				295	448	105	848

Source: NIC Map 4Q2018 Data and select community interviews.

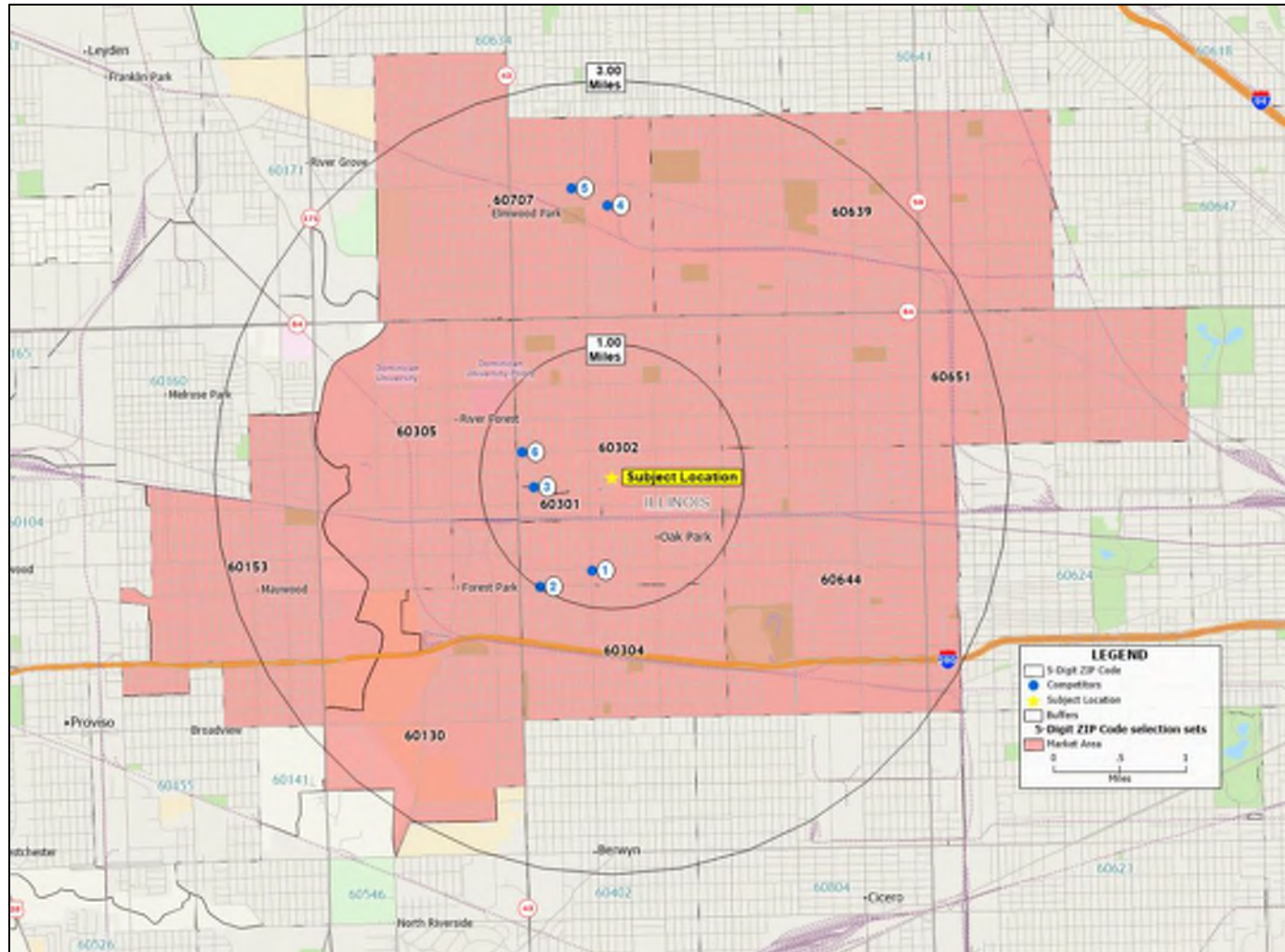
Notes

This table presents existing and planned competitors in the market area. The unit counts include one planned senior living facility, The Sheridan at River Forest, that will be located at the intersection of Chicago Ave. and Harlem Ave. in River Forest.

The Altenheim is located in the market area and offers 56 senior apartments with no meal service. It is excluded as a competitor as it offers only limited services and therefore does not meet the definition of independent living.

Refer to Appendix A for detailed competitor information obtained from phone interviews.

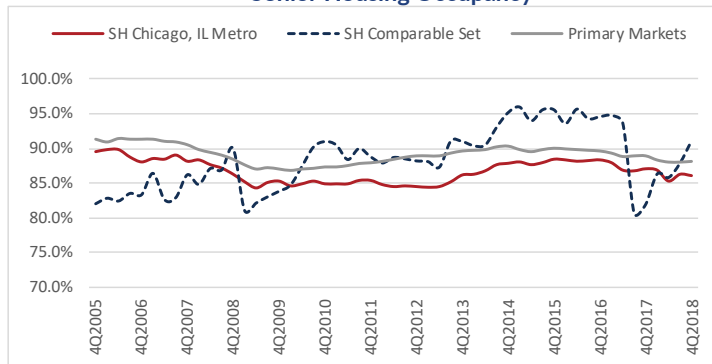
Competitive Properties Map



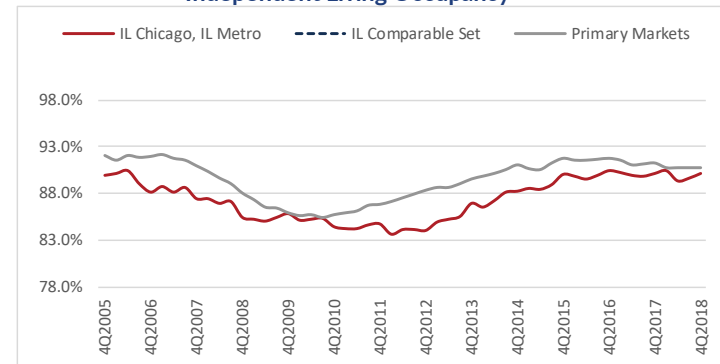
Market Area Occupancy

These graphs, obtained from NIC MAP, show that occupancy for senior housing as a whole (all care levels, except nursing home) in the market area are exceeding those in the Chicago MSA as well as the top 31 primary markets in the US. The “Comparable Set” dotted line represents competitors in the H&C market area. IL and MC comparable set data is not available due to NIC’s minimum data set requirement.

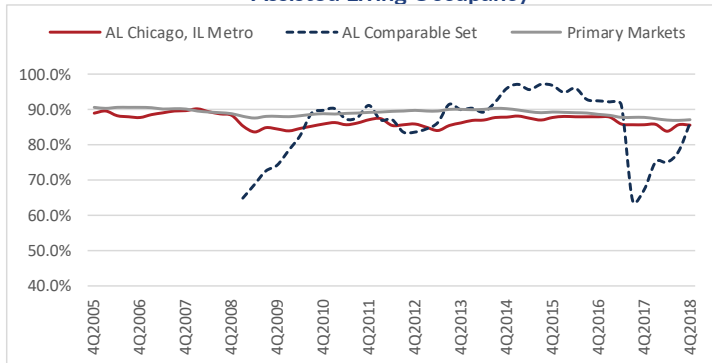
Senior Housing Occupancy



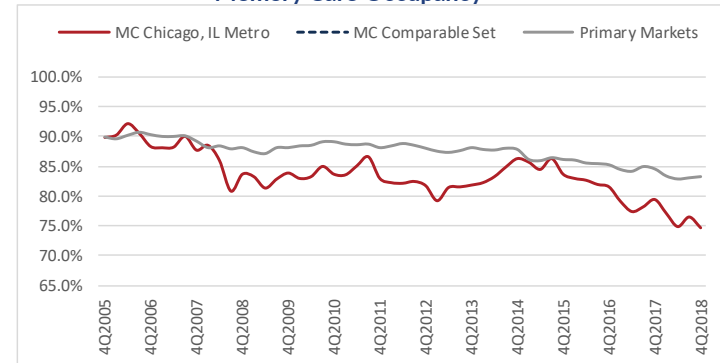
Independent Living Occupancy



Assisted Living Occupancy



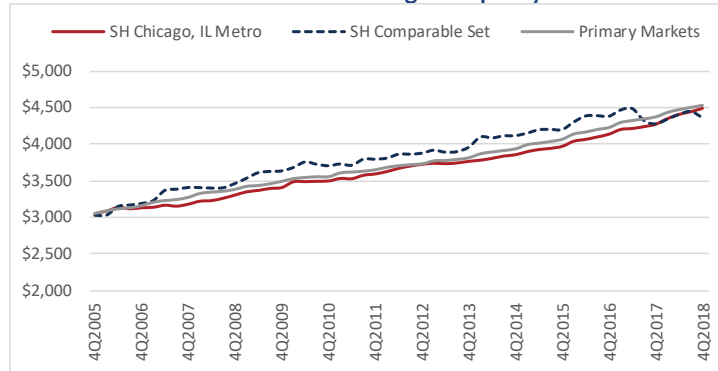
Memory Care Occupancy



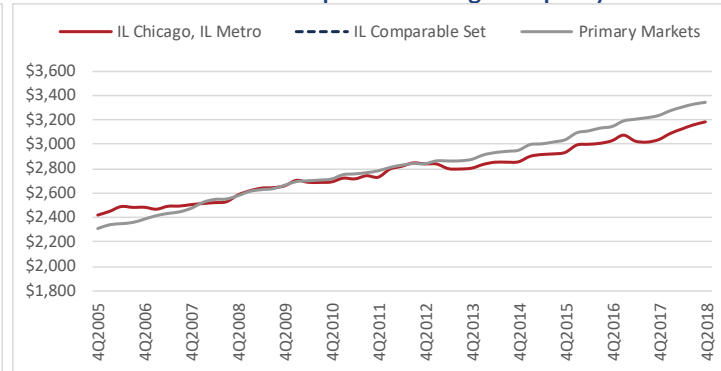
Market Area Rents

These graphs, obtained from NIC MAP, show that average rents for all care levels, except NC, in the market area are in line with those in the Chicago MSA and the primary markets in the US.

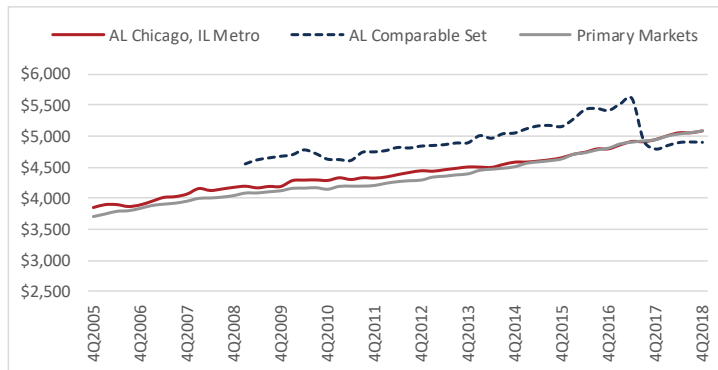
Senior Housing Occupancy



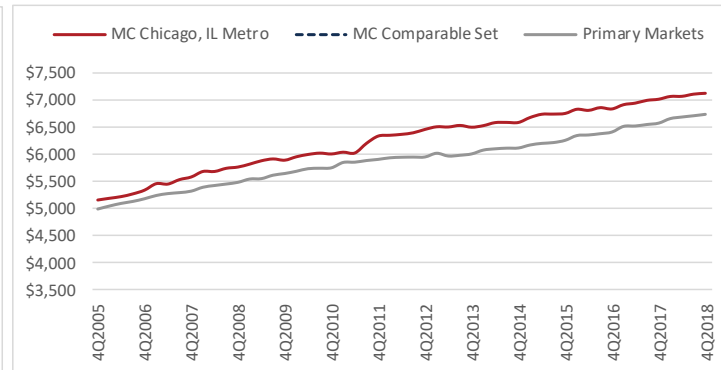
Independent Living Occupancy



Assisted Living Occupancy



Memory Care Occupancy



Source: NIC MAP® Data Service.

This data is obtained from NIC MAP and presents data for the whole MA. If a data point does not meet minimum data set requirements, that data is protected by NIC MAP.

Independent Living

Independent living is mainly 1 bedroom units in the MA.

Assisted Living

Assisted living in the MA is predominantly studio units.

Memory Care

Memory Care in the MA is predominantly studio units.

Segment	Unit Type	Unit Mix	Occupancy	Average Rent
Independent Living	Studio	21.4%	Protected	Protected
Independent Living	1 Bedroom	61.8%	Protected	Protected
Independent Living	2 Bedroom	16.8%	Protected	Protected
		100.0%	Protected	Protected
Assisted Living	Studio	73.0%	Protected	Protected
Assisted Living	1 Bedroom	26.6%	97%	\$ 6,861
Assisted Living	2 Bedroom	0.4%	Protected	Protected
		100.0%	86%	\$ 4,897
Memory Care	Studio	91.7%	Protected	Protected
Memory Care	1 Bedroom	8.3%	Protected	Protected
		100.0%	Protected	Protected

Source: NIC MAP® Data Service.



Independent Living Market Analysis



Independent Living Overview

Independent Living - Independent living is designed for seniors who pay for some services (for example, meals, housekeeping, transportation) as part of a monthly fee or rental rate, and who require little, if any, assistance with activities of daily living (State of Seniors Housing).

- Independent living facilities may be stand alone or part of a continuing care retirement community (CCRC). Continuing care retirement communities feature a combination of independent living units with assisted living (and/or Alzheimer's) beds, and/or skilled nursing beds.
- Independent living senior communities are dependent on the local real estate market. To fund their move, often the senior will typically sell his or her current home to move into the retirement community.
- Competitive independent living facilities are defined as those facilities that offer services in addition to housing and charge market rate fees. Low income or subsidized housing, as well as housing that does not offer services (Active Adult Communities or AACs), are excluded from the competitive analysis.



Independent Living Overview

The most common types of CCRC contracts are:

- **Extensive Care Contract (Type A)** - A resident typically pays an up-front fee and an on-going monthly fee in exchange for the right to lifetime occupancy of an independent living unit and certain services and amenities. Residents who require assisted living or nursing care may transfer to the appropriate level and continue to pay essentially the same monthly fee they had been paying for independent living. Type A contracts are almost always associated with not-for-profit CCRCs and are called “extensive care contracts” by some. Although fees may increase over time, they are not to do so because care needs have changed. (State of Senior Housing).
- **Modified Contract (Type B)** - A resident typically pays an up-front fee and an on-going monthly service fee for the right to stay in an independent living unit and receive certain services and amenities. A modified contract obligates a CCRC to provide the appropriate level of assisted living or nursing care to residents who entered independent-living units (as in an extensive care contract), but only for a specified period of time at a specified rate that may or may not be tied directly to the independent living rate. (State of Senior Housing).
- **Fee-For-Service Contract (Type C)** - Requires an entrance fee but does not include any discounted health care or assisted-living services. Typically, current residents receive priority admission or guaranteed admission for these services, but residents who require assisted living or nursing care pay the regular per diem rate paid by those admitted from outside the CCRC. (State of Senior Housing).
- **Rental CCRC** - Residents pay no up-front entry fee at the time of occupancy of an independent living unit, and the resident pays the prevailing market rate for the level of care provided (State of Seniors Housing).

The proposed H&C project will be a rental contract.



Independent Living Unit Potential Assumptions

Market Rate Independent Living Analysis Assumptions	
Year of Opening	2021 is the assumed opening year for a potential project and represents the first year in which a project will open.
Stabilized Occupancy Year	2023 is the assumed stabilized occupancy year and represents the first year in which a project will reach the desired occupancy point.
Age	75+ is the minimum age for the unit potential analysis. The demand for independent living is generally applied to households aged 75 and over. This calculation is conservative in the fact that it does not consider those prospective residents under the age of 75.
Households	The number of households is used as the base unit in estimating IL demand.
Income Level	Minimum household income level used for estimating the number of income-qualified households in the MA:
	\$35,000 is assumed to be the minimum income of residents living in market rate senior housing. This is the income threshold used to compare penetration rates to industry benchmarks.
	\$84,000 is assumed to be the minimum income of residents living in the H&C project. The one bedroom IL rate at the Heavenrich & Company Inc project is \$4,200/month, or \$50,400 per year. It is assumed that 60% of IL residents' income is spent on IL costs, this equates to a minimum required annual income to afford the Heavenrich & Company Inc of \$84,000. \$84,000 is conservative in the fact that seniors with incomes below the minimum levels may have assets from homeownership and other investments they could use to afford IL. According to Claritas, 63% of households 75+ in the MA will own their own home in 2023. In addition, families can provide support to the seniors.
Method 1 - Penetration Rate (likely to Move)	Assume 3%-5% of the qualified population is likely to move to independent living, based on industry benchmarks.
Method 2 - Gross Market Penetration Rate	The existing gross market penetration rate is applied to the 2023 age and income qualified households.
Adjustment for MA Draw	Assume 75% MA draw. 70 - 90% is typical for IL product.
Adjustment for Occupancy	Assume a 95% stabilized occupancy rate.



Independent Living Unit Potential – All Contract Types

Market Rate Independent Living Unit Potential		
	Stabilized Occupancy Year \$84,000+ 2023	Stabilized Occupancy Year \$84,000+ 2023
Method 1		
Estimated number of age- and income-qualified households (1)	1,776	1,776
Less existing inventory of Heavenrich & Company Inc IL units (2)	0	0
Less existing and planned inventory of competitive IL units (3)	280	280
Estimated net number of age- and income-qualified households	1,496	1,496
Estimated penetration rate (4)	3.0%	5.0%
Estimated IL demand	45	75
Adjusted for 95% occupancy	95%	95%
Percentage of project units to be filled from the MA	75%	75%
Calculated IL Unit Potential	63	105
Rounded Unit Potential	60	110
Method 2		
Estimated number of age- and income-qualified households (1)	1,776	
Gross Market Penetration Rate (4)	21.0%	
Estimate Gross IL Demand	373	
Less existing inventory of Heavenrich & Company Inc IL units (2)	0	
Less existing and planned inventory of competitive IL units (3)	280	
Estimated IL demand	93	
Adjusted for 95% occupancy	95%	
Percentage of project units to be filled from the MA	75%	
Calculated IL Unit Potential	131	
Rounded Unit Potential	130	
IL Unit Potential - 2 Methods Reconciled	120	
Proposed H&C Project Units	83	

Comments

The reconciled IL unit potential is 120 units. The H&C project is 83 units.

- (1) Source: Claritas. Reflects estimated number of households in the MA aged 75+ with minimum annual income \$84,000+ in 2023.
- (2) Heavenrich & Company Inc has no existing units.
- (3) There are no planned competitive units. Existing competitive units are adjusted for 95% occupancy.
- (4) Method 1 utilizes an industry standard 3%-5% penetration rate, Method 2 utilizes the current year MA penetration rate; Calculated in the Market Rate Independent Living Gross Market Penetration table.



Defining Penetration Rates

Penetration rates help measure the degree to which a market is either underserved or saturated. As penetration rates increase, units may become more difficult to fill. Penetration rates calculate the percentage of the qualified market that must be captured to achieve stabilized occupancy. The following slides calculate 3 independent living penetration rates:

1. **Project Penetration Rate:** The percentage of the qualified households the Project would need to capture in the year of opening.
2. **Net Market Penetration Rate:** The percentage of qualified households a Project, any other new projects, and existing vacant units would need to capture in the year of opening.
3. **Gross Market Penetration Rate:** The percentage of qualified households all the facilities in the MA would need to capture in the current year and stabilized year.

Relative to benchmarks, a low penetration rate indicates potential for increased supply in the market area. Relatively high penetration rates indicate little potential, or a surplus of inventory in the market area. However, higher penetration rates are not always indicative of saturated markets. It is important to consider penetration rates in combination with other indicators of market potential. A market area's attractiveness as a retirement destination, tendency to remain in the area for retirement, proximity to family, and other factors can affect the demand for senior living services. Additionally, quality, design, size, age, and attractiveness of the existing supply in the market area as well as occupancy of existing supply are other factors to consider in conjunction with penetration rates.

For purposes of this analysis, an 83 unit project will be tested in the subsequent penetration rates.



IL Penetration Rates

Market Rate Independent Living Project Penetration Rate	
	Age 75+ and Income \$84,000+ Year of Opening 2021
Proposed project units	83
Adjusted for 95% occupancy	79
Percentage of project units to be filled from the MA	75%
Number of planned project units to be filled from MA (a)	59
Estimated number of age- and income-qualified households (1)	1,558
Less existing and planned inventory of competitive IL units (2)	280
Net age- and income-qualified households (b)	1,278
Project Penetration Rate (a/b)	4.6%
Industry benchmark of acceptable upper-range PP Rate	5.0%

(1) Source: Claritas. Reflects estimated number of households in the MA aged 75+ with minimum annual income \$84,000.

(2) Includes existing IL units at 95.0% occupancy, there are no known planned competitive units.

Comments

The project penetration rate indicates the percentage of qualified households the project would need to capture in the year of opening to achieve stabilized occupancy. Typically project penetration rates at or below 5% are considered a favorable indicator of market potential. The calculated penetration rate is favorable for an 83 unit project.



IL Penetration Rates, continued

Market Rate Independent Living Net Market Penetration Rate	
	Age 75+ and Income \$35,000+ Year of Opening 2021
Planned independent living units:	
Proposed project units (1)	59
Competitive planned independent living units (2)	-
Total planned independent-living units	59
Total existing independent living units available due to turnover (3)	94
Total independent living units to be occupied from the MA (a)	153
Estimated number of age- and income-qualified households (4)	4,507
Less existing independent living units (5)	280
Estimated net number of age- and income-qualified households (b)	4,227
Net market penetration rate (a/b)	3.6%
Industry benchmark of acceptable upper-range NMP Rate	10%

(1) Proposed project units adjusted for 95% occupancy and 75% MA draw.

(2) There are no known planned competitive IL units.

(3) Existing occupied units x 33.4% turnover. The turnover statistic of 33.4% represents median IL units and was obtained from State of Senior Housing 2018.

(4) Source: Claritas. Reflects estimated number of households in the MA aged 75+ with minimum annual incomes \$35,000+ in 2021.

(5) Includes existing competitive IL units at 95% occupancy.

Comments

The net market penetration rate indicates the percentage of qualified households a project, other planned units, and existing vacant units would need to capture in the year of opening to achieve stabilized occupancy. Typically net market penetration rates at or below 10% are considered a favorable indicator of market potential. The calculated penetration rate is favorable for an 83 unit project.



IL Penetration Rates, continued

Market Rate Independent Living Gross Market Penetration				
	Age 75+ and Income \$35,000+		Age 75+ and Income \$84,000+	
	Current Year	Stabilized Occupancy Year	Current Year	Stabilized Occupancy Year
	2019	2023	2019	2023
Market inventory of competitive independent living units:				
Existing Heavenrich & Company Inc IL Units (1)	-	-	-	-
Competitive existing IL units (2)	280	280	280	280
Proposed project units (3)	-	59	-	59
Competitive planned IL units (4)	-	-	-	-
Total independent living units in the MA (a)	280	339	280	339
Estimated number of age- and income-qualified households (4) (b)	4,083	4,930	1,340	1,776
Gross Market Penetration Rate (a/b)	6.9%	6.9%	20.9%	19.1%
Industry benchmark of acceptable upper-range GMP Rate		15%		

(1) No existing Heavenrich & Company Inc units.

(2) Existing competitive units in the MA are adjusted for 95% occupancy in the current year, and 95% occupancy in 2023.

(3) Proposed project units adjusted for 95% occupancy and 75% MA draw.

(4) There are no known planned competitive IL units.

(5) Source: Claritas. Reflects estimated number of households in the MA aged 75+ with minimum annual incomes of \$35,000+ and \$84,000+ in 2019 and 2023.

Comments

The gross market penetration rate indicates the percentage of qualified households all the facilities in the MA would need to capture in the current year and year of stabilized occupancy to achieve stabilized occupancy. Typically, gross market penetration rates at or below 15% at the baseline income screen (\$35,000) are considered a favorable indicator of market potential. The calculated penetration rate is favorable for an 83 unit project at the first income threshold. It is projected to stay flat or decrease under both income screens with the addition of project units which is also a favorable indicator.



Assisted Living and AL Memory Care Market Analysis



Assisted Living Overview

Assisted living (AL) is the long-term care option designed for frail seniors who need assistance with activities of daily living, but do not require continuous skilled nursing care (State of Seniors Housing). Assisted living is offered in a variety of settings including freestanding communities, assisted living combined with independent living or nursing, or as part of a continuing care retirement community. The definition of assisted living units range from apartment style housing that looks and feels like an independent living setting with enhanced service options to skilled nursing rooms that have been converted to assisted living units and may appear differentiated from other skilled rooms only by their location in the facility or by their licensure.

- Assisted living is licensed by state regulators and regulations vary state by state. In Illinois, assisted living facilities are licensed under the Assisted Living and Shared Housing Act, 210 ILCS9/1-199 (the “Assisted Living Act”), and the Assisted Living and Shared Housing Code, 77 Illinois Administrative Code 295 (the “Assisted Living Rules”). Licenses are valid for one year and annual on-site, prior to renewal, inspections are required.
- The Assisted Living Rules (Section 295.200) define an assisted living facility as: a home, building, residence, or any other place where sleeping accommodations are provided for at least three unrelated adults, at least 80 percent of whom are 55 years of age or older and where the following are provided consistent with the purpose of the Assisted Living Act:
 - Services consistent with a social model that is based on the premise that the resident’s unit in assisted living and shared housing is his or her own home; community-based residential care for persons who need assistance with activities of daily living, including personal, supportive, and intermittent health-related services available 24 hours per day, if needed, to meet the scheduled and unscheduled needs of a resident; mandatory services, whether provided directly by the establishment or by another entity arranged for by the establishment, with the consent of the resident or resident’s representative; and
 - A physical environment that is a homelike setting and includes the following and such other elements as established by the Department in conjunction with the Assisted Living and Shared Housing Advisory Board: individual living units each of which shall accommodate small kitchen appliances and contain private bathing, washing, and toilet facilities, or private washing and toilet facilities with a common bathing room readily accessible to each resident. Units shall be maintained for single occupancy except in cases in which two residents choose to share a unit. Sufficient common space shall exist to permit individual and group activities.
- A facility must fill out an Alzheimer’s special care disclosure form if they offer care to residents with Alzheimer’s disease in a special unit.



Assisted Living Overview

Many qualitative factors affect the demand for assisted living services, including:

1. Informal support networks and/or family caregiving affect the need for assisted living services.
2. Geographic areas differ widely in their offering of home and community-based services that can and may affect the rate at which persons enter an AL setting. The services can include access to homemakers services, home delivered meals, and social services offered by community agencies or home healthcare agencies.
3. The degree to which the economy, the housing market, and employment have affected adult children of otherwise age/income eligible older adults may result in the sharing of a home and therefore assistance is provided to the parent by an available family member. Alternatively, these economic factors could result in decreased financial support of the seniors by their adult children.
4. Seniors often choose to relocate and utilize senior living near their adult children.



Assisted Living and Memory Care Unit Potential Assumptions

Market Rate Assisted Living & Memory Care Analysis Assumptions		
A	Age Qualification	75+ is the household range. The demand for assisted living is generally applied to households aged 75 and over.
B	One-person Households	87.5% of AL residents are unmarried according to the 2009 Overview of Assisted Living. Therefore, this calculation applies a screen to calculate the one-person households based on data reported by the US Census for Cook County. The number of one-person households aged 75+ is adjusted up by adding a 10% factor to account for couples that may move into assisted living.
C	Moderate Disability	AL facilities serve individuals who need assistance with activities of daily living (ADLs) and instrumental activities of daily living (IADLS). Source of disability stats: Americans with Disabilities: 2010 (issued July 2012).
D	Age, One-person, and Disabled Households	Represents the number of age, one-person, and disabled households in the MA.
E	Income Screen	\$35,000 is defined as the minimum income threshold for a resident to qualify for market rate assisted living. This is the income threshold used to compare penetration rates to industry benchmarks.
		\$111,000 is defined as the second minimum income threshold for a resident to qualify for market rate assisted living. This is based on Heavenrich & Company Inc one bedroom AL rate plus care fee of \$7,875/month (or \$94,500/year) and the assumption that 85% of income is spent on rent. Based on the income-only screen, 9% of households in the MA qualify for AL in 2023.
F	Income + Asset Screen	In addition to the income screen in Step E above, homeowners with annual household income between \$25,000 and the income screens are considered eligible to afford the AL market rate. The 2009 Overview of Assisted Living report states the median annual income of assisted-living residents is ~\$19,000. Claritas estimates of the 2018 median home values within the MA suggest there will be equity available for some of the age 75+ market in additional household income. \$247,262 is the median home value in 2019. 63% of households over the age of 75 own a home in the MA resulting in an additional 29% of qualified seniors for the market rate AL product in 2023.
G	Qualified Households	Represents the number of qualified households in the MA.
H	Competitive Adjustment	Existing competitive facilities identified in the MA are represented at 95% occupancy.
I	Likely to Move	Assume 5% - 10% of the qualified population is likely to move to assisted living, based on industry benchmarks.
J	Adjustment for MA Draw	Assumed 75% for the adjustment for the MA draw. This represents the percentage of units filled from the MA.
K	Adjustment for Occupancy	Assume 95% for the adjustment for the MA stabilized occupancy.



Assisted Living and Memory Care Unit Potential

Assisted Living & Memory Care Unit Potential				2019	2023
Age Qualified Households (A)	75 - 79		4,404	5,163	
	80+		<u>6,236</u>	<u>6,763</u>	
			10,640	11,926	
One-person Households (B)	75 - 79	63%	2,775	3,253	
	80+	63%	<u>3,929</u>	<u>4,261</u>	
			6,704	7,514	
Moderate Disability Qualification (C)	75 - 79		53.6%	53.6%	
	80+		70.5%	70.5%	
Age, One-person, Moderately Disabled Households (D = B x C)	75 - 79		1,487	1,744	
	80+		<u>2,770</u>	<u>3,004</u>	
			4,257	4,748	
Income and Assets Qualification					
% of HH earning \$111,000+			8%	9%	
% of Owner-Occupied HH earning \$25,000 - \$111,000			<u>28%</u>	<u>29%</u>	
Based on Income (E = D x %)			341	427	
Based on Income + Homeowner (F = D x %)			<u>1,192</u>	<u>1,377</u>	
Total Age, One-person HH, Disabled, and Income Qualified [\$111,000] (G)			1,533	1,804	
Less: Competitive Adjustments at occupancy (H)			<u>369</u>	<u>496</u>	
Net Qualified Households			<u>1,164</u>	<u>1,308</u>	
Estimate of Qualified Assisted Living & MC Households in the Market Area					
Unit Potential:			5%	10%	
Net Qualified Households \$111,000+ Income			<u>1,308</u>	<u>1,308</u>	
Likely to Move (I)	5% - 10%		65	131	
Adjusted for MA Draw (J)	75%		87	175	
Adjusted for Occupancy (K)	95%		<u>92</u>	<u>184</u>	
Unit Potential			<u>92</u>	<u>184</u>	
Rounded Unit Potential				180	
Proposed H&C Project Units (AL + MC)				70	

Comments for AL and AL/MC Unit Potential

The AL & MC unit potential is 180 units. The H&C project is 70 units (30 AL and 40 MC).



Penetration Rates – Assisted Living and Memory Care

Project Penetration Rate

Project penetration is the percentage of age, income, and health need-qualified households in the market area that the project would need to capture in the year of opening. 2021 is the assumed year of opening. The number of 2021 qualified households are interpolated from the qualified households calculated on the previous page.

A 70 unit assisted living facility & memory care project is tested in the following penetration rates.

Market Rate Assisted Living & Memory Care Project Penetration	
	Year of Opening \$111,000+ 2021
Number of proposed project units	70
Adjusted for 95% occupancy (project stabilized occupancy)	67
Percentage of project units to be filled from the MA	75%
Number of planned project units to be filled from MA (a)	50
Estimated number of age-, need- and income-qualified households (1)	1,711
Less existing and planned inventory of competitive AL units (2)	496
Estimated net number of age-, need- and income-qualified households (b)	1,215
Project Penetration Rate (a/b)	4.1%
Industry Benchmark of Acceptable Upper Range	10.0%

(1) Source: Claritas. Reflects estimated number of households in the MA aged 75+ with minimum annual income \$111,000+ in 2021.

(2) Existing units adjusted for 95% occupancy and planned units adjusted for 95% occupancy and 75% MA draw.

The calculated project penetration rate falls below the benchmark range for the project which is a favorable indicator of market potential.



Penetration Rates – Assisted Living and Memory Care, continued

Gross Market Penetration Rate

Gross market penetration is the percentage of age, income, and health need-qualified households in the market area that the total market would need to absorb for the competitive properties in the entire market to achieve stabilized occupancy. The number of qualified households are calculated in the previous tables.

Market Rate Assisted Living & Memory Care GMP				
	\$35,000+		\$111,000+	
	2019	2023	2019	2023
Market inventory of competitive assisted living units:				
Existing Heavenrich & Company Inc AL Units (1)	-	-	-	-
Competitive existing AL & MC units (2)	369	407	369	407
Assumed project units (3)	-	50	-	50
Planned projects (4)	-	89	-	89
Total assisted living units in the MA (a)	369	546	369	546
Number of qualified households (b) (Unit Potential Table)	2,001	2,374	1,533	1,804
Gross Market Penetration Rate (a/b)	18%	23%	24%	30%
Industry Benchmark of Acceptable Upper Range GMP Rate	40%			

(1) There are no existing AL or MC units at Heavenrich & Company Inc

(2) Existing competitive units in the MA are adjusted for 86% occupancy in the current year, and 95% occupancy in 2023.

(3) Heavenrich & Company Inc planned project units at 95% occupancy and 75% MA draw.

(4) MA Planned units adjusted for 95% occupancy and 75% market draw.

The calculated gross market penetration rate falls well below the benchmark range which is a favorable indicator of market potential.



Unit Potential – Memory Care Only

Assumptions

The same assumptions are used to calculate the memory care unit potential as in calculating the market rate unit potential except a memory impairment screen is applied instead of a disability screen. Additionally, an income screen of \$131,000 is applied. This income screen is based on the annualized H&C monthly rate plus care of \$9,276 assuming 85% of income is spent on AL MC services.

Memory Care Unit Potential

Memory care units are included in the preceding assisted living analysis. The following discussion is presented to further analyze the memory care assisted living market. Based on the 2009 Overview of Assisted Living, approximately 38 percent of residents in assisted living facilities in the United States have a diagnosis of Alzheimer's or another form of dementia. It also reports 25 percent of assisted living units are designated as Alzheimer's for an individual property. The Alzheimer's Disease Facts and Figures reports an even higher incidence of 42 percent of residents in assisted living facilities having Alzheimer's disease or other forms of Dementia. One in nine people age 65 and older has Alzheimer's disease while approximately 32 percent of people 85 and older have the disease.

The results show the market could support an increase of up to 60 memory care units. The memory care unit potential is a subset of the assisted living potential in previous tables. The results are not additive.

Memory Care Unit Potential				2019	2023
Age Qualified Households (A)	75 - 84			7,727	9,058
	85+			2,913	2,868
				10,640	11,926
One-person Households (B)	75 - 84	63%		4,868	5,707
	85+	63%		1,835	1,807
				6,703	7,514
Memory Care Qualification (C)	75 - 84			13.4%	13.4%
	85+			34.4%	34.4%
Age, One-person, Moderately Disabled Households (D = B x C)	75 - 84			652	765
	85+			631	622
				1,283	1,387
Income and Assets Qualification					
% of HH earning \$131,000+				5%	7%
% of Owner-Occupied HH earning \$25,000 - \$131,000				30%	31%
Based on Income (E = D x %)				67	94
Based on Income + Homeowner (F = D x %)				382	423
Total Age, One-person HH, Disabled, and Income Qualified (G)				450	517
Less: Competitive Adjustments at current occupancy (H)				62	92
Net Qualified Households				388	425
Unit Potential:				5%	10%
Likely to Move (I)	5% - 10%			21	43
Adjusted for MA Draw (J)	75%			28	57
Adjusted for Occupancy (K)	95%			29	60
Unit Potential				29	60
Rounded Unit Potential				30	60
Proposed H&C Project Units					40



Appendix A: Interviews with Select Competitors



Independent Living Interviews

Select Competitive Independent Living Facilities in the Market Area		
Location Name	Proposed Project	Brookdale Oak Park
Address	711 Madison Street	1111 Ontario Street
City/State/Zip Code	Oak Park, IL 60302	Oak Park, IL 60302
Driving Distance (miles) from Site	-	1.4
Facility Type	IL/AL	IL/AL
Owner/Sponsor	-	Brookdale
For Profit/Not For Profit	For Profit	For Profit
Contract Type	Rental	Rental
Year Built	2020	1992
Unit Configuration		
Independent living		
Studio apartments	-	-
One-bedroom apartments	21	103
Two-bedroom apartments	62	40
Total independent living units	83	143
Assisted living - Traditional	30	36
Assisted living - Memory care	40	-
Nursing home	-	-
Total Campus	153	179
Unit Size (square feet)		
One-bedroom apartments	840	595-710
Two-bedroom apartments	1,155	900-1,160
Entrance/Community Fee	\$2,500	\$3,500
Independent living		
One-bedroom apartments	\$4,200	\$4,100-\$4,800
Two-bedroom apartments	\$6,353	\$6,100 +
IL second person fee	\$600	\$650
Included in monthly IL fee:		
Meals	3	2
Housekeeping	✓	✓
Linen	✓	✓
Transportation	✓	✓
Basic Utilities	✓	✓
Activities & Wellness programs	✓	✓
Occupancy		
Independent living	-	95%
Assisted living - Traditional	-	95%
Assisted living - Memory care	-	-
Nursing home	-	-

Competitor Notes

Brookdale Oak Park, formerly Holley Court Terrace, is a 13 floor building that offers IL/AL services. Most of the units (including AL) have full kitchens. Community is in close proximity to downtown near shopping, dining, and entertainment venues. Features concierge service, library, arts and crafts studio, salon, fitness center, gardening/greenhouse, meeting rooms and lounges, game room, piano, snack shop, computer with internet access, and clinic on site.

Sources: Management, facility interviews, facility web sites Feb 2019, NICMap, internet listings.



Assisted Living and Memory Care Interviews

Select Competitive Assisted Living & Memory Care Facilities in the Market Area																
Facility	Zip Code	Driving Dist. from Site (miles)	Year Opened	Owner / Sponsor	# of AL Units	# of MC Units	Total Competitive Units	AL Occupancy Percent	MC Occupancy Percent	Sq Ft	AL Base Monthly Fees				Level of Care fees	MC Monthly Fees
											Studio	One-Bedroom	Two-Bedroom	2nd Person		
Proposed Project	60302	0.0	2020	-	30	40	70	-	-	486-1,100	\$4,500	\$6,435	\$9,900	\$800	\$1,200-\$3,600	\$7,776 plus LOC (\$1,500-\$3,000)
Belmont Village Senior Living	60302	0.6	2004	Argentum	59	72	131	97%	92%	320-924	\$4,040-\$4,850	\$5,760-\$6,740	\$9,500	\$1,215	Enhanced (\$950-\$1,350)	Mild Dementia: \$6,990-\$8,710; ALZ \$6,990 + Enh LOC \$1,200-\$1,600
Brookdale Oak Park	60302	1.4	1992	Brookdale	36	-	36	95%	-	595-1,160	\$3,700-\$4,700	\$5,400-\$6,000	\$7,100	\$850	*	-
Projects Under Development: The Sheridan at River Forest	60305	1.7	2020	Senior Lifestyle	92	33	125	-	-	-	\$5,500+				\$6,800+	

Sources: Management, facility interviews, facility web sites Feb 2019, NICMap, internet listings.

Competitor Notes

The proposed project also offers continence management at \$250-\$750 and medication management at \$500-\$750.

Belmont is an AL/MC community with both mild MC care (Circle of Friends) or ALZ (in a secured neighborhood). Community fee is equal to one month's rent. Companion rates are offered for AL at \$2,925, mild MC at \$5,375 and ALZ at \$5,670. AL offers the enhanced personal care (range shown) along with continence management at \$300-\$900 and medication management at \$600-\$1,500.

Brookdale Oak Park, formerly Holley Court Terrace, is a 13 floor building that offers IL/AL services. Most of the units (including AL) have full kitchens. Care is al la carte and pricing range was not disclosed.

The Sheridan at River Forest is an approved 4 story AL/MC project. The project will occupy 1.5 acres and will offer a courtyard for its memory care residents.

Thank You



Dana Wollschlager

PARTNER

Dana.Wollschlager@plantemoran.com
(847) 628-8903



Sally Heffernan, CPA, CMA

VICE PRESIDENT

Sally.Heffernan@plantemoran.com
(419) 842-6127



Jamie Timoteo

SENIOR VICE PRESIDENT

Jamie.Timoteo@plantemoran.com
(312) 344-2449



Jacob Boss

SENIOR CONSULTANT

Jacob.Boss@plantemoran.com
(312) 928-5376



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION

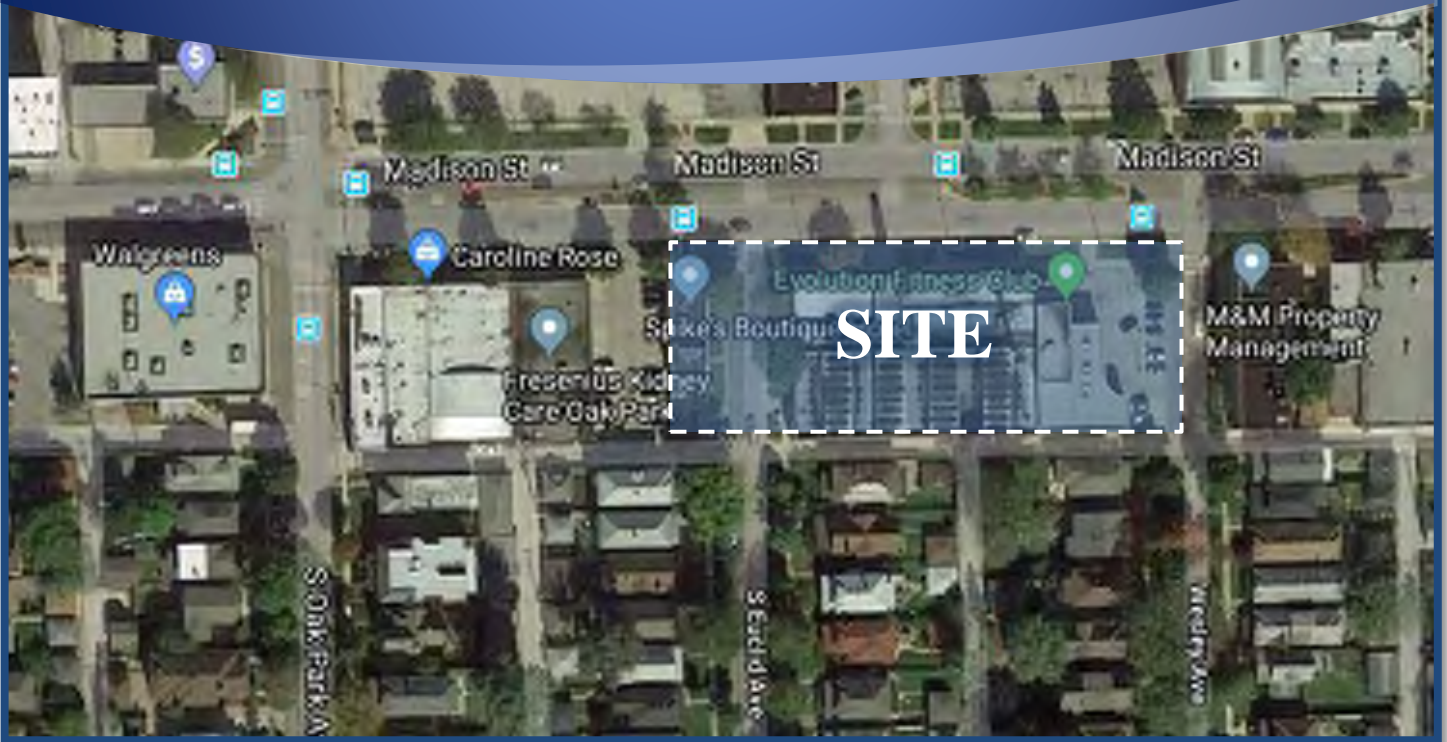


7a+b.

TRAFFIC AND PARKING
IMPACT STUDY

Traffic Impact Study Proposed Senior Living Development

Oak Park, Illinois



Prepared For:



November 1, 2019

Table of Contents

List of Figures and Tables, ii

1. Introduction.....	1
2. Existing Conditions.....	2
Site Location	2
Existing Roadway System Characteristics.....	2
Existing Traffic Volumes.....	7
3. Traffic Characteristics of the Proposed Development.....	9
Proposed Site and Development Plan.....	9
Directional Distribution	9
Peak Hour Traffic Volumes.....	11
4. Projected Traffic Conditions.....	12
Development Traffic Assignment.....	12
Year 2023 Base (with Road Diet) Traffic Conditions	12
Total Projected Traffic Volumes	12
5. Traffic Analysis and Recommendations.....	17
Traffic Analyses.....	17
Discussion and Recommendations	21
Parking Analysis	23
6. Conclusion	24

List of Figures and Tables

Figures

Figure 1 – Site Location.....	3
Figure 2 – Aerial View of Site Location.....	4
Figure 3 – Existing Roadway Characteristics.....	5
Figure 4 – Existing Traffic Volumes	8
Figure 5 – Directional Distribution.....	10
Figure 6 – Site Traffic Assignment.....	13
Figure 7 – Year 2023 No-Build Traffic Volumes.....	14
Figure 8 – Year 2023 Total Projected Traffic Volumes	15
Figure 9 – Year 2023 Total Projected Traffic Volumes (20% Diversion)	14

Tables

Table 1 – Projected Site-Generated Traffic Volumes.....	11
Table 2 – Capacity Analysis Results – Madison Street with Oak Park Avenue.....	18
Table 3 – Capacity Analysis Results – Year 2023 No-Build Conditions.....	19
Table 4 – Capacity Analysis Results – Year 2023 Projected Conditions.....	20

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.) for a senior living development to be located in Oak Park, Illinois. The site, which is currently occupied by a vacant building and a dog day care business, is located on the south side of Madison Street generally between Euclid Avenue and Wesley Avenue.

As proposed, the site will be redeveloped with a senior living building providing 76 independent living units, 65 assisted living units, and 33 memory care units with 125 off-street parking spaces of which five will be designated for guests. Access will be provided on Madison Street and on Wesley Avenue. As part of the development, Euclid Avenue will be vacated between Madison Street and the east-west alley immediately south of the site.

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 report 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 weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Given the ongoing road diet construction along Madison Street, traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Year 2023 (Future) Base Conditions with Road Diet – This condition analyzes Year 2023 traffic volumes assuming the currently under construction road diet plans for Madison Street by the Village of Oak Park. These plans will reduce the cross-section of Madison Street from a five-lane cross-section to a three-lane cross-section (one through lane in each direction with a center lane providing left-turn storage) at all signalized and unsignalized intersections and exclusive right-turn lanes at key intersections.
2. Year 2023 (Future Total) Projected Conditions – This condition includes the Year 2023 Base Conditions with Road Diet and the addition of the traffic estimated to be generated by the proposed development.
3. Year 2023 (Future Total) Projected Conditions (20 Percent Diversion) – This condition assumes a 20 percent diversion of through traffic on Madison Street to alternate east-west routes north and south of Madison Street as a result of the road diet project.

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on a field visit conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

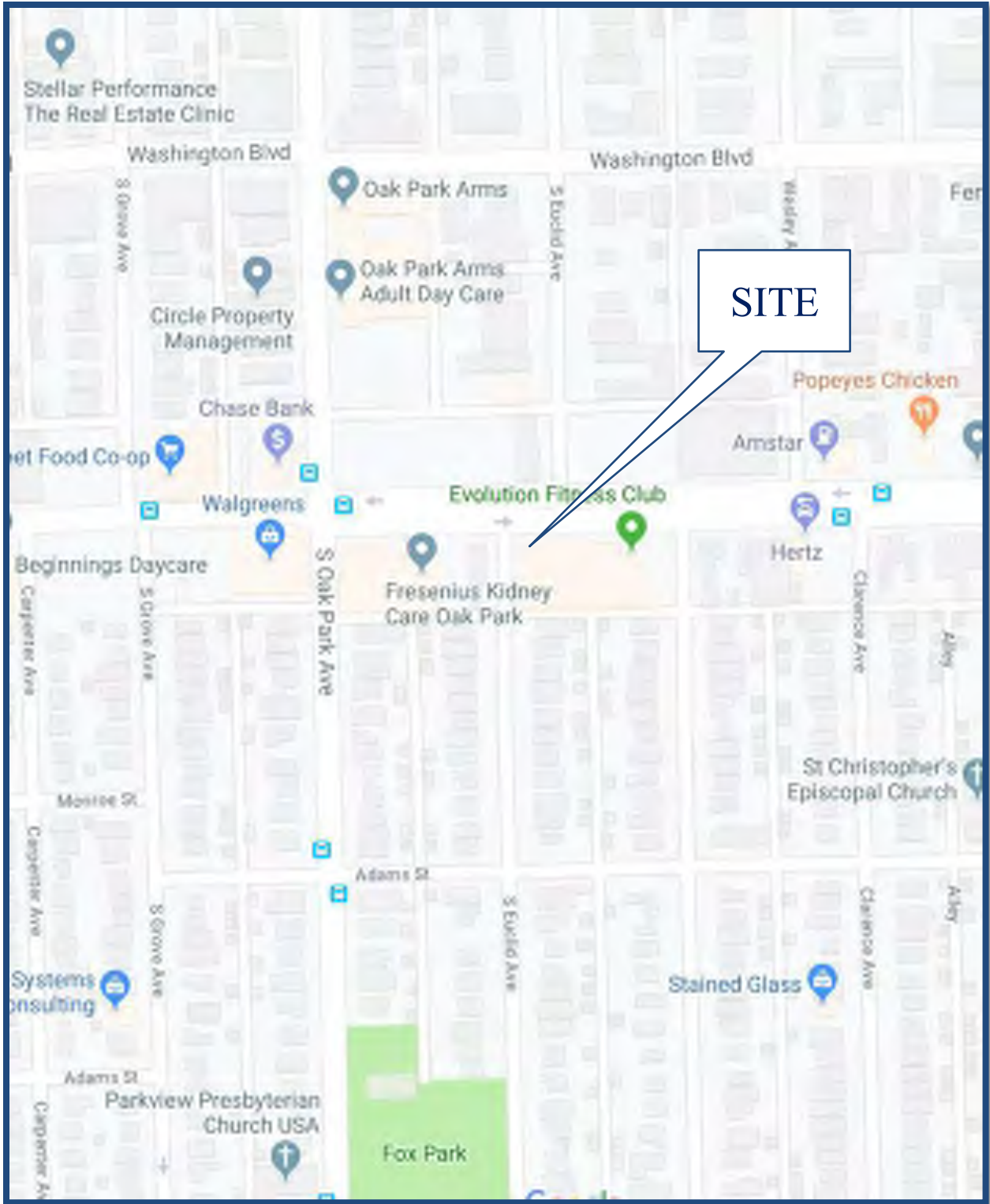
The site, which is currently occupied by a vacant commercial building and a dog day care business, is located on the south side of Madison Street generally between Euclid Avenue and Wesley Avenue. Land uses in the vicinity of the site are primarily retail along Madison Street and residential to the south.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Madison Street is an east-west arterial roadway with a posted speed limit of 30 mph. Given the ongoing Madison Street road diet reconstruction, Madison Street will provide one lane in each direction with dedicated bike lanes on both sides of the road. At its signalized intersection with Oak Park Avenue, Madison Street will provide an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on both approaches. High visibility crosswalks will be provided on both approaches. At its unsignalized intersections with Euclid Avenue and Wesley Avenue, Madison Street will provide one lane in each direction with a two-way left-turn lane (TWLTL). On-street parking along the north and south sides of Madison Street, restricted to one-hour Monday through Saturday from 9:00 A.M. to 6:00 P.M., will be generally provided from Oak Park Avenue east to Wesley Avenue. Madison Street is under the jurisdiction of the Village of Oak Park and carries an annual average daily traffic (AADT) volume of 19,100 vehicles (Illinois Department of Transportation [IDOT] 2018).



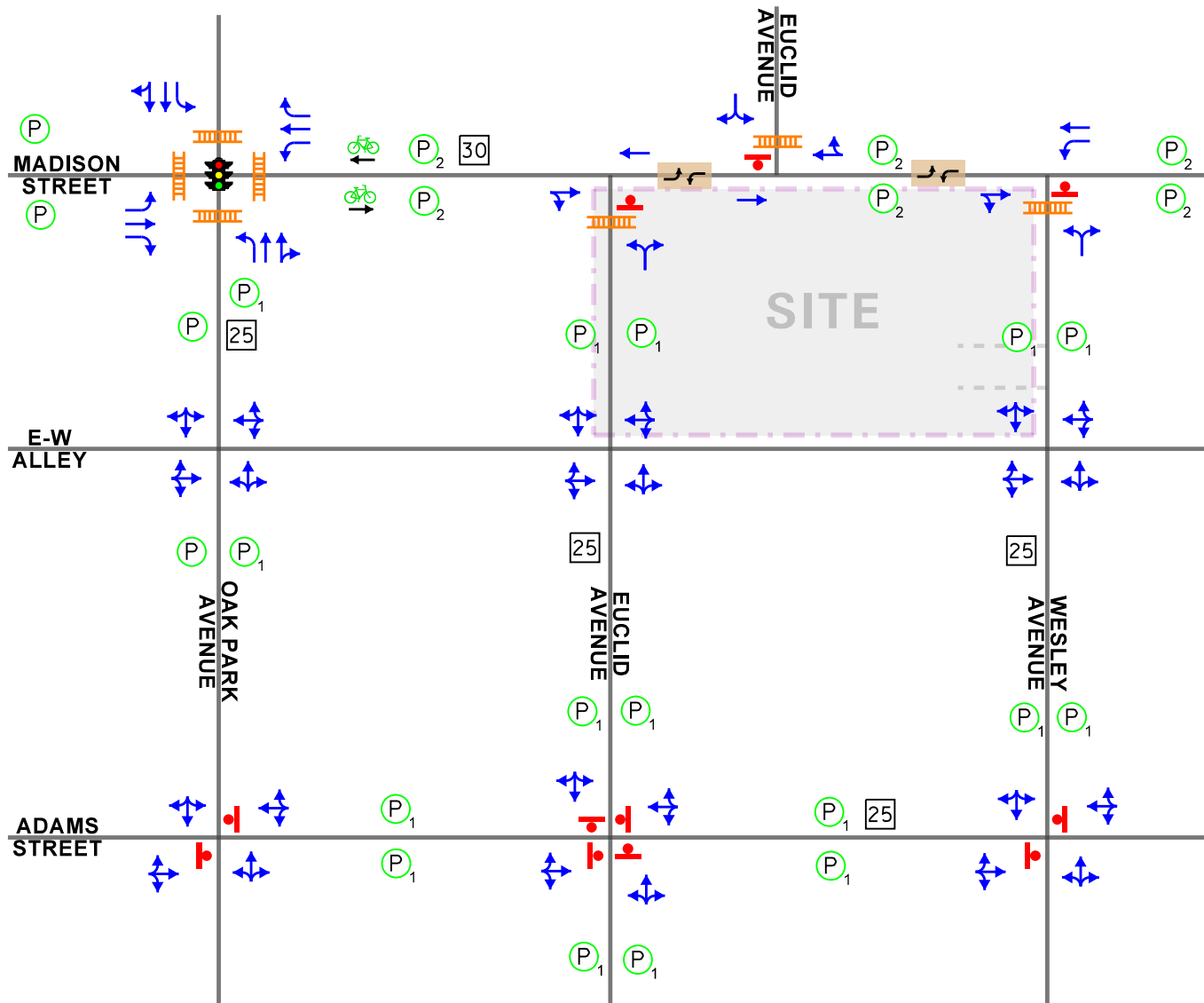
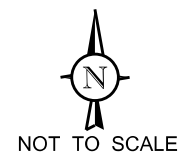
Site Location

Figure 1



Aerial View of Site

Figure 2



- LEGEND**
- TRAVEL LANE
 - TRAFFIC SIGNAL
 - STOP SIGN
 - SPEED LIMIT
 - ON-STREET PARKING
 - 2 HR PARKING M-SAT 9A-5P
 - 1 HR PARKING M-SAT 9A-6P
 - BIKE LANE
 - STANDARD CROSSWALK
 - HIGH VISIBILITY CROSSWALK

Proposed
Senior Living
Oak Park, Illinois

Existing Roadway Characteristics



Job No: 19-176

Figure: 3

Oak Park Avenue is a north-south major collector roadway that in the vicinity of the site provides one through lane in each direction. At its signalized intersection with Madison Street, Oak Park Avenue is widened to provide an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on both approaches. High visibility crosswalks are provided on both approaches. No exclusive turn lanes are provided at its unsignalized intersections with the east-west alley and Adams Street. Parking is permitted on both sides of Oak Park Avenue north of Madison Street. South of Madison Street, parking is restricted to two-hour from 9:00 A.M. to 5:00 P.M. Monday through Saturday on the east side of the roadway. The west side of the roadway provides unrestricted parking. Oak Park Avenue is under the jurisdiction of the Village of Oak Park, has a posted speed limit of 25 mph, and carries an AADT volume of 13,600 vehicles (IDOT 2018).

Euclid Avenue is a north-south local roadway that has an offset intersection with Madison Street where the south leg is located approximately 100 feet west of the north leg. Both approaches of Euclid Avenue are under stop sign control at their respective intersections with Madison Street. The Village of Oak Park parking lot 71E is located north of Madison Street on the east side of Euclid Avenue. South of Madison Street, parking is restricted to two-hour from 9:00 A.M. to 5:00 P.M. Monday through Saturday on both sides of the road. As part of the Madison Street road diet project, high visibility crosswalks will be provided on both approaches. Euclid Avenue is under the jurisdiction of the Village of Oak Park and has a posted speed limit of 25 mph.

Wesley Avenue is a north-south local roadway that provides one lane in each direction and has an offset intersection with Madison Street where the south leg is located approximately 215 feet west of the north leg. Both approaches of Wesley Avenue are under stop sign control. South of Madison Street, parking is restricted to two-hour from 9:00 A.M. to 5:00 P.M. Monday through Saturday on both sides of the road. As part of the Madison Street road diet project, high visibility crosswalks will be provided on both approaches. Wesley Avenue is under the jurisdiction of the Village of Oak Park and has a posted speed limit of 25 mph.

Adams Street is an east-west local roadway that provides one lane in each direction with on-street parking restricted to two-hour from 9:00 A.M. to 5:00 P.M. Monday through Saturday on both sides of the road. No exclusive turn lanes are provided at any of the unsignalized intersections with Oak Park Avenue, Euclid Avenue, or Wesley Avenue. Adams Street is under the jurisdiction of the Village of Oak Park and has a posted speed limit of 25 mph.

Public Alley is an east-west alley that serves the commercial developments along Madison Street and the residential homes south of the alley.

Madison Street Improvements

The Village of Oak Park is currently reconstructing Madison Street with a road diet in order to enhance conditions for all modes of transportation and to install bike lanes along both sides of Madison Street. Madison Street is being improved and/or modified as follows:

- *Madison Street - Oak Park Avenue to Austin Boulevard:* This section of Madison Street is being modified to generally provide a 14-foot median, one 12-foot vehicle lane in each direction, one six-foot buffered bike lane in each direction, and nine-foot parking lanes on each side of the road.

In addition, a number of enhancements to the pedestrian and bicycle facilities are proposed along the corridor including dedicated bike lanes, bus stops, high visibility crosswalks, pedestrian refuge islands and curb extensions, and additional pedestrian crossing signage.

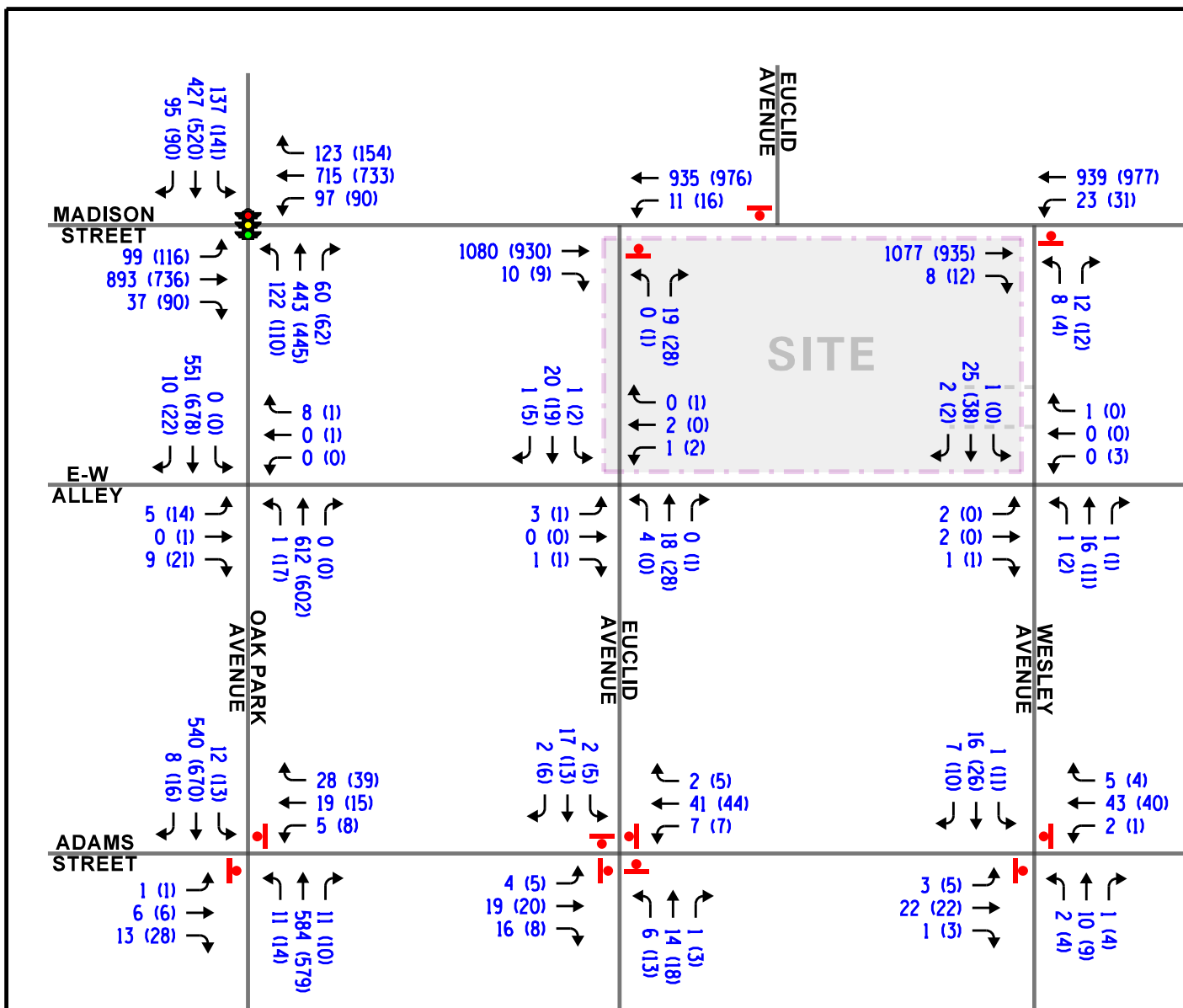
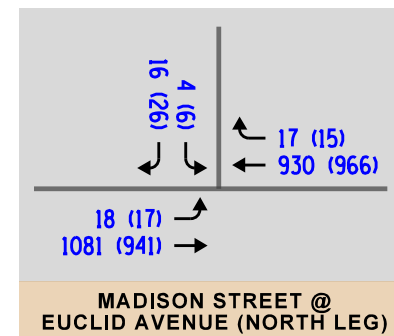
It should be noted that as part of the reconstruction, the landscaped medians located on Madison Street between Oak Park Avenue and Austin Boulevard will be eliminated. With the elimination of the medians, Madison Street will provide for left-turn channelization or the provision of TWLTL at unsignalized intersections and longer left-turn lanes at signalized intersections, all of which will improve operations and safety as it will minimize the left-turn queuing that extends into through lanes. Further, the protected bike lanes will enhance bicycle operations and safety. In addition, it should be noted that exclusive eastbound and westbound right-turn lanes also serving as bus stops will be provided on Madison Street at its signalized intersection with Oak Park Avenue.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Video Collection Units on Tuesday, July 23, 2019 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 respective intersections of Madison Street, the east-west alley, and Adams Street with Oak Park Avenue, Euclid Avenue, and Wesley Avenue. However, it should be noted that given that Madison Street is currently under construction, the through traffic volumes are much lower than what they normally would be. As such and in order to reflect traffic volumes under normal conditions and when schools were in session, the through traffic volumes that were collected as part of the Fenwick High School Parking Garage traffic study (Year 2018) and the Madison Street Road Diet traffic study (Year 2018) on behalf of the Village of Oak Park were utilized. Based on the results of the traffic counts, the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the evening peak hour of traffic occurs from 5:00 P.M. to 6:00 P.M. **Figure 4** illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.



NOT TO SCALE



LEGEND

00 - AM PEAK HOUR (7:30-8:30 AM)

(00) - PM PEAK HOUR (5:00-6:00 PM)

Proposed Senior Living
Oak Park, Illinois

Existing Traffic Volumes



Job No: 19-176

Figure: 4

3. Traffic Characteristics of the Proposed 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.

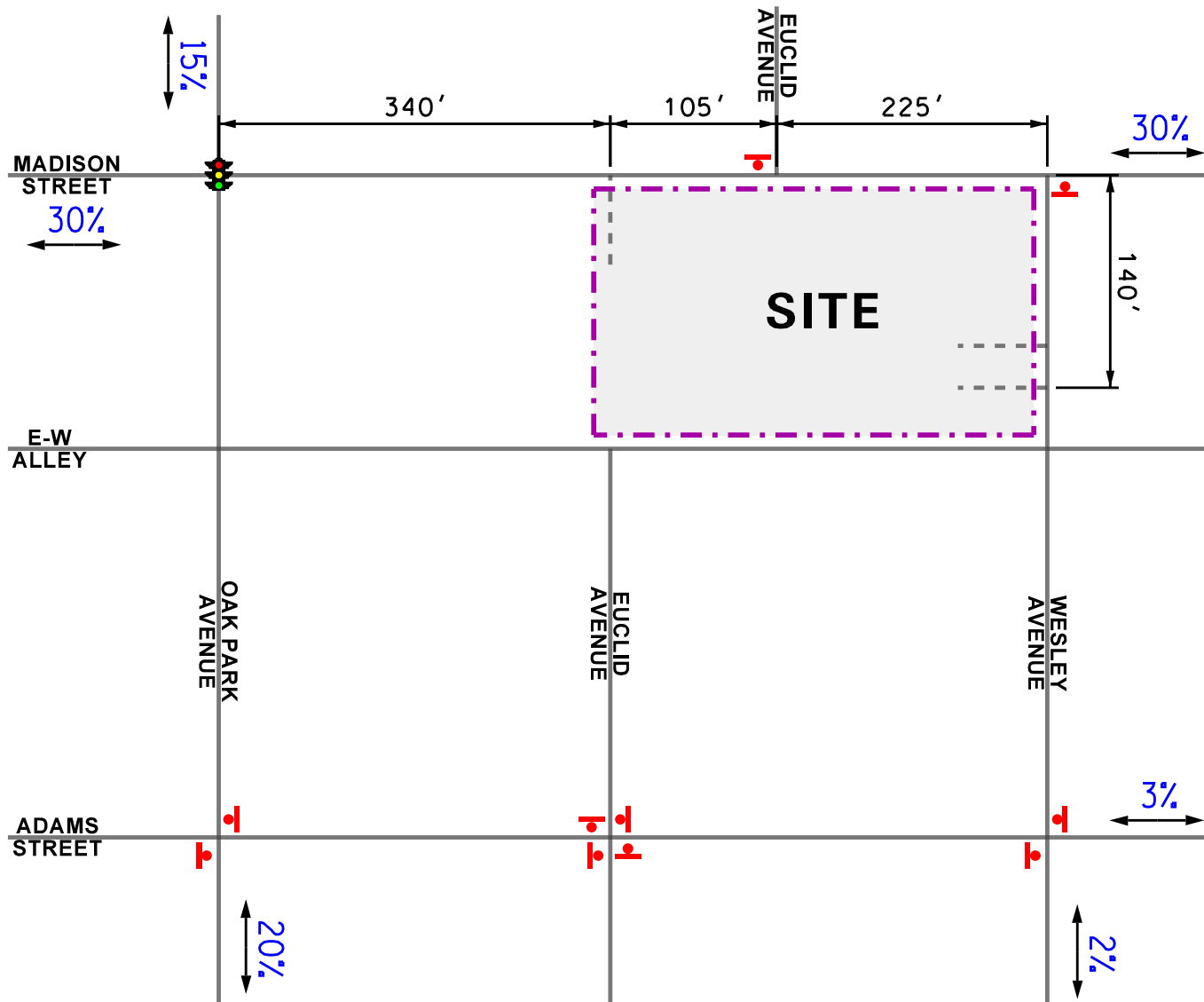
Proposed Site and Development Plan

As proposed, the plans call for redeveloping the site with a senior living building providing 76 independent living units, 65 assisted living units, and 33 memory care units. As part of the proposed development, the south leg of Euclid Avenue will be vacated between Madison Street and the east-west alley immediately south of the site allowing for the building to extend from the west side of Wesley Avenue to approximately 35 feet west of Euclid Avenue.

Parking for the residents and employees will be provided in an underground parking garage located on the west side of the site providing 120 off-street parking spaces. Access to the resident and employee parking garage will be provided via one full movement access drive on Madison Street at approximately the same location of the south leg of Euclid Avenue. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. Parking for guests of the site will be provided in a covered parking lot providing five parking spaces. Access to the guest parking lot will be provided on Wesley Avenue at the same location of the access drive serving the parking lot of the existing building approximately 140 feet south of Madison Street. Outbound movements from this access drive will be under stop sign control. A copy of the site plan depicting the proposed development and access is included in the Appendix.

Directional Distribution

The directions from which residents and visitors of the development will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.



LEGEND
 00% - PERCENT DISTRIBUTION
 00' - DISTANCE IN FEET

Proposed
 Senior Living
 Oak Park, Illinois

Estimated Directional Distribution



Job No: 19-176

Figure: 5

Peak Hour Traffic Volumes

The number of peak hour vehicle trips estimated to be generated by the proposed development of 76 independent living units, 65 assisted living units, and 33 memory care units was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). **Table 1** shows the site-generated traffic volumes for the proposed development. Copies of the trip generation graphs are included in the Appendix.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two- Way Trips
		In	Out	Total	In	Out	Total	
252	Independent Living (76 Units)	5	10	15	11	9	20	272
254	Assisted Living/Memory Care (98 units)	12	7	19	10	16	26	262
Total		17	17	34	21	25	46	534

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment for the residential development is illustrated in **Figure 6**.

Year 2023 Base (with Road Diet) Traffic Conditions

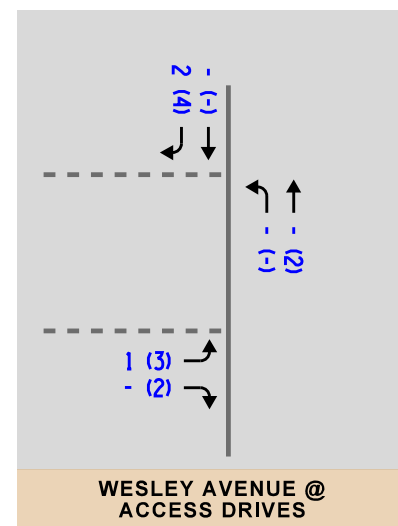
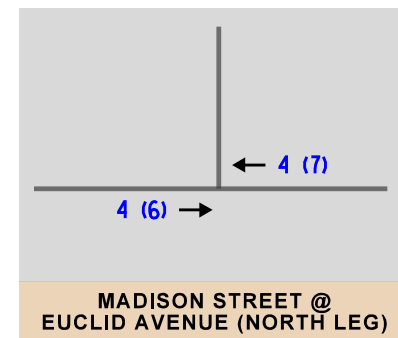
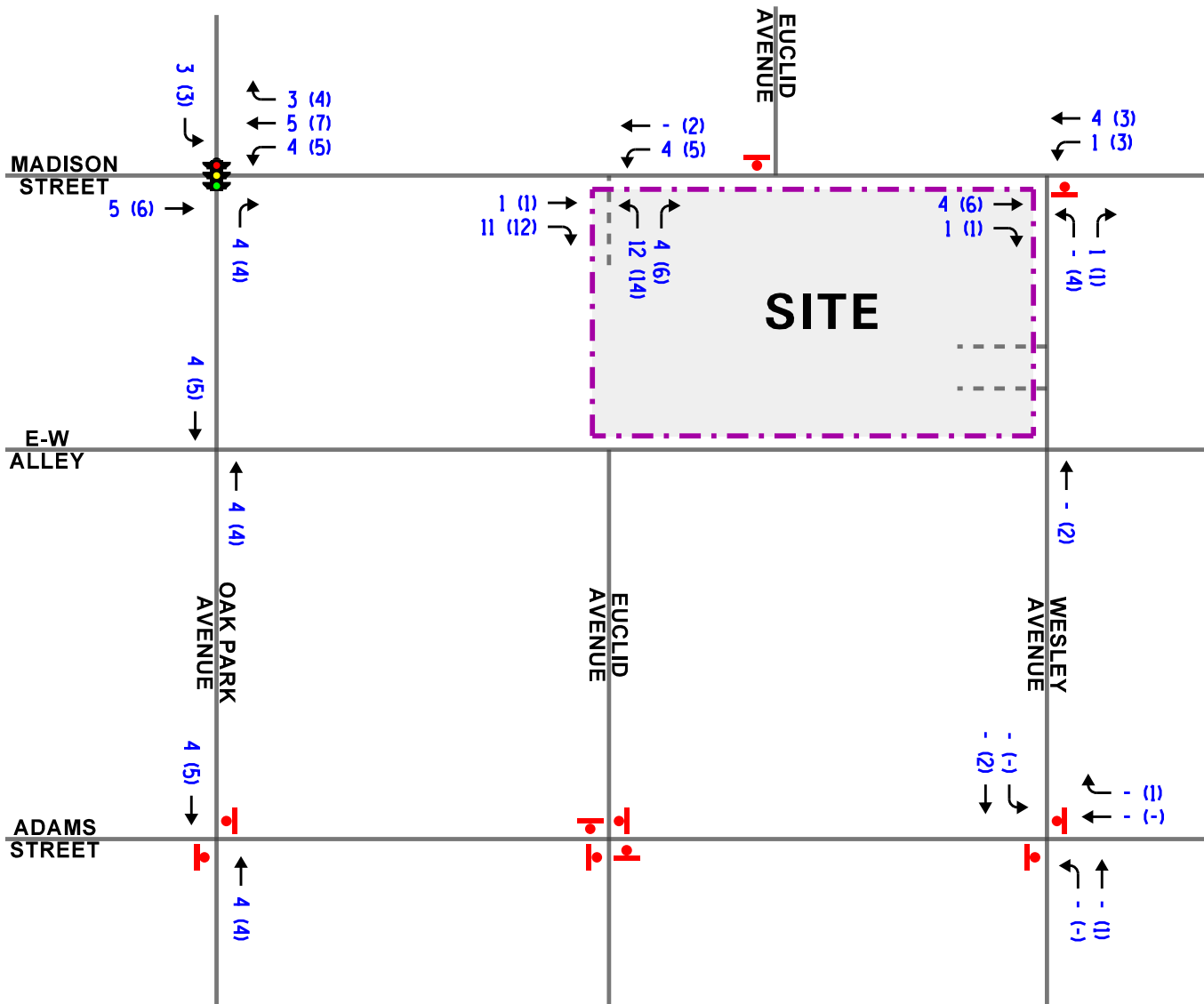
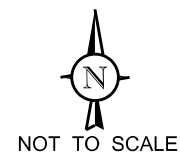
Year 2023 base traffic conditions includes the existing traffic volumes increased by a regional growth factor as further detailed below. In addition, the traffic to be generated by the recently approved Fenwick High School parking garage project was included.

Regional Growth in Traffic. To account for the increase in existing traffic related to regional growth in the area (i.e. not attributable to any particular planned development) for Year 2023 conditions, the existing peak hour traffic volumes on the adjacent roadways were increased by a factor of one percent. This increase percentage was based on population forecasts provided by the Chicago Metropolitan Agency for Planning (CMAP). **Figure 7** shows the Year 2023 base traffic volumes.

Total Projected Traffic Volumes

The development generated traffic was added to the Year 2023 Based Traffic Volumes to determine the Year 2023 total projected traffic volumes, shown in **Figure 8**. Included in these projections is the reassignment of traffic to the area roadways and the alley as a result of the vacation of Euclid Avenue between Madison Street and the east-west alley fronting the site to the south. Based on the existing traffic counts, the proposed vacation of Euclid Avenue will only result in the reassignment of approximately 40 to 54 vehicles (in/out) during the peak hours. This low volume of traffic can be accommodated by the other adjacent roadways and intersections in the area.

It should be noted that as discussed in the Madison Street Road Diet traffic study prepared on behalf of the Village of Oak Park, it is likely that a portion of the Madison Street traffic will be diverted to other east-west roads with the road diet, primarily during the weekday morning and evening peak periods. Therefore, a 20 percent diversion was applied to the through traffic volumes along Madison Street. Based on the Madison Street traffic study, it is anticipated that this traffic will be diverted to Washington Boulevard and Jackson Boulevard. The Year 2023 total projected traffic volumes with 20 percent diversion are shown in **Figure 9**.



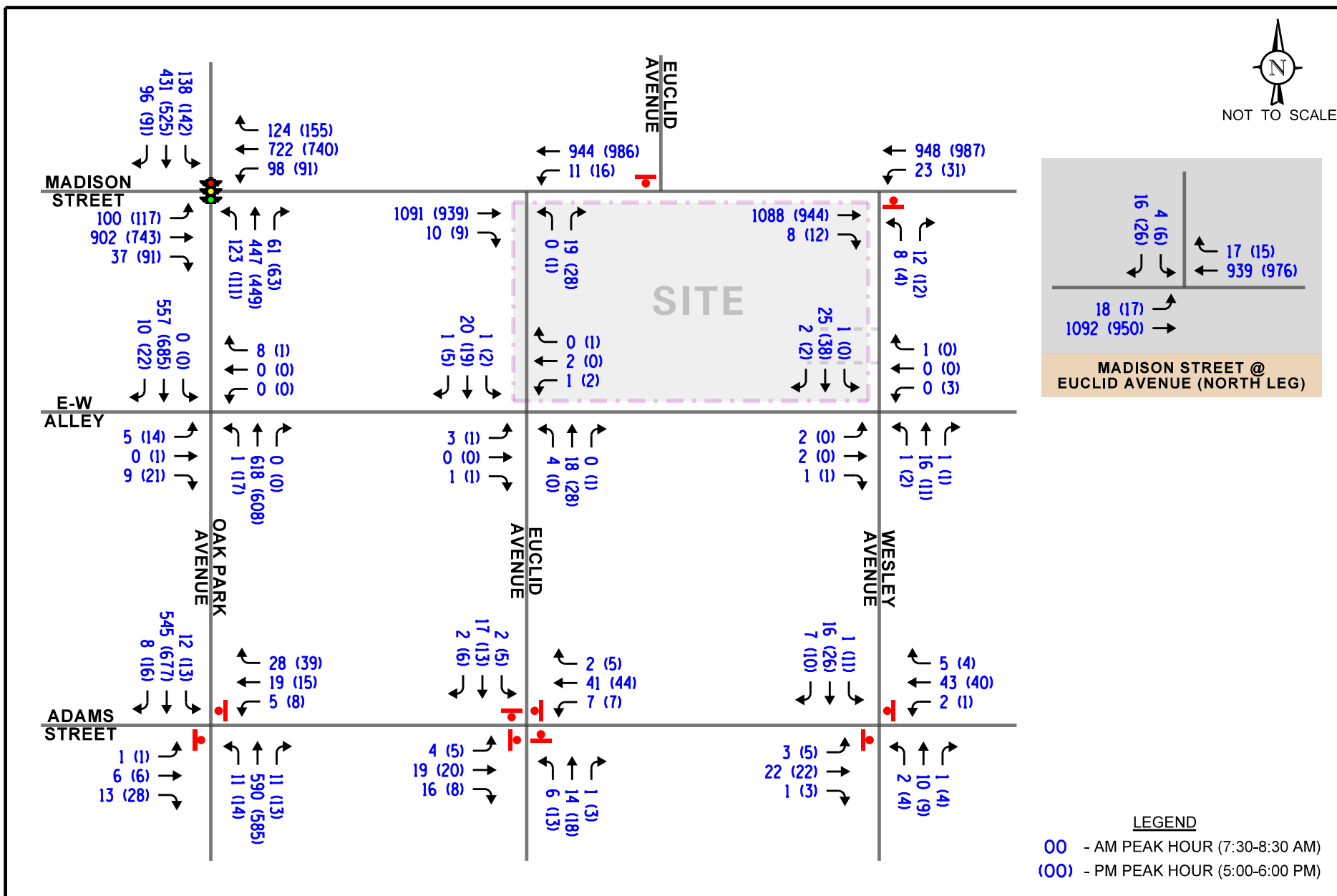
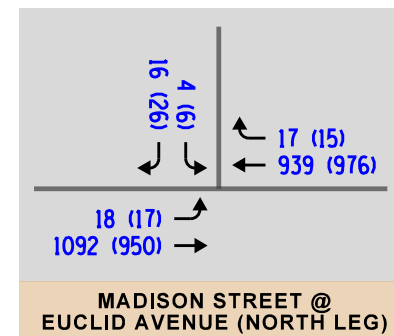
- LEGEND**
- 00 - AM PEAK HOUR (7:30-8:30 AM)
 - (00) - PM PEAK HOUR (5:00-6:00 PM)

Proposed
Senior Living
Oak Park, Illinois

Estimated Site-Generated Traffic Volumes



NOT TO SCALE

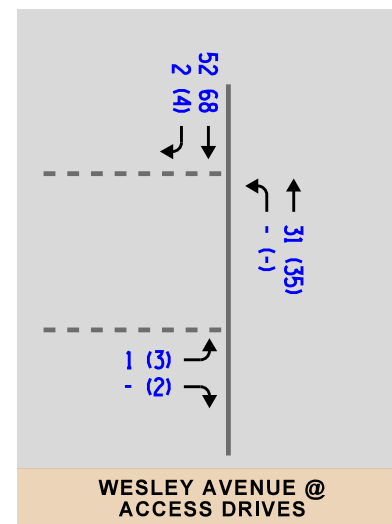
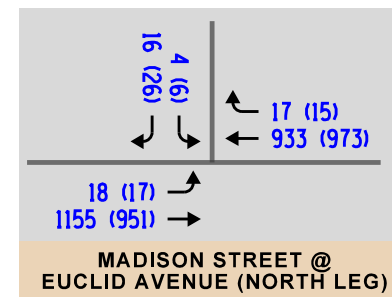
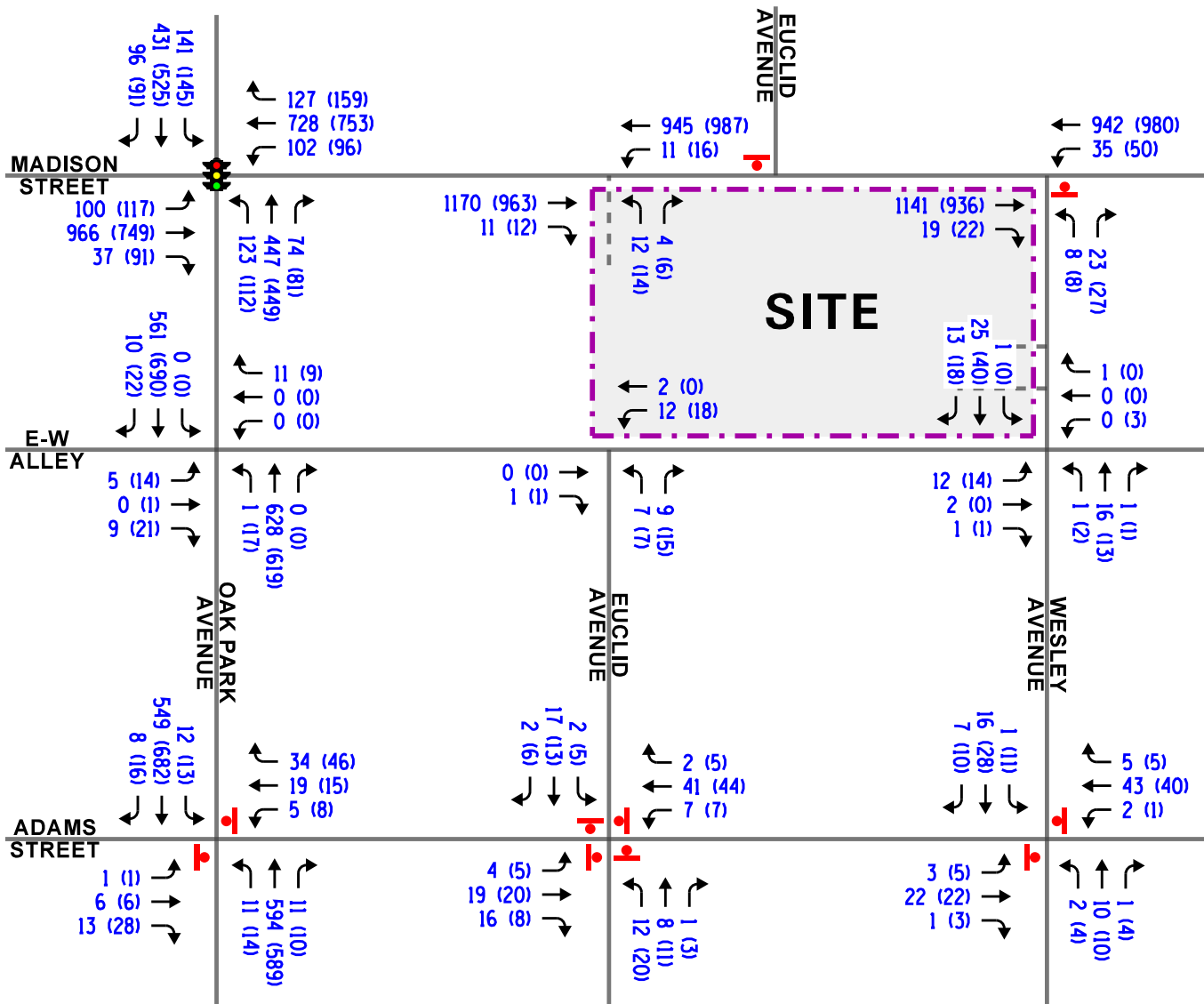
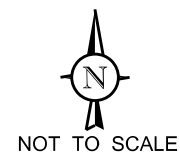


Proposed Senior Living Oak Park, Illinois

Year 2023 No-Build Traffic Volumes



Job No: 19-176 Figure: 7



LEGEND

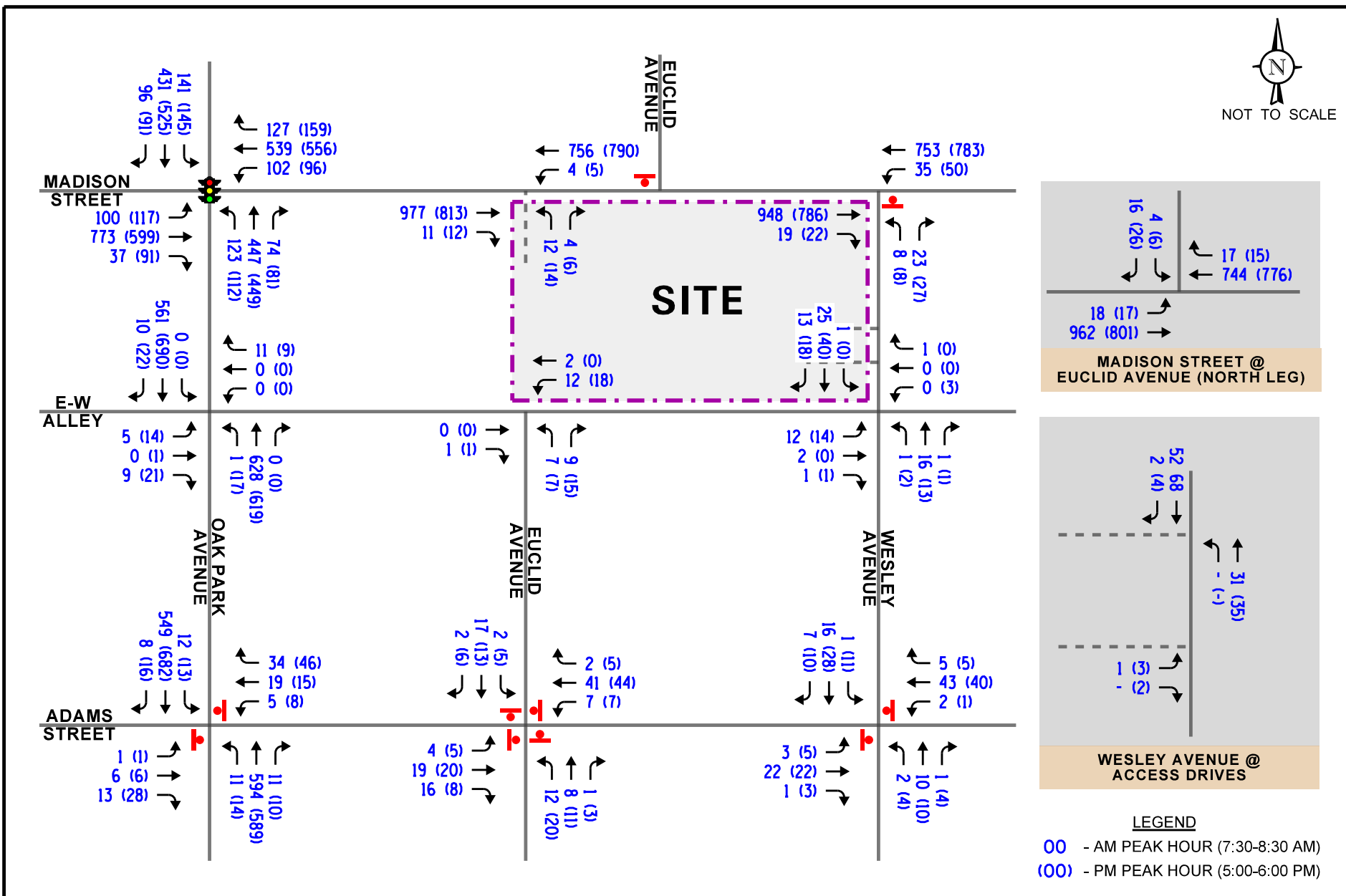
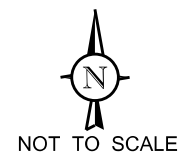
- 00 - AM PEAK HOUR (7:30-8:30 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)

Proposed Senior Living Oak Park, Illinois

Year 2023 Total Projected Traffic Volumes



Job No: 19-176 Figure: 8



Proposed Senior Living Oak Park, Illinois

Year 2023 Total Projected Traffic Volumes (20% Diversion)

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well 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 weekday evening peak hours for the Year 2023 Base traffic volumes and Year 2023 Total traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 6th Edition* and analyzed using the Synchro/SimTraffic 10 computer software. The analyses for signalized intersection were conducted utilizing actual cycle lengths, phasings, and offsets.

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 Year 2023 base and total projected conditions are presented in **Tables 2, 3, and 4**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 2

CAPACITY ANALYSIS RESULTS – MADISON STREET WITH OAK PARK AVENUE – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound		Southbound		Overall
		L	T	R	L	T	R	L	TR	L	TR	
Year 2023 No-Build Conditions	Weekday Morning Peak Hour	C 32.2	F >99.0	B 16.5	C 30.9	D 41.2	B 18.3	D 47.7	D 38.0	D 54.4	D 38.8	E – 68.6
		F - >99.0			D – 37.2			D – 39.9		D -42.1		
	Weekday Evening Peak Hour	C 27.3	D 36.9	B 15.7	B 17.5	D 43.2	B 18.0	D 38.3	D 39.2	D 38.9	D 46.1	D – 38.2
		C – 33.7			D – 36.9			D – 39.0		D – 44.7		
Year 2023 Projected Conditions	Weekday Morning Peak Hour	C 32.2	F >99.0	B 16.6	C 32.5	D 42.0	B 18.4	D 47.7	D 38.7	E 60.0	D 38.8	E – 70.3
		F - >99.0			D – 37.9			D – 40.4		D – 43.3		
	Weekday Evening Peak Hour	C 29.0	D 37.7	B 15.7	B 18.9	D 44.3	B 18.1	D 38.7	D 40.2	D 42.0	D 46.1	D – 39.0
		C – 34.5			D – 37.8			D – 39.9		D – 45.3		
Year 2023 Projected Conditions (20% Diversion)	Weekday Morning Peak Hour	B 14.7	E 57.5	B 16.5	C 31.1	C 25.3	B 18.2	D 47.7	D 38.5	E 56.4	D 38.8	D – 40.2
		D – 51.2			C – 24.9			D – 40.2		D – 42.5		
	Weekday Evening Peak Hour	B 13.0	C 26.1	B 15.7	B 12.7	C 26.2	B 18.0	D 38.7	D 40.2	D 42.0	D 46.1	C – 32.2
		C – 23.0			C – 23.0			D – 39.9		D – 45.3		
Letter denotes Level of Service		L – Left Turns			R – Right Turns							
Delay is measured in seconds.		T – Through										

Table 3
 CAPACITY ANALYSIS RESULTS (UNSIGNALIZED)
 YEAR 2023 NO BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Madison Street with Euclid Avenue				
• Northbound Approach	C	21.4	C	18.4
• Southbound Approach	C	19.7	C	21.2
• Eastbound Left	B	10.2	B	10.5
• Westbound Left	B	11.1	B	10.2
Madison Street with Wesley Avenue				
• Northbound Approach	D	28.1	C	20.6
• Westbound Left Turns	B	11.3	B	10.6
Oak Park Avenue with Public Alley				
• Eastbound Approach	C	20.1	D	29.1
• Westbound Approach	B	13.0	B	12.9
Oak Park Avenue with Adams Street				
• Eastbound Approach	C	20.2	C	19.5
• Westbound Approach	D	26.8	D	26.5
• Northbound Left	A	0.2	A	0.2
• Southbound Left	A	0.2	A	0.2
Adams Street with Euclid Avenue				
• Overall	A	7.2	A	7.4
Adams Street with Wesley Avenue				
• Eastbound Approach	A	9.6	A	9.9
• Westbound Approach	A	9.7	B	10.0
• Northbound Left	A	1.1	A	1.7
• Southbound Left	A	0.3	A	1.7
Wesley Avenue with Public Alley				
• Eastbound Approach	A	9.0	A	8.6
• Westbound Approach	A	8.4	A	9.0
LOS = Level of Service Delay is measured in seconds.				

Table 4
 CAPACITY ANALYSIS RESULTS (UNSIGNALIZED)
 YEAR 2023 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Madison Street with Euclid Avenue				
• Southbound Approach	C(C)	19.6 (16.1)	C (C)	21.1 (16.9)
• Eastbound Left	B (A)	10.2 (9.4)	B (A)	10.5 (9.6)
Madison Street with Wesley Avenue				
• Northbound Approach	D (C)	28.7 (22.2)	C (C)	21.9 (18.0)
• Westbound Left Turns	B (B)	11.5 (10.4)	B (A)	10.7 (9.9)
Oak Park Avenue with Public Alley				
• Eastbound Approach	C	20.5	D	30.1
• Westbound Approach	B	13.2	B	13.2
Oak Park Avenue with Adams Street				
• Eastbound Approach	C	20.4	C	19.7
• Westbound Approach	D	26.5	D	26.1
• Northbound Left	A	0.2	A	0.2
• Southbound Left	A	0.2	A	0.2
Adams Street with Euclid Avenue				
• Overall	A	7.2	A	7.4
Adams Street with Wesley Avenue				
• Eastbound Approach	A	9.6	A	9.9
• Westbound Approach	A	9.7	B	10.0
• Northbound Left	A	1.1	A	1.6
• Southbound Left	A	0.3	A	1.6
Wesley Avenue with Public Alley				
• Eastbound Approach	A	9.0	A	9.0
• Westbound Approach	A	8.4	A	9.0
Madison Street with Access Drive				
• Northbound Approach	D (C)	29.7 (23.1)	D (C)	25.8 (20.7)
• Westbound Left Turns	B (B)	11.7 (10.6)	B (A)	10.5 (9.8)
LOS = Level of Service Delay is measured in seconds. () – LOS and Delay with 20 percent diversion of Madison Street traffic				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Madison Street with Oak Park Avenue

The results of the capacity analysis indicate that under Year 2023 no-build conditions, this intersection is projected to operate at LOS E and D during the weekday morning and evening peak hours, respectively, assuming no diversion of traffic on Madison Street. These results are similar and consistent with those documented and approved in the Madison Street Road Diet traffic study. Under Year 2023 projected conditions and assuming no diversion of Madison Street traffic, the intersection will continue operating at the same overall LOS with increases in delay of less than two seconds, thus indicating that the proposed development will have a minimal impact on the traffic operations of this intersection. Under Year 2023 projected conditions and assuming a 20 percent diversion of Madison Street traffic as a result of the road diet project, the overall intersection LOS during the weekday morning and evening peak hours will be D and C, respectively. This anticipated diversion of Madison Street traffic will enhance the operations of the intersections and the Madison Street through movements. Further, the projected Madison Street queues will be reduced, thus minimizing the potential for queues to extend through downstream intersections and the number of vehicles that do not clear the intersection in one traffic signal cycle. Therefore, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway improvements or signal modifications will be required.

Madison Street with Euclid Avenue/Proposed Access Drive

The results of the capacity analyses indicate that the northbound and southbound approaches will operate at LOS C during the weekday morning and evening peak hours under Year 2023 no-build conditions. Under Year 2023 projected conditions, the south leg of Euclid Avenue will be vacated and a full movement access drive into the parking garage will be provided. Based on the results of the capacity analyses, both approaches will operate at LOS D or better during the peak hours. Under Year 2023 projected conditions and assuming the Madison Street traffic diversion, both approaches will operate at LOS C during the peak hours. Further inspection of the capacity analyses indicates that the westbound left-turn movements into the full movement access drive and the eastbound left-turn movements onto Euclid Avenue will operate at LOS B or better during the peak hours with minimal queues that can be accommodated within the two-way left-turn lane along Madison Street proposed as part of the road diet project. The proposed vacation of Euclid Avenue and the reassignment of the existing traffic volumes will have a minimal impact on traffic conditions and can be accommodated by the immediate nearby intersections. Therefore, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Madison Street with Wesley Avenue

The results of the capacity analyses indicate that the northbound approach will operate at LOS D or better under Year 2023 no-build conditions and will operate at LOS C during both peak hours under Year 2023 projected conditions assuming the Madison Street traffic diversion. As such, no roadway or traffic control improvements will be required.

Oak Park Avenue with Public Alley

The results of the capacity analysis indicate that the eastbound and westbound movements from the public alley onto Oak Park Avenue will operate at LOS D or better. As such, the proposed development coupled with the proposed vacation of Euclid Avenue will have a minimal impact on traffic conditions and the operation of this intersection. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Wesley Avenue with Public Alley

The results of the capacity analysis indicate that the eastbound and westbound movements from the public alley onto Wesley Avenue will operate at LOS A. As such, the proposed development coupled with the proposed vacation of Euclid Avenue will have a minimal impact on traffic conditions and the operation of this intersection. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Oak Park Avenue with Adams Street

Based on the results of the capacity analyses, all of the critical turning movements at the intersection of Oak Park Avenue with Adams Street will operate at acceptable levels of service and will continue operating at acceptable levels of service with minimal increases in delay under Year 2023 projected conditions. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Adams Street with Euclid Avenue

Based on the results of the capacity analyses, the intersection of Adams Street with Euclid Avenue will operate at LOS A and will continue to do so in the future under Year 2023 projected conditions. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Adams Street with Wesley Avenue

Based on the results of the capacity analyses, all of the critical turning movements at the intersection of Adams Street with Wesley Avenue will operate at acceptable levels of service and will continue operating at acceptable levels of service with minimal increases in delay under Year 2023 projected conditions. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Parking Analysis

The following section summarizes the results and findings of a parking analysis completed for the proposed senior living development in order to determine the adequacy of the proposed parking supply.

Proposed Parking and Circulation

As previously stated, the proposed development calls for a senior living facility with 76 independent living units, 65 assisted living units, and 33 memory care units. A total of 125 off-street parking spaces will be provided on site, of which five will be for designated for guests. Based on the number of parking spaces and units, the parking supply translates to a parking ratio of approximately 0.72 spaces per unit.

ITE Parking Demand

In order to determine the anticipated parking needs of the redevelopment, a review of the 5th Edition of the *Parking Generation Manual* published by ITE was completed. Based on the ITE data the following is the projected peak parking demand for the development:

- Senior Housing – Attached
 - Average - 0.61 spaces per unit.
 - 85th Percentile - 0.67 spaces per unit.

- Assisted Living/Memory Care
 - Average - 0.40 spaces per unit.
 - 85th Percentile - 0.53 spaces per unit.

- Total Demand
 - Average – 85 parking spaces, resulting in a surplus of 37 parking spaces
 - 85th percentile – 104 parking spaces, resulting in a surplus of 18 parking spaces

Given the above, the proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed development will generate a low volume of trips during the weekday morning and evening peak hours.
- The development-generated traffic will not have a significant impact on area roadways or intersections, taking into account the Madison Street road diet.
- The development-generated traffic will add less than one percent of the traffic projected to be traversing the intersection of Madison Street with Oak Park Avenue.
- The vacation of Euclid Avenue from Madison Street south to the east-west alley will have a minimal impact on traffic conditions in the area and the rerouted traffic can be accommodated by the adjacent roadways and intersections.
- Providing full movement access off Madison Street at approximately the same location of the south leg of Euclid Avenue will be adequate in accommodating the development-generated traffic.
- The provision of a guest parking lot with access to Wesley Avenue will be adequate and will not have a negative impact on the roadway operation.
- The proposed parking supply of 125 off-street parking spaces including five spaces for guests will be adequate in accommodating the parking demand of the residents, employees and visitors.

Appendix

Traffic Count Summary Sheets
Site Plan
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Wesley Avenue with Public Alley - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681421, Location: 41.879281, -87.791789



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Wesley Avenue Southbound						Public Alley Westbound						Wesley Avenue Northbound						Public Alley Eastbound						Int						
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*							
2019-07-23																															
7:00AM	0	2	0	0	2	20	1	0	0	0	1	4	0	2	1	0	3	0	0	0	1	0	1	3	0	0	1	0	1	3	7
7:15AM	0	2	0	0	2	2	0	0	0	0	0	2	0	1	0	0	1	0	0	0	1	0	1	0	0	0	1	0	1	0	4
7:30AM	0	7	0	0	7	0	0	1	0	0	1	3	0	4	0	0	4	0	0	0	1	0	1	0	0	0	1	0	1	0	13
7:45AM	0	9	0	0	9	0	1	0	0	0	1	1	0	3	0	0	3	0	1	0	1	0	2	0	1	0	1	0	2	0	15
Hourly Total	0	20	0	0	20	22	2	1	0	0	3	10	0	10	1	0	11	0	1	0	4	0	5	3	0	0	4	0	5	3	39
8:00AM	0	5	0	0	5	0	0	0	0	0	0	1	0	5	1	1	7	2	0	0	0	0	0	0	0	0	0	0	0	0	12
8:15AM	1	4	1	1	7	0	0	0	0	0	0	1	1	3	0	0	4	0	0	0	1	0	1	0	0	0	1	0	1	0	12
8:30AM	1	7	0	0	8	1	0	0	0	0	0	1	0	5	0	1	6	0	0	2	0	0	2	0	0	2	0	0	2	0	16
8:45AM	1	3	0	0	4	2	1	0	0	0	1	4	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Hourly Total	3	19	1	1	24	3	1	0	0	0	1	7	1	17	1	2	21	2	0	2	1	0	3	0	0	2	1	0	3	0	49
4:00PM	1	15	0	0	16	0	0	0	1	0	1	2	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	25
4:15PM	1	8	0	0	9	0	4	0	0	0	4	0	0	4	1	0	5	0	0	1	1	0	2	0	0	1	1	0	2	0	20
4:30PM	0	7	0	0	7	2	0	0	0	0	0	0	0	2	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	9
4:45PM	0	6	0	0	6	0	0	0	0	0	0	1	0	3	0	0	3	1	0	2	1	0	3	0	0	2	1	0	3	0	12
Hourly Total	2	36	0	0	38	2	4	0	1	0	5	3	0	17	1	0	18	2	0	3	2	0	5	0	0	3	2	0	5	0	66
5:00PM	1	9	0	0	10	0	0	0	0	0	0	2	0	3	2	1	6	2	0	0	0	0	0	0	0	0	0	0	0	2	16
5:15PM	1	14	0	0	15	0	0	0	0	0	0	2	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	16
5:30PM	0	5	0	2	7	0	0	0	2	0	2	1	1	4	0	0	5	0	1	0	0	0	1	0	1	0	0	0	1	0	15
5:45PM	0	10	0	0	10	0	0	0	1	0	1	1	0	3	0	0	3	0	0	0	0	0	0	1	0	0	0	0	0	1	14
Hourly Total	2	38	0	2	42	0	0	0	3	0	3	6	1	11	2	1	15	2	1	0	0	0	1	3	0	0	0	0	1	3	61
Total	7	113	1	3	124	27	7	1	4	0	12	26	2	55	5	3	65	6	2	5	7	0	14	6	2	5	7	0	14	6	215
% Approach	5.6%	91.1%	0.8%	2.4%	-	-	58.3%	8.3%	33.3%	0%	-	-	3.1%	84.6%	7.7%	4.6%	-	-	14.3%	35.7%	50.0%	0%	-	-	-	-	-	-	-	-	-
% Total	3.3%	52.6%	0.5%	1.4%	57.7%	-	3.3%	0.5%	1.9%	0%	5.6%	-	0.9%	25.6%	2.3%	1.4%	30.2%	-	0.9%	2.3%	3.3%	0%	6.5%	-	-	-	-	-	-	-	-
Lights	6	108	1	3	118	-	4	1	4	0	9	-	1	48	5	3	57	-	1	1	6	0	8	-	-	-	-	-	-	-	192
% Lights	85.7%	95.6%	100%	100%	95.2%	-	57.1%	100%	100%	0%	75.0%	-	50.0%	87.3%	100%	100%	87.7%	-	50.0%	20.0%	85.7%	0%	57.1%	-	-	-	-	-	-	-	89.3%
Single-Unit Trucks	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	1	0	0	0	1	-	-	-	-	-	-	-	2
% Single-Unit Trucks	0%	0.9%	0%	0%	0.8%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	50.0%	0%	0%	0%	7.1%	-	-	-	-	-	-	-	0.9%
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%
Buses	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	-	-	-	-	-	-	1
% Buses	0%	0.9%	0%	0%	0.8%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	-	-	-	-	-	-	0.5%
Bicycles on Road	1	3	0	0	4	-	3	0	0	0	3	-	1	7	0	0	8	-	0	4	1	0	5	-	-	-	-	-	-	-	20
% Bicycles on Road	14.3%	2.7%	0%	0%	3.2%	-	42.9%	0%	0%	0%	25.0%	-	50.0%	12.7%	0%	0%	12.3%	-	0%	80.0%	14.3%	0%	35.7%	-	-	-	-	-	-	-	9.3%
Pedestrians	-	-	-	-	-	27	-	-	-	-	-	26	-	-	-	-	-	6	-	-	-	-	-	6	-	-	-	-	-	6	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wesley Avenue with Public Alley - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

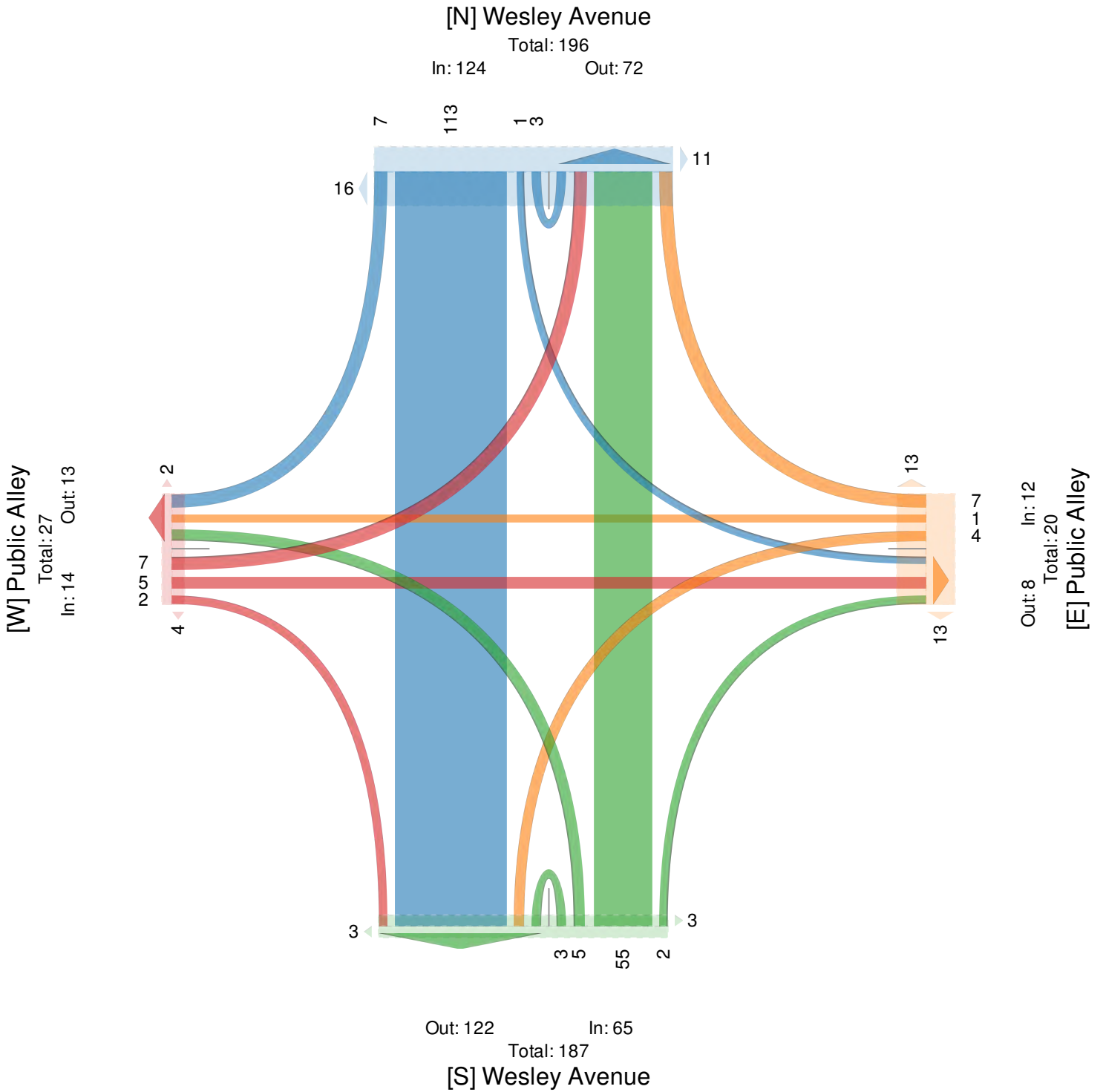
All Movements

ID: 681421, Location: 41.879281, -87.791789



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Wesley Avenue with Public Alley - TMC

Tue Jul 23, 2019

AM Peak (7:45 AM - 8:45 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681421, Location: 41.879281, -87.791789



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Wesley Avenue Southbound						Public Alley Westbound						Wesley Avenue Northbound						Public Alley Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
7:45AM	0	9	0	0	9	0	1	0	0	0	1	1	0	3	0	0	3	0	1	0	1	0	2	0	15
8:00AM	0	5	0	0	5	0	0	0	0	0	0	1	0	5	1	1	7	2	0	0	0	0	0	0	12
8:15AM	1	4	1	1	7	0	0	0	0	0	0	1	1	3	0	0	4	0	0	0	1	0	1	0	12
8:30AM	1	7	0	0	8	1	0	0	0	0	0	1	0	5	0	1	6	0	0	2	0	0	2	0	16
Total	2	25	1	1	29	1	1	0	0	0	1	4	1	16	1	2	20	2	1	2	2	0	5	0	55
% Approach	6.9%	86.2%	3.4%	3.4%	-	-	100%	0%	0%	0%	-	-	5.0%	80.0%	5.0%	10.0%	-	-	20.0%	40.0%	40.0%	0%	-	-	-
% Total	3.6%	45.5%	1.8%	1.8%	52.7%	-	1.8%	0%	0%	0%	1.8%	-	1.8%	29.1%	1.8%	3.6%	36.4%	-	1.8%	3.6%	3.6%	0%	9.1%	-	-
PHF	0.500	0.750	0.250	0.250	0.875	-	-	-	-	-	-	-	-	0.750	0.250	0.500	0.643	-	0.250	-	0.500	-	0.375	-	0.875
Lights	2	23	1	1	27	-	0	0	0	0	0	-	0	15	1	2	18	-	1	0	2	0	3	-	48
% Lights	100%	92.0%	100%	100%	93.1%	-	0%	0%	0%	0%	0%	-	0%	93.8%	100%	100%	90.0%	-	100%	0%	100%	0%	60.0%	-	87.3%
Single-Unit Trucks	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Single-Unit Trucks	0%	4.0%	0%	0%	3.4%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	1.8%
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%
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%
Bicycles on Road	0	1	0	0	1	-	1	0	0	0	1	-	1	1	0	0	2	-	0	2	0	0	2	-	6
% Bicycles on Road	0%	4.0%	0%	0%	3.4%	-	100%	0%	0%	0%	100%	-	100%	6.3%	0%	0%	10.0%	-	0%	100%	0%	0%	40.0%	-	10.9%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	4	-	-	-	-	-	2	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wesley Avenue with Public Alley - TMC

Tue Jul 23, 2019

AM Peak (7:45 AM - 8:45 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

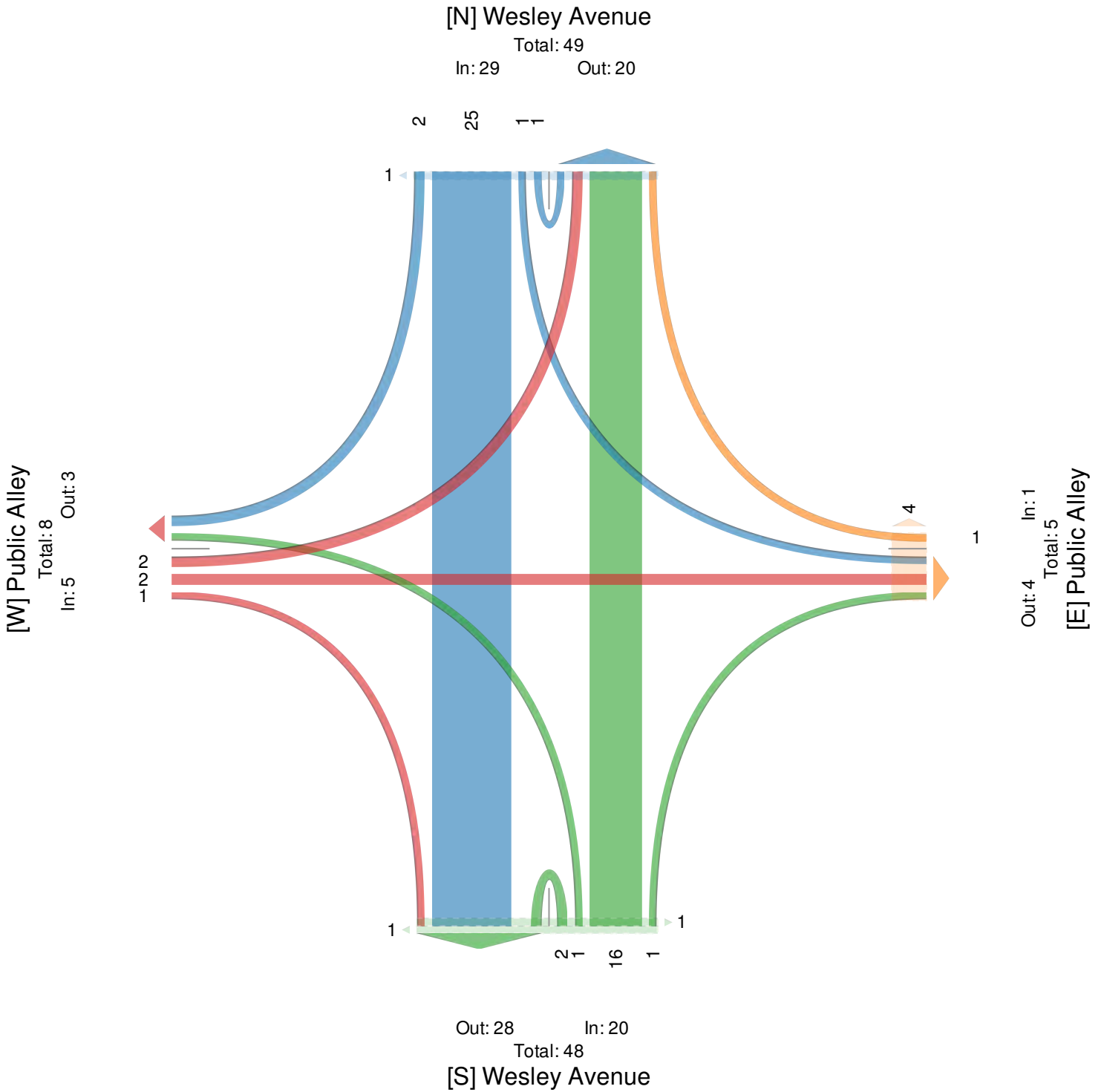
All Movements

ID: 681421, Location: 41.879281, -87.791789



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Wesley Avenue with Public Alley - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681421, Location: 41.879281, -87.791789



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Wesley Avenue Southbound							Public Alley Westbound							Wesley Avenue Northbound							Public Alley Eastbound							
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int				
2019-07-23																													
5:00PM	1	9	0	0	10	0	0	0	0	0	0	2	0	3	2	1	6	2	0	0	0	0	0	2	16				
5:15PM	1	14	0	0	15	0	0	0	0	0	0	2	0	1	0	0	1	0	0	0	0	0	0	0	16				
5:30PM	0	5	0	2	7	0	0	0	2	0	2	1	1	4	0	0	5	0	1	0	0	0	1	0	15				
5:45PM	0	10	0	0	10	0	0	0	1	0	1	1	0	3	0	0	3	0	0	0	0	0	0	1	14				
Total	2	38	0	2	42	0	0	0	3	0	3	6	1	11	2	1	15	2	1	0	0	0	1	3	61				
% Approach	4.8%	90.5%	0%	4.8%	-	-	0%	0%	100%	0%	-	-	6.7%	73.3%	13.3%	6.7%	-	-	100%	0%	0%	0%	-	-	-				
% Total	3.3%	62.3%	0%	3.3%	68.9%	-	0%	0%	4.9%	0%	4.9%	-	1.6%	18.0%	3.3%	1.6%	24.6%	-	1.6%	0%	0%	0%	1.6%	-	-				
PHF	0.500	0.679	-0.250	0.700	-	-	-0.375	-0.375	-	-	-	0.250	0.688	0.250	0.250	0.625	-	0.250	-	-	-0.250	-	0.953						
Lights	2	38	0	2	42	-	0	0	3	0	3	-	1	11	2	1	15	-	0	0	0	0	0	-	60				
% Lights	100%	100%	0%	100%	100%	-	0%	0%	100%	0%	100%	-	100%	100%	100%	100%	100%	-	0%	0%	0%	0%	0%	-	98.4%				
Single-Unit Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	1	0	0	0	1	-	1				
% Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	100%	0%	0%	0%	100%	-	1.6%				
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%				
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%				
Bicycles on Road	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0				
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%				
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	6	-	-	-	-	-	2	-	-	-	-	-	3					
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-100%	-	-	-	-	-	-100%	-	-	-	-	-	-100%	-	-				

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wesley Avenue with Public Alley - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

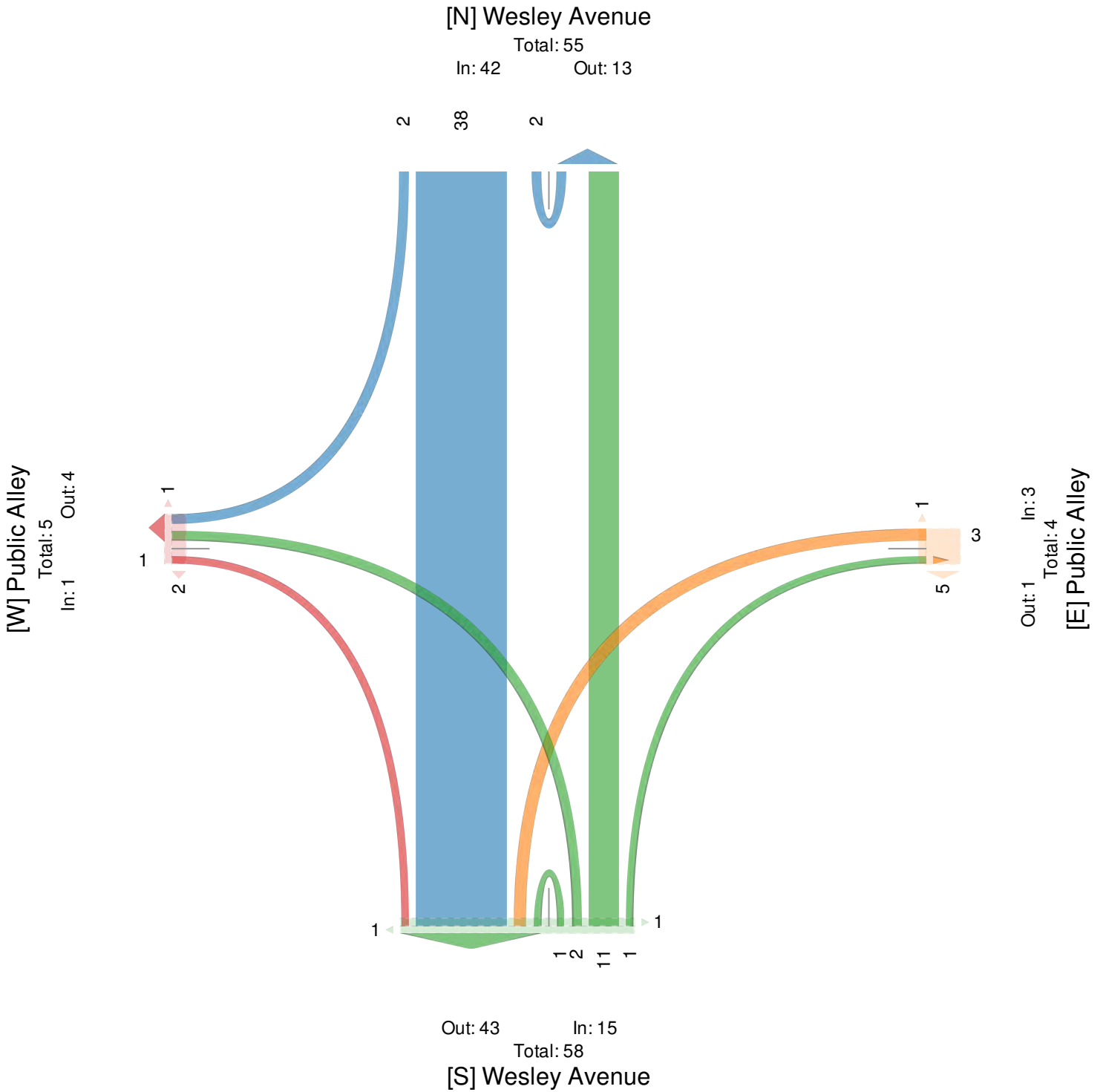
All Movements

ID: 681421, Location: 41.879281, -87.791789



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Wesley Avenue with Adams Street - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681416, Location: 41.877977, -87.79171



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Wesley Avenue Southbound							Adams Street Westbound							Wesley Avenue Northbound							Adams Street Eastbound							Int
	R	T	L	U	App	Ped*		R	T	L	U	App	Ped*		R	T	L	U	App	Ped*		R	T	L	U	App	Ped*		
2019-07-23																													
7:00AM	0	2	0	0	2	2	1	1	0	0	2	1	1	0	2	0	3	4	1	3	1	0	5	0	12				
7:15AM	1	1	0	0	2	1	0	6	1	0	7	1	0	2	0	0	2	2	1	6	0	0	7	0	18				
7:30AM	0	7	1	0	8	1	3	14	0	0	17	1	0	1	1	0	2	2	0	3	0	0	3	0	30				
7:45AM	5	4	0	0	9	0	0	14	1	0	15	0	1	2	0	0	3	4	0	7	1	0	8	0	35				
Hourly Total	6	14	1	0	21	4	4	35	2	0	41	3	2	5	3	0	10	12	2	19	2	0	23	0	95				
8:00AM	2	2	0	0	4	1	1	6	1	0	8	1	0	6	0	0	6	1	0	7	0	0	7	0	25				
8:15AM	0	3	0	0	3	1	1	9	0	0	10	1	0	1	1	0	2	6	1	5	2	0	8	1	23				
8:30AM	3	5	0	0	8	1	2	10	1	0	13	0	0	3	0	0	3	6	0	1	2	0	3	0	27				
8:45AM	1	2	0	0	3	1	1	11	0	0	12	4	0	3	0	0	3	2	0	4	0	0	4	0	22				
Hourly Total	6	12	0	0	18	4	5	36	2	0	43	6	0	13	1	0	14	15	1	17	4	0	22	1	97				
4:00PM	3	6	1	0	10	1	0	8	0	0	8	0	1	7	2	0	10	1	1	4	1	0	6	0	34				
4:15PM	1	5	0	0	6	0	1	10	1	0	12	0	0	3	0	0	3	6	0	4	0	0	4	0	25				
4:30PM	0	5	1	0	6	0	1	6	2	0	9	0	1	0	0	0	1	4	0	4	0	0	4	0	20				
4:45PM	1	4	5	0	10	0	1	8	0	0	9	2	1	3	0	0	4	2	2	8	0	0	10	0	33				
Hourly Total	5	20	7	0	32	1	3	32	3	0	38	2	3	13	2	0	18	13	3	20	1	0	24	0	112				
5:00PM	2	11	1	0	14	0	0	15	1	0	16	0	1	3	2	0	6	4	1	6	1	0	8	0	44				
5:15PM	5	6	4	0	15	0	0	10	0	0	10	0	1	0	1	0	2	0	0	2	2	0	4	1	31				
5:30PM	2	5	1	0	8	0	3	7	0	0	10	0	1	3	1	0	5	1	0	6	2	0	8	1	31				
5:45PM	3	6	1	1	11	0	0	8	1	0	9	1	1	3	0	0	4	1	0	10	0	0	10	0	34				
Hourly Total	12	28	7	1	48	0	3	40	2	0	45	1	4	9	4	0	17	6	1	24	5	0	30	2	140				
Total	29	74	15	1	119	9	15	143	9	0	167	12	9	40	10	0	59	46	7	80	12	0	99	3	444				
% Approach	24.4%	62.2%	12.6%	0.8%	-	-	9.0%	85.6%	5.4%	0%	-	-	15.3%	67.8%	16.9%	0%	-	-	7.1%	80.8%	12.1%	0%	-	-	-				
% Total	6.5%	16.7%	3.4%	0.2%	26.8%	-	3.4%	32.2%	2.0%	0%	37.6%	-	2.0%	9.0%	2.3%	0%	13.3%	-	1.6%	18.0%	2.7%	0%	22.3%	-	-				
Lights	28	69	15	1	113	-	11	130	9	0	150	-	9	33	8	0	50	-	7	63	12	0	82	-	395				
% Lights	96.6%	93.2%	100%	100%	95.0%	-	73.3%	90.9%	100%	0%	89.8%	-	100%	82.5%	80.0%	0%	84.7%	-	100%	78.8%	100%	0%	82.8%	-	89.0%				
Single-Unit Trucks	0	2	0	0	2	-	1	0	0	0	1	-	0	1	0	0	1	-	0	0	0	0	0	-	4				
% Single-Unit Trucks	0%	2.7%	0%	0%	1.7%	-	6.7%	0%	0%	0%	0.6%	-	0%	2.5%	0%	0%	1.7%	-	0%	0%	0%	0%	0%	-	0.9%				
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%				
Buses	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	1				
% Buses	0%	1.4%	0%	0%	0.8%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.2%				
Bicycles on Road	1	2	0	0	3	-	3	13	0	0	16	-	0	6	2	0	8	-	0	17	0	0	17	-	44				
% Bicycles on Road	3.4%	2.7%	0%	0%	2.5%	-	20.0%	9.1%	0%	0%	9.6%	-	0%	15.0%	20.0%	0%	13.6%	-	0%	21.3%	0%	0%	17.2%	-	9.9%				
Pedestrians	-	-	-	-	-	9	-	-	-	-	-	12	-	-	-	-	-	46	-	-	-	-	-	3					
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%					

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wesley Avenue with Adams Street - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681416, Location: 41.877977, -87.79171



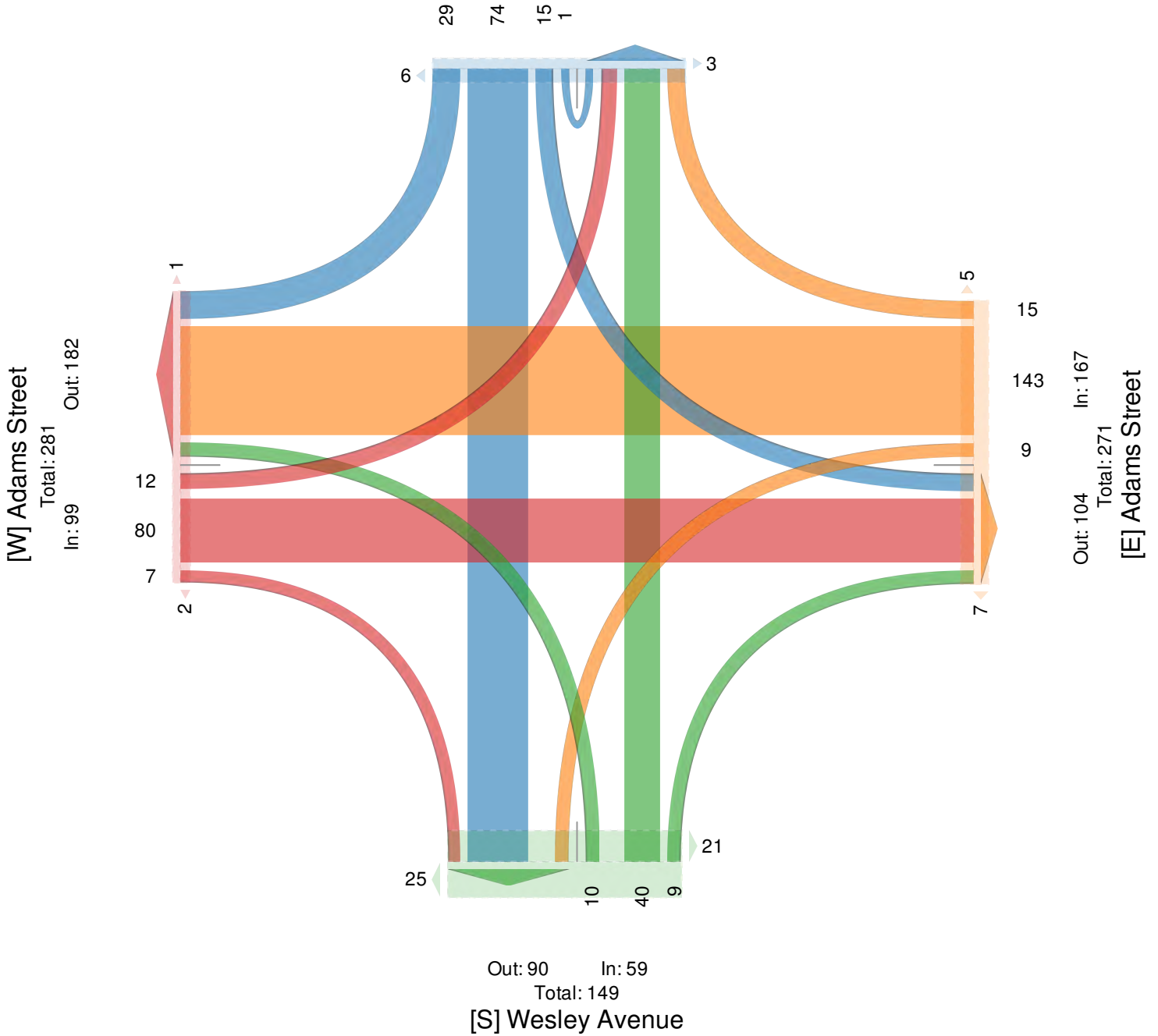
Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

[N] Wesley Avenue

Total: 187

In: 119 Out: 68



Wesley Avenue with Adams Street - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681416, Location: 41.877977, -87.79171



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Wesley Avenue Southbound						Adams Street Westbound						Wesley Avenue Northbound						Adams Street Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
7:30AM	0	7	1	0	8	1	3	14	0	0	17	1	0	1	1	0	2	2	0	3	0	0	3	0	30
7:45AM	5	4	0	0	9	0	0	14	1	0	15	0	1	2	0	0	3	4	0	7	1	0	8	0	35
8:00AM	2	2	0	0	4	1	1	6	1	0	8	1	0	6	0	0	6	1	0	7	0	0	7	0	25
8:15AM	0	3	0	0	3	1	1	9	0	0	10	1	0	1	1	0	2	6	1	5	2	0	8	1	23
Total	7	16	1	0	24	3	5	43	2	0	50	3	1	10	2	0	13	13	1	22	3	0	26	1	113
% Approach	29.2%	66.7%	4.2%	0%	-	-	10.0%	86.0%	4.0%	0%	-	-	7.7%	76.9%	15.4%	0%	-	-	3.8%	84.6%	11.5%	0%	-	-	-
% Total	6.2%	14.2%	0.9%	0%	21.2%	-	4.4%	38.1%	1.8%	0%	44.2%	-	0.9%	8.8%	1.8%	0%	11.5%	-	0.9%	19.5%	2.7%	0%	23.0%	-	-
PHF	0.375	0.571	0.250	-	0.719	-	0.333	0.731	0.500	-	0.688	-	0.250	0.375	0.500	-	0.500	-	0.250	0.850	0.375	-	0.656	-	0.806
Lights	6	16	1	0	23	-	3	38	2	0	43	-	1	9	2	0	12	-	1	17	3	0	21	-	99
% Lights	85.7%	100%	100%	0%	95.8%	-	60.0%	88.4%	100%	0%	86.0%	-	100%	90.0%	100%	0%	92.3%	-	100%	77.3%	100%	0%	80.8%	-	87.6%
Single-Unit Trucks	0	0	0	0	0	-	1	0	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Single-Unit Trucks	0%	0%	0%	0%	0%	-	20.0%	0%	0%	0%	2.0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.9%
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%
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%
Bicycles on Road	1	0	0	0	1	-	1	5	0	0	6	-	0	1	0	0	1	-	0	5	0	0	5	-	13
% Bicycles on Road	14.3%	0%	0%	0%	4.2%	-	20.0%	11.6%	0%	0%	12.0%	-	0%	10.0%	0%	0%	7.7%	-	0%	22.7%	0%	0%	19.2%	-	11.5%
Pedestrians	-	-	-	-	-	3	-	-	-	-	-	3	-	-	-	-	-	13	-	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wesley Avenue with Adams Street - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses,
Pedestrians, Bicycles on Road)

All Movements

ID: 681416, Location: 41.877977, -87.79171



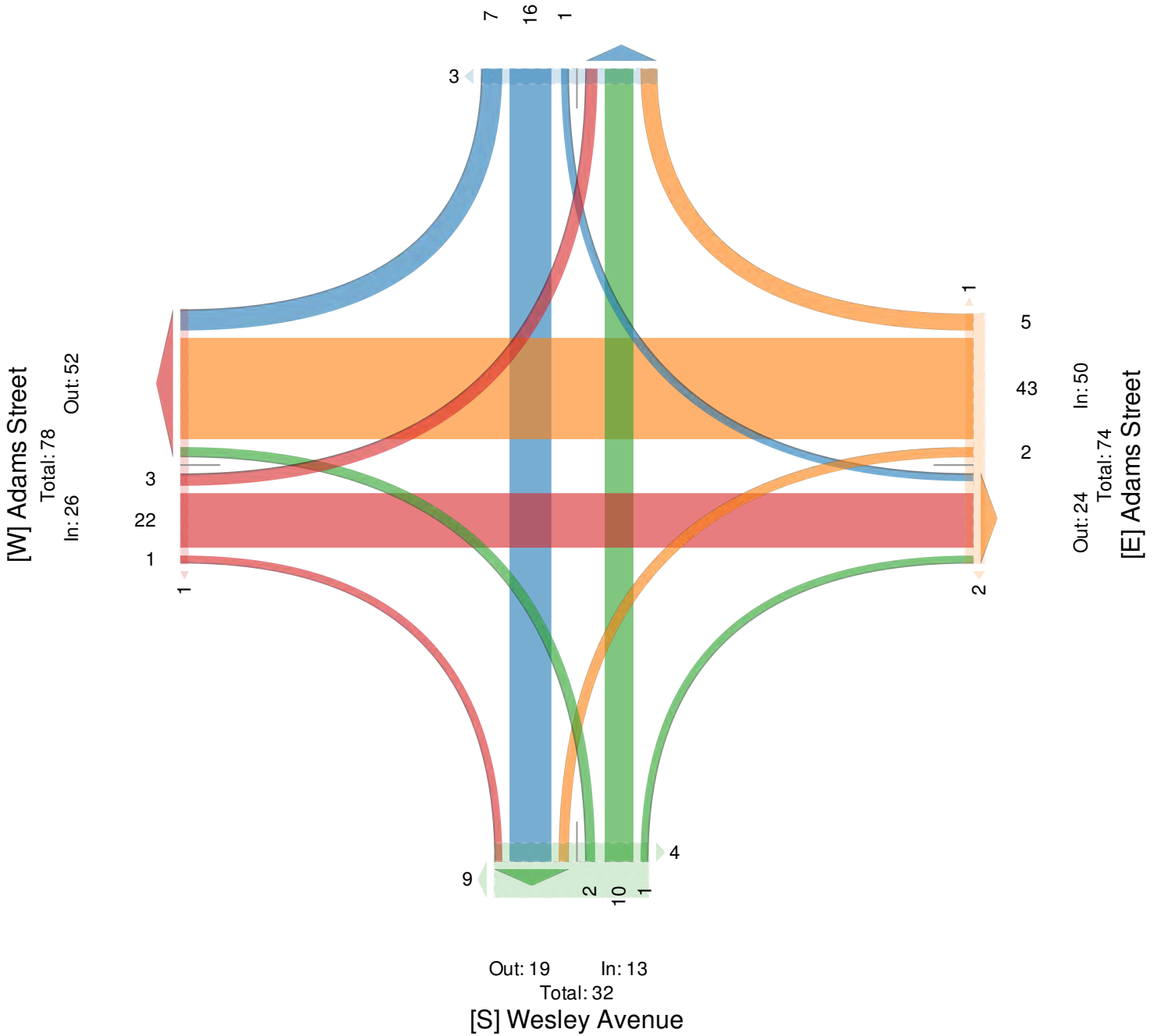
Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

[N] Wesley Avenue

Total: 42

In: 24 Out: 18



Wesley Avenue with Adams Street - TMC

Tue Jul 23, 2019

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681416, Location: 41.877977, -87.79171



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Wesley Avenue Southbound						Adams Street Westbound						Wesley Avenue Northbound						Adams Street Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23 4:45PM	1	4	5	0	10	0	1	8	0	0	9	2	1	3	0	0	4	2	2	8	0	0	10	0	33
5:00PM	2	11	1	0	14	0	0	15	1	0	16	0	1	3	2	0	6	4	1	6	1	0	8	0	44
5:15PM	5	6	4	0	15	0	0	10	0	0	10	0	1	0	1	0	2	0	0	2	2	0	4	1	31
5:30PM	2	5	1	0	8	0	3	7	0	0	10	0	1	3	1	0	5	1	0	6	2	0	8	1	31
Total	10	26	11	0	47	0	4	40	1	0	45	2	4	9	4	0	17	7	3	22	5	0	30	2	139
% Approach	21.3%	55.3%	23.4%	0%	-	-	8.9%	88.9%	2.2%	0%	-	-	23.5%	52.9%	23.5%	0%	-	-	10.0%	73.3%	16.7%	0%	-	-	-
% Total	7.2%	18.7%	7.9%	0%	33.8%	-	2.9%	28.8%	0.7%	0%	32.4%	-	2.9%	6.5%	2.9%	0%	12.2%	-	2.2%	15.8%	3.6%	0%	21.6%	-	-
PHF	0.500	0.591	0.550	-	0.783	-	0.500	0.692	0.250	-	0.696	-	1.000	0.750	0.750	-	0.800	-	0.375	0.714	0.625	-	0.778	-	0.793
Lights	10	25	11	0	46	-	2	36	1	0	39	-	4	9	3	0	16	-	3	20	5	0	28	-	129
% Lights	100%	96.2%	100%	0%	97.9%	-	50.0%	90.0%	100%	0%	86.7%	-	100%	100%	75.0%	0%	94.1%	-	100%	90.9%	100%	0%	93.3%	-	92.8%
Single-Unit Trucks	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Single-Unit Trucks	0%	3.8%	0%	0%	2.1%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.7%
Articulate d Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulate d Trucks	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
% Buses	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Bicycles on Road	0	0	0	0	0	-	2	4	0	0	6	-	0	0	1	0	1	-	0	2	0	0	2	-	9
% Bicycles on Road	0%	0%	0%	0%	0%	-	50.0%	10.0%	0%	0%	13.3%	-	0%	0%	25.0%	0%	5.9%	-	0%	9.1%	0%	0%	6.7%	-	6.5%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	7	-	-	-	-	-	2	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wesley Avenue with Adams Street - TMC

Tue Jul 23, 2019

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

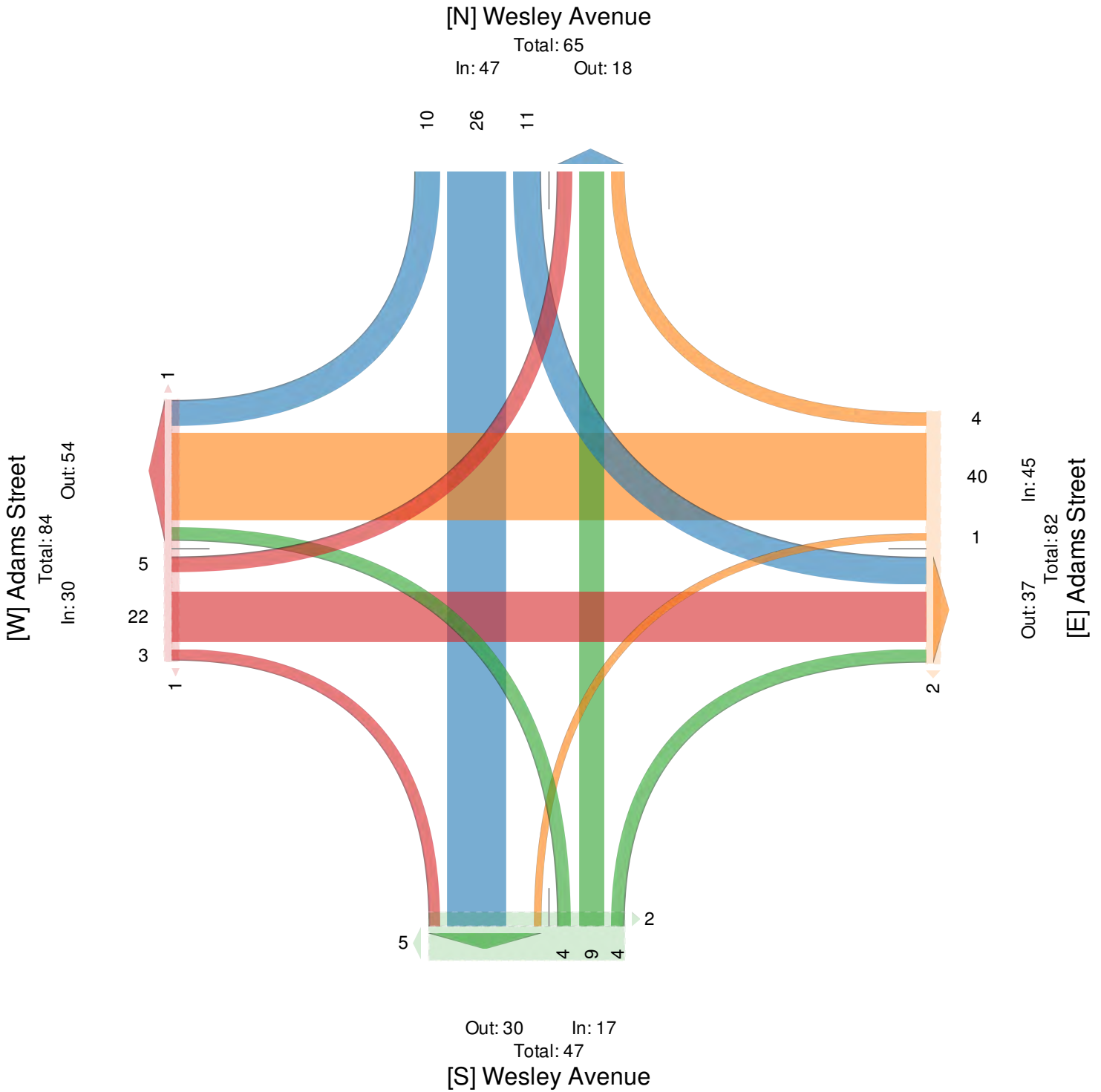
All Movements

ID: 681416, Location: 41.877977, -87.79171



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400, Rosemont, IL, 60018, US



Oak Park Avenue with Public Alley - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681424, Location: 41.87926, -87.794237



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Oak Park Avenue Southbound						Public Alley Westbound						Oak Park Avenue Northbound						Public Alley Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
7:00AM	0	72	0	0	72	0	0	0	0	0	0	3	0	80	2	0	82	2	2	0	0	0	2	3	156
7:15AM	2	95	0	0	97	0	1	0	0	0	1	2	0	101	3	0	104	0	0	1	0	0	1	4	203
7:30AM	1	96	0	0	97	0	2	0	0	0	2	7	0	115	0	0	115	0	2	0	2	0	4	3	218
7:45AM	5	98	0	0	103	0	3	0	0	0	3	6	0	144	1	0	145	0	2	0	1	0	3	0	254
Hourly Total	8	361	0	0	369	0	6	0	0	0	6	18	0	440	6	0	446	2	6	1	3	0	10	10	831
8:00AM	2	117	0	0	119	0	2	0	0	0	2	0	0	116	0	0	116	0	1	0	1	0	2	0	239
8:15AM	2	92	0	0	94	0	1	0	0	0	1	4	0	132	0	0	132	0	4	0	1	0	5	3	232
8:30AM	3	67	0	0	70	0	1	0	0	0	1	4	1	134	2	0	137	0	1	0	2	0	3	2	211
8:45AM	0	85	0	0	85	0	0	0	0	0	0	4	1	108	1	0	110	0	3	0	0	0	3	2	198
Hourly Total	7	361	0	0	368	0	4	0	0	0	4	12	2	490	3	0	495	0	9	0	4	0	13	7	880
4:00PM	7	153	0	0	160	0	0	0	0	0	0	4	0	150	2	0	152	5	6	0	2	0	8	0	320
4:15PM	8	144	0	0	152	0	1	0	0	0	1	1	0	129	3	0	132	0	4	1	2	0	7	4	292
4:30PM	3	145	0	0	148	0	1	0	0	0	1	4	0	116	4	0	120	1	5	2	4	0	11	2	280
4:45PM	3	148	0	0	151	0	0	0	0	0	0	5	0	121	3	1	125	0	4	0	3	0	7	4	283
Hourly Total	21	590	0	0	611	0	2	0	0	0	2	14	0	516	12	1	529	6	19	3	11	0	33	10	1175
5:00PM	3	143	0	0	146	0	1	0	0	0	1	2	0	155	3	0	158	1	7	0	2	0	9	4	314
5:15PM	7	141	0	0	148	0	0	1	0	0	1	7	0	142	4	0	146	0	7	0	6	0	13	4	308
5:30PM	3	165	0	0	168	0	0	0	0	0	0	5	0	124	3	0	127	0	4	1	3	0	8	5	303
5:45PM	9	153	0	0	162	0	0	0	0	0	0	2	0	159	7	0	166	0	3	0	3	0	6	3	334
Hourly Total	22	602	0	0	624	0	1	1	0	0	2	16	0	580	17	0	597	1	21	1	14	0	36	16	1259
Total	58	1914	0	0	1972	0	13	1	0	0	14	60	2	2026	38	1	2067	9	55	5	32	0	92	43	4145
% Approach	2.9%	97.1%	0%	0%	-	-	92.9%	7.1%	0%	0%	-	-	0.1%	98.0%	1.8%	0%	-	-	59.8%	5.4%	34.8%	0%	-	-	-
% Total	1.4%	46.2%	0%	0%	47.6%	-	0.3%	0%	0%	0%	0.3%	-	0%	48.9%	0.9%	0%	49.9%	-	1.3%	0.1%	0.8%	0%	2.2%	-	-
Lights	54	1870	0	0	1924	-	12	1	0	0	13	-	2	1975	36	1	2014	-	55	5	32	0	92	-	4043
% Lights	93.1%	97.7%	0%	0%	97.6%	-	92.3%	100%	0%	0%	92.9%	-	100%	97.5%	94.7%	100%	97.4%	-	100%	100%	100%	0%	100%	-	97.5%
Single-Unit Trucks	1	17	0	0	18	-	0	0	0	0	0	-	0	10	0	0	10	-	0	0	0	0	0	-	28
% Single-Unit Trucks	1.7%	0.9%	0%	0%	0.9%	-	0%	0%	0%	0%	0%	-	0%	0.5%	0%	0%	0.5%	-	0%	0%	0%	0%	0%	-	0.7%
Articulated Trucks	0	3	0	0	3	-	0	0	0	0	0	-	0	3	0	0	3	-	0	0	0	0	0	-	6
% Articulated Trucks	0%	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	0%	-	0%	0.1%	0%	0%	0.1%	-	0%	0%	0%	0%	0%	-	0.1%
Buses	0	17	0	0	17	-	0	0	0	0	0	-	0	21	0	0	21	-	0	0	0	0	0	-	38
% Buses	0%	0.9%	0%	0%	0.9%	-	0%	0%	0%	0%	0%	-	0%	1.0%	0%	0%	1.0%	-	0%	0%	0%	0%	0%	-	0.9%
Bicycles on Road	3	7	0	0	10	-	1	0	0	0	1	-	0	17	2	0	19	-	0	0	0	0	0	-	30
% Bicycles on Road	5.2%	0.4%	0%	0%	0.5%	-	7.7%	0%	0%	0%	7.1%	-	0%	0.8%	5.3%	0%	0.9%	-	0%	0%	0%	0%	0%	-	0.7%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	60	-	-	-	-	-	9	-	-	-	-	-	43	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Oak Park Avenue with Public Alley - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

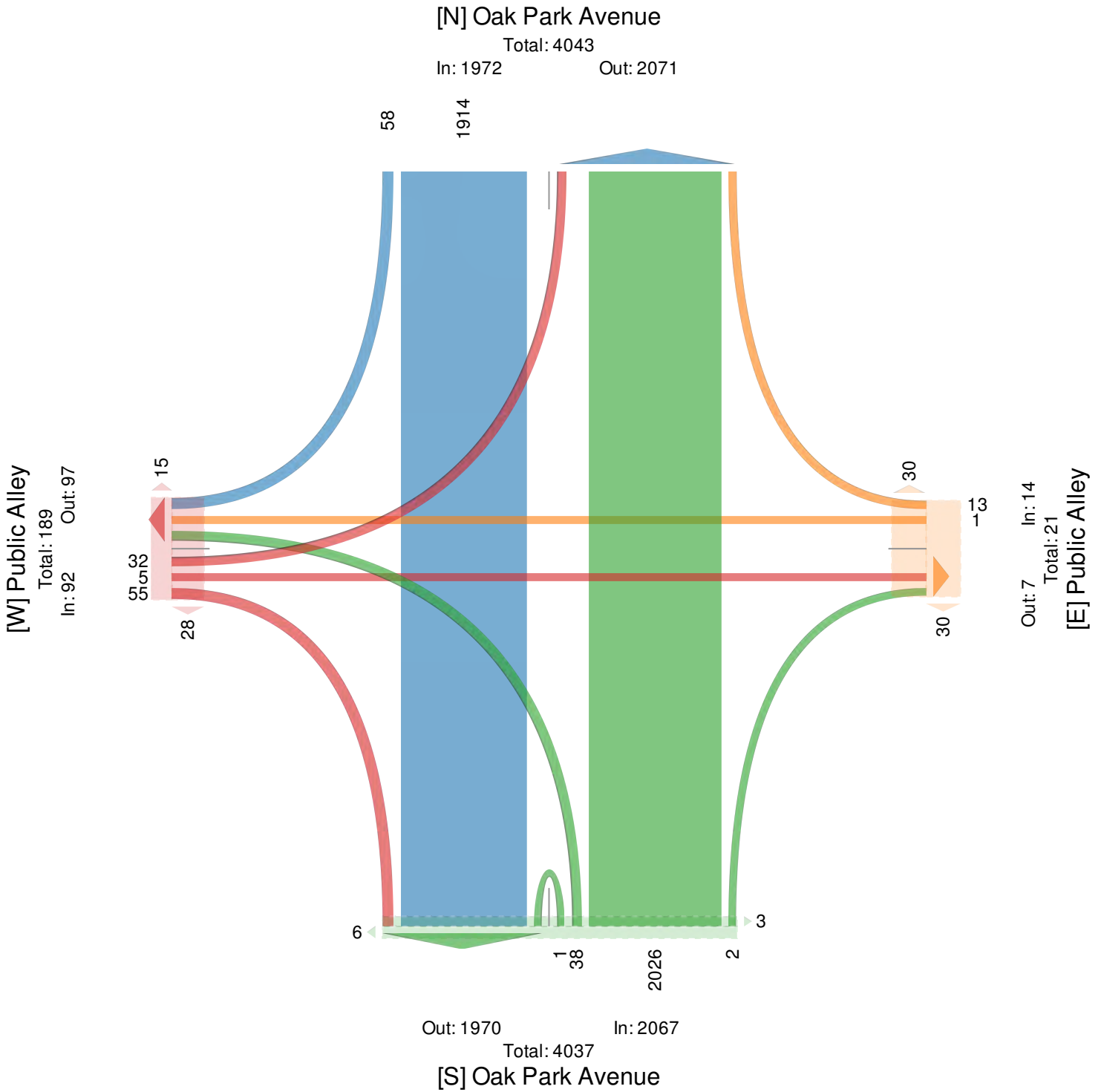
All Movements

ID: 681424, Location: 41.87926, -87.794237



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400, Rosemont, IL, 60018, US



Oak Park Avenue with Public Alley - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681424, Location: 41.87926, -87.794237



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Oak Park Avenue Southbound						Public Alley Westbound						Oak Park Avenue Northbound						Public Alley Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
7:30AM	1	96	0	0	97	0	2	0	0	0	2	7	0	115	0	0	115	0	2	0	2	0	4	3	218
7:45AM	5	98	0	0	103	0	3	0	0	0	3	6	0	144	1	0	145	0	2	0	1	0	3	0	254
8:00AM	2	117	0	0	119	0	2	0	0	0	2	0	0	116	0	0	116	0	1	0	1	0	2	0	239
8:15AM	2	92	0	0	94	0	1	0	0	0	1	4	0	132	0	0	132	0	4	0	1	0	5	3	232
Total	10	403	0	0	413	0	8	0	0	0	8	17	0	507	1	0	508	0	9	0	5	0	14	6	943
% Approach	2.4%	97.6%	0%	0%	-	-	100%	0%	0%	0%	-	-	0%	99.8%	0.2%	0%	-	-	64.3%	0%	35.7%	0%	-	-	-
% Total	1.1%	42.7%	0%	0%	43.8%	-	0.8%	0%	0%	0%	0.8%	-	0%	53.8%	0.1%	0%	53.9%	-	1.0%	0%	0.5%	0%	1.5%	-	-
PHF	0.563	0.860	-	-	0.864	-	0.667	-	-	-	0.667	-	-	0.879	0.250	-	0.875	-	0.563	-	0.625	-	0.700	-	0.934
Lights	9	384	0	0	393	-	8	0	0	0	8	-	0	491	1	0	492	-	9	0	5	0	14	-	907
% Lights	90.0%	95.3%	0%	0%	95.2%	-	100%	0%	0%	0%	100%	-	0%	96.8%	100%	0%	96.9%	-	100%	0%	100%	0%	100%	-	96.2%
Single-Unit Trucks	0	6	0	0	6	-	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	8
% Single-Unit Trucks	0%	1.5%	0%	0%	1.5%	-	0%	0%	0%	0%	0%	-	0%	0.4%	0%	0%	0.4%	-	0%	0%	0%	0%	0%	-	0.8%
Articulated Trucks	0	1	0	0	1	-	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	2
% Articulated Trucks	0%	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	0%	-	0%	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	0%	-	0.2%
Buses	0	8	0	0	8	-	0	0	0	0	0	-	0	9	0	0	9	-	0	0	0	0	0	-	17
% Buses	0%	2.0%	0%	0%	1.9%	-	0%	0%	0%	0%	0%	-	0%	1.8%	0%	0%	1.8%	-	0%	0%	0%	0%	0%	-	1.8%
Bicycles on Road	1	4	0	0	5	-	0	0	0	0	0	-	0	4	0	0	4	-	0	0	0	0	0	-	9
% Bicycles on Road	10.0%	1.0%	0%	0%	1.2%	-	0%	0%	0%	0%	0%	-	0%	0.8%	0%	0%	0.8%	-	0%	0%	0%	0%	0%	-	1.0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	17	-	-	-	-	-	0	-	-	-	-	-	6	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Oak Park Avenue with Public Alley - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

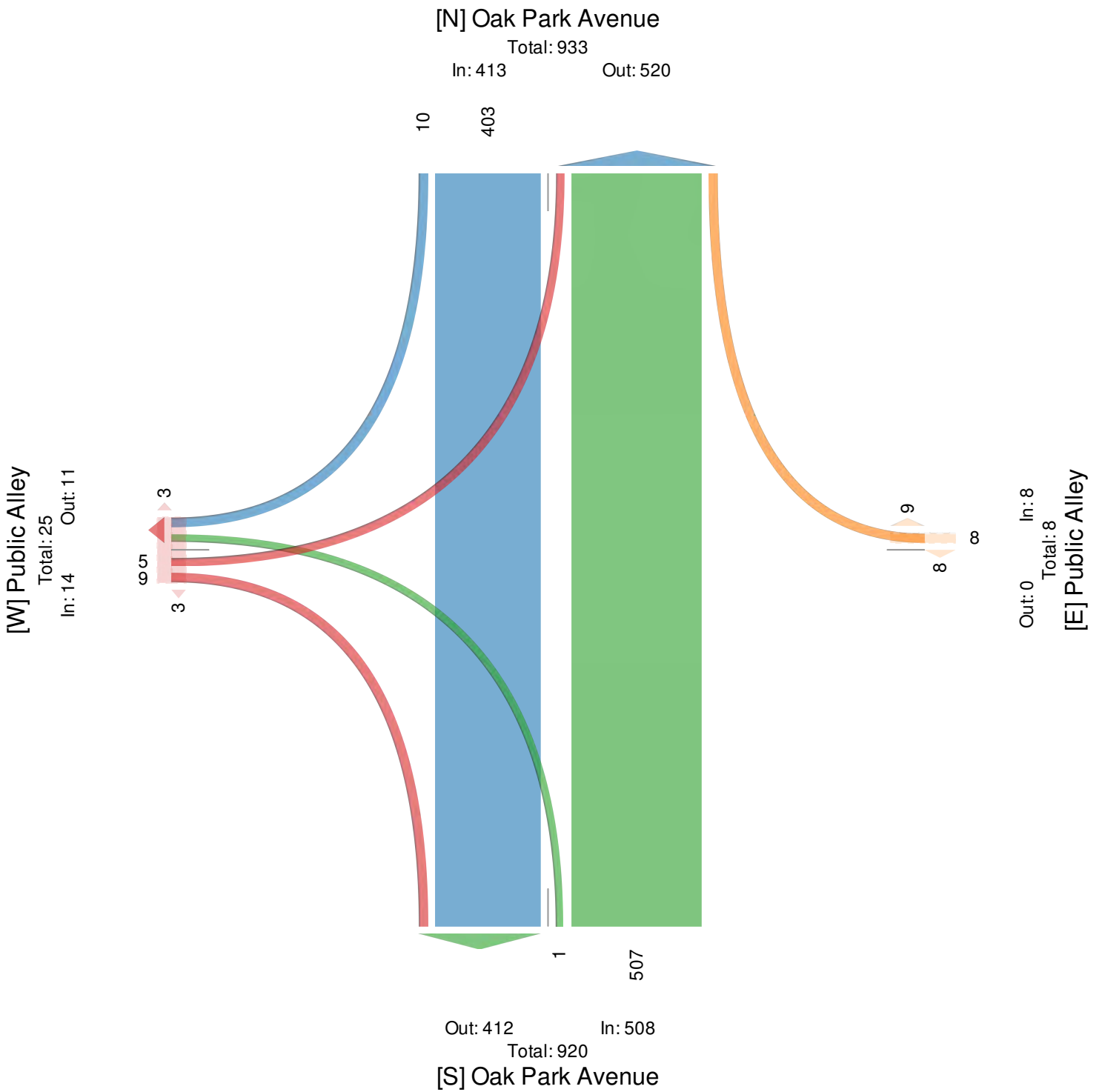
All Movements

ID: 681424, Location: 41.87926, -87.794237



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400, Rosemont, IL, 60018, US



Oak Park Avenue with Public Alley - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681424, Location: 41.87926, -87.794237



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Oak Park Avenue Southbound						Public Alley Westbound						Oak Park Avenue Northbound						Public Alley Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2019-07-23 5:00PM	3	143	0	0	146	0	1	0	0	0	1	2	0	155	3	0	158	1	7	0	2	0	9	4	314
5:15PM	7	141	0	0	148	0	0	1	0	0	1	7	0	142	4	0	146	0	7	0	6	0	13	4	308
5:30PM	3	165	0	0	168	0	0	0	0	0	0	5	0	124	3	0	127	0	4	1	3	0	8	5	303
5:45PM	9	153	0	0	162	0	0	0	0	0	0	2	0	159	7	0	166	0	3	0	3	0	6	3	334
Total	22	602	0	0	624	0	1	1	0	0	2	16	0	580	17	0	597	1	21	1	14	0	36	16	1259
% Approach	3.5%	96.5%	0%	0%	-	-	50.0%	50.0%	0%	0%	-	-	0%	97.2%	2.8%	0%	-	-	58.3%	2.8%	38.9%	0%	-	-	-
% Total	1.7%	47.8%	0%	0%	49.6%	-	0.1%	0.1%	0%	0%	0.2%	-	0%	46.1%	1.4%	0%	47.4%	-	1.7%	0.1%	1.1%	0%	2.9%	-	-
PHF	0.556	0.911	-	-	0.924	-	0.250	0.250	-	-	0.500	-	-	0.903	0.607	-	0.890	-	0.750	0.250	0.583	-	0.692	-	0.936
Lights	19	595	0	0	614	-	1	1	0	0	2	-	0	567	17	0	584	-	21	1	14	0	36	-	1236
% Lights	86.4%	98.8%	0%	0%	98.4%	-	100%	100%	0%	0%	100%	-	0%	97.8%	100%	0%	97.8%	-	100%	100%	100%	0%	100%	-	98.2%
Single-Unit Trucks	1	3	0	0	4	-	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	6
% Single-Unit Trucks	4.5%	0.5%	0%	0%	0.6%	-	0%	0%	0%	0%	0%	-	0%	0.3%	0%	0%	0.3%	-	0%	0%	0%	0%	0%	-	0.5%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	1
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	0%	-	0.1%
Buses	0	3	0	0	3	-	0	0	0	0	0	-	0	4	0	0	4	-	0	0	0	0	0	-	7
% Buses	0%	0.5%	0%	0%	0.5%	-	0%	0%	0%	0%	0%	-	0%	0.7%	0%	0%	0.7%	-	0%	0%	0%	0%	0%	-	0.6%
Bicycles on Road	2	1	0	0	3	-	0	0	0	0	0	-	0	6	0	0	6	-	0	0	0	0	0	-	9
% Bicycles on Road	9.1%	0.2%	0%	0%	0.5%	-	0%	0%	0%	0%	0%	-	0%	1.0%	0%	0%	1.0%	-	0%	0%	0%	0%	0%	-	0.7%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	16	-	-	-	-	-	1	-	-	-	-	-	16	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Oak Park Avenue with Public Alley - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

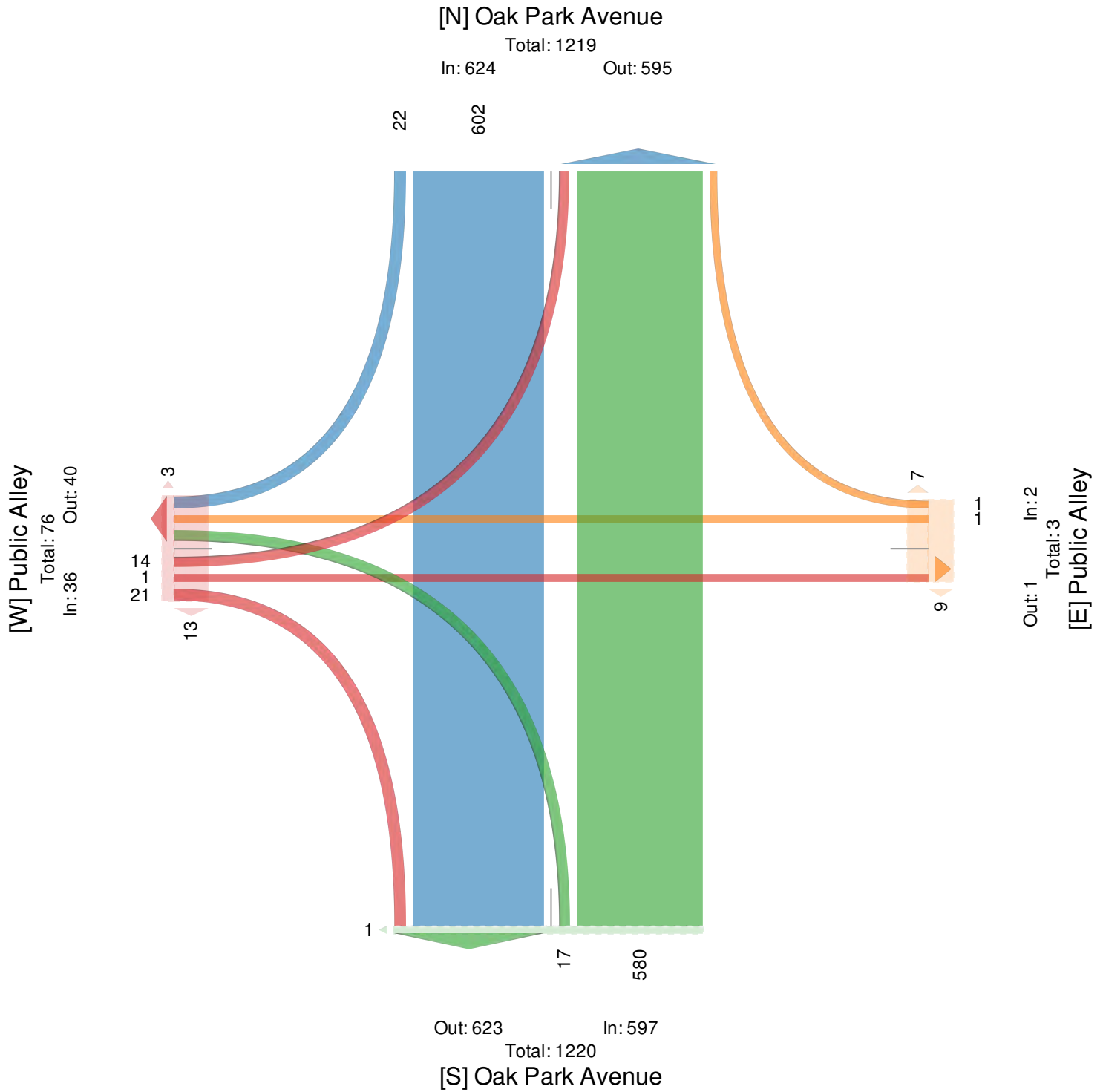
All Movements

ID: 681424, Location: 41.87926, -87.794237



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Oak Park Avenue with Adams Street - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681423, Location: 41.877924, -87.79415



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Oak Park Avenue Southbound						Adams Street Westbound						Oak Park Avenue Northbound						Adams Street Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
7:00AM	0	75	1	0	76	2	4	2	1	0	7	3	4	74	0	0	78	0	2	2	1	0	5	2	166
7:15AM	0	89	3	0	92	7	8	1	0	0	9	4	3	105	2	0	110	0	7	3	0	0	10	6	221
7:30AM	0	96	2	0	98	1	7	4	2	0	13	4	2	113	2	0	117	1	3	0	0	0	3	3	231
7:45AM	1	97	0	0	98	0	9	11	2	0	22	6	3	139	4	0	146	1	5	2	0	0	7	2	273
Hourly Total	1	357	6	0	364	10	28	18	5	0	51	17	12	431	8	0	451	2	17	7	1	0	25	13	891
8:00AM	4	114	2	0	120	0	2	2	1	0	5	1	4	108	2	0	114	1	2	2	0	0	4	0	243
8:15AM	1	85	7	0	93	1	7	3	0	0	10	10	2	127	2	0	131	1	3	1	0	0	4	1	238
8:30AM	2	65	3	0	70	1	10	3	2	0	15	3	2	135	3	0	140	2	3	1	1	0	5	3	230
8:45AM	0	87	0	0	87	1	5	5	3	0	13	4	3	103	5	0	111	2	0	1	0	0	1	2	212
Hourly Total	7	351	12	0	370	3	24	13	6	0	43	18	11	473	12	0	496	6	8	5	1	0	14	6	923
4:00PM	2	155	2	0	159	2	4	4	0	0	8	1	3	130	8	0	141	0	9	4	2	0	15	1	323
4:15PM	5	145	3	0	153	0	9	4	0	0	13	1	0	126	3	0	129	0	11	3	0	0	14	0	309
4:30PM	3	140	3	0	146	1	5	2	0	0	7	3	3	117	3	0	123	0	5	1	0	0	6	5	282
4:45PM	0	145	2	0	147	1	7	1	0	0	8	4	2	123	6	0	131	2	6	5	1	0	12	3	298
Hourly Total	10	585	10	0	605	4	25	11	0	0	36	9	8	496	20	0	524	2	31	13	3	0	47	9	1212
5:00PM	4	143	4	0	151	2	10	7	0	0	17	3	2	144	7	0	153	0	7	2	1	0	10	3	331
5:15PM	6	135	4	0	145	2	9	3	3	0	15	2	1	142	1	0	144	0	10	2	0	0	12	3	316
5:30PM	2	154	3	0	159	1	12	2	3	0	17	0	1	132	3	0	136	3	5	1	0	0	6	3	318
5:45PM	4	144	2	0	150	0	8	3	2	0	13	2	6	148	3	0	157	1	6	1	0	0	7	1	327
Hourly Total	16	576	13	0	605	5	39	15	8	0	62	7	10	566	14	0	590	4	28	6	1	0	35	10	1292
Total	34	1869	41	0	1944	22	116	57	19	0	192	51	41	1966	54	0	2061	14	84	31	6	0	121	38	4318
% Approach	1.7%	96.1%	2.1%	0%	-	-	60.4%	29.7%	9.9%	0%	-	-	2.0%	95.4%	2.6%	0%	-	-	69.4%	25.6%	5.0%	0%	-	-	-
% Total	0.8%	43.3%	0.9%	0%	45.0%	-	2.7%	1.3%	0.4%	0%	4.4%	-	0.9%	45.5%	1.3%	0%	47.7%	-	1.9%	0.7%	0.1%	0%	2.8%	-	-
Lights	33	1818	40	0	1891	-	114	48	19	0	181	-	40	1914	53	0	2007	-	83	22	6	0	111	-	4190
% Lights	97.1%	97.3%	97.6%	0%	97.3%	-	98.3%	84.2%	100%	0%	94.3%	-	97.6%	97.4%	98.1%	0%	97.4%	-	98.8%	71.0%	100%	0%	91.7%	-	97.0%
Single-Unit Trucks	0	24	0	0	24	-	0	0	0	0	0	-	0	12	0	0	12	-	0	0	0	0	0	-	36
% Single-Unit Trucks	0%	1.3%	0%	0%	1.2%	-	0%	0%	0%	0%	0%	-	0%	0.6%	0%	0%	0.6%	-	0%	0%	0%	0%	0%	-	0.8%
Articulated Trucks	0	3	0	0	3	-	0	0	0	0	0	-	1	1	0	0	2	-	0	0	0	0	0	-	5
% Articulated Trucks	0%	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	0%	-	2.4%	0.1%	0%	0%	0.1%	-	0%	0%	0%	0%	0%	-	0.1%
Buses	0	18	0	0	18	-	0	0	0	0	0	-	0	21	0	0	21	-	0	0	0	0	0	-	39
% Buses	0%	1.0%	0%	0%	0.9%	-	0%	0%	0%	0%	0%	-	0%	1.1%	0%	0%	1.0%	-	0%	0%	0%	0%	0%	-	0.9%
Bicycles on Road	1	6	1	0	8	-	2	9	0	0	11	-	0	18	1	0	19	-	1	9	0	0	10	-	48
% Bicycles on Road	2.9%	0.3%	2.4%	0%	0.4%	-	1.7%	15.8%	0%	0%	5.7%	-	0%	0.9%	1.9%	0%	0.9%	-	1.2%	29.0%	0%	0%	8.3%	-	1.1%
Pedestrians	-	-	-	-	-	22	-	-	-	-	51	-	-	-	-	-	14	-	-	-	-	-	-	38	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Oak Park Avenue with Adams Street - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

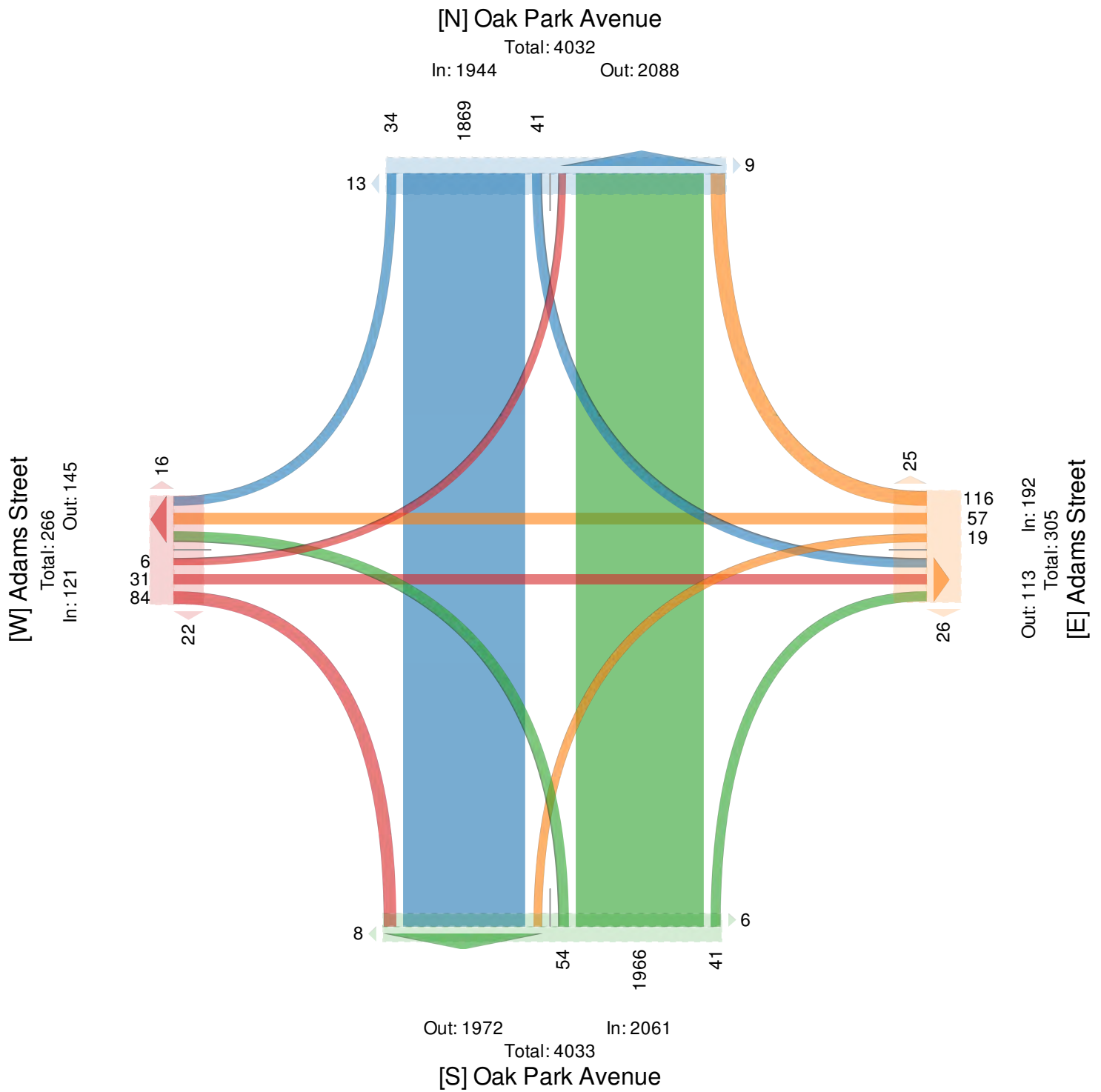
All Movements

ID: 681423, Location: 41.877924, -87.79415



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400, Rosemont, IL, 60018, US



Oak Park Avenue with Adams Street - TMC

Tue Jul 23, 2019

AM Peak (7:45 AM - 8:45 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681423, Location: 41.877924, -87.79415



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Oak Park Avenue Southbound						Adams Street Westbound						Oak Park Avenue Northbound						Adams Street Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23 7:45AM	1	97	0	0	98	0	9	11	2	0	22	6	3	139	4	0	146	1	5	2	0	0	7	2	273
8:00AM	4	114	2	0	120	0	2	2	1	0	5	1	4	108	2	0	114	1	2	2	0	0	4	0	243
8:15AM	1	85	7	0	93	1	7	3	0	0	10	10	2	127	2	0	131	1	3	1	0	0	4	1	238
8:30AM	2	65	3	0	70	1	10	3	2	0	15	3	2	135	3	0	140	2	3	1	1	0	5	3	230
Total	8	361	12	0	381	2	28	19	5	0	52	20	11	509	11	0	531	5	13	6	1	0	20	6	984
% Approach	2.1%	94.8%	3.1%	0%	-	-	53.8%	36.5%	9.6%	0%	-	-	2.1%	95.9%	2.1%	0%	-	-	65.0%	30.0%	5.0%	0%	-	-	-
% Total	0.8%	36.7%	1.2%	0%	38.7%	-	2.8%	1.9%	0.5%	0%	5.3%	-	1.1%	51.7%	1.1%	0%	54.0%	-	1.3%	0.6%	0.1%	0%	2.0%	-	-
PHF	0.438	0.792	0.458	-	0.790	-	0.650	0.389	0.625	-	0.592	-	0.688	0.918	0.688	-	0.912	-	0.750	0.750	0.250	-	0.800	-	0.915
Lights	7	346	11	0	364	-	26	14	5	0	45	-	11	495	11	0	517	-	12	3	1	0	16	-	942
% Lights	87.5%	95.8%	91.7%	0%	95.5%	-	92.9%	73.7%	100%	0%	86.5%	-	100%	97.2%	100%	0%	97.4%	-	92.3%	50.0%	100%	0%	80.0%	-	95.7%
Single-Unit Trucks	0	5	0	0	5	-	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	7
% Single-Unit Trucks	0%	1.4%	0%	0%	1.3%	-	0%	0%	0%	0%	0%	-	0%	0.4%	0%	0%	0.4%	-	0%	0%	0%	0%	0%	-	0.7%
Articulated Trucks	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Articulated Trucks	0%	0.3%	0%	0%	0.3%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.1%
Buses	0	6	0	0	6	-	0	0	0	0	0	-	0	10	0	0	10	-	0	0	0	0	0	-	16
% Buses	0%	1.7%	0%	0%	1.6%	-	0%	0%	0%	0%	0%	-	0%	2.0%	0%	0%	1.9%	-	0%	0%	0%	0%	0%	-	1.6%
Bicycles on Road	1	3	1	0	5	-	2	5	0	0	7	-	0	2	0	0	2	-	1	3	0	0	4	-	18
% Bicycles on Road	12.5%	0.8%	8.3%	0%	1.3%	-	7.1%	26.3%	0%	0%	13.5%	-	0%	0.4%	0%	0%	0.4%	-	7.7%	50.0%	0%	0%	20.0%	-	1.8%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	20	-	-	-	-	-	5	-	-	-	-	-	6	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	100%

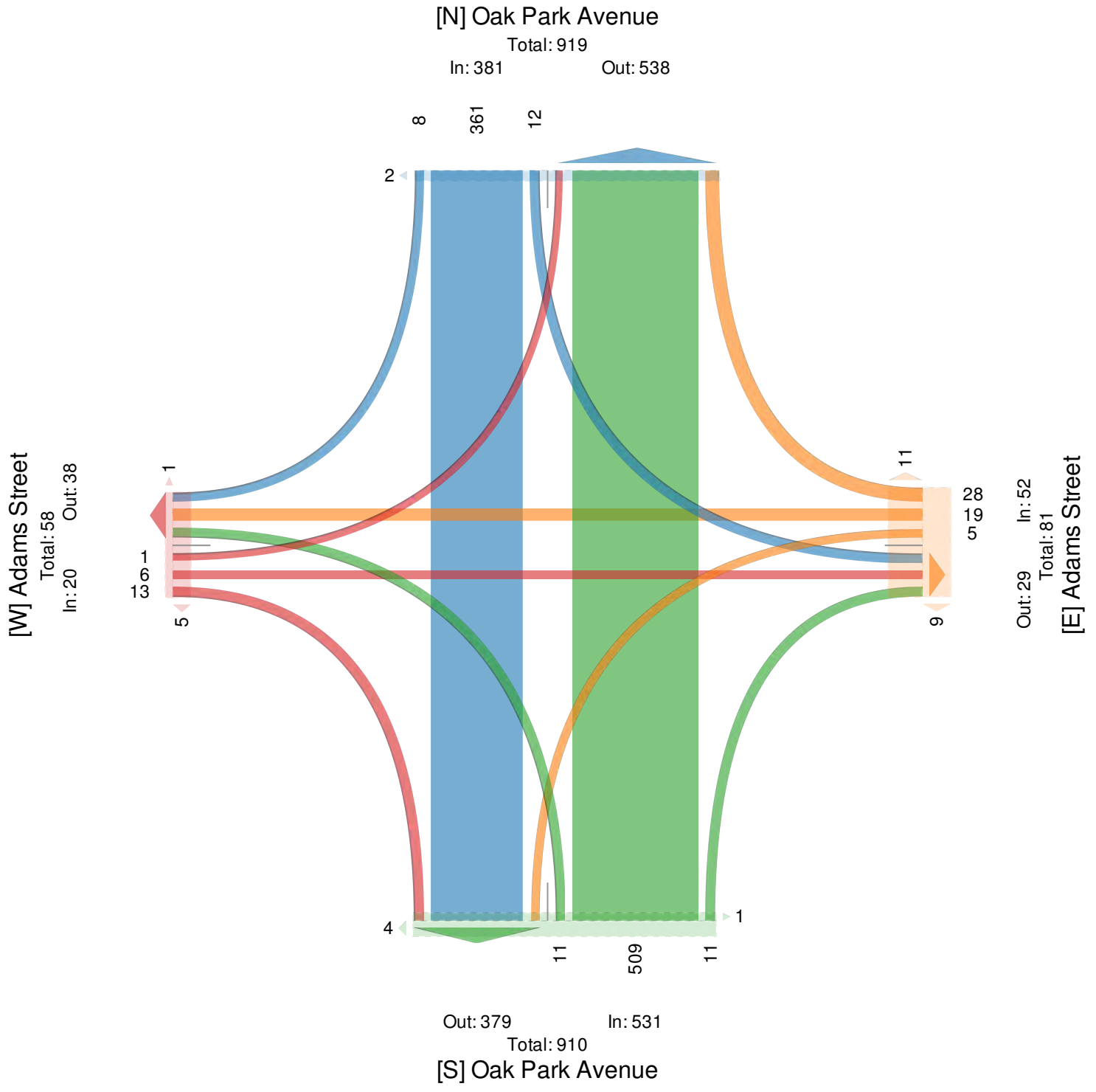
*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Oak Park Avenue with Adams Street - TMC

Tue Jul 23, 2019
 AM Peak (7:45 AM - 8:45 AM)
 All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses,
 Pedestrians, Bicycles on Road)
 All Movements
 ID: 681423, Location: 41.877924, -87.79415



Provided by: Kenig Lindgren O'Hara Aboona,
 Inc.
 9575 W. Higgins Rd., Suite 400,
 Rosemont, IL, 60018, US



Oak Park Avenue with Adams Street - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681423, Location: 41.877924, -87.79415



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Oak Park Avenue Southbound						Adams Street Westbound						Oak Park Avenue Northbound						Adams Street Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
5:00PM	4	143	4	0	151	2	10	7	0	0	17	3	2	144	7	0	153	0	7	2	1	0	10	3	331
5:15PM	6	135	4	0	145	2	9	3	3	0	15	2	1	142	1	0	144	0	10	2	0	0	12	3	316
5:30PM	2	154	3	0	159	1	12	2	3	0	17	0	1	132	3	0	136	3	5	1	0	0	6	3	318
5:45PM	4	144	2	0	150	0	8	3	2	0	13	2	6	148	3	0	157	1	6	1	0	0	7	1	327
Total	16	576	13	0	605	5	39	15	8	0	62	7	10	566	14	0	590	4	28	6	1	0	35	10	1292
% Approach	2.6%	95.2%	2.1%	0%	-	-	62.9%	24.2%	12.9%	0%	-	-	1.7%	95.9%	2.4%	0%	-	-	80.0%	17.1%	2.9%	0%	-	-	-
% Total	1.2%	44.6%	1.0%	0%	46.8%	-	3.0%	1.2%	0.6%	0%	4.8%	-	0.8%	43.8%	1.1%	0%	45.7%	-	2.2%	0.5%	0.1%	0%	2.7%	-	-
PHF	0.667	0.933	0.813	-	0.950	-	0.813	0.583	0.667	-	0.897	-	0.417	0.954	0.542	-	0.936	-	0.700	0.625	0.250	-	0.708	-	0.981
Lights	16	562	13	0	591	-	39	14	8	0	61	-	10	554	13	0	577	-	28	5	1	0	34	-	1263
% Lights	100%	97.6%	100%	0%	97.7%	-	100%	93.3%	100%	0%	98.4%	-	100%	97.9%	92.9%	0%	97.8%	-	100%	83.3%	100%	0%	97.1%	-	97.8%
Single-Unit Trucks	0	8	0	0	8	-	0	0	0	0	0	-	0	3	0	0	3	-	0	0	0	0	0	-	11
% Single-Unit Trucks	0%	1.4%	0%	0%	1.3%	-	0%	0%	0%	0%	0%	-	0%	0.5%	0%	0%	0.5%	-	0%	0%	0%	0%	0%	-	0.9%
Articulated Trucks	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Articulated Trucks	0%	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.1%
Buses	0	4	0	0	4	-	0	0	0	0	0	-	0	4	0	0	4	-	0	0	0	0	0	-	8
% Buses	0%	0.7%	0%	0%	0.7%	-	0%	0%	0%	0%	0%	-	0%	0.7%	0%	0%	0.7%	-	0%	0%	0%	0%	0%	-	0.6%
Bicycles on Road	0	1	0	0	1	-	0	1	0	0	1	-	0	5	1	0	6	-	0	1	0	0	1	-	9
% Bicycles on Road	0%	0.2%	0%	0%	0.2%	-	0%	6.7%	0%	0%	1.6%	-	0%	0.9%	7.1%	0%	1.0%	-	0%	16.7%	0%	0%	2.9%	-	0.7%
Pedestrians	-	-	-	-	-	5	-	-	-	-	-	7	-	-	-	-	-	4	-	-	-	-	-	10	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

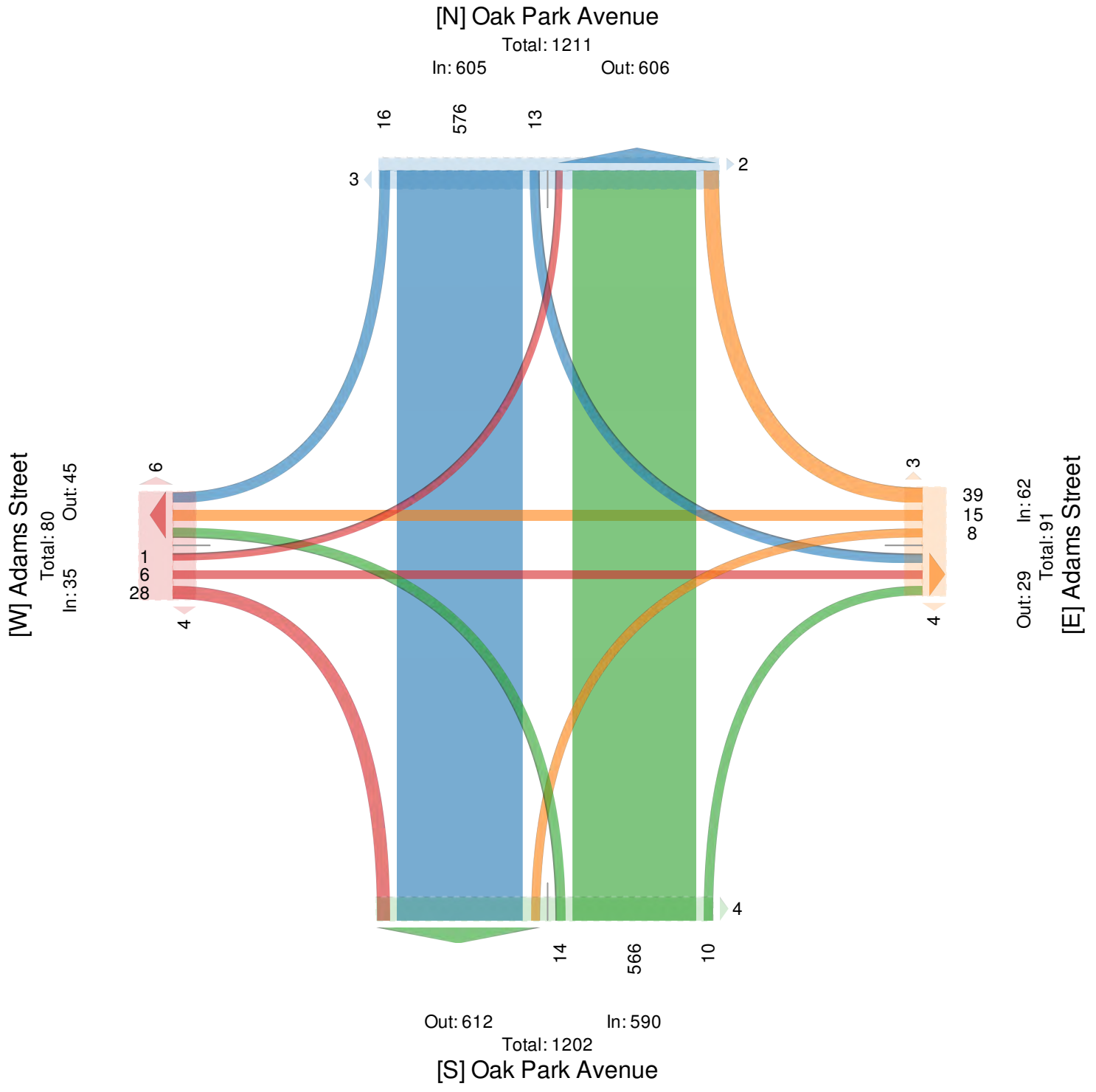
* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Oak Park Avenue with Adams Street - TMC

Tue Jul 23, 2019
 PM Peak (5 PM - 6 PM) - Overall Peak Hour
 All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses,
 Pedestrians, Bicycles on Road)
 All Movements
 ID: 681423, Location: 41.877924, -87.79415



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
 9575 W. Higgins Rd., Suite 400,
 Rosemont, IL, 60018, US



Madison Street with Wesley Avenue - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681426, Location: 41.879784, -87.791801



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Madison Street Westbound					Wesley Avenue Northbound					Madison Street Eastbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2019-07-23 7:00AM	142	2	0	144	1	2	4	0	6	0	0	122	0	122	0	272
7:15AM	132	1	0	133	2	1	1	0	2	6	0	138	0	138	0	273
7:30AM	163	6	0	169	1	4	2	0	6	2	3	145	0	148	1	323
7:45AM	158	8	1	167	1	4	1	0	5	1	1	145	0	146	0	318
Hourly Total	595	17	1	613	5	11	8	0	19	9	4	550	0	554	1	1186
8:00AM	163	3	0	166	0	2	3	0	5	4	3	141	0	144	0	315
8:15AM	141	6	0	147	3	2	2	0	4	1	1	154	0	155	0	306
8:30AM	133	3	0	136	0	1	2	0	3	3	1	130	0	131	0	270
8:45AM	139	2	0	141	2	1	3	0	4	6	2	121	0	123	0	268
Hourly Total	576	14	0	590	5	6	10	0	16	14	7	546	0	553	0	1159
4:00PM	149	10	0	159	0	3	0	0	3	6	4	182	0	186	0	348
4:15PM	143	7	2	152	0	5	2	0	7	3	2	167	0	169	0	328
4:30PM	148	4	1	153	0	2	1	0	3	2	3	183	0	186	0	342
4:45PM	140	4	0	144	0	2	1	0	3	3	3	190	0	193	0	340
Hourly Total	580	25	3	608	0	12	4	0	16	14	12	722	0	734	0	1358
5:00PM	152	11	0	163	1	5	0	0	5	2	3	221	0	224	0	392
5:15PM	159	11	0	170	1	1	1	0	2	0	2	206	0	208	0	380
5:30PM	151	2	0	153	0	3	3	0	6	1	3	204	0	207	0	366
5:45PM	152	7	0	159	0	3	0	0	3	2	4	189	0	193	0	355
Hourly Total	614	31	0	645	2	12	4	0	16	5	12	820	0	832	0	1493
Total	2365	87	4	2456	12	41	26	0	67	42	35	2638	0	2673	1	5196
% Approach	96.3%	3.5%	0.2%	-	-	61.2%	38.8%	0%	-	-	1.3%	98.7%	0%	-	-	-
% Total	45.5%	1.7%	0.1%	47.3%	-	0.8%	0.5%	0%	1.3%	-	0.7%	50.8%	0%	51.4%	-	-
Lights	2297	86	4	2387	-	38	24	0	62	-	33	2589	0	2622	-	5071
% Lights	97.1%	98.9%	100%	97.2%	-	92.7%	92.3%	0%	92.5%	-	94.3%	98.1%	0%	98.1%	-	97.6%
Single-Unit Trucks	49	0	0	49	-	0	0	0	0	-	1	31	0	32	-	81
% Single-Unit Trucks	2.1%	0%	0%	2.0%	-	0%	0%	0%	0%	-	2.9%	1.2%	0%	1.2%	-	1.6%
Articulated Trucks	5	0	0	5	-	0	0	0	0	-	0	3	0	3	-	8
% Articulated Trucks	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	-	0%	0.1%	0%	0.1%	-	0.2%
Buses	12	1	0	13	-	0	0	0	0	-	0	10	0	10	-	23
% Buses	0.5%	1.1%	0%	0.5%	-	0%	0%	0%	0%	-	0%	0.4%	0%	0.4%	-	0.4%
Bicycles on Road	2	0	0	2	-	3	2	0	5	-	1	5	0	6	-	13
% Bicycles on Road	0.1%	0%	0%	0.1%	-	7.3%	7.7%	0%	7.5%	-	2.9%	0.2%	0%	0.2%	-	0.3%
Pedestrians	-	-	-	-	12	-	-	-	-	42	-	-	-	-	1	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	100%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Madison Street with Wesley Avenue - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

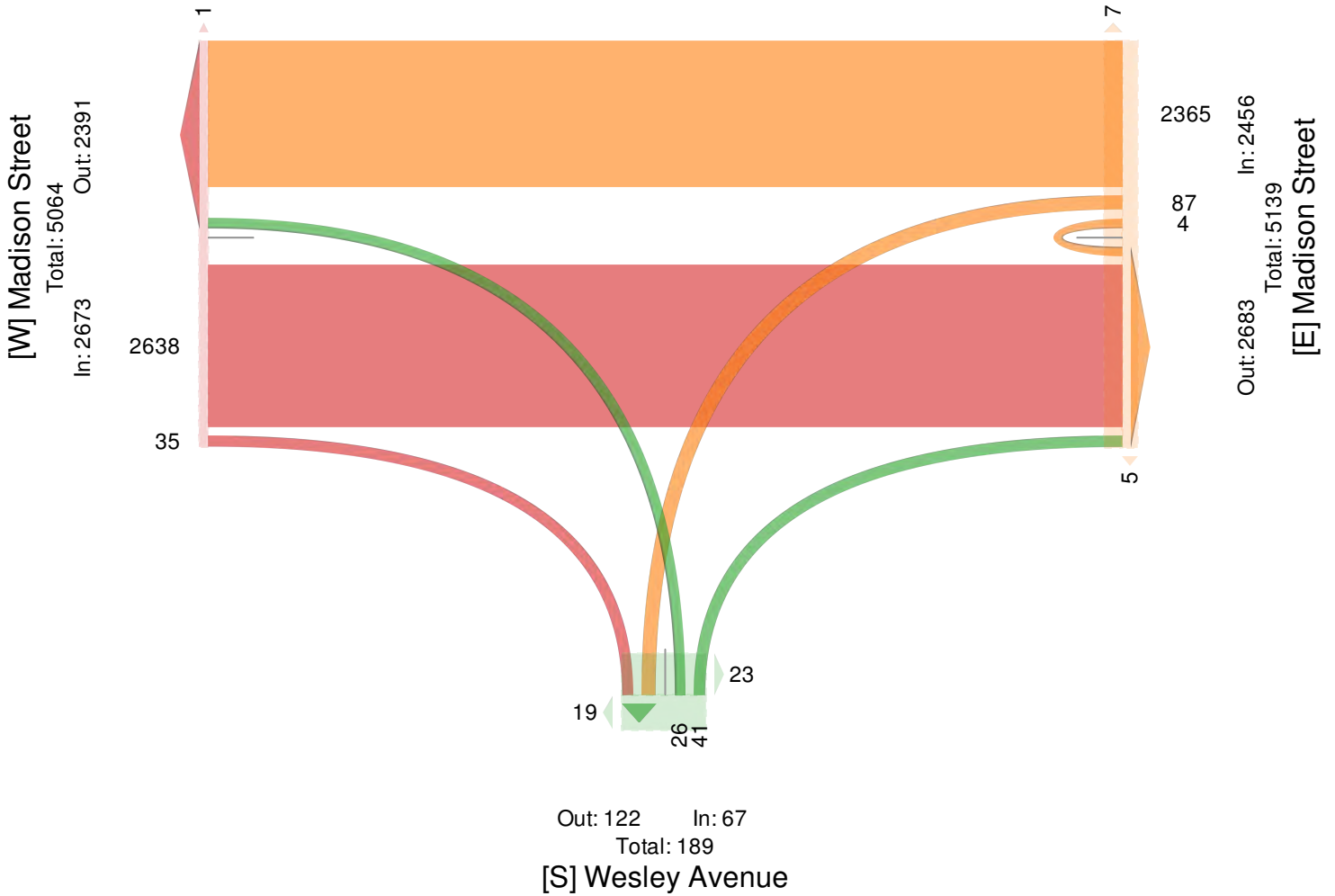
All Movements

ID: 681426, Location: 41.879784, -87.791801



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Madison Street with Wesley Avenue - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681426, Location: 41.879784, -87.791801



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Madison Street Westbound					Wesley Avenue Northbound					Madison Street Eastbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2019-07-23 7:30AM	163	6	0	169	1	4	2	0	6	2	3	145	0	148	1	323
7:45AM	158	8	1	167	1	4	1	0	5	1	1	145	0	146	0	318
8:00AM	163	3	0	166	0	2	3	0	5	4	3	141	0	144	0	315
8:15AM	141	6	0	147	3	2	2	0	4	1	1	154	0	155	0	306
Total	625	23	1	649	5	12	8	0	20	8	8	585	0	593	1	1262
% Approach	96.3%	3.5%	0.2%	-	-	60.0%	40.0%	0%	-	-	1.3%	98.7%	0%	-	-	-
% Total	49.5%	1.8%	0.1%	51.4%	-	1.0%	0.6%	0%	1.6%	-	0.6%	46.4%	0%	47.0%	-	-
PHF	0.959	0.719	0.250	0.960	-	0.750	0.500	-	0.750	-	0.667	0.948	-	0.955	-	0.978
Lights	607	23	1	631	-	9	6	0	15	-	8	569	0	577	-	1223
% Lights	97.1%	100%	100%	97.2%	-	75.0%	75.0%	0%	75.0%	-	100%	97.3%	0%	97.3%	-	96.9%
Single-Unit Trucks	14	0	0	14	-	0	0	0	0	-	0	10	0	10	-	24
% Single-Unit Trucks	2.2%	0%	0%	2.2%	-	0%	0%	0%	0%	-	0%	1.7%	0%	1.7%	-	1.9%
Articulated Trucks	1	0	0	1	-	0	0	0	0	-	0	1	0	1	-	2
% Articulated Trucks	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	0.2%
Buses	3	0	0	3	-	0	0	0	0	-	0	4	0	4	-	7
% Buses	0.5%	0%	0%	0.5%	-	0%	0%	0%	0%	-	0%	0.7%	0%	0.7%	-	0.6%
Bicycles on Road	0	0	0	0	-	3	2	0	5	-	0	1	0	1	-	6
% Bicycles on Road	0%	0%	0%	0%	-	25.0%	25.0%	0%	25.0%	-	0%	0.2%	0%	0.2%	-	0.5%
Pedestrians	-	-	-	-	5	-	-	-	-	8	-	-	-	-	1	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	100%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Madison Street with Wesley Avenue - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

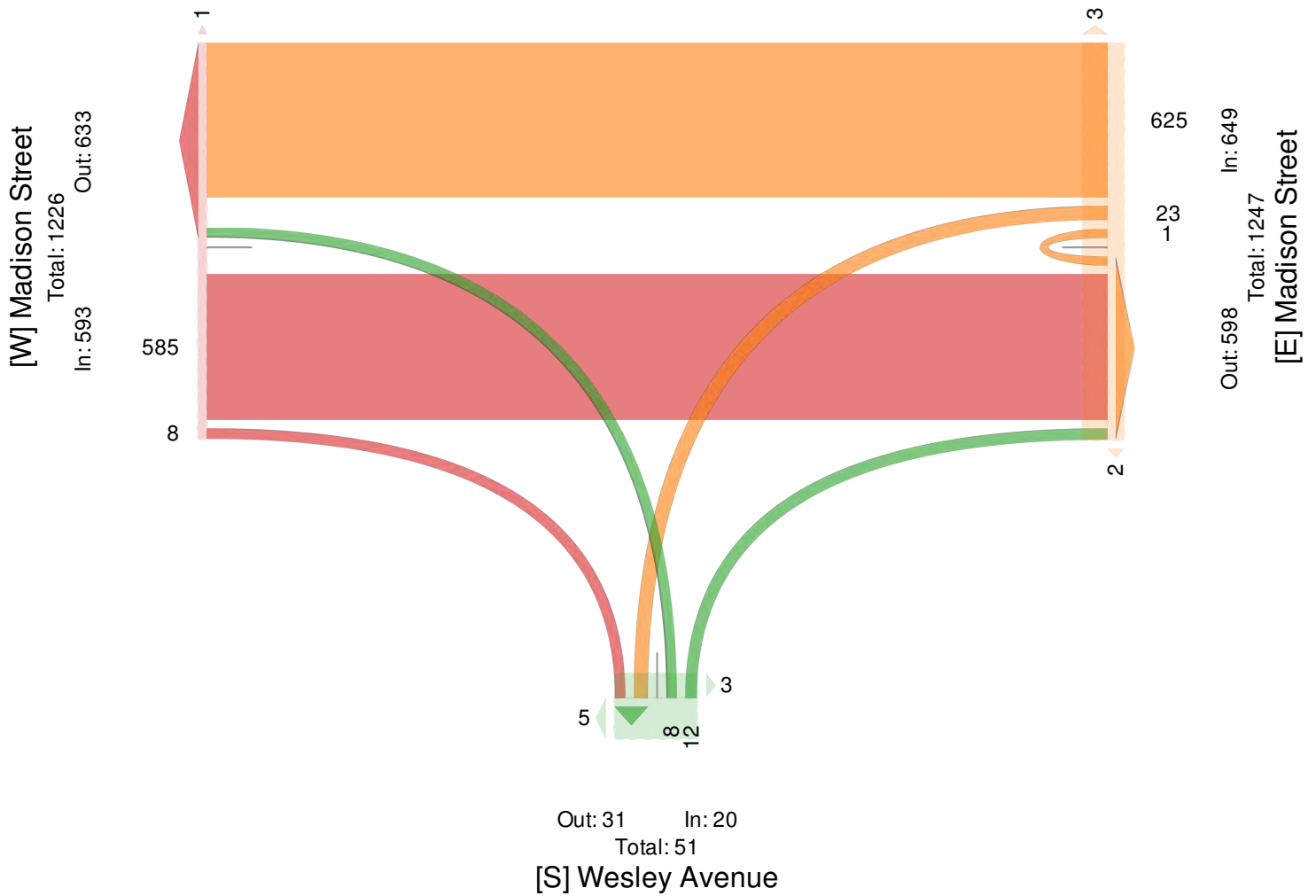
All Movements

ID: 681426, Location: 41.879784, -87.791801



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Madison Street with Wesley Avenue - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681426, Location: 41.879784, -87.791801



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Madison Street Westbound					Wesley Avenue Northbound					Madison Street Eastbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2019-07-23 5:00PM	152	11	0	163	1	5	0	0	5	2	3	221	0	224	0	392
5:15PM	159	11	0	170	1	1	1	0	2	0	2	206	0	208	0	380
5:30PM	151	2	0	153	0	3	3	0	6	1	3	204	0	207	0	366
5:45PM	152	7	0	159	0	3	0	0	3	2	4	189	0	193	0	355
Total	614	31	0	645	2	12	4	0	16	5	12	820	0	832	0	1493
% Approach	95.2%	4.8%	0%	-	-	75.0%	25.0%	0%	-	-	1.4%	98.6%	0%	-	-	-
% Total	41.1%	2.1%	0%	43.2%	-	0.8%	0.3%	0%	1.1%	-	0.8%	54.9%	0%	55.7%	-	-
PHF	0.965	0.705	-	0.949	-	0.600	0.333	-	0.667	-	0.750	0.930	-	0.930	-	0.953
Lights	596	31	0	627	-	12	4	0	16	-	12	813	0	825	-	1468
% Lights	97.1%	100%	0%	97.2%	-	100%	100%	0%	100%	-	100%	99.1%	0%	99.2%	-	98.3%
Single-Unit Trucks	14	0	0	14	-	0	0	0	0	-	0	2	0	2	-	16
% Single-Unit Trucks	2.3%	0%	0%	2.2%	-	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	1.1%
Articulated Trucks	1	0	0	1	-	0	0	0	0	-	0	1	0	1	-	2
% Articulated Trucks	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	-	0%	0.1%	0%	0.1%	-	0.1%
Buses	3	0	0	3	-	0	0	0	0	-	0	2	0	2	-	5
% Buses	0.5%	0%	0%	0.5%	-	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	0.3%
Bicycles on Road	0	0	0	0	-	0	0	0	0	-	0	2	0	2	-	2
% Bicycles on Road	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	0.1%
Pedestrians	-	-	-	-	2	-	-	-	-	5	-	-	-	-	-	0
% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Madison Street with Wesley Avenue - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

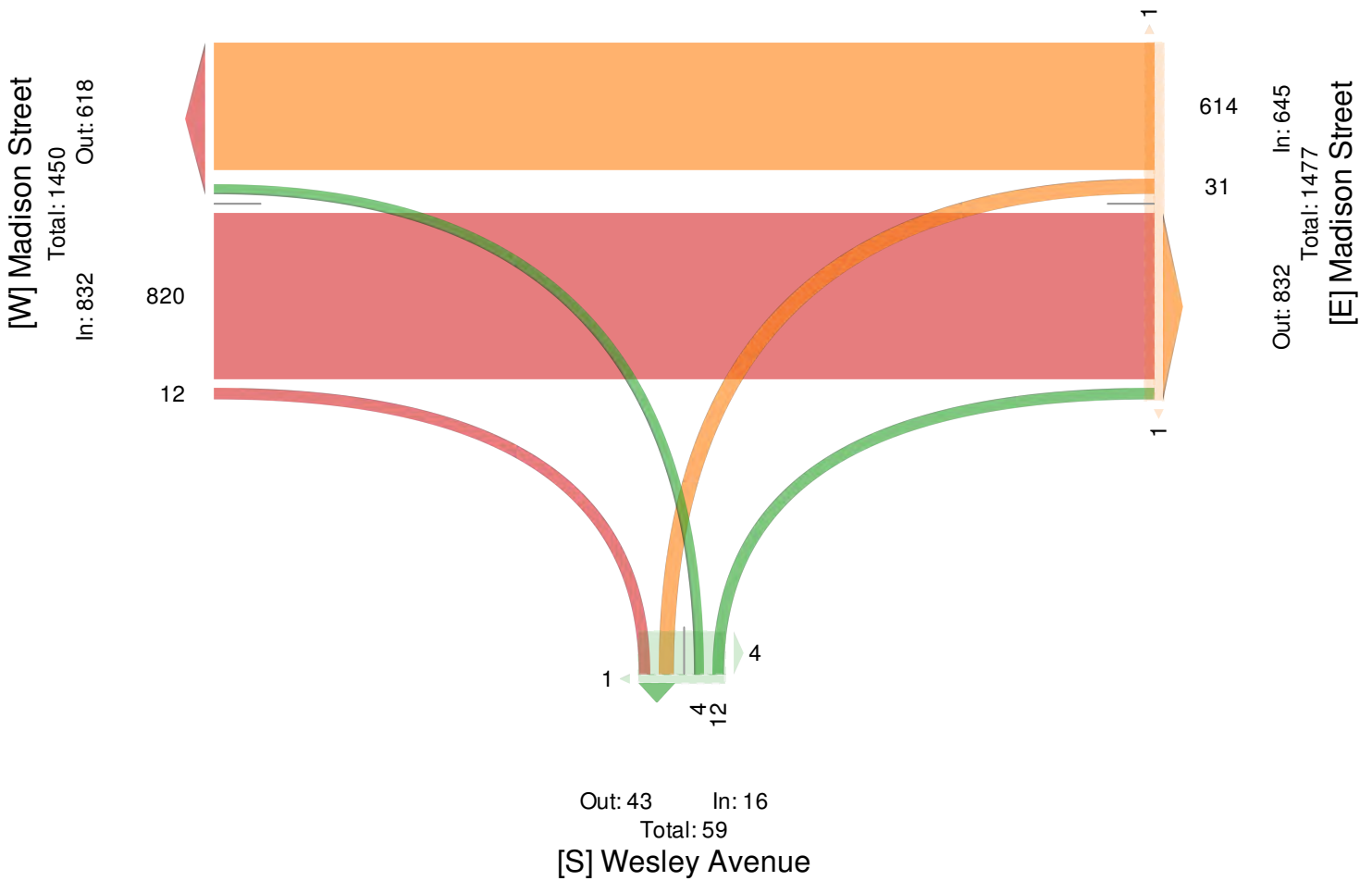
All Movements

ID: 681426, Location: 41.879784, -87.791801



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Madison Street with Oak Park Avenue - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681417, Location: 41.879768, -87.794261



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Oak Park Avenue Southbound						Madison Street Westbound						Oak Park Avenue Northbound						Madison Street Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2019-07-23																									
7:00AM	14	63	14	0	91	5	14	117	9	0	140	1	10	55	16	0	81	0	7	89	13	0	109	0	421
7:15AM	13	72	21	0	106	4	10	109	17	0	136	4	7	81	19	0	107	1	8	102	7	0	117	3	466
7:30AM	13	77	18	0	108	1	17	113	15	0	145	6	11	90	22	0	123	2	6	118	9	0	133	2	509
7:45AM	22	81	21	0	124	0	18	133	8	0	159	4	11	114	20	0	145	3	12	111	17	0	140	2	568
Hourly Total	62	293	74	0	429	10	59	472	49	0	580	15	39	340	77	0	456	6	33	420	46	0	499	7	1964
8:00AM	12	94	29	0	135	4	21	119	15	0	155	3	11	83	18	0	112	1	7	102	14	0	123	2	525
8:15AM	19	69	14	0	102	9	21	113	17	0	151	9	9	104	24	0	137	0	4	121	16	0	141	11	531
8:30AM	17	56	8	0	81	4	26	103	7	0	136	8	12	103	25	0	140	2	8	106	20	0	134	5	491
8:45AM	21	74	21	0	116	2	15	107	11	0	133	4	8	77	15	0	100	3	6	89	21	0	116	2	465
Hourly Total	69	293	72	0	434	19	83	442	50	0	575	24	40	367	82	0	489	6	25	418	71	0	514	20	2012
4:00PM	16	114	25	0	155	4	20	112	22	0	154	10	19	105	20	0	144	3	12	134	23	0	169	3	622
4:15PM	6	115	18	0	139	7	18	105	18	0	141	3	16	96	22	0	134	1	10	125	21	0	156	9	570
4:30PM	24	116	24	0	164	2	22	105	15	0	142	5	9	100	17	0	126	0	5	149	25	0	179	7	611
4:45PM	13	122	27	0	162	4	21	101	15	0	137	7	9	93	21	0	123	5	8	136	24	0	168	10	590
Hourly Total	59	467	94	0	620	17	81	423	70	0	574	25	53	394	80	0	527	9	35	544	93	0	672	29	2393
5:00PM	20	121	31	0	172	6	20	105	20	0	145	0	20	110	17	0	147	0	18	184	25	0	227	6	691
5:15PM	25	137	14	0	176	3	31	102	20	0	153	2	12	118	17	0	147	0	9	202	19	0	230	2	706
5:30PM	17	142	27	0	186	3	23	95	17	0	135	4	12	87	18	0	117	0	15	207	19	0	241	3	679
5:45PM	17	136	28	0	181	4	13	86	38	0	137	0	8	129	21	0	158	0	10	175	27	0	212	8	688
Hourly Total	79	536	100	0	715	16	87	388	95	0	570	6	52	444	73	0	569	0	52	768	90	0	910	19	2764
Total	269	1589	340	0	2198	62	310	1725	264	0	2299	70	184	1545	312	0	2041	21	145	2150	300	0	2595	75	9133
% Approach	12.2%	72.3%	15.5%	0%	-	-	13.5%	75.0%	11.5%	0%	-	-	9.0%	75.7%	15.3%	0%	-	-	5.6%	82.9%	11.6%	0%	-	-	-
% Total	2.9%	17.4%	3.7%	0%	24.1%	-	3.4%	18.9%	2.9%	0%	25.2%	-	2.0%	16.9%	3.4%	0%	22.3%	-	1.6%	23.5%	3.3%	0%	28.4%	-	-
Lights	264	1555	336	0	2155	-	308	1671	256	0	2235	-	182	1497	310	0	1989	-	140	2108	296	0	2544	-	8923
% Lights	98.1%	97.9%	98.8%	0%	98.0%	-	99.4%	96.9%	97.0%	0%	97.2%	-	98.9%	96.9%	99.4%	0%	97.5%	-	96.6%	98.0%	98.7%	0%	98.0%	-	97.7%
Single-Unit Trucks	3	11	2	0	16	-	1	33	7	0	41	-	2	9	1	0	12	-	1	30	3	0	34	-	103
% Single-Unit Trucks	1.1%	0.7%	0.6%	0%	0.7%	-	0.3%	1.9%	2.7%	0%	1.8%	-	1.1%	0.6%	0.3%	0%	0.6%	-	0.7%	1.4%	1.0%	0%	1.3%	-	1.1%
Articulated Trucks	0	1	2	0	3	-	0	8	1	0	9	-	0	4	0	0	4	-	1	5	1	0	7	-	23
% Articulated Trucks	0%	0.1%	0.6%	0%	0.1%	-	0%	0.5%	0.4%	0%	0.4%	-	0%	0.3%	0%	0%	0.2%	-	0.7%	0.2%	0.3%	0%	0.3%	-	0.3%
Buses	1	16	0	0	17	-	0	12	0	0	12	-	0	18	1	0	19	-	2	7	0	0	9	-	57
% Buses	0.4%	1.0%	0%	0%	0.8%	-	0%	0.7%	0%	0%	0.5%	-	0%	1.2%	0.3%	0%	0.9%	-	1.4%	0.3%	0%	0%	0.3%	-	0.6%
Bicycles on Road	1	6	0	0	7	-	1	1	0	0	2	-	0	17	0	0	17	-	1	0	0	0	1	-	27
% Bicycles on Road	0.4%	0.4%	0%	0%	0.3%	-	0.3%	0.1%	0%	0%	0.1%	-	0%	1.1%	0%	0%	0.8%	-	0.7%	0%	0%	0%	0%	-	0.3%
Pedestrians	-	-	-	-	-	62	-	-	-	-	-	70	-	-	-	-	-	21	-	-	-	-	-	75	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Madison Street with Oak Park Avenue - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

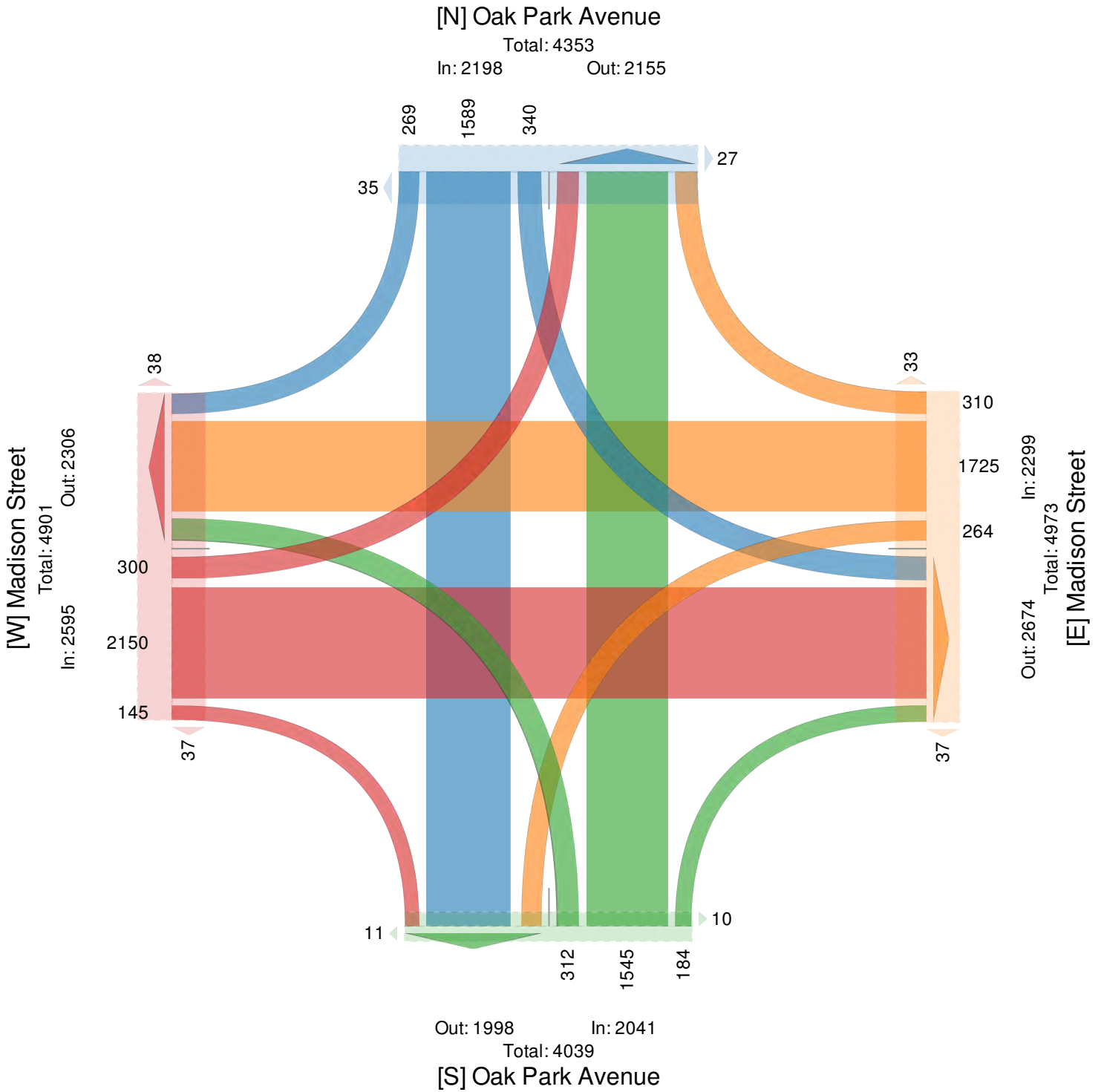
All Movements

ID: 681417, Location: 41.879768, -87.794261



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400, Rosemont, IL, 60018, US



Madison Street with Oak Park Avenue - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681417, Location: 41.879768, -87.794261



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Oak Park Avenue Southbound						Madison Street Westbound						Oak Park Avenue Northbound						Madison Street Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2019-07-23																									
7:30AM	13	77	18	0	108	1	17	113	15	0	145	6	11	90	22	0	123	2	6	118	9	0	133	2	509
7:45AM	22	81	21	0	124	0	18	133	8	0	159	4	11	114	20	0	145	3	12	111	17	0	140	2	568
8:00AM	12	94	29	0	135	4	21	119	15	0	155	3	11	83	18	0	112	1	7	102	14	0	123	2	525
8:15AM	19	69	14	0	102	9	21	113	17	0	151	9	9	104	24	0	137	0	4	121	16	0	141	11	531
Total	66	321	82	0	469	14	77	478	55	0	610	22	42	391	84	0	517	6	29	452	56	0	537	17	2133
% Approach	14.1%	68.4%	17.5%	0%	-	-	12.6%	78.4%	9.0%	0%	-	-	8.1%	75.6%	16.2%	0%	-	-	5.4%	84.2%	10.4%	0%	-	-	-
% Total	3.1%	15.0%	3.8%	0%	22.0%	-	3.6%	22.4%	2.6%	0%	28.6%	-	2.0%	18.3%	3.9%	0%	24.2%	-	1.4%	21.2%	2.6%	0%	25.2%	-	-
PHF	0.739	0.858	0.707	-	0.869	-	0.905	0.898	0.809	-	0.964	-	0.955	0.854	0.875	-	0.889	-	0.583	0.934	0.824	-	0.950	-	0.939
Lights	63	308	79	0	450	-	76	464	51	0	591	-	42	374	84	0	500	-	28	441	54	0	523	-	2064
% Lights	95.5%	96.0%	96.3%	0%	95.9%	-	98.7%	97.1%	92.7%	0%	96.9%	-	100%	95.7%	100%	0%	96.7%	-	96.6%	97.6%	96.4%	0%	97.4%	-	96.8%
Single-Unit Trucks	1	3	1	0	5	-	0	10	3	0	13	-	0	1	0	0	1	-	0	6	2	0	8	-	27
% Single-Unit Trucks	1.5%	0.9%	1.2%	0%	1.1%	-	0%	2.1%	5.5%	0%	2.1%	-	0%	0.3%	0%	0%	0.2%	-	0%	1.3%	3.6%	0%	1.5%	-	1.3%
Articulated Trucks	0	0	2	0	2	-	0	2	1	0	3	-	0	2	0	0	2	-	0	1	0	0	1	-	8
% Articulated Trucks	0%	0%	2.4%	0%	0.4%	-	0%	0.4%	1.8%	0%	0.5%	-	0%	0.5%	0%	0%	0.4%	-	0%	0.2%	0%	0%	0.2%	-	0.4%
Buses	1	8	0	0	9	-	0	2	0	0	2	-	0	9	0	0	9	-	0	4	0	0	4	-	24
% Buses	1.5%	2.5%	0%	0%	1.9%	-	0%	0.4%	0%	0%	0.3%	-	0%	2.3%	0%	0%	1.7%	-	0%	0.9%	0%	0%	0.7%	-	1.1%
Bicycles on Road	1	2	0	0	3	-	1	0	0	0	1	-	0	5	0	0	5	-	1	0	0	0	1	-	10
% Bicycles on Road	1.5%	0.6%	0%	0%	0.6%	-	1.3%	0%	0%	0%	0.2%	-	0%	1.3%	0%	0%	1.0%	-	3.4%	0%	0%	0%	0.2%	-	0.5%
Pedestrians	-	-	-	-	-	14	-	-	-	-	-	22	-	-	-	-	-	6	-	-	-	-	-	17	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

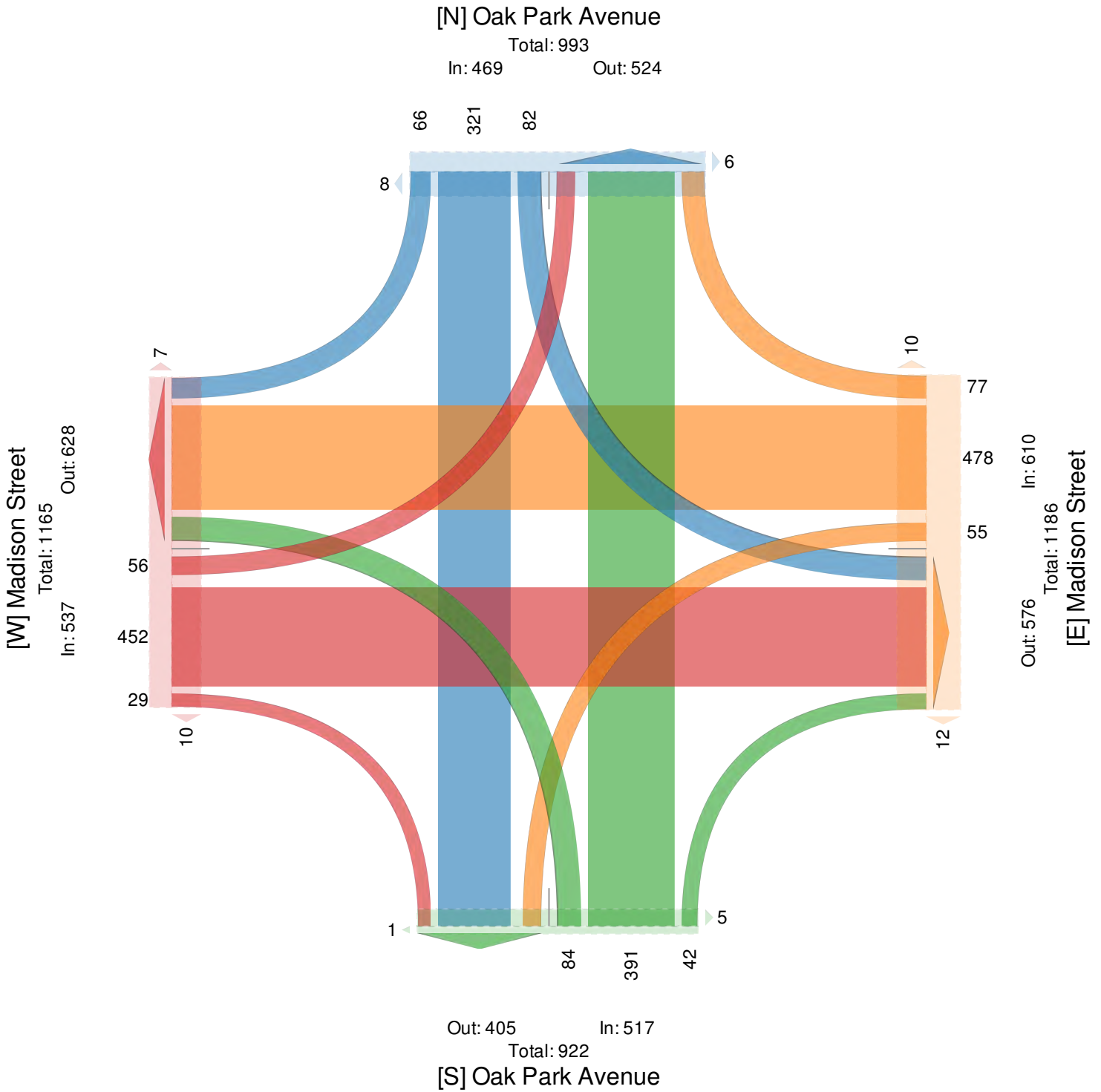
* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Madison Street with Oak Park Avenue - TMC

Tue Jul 23, 2019
 AM Peak (7:30 AM - 8:30 AM)
 All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses,
 Pedestrians, Bicycles on Road)
 All Movements
 ID: 681417, Location: 41.879768, -87.794261



Provided by: Kenig Lindgren O'Hara Aboona,
 Inc.
 9575 W. Higgins Rd., Suite 400,
 Rosemont, IL, 60018, US



Madison Street with Oak Park Avenue - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681417, Location: 41.879768, -87.794261



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Oak Park Avenue Southbound						Madison Street Westbound						Oak Park Avenue Northbound						Madison Street Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23 5:00PM	20	121	31	0	172	6	20	105	20	0	145	0	20	110	17	0	147	0	18	184	25	0	227	6	691
5:15PM	25	137	14	0	176	3	31	102	20	0	153	2	12	118	17	0	147	0	9	202	19	0	230	2	706
5:30PM	17	142	27	0	186	3	23	95	17	0	135	4	12	87	18	0	117	0	15	207	19	0	241	3	679
5:45PM	17	136	28	0	181	4	13	86	38	0	137	0	8	129	21	0	158	0	10	175	27	0	212	8	688
Total	79	536	100	0	715	16	87	388	95	0	570	6	52	444	73	0	569	0	52	768	90	0	910	19	2764
% Approach	11.0%	75.0%	14.0%	0%	-	-	15.3%	68.1%	16.7%	0%	-	-	9.1%	78.0%	12.8%	0%	-	-	5.7%	84.4%	9.9%	0%	-	-	-
% Total	2.9%	19.4%	3.6%	0%	25.9%	-	3.1%	14.0%	3.4%	0%	20.6%	-	1.9%	16.1%	2.6%	0%	20.6%	-	1.9%	27.8%	3.3%	0%	32.9%	-	-
PHF	0.790	0.938	0.806	-	0.957	-	0.702	0.924	0.625	-	0.931	-	0.650	0.857	0.869	-	0.898	-	0.722	0.928	0.833	-	0.944	-	0.981
Lights	79	528	100	0	707	-	87	374	94	0	555	-	52	434	73	0	559	-	51	764	90	0	905	-	2726
% Lights	100%	98.5%	100%	0%	98.9%	-	100%	96.4%	98.9%	0%	97.4%	-	100%	97.7%	100%	0%	98.2%	-	98.1%	99.5%	100%	0%	99.5%	-	98.6%
Single-Unit Trucks	0	2	0	0	2	-	0	8	1	0	9	-	0	1	0	0	1	-	0	1	0	0	1	-	13
% Single-Unit Trucks	0%	0.4%	0%	0%	0.3%	-	0%	2.1%	1.1%	0%	1.6%	-	0%	0.2%	0%	0%	0.2%	-	0%	0.1%	0%	0%	0.1%	-	0.5%
Articulated Trucks	0	0	0	0	0	-	0	3	0	0	3	-	0	0	0	0	0	-	0	1	0	0	1	-	4
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.8%	0%	0%	0.5%	-	0%	0%	0%	0%	0%	-	0%	0.1%	0%	0%	0.1%	-	0.1%
Buses	0	3	0	0	3	-	0	3	0	0	3	-	0	4	0	0	4	-	1	2	0	0	3	-	13
% Buses	0%	0.6%	0%	0%	0.4%	-	0%	0.8%	0%	0%	0.5%	-	0%	0.9%	0%	0%	0.7%	-	1.9%	0.3%	0%	0%	0.3%	-	0.5%
Bicycles on Road	0	3	0	0	3	-	0	0	0	0	0	-	0	5	0	0	5	-	0	0	0	0	0	-	8
% Bicycles on Road	0%	0.6%	0%	0%	0.4%	-	0%	0%	0%	0%	0%	-	0%	1.1%	0%	0%	0.9%	-	0%	0%	0%	0%	0%	-	0.3%
Pedestrians	-	-	-	-	-	16	-	-	-	-	-	6	-	-	-	-	-	0	-	-	-	-	-	19	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Madison Street with Oak Park Avenue - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

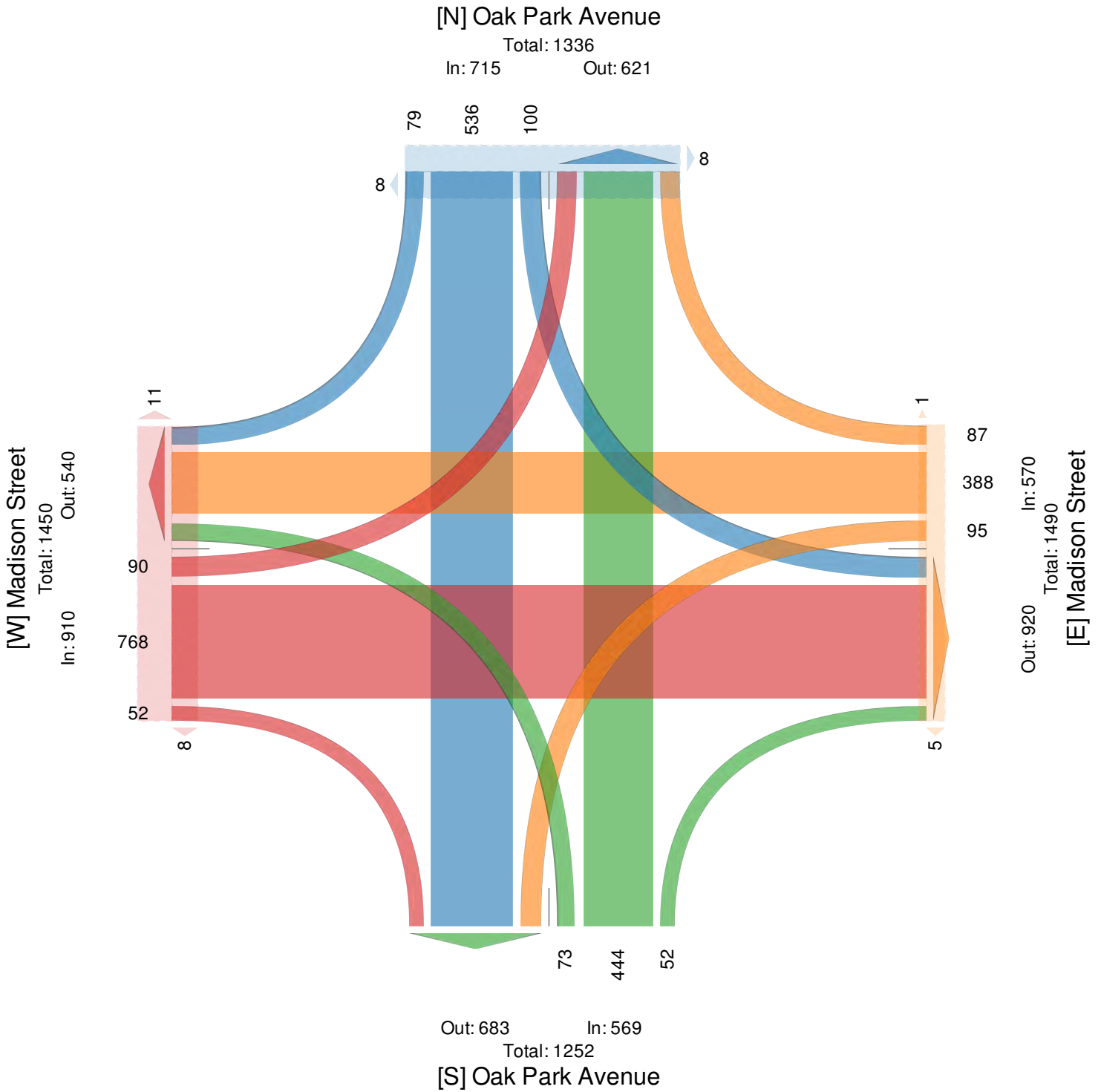
All Movements

ID: 681417, Location: 41.879768, -87.794261



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Madison Street with Euclid Avenue - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681429, Location: 41.879772, -87.792802



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Euclid Avenue Southbound						Madison Street Westbound						Euclid Avenue Northbound						Madison Street Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
7:00AM	2	0	2	0	4	3	3	134	1	0	138	0	2	2	0	0	4	0	1	110	0	0	111	0	257
7:15AM	7	0	1	0	8	1	4	133	2	0	139	0	2	0	1	0	3	3	1	126	0	0	127	0	277
7:30AM	1	1	0	0	2	3	1	147	2	0	150	1	3	3	0	0	6	5	1	149	1	0	151	0	309
7:45AM	3	0	2	0	5	1	8	155	2	0	165	0	2	2	0	0	4	1	1	139	2	0	142	0	316
Hourly Total	13	1	5	0	19	8	16	569	7	0	592	1	9	7	1	0	17	9	4	524	3	0	531	0	1159
8:00AM	1	0	2	0	3	1	6	148	3	0	157	1	2	4	0	0	6	4	7	139	5	0	151	0	317
8:15AM	7	3	0	0	10	3	2	144	0	0	146	0	2	1	0	0	3	4	1	151	0	0	152	1	311
8:30AM	2	0	0	0	2	1	1	133	2	0	136	0	1	1	0	0	2	3	2	130	0	0	132	0	272
8:45AM	4	2	0	0	6	1	7	132	3	1	143	1	3	1	1	0	5	3	2	117	2	0	121	0	275
Hourly Total	14	5	2	0	21	6	16	557	8	1	582	2	8	7	1	0	16	14	12	537	7	0	556	1	1175
4:00PM	5	3	1	0	9	3	2	149	3	0	154	0	3	3	1	0	7	4	1	182	0	0	183	0	353
4:15PM	4	1	2	0	7	4	8	144	3	0	155	0	2	1	0	0	3	0	0	166	0	0	166	0	331
4:30PM	7	0	2	0	9	2	7	137	0	0	144	0	6	2	0	0	8	2	2	176	1	0	179	0	340
4:45PM	4	1	2	0	7	4	4	139	1	0	144	0	2	0	1	0	3	2	2	176	0	0	178	1	332
Hourly Total	20	5	7	0	32	13	21	569	7	0	597	0	13	6	2	0	21	8	5	700	1	0	706	1	1356
5:00PM	3	1	1	0	5	1	3	149	2	0	154	0	5	2	0	0	7	1	2	190	0	0	192	0	358
5:15PM	3	5	0	0	8	4	4	162	2	0	168	0	9	4	1	0	14	0	1	184	2	0	187	0	377
5:30PM	5	0	3	0	8	1	6	144	2	0	152	0	1	4	0	0	5	0	2	189	1	0	192	0	357
5:45PM	6	3	2	0	11	2	2	150	1	0	153	0	0	3	0	0	3	1	4	178	1	0	183	0	350
Hourly Total	17	9	6	0	32	8	15	605	7	0	627	0	15	13	1	0	29	2	9	741	4	0	754	0	1442
Total	64	20	20	0	104	35	68	2300	29	1	2398	3	45	33	5	0	83	33	30	2502	15	0	2547	2	5132
% Approach	61.5%	19.2%	19.2%	0%	-	-	2.8%	95.9%	1.2%	0%	-	-	54.2%	39.8%	6.0%	0%	-	-	1.2%	98.2%	0.6%	0%	-	-	-
% Total	1.2%	0.4%	0.4%	0%	2.0%	-	1.3%	44.8%	0.6%	0%	46.7%	-	0.9%	0.6%	0.1%	0%	1.6%	-	0.6%	48.8%	0.3%	0%	49.6%	-	-
Lights	61	16	19	0	96	-	67	2234	28	1	2330	-	45	28	5	0	78	-	28	2455	14	0	2497	-	5001
% Lights	95.3%	80.0%	95.0%	0%	92.3%	-	98.5%	97.1%	96.6%	100%	97.2%	-	100%	84.8%	100%	0%	94.0%	-	93.3%	98.1%	93.3%	0%	98.0%	-	97.4%
Single-Unit Trucks	2	0	0	0	2	-	1	46	0	0	47	-	0	0	0	0	0	-	1	32	0	0	33	-	82
% Single-Unit Trucks	3.1%	0%	0%	0%	1.9%	-	1.5%	2.0%	0%	0%	2.0%	-	0%	0%	0%	0%	0%	-	3.3%	1.3%	0%	0%	1.3%	-	1.6%
Articulated Trucks	0	0	0	0	0	-	0	5	0	0	5	-	0	0	0	0	0	-	0	4	0	0	4	-	9
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	0%	-	0%	0.2%	0%	0%	0.2%	-	0.2%
Buses	0	0	0	0	0	-	0	12	1	0	13	-	0	0	0	0	0	-	0	10	0	0	10	-	23
% Buses	0%	0%	0%	0%	0%	-	0%	0.5%	3.4%	0%	0.5%	-	0%	0%	0%	0%	0%	-	0%	0.4%	0%	0%	0.4%	-	0.4%
Bicycles on Road	1	4	1	0	6	-	0	3	0	0	3	-	0	5	0	0	5	-	1	1	1	0	3	-	17
% Bicycles on Road	1.6%	20.0%	5.0%	0%	5.8%	-	0%	0.1%	0%	0%	0.1%	-	0%	15.2%	0%	0%	6.0%	-	3.3%	0%	6.7%	0%	0.1%	-	0.3%
Pedestrians	-	-	-	-	-	35	-	-	-	-	-	3	-	-	-	-	-	33	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Madison Street with Euclid Avenue - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681429, Location: 41.879772, -87.792802



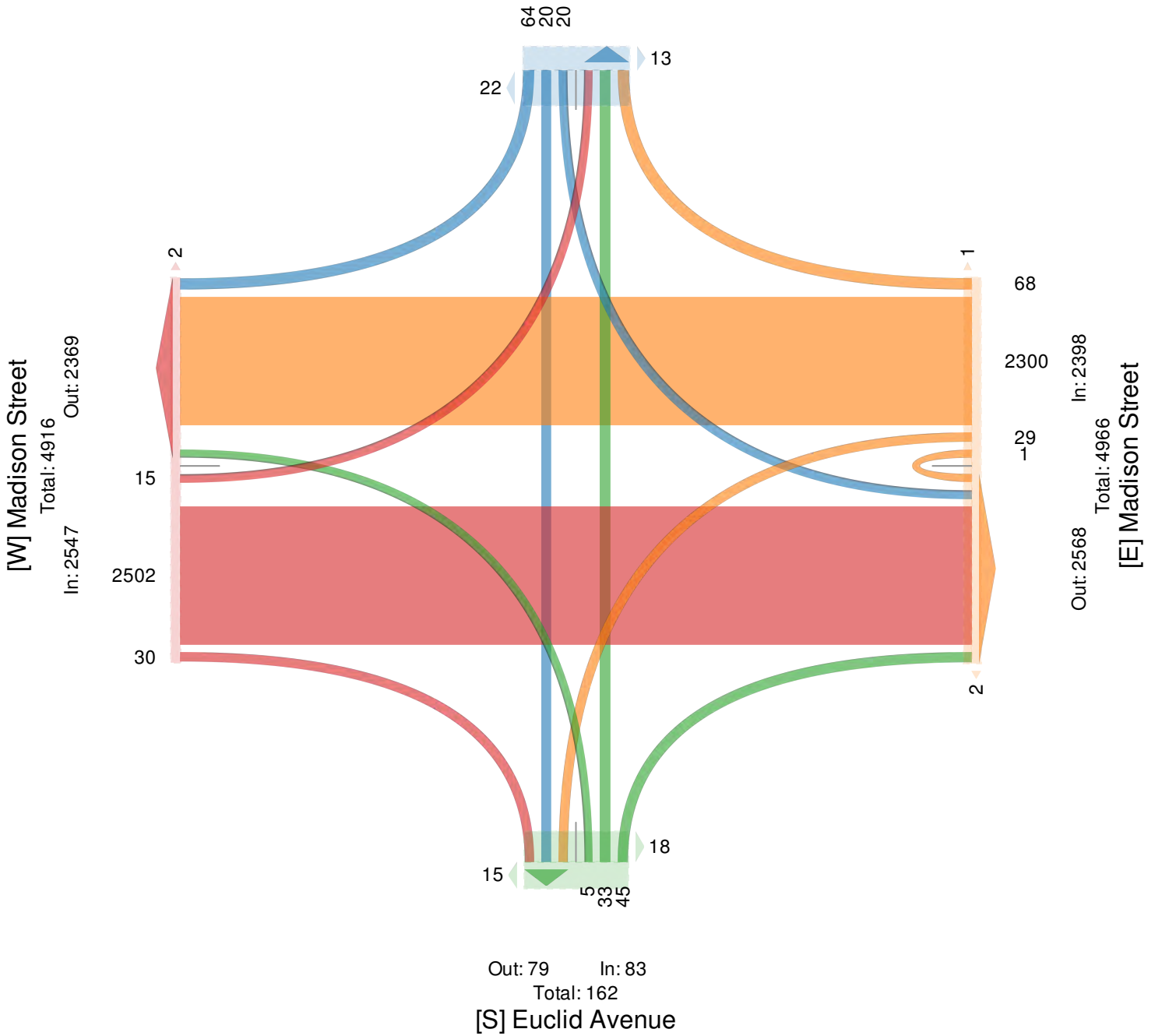
Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

[N] Euclid Avenue

Total: 220

In: 104 Out: 116



Madison Street with Euclid Avenue - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681429, Location: 41.879772, -87.792802



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Euclid Avenue Southbound							Madison Street Westbound							Euclid Avenue Northbound							Madison Street Eastbound							Int
	R	T	L	U	App	Ped*		R	T	L	U	App	Ped*		R	T	L	U	App	Ped*		R	T	L	U	App	Ped*		
2019-07-23																													
7:30AM	1	1	0	0	2	3		1	147	2	0	150	1		3	3	0	0	6	5		1	149	1	0	151	0		309
7:45AM	3	0	2	0	5	1		8	155	2	0	165	0		2	2	0	0	4	1		1	139	2	0	142	0		316
8:00AM	1	0	2	0	3	1		6	148	3	0	157	1		2	4	0	0	6	4		7	139	5	0	151	0		317
8:15AM	7	3	0	0	10	3		2	144	0	0	146	0		2	1	0	0	3	4		1	151	0	0	152	1		311
Total	12	4	4	0	20	8		17	594	7	0	618	2		9	10	0	0	19	14		10	578	8	0	596	1		1253
% Approach	60.0%	20.0%	20.0%	0%	-	-		2.8%	96.1%	1.1%	0%	-	-	47.4%	52.6%	0%	0%	-	-	1.7%	97.0%	1.3%	0%	-	-	-	-		
% Total	1.0%	0.3%	0.3%	0%	1.6%	-		1.4%	47.4%	0.6%	0%	49.3%	-	0.7%	0.8%	0%	0%	1.5%	-	0.8%	46.1%	0.6%	0%	47.6%	-	-	-		
PHF	0.429	0.333	0.500	-	0.500	-		0.531	0.963	0.583	-	0.941	-	0.750	0.750	-	-	0.750	-	0.375	0.955	0.438	-	0.975	-	0.994	-		
Lights	12	4	4	0	20	-		16	573	7	0	596	-	9	9	0	0	18	-	9	563	7	0	579	-	1213	-		
% Lights	100%	100%	100%	0%	100%	-		94.1%	96.5%	100%	0%	96.4%	-	100%	90.0%	0%	0%	94.7%	-	90.0%	97.4%	87.5%	0%	97.1%	-	96.8%	-		
Single-Unit Trucks	0	0	0	0	0	-		1	16	0	0	17	-	0	0	0	0	0	-	0	8	0	0	8	-	25	-		
% Single-Unit Trucks	0%	0%	0%	0%	0%	-		5.9%	2.7%	0%	0%	2.8%	-	0%	0%	0%	0%	0%	-	0%	1.4%	0%	0%	1.3%	-	2.0%	-		
Articulated Trucks	0	0	0	0	0	-		0	1	0	0	1	-	0	0	0	0	0	-	0	1	0	0	1	-	2	-		
% Articulated Trucks	0%	0%	0%	0%	0%	-		0%	0.2%	0%	0%	0.2%	-	0%	0%	0%	0%	0%	-	0%	0.2%	0%	0%	0.2%	-	0.2%	-		
Buses	0	0	0	0	0	-		0	3	0	0	3	-	0	0	0	0	0	-	0	5	0	0	5	-	8	-		
% Buses	0%	0%	0%	0%	0%	-		0%	0.5%	0%	0%	0.5%	-	0%	0%	0%	0%	0%	-	0%	0.9%	0%	0%	0.8%	-	0.6%	-		
Bicycles on Road	0	0	0	0	0	-		0	1	0	0	1	-	0	1	0	0	1	-	1	1	1	0	3	-	5	-		
% Bicycles on Road	0%	0%	0%	0%	0%	-		0%	0.2%	0%	0%	0.2%	-	0%	10.0%	0%	0%	5.3%	-	10.0%	0.2%	12.5%	0%	0.5%	-	0.4%	-		
Pedestrians	-	-	-	-	-	8		-	-	-	-	-	2	-	-	-	-	-	14	-	-	-	-	-	-	1	-		
% Pedestrians	-	-	-	-	-	100%		-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	100%	-		

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Madison Street with Euclid Avenue - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681429, Location: 41.879772, -87.792802

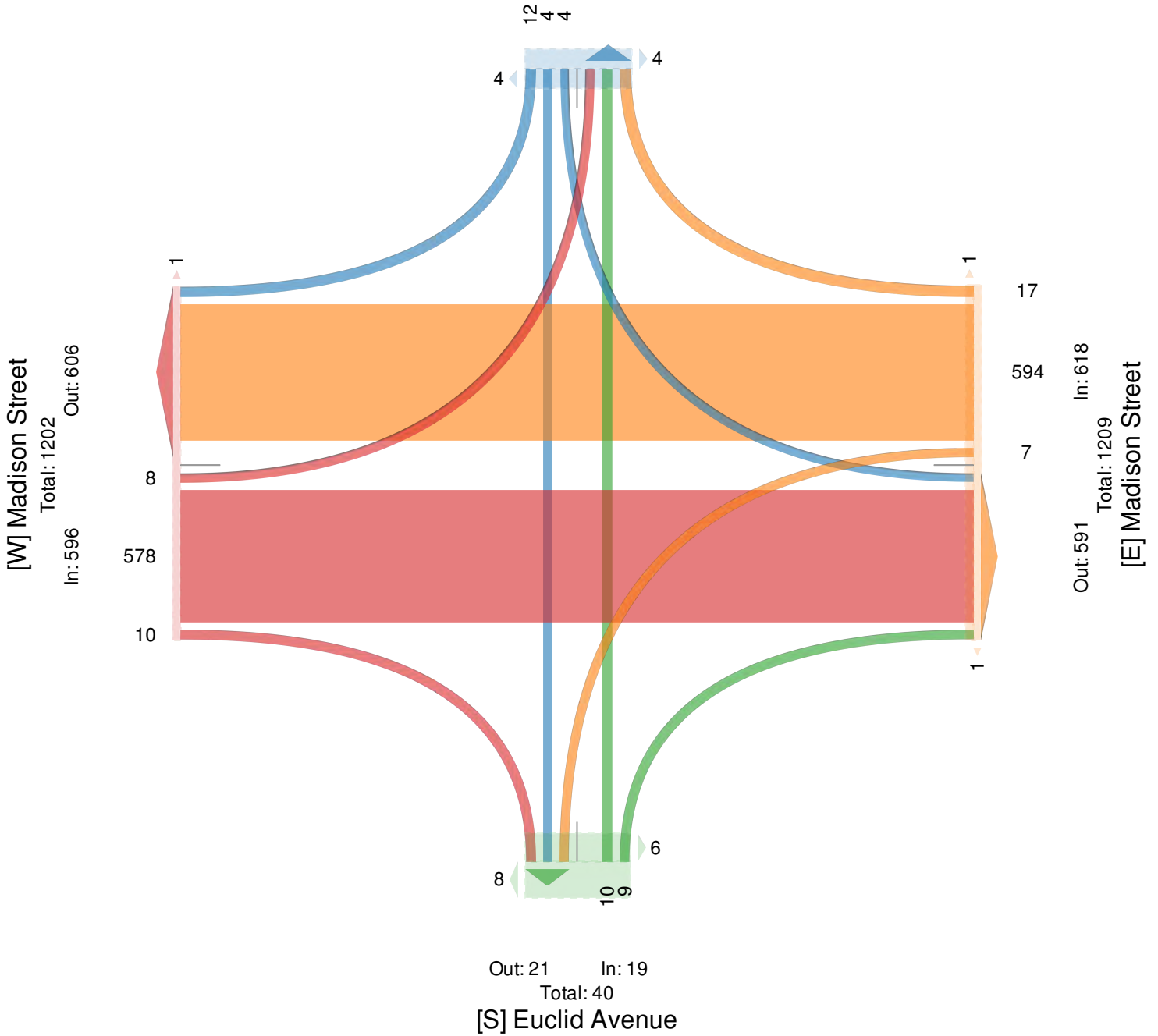


Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400, Rosemont, IL, 60018, US

[N] Euclid Avenue

Total: 55
In: 20 Out: 35



Madison Street with Euclid Avenue - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681429, Location: 41.879772, -87.792802



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Euclid Avenue Southbound						Madison Street Westbound						Euclid Avenue Northbound						Madison Street Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23 5:00PM	3	1	1	0	5	1	3	149	2	0	154	0	5	2	0	0	7	1	2	190	0	0	192	0	358
5:15PM	3	5	0	0	8	4	4	162	2	0	168	0	9	4	1	0	14	0	1	184	2	0	187	0	377
5:30PM	5	0	3	0	8	1	6	144	2	0	152	0	1	4	0	0	5	0	2	189	1	0	192	0	357
5:45PM	6	3	2	0	11	2	2	150	1	0	153	0	0	3	0	0	3	1	4	178	1	0	183	0	350
Total	17	9	6	0	32	8	15	605	7	0	627	0	15	13	1	0	29	2	9	741	4	0	754	0	1442
% Approach	53.1%	28.1%	18.8%	0%	-	-	2.4%	96.5%	1.1%	0%	-	-	51.7%	44.8%	3.4%	0%	-	-	1.2%	98.3%	0.5%	0%	-	-	-
% Total	1.2%	0.6%	0.4%	0%	2.2%	-	1.0%	42.0%	0.5%	0%	43.5%	-	1.0%	0.9%	0.1%	0%	2.0%	-	0.6%	51.4%	0.3%	0%	52.3%	-	-
PHF	0.667	0.417	0.500	-	0.614	-	0.625	0.934	0.875	-	0.933	-	0.417	0.688	0.250	-	0.482	-	0.563	0.975	0.500	-	0.982	-	0.962
Lights	16	5	6	0	27	-	15	590	6	0	611	-	15	11	1	0	27	-	9	734	4	0	747	-	1412
% Lights	94.1%	55.6%	100%	0%	84.4%	-	100%	97.5%	85.7%	0%	97.4%	-	100%	84.6%	100%	0%	93.1%	-	100%	99.1%	100%	0%	99.1%	-	97.9%
Single-Unit Trucks	0	0	0	0	0	-	0	8	0	0	8	-	0	0	0	0	0	-	0	2	0	0	2	-	10
% Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	1.3%	0%	0%	1.3%	-	0%	0%	0%	0%	0%	-	0%	0.3%	0%	0%	0.3%	-	0.7%
Articulated Trucks	0	0	0	0	0	-	0	3	0	0	3	-	0	0	0	0	0	-	0	2	0	0	2	-	5
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.5%	0%	0%	0.5%	-	0%	0%	0%	0%	0%	-	0%	0.3%	0%	0%	0.3%	-	0.3%
Buses	0	0	0	0	0	-	0	4	1	0	5	-	0	0	0	0	0	-	0	3	0	0	3	-	8
% Buses	0%	0%	0%	0%	0%	-	0%	0.7%	14.3%	0%	0.8%	-	0%	0%	0%	0%	0%	-	0%	0.4%	0%	0%	0.4%	-	0.6%
Bicycles on Road	1	4	0	0	5	-	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	7
% Bicycles on Road	5.9%	44.4%	0%	0%	15.6%	-	0%	0%	0%	0%	0%	-	0%	15.4%	0%	0%	6.9%	-	0%	0%	0%	0%	0%	-	0.5%
Pedestrians	-	-	-	-	-	8	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Madison Street with Euclid Avenue - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681429, Location: 41.879772, -87.792802



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400, Rosemont, IL, 60018, US

[N] Euclid Avenue

Total: 64
In: 32 Out: 32

17 9 6

5 3

[W] Madison Street

Total: 1377
In: 754 Out: 623

4

741

9

15

605

7

Total: 1389
In: 627 Out: 762

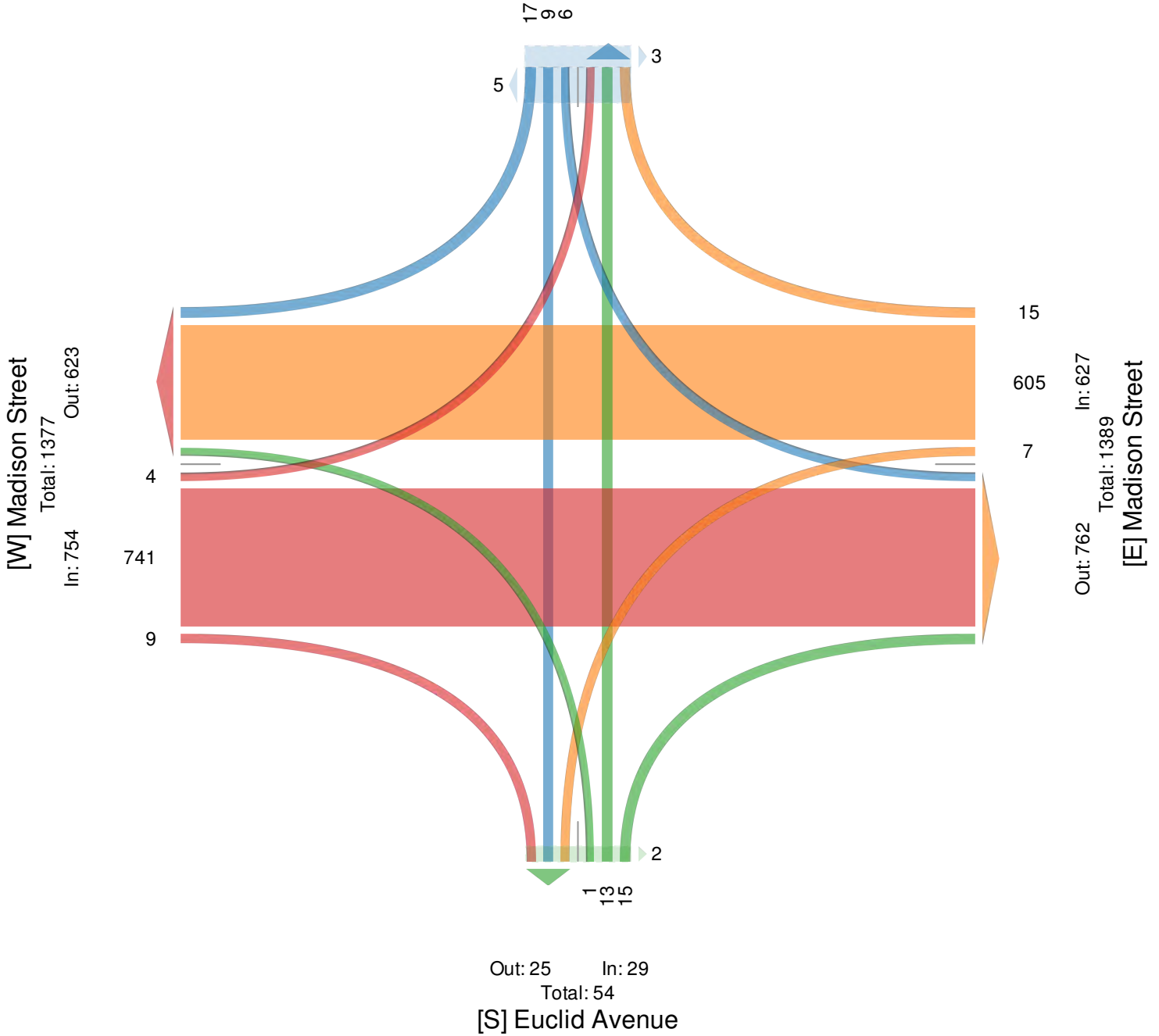
[E] Madison Street

Out: 25 In: 29
Total: 54

[S] Euclid Avenue

1 13 15

2



Euclid Avenue with Public Alley - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681428, Location: 41.879268, -87.792995



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Euclid Avenue Southbound						Public Alley Westbound						Euclid Avenue Northbound						Public Alley Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
7:00AM	0	2	0	0	2	0	0	0	0	0	0	1	0	5	1	0	6	0	0	0	1	0	1	0	9
7:15AM	0	2	0	0	2	1	0	0	0	0	0	0	0	3	0	0	3	0	1	1	0	0	2	0	7
7:30AM	0	4	0	0	4	0	0	1	0	0	1	1	0	7	1	0	8	0	1	0	1	0	2	3	15
7:45AM	0	4	0	0	4	2	0	0	0	0	0	1	0	4	0	0	4	0	0	0	1	0	1	2	9
Hourly Total	0	12	0	0	12	3	0	1	0	0	1	3	0	19	2	0	21	0	2	1	3	0	6	5	40
8:00AM	1	8	1	1	11	0	0	0	1	0	1	2	0	5	2	0	7	0	0	0	0	0	0	3	19
8:15AM	0	4	0	0	4	0	0	1	0	0	1	0	0	2	1	0	3	0	0	0	1	0	1	1	9
8:30AM	0	3	0	1	4	0	0	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	0	0	6
8:45AM	1	5	0	1	7	0	0	0	0	0	0	0	0	4	0	0	4	0	1	0	0	0	1	0	12
Hourly Total	2	20	1	3	26	0	0	1	1	0	2	2	1	12	3	0	16	0	1	0	1	0	2	4	46
4:00PM	2	4	0	0	6	0	0	0	0	0	0	0	0	7	0	0	7	1	0	1	0	0	1	2	14
4:15PM	0	5	0	1	6	0	0	1	0	0	1	0	0	2	0	1	3	0	2	1	0	0	3	0	13
4:30PM	0	4	0	0	4	0	1	0	0	0	1	0	0	5	0	0	5	0	0	0	2	0	2	0	12
4:45PM	0	3	0	0	3	0	0	0	0	0	0	1	0	4	0	1	5	0	0	2	0	0	2	2	10
Hourly Total	2	16	0	1	19	0	1	1	0	0	2	1	0	18	0	2	20	1	2	4	2	0	8	4	49
5:00PM	1	4	0	0	5	0	1	0	1	0	2	0	0	5	0	0	5	0	0	0	0	0	0	0	12
5:15PM	1	8	0	0	9	0	0	0	0	0	0	0	0	15	0	0	15	0	0	0	0	0	0	0	24
5:30PM	1	4	0	0	5	0	0	0	1	0	1	0	1	3	0	0	4	0	0	0	1	0	1	0	11
5:45PM	2	3	2	0	7	0	0	0	0	0	0	1	0	5	0	0	5	1	1	0	0	0	1	4	13
Hourly Total	5	19	2	0	26	0	1	0	2	0	3	1	1	28	0	0	29	1	1	0	1	0	2	4	60
Total	9	67	3	4	83	3	2	3	3	0	8	7	2	77	5	2	86	2	6	5	7	0	18	17	195
% Approach	10.8%	80.7%	3.6%	4.8%	-	-	25.0%	37.5%	37.5%	0%	-	-	2.3%	89.5%	5.8%	2.3%	-	-	33.3%	27.8%	38.9%	0%	-	-	-
% Total	4.6%	34.4%	1.5%	2.1%	42.6%	-	1.0%	1.5%	1.5%	0%	4.1%	-	1.0%	39.5%	2.6%	1.0%	44.1%	-	3.1%	2.6%	3.6%	0%	9.2%	-	-
Lights	9	60	3	4	76	-	2	3	3	0	8	-	1	69	5	2	77	-	6	3	7	0	16	-	177
% Lights	100%	89.6%	100%	100%	91.6%	-	100%	100%	100%	0%	100%	-	50.0%	89.6%	100%	100%	89.5%	-	100%	60.0%	100%	0%	88.9%	-	90.8%
Single-Unit Trucks	0	1	0	0	1	-	0	0	0	0	0	-	1	0	0	0	1	-	0	0	0	0	0	-	2
% Single-Unit Trucks	0%	1.5%	0%	0%	1.2%	-	0%	0%	0%	0%	0%	-	50.0%	0%	0%	0%	1.2%	-	0%	0%	0%	0%	0%	-	1.0%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Buses	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Buses	0%	1.5%	0%	0%	1.2%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.5%
Bicycles on Road	0	5	0	0	5	-	0	0	0	0	0	-	0	8	0	0	8	-	0	2	0	0	2	-	15
% Bicycles on Road	0%	7.5%	0%	0%	6.0%	-	0%	0%	0%	0%	0%	-	0%	10.4%	0%	0%	9.3%	-	0%	40.0%	0%	0%	11.1%	-	7.7%
Pedestrians	-	-	-	-	-	3	-	-	-	-	-	7	-	-	-	-	-	2	-	-	-	-	-	17	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Euclid Avenue with Public Alley - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

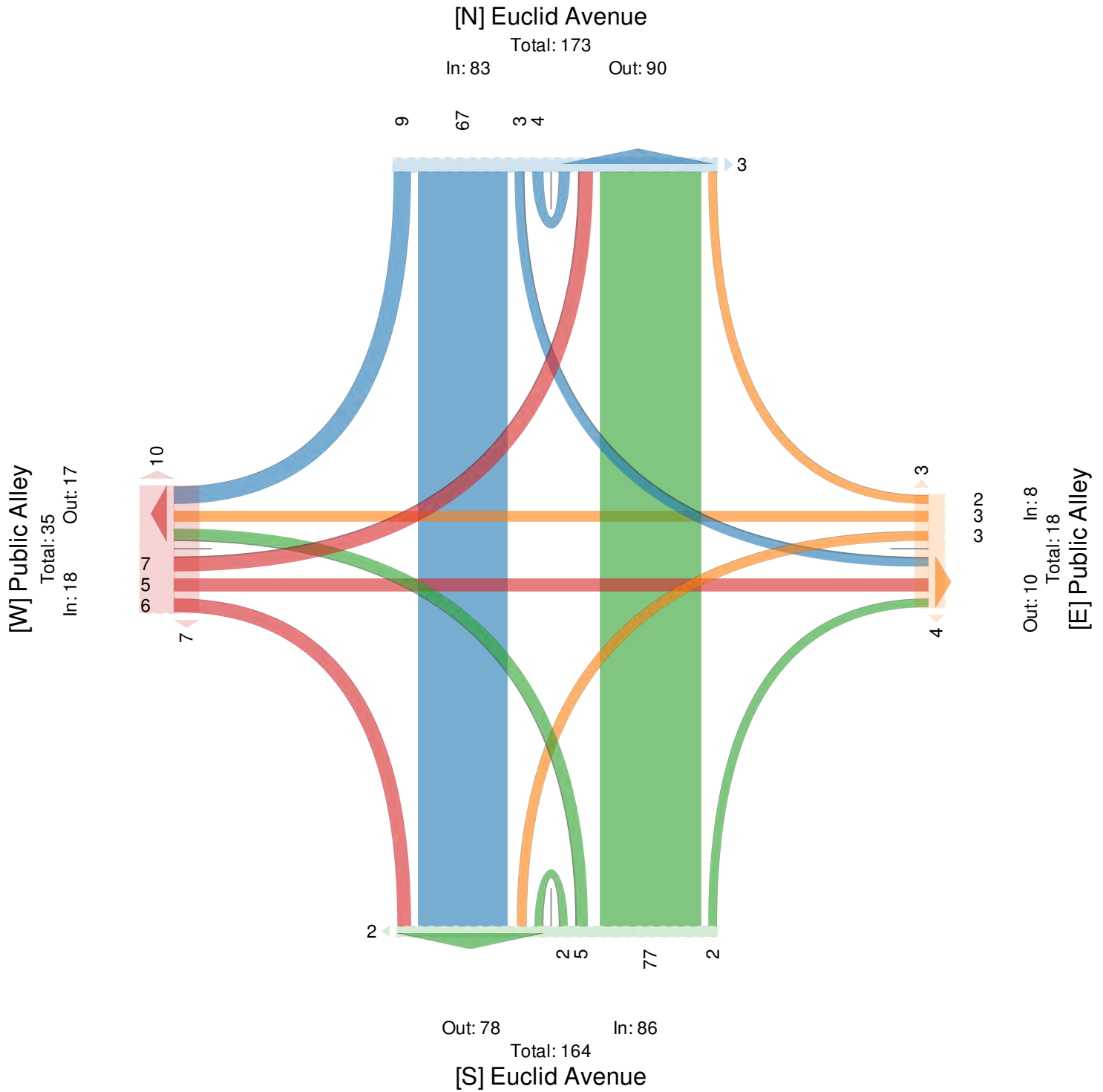
All Movements

ID: 681428, Location: 41.879268, -87.792995



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Euclid Avenue with Public Alley - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681428, Location: 41.879268, -87.792995



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Euclid Avenue Southbound						Public Alley Westbound						Euclid Avenue Northbound						Public Alley Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
7:30AM	0	4	0	0	4	0	0	1	0	0	1	1	0	7	1	0	8	0	1	0	1	0	2	3	15
7:45AM	0	4	0	0	4	2	0	0	0	0	0	1	0	4	0	0	4	0	0	0	1	0	1	2	9
8:00AM	1	8	1	1	11	0	0	0	1	0	1	2	0	5	2	0	7	0	0	0	0	0	0	3	19
8:15AM	0	4	0	0	4	0	0	1	0	0	1	0	0	2	1	0	3	0	0	0	1	0	1	1	9
Total	1	20	1	1	23	2	0	2	1	0	3	4	0	18	4	0	22	0	1	0	3	0	4	9	52
% Approach	4.3%	87.0%	4.3%	4.3%	-	-	0%	66.7%	33.3%	0%	-	-	0%	81.8%	18.2%	0%	-	-	25.0%	0%	75.0%	0%	-	-	-
% Total	1.9%	38.5%	1.9%	1.9%	44.2%	-	0%	3.8%	1.9%	0%	5.8%	-	0%	34.6%	7.7%	0%	42.3%	-	1.9%	0%	5.8%	0%	7.7%	-	-
PHF	0.250	0.625	0.250	0.250	0.523	-	-	0.500	0.250	-	0.750	-	-	0.571	0.500	-	0.625	-	0.250	-	0.750	-	0.500	-	0.694
Lights	1	20	1	1	23	-	0	2	1	0	3	-	0	16	4	0	20	-	1	0	3	0	4	-	50
% Lights	100%	100%	100%	100%	100%	-	0%	100%	100%	0%	100%	-	0%	88.9%	100%	0%	90.9%	-	100%	0%	100%	0%	100%	-	96.2%
Single-Unit Trucks	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%	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
% Articulated Trucks	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
% Buses	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Bicycles on Road	0	0	0	0	0	-	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	2
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	11.1%	0%	0%	9.1%	-	0%	0%	0%	0%	0%	-	3.8%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	9	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Euclid Avenue with Public Alley - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

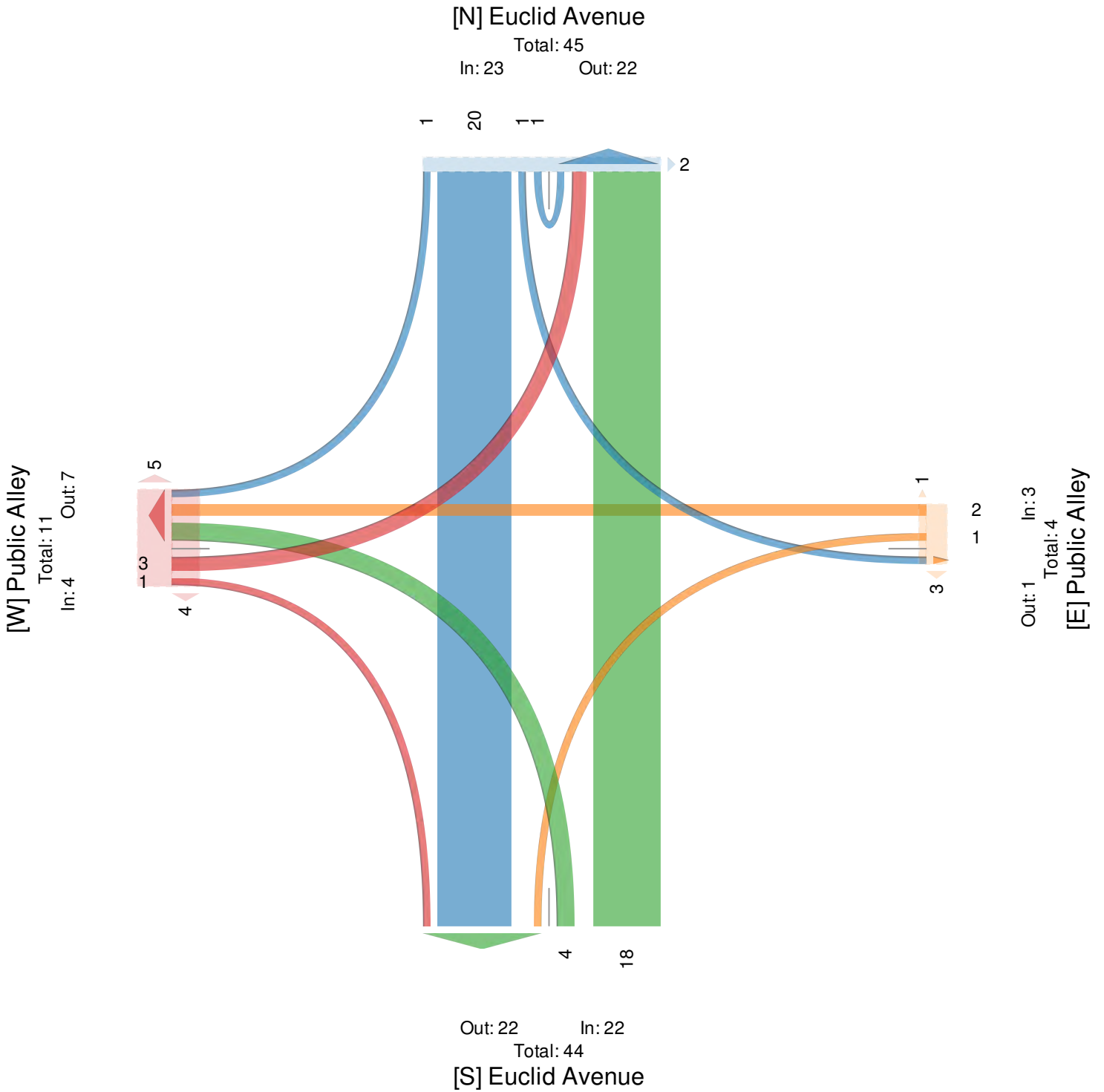
All Movements

ID: 681428, Location: 41.879268, -87.792995



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Euclid Avenue with Public Alley - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681428, Location: 41.879268, -87.792995



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Euclid Avenue Southbound						Public Alley Westbound						Euclid Avenue Northbound						Public Alley Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2019-07-23 5:00PM	1	4	0	0	5	0	1	0	1	0	2	0	0	5	0	0	5	0	0	0	0	0	0	0	12
5:15PM	1	8	0	0	9	0	0	0	0	0	0	0	0	15	0	0	15	0	0	0	0	0	0	0	24
5:30PM	1	4	0	0	5	0	0	0	1	0	1	0	1	3	0	0	4	0	0	0	1	0	1	0	11
5:45PM	2	3	2	0	7	0	0	0	0	0	0	1	0	5	0	0	5	1	1	0	0	0	1	4	13
Total	5	19	2	0	26	0	1	0	2	0	3	1	1	28	0	0	29	1	1	0	1	0	2	4	60
% Approach	19.2%	73.1%	7.7%	0%	-	-	33.3%	0%	66.7%	0%	-	-	3.4%	96.6%	0%	0%	-	-	50.0%	0%	50.0%	0%	-	-	-
% Total	8.3%	31.7%	3.3%	0%	43.3%	-	1.7%	0%	3.3%	0%	5.0%	-	1.7%	46.7%	0%	0%	48.3%	-	1.7%	0%	1.7%	0%	3.3%	-	-
PHF	0.625	0.750	0.250	-	0.786	-	0.250	-	0.500	-	0.375	-	0.250	0.417	-	-	0.433	-	0.250	-	0.250	-	0.500	-	0.631
Lights	5	14	2	0	21	-	1	0	2	0	3	-	0	25	0	0	25	-	1	0	1	0	2	-	51
% Lights	100%	73.7%	100%	0%	80.8%	-	100%	0%	100%	0%	100%	-	0%	89.3%	0%	0%	86.2%	-	100%	0%	100%	0%	100%	-	85.0%
Single-Unit Trucks	0	0	0	0	0	-	0	0	0	0	0	-	1	0	0	0	1	-	0	0	0	0	0	-	1
% Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	100%	0%	0%	0%	3.4%	-	0%	0%	0%	0%	0%	-	1.7%
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%
Buses	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Buses	0%	5.3%	0%	0%	3.8%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	1.7%
Bicycles on Road	0	4	0	0	4	-	0	0	0	0	0	-	0	3	0	0	3	-	0	0	0	0	0	-	7
% Bicycles on Road	0%	21.1%	0%	0%	15.4%	-	0%	0%	0%	0%	0%	-	0%	10.7%	0%	0%	10.3%	-	0%	0%	0%	0%	0%	-	11.7%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	4	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Euclid Avenue with Public Alley - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

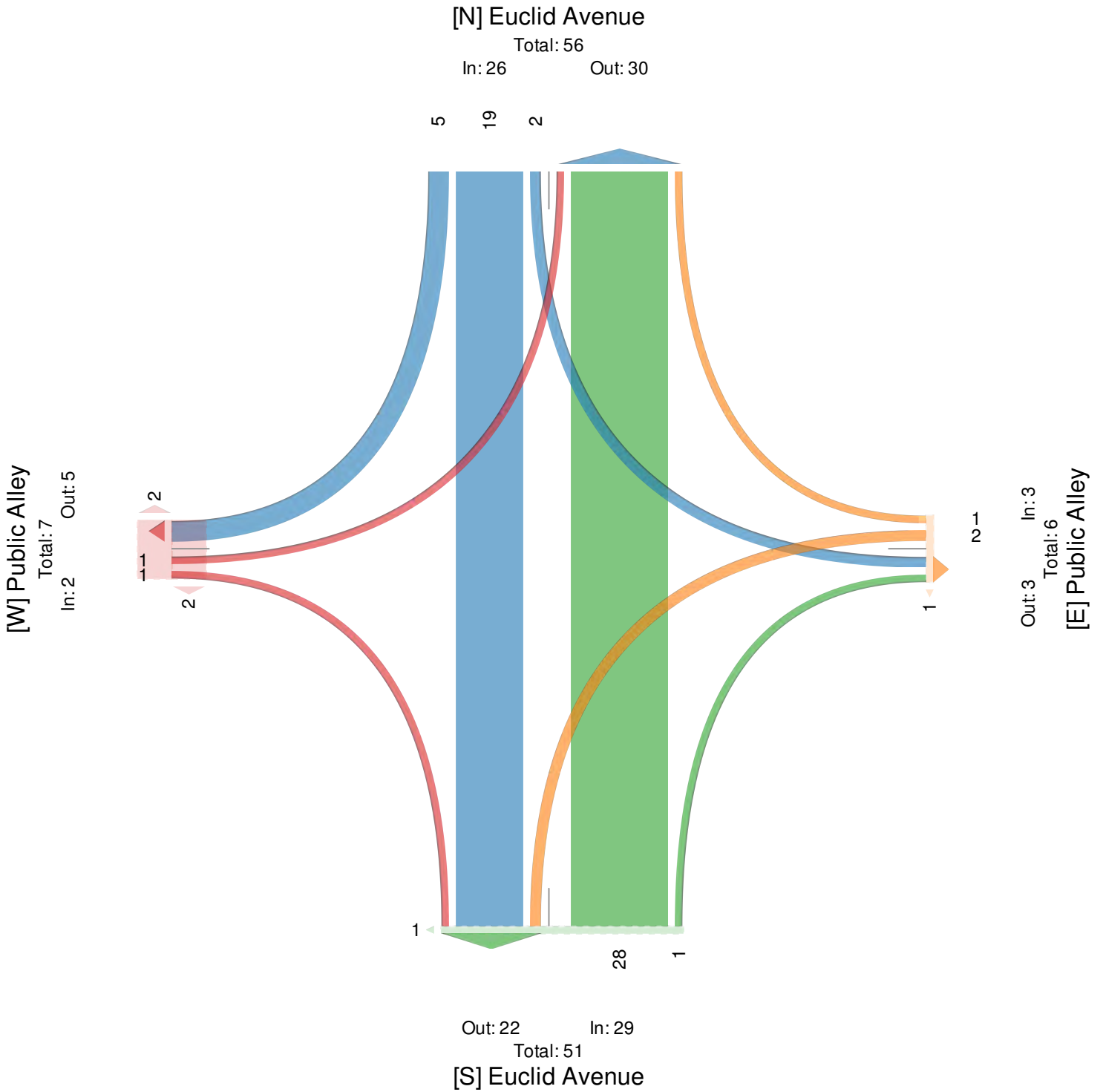
All Movements

ID: 681428, Location: 41.879268, -87.792995



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Euclid avenue with Adams Street - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681430, Location: 41.877953, -87.792962



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Euclid Avenue Southbound						Adams Street Westbound						Euclid Avenue Northbound						Adams Street Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2019-07-23																									
7:00AM	0	1	0	0	1	2	0	3	1	0	4	0	1	2	2	0	5	3	0	3	4	0	7	0	17
7:15AM	1	2	0	0	3	3	0	7	1	0	8	0	2	1	0	0	3	1	2	5	3	0	10	0	24
7:30AM	1	2	1	0	4	2	0	12	0	0	12	1	0	3	1	0	4	4	4	0	3	0	7	1	27
7:45AM	0	4	1	0	5	0	0	16	2	0	18	0	1	4	2	0	7	1	2	5	0	0	7	4	37
Hourly Total	2	9	2	0	13	7	0	38	4	0	42	1	4	10	5	0	19	9	8	13	10	0	31	5	105
8:00AM	0	8	0	0	8	0	2	3	4	0	9	0	0	4	2	0	6	3	3	7	1	0	11	1	34
8:15AM	1	3	0	0	4	0	0	10	1	0	11	0	0	3	1	0	4	5	7	7	0	0	14	1	33
8:30AM	0	1	2	0	3	0	2	11	1	0	14	0	0	0	3	0	3	4	2	4	0	0	6	1	26
8:45AM	0	6	0	0	6	1	1	13	2	0	16	0	1	0	0	1	2	2	0	3	2	0	5	0	29
Hourly Total	1	18	2	0	21	1	5	37	8	0	50	0	1	7	6	1	15	14	12	21	3	0	36	3	122
4:00PM	0	2	1	0	3	1	1	8	0	0	9	0	0	6	4	0	10	4	0	8	0	0	8	1	30
4:15PM	3	7	0	0	10	0	0	12	0	0	12	0	1	3	1	0	5	2	2	4	0	0	6	1	33
4:30PM	1	1	1	0	3	0	2	5	0	0	7	0	0	2	1	0	3	1	2	3	1	0	6	3	19
4:45PM	0	2	0	0	2	1	0	8	0	0	8	0	2	3	2	0	7	1	0	9	1	0	10	2	27
Hourly Total	4	12	2	0	18	2	3	33	0	0	36	0	3	14	8	0	25	8	4	24	2	0	30	7	109
5:00PM	1	2	1	0	4	0	1	15	2	0	18	0	2	3	1	0	6	2	3	5	1	0	9	1	37
5:15PM	0	7	0	0	7	0	3	12	2	0	17	0	0	8	3	0	11	1	2	3	2	0	7	0	42
5:30PM	1	2	3	0	6	0	0	8	1	0	9	0	0	5	7	0	12	1	2	4	0	0	6	0	33
5:45PM	4	2	1	0	7	0	1	9	2	0	12	0	1	2	2	0	5	1	1	8	2	0	11	2	35
Hourly Total	6	13	5	0	24	0	5	44	7	0	56	0	3	18	13	0	34	5	8	20	5	0	33	3	147
Total	13	52	11	0	76	10	13	152	19	0	184	1	11	49	32	1	93	36	32	78	20	0	130	18	483
% Approach	17.1%	68.4%	14.5%	0%	-	-	7.1%	82.6%	10.3%	0%	-	-	11.8%	52.7%	34.4%	1.1%	-	-	24.6%	60.0%	15.4%	0%	-	-	-
% Total	2.7%	10.8%	2.3%	0%	15.7%	-	2.7%	31.5%	3.9%	0%	38.1%	-	2.3%	10.1%	6.6%	0.2%	19.3%	-	6.6%	16.1%	4.1%	0%	26.9%	-	-
Lights	12	45	10	0	67	-	13	139	16	0	168	-	8	44	30	0	82	-	31	63	20	0	114	-	431
% Lights	92.3%	86.5%	90.9%	0%	88.2%	-	100%	91.4%	84.2%	0%	91.3%	-	72.7%	89.8%	93.8%	0%	88.2%	-	96.9%	80.8%	100%	0%	87.7%	-	89.2%
Single-Unit Trucks	0	1	0	0	1	-	0	0	0	0	0	-	0	1	1	1	3	-	0	0	0	0	0	-	4
% Single-Unit Trucks	0%	1.9%	0%	0%	1.3%	-	0%	0%	0%	0%	0%	-	0%	2.0%	3.1%	100%	3.2%	-	0%	0%	0%	0%	0%	-	0.8%
Articulated Trucks	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	0	1	0	0	1	-	2
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.7%	0%	0%	0.5%	-	0%	0%	0%	0%	0%	-	0%	1.3%	0%	0%	0.8%	-	0.4%
Buses	0	2	0	0	2	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	2
% Buses	0%	3.8%	0%	0%	2.6%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.4%
Bicycles on Road	1	4	1	0	6	-	0	12	3	0	15	-	3	4	1	0	8	-	1	14	0	0	15	-	44
% Bicycles on Road	7.7%	7.7%	9.1%	0%	7.9%	-	0%	7.9%	15.8%	0%	8.2%	-	27.3%	8.2%	3.1%	0%	8.6%	-	3.1%	17.9%	0%	0%	11.5%	-	9.1%
Pedestrians	-	-	-	-	-	10	-	-	-	-	-	1	-	-	-	-	-	36	-	-	-	-	-	18	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Euclid avenue with Adams Street - TMC

Tue Jul 23, 2019

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681430, Location: 41.877953, -87.792962



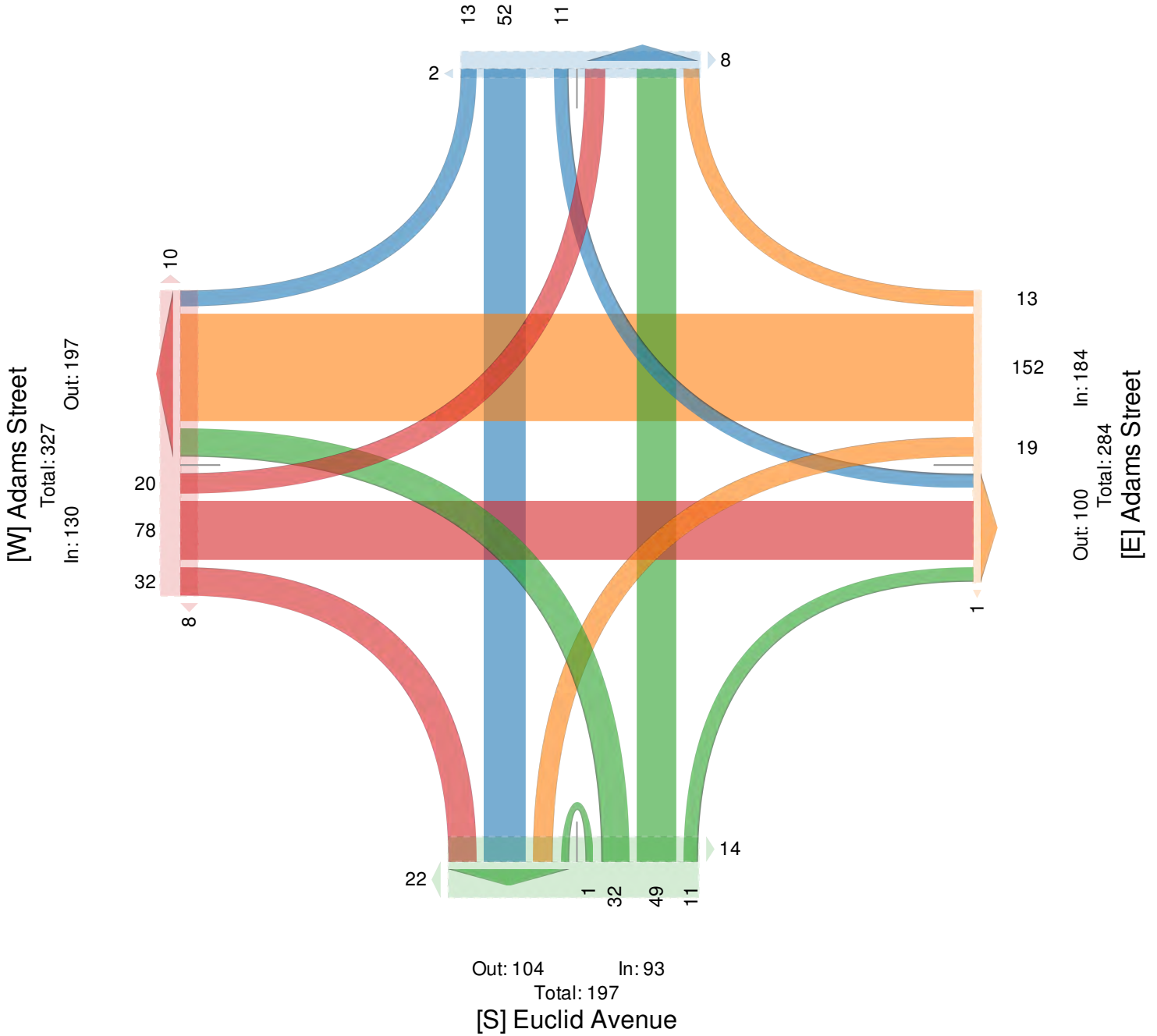
Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

[N] Euclid Avenue

Total: 158

In: 76 Out: 82



Euclid avenue with Adams Street - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681430, Location: 41.877953, -87.792962



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Euclid Avenue Southbound						Adams Street Westbound						Euclid Avenue Northbound						Adams Street Eastbound						Int
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
7:30AM	1	2	1	0	4	2	0	12	0	0	12	1	0	3	1	0	4	4	4	0	3	0	7	1	27
7:45AM	0	4	1	0	5	0	0	16	2	0	18	0	1	4	2	0	7	1	2	5	0	0	7	4	37
8:00AM	0	8	0	0	8	0	2	3	4	0	9	0	0	4	2	0	6	3	3	7	1	0	11	1	34
8:15AM	1	3	0	0	4	0	0	10	1	0	11	0	0	3	1	0	4	5	7	7	0	0	14	1	33
Total	2	17	2	0	21	2	2	41	7	0	50	1	1	14	6	0	21	13	16	19	4	0	39	7	131
% Approach	9.5%	81.0%	9.5%	0%	-	-	4.0%	82.0%	14.0%	0%	-	-	4.8%	66.7%	28.6%	0%	-	-	41.0%	48.7%	10.3%	0%	-	-	-
% Total	1.5%	13.0%	1.5%	0%	16.0%	-	1.5%	31.3%	5.3%	0%	38.2%	-	0.8%	10.7%	4.6%	0%	16.0%	-	12.2%	14.5%	3.1%	0%	29.8%	-	-
PHF	0.500	0.531	0.500	-	0.656	-	0.250	0.625	0.438	-	0.688	-	0.250	1.000	0.625	-	0.750	-	0.625	0.464	0.333	-	0.615	-	0.927
Lights	2	17	2	0	21	-	2	35	7	0	44	-	1	12	5	0	18	-	15	13	4	0	32	-	115
% Lights	100%	100%	100%	0%	100%	-	100%	85.4%	100%	0%	88.0%	-	100%	85.7%	83.3%	0%	85.7%	-	93.8%	68.4%	100%	0%	82.1%	-	87.8%
Single-Unit Trucks	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%	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
% Articulated Trucks	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
% Buses	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Bicycles on Road	0	0	0	0	0	-	0	6	0	0	6	-	0	2	1	0	3	-	1	6	0	0	7	-	16
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	14.6%	0%	0%	12.0%	-	0%	14.3%	16.7%	0%	14.3%	-	6.3%	31.6%	0%	0%	17.9%	-	12.2%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	13	-	-	-	-	-	7	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Euclid avenue with Adams Street - TMC

Tue Jul 23, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

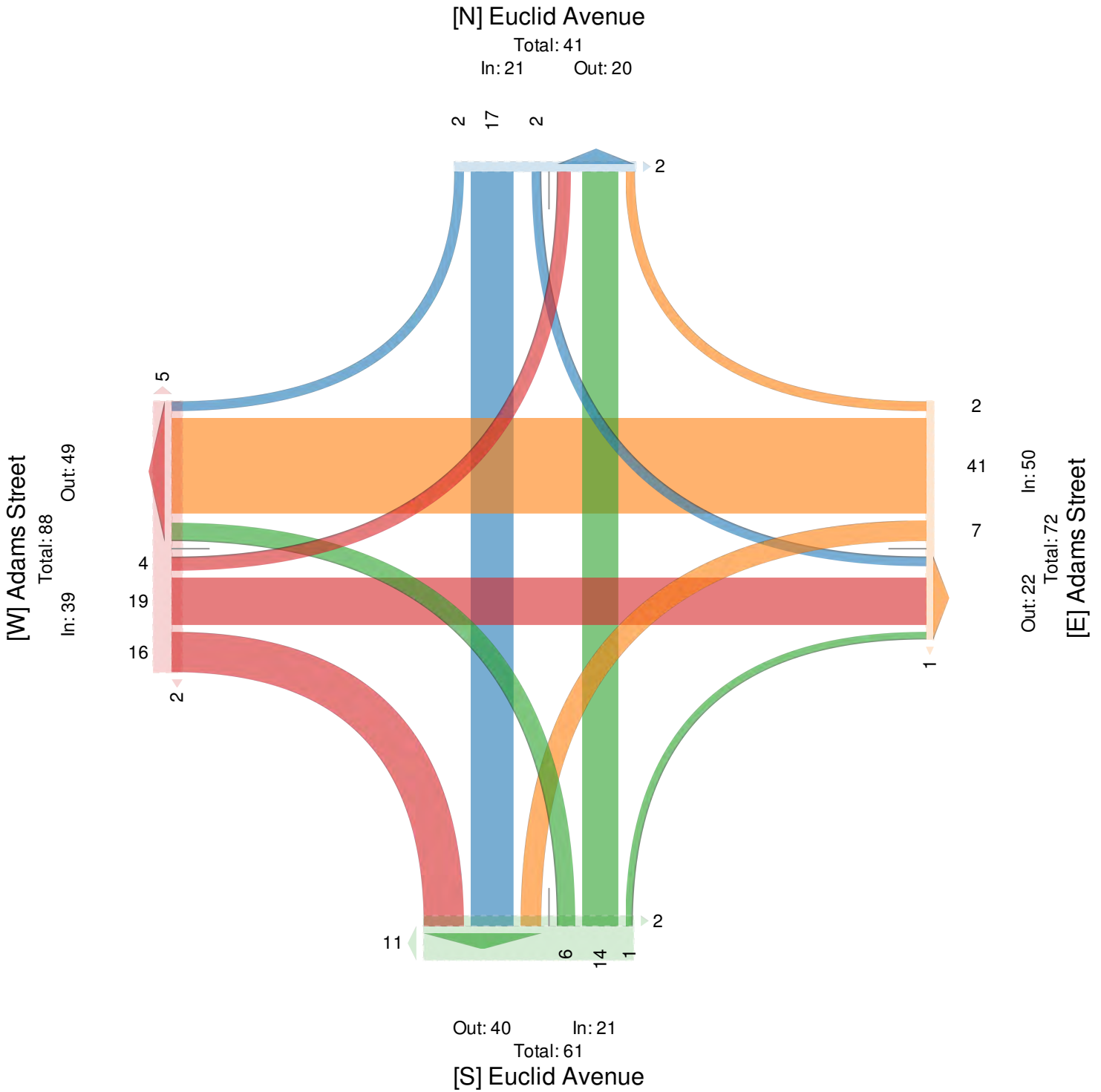
All Movements

ID: 681430, Location: 41.877953, -87.792962



Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400, Rosemont, IL, 60018, US



Euclid avenue with Adams Street - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

All Movements

ID: 681430, Location: 41.877953, -87.792962



Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Euclid Avenue Southbound						Adams Street Westbound						Euclid Avenue Northbound						Adams Street Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2019-07-23																									
5:00PM	1	2	1	0	4	0	1	15	2	0	18	0	2	3	1	0	6	2	3	5	1	0	9	1	37
5:15PM	0	7	0	0	7	0	3	12	2	0	17	0	0	8	3	0	11	1	2	3	2	0	7	0	42
5:30PM	1	2	3	0	6	0	0	8	1	0	9	0	0	5	7	0	12	1	2	4	0	0	6	0	33
5:45PM	4	2	1	0	7	0	1	9	2	0	12	0	1	2	2	0	5	1	1	8	2	0	11	2	35
Total	6	13	5	0	24	0	5	44	7	0	56	0	3	18	13	0	34	5	8	20	5	0	33	3	147
% Approach	25.0%	54.2%	20.8%	0%	-	-	8.9%	78.6%	12.5%	0%	-	-	8.8%	52.9%	38.2%	0%	-	-	24.2%	60.6%	15.2%	0%	-	-	-
% Total	4.1%	8.8%	3.4%	0%	16.3%	-	3.4%	29.9%	4.8%	0%	38.1%	-	2.0%	12.2%	8.8%	0%	23.1%	-	5.4%	13.6%	3.4%	0%	22.4%	-	-
PHF	0.375	0.563	0.417	-	0.714	-	0.417	0.750	0.625	-	0.813	-	0.250	0.531	0.464	-	0.727	-	0.667	0.708	0.625	-	0.833	-	0.882
Lights	6	7	5	0	18	-	5	42	5	0	52	-	2	16	13	0	31	-	8	17	5	0	30	-	131
% Lights	100%	53.8%	100%	0%	75.0%	-	100%	95.5%	71.4%	0%	92.9%	-	66.7%	88.9%	100%	0%	91.2%	-	100%	85.0%	100%	0%	90.9%	-	89.1%
Single-Unit Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	1
% Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	5.6%	0%	0%	2.9%	-	0%	0%	0%	0%	0%	-	0.7%
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%
Buses	0	2	0	0	2	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	2
% Buses	0%	15.4%	0%	0%	8.3%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	1.4%
Bicycles on Road	0	4	0	0	4	-	0	2	2	0	4	-	1	1	0	0	2	-	0	3	0	0	3	-	13
% Bicycles on Road	0%	30.8%	0%	0%	16.7%	-	0%	4.5%	28.6%	0%	7.1%	-	33.3%	5.6%	0%	0%	5.9%	-	0%	15.0%	0%	0%	9.1%	-	8.8%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	5	-	-	-	-	-	-	3
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Euclid Avenue with Adams Street - TMC

Tue Jul 23, 2019

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)

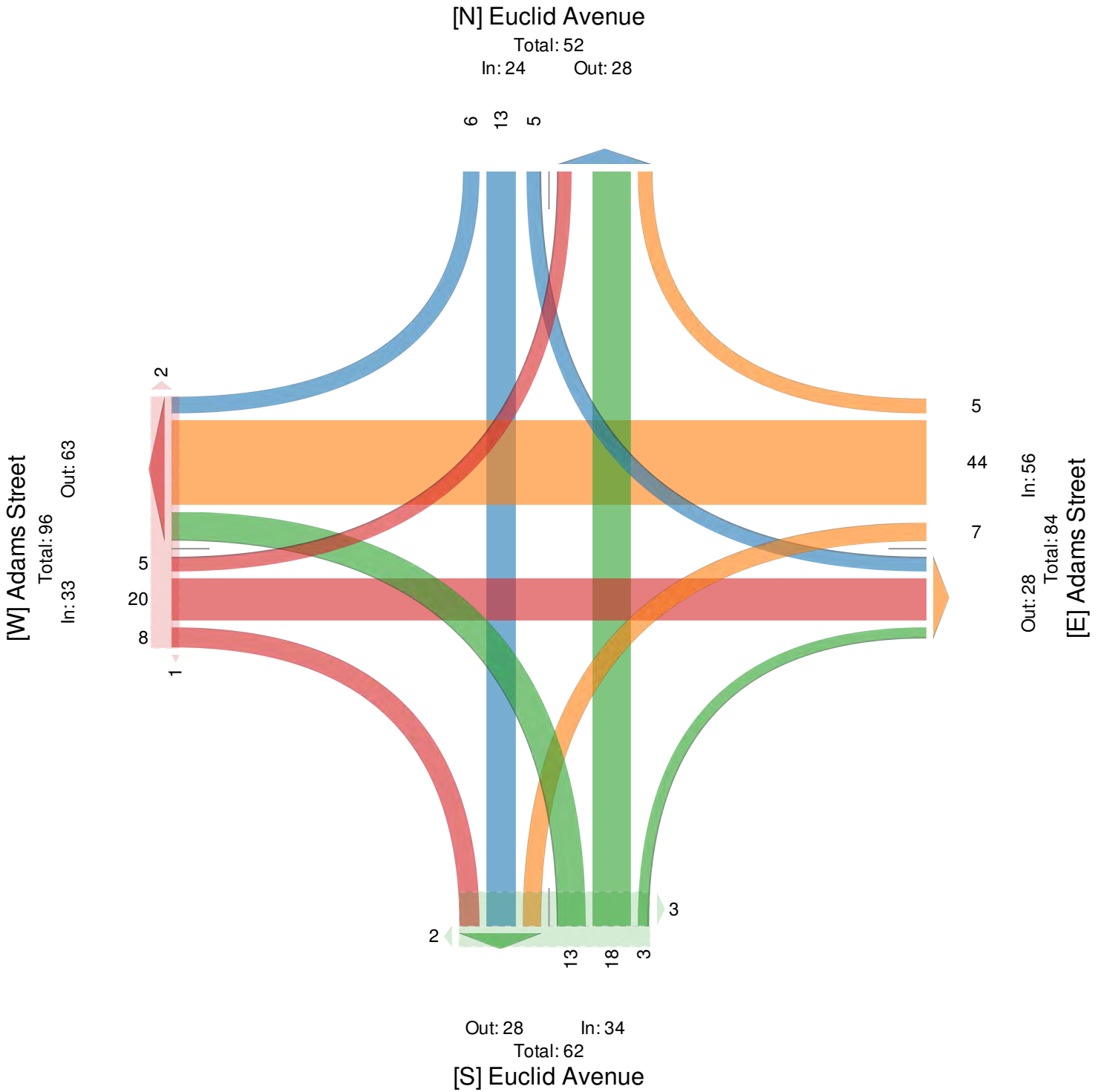
All Movements

ID: 681430, Location: 41.877953, -87.792962



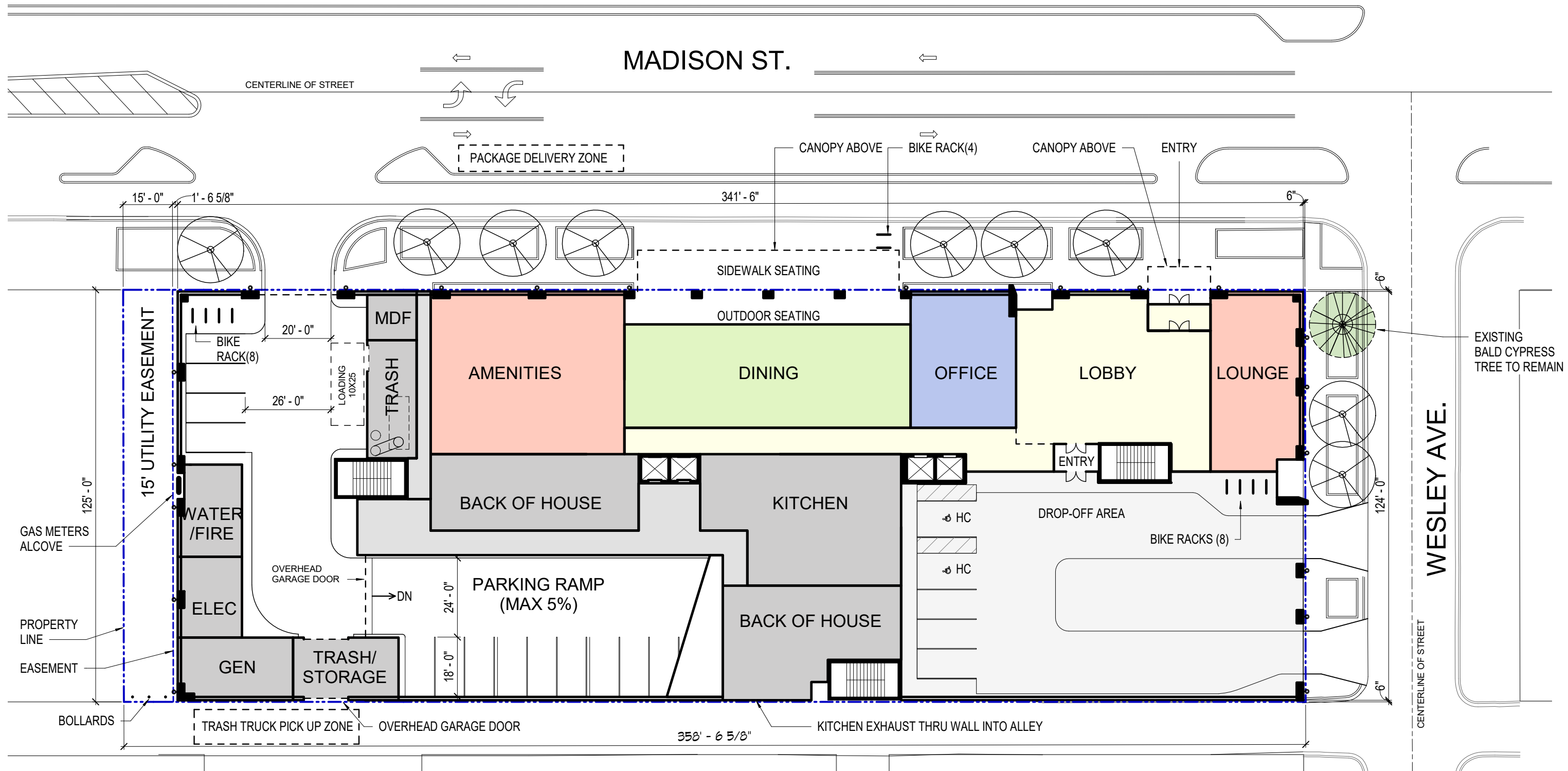
Provided by: Kenig Lindgren O'Hara Aboona, Inc.

9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



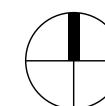
Site Plan

MADISON ST.



OAK PARK SENIOR LIVING
 711 MADISON ST, OAK PARK

COPYRIGHT 2019: MYEFSKI ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF MYEFSKI ARCHITECTS, INC.



0 15' 30' 60'

SD-1
FIRST FLOOR PLAN
 1" = 30'-0"

11.01.19



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*, 6th Edition.

Capacity Analysis Summary Sheets

Lanes, Volumes, Timings
3: Oak Park Avenue & Madison Street

09/04/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	961	37	98	723	124	123	447	61	138	431	96
Future Volume (vph)	100	961	37	98	723	124	123	447	61	138	431	96
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	10	11	11	10	10	12	10	10	12
Storage Length (ft)	85		50	70		100	95		0	100		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	50			170			75			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor			0.95			0.97	0.98	0.99		0.98	0.99	
Frt			0.850			0.850		0.982			0.973	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1636	1722	1380	1652	1766	1336	1668	3169	0	1652	3169	0
Flt Permitted	0.089			0.089			0.229			0.246		
Satd. Flow (perm)	153	1722	1315	155	1766	1296	394	3169	0	420	3169	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		532			329			187			195	
Travel Time (s)		12.1			7.5			4.3			4.4	
Confl. Peds. (#/hr)	11		10	10		11	21		19	19		21
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	3%	3%	2%	4%	2%	1%	4%	0%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	2	0	0	0	0	0	0
Parking (#/hr)			4			4			4			4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	106	1022	39	104	769	132	131	541	0	147	561	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2			6		
Detector Phase	7	4	4	3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	8.0	24.0	24.0	8.0	24.0	24.0	9.0	24.0		9.0	24.0	
Total Split (s)	8.0	50.0	50.0	8.0	50.0	50.0	9.0	33.0		9.0	33.0	
Total Split (%)	8.0%	50.0%	50.0%	8.0%	50.0%	50.0%	9.0%	33.0%		9.0%	33.0%	
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5		3.0	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	1.0	-2.0	0.0	1.0	-2.0	0.0	1.0	-2.0		1.0	-2.0	
Total Lost Time (s)	4.0	4.0	6.0	4.0	4.0	6.0	4.0	4.0		4.0	4.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	
Act Effect Green (s)	53.9	48.1	46.1	53.8	48.0	46.0	30.2	25.2		30.2	25.2	
Actuated g/C Ratio	0.54	0.48	0.46	0.54	0.48	0.46	0.30	0.25		0.30	0.25	
v/c Ratio	0.63	1.23	0.06	0.62	0.91	0.22	0.72	0.68		0.78	0.70	
Control Delay	32.2	142.5	16.5	30.9	41.2	18.3	47.7	38.0		54.4	38.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	32.2	142.5	16.5	30.9	41.2	18.3	47.7	38.0		54.4	38.8	

Lanes, Volumes, Timings
 3: Oak Park Avenue & Madison Street

09/04/2019

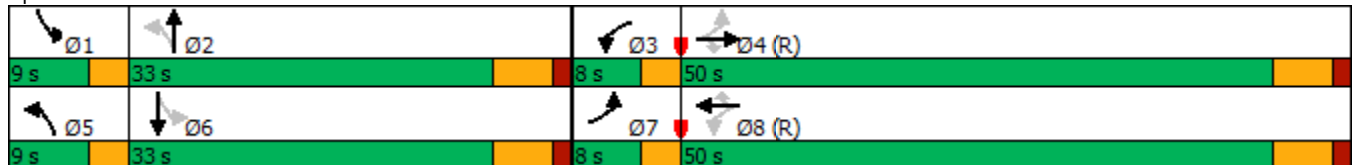


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	C	F	B	C	D	B	D	D		D	D	
Approach Delay		128.3			37.2			39.9			42.1	
Approach LOS		F			D			D			D	
Queue Length 50th (ft)	29	-835	14	28	454	51	59	163		67	170	
Queue Length 95th (ft)	#94	#1078	34	#90	#711	93	#115	211		#135	220	
Internal Link Dist (ft)		452			249			107			115	
Turn Bay Length (ft)	85		50	70		100	95			100		
Base Capacity (vph)	168	828	606	169	848	596	182	919		188	919	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.63	1.23	0.06	0.62	0.91	0.22	0.72	0.59		0.78	0.61	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green
 Natural Cycle: 100
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 1.23
 Intersection Signal Delay: 68.6
 Intersection LOS: E
 Intersection Capacity Utilization 91.7%
 ICU Level of Service F
 Analysis Period (min) 15
 ~ Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Oak Park Avenue & Madison Street



HCM 6th AWSC
 18: Euclid Avenue & Adams Street

09/04/2019

Intersection	
Intersection Delay, s/veh	7.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	19	16	7	41	2	6	14	1	2	17	2
Future Vol, veh/h	4	19	16	7	41	2	6	14	1	2	17	2
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	0	32	6	0	15	0	17	14	0	0	0	0
Mvmt Flow	4	20	17	8	44	2	6	15	1	2	18	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7	7.3	7.6	7.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	29%	10%	14%	10%
Vol Thru, %	67%	49%	82%	81%
Vol Right, %	5%	41%	4%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	21	39	50	21
LT Vol	6	4	7	2
Through Vol	14	19	41	17
RT Vol	1	16	2	2
Lane Flow Rate	23	42	54	23
Geometry Grp	1	1	1	1
Degree of Util (X)	0.028	0.044	0.06	0.025
Departure Headway (Hd)	4.401	3.793	4.014	4.045
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	811	941	891	881
Service Time	2.442	1.829	2.045	2.088
HCM Lane V/C Ratio	0.028	0.045	0.061	0.026
HCM Control Delay	7.6	7	7.3	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.1	0.2	0.1

HCM 6th TWSC
6: Euclid Avenue & Madison Street

09/04/2019

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1150	10	11	945	0	19
Future Vol, veh/h	1150	10	11	945	0	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	3	0	0	4	0	0
Mvmt Flow	1162	10	11	955	0	19

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	1172	0	2144
Stage 1	-	-	-	-	1167
Stage 2	-	-	-	-	977
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	603	-	54
Stage 1	-	-	-	-	299
Stage 2	-	-	-	-	368
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	603	-	52
Mov Cap-2 Maneuver	-	-	-	-	171
Stage 1	-	-	-	-	299
Stage 2	-	-	-	-	354

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	21.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	238	-	-	603	-
HCM Lane V/C Ratio	0.081	-	-	0.018	-
HCM Control Delay (s)	21.4	-	-	11.1	0
HCM Lane LOS	C	-	-	B	A
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

HCM 6th TWSC
 8: Madison Street & Euclid Avenue

09/04/2019

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	1151	940	17	4	16
Future Vol, veh/h	18	1151	940	17	4	16
Conflicting Peds, #/hr	8	0	0	8	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	0	3	3	0	0	0
Mvmt Flow	18	1163	949	17	4	16

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	974	0	-	0	2165 966
Stage 1	-	-	-	-	966 -
Stage 2	-	-	-	-	1199 -
Critical Hdwy	4.1	-	-	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	2.2	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	716	-	-	-	53 311
Stage 1	-	-	-	-	372 -
Stage 2	-	-	-	-	288 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	711	-	-	-	51 309
Mov Cap-2 Maneuver	-	-	-	-	168 -
Stage 1	-	-	-	-	360 -
Stage 2	-	-	-	-	286 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	19.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	711	-	-	-	265
HCM Lane V/C Ratio	0.026	-	-	-	0.076
HCM Control Delay (s)	10.2	-	-	-	19.7
HCM Lane LOS	B	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

HCM 6th TWSC
 10: Wesley Avenue & Madison Street

09/04/2019

Intersection						
Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1147	8	23	949	8	12
Future Vol, veh/h	1147	8	23	949	8	12
Conflicting Peds, #/hr	0	8	8	0	1	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	3	0	0	3	25	25
Mvmt Flow	1170	8	23	968	8	12

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	1186	0	2197 1187
Stage 1	-	-	-	-	1182 -
Stage 2	-	-	-	-	1015 -
Critical Hdwy	-	-	4.1	-	6.65 6.45
Critical Hdwy Stg 1	-	-	-	-	5.65 -
Critical Hdwy Stg 2	-	-	-	-	5.65 -
Follow-up Hdwy	-	-	2.2	-	3.725 3.525
Pot Cap-1 Maneuver	-	-	596	-	42 206
Stage 1	-	-	-	-	262 -
Stage 2	-	-	-	-	317 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	591	-	40 203
Mov Cap-2 Maneuver	-	-	-	-	146 -
Stage 1	-	-	-	-	260 -
Stage 2	-	-	-	-	304 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	28.1
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	176	-	-	591	-
HCM Lane V/C Ratio	0.116	-	-	0.04	-
HCM Control Delay (s)	28.1	-	-	11.3	-
HCM Lane LOS	D	-	-	B	-
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

HCM 6th TWSC
12: Oak Park Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	9	0	0	8	1	618	0	0	557	10
Future Vol, veh/h	5	0	9	0	0	8	1	618	0	0	557	10
Conflicting Peds, #/hr	0	0	0	0	0	0	17	0	6	6	0	17
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	3	0	0	5	10
Mvmt Flow	5	0	10	0	0	9	1	665	0	0	599	11

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1294	1295	622	1283	1300	671	627	0	0	671	0	0
Stage 1	622	622	-	673	673	-	-	-	-	-	-	-
Stage 2	672	673	-	610	627	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	141	164	490	143	163	460	965	-	-	929	-	-
Stage 1	478	482	-	448	457	-	-	-	-	-	-	-
Stage 2	449	457	-	485	479	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	136	160	482	139	159	457	949	-	-	924	-	-
Mov Cap-2 Maneuver	136	160	-	139	159	-	-	-	-	-	-	-
Stage 1	469	474	-	444	453	-	-	-	-	-	-	-
Stage 2	440	453	-	475	471	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB			
HCM Control Delay, s	20.1		13		0		0			
HCM LOS	C		B							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	949	-	-	253	457	924	-
HCM Lane V/C Ratio	0.001	-	-	0.06	0.019	-	-
HCM Control Delay (s)	8.8	0	-	20.1	13	0	-
HCM Lane LOS	A	A	-	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-

HCM 6th TWSC
13: Euclid Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	5.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	1	12	2	0	7	0	9	0	0	0
Future Vol, veh/h	0	0	1	12	2	0	7	0	9	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	9	0	4	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	69	69	69	69	92	69	92	69	92	92	92
Heavy Vehicles, %	2	0	0	0	0	2	0	2	0	2	2	2
Mvmt Flow	0	0	1	17	3	0	10	0	13	0	0	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	38	47	10	33	41	11	10	0	0	17	0	0
Stage 1	10	10	-	31	31	-	-	-	-	-	-	-
Stage 2	28	37	-	2	10	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.5	6.2	7.1	6.5	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4	3.3	3.5	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	967	849	1077	979	855	1070	1623	-	-	1600	-	-
Stage 1	1011	891	-	991	873	-	-	-	-	-	-	-
Stage 2	989	868	-	1026	891	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	952	833	1068	969	839	1066	1609	-	-	1594	-	-
Mov Cap-2 Maneuver	952	833	-	969	839	-	-	-	-	-	-	-
Stage 1	996	883	-	981	864	-	-	-	-	-	-	-
Stage 2	980	859	-	1025	883	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	8.4		8.9		3.2		0	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1609	-	-	1068	948	1594	-	-
HCM Lane V/C Ratio	0.006	-	-	0.001	0.021	-	-	-
HCM Control Delay (s)	7.3	0	-	8.4	8.9	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

HCM 6th TWSC
14: Wesley Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	12	2	1	0	0	1	1	16	1	1	25	12
Future Vol, veh/h	12	2	1	0	0	1	1	16	1	1	25	12
Conflicting Peds, #/hr	1	0	2	2	0	1	0	0	4	4	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	0	0	0	0	0	0	0	6	0	0	8	0
Mvmt Flow	14	2	1	0	0	1	1	18	1	1	29	14

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	60	63	38	67	70	24	43	0	0	23	0	0
Stage 1	38	38	-	25	25	-	-	-	-	-	-	-
Stage 2	22	25	-	42	45	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	941	832	1040	931	824	1058	1579	-	-	1605	-	-
Stage 1	982	867	-	998	878	-	-	-	-	-	-	-
Stage 2	1002	878	-	978	861	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	937	827	1038	922	819	1053	1579	-	-	1599	-	-
Mov Cap-2 Maneuver	937	827	-	922	819	-	-	-	-	-	-	-
Stage 1	981	866	-	993	874	-	-	-	-	-	-	-
Stage 2	999	874	-	971	860	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9		8.4		0.4		0.2	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1579	-	-	927 1053	1599	-	-
HCM Lane V/C Ratio	0.001	-	-	0.019 0.001 0.001	0.001	-	-
HCM Control Delay (s)	7.3	0	-	9 8.4 7.3	0	-	-
HCM Lane LOS	A	A	-	A A A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1 0 0	0	-	-

HCM 6th TWSC
 17: Oak Park Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	6	13	5	19	28	11	590	11	12	545	8
Future Vol, veh/h	1	6	13	5	19	28	11	590	11	12	545	8
Conflicting Peds, #/hr	2	0	5	5	0	2	6	0	20	20	0	6
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	7	14	5	21	30	12	641	12	13	592	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1328	1326	608	1329	1324	669	607	0	0	673	0	0
Stage 1	629	629	-	691	691	-	-	-	-	-	-	-
Stage 2	699	697	-	638	633	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	132	156	496	132	156	458	971	-	-	918	-	-
Stage 1	470	475	-	435	446	-	-	-	-	-	-	-
Stage 2	430	443	-	465	473	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	105	146	491	117	146	448	965	-	-	901	-	-
Mov Cap-2 Maneuver	105	146	-	117	146	-	-	-	-	-	-	-
Stage 1	458	462	-	418	429	-	-	-	-	-	-	-
Stage 2	373	426	-	433	460	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	20.2		26.8		0.2		0.2	
HCM LOS	C		D					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	965	-	-	259	221	901	-
HCM Lane V/C Ratio	0.012	-	-	0.084	0.256	0.014	-
HCM Control Delay (s)	8.8	0	-	20.2	26.8	9.1	0
HCM Lane LOS	A	A	-	C	D	A	A
HCM 95th %tile Q(veh)	0	-	-	0.3	1	0	-

HCM 6th TWSC
 19: Wesley Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	6.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	22	1	2	43	5	2	10	1	1	16	7
Future Vol, veh/h	3	22	1	2	43	5	2	10	1	1	16	7
Conflicting Peds, #/hr	3	0	13	13	0	3	1	0	3	3	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	81	81	81	81	81	81	81	81	81	81	81	81
Heavy Vehicles, %	0	23	0	0	12	40	0	10	0	0	0	14
Mvmt Flow	4	27	1	2	53	6	2	12	1	1	20	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	77	48	39	74	52	19	30	0	0	16	0	0
Stage 1	28	28	-	20	20	-	-	-	-	-	-	-
Stage 2	49	20	-	54	32	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.73	6.2	7.1	6.62	6.6	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.207	3.3	3.5	4.108	3.66	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	917	804	1038	921	820	959	1596	-	-	1615	-	-
Stage 1	994	832	-	1004	859	-	-	-	-	-	-	-
Stage 2	969	839	-	963	849	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	861	799	1024	881	815	954	1594	-	-	1610	-	-
Mov Cap-2 Maneuver	861	799	-	881	815	-	-	-	-	-	-	-
Stage 1	992	830	-	1000	856	-	-	-	-	-	-	-
Stage 2	900	836	-	918	847	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.6		9.7		1.1		0.3	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1594	-	-	813	830	1610	-	-
HCM Lane V/C Ratio	0.002	-	-	0.039	0.074	0.001	-	-
HCM Control Delay (s)	7.3	0	-	9.6	9.7	7.2	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0	-	-

Lanes and Geometrics
 3: Oak Park Avenue & Madison Street

09/04/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	117	743	91	91	747	155	111	449	63	142	525	91
Future Volume (vph)	117	743	91	91	747	155	111	449	63	142	525	91
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	10	11	11	10	10	12	10	10	12
Storage Length (ft)	85		50	70		100	95		0	100		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	50			170			75			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor			0.92			0.95	0.97	0.99		0.97	0.98	
Frt			0.850			0.850		0.982			0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1685	1756	1407	1685	1783	1349	1685	3215	0	1668	3178	0
Flt Permitted	0.102			0.140			0.218			0.307		
Satd. Flow (perm)	181	1756	1301	248	1783	1285	376	3215	0	525	3178	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		532			329			187			195	
Travel Time (s)		12.1			7.5			4.3			4.4	
Confl. Peds. (#/hr)	21		19	19		21	35		25	25		35
Confl. Bikes (#/hr)			5			3			2			3
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	0%	1%	1%	0%	3%	1%	0%	2%	0%	1%	2%	1%
Bus Blockages (#/hr)	0	0	0	0	0	2	0	0	0	0	0	3
Parking (#/hr)			4			4			4			4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	121	766	94	94	770	160	114	528	0	146	635	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2			6		
Detector Phase	7	4	4	3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	4.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	8.0	24.0	24.0	7.0	24.0	24.0	8.0	24.0		8.0	24.0	
Total Split (s)	8.0	53.0	53.0	7.0	52.0	52.0	8.0	32.0		8.0	32.0	
Total Split (%)	8.0%	53.0%	53.0%	7.0%	52.0%	52.0%	8.0%	32.0%		8.0%	32.0%	
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5		3.0	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0		3.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	
Act Effct Green (s)	57.3	49.8	49.8	54.9	47.0	47.0	32.1	24.1		32.1	24.1	
Actuated g/C Ratio	0.57	0.50	0.50	0.55	0.47	0.47	0.32	0.24		0.32	0.24	
v/c Ratio	0.63	0.88	0.15	0.46	0.92	0.26	0.61	0.68		0.65	0.83	
Control Delay	27.3	36.9	15.7	17.5	43.2	18.0	38.3	39.2		38.9	46.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	

Lanes and Geometrics

3: Oak Park Avenue & Madison Street

09/04/2019

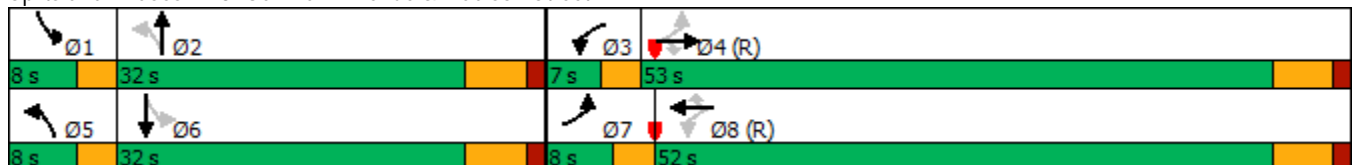


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	27.3	36.9	15.7	17.5	43.2	18.0	38.3	39.2		38.9	46.1	
LOS	C	D	B	B	D	B	D	D		D	D	
Approach Delay		33.7			36.9			39.0				44.7
Approach LOS		C			D			D				D
Queue Length 50th (ft)	33	444	33	26	452	61	48	156		63	197	
Queue Length 95th (ft)	#83	#697	64	49	#707	107	#91	214		#113	264	
Internal Link Dist (ft)		452			249			107				115
Turn Bay Length (ft)	85		50	70		100	95			100		
Base Capacity (vph)	192	874	647	206	838	604	186	835		225	826	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.63	0.88	0.15	0.46	0.92	0.26	0.61	0.63		0.65	0.77	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.92
 Intersection Signal Delay: 38.2
 Intersection LOS: D
 Intersection Capacity Utilization 86.5%
 ICU Level of Service E
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Oak Park Avenue & Madison Street



HCM 6th AWSC
 18: Euclid Avenue & Adams Street

09/04/2019

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	20	8	7	44	5	13	18	3	5	13	6
Future Vol, veh/h	5	20	8	7	44	5	13	18	3	5	13	6
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	0	32	6	0	15	0	17	14	0	0	0	0
Mvmt Flow	6	23	9	8	50	6	15	20	3	6	15	7
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.4	7.7	7.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	38%	15%	12%	21%
Vol Thru, %	53%	61%	79%	54%
Vol Right, %	9%	24%	9%	25%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	34	33	56	24
LT Vol	13	5	7	5
Through Vol	18	20	44	13
RT Vol	3	8	5	6
Lane Flow Rate	39	38	64	27
Geometry Grp	1	1	1	1
Degree of Util (X)	0.047	0.041	0.071	0.03
Departure Headway (Hd)	4.409	3.947	4.013	3.996
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	808	902	888	889
Service Time	2.457	1.996	2.057	2.05
HCM Lane V/C Ratio	0.048	0.042	0.072	0.03
HCM Control Delay	7.7	7.2	7.4	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.1	0.2	0.1

HCM 6th TWSC
6: Euclid Avenue & Madison Street

09/04/2019

Intersection						
Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	939	9	16	992	1	28
Future Vol, veh/h	939	9	16	992	1	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	1	0	0	2	0	0
Mvmt Flow	978	9	17	1033	1	29

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	987	0	2050
Stage 1	-	-	-	-	983
Stage 2	-	-	-	-	1067
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	708	-	62
Stage 1	-	-	-	-	366
Stage 2	-	-	-	-	334
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	708	-	59
Mov Cap-2 Maneuver	-	-	-	-	181
Stage 1	-	-	-	-	366
Stage 2	-	-	-	-	315

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	18.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	298	-	-	708	-
HCM Lane V/C Ratio	0.101	-	-	0.024	-
HCM Control Delay (s)	18.4	-	-	10.2	0
HCM Lane LOS	C	-	-	B	A
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

HCM 6th TWSC
8: Madison Street & Euclid Avenue

09/04/2019

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	17	950	982	15	6	26
Future Vol, veh/h	17	950	982	15	6	26
Conflicting Peds, #/hr	8	0	0	8	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	1	2	0	0	0
Mvmt Flow	18	990	1023	16	6	27

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1047	0	0 2065 1039
Stage 1	-	-	- 1039 -
Stage 2	-	-	- 1026 -
Critical Hdwy	4.1	-	- 6.4 6.2
Critical Hdwy Stg 1	-	-	- 5.4 -
Critical Hdwy Stg 2	-	-	- 5.4 -
Follow-up Hdwy	2.2	-	- 3.5 3.3
Pot Cap-1 Maneuver	672	-	- 61 283
Stage 1	-	-	- 344 -
Stage 2	-	-	- 349 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	667	-	- 58 281
Mov Cap-2 Maneuver	-	-	- 181 -
Stage 1	-	-	- 332 -
Stage 2	-	-	- 346 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	21.2
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	667	-	-	-	255
HCM Lane V/C Ratio	0.027	-	-	-	0.131
HCM Control Delay (s)	10.5	-	-	-	21.2
HCM Lane LOS	B	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4

HCM 6th TWSC
 10: Wesley Avenue & Madison Street

09/04/2019

Intersection						
Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	935	21	47	993	4	12
Future Vol, veh/h	935	21	47	993	4	12
Conflicting Peds, #/hr	0	5	5	0	0	2
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	0	0	3	0	0
Mvmt Flow	984	22	49	1045	4	13

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	1011	0	2143
Stage 1	-	-	-	-	1000
Stage 2	-	-	-	-	1143
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	694	-	54
Stage 1	-	-	-	-	359
Stage 2	-	-	-	-	307
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	691	-	50
Mov Cap-2 Maneuver	-	-	-	-	167
Stage 1	-	-	-	-	357
Stage 2	-	-	-	-	285

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	20.6
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	248	-	-	691	-
HCM Lane V/C Ratio	0.068	-	-	0.072	-
HCM Control Delay (s)	20.6	-	-	10.6	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	0.2	-	-	0.2	-

HCM 6th TWSC
12: Oak Park Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	1	21	0	0	1	17	608	0	0	685	22
Future Vol, veh/h	14	1	21	0	0	1	17	608	0	0	685	22
Conflicting Peds, #/hr	0	0	0	0	0	0	16	0	16	16	0	16
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	0	2	0	0	1	10
Mvmt Flow	15	1	22	0	0	1	18	647	0	0	729	23

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1441	1456	757	1451	1467	663	768	0	0	663	0	0
Stage 1	757	757	-	699	699	-	-	-	-	-	-	-
Stage 2	684	699	-	752	768	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	111	131	411	110	129	465	855	-	-	935	-	-
Stage 1	403	419	-	434	445	-	-	-	-	-	-	-
Stage 2	442	445	-	405	414	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	106	123	405	99	121	458	842	-	-	921	-	-
Mov Cap-2 Maneuver	106	123	-	99	121	-	-	-	-	-	-	-
Stage 1	384	413	-	413	424	-	-	-	-	-	-	-
Stage 2	426	424	-	382	408	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	29.1		12.9		0.3		0	
HCM LOS	D		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	842	-	-	187	458	921	-
HCM Lane V/C Ratio	0.021	-	-	0.205	0.002	-	-
HCM Control Delay (s)	9.4	0	-	29.1	12.9	0	-
HCM Lane LOS	A	A	-	D	B	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0	0	-

HCM 6th TWSC
13: Euclid Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	0	1	2	0	1	0	28	1	2	19	5
Future Vol, veh/h	1	0	1	2	0	1	0	28	1	2	19	5
Conflicting Peds, #/hr	0	0	1	1	0	0	4	0	1	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	63	63	63	63	92	63	92	63	92	92	92
Heavy Vehicles, %	2	0	0	0	0	2	0	2	0	2	2	2
Mvmt Flow	1	0	2	3	0	1	0	30	2	2	21	5

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	64	65	29	62	66	32	30	0	0	33	0	0
Stage 1	32	32	-	32	32	-	-	-	-	-	-	-
Stage 2	32	33	-	30	34	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.5	6.2	7.1	6.5	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4	3.3	3.5	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	930	830	1052	938	829	1042	1596	-	-	1579	-	-
Stage 1	984	872	-	990	872	-	-	-	-	-	-	-
Stage 2	984	872	-	992	871	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	924	825	1047	934	824	1041	1590	-	-	1577	-	-
Mov Cap-2 Maneuver	924	825	-	934	824	-	-	-	-	-	-	-
Stage 1	980	868	-	989	871	-	-	-	-	-	-	-
Stage 2	983	871	-	989	867	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	8.6		8.8		0		0.6	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1590	-	-	993	959	1577	-	-
HCM Lane V/C Ratio	-	-	-	0.003	0.004	0.001	-	-
HCM Control Delay (s)	0	-	-	8.6	8.8	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

HCM 6th TWSC
 14: Wesley Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	1	3	0	0	2	11	1	0	38	18
Future Vol, veh/h	0	0	1	3	0	0	2	11	1	0	38	18
Conflicting Peds, #/hr	0	0	2	2	0	0	3	0	6	6	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	6	0	0	8	0
Mvmt Flow	0	0	1	3	0	0	2	12	1	0	40	19

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	70	76	55	75	85	19	62	0	0	19	0	0
Stage 1	53	53	-	23	23	-	-	-	-	-	-	-
Stage 2	17	23	-	52	62	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	927	818	1018	920	809	1065	1554	-	-	1611	-	-
Stage 1	965	855	-	1000	880	-	-	-	-	-	-	-
Stage 2	1008	880	-	966	847	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	923	810	1013	912	801	1059	1550	-	-	1602	-	-
Mov Cap-2 Maneuver	923	810	-	912	801	-	-	-	-	-	-	-
Stage 1	961	852	-	993	874	-	-	-	-	-	-	-
Stage 2	1007	874	-	963	844	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	8.6	9	1	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1550	-	-	1013	912	1602	-	-
HCM Lane V/C Ratio	0.001	-	-	0.001	0.003	-	-	-
HCM Control Delay (s)	7.3	0	-	8.6	9	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

HCM 6th TWSC
17: Oak Park Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	6	28	8	15	39	14	585	10	13	677	16
Future Vol, veh/h	1	6	28	8	15	39	14	585	10	13	677	16
Conflicting Peds, #/hr	5	0	4	4	0	5	10	0	7	7	0	10
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	17	0	0	7	0	7	2	0	0	2	0
Mvmt Flow	1	6	29	8	15	40	14	597	10	13	691	16

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1398	1377	713	1384	1380	614	717	0	0	614	0	0
Stage 1	735	735	-	637	637	-	-	-	-	-	-	-
Stage 2	663	642	-	747	743	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.67	6.2	7.1	6.57	6.2	4.17	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.67	-	6.1	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.67	-	6.1	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.153	3.3	3.5	4.063	3.3	2.263	-	-	2.2	-	-
Pot Cap-1 Maneuver	119	135	435	122	141	496	861	-	-	975	-	-
Stage 1	414	404	-	469	464	-	-	-	-	-	-	-
Stage 2	454	446	-	408	415	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	95	126	429	105	132	490	853	-	-	969	-	-
Mov Cap-2 Maneuver	95	126	-	105	132	-	-	-	-	-	-	-
Stage 1	400	391	-	454	449	-	-	-	-	-	-	-
Stage 2	391	432	-	365	402	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB			
HCM Control Delay, s	19.5		26.5		0.2		0.2			
HCM LOS	C		D							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	853	-	-	284	230	969	-
HCM Lane V/C Ratio	0.017	-	-	0.126	0.275	0.014	-
HCM Control Delay (s)	9.3	0	-	19.5	26.5	8.8	0
HCM Lane LOS	A	A	-	C	D	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	1.1	0	-

HCM 6th TWSC
19: Wesley Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	6.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	22	3	1	40	4	4	9	4	11	26	10
Future Vol, veh/h	5	22	3	1	40	4	4	9	4	11	26	10
Conflicting Peds, #/hr	0	0	7	7	0	0	2	0	2	2	0	2
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	0	23	0	0	12	40	0	10	0	0	0	14
Mvmt Flow	6	28	4	1	51	5	5	11	5	14	33	13

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	122	98	49	117	102	16	48	0	0	18	0	0
Stage 1	70	70	-	26	26	-	-	-	-	-	-	-
Stage 2	52	28	-	91	76	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.73	6.2	7.1	6.62	6.6	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.207	3.3	3.5	4.108	3.66	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	858	754	1025	864	770	963	1572	-	-	1612	-	-
Stage 1	945	797	-	997	854	-	-	-	-	-	-	-
Stage 2	966	832	-	921	813	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	801	742	1016	822	758	961	1569	-	-	1609	-	-
Mov Cap-2 Maneuver	801	742	-	822	758	-	-	-	-	-	-	-
Stage 1	940	788	-	992	850	-	-	-	-	-	-	-
Stage 2	901	828	-	871	804	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.9	10	1.7	1.7
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1569	-	-	772	774	1609	-
HCM Lane V/C Ratio	0.003	-	-	0.049	0.074	0.009	-
HCM Control Delay (s)	7.3	0	-	9.9	10	7.3	0
HCM Lane LOS	A	A	-	A	B	A	A
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0	-

Lanes, Volumes, Timings 3: Oak Park Avenue & Madison Street

09/04/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	966	37	102	728	127	123	447	74	141	431	96
Future Volume (vph)	100	966	37	102	728	127	123	447	74	141	431	96
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	10	11	11	10	10	12	10	10	12
Storage Length (ft)	85		50	70		100	95		0	100		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	50			170			75			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor			0.95			0.97	0.98	0.99		0.98	0.99	
Frt			0.850			0.850		0.979			0.973	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1636	1722	1380	1652	1766	1336	1668	3157	0	1652	3169	0
Flt Permitted	0.089			0.089			0.229			0.234		
Satd. Flow (perm)	153	1722	1315	155	1766	1296	394	3157	0	400	3169	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		532			329			187			195	
Travel Time (s)		12.1			7.5			4.3			4.4	
Confl. Peds. (#/hr)	11		10	10		11	21		19	19		21
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	3%	3%	2%	4%	2%	1%	4%	0%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	2	0	0	0	0	0	0
Parking (#/hr)			4			4			4			4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	106	1028	39	109	774	135	131	555	0	150	561	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2			6		
Detector Phase	7	4	4	3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	8.0	24.0	24.0	8.0	24.0	24.0	9.0	24.0		9.0	24.0	
Total Split (s)	8.0	50.0	50.0	8.0	50.0	50.0	9.0	33.0		9.0	33.0	
Total Split (%)	8.0%	50.0%	50.0%	8.0%	50.0%	50.0%	9.0%	33.0%		9.0%	33.0%	
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5		3.0	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	1.0	-2.0	0.0	1.0	-2.0	0.0	1.0	-2.0		1.0	-2.0	
Total Lost Time (s)	4.0	4.0	6.0	4.0	4.0	6.0	4.0	4.0		4.0	4.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	
Act Effect Green (s)	53.8	48.0	46.0	53.9	48.0	46.0	30.2	25.2		30.2	25.2	
Actuated g/C Ratio	0.54	0.48	0.46	0.54	0.48	0.46	0.30	0.25		0.30	0.25	
v/c Ratio	0.63	1.24	0.06	0.64	0.91	0.23	0.72	0.70		0.82	0.70	
Control Delay	32.2	147.0	16.6	32.5	42.0	18.4	47.7	38.7		60.0	38.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	32.2	147.0	16.6	32.5	42.0	18.4	47.7	38.7		60.0	38.8	

Lanes, Volumes, Timings
 3: Oak Park Avenue & Madison Street

09/04/2019

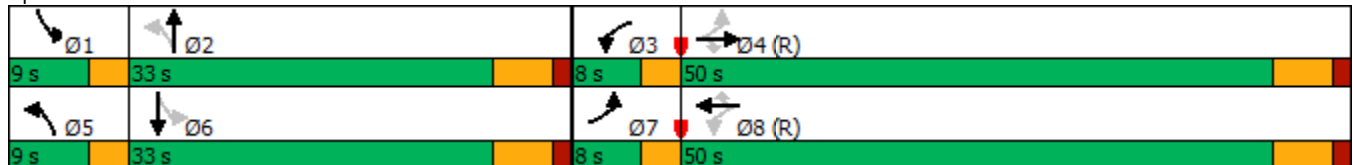


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	C	F	B	C	D	B	D	D		E	D	
Approach Delay		132.3			37.9			40.4			43.3	
Approach LOS		F			D			D			D	
Queue Length 50th (ft)	29	-843	14	30	460	52	59	168		68	170	
Queue Length 95th (ft)	#94	#1086	34	#97	#718	95	#115	217		#145	220	
Internal Link Dist (ft)		452			249			107			115	
Turn Bay Length (ft)	85		50	70		100	95			100		
Base Capacity (vph)	168	826	604	171	848	596	182	915		183	919	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.63	1.24	0.06	0.64	0.91	0.23	0.72	0.61		0.82	0.61	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green
 Natural Cycle: 100
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 1.24
 Intersection Signal Delay: 70.3
 Intersection LOS: E
 Intersection Capacity Utilization 92.6%
 ICU Level of Service F
 Analysis Period (min) 15
 ~ Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Oak Park Avenue & Madison Street



HCM 6th AWSC
 18: Euclid Avenue & Adams Street

09/04/2019

Intersection	
Intersection Delay, s/veh	7.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	19	16	7	41	2	12	8	1	2	17	2
Future Vol, veh/h	4	19	16	7	41	2	12	8	1	2	17	2
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	0	32	6	0	15	0	17	14	0	0	0	0
Mvmt Flow	4	20	17	8	44	2	13	9	1	2	18	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7	7.3	7.6	7.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	57%	10%	14%	10%
Vol Thru, %	38%	49%	82%	81%
Vol Right, %	5%	41%	4%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	21	39	50	21
LT Vol	12	4	7	2
Through Vol	8	19	41	17
RT Vol	1	16	2	2
Lane Flow Rate	23	42	54	23
Geometry Grp	1	1	1	1
Degree of Util (X)	0.028	0.044	0.06	0.025
Departure Headway (Hd)	4.458	3.793	4.014	4.045
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	800	941	891	881
Service Time	2.499	1.829	2.045	2.088
HCM Lane V/C Ratio	0.029	0.045	0.061	0.026
HCM Control Delay	7.6	7	7.3	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.1	0.2	0.1

HCM 6th TWSC
6: Access Drive & Madison Street

09/04/2019

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1170	11	4	945	12	4
Future Vol, veh/h	1170	11	4	945	12	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1272	12	4	1027	13	4

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	1284	0	2313
Stage 1	-	-	-	-	1278
Stage 2	-	-	-	-	1035
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	540	-	42
Stage 1	-	-	-	-	262
Stage 2	-	-	-	-	342
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	540	-	41
Mov Cap-2 Maneuver	-	-	-	-	153
Stage 1	-	-	-	-	262
Stage 2	-	-	-	-	336

Approach	EB	WB	NB
HCM Control Delay, s	0	0	29.7
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	163	-	-	540	-
HCM Lane V/C Ratio	0.107	-	-	0.008	-
HCM Control Delay (s)	29.7	-	-	11.7	0
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

HCM 6th TWSC
 10: Wesley Avenue & Madison Street

11/01/2019

Intersection						
Int Delay, s/veh	0.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1141	19	35	943	8	23
Future Vol, veh/h	1141	19	35	943	8	23
Conflicting Peds, #/hr	0	8	8	0	1	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	3	0	0	3	25	25
Mvmt Flow	1164	19	36	962	8	23

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	1191	0	2217 1187
Stage 1	-	-	-	-	1182 -
Stage 2	-	-	-	-	1035 -
Critical Hdwy	-	-	4.1	-	6.65 6.45
Critical Hdwy Stg 1	-	-	-	-	5.65 -
Critical Hdwy Stg 2	-	-	-	-	5.65 -
Follow-up Hdwy	-	-	2.2	-	3.725 3.525
Pot Cap-1 Maneuver	-	-	593	-	41 206
Stage 1	-	-	-	-	262 -
Stage 2	-	-	-	-	310 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	588	-	38 203
Mov Cap-2 Maneuver	-	-	-	-	143 -
Stage 1	-	-	-	-	260 -
Stage 2	-	-	-	-	291 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	28.7
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	183	-	-	588	-
HCM Lane V/C Ratio	0.173	-	-	0.061	-
HCM Control Delay (s)	28.7	-	-	11.5	-
HCM Lane LOS	D	-	-	B	-
HCM 95th %tile Q(veh)	0.6	-	-	0.2	-

HCM 6th TWSC
 8: Madison Street & Euclid Avenue

09/04/2019

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	1155	933	17	4	16
Future Vol, veh/h	18	1155	933	17	4	16
Conflicting Peds, #/hr	8	0	0	8	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	0	3	3	0	0	0
Mvmt Flow	18	1167	942	17	4	16

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	967	0	-	0	2162 959
Stage 1	-	-	-	-	959 -
Stage 2	-	-	-	-	1203 -
Critical Hdwy	4.1	-	-	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	2.2	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	720	-	-	-	53 314
Stage 1	-	-	-	-	375 -
Stage 2	-	-	-	-	287 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	715	-	-	-	51 312
Mov Cap-2 Maneuver	-	-	-	-	169 -
Stage 1	-	-	-	-	363 -
Stage 2	-	-	-	-	285 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	19.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	715	-	-	-	267
HCM Lane V/C Ratio	0.025	-	-	-	0.076
HCM Control Delay (s)	10.2	-	-	-	19.6
HCM Lane LOS	B	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

HCM 6th TWSC
 12: Oak Park Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	9	0	0	11	1	628	0	0	561	10
Future Vol, veh/h	5	0	9	0	0	11	1	628	0	0	561	10
Conflicting Peds, #/hr	0	0	0	0	0	0	17	0	6	6	0	17
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	3	0	0	5	10
Mvmt Flow	5	0	10	0	0	12	1	675	0	0	603	11

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1309	1309	626	1297	1314	681	631	0	0	681	0	0
Stage 1	626	626	-	683	683	-	-	-	-	-	-	-
Stage 2	683	683	-	614	631	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	138	161	488	140	160	454	961	-	-	921	-	-
Stage 1	475	480	-	442	452	-	-	-	-	-	-	-
Stage 2	442	452	-	483	477	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	132	157	480	136	156	451	945	-	-	916	-	-
Mov Cap-2 Maneuver	132	157	-	136	156	-	-	-	-	-	-	-
Stage 1	466	472	-	438	448	-	-	-	-	-	-	-
Stage 2	430	448	-	473	469	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	20.5		13.2		0		0	
HCM LOS	C		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	945	-	-	247	451	916	-
HCM Lane V/C Ratio	0.001	-	-	0.061	0.026	-	-
HCM Control Delay (s)	8.8	0	-	20.5	13.2	0	-
HCM Lane LOS	A	A	-	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-

HCM 6th TWSC
14: Wesley Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	12	2	1	0	0	1	1	16	1	1	25	13
Future Vol, veh/h	12	2	1	0	0	1	1	16	1	1	25	13
Conflicting Peds, #/hr	1	0	2	2	0	1	0	0	4	4	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	0	0	0	0	0	0	0	6	0	0	8	0
Mvmt Flow	14	2	1	0	0	1	1	18	1	1	29	15

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	61	64	39	67	71	24	44	0	0	23	0	0
Stage 1	39	39	-	25	25	-	-	-	-	-	-	-
Stage 2	22	25	-	42	46	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	939	831	1038	931	823	1058	1577	-	-	1605	-	-
Stage 1	981	866	-	998	878	-	-	-	-	-	-	-
Stage 2	1002	878	-	978	861	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	935	826	1036	922	818	1053	1577	-	-	1599	-	-
Mov Cap-2 Maneuver	935	826	-	922	818	-	-	-	-	-	-	-
Stage 1	980	865	-	993	874	-	-	-	-	-	-	-
Stage 2	999	874	-	971	860	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9		8.4		0.4		0.2	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1577	-	-	925 1053	1599	-	-
HCM Lane V/C Ratio	0.001	-	-	0.019 0.001 0.001	-	-	-
HCM Control Delay (s)	7.3	0	-	9 8.4 7.3	0	-	-
HCM Lane LOS	A	A	-	A A A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1 0 0	-	-	-

HCM 6th TWSC
17: Oak Park Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	6	13	5	19	34	11	594	11	12	549	8
Future Vol, veh/h	1	6	13	5	19	34	11	594	11	12	549	8
Conflicting Peds, #/hr	2	0	5	5	0	2	6	0	20	20	0	6
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	7	14	5	21	37	12	646	12	13	597	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1341	1336	613	1339	1334	674	612	0	0	678	0	0
Stage 1	634	634	-	696	696	-	-	-	-	-	-	-
Stage 2	707	702	-	643	638	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	129	153	492	130	154	455	967	-	-	914	-	-
Stage 1	467	473	-	432	443	-	-	-	-	-	-	-
Stage 2	426	440	-	462	471	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	101	143	487	115	144	445	961	-	-	897	-	-
Mov Cap-2 Maneuver	101	143	-	115	144	-	-	-	-	-	-	-
Stage 1	455	460	-	415	426	-	-	-	-	-	-	-
Stage 2	364	423	-	430	458	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	20.4		26.5		0.2		0.2	
HCM LOS	C		D					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	961	-	-	255	230	897	-
HCM Lane V/C Ratio	0.012	-	-	0.085	0.274	0.015	-
HCM Control Delay (s)	8.8	0	-	20.4	26.5	9.1	0
HCM Lane LOS	A	A	-	C	D	A	A
HCM 95th %tile Q(veh)	0	-	-	0.3	1.1	0	-

HCM 6th TWSC
19: Wesley Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	6.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	22	1	2	43	5	2	10	1	1	16	7
Future Vol, veh/h	3	22	1	2	43	5	2	10	1	1	16	7
Conflicting Peds, #/hr	3	0	13	13	0	3	1	0	3	3	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	81	81	81	81	81	81	81	81	81	81	81	81
Heavy Vehicles, %	0	23	0	0	12	40	0	10	0	0	0	14
Mvmt Flow	4	27	1	2	53	6	2	12	1	1	20	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	77	48	39	74	52	19	30	0	0	16	0	0
Stage 1	28	28	-	20	20	-	-	-	-	-	-	-
Stage 2	49	20	-	54	32	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.73	6.2	7.1	6.62	6.6	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.207	3.3	3.5	4.108	3.66	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	917	804	1038	921	820	959	1596	-	-	1615	-	-
Stage 1	994	832	-	1004	859	-	-	-	-	-	-	-
Stage 2	969	839	-	963	849	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	861	799	1024	881	815	954	1594	-	-	1610	-	-
Mov Cap-2 Maneuver	861	799	-	881	815	-	-	-	-	-	-	-
Stage 1	992	830	-	1000	856	-	-	-	-	-	-	-
Stage 2	900	836	-	918	847	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.6		9.7		1.1		0.3	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1594	-	-	813	830	1610	-	-
HCM Lane V/C Ratio	0.002	-	-	0.039	0.074	0.001	-	-
HCM Control Delay (s)	7.3	0	-	9.6	9.7	7.2	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0	-	-

HCM 6th TWSC
25: Wesley Avenue & Access Drive

11/01/2019

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	1	0	0	31	52	2
Future Vol, veh/h	1	0	0	31	52	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	0	34	57	2

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	92	58	59	0	0
Stage 1	58	-	-	-	-
Stage 2	34	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	908	1008	1545	-	-
Stage 1	965	-	-	-	-
Stage 2	988	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	908	1008	1545	-	-
Mov Cap-2 Maneuver	908	-	-	-	-
Stage 1	965	-	-	-	-
Stage 2	988	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1545	-	908	-	-
HCM Lane V/C Ratio	-	-	0.001	-	-
HCM Control Delay (s)	0	-	9	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Lanes, Volumes, Timings

3: Oak Park Avenue & Madison Street

09/04/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	117	749	91	96	753	159	112	449	81	145	525	91
Future Volume (vph)	117	749	91	96	753	159	112	449	81	145	525	91
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	10	11	11	10	10	12	10	10	12
Storage Length (ft)	85		50	70		100	95		0	100		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	50			170			75			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor			0.92			0.95	0.97	0.99		0.97	0.98	
Frt			0.850			0.850		0.977			0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1685	1756	1407	1685	1783	1349	1685	3192	0	1668	3178	0
Flt Permitted	0.097			0.135			0.218			0.291		
Satd. Flow (perm)	172	1756	1301	239	1783	1285	376	3192	0	498	3178	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		532			329			187			195	
Travel Time (s)		12.1			7.5			4.3			4.4	
Confl. Peds. (#/hr)	21		19	19		21	35		25	25		35
Confl. Bikes (#/hr)			5			3			2			3
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	0%	1%	1%	0%	3%	1%	0%	2%	0%	1%	2%	1%
Bus Blockages (#/hr)	0	0	0	0	0	2	0	0	0	0	0	3
Parking (#/hr)			4			4			4			4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	121	772	94	99	776	164	115	547	0	149	635	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2			6		
Detector Phase	7	4	4	3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	4.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	8.0	24.0	24.0	7.0	24.0	24.0	8.0	24.0		8.0	24.0	
Total Split (s)	8.0	53.0	53.0	7.0	52.0	52.0	8.0	32.0		8.0	32.0	
Total Split (%)	8.0%	53.0%	53.0%	7.0%	52.0%	52.0%	8.0%	32.0%		8.0%	32.0%	
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5		3.0	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0		3.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	
Act Effect Green (s)	57.3	49.8	49.8	54.9	47.0	47.0	32.1	24.1		32.1	24.1	
Actuated g/C Ratio	0.57	0.50	0.50	0.55	0.47	0.47	0.32	0.24		0.32	0.24	
v/c Ratio	0.64	0.88	0.15	0.49	0.93	0.27	0.62	0.71		0.68	0.83	
Control Delay	29.0	37.7	15.7	18.9	44.3	18.1	38.7	40.2		42.0	46.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	

Lanes, Volumes, Timings
 3: Oak Park Avenue & Madison Street

09/04/2019

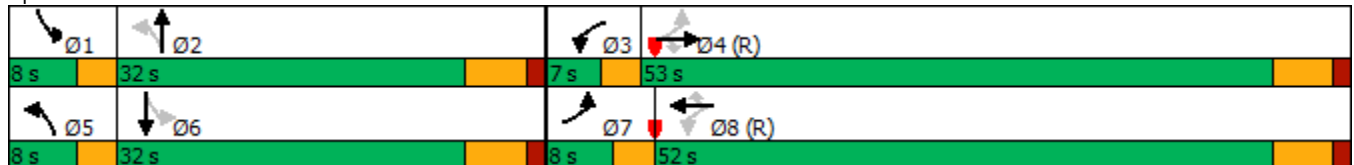


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	29.0	37.7	15.7	18.9	44.3	18.1	38.7	40.2		42.0	46.1	
LOS	C	D	B	B	D	B	D	D		D	D	
Approach Delay		34.5			37.8			39.9				45.3
Approach LOS		C			D			D				D
Queue Length 50th (ft)	33	450	33	27	458	63	49	164		65	197	
Queue Length 95th (ft)	#86	#705	64	51	#715	109	#94	222		#122	264	
Internal Link Dist (ft)		452			249			107				115
Turn Bay Length (ft)	85		50	70		100	95			100		
Base Capacity (vph)	188	874	647	203	837	604	186	829		218	826	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.64	0.88	0.15	0.49	0.93	0.27	0.62	0.66		0.68	0.77	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.93
 Intersection Signal Delay: 39.0 Intersection LOS: D
 Intersection Capacity Utilization 86.9% ICU Level of Service E
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Oak Park Avenue & Madison Street



HCM 6th AWSC
 18: Euclid Avenue & Adams Street

09/04/2019

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	20	8	7	44	5	20	11	3	5	13	6
Future Vol, veh/h	5	20	8	7	44	5	20	11	3	5	13	6
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	0	32	6	0	15	0	17	14	0	0	0	0
Mvmt Flow	6	23	9	8	50	6	23	13	3	6	15	7
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.4	7.7	7.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	59%	15%	12%	21%
Vol Thru, %	32%	61%	79%	54%
Vol Right, %	9%	24%	9%	25%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	34	33	56	24
LT Vol	20	5	7	5
Through Vol	11	20	44	13
RT Vol	3	8	5	6
Lane Flow Rate	39	38	64	27
Geometry Grp	1	1	1	1
Degree of Util (X)	0.048	0.041	0.071	0.03
Departure Headway (Hd)	4.45	3.947	4.013	3.996
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	801	901	888	889
Service Time	2.499	1.998	2.059	2.051
HCM Lane V/C Ratio	0.049	0.042	0.072	0.03
HCM Control Delay	7.7	7.2	7.4	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.1	0.2	0.1

HCM 6th TWSC
6: Access Drive & Madison Street

09/04/2019

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	963	12	5	987	14	6
Future Vol, veh/h	963	12	5	987	14	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1047	13	5	1073	15	7

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	1060	0	2137 1054
Stage 1	-	-	-	-	1054 -
Stage 2	-	-	-	-	1083 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	657	-	54 275
Stage 1	-	-	-	-	335 -
Stage 2	-	-	-	-	325 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	657	-	53 275
Mov Cap-2 Maneuver	-	-	-	-	173 -
Stage 1	-	-	-	-	335 -
Stage 2	-	-	-	-	319 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	25.8
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	195	-	-	657	-
HCM Lane V/C Ratio	0.111	-	-	0.008	-
HCM Control Delay (s)	25.8	-	-	10.5	0
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

HCM 6th TWSC
8: Madison Street & Euclid Avenue

09/04/2019

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	17	951	973	15	6	26
Future Vol, veh/h	17	951	973	15	6	26
Conflicting Peds, #/hr	8	0	0	8	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	1	2	0	0	0
Mvmt Flow	18	991	1014	16	6	27

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1038	0	0 2057 1030
Stage 1	-	-	- 1030 -
Stage 2	-	-	- 1027 -
Critical Hdwy	4.1	-	- 6.4 6.2
Critical Hdwy Stg 1	-	-	- 5.4 -
Critical Hdwy Stg 2	-	-	- 5.4 -
Follow-up Hdwy	2.2	-	- 3.5 3.3
Pot Cap-1 Maneuver	678	-	- 61 286
Stage 1	-	-	- 347 -
Stage 2	-	-	- 348 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	673	-	- 58 284
Mov Cap-2 Maneuver	-	-	- 182 -
Stage 1	-	-	- 335 -
Stage 2	-	-	- 345 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	21.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	673	-	-	-	257
HCM Lane V/C Ratio	0.026	-	-	-	0.13
HCM Control Delay (s)	10.5	-	-	-	21.1
HCM Lane LOS	B	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4

HCM 6th TWSC
 10: Wesley Avenue & Madison Street

11/01/2019

Intersection						
Int Delay, s/veh	0.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	936	22	50	983	8	27
Future Vol, veh/h	936	22	50	983	8	27
Conflicting Peds, #/hr	0	5	5	0	0	2
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	0	0	3	0	0
Mvmt Flow	985	23	53	1035	8	28

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	1013	0	2143
Stage 1	-	-	-	-	1002
Stage 2	-	-	-	-	1141
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	692	-	54
Stage 1	-	-	-	-	358
Stage 2	-	-	-	-	307
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	689	-	50
Mov Cap-2 Maneuver	-	-	-	-	166
Stage 1	-	-	-	-	356
Stage 2	-	-	-	-	283

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	21.9
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	250	-	-	689	-
HCM Lane V/C Ratio	0.147	-	-	0.076	-
HCM Control Delay (s)	21.9	-	-	10.7	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	0.5	-	-	0.2	-

HCM 6th TWSC
12: Oak Park Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	1	21	0	0	9	17	619	0	0	690	22
Future Vol, veh/h	14	1	21	0	0	9	17	619	0	0	690	22
Conflicting Peds, #/hr	0	0	0	0	0	0	16	0	16	16	0	16
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	0	2	0	0	1	10
Mvmt Flow	15	1	22	0	0	10	18	659	0	0	734	23

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1462	1473	762	1468	1484	675	773	0	0	675	0	0
Stage 1	762	762	-	711	711	-	-	-	-	-	-	-
Stage 2	700	711	-	757	773	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	108	128	408	107	126	457	851	-	-	926	-	-
Stage 1	400	416	-	427	439	-	-	-	-	-	-	-
Stage 2	433	439	-	403	412	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	101	120	402	96	118	450	838	-	-	912	-	-
Mov Cap-2 Maneuver	101	120	-	96	118	-	-	-	-	-	-	-
Stage 1	380	410	-	406	418	-	-	-	-	-	-	-
Stage 2	409	418	-	380	406	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	30.1		13.2		0.3		0	
HCM LOS	D		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	838	-	-	181	450	912	-
HCM Lane V/C Ratio	0.022	-	-	0.212	0.021	-	-
HCM Control Delay (s)	9.4	0	-	30.1	13.2	0	-
HCM Lane LOS	A	A	-	D	B	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.1	0	-

HCM 6th TWSC
 14: Wesley Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	0	1	3	0	0	2	13	1	0	40	18
Future Vol, veh/h	14	0	1	3	0	0	2	13	1	0	40	18
Conflicting Peds, #/hr	0	0	2	2	0	0	3	0	6	6	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	6	0	0	8	0
Mvmt Flow	15	0	1	3	0	0	2	14	1	0	42	19

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	74	80	57	79	89	21	64	0	0	21	0	0
Stage 1	55	55	-	25	25	-	-	-	-	-	-	-
Stage 2	19	25	-	54	64	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	921	814	1015	914	805	1062	1551	-	-	1608	-	-
Stage 1	962	853	-	998	878	-	-	-	-	-	-	-
Stage 2	1005	878	-	963	846	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	917	806	1010	906	797	1056	1547	-	-	1599	-	-
Mov Cap-2 Maneuver	917	806	-	906	797	-	-	-	-	-	-	-
Stage 1	958	850	-	991	872	-	-	-	-	-	-	-
Stage 2	1004	872	-	960	843	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9		9		0.9		0	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1547	-	-	923	906	1599	-
HCM Lane V/C Ratio	0.001	-	-	0.017	0.003	-	-
HCM Control Delay (s)	7.3	0	-	9	9	0	-
HCM Lane LOS	A	A	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

HCM 6th TWSC
17: Oak Park Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	6	28	8	15	46	14	589	10	13	682	16
Future Vol, veh/h	1	6	28	8	15	46	14	589	10	13	682	16
Conflicting Peds, #/hr	5	0	4	4	0	5	10	0	7	7	0	10
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	17	0	0	7	0	7	2	0	0	2	0
Mvmt Flow	1	6	29	8	15	47	14	601	10	13	696	16

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1410	1386	718	1393	1389	618	722	0	0	618	0	0
Stage 1	740	740	-	641	641	-	-	-	-	-	-	-
Stage 2	670	646	-	752	748	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.67	6.2	7.1	6.57	6.2	4.17	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.67	-	6.1	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.67	-	6.1	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.153	3.3	3.5	4.063	3.3	2.263	-	-	2.2	-	-
Pot Cap-1 Maneuver	117	133	432	120	139	493	858	-	-	972	-	-
Stage 1	412	402	-	466	462	-	-	-	-	-	-	-
Stage 2	450	445	-	405	412	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	91	125	426	103	130	487	850	-	-	966	-	-
Mov Cap-2 Maneuver	91	125	-	103	130	-	-	-	-	-	-	-
Stage 1	398	389	-	451	447	-	-	-	-	-	-	-
Stage 2	381	431	-	362	399	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB			
HCM Control Delay, s	19.7		26.1		0.2		0.2			
HCM LOS	C		D							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	850	-	-	281	240	966	-
HCM Lane V/C Ratio	0.017	-	-	0.127	0.293	0.014	-
HCM Control Delay (s)	9.3	0	-	19.7	26.1	8.8	0
HCM Lane LOS	A	A	-	C	D	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	1.2	0	-

HCM 6th TWSC
19: Wesley Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	22	3	1	40	5	4	10	4	11	28	10
Future Vol, veh/h	5	22	3	1	40	5	4	10	4	11	28	10
Conflicting Peds, #/hr	0	0	7	7	0	0	2	0	2	2	0	2
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	0	23	0	0	12	40	0	10	0	0	0	14
Mvmt Flow	6	28	4	1	51	6	5	13	5	14	35	13

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	126	102	51	121	106	18	50	0	0	20	0	0
Stage 1	72	72	-	28	28	-	-	-	-	-	-	-
Stage 2	54	30	-	93	78	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.73	6.2	7.1	6.62	6.6	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.207	3.3	3.5	4.108	3.66	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	852	750	1023	859	766	960	1570	-	-	1609	-	-
Stage 1	943	796	-	994	852	-	-	-	-	-	-	-
Stage 2	963	830	-	919	811	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	794	738	1014	817	754	958	1567	-	-	1606	-	-
Mov Cap-2 Maneuver	794	738	-	817	754	-	-	-	-	-	-	-
Stage 1	938	787	-	989	848	-	-	-	-	-	-	-
Stage 2	897	826	-	869	802	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.9	10	1.6	1.6
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1567	-	-	768	773	1606	-
HCM Lane V/C Ratio	0.003	-	-	0.049	0.075	0.009	-
HCM Control Delay (s)	7.3	0	-	9.9	10	7.3	0
HCM Lane LOS	A	A	-	A	B	A	A
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0	-

HCM 6th TWSC
 25: Wesley Avenue & Access Drive

11/01/2019

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	3	2	0	35	68	4
Future Vol, veh/h	3	2	0	35	68	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	2	0	38	74	4

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	114	76	78	0	0
Stage 1	76	-	-	-	-
Stage 2	38	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	882	985	1520	-	-
Stage 1	947	-	-	-	-
Stage 2	984	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	882	985	1520	-	-
Mov Cap-2 Maneuver	882	-	-	-	-
Stage 1	947	-	-	-	-
Stage 2	984	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1520	-	921	-	-
HCM Lane V/C Ratio	-	-	0.006	-	-
HCM Control Delay (s)	0	-	8.9	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Lanes, Volumes, Timings 3: Oak Park Avenue & Madison Street

09/04/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	773	37	98	539	124	123	447	70	138	431	96
Future Volume (vph)	100	773	37	98	539	124	123	447	70	138	431	96
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	10	11	11	10	10	12	10	10	12
Storage Length (ft)	85		50	70		100	95		0	100		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	50			170			75			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor			0.95			0.97	0.98	0.99		0.98	0.99	
Frt			0.850			0.850		0.980			0.973	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1636	1722	1380	1652	1766	1336	1668	3161	0	1652	3169	0
Flt Permitted	0.250			0.088			0.229			0.239		
Satd. Flow (perm)	430	1722	1315	153	1766	1296	394	3161	0	408	3169	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		532			329			187			195	
Travel Time (s)		12.1			7.5			4.3			4.4	
Confl. Peds. (#/hr)	11		10	10		11	21		19	19		21
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	3%	3%	2%	4%	2%	1%	4%	0%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	2	0	0	0	0	0	0
Parking (#/hr)			4			4			4			4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	106	822	39	104	573	132	131	550	0	147	561	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2			6		
Detector Phase	7	4	4	3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	8.0	24.0	24.0	8.0	24.0	24.0	9.0	24.0		9.0	24.0	
Total Split (s)	8.0	50.0	50.0	8.0	50.0	50.0	9.0	33.0		9.0	33.0	
Total Split (%)	8.0%	50.0%	50.0%	8.0%	50.0%	50.0%	9.0%	33.0%		9.0%	33.0%	
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5		3.0	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	1.0	-2.0	0.0	1.0	-2.0	0.0	1.0	-2.0		1.0	-2.0	
Total Lost Time (s)	4.0	4.0	6.0	4.0	4.0	6.0	4.0	4.0		4.0	4.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	
Act Effect Green (s)	53.6	48.1	46.1	54.1	48.4	46.4	30.2	25.2		30.2	25.2	
Actuated g/C Ratio	0.54	0.48	0.46	0.54	0.48	0.46	0.30	0.25		0.30	0.25	
v/c Ratio	0.36	0.99	0.06	0.62	0.67	0.22	0.72	0.69		0.79	0.70	
Control Delay	14.7	57.5	16.5	31.1	25.3	18.2	47.7	38.5		56.4	38.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	14.7	57.5	16.5	31.1	25.3	18.2	47.7	38.5		56.4	38.8	

Lanes, Volumes, Timings
 3: Oak Park Avenue & Madison Street

09/04/2019

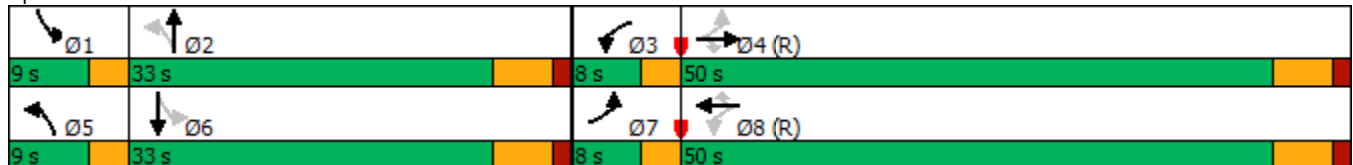


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	B	E	B	C	C	B	D	D		E	D	
Approach Delay		51.2			24.9			40.2			42.5	
Approach LOS		D			C			D			D	
Queue Length 50th (ft)	29	-568	14	28	283	51	59	166		67	170	
Queue Length 95th (ft)	59	#799	34	#91	413	93	#115	214		#138	220	
Internal Link Dist (ft)		452			249			107			115	
Turn Bay Length (ft)	85		50	70		100	95			100		
Base Capacity (vph)	296	828	606	168	854	601	182	916		185	919	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.36	0.99	0.06	0.62	0.67	0.22	0.72	0.60		0.79	0.61	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.99
 Intersection Signal Delay: 40.2 Intersection LOS: D
 Intersection Capacity Utilization 82.0% ICU Level of Service E
 Analysis Period (min) 15
 ~ Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Oak Park Avenue & Madison Street



HCM 6th AWSC
 18: Euclid Avenue & Adams Street

09/04/2019

Intersection	
Intersection Delay, s/veh	7.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	19	16	7	41	2	12	8	1	2	17	2
Future Vol, veh/h	4	19	16	7	41	2	12	8	1	2	17	2
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	0	32	6	0	15	0	17	14	0	0	0	0
Mvmt Flow	4	20	17	8	44	2	13	9	1	2	18	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7	7.3	7.6	7.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	57%	10%	14%	10%
Vol Thru, %	38%	49%	82%	81%
Vol Right, %	5%	41%	4%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	21	39	50	21
LT Vol	12	4	7	2
Through Vol	8	19	41	17
RT Vol	1	16	2	2
Lane Flow Rate	23	42	54	23
Geometry Grp	1	1	1	1
Degree of Util (X)	0.028	0.044	0.06	0.025
Departure Headway (Hd)	4.458	3.793	4.014	4.045
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	800	941	891	881
Service Time	2.499	1.829	2.045	2.088
HCM Lane V/C Ratio	0.029	0.045	0.061	0.026
HCM Control Delay	7.6	7	7.3	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.1	0.2	0.1

HCM 6th TWSC
6: Access Drive & Madison Street

09/04/2019

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	977	11	4	756	12	4
Future Vol, veh/h	977	11	4	756	12	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1062	12	4	822	13	4

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	1074	0	1898
Stage 1	-	-	-	-	1068
Stage 2	-	-	-	-	830
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	649	-	76
Stage 1	-	-	-	-	330
Stage 2	-	-	-	-	428
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	649	-	75
Mov Cap-2 Maneuver	-	-	-	-	203
Stage 1	-	-	-	-	330
Stage 2	-	-	-	-	423

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	23.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	216	-	-	649	-
HCM Lane V/C Ratio	0.081	-	-	0.007	-
HCM Control Delay (s)	23.1	-	-	10.6	0
HCM Lane LOS	C	-	-	B	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

HCM 6th TWSC
8: Madison Street & Euclid Avenue

09/04/2019

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	962	744	17	4	16
Future Vol, veh/h	18	962	744	17	4	16
Conflicting Peds, #/hr	8	0	0	8	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	0	3	3	0	0	0
Mvmt Flow	18	972	752	17	4	16

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	777	0	-	0	1777 769
Stage 1	-	-	-	-	769 -
Stage 2	-	-	-	-	1008 -
Critical Hdwy	4.1	-	-	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	2.2	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	848	-	-	-	92 404
Stage 1	-	-	-	-	461 -
Stage 2	-	-	-	-	356 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	842	-	-	-	89 401
Mov Cap-2 Maneuver	-	-	-	-	220 -
Stage 1	-	-	-	-	448 -
Stage 2	-	-	-	-	353 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	16.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	842	-	-	-	344
HCM Lane V/C Ratio	0.022	-	-	-	0.059
HCM Control Delay (s)	9.4	-	-	-	16.1
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

HCM 6th TWSC
 10: Wesley Avenue & Madison Street

11/01/2019

Intersection						
Int Delay, s/veh	0.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↶		↷	↶	↷	
Traffic Vol, veh/h	948	19	35	753	8	23
Future Vol, veh/h	948	19	35	753	8	23
Conflicting Peds, #/hr	0	8	8	0	1	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	3	0	0	3	25	25
Mvmt Flow	967	19	36	768	8	23

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	994	0	1826 990
Stage 1	-	-	-	-	985 -
Stage 2	-	-	-	-	841 -
Critical Hdwy	-	-	4.1	-	6.65 6.45
Critical Hdwy Stg 1	-	-	-	-	5.65 -
Critical Hdwy Stg 2	-	-	-	-	5.65 -
Follow-up Hdwy	-	-	2.2	-	3.725 3.525
Pot Cap-1 Maneuver	-	-	704	-	74 271
Stage 1	-	-	-	-	328 -
Stage 2	-	-	-	-	387 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	699	-	69 268
Mov Cap-2 Maneuver	-	-	-	-	188 -
Stage 1	-	-	-	-	325 -
Stage 2	-	-	-	-	366 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	22.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	241	-	-	699	-
HCM Lane V/C Ratio	0.131	-	-	0.051	-
HCM Control Delay (s)	22.2	-	-	10.4	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	0.4	-	-	0.2	-

HCM 6th TWSC
12: Oak Park Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	9	0	0	11	1	628	0	0	561	10
Future Vol, veh/h	5	0	9	0	0	11	1	628	0	0	561	10
Conflicting Peds, #/hr	0	0	0	0	0	0	17	0	6	6	0	17
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	3	0	0	5	10
Mvmt Flow	5	0	10	0	0	12	1	675	0	0	603	11

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1309	1309	626	1297	1314	681	631	0	0	681	0	0
Stage 1	626	626	-	683	683	-	-	-	-	-	-	-
Stage 2	683	683	-	614	631	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	138	161	488	140	160	454	961	-	-	921	-	-
Stage 1	475	480	-	442	452	-	-	-	-	-	-	-
Stage 2	442	452	-	483	477	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	132	157	480	136	156	451	945	-	-	916	-	-
Mov Cap-2 Maneuver	132	157	-	136	156	-	-	-	-	-	-	-
Stage 1	466	472	-	438	448	-	-	-	-	-	-	-
Stage 2	430	448	-	473	469	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	20.5		13.2		0		0	
HCM LOS	C		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	945	-	-	247	451	916	-
HCM Lane V/C Ratio	0.001	-	-	0.061	0.026	-	-
HCM Control Delay (s)	8.8	0	-	20.5	13.2	0	-
HCM Lane LOS	A	A	-	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-

HCM 6th TWSC
14: Wesley Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	12	2	1	0	0	1	1	16	1	1	25	12
Future Vol, veh/h	12	2	1	0	0	1	1	16	1	1	25	12
Conflicting Peds, #/hr	1	0	2	2	0	1	0	0	4	4	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	0	0	0	0	0	0	0	6	0	0	8	0
Mvmt Flow	14	2	1	0	0	1	1	18	1	1	29	14

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	60	63	38	67	70	24	43	0	0	23	0	0
Stage 1	38	38	-	25	25	-	-	-	-	-	-	-
Stage 2	22	25	-	42	45	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	941	832	1040	931	824	1058	1579	-	-	1605	-	-
Stage 1	982	867	-	998	878	-	-	-	-	-	-	-
Stage 2	1002	878	-	978	861	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	937	827	1038	922	819	1053	1579	-	-	1599	-	-
Mov Cap-2 Maneuver	937	827	-	922	819	-	-	-	-	-	-	-
Stage 1	981	866	-	993	874	-	-	-	-	-	-	-
Stage 2	999	874	-	971	860	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9		8.4		0.4		0.2	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1579	-	-	927	1053	1599	-
HCM Lane V/C Ratio	0.001	-	-	0.019	0.001	0.001	-
HCM Control Delay (s)	7.3	0	-	9	8.4	7.3	0
HCM Lane LOS	A	A	-	A	A	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

HCM 6th TWSC
17: Oak Park Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	6	13	5	19	34	11	594	11	12	549	8
Future Vol, veh/h	1	6	13	5	19	34	11	594	11	12	549	8
Conflicting Peds, #/hr	2	0	5	5	0	2	6	0	20	20	0	6
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	7	14	5	21	37	12	646	12	13	597	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1341	1336	613	1339	1334	674	612	0	0	678	0	0
Stage 1	634	634	-	696	696	-	-	-	-	-	-	-
Stage 2	707	702	-	643	638	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	129	153	492	130	154	455	967	-	-	914	-	-
Stage 1	467	473	-	432	443	-	-	-	-	-	-	-
Stage 2	426	440	-	462	471	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	101	143	487	115	144	445	961	-	-	897	-	-
Mov Cap-2 Maneuver	101	143	-	115	144	-	-	-	-	-	-	-
Stage 1	455	460	-	415	426	-	-	-	-	-	-	-
Stage 2	364	423	-	430	458	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	20.4		26.5		0.2		0.2	
HCM LOS	C		D					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	961	-	-	255	230	897	-
HCM Lane V/C Ratio	0.012	-	-	0.085	0.274	0.015	-
HCM Control Delay (s)	8.8	0	-	20.4	26.5	9.1	0
HCM Lane LOS	A	A	-	C	D	A	A
HCM 95th %tile Q(veh)	0	-	-	0.3	1.1	0	-

HCM 6th TWSC
19: Wesley Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	6.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	22	1	2	43	5	2	10	1	1	16	7
Future Vol, veh/h	3	22	1	2	43	5	2	10	1	1	16	7
Conflicting Peds, #/hr	3	0	13	13	0	3	1	0	3	3	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	81	81	81	81	81	81	81	81	81	81	81	81
Heavy Vehicles, %	0	23	0	0	12	40	0	10	0	0	0	14
Mvmt Flow	4	27	1	2	53	6	2	12	1	1	20	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	77	48	39	74	52	19	30	0	0	16	0	0
Stage 1	28	28	-	20	20	-	-	-	-	-	-	-
Stage 2	49	20	-	54	32	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.73	6.2	7.1	6.62	6.6	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.207	3.3	3.5	4.108	3.66	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	917	804	1038	921	820	959	1596	-	-	1615	-	-
Stage 1	994	832	-	1004	859	-	-	-	-	-	-	-
Stage 2	969	839	-	963	849	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	861	799	1024	881	815	954	1594	-	-	1610	-	-
Mov Cap-2 Maneuver	861	799	-	881	815	-	-	-	-	-	-	-
Stage 1	992	830	-	1000	856	-	-	-	-	-	-	-
Stage 2	900	836	-	918	847	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.6		9.7		1.1		0.3	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1594	-	-	813	830	1610	-	-
HCM Lane V/C Ratio	0.002	-	-	0.039	0.074	0.001	-	-
HCM Control Delay (s)	7.3	0	-	9.6	9.7	7.2	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0	-	-

HCM 6th TWSC
25: Wesley Avenue & Access Drive

11/01/2019

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	1	0	0	31	52	2
Future Vol, veh/h	1	0	0	31	52	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	0	34	57	2

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	92	58	59	0	0
Stage 1	58	-	-	-	-
Stage 2	34	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	908	1008	1545	-	-
Stage 1	965	-	-	-	-
Stage 2	988	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	908	1008	1545	-	-
Mov Cap-2 Maneuver	908	-	-	-	-
Stage 1	965	-	-	-	-
Stage 2	988	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1545	-	908	-	-
HCM Lane V/C Ratio	-	-	0.001	-	-
HCM Control Delay (s)	0	-	9	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Lanes, Volumes, Timings

3: Oak Park Avenue & Madison Street

09/04/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	117	599	91	96	556	159	112	449	81	145	525	91
Future Volume (vph)	117	599	91	96	556	159	112	449	81	145	525	91
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	10	11	11	10	10	12	10	10	12
Storage Length (ft)	85		50	70		100	95		0	100		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	50			170			75			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor			0.92			0.95	0.97	0.99		0.97	0.98	
Frt			0.850			0.850		0.977			0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1685	1756	1407	1685	1783	1349	1685	3192	0	1668	3178	0
Flt Permitted	0.259			0.262			0.218			0.291		
Satd. Flow (perm)	459	1756	1301	465	1783	1285	376	3192	0	498	3178	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		532			329			187			195	
Travel Time (s)		12.1			7.5			4.3			4.4	
Confl. Peds. (#/hr)	21		19	19		21	35		25	25		35
Confl. Bikes (#/hr)			5			3			2			3
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	0%	1%	1%	0%	3%	1%	0%	2%	0%	1%	2%	1%
Bus Blockages (#/hr)	0	0	0	0	0	2	0	0	0	0	0	3
Parking (#/hr)			4			4			4			4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	121	618	94	99	573	164	115	547	0	149	635	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2			6		
Detector Phase	7	4	4	3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	4.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	8.0	24.0	24.0	7.0	24.0	24.0	8.0	24.0		8.0	24.0	
Total Split (s)	8.0	53.0	53.0	7.0	52.0	52.0	8.0	32.0		8.0	32.0	
Total Split (%)	8.0%	53.0%	53.0%	7.0%	52.0%	52.0%	8.0%	32.0%		8.0%	32.0%	
Yellow Time (s)	3.0	4.5	4.5	3.0	4.5	4.5	3.0	4.5		3.0	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5	1.5	0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0		3.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	
Act Effect Green (s)	57.3	49.8	49.8	55.0	47.1	47.1	32.1	24.1		32.1	24.1	
Actuated g/C Ratio	0.57	0.50	0.50	0.55	0.47	0.47	0.32	0.24		0.32	0.24	
v/c Ratio	0.36	0.71	0.15	0.31	0.68	0.27	0.62	0.71		0.68	0.83	
Control Delay	13.0	26.1	15.7	12.7	26.2	18.0	38.7	40.2		42.0	46.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	

Lanes, Volumes, Timings

3: Oak Park Avenue & Madison Street

09/04/2019

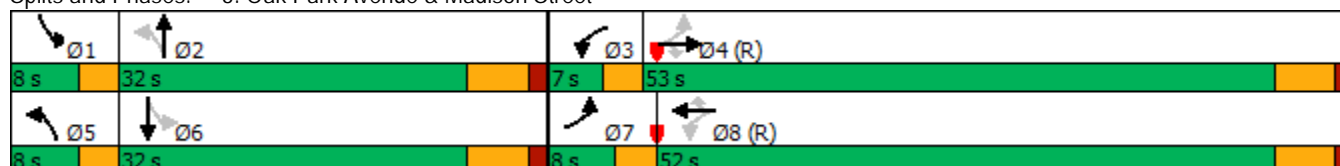


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	13.0	26.1	15.7	12.7	26.2	18.0	38.7	40.2		42.0	46.1	
LOS	B	C	B	B	C	B	D	D		D	D	
Approach Delay		23.0			23.0			39.9				45.3
Approach LOS		C			C			D				D
Queue Length 50th (ft)	33	311	33	27	282	63	49	164		65	197	
Queue Length 95th (ft)	61	455	64	51	410	109	#94	222		#122	264	
Internal Link Dist (ft)		452			249			107				115
Turn Bay Length (ft)	85		50	70		100	95			100		
Base Capacity (vph)	333	874	647	315	840	606	186	829		218	826	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.36	0.71	0.15	0.31	0.68	0.27	0.62	0.66		0.68	0.77	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green
 Natural Cycle: 70
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.83
 Intersection Signal Delay: 32.2
 Intersection LOS: C
 Intersection Capacity Utilization 77.6%
 ICU Level of Service D
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Oak Park Avenue & Madison Street



HCM 6th AWSC
 18: Euclid Avenue & Adams Street

09/04/2019

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	20	8	7	44	5	20	11	3	5	13	6
Future Vol, veh/h	5	20	8	7	44	5	20	11	3	5	13	6
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	0	32	6	0	15	0	17	14	0	0	0	0
Mvmt Flow	6	23	9	8	50	6	23	13	3	6	15	7
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.4	7.7	7.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	59%	15%	12%	21%
Vol Thru, %	32%	61%	79%	54%
Vol Right, %	9%	24%	9%	25%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	34	33	56	24
LT Vol	20	5	7	5
Through Vol	11	20	44	13
RT Vol	3	8	5	6
Lane Flow Rate	39	38	64	27
Geometry Grp	1	1	1	1
Degree of Util (X)	0.048	0.041	0.071	0.03
Departure Headway (Hd)	4.45	3.947	4.013	3.996
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	801	901	888	889
Service Time	2.499	1.998	2.059	2.051
HCM Lane V/C Ratio	0.049	0.042	0.072	0.03
HCM Control Delay	7.7	7.2	7.4	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.1	0.2	0.1

HCM 6th TWSC
6: Access Drive & Madison Street

09/04/2019

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	813	12	5	790	14	6
Future Vol, veh/h	813	12	5	790	14	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	884	13	5	859	15	7

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	897	0	1760 891
Stage 1	-	-	-	-	891 -
Stage 2	-	-	-	-	869 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	757	-	93 341
Stage 1	-	-	-	-	401 -
Stage 2	-	-	-	-	410 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	757	-	92 341
Mov Cap-2 Maneuver	-	-	-	-	226 -
Stage 1	-	-	-	-	401 -
Stage 2	-	-	-	-	405 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	20.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	251	-	-	757	-
HCM Lane V/C Ratio	0.087	-	-	0.007	-
HCM Control Delay (s)	20.7	-	-	9.8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

HCM 6th TWSC
8: Madison Street & Euclid Avenue

09/04/2019

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	17	801	776	15	6	26
Future Vol, veh/h	17	801	776	15	6	26
Conflicting Peds, #/hr	8	0	0	8	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	1	2	0	0	0
Mvmt Flow	18	834	808	16	6	27

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	832	0	-	0	1694 824
Stage 1	-	-	-	-	824 -
Stage 2	-	-	-	-	870 -
Critical Hdwy	4.1	-	-	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	2.2	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	809	-	-	-	103 376
Stage 1	-	-	-	-	434 -
Stage 2	-	-	-	-	413 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	803	-	-	-	99 373
Mov Cap-2 Maneuver	-	-	-	-	235 -
Stage 1	-	-	-	-	421 -
Stage 2	-	-	-	-	410 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	16.9
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	803	-	-	-	336
HCM Lane V/C Ratio	0.022	-	-	-	0.099
HCM Control Delay (s)	9.6	-	-	-	16.9
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

HCM 6th TWSC
 10: Wesley Avenue & Madison Street

11/01/2019

Intersection						
Int Delay, s/veh	0.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	786	22	50	783	8	27
Future Vol, veh/h	786	22	50	783	8	27
Conflicting Peds, #/hr	0	5	5	0	0	2
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	0	0	3	0	0
Mvmt Flow	827	23	53	824	8	28

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	855	0	1774 846
Stage 1	-	-	-	-	844 -
Stage 2	-	-	-	-	930 -
Critical Hdwy	-	-	4.1	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	-	-	2.2	-	3.5 3.3
Pot Cap-1 Maneuver	-	-	793	-	92 365
Stage 1	-	-	-	-	425 -
Stage 2	-	-	-	-	387 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	789	-	85 363
Mov Cap-2 Maneuver	-	-	-	-	216 -
Stage 1	-	-	-	-	423 -
Stage 2	-	-	-	-	361 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	18
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	314	-	-	789	-
HCM Lane V/C Ratio	0.117	-	-	0.067	-
HCM Control Delay (s)	18	-	-	9.9	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.4	-	-	0.2	-

HCM 6th TWSC
12: Oak Park Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	1	21	0	0	9	17	619	0	0	690	22
Future Vol, veh/h	14	1	21	0	0	9	17	619	0	0	690	22
Conflicting Peds, #/hr	0	0	0	0	0	0	16	0	16	16	0	16
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	0	2	0	0	1	10
Mvmt Flow	15	1	22	0	0	10	18	659	0	0	734	23

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1462	1473	762	1468	1484	675	773	0	0	675	0	0
Stage 1	762	762	-	711	711	-	-	-	-	-	-	-
Stage 2	700	711	-	757	773	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	108	128	408	107	126	457	851	-	-	926	-	-
Stage 1	400	416	-	427	439	-	-	-	-	-	-	-
Stage 2	433	439	-	403	412	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	101	120	402	96	118	450	838	-	-	912	-	-
Mov Cap-2 Maneuver	101	120	-	96	118	-	-	-	-	-	-	-
Stage 1	380	410	-	406	418	-	-	-	-	-	-	-
Stage 2	409	418	-	380	406	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	30.1		13.2		0.3		0	
HCM LOS	D		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	838	-	-	181	450	912	-
HCM Lane V/C Ratio	0.022	-	-	0.212	0.021	-	-
HCM Control Delay (s)	9.4	0	-	30.1	13.2	0	-
HCM Lane LOS	A	A	-	D	B	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.1	0	-

HCM 6th TWSC
14: Wesley Avenue & E-W Alley

09/04/2019

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	0	1	3	0	0	2	13	1	0	40	18
Future Vol, veh/h	14	0	1	3	0	0	2	13	1	0	40	18
Conflicting Peds, #/hr	0	0	2	2	0	0	3	0	6	6	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	6	0	0	8	0
Mvmt Flow	15	0	1	3	0	0	2	14	1	0	42	19

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	74	80	57	79	89	21	64	0	0	21	0	0
Stage 1	55	55	-	25	25	-	-	-	-	-	-	-
Stage 2	19	25	-	54	64	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	921	814	1015	914	805	1062	1551	-	-	1608	-	-
Stage 1	962	853	-	998	878	-	-	-	-	-	-	-
Stage 2	1005	878	-	963	846	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	917	806	1010	906	797	1056	1547	-	-	1599	-	-
Mov Cap-2 Maneuver	917	806	-	906	797	-	-	-	-	-	-	-
Stage 1	958	850	-	991	872	-	-	-	-	-	-	-
Stage 2	1004	872	-	960	843	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9		9		0.9		0	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1547	-	-	923	906	1599	-
HCM Lane V/C Ratio	0.001	-	-	0.017	0.003	-	-
HCM Control Delay (s)	7.3	0	-	9	9	0	-
HCM Lane LOS	A	A	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

HCM 6th TWSC
17: Oak Park Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	6	28	8	15	46	14	589	10	13	682	16
Future Vol, veh/h	1	6	28	8	15	46	14	589	10	13	682	16
Conflicting Peds, #/hr	5	0	4	4	0	5	10	0	7	7	0	10
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	17	0	0	7	0	7	2	0	0	2	0
Mvmt Flow	1	6	29	8	15	47	14	601	10	13	696	16

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1410	1386	718	1393	1389	618	722	0	0	618	0	0
Stage 1	740	740	-	641	641	-	-	-	-	-	-	-
Stage 2	670	646	-	752	748	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.67	6.2	7.1	6.57	6.2	4.17	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.67	-	6.1	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.67	-	6.1	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.153	3.3	3.5	4.063	3.3	2.263	-	-	2.2	-	-
Pot Cap-1 Maneuver	117	133	432	120	139	493	858	-	-	972	-	-
Stage 1	412	402	-	466	462	-	-	-	-	-	-	-
Stage 2	450	445	-	405	412	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	91	125	426	103	130	487	850	-	-	966	-	-
Mov Cap-2 Maneuver	91	125	-	103	130	-	-	-	-	-	-	-
Stage 1	398	389	-	451	447	-	-	-	-	-	-	-
Stage 2	381	431	-	362	399	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB			
HCM Control Delay, s	19.7		26.1		0.2		0.2			
HCM LOS	C		D							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	850	-	-	281	240	966	-
HCM Lane V/C Ratio	0.017	-	-	0.127	0.293	0.014	-
HCM Control Delay (s)	9.3	0	-	19.7	26.1	8.8	0
HCM Lane LOS	A	A	-	C	D	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	1.2	0	-

HCM 6th TWSC
19: Wesley Avenue & Adams Street

09/04/2019

Intersection												
Int Delay, s/veh	6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	22	3	1	40	4	4	10	4	11	28	10
Future Vol, veh/h	5	22	3	1	40	4	4	10	4	11	28	10
Conflicting Peds, #/hr	0	0	7	7	0	0	2	0	2	2	0	2
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	0	23	0	0	12	40	0	10	0	0	0	14
Mvmt Flow	6	28	4	1	51	5	5	13	5	14	35	13

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	126	102	51	121	106	18	50	0	0	20	0	0
Stage 1	72	72	-	28	28	-	-	-	-	-	-	-
Stage 2	54	30	-	93	78	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.73	6.2	7.1	6.62	6.6	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.73	-	6.1	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.207	3.3	3.5	4.108	3.66	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	852	750	1023	859	766	960	1570	-	-	1609	-	-
Stage 1	943	796	-	994	852	-	-	-	-	-	-	-
Stage 2	963	830	-	919	811	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	795	738	1014	817	754	958	1567	-	-	1606	-	-
Mov Cap-2 Maneuver	795	738	-	817	754	-	-	-	-	-	-	-
Stage 1	938	787	-	989	848	-	-	-	-	-	-	-
Stage 2	898	826	-	869	802	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.9	10	1.6	1.6
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1567	-	-	768	770	1606	-
HCM Lane V/C Ratio	0.003	-	-	0.049	0.074	0.009	-
HCM Control Delay (s)	7.3	0	-	9.9	10	7.3	0
HCM Lane LOS	A	A	-	A	B	A	A
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0	-

HCM 6th TWSC
25: Wesley Avenue & Access Drive

11/01/2019

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	3	2	0	35	68	4
Future Vol, veh/h	3	2	0	35	68	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	2	0	38	74	4

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	114	76	78	0	0
Stage 1	76	-	-	-	-
Stage 2	38	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	882	985	1520	-	-
Stage 1	947	-	-	-	-
Stage 2	984	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	882	985	1520	-	-
Mov Cap-2 Maneuver	882	-	-	-	-
Stage 1	947	-	-	-	-
Stage 2	984	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1520	-	921	-	-
HCM Lane V/C Ratio	-	-	0.006	-	-
HCM Control Delay (s)	0	-	8.9	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-



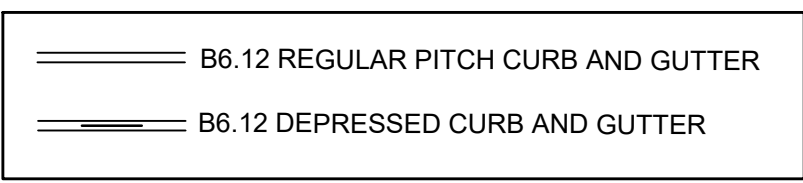
AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



8a.

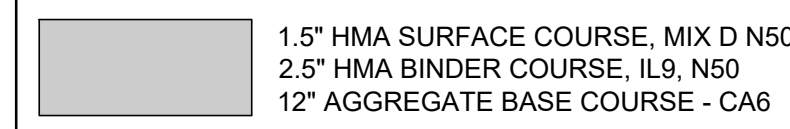
SITE PLAN

CURB LEGEND

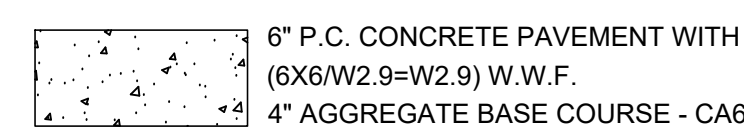


PAVING LEGEND

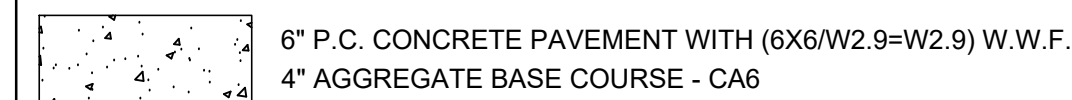
HEAVY DUTY HMA PAVEMENT



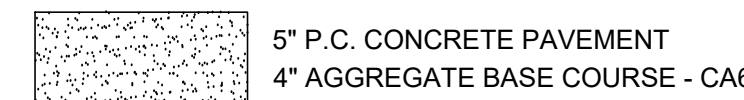
CONCRETE PAVEMENT (ALLEY)



CONCRETE PAVEMENT (DRIVE APRON)

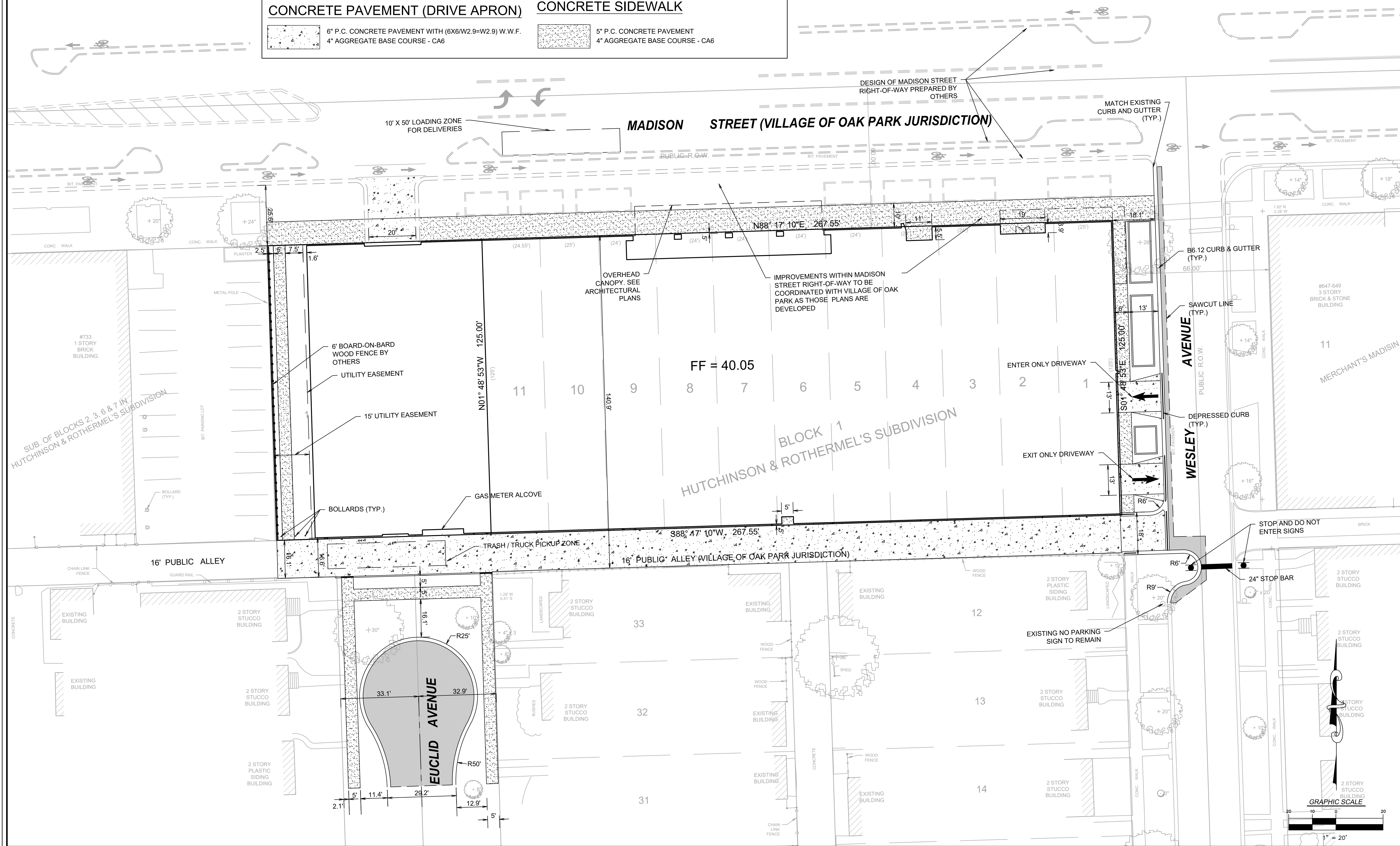


CONCRETE SIDEWALK



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.



REVISIONS		NO.	DATE	DESCRIPTION

PROJECT NO.:	19040
PROJECT MANAGER:	AU
DESIGNED BY:	JB
DRAWN BY:	BD

ORIGINAL ISSUE DATE:	08-01-19
----------------------	----------

PRELIMINARY LAYOUT AND PAVING PLAN

OAK PARK SENIOR LIVING

PRELIMINARY

OAK PARK ILLINOIS

7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com
--

DRAWING NO.	C2.0
-------------	-------------

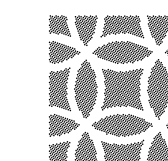


AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



8b.

LANDSCAPE PLAN

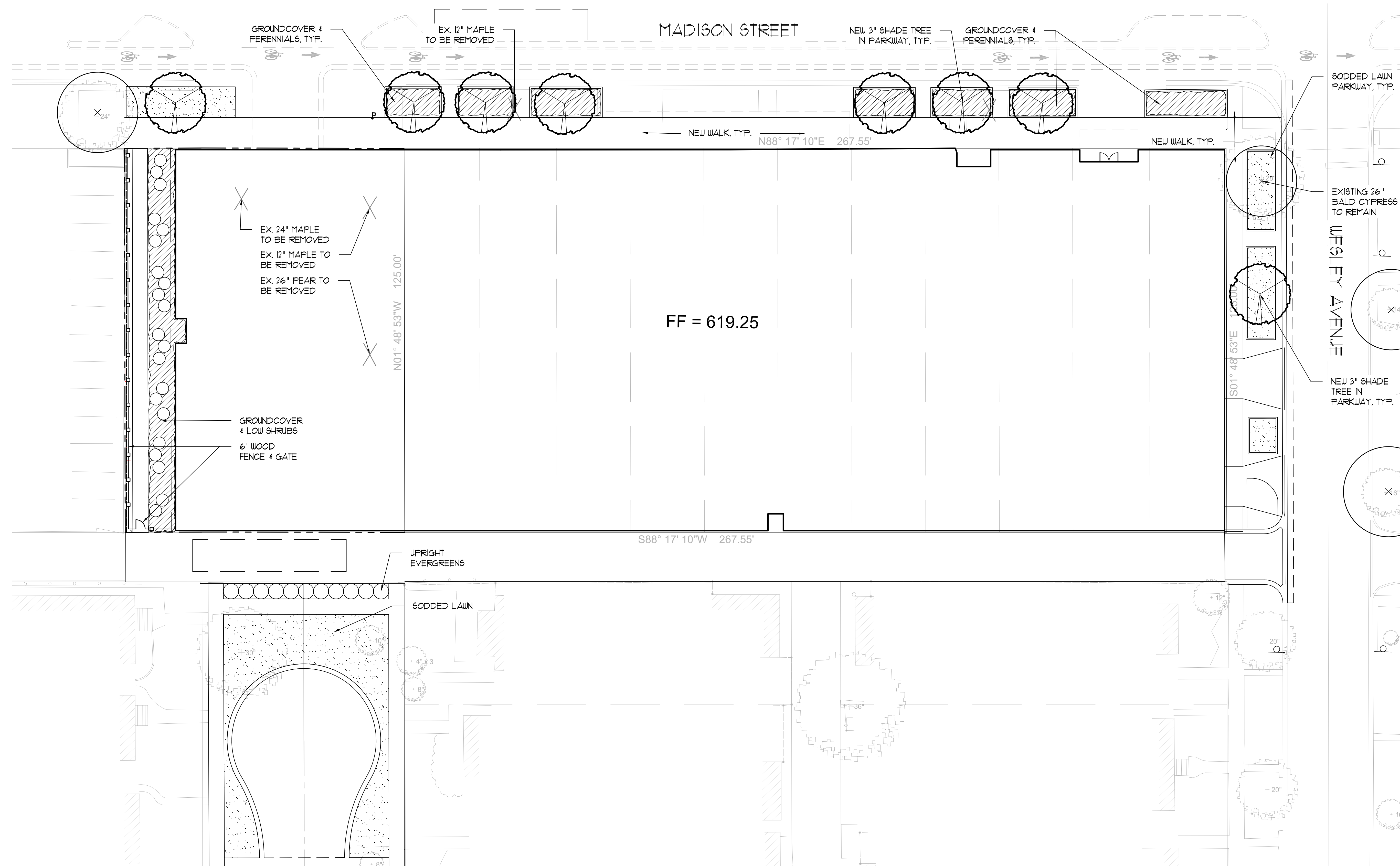


**DANIEL WEINBACH
&
PARTNERS, LTD.**

Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604

312 427-2888
www.dwpitd.com



1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 16'-0"

Revisions	
8.	
7.	
6.	
5.	
4.	
3.	
2.	ISSUED FOR REVIEW 11/04/19
1.	ISSUED FOR REVIEW 08/27/19

Project
**OAK PARK
SENIOR LIVING**
711-725 MADISON STREET
OAK PARK, ILLINOIS

Sheet Title
**PRELIMINARY
LANDSCAPE
PLAN**

Date 08/27/19	Project No. DWP 19-157
Scale 1" = 16'-0"	Sheet No. L-1.0
Drawn By EH	
Approved WS	

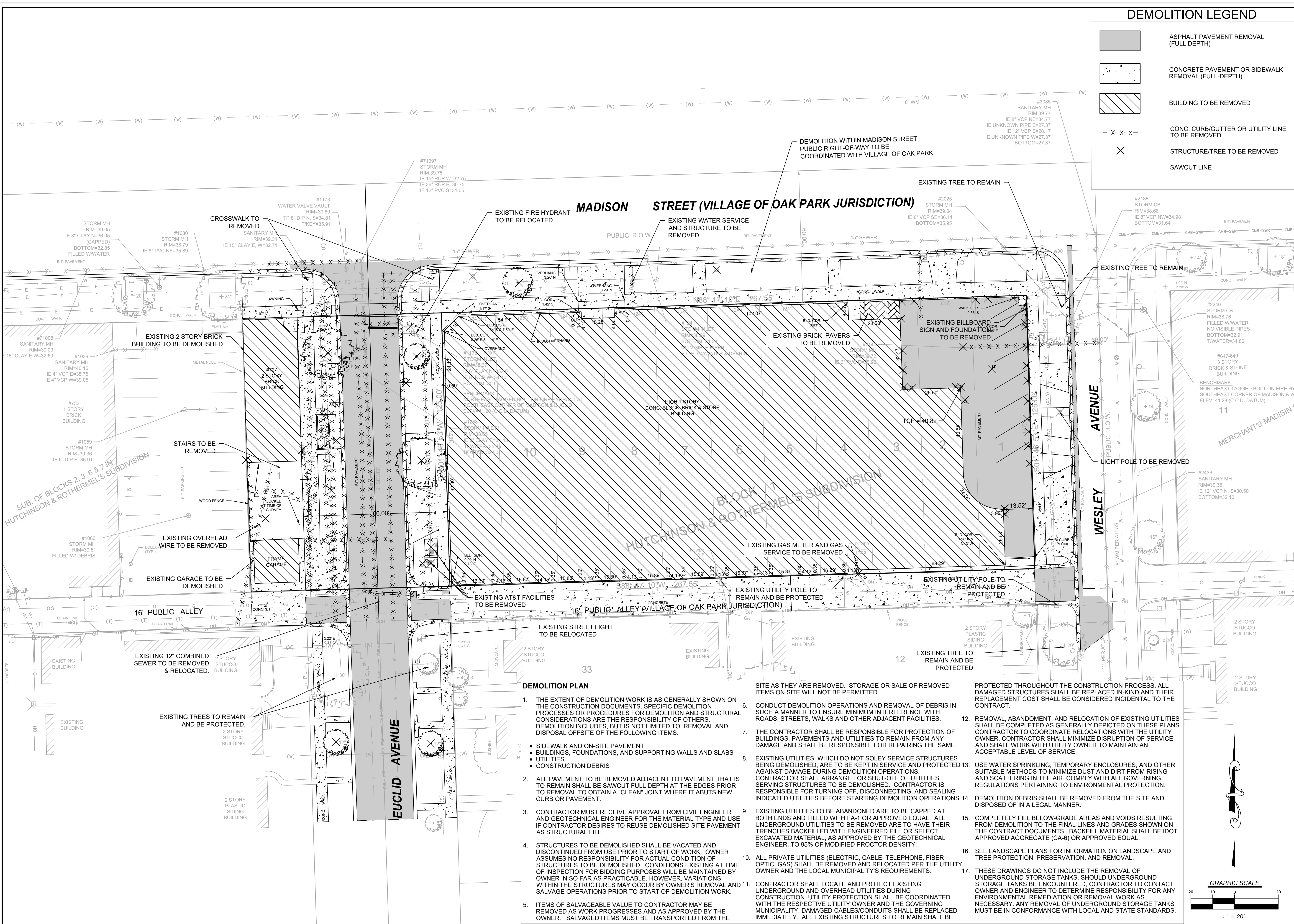


AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



8c.

ENGINEERING UTILITY PLAN



DEMOLITION LEGEND	
	ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
	CONCRETE PAVEMENT OR SIDEWALK REMOVAL (FULL-DEPTH)
	BUILDING TO BE REMOVED
	CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
	STRUCTURE/TREE TO BE REMOVED
	SAWCUT LINE

REVISIONS		
NO.	DATE	DESCRIPTION

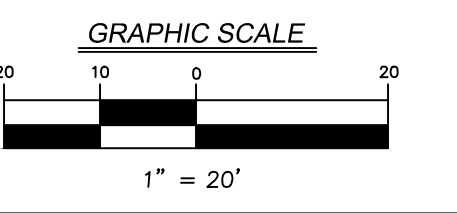
PROJECT NO. 19040	PROJECT MANAGER: AU	DESIGNED BY: JB	DRAWN BY: BD
ORIGINAL ISSUE DATE: 08-01-19			
EXISTING CONDITIONS AND DEMO PLAN			
OAK PARK SENIOR LIVING			
PRELIMINARY			
ILLINOIS			
OAK PARK			

DEMOLITION PLAN

- THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
 - SIDEWALK AND ON-SITE PAVEMENT
 - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
 - UTILITIES
 - CONSTRUCTION DEBRIS
- ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
- CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
- ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE

- SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
- CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
- EXISTING UTILITIES, WHICH DO NOT SOLELY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
- EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
- ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE

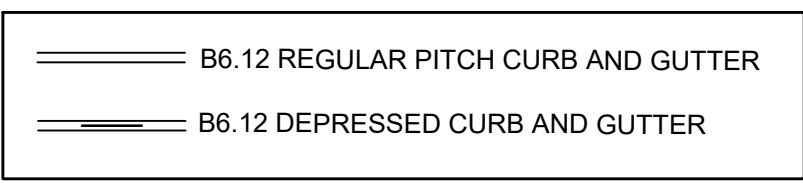
- PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
- SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
- THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

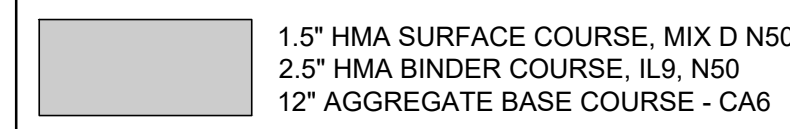
DRAWING NO.
C1.0

CURB LEGEND

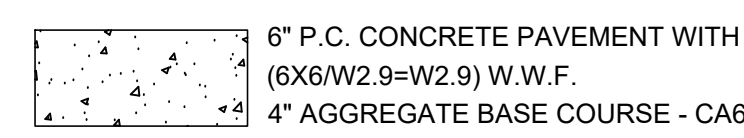


PAVING LEGEND

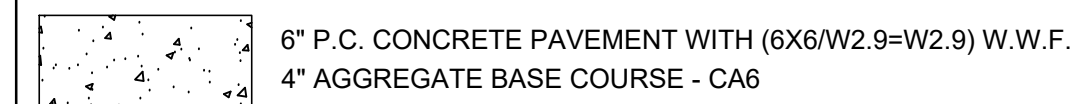
HEAVY DUTY HMA PAVEMENT



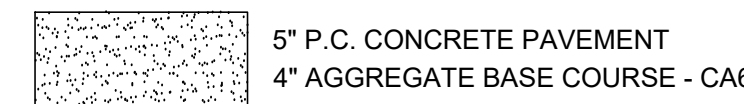
CONCRETE PAVEMENT (ALLEY)



CONCRETE PAVEMENT (DRIVE APRON)

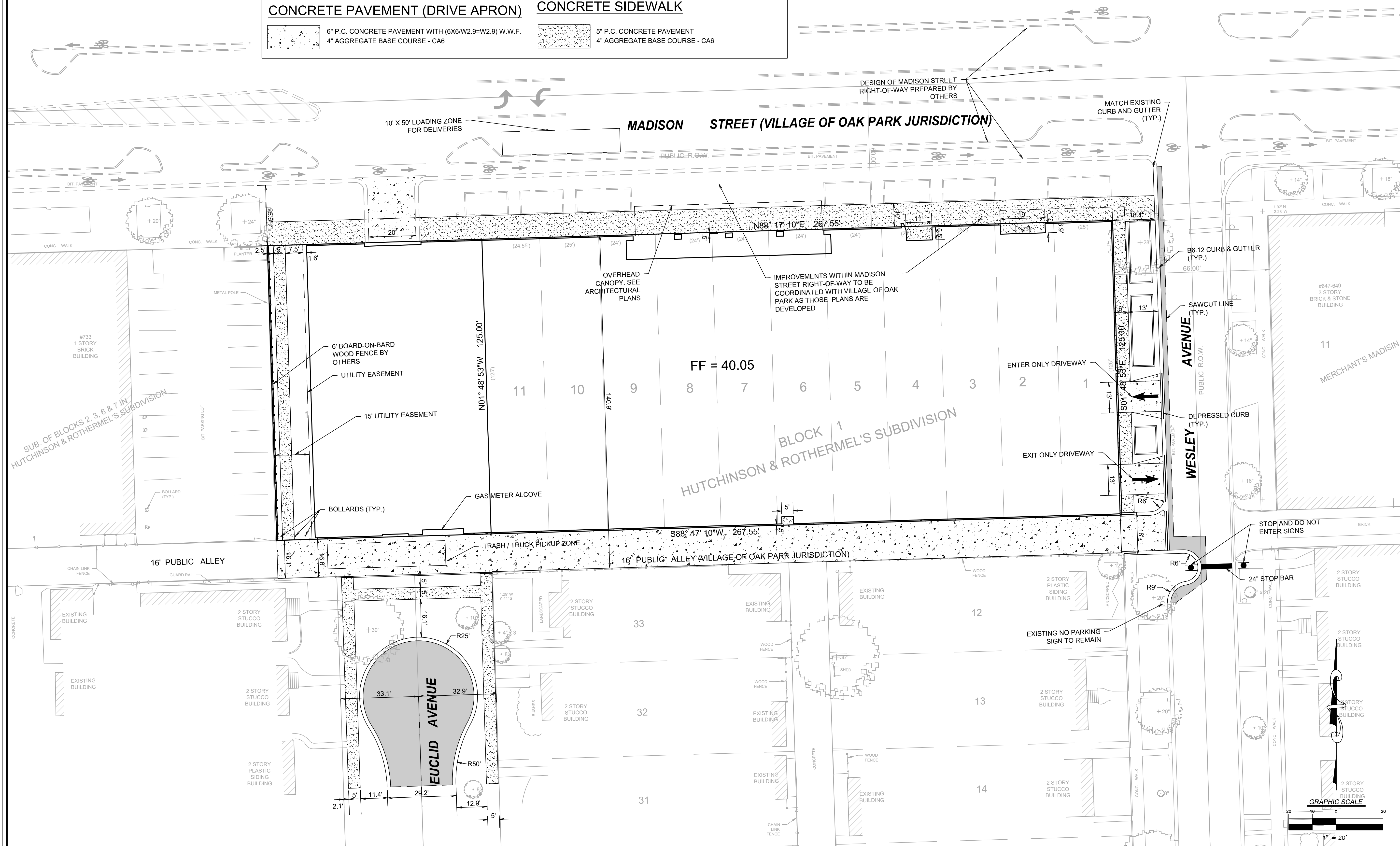


CONCRETE SIDEWALK



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

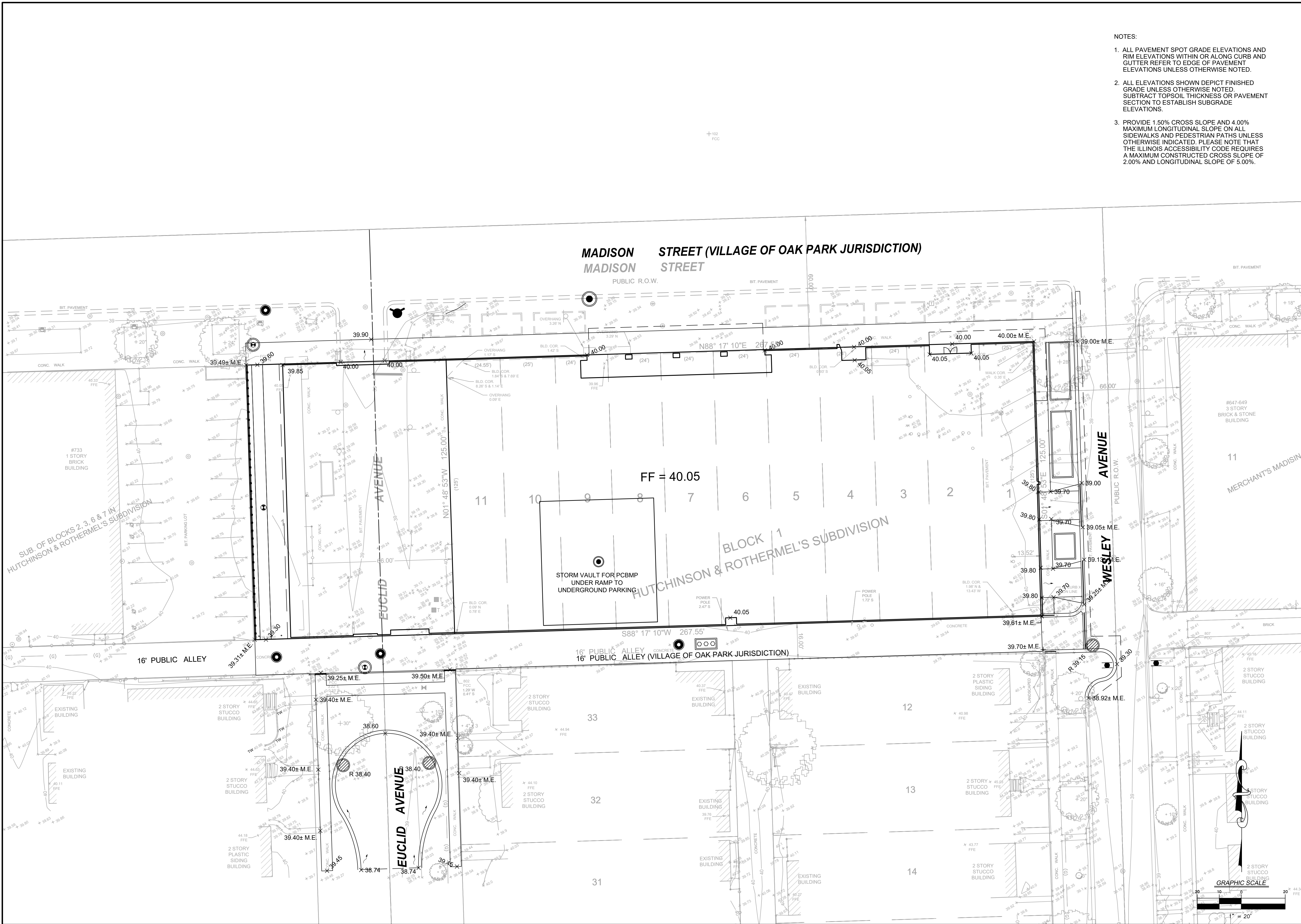


REVISIONS		NO.	DATE	DESCRIPTION

PROJECT NO.:	19040
PROJECT MANAGER:	AU
DESIGNED BY:	JB
DRAWN BY:	BD

<p>PRELIMINARY LAYOUT AND PAVING PLAN</p> <p>OAK PARK SENIOR LIVING</p> <p>PRELIMINARY</p> <p>OAK PARK</p> <p>ILLINOIS</p>	<p>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</p> <p>DRAWING NO. C2.0</p>
--	---

- NOTES:
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
 3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.



REVISIONS		NO.	DATE	DESCRIPTION

PROJECT NO.:	19040
PROJECT MANAGER:	AU
DESIGNED BY:	JB
DRAWN BY:	BD

PRELIMINARY GRADING PLAN
OAK PARK SENIOR LIVING
PRELIMINARY

7325 James Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C3.0



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



8d.

EXTERIOR LIGHTING PLAN

CALCULATED LIGHTING LEVELS (FOOT CANDLES)					
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
NORTH AND EAST SIDEWALK	1.32	5.1	0.0	N/A	N/A
SOUTH ALLEY PAVEMENT	1.71	2.8	0.5	3.42	5.60
SOUTH PROPERTY LINE	0.71	1.0	0.4	1.78	2.50
WEST PROPERTY LINE	0.02	0.1	0.0	N/A	N/A
WEST SIDEWALK	0.20	0.5	0.0	N/A	N/A
CANOPY AREA	5.85	6.9	4.0	1.27	1.73

PROPOSED SITE LIGHTING FIXTURE SCHEDULE							
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1	EATON LANTERRA 9004 LED CYLINDRICAL FLOOD LIGHT, UPLIGHT AND DOWNLIGHT, 20W (10W PER LIGHT), 9'-0" MOUNTING HEIGHT	20	0.90	4000K	WALL MOUNTED	1 FIXTURE	9002-W2-RW-LED 4080-W-W-L1-UNV
SL-2	EATON HALO COMMERCIAL HC6 SERIES LED DOWNLIGHT, MEDIUM DISTRIBUTION, 16'-0" MOUNTING HEIGHT	22	0.90	4000K	CEILING MOUNTED	1 FIXTURE	HC6-10-DO10-HM6-12-940
SL-3	EATON LUMARK AXCS SERIES LED WALL MOUNT LUMINAIRE, 14W, FULL CUTOFF, GLARE REDUCING LENS, 14'-0" MOUNTING HEIGHT	10	0.90	4000K	WALL MOUNTED	1 FIXTURE	AXCS1A-GRF

- NOTES:
- THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
 - THE PHOTOMETRIC PLAN WAS PREPARED USING ONLY THE PROPOSED FIXTURES IN THE SCHEDULE ON THIS SHEET. NO EXISTING STREET LIGHTS WERE INCLUDED.

Halo Commercial

HC6
Series Reflectors

6 1/2 inch Lens Downlight and Lens Wall Wash
100010002000
300000000000

FC

F.T.N.

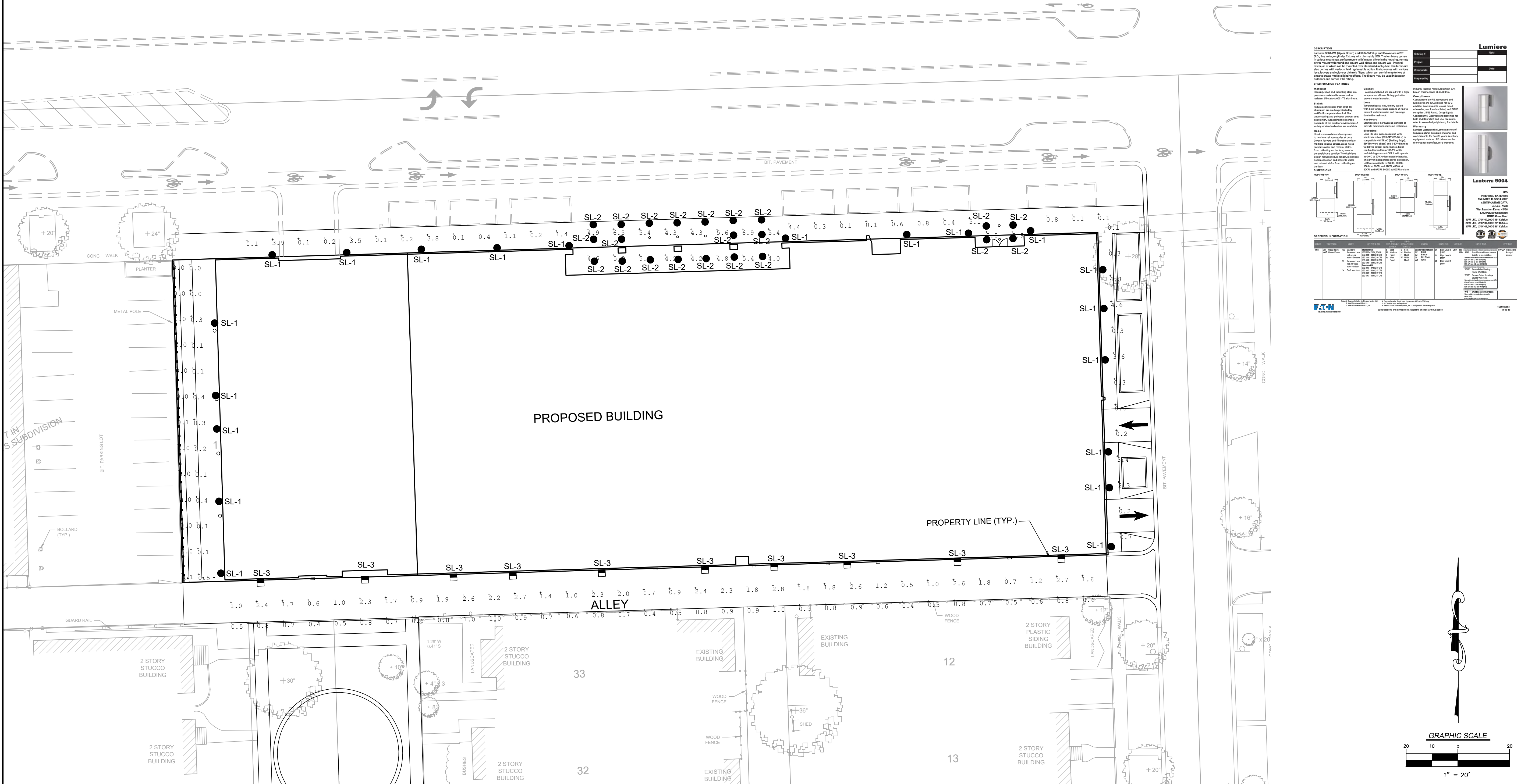
Lumark

AXCS / AXCL
AXCENT

Lumiere

Lanterra 9004

F.T.N.



PROJECT NO.:	19040	ORIGINAL ISSUE DATE:	08-01-19
PROJECT MANAGER:	AU	DESIGNED BY:	MGS
		DRAWN BY:	MGS

PHOTOMETRIC PLAN
OAK PARK SENIOR LIVING
PRELIMINARY

7325 James Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
P1.0

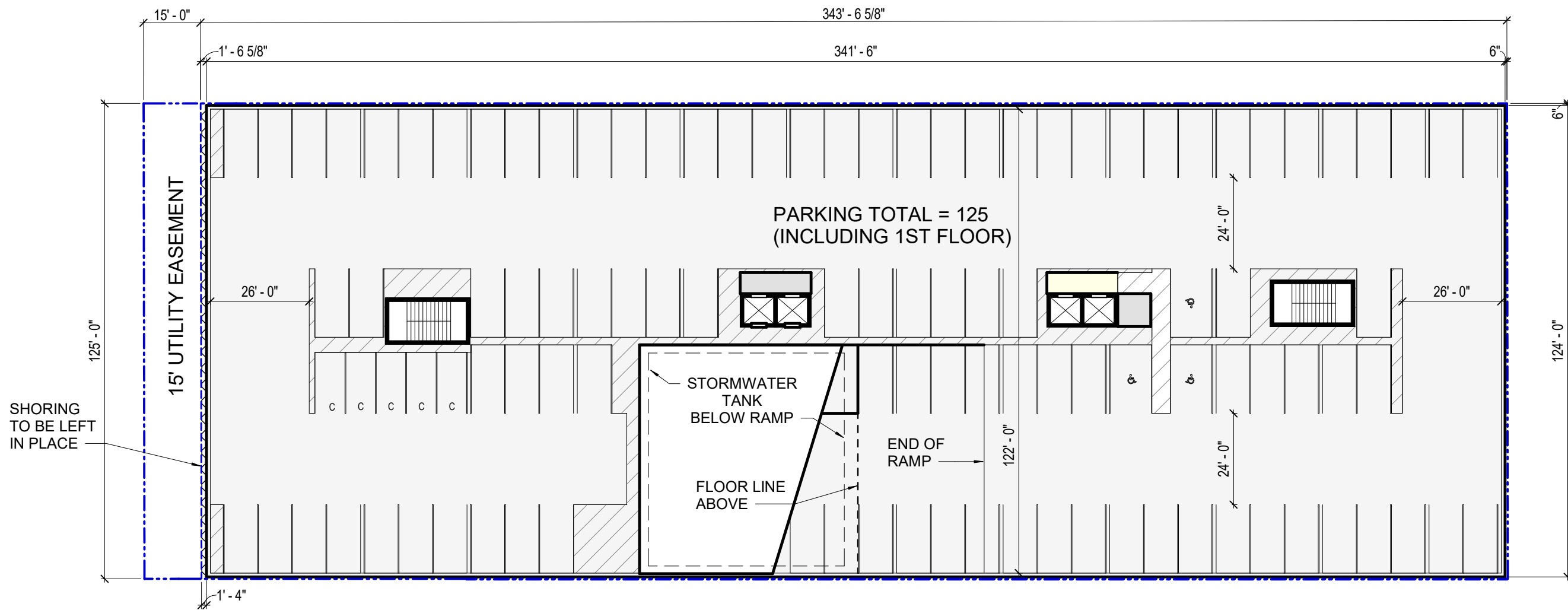


AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION

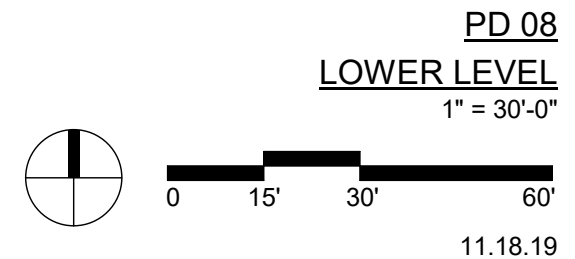


8e.

FLOOR PLANS



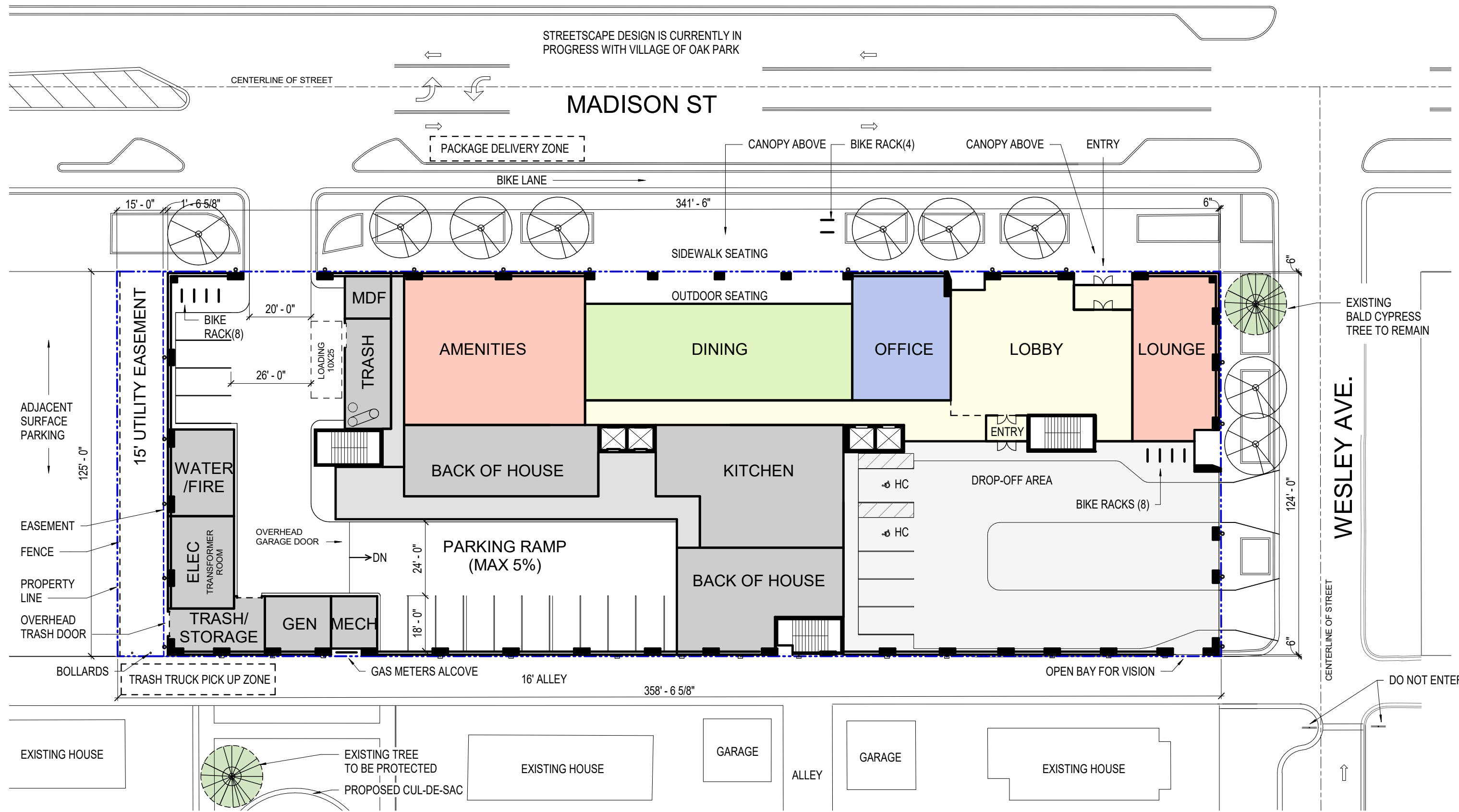
OAK PARK SENIOR LIVING
 711 MADISON ST, OAK PARK



PD 08
 LOWER LEVEL
 1" = 30'-0"
 11.18.19

STREETSCAPE DESIGN IS CURRENTLY IN
PROGRESS WITH VILLAGE OF OAK PARK

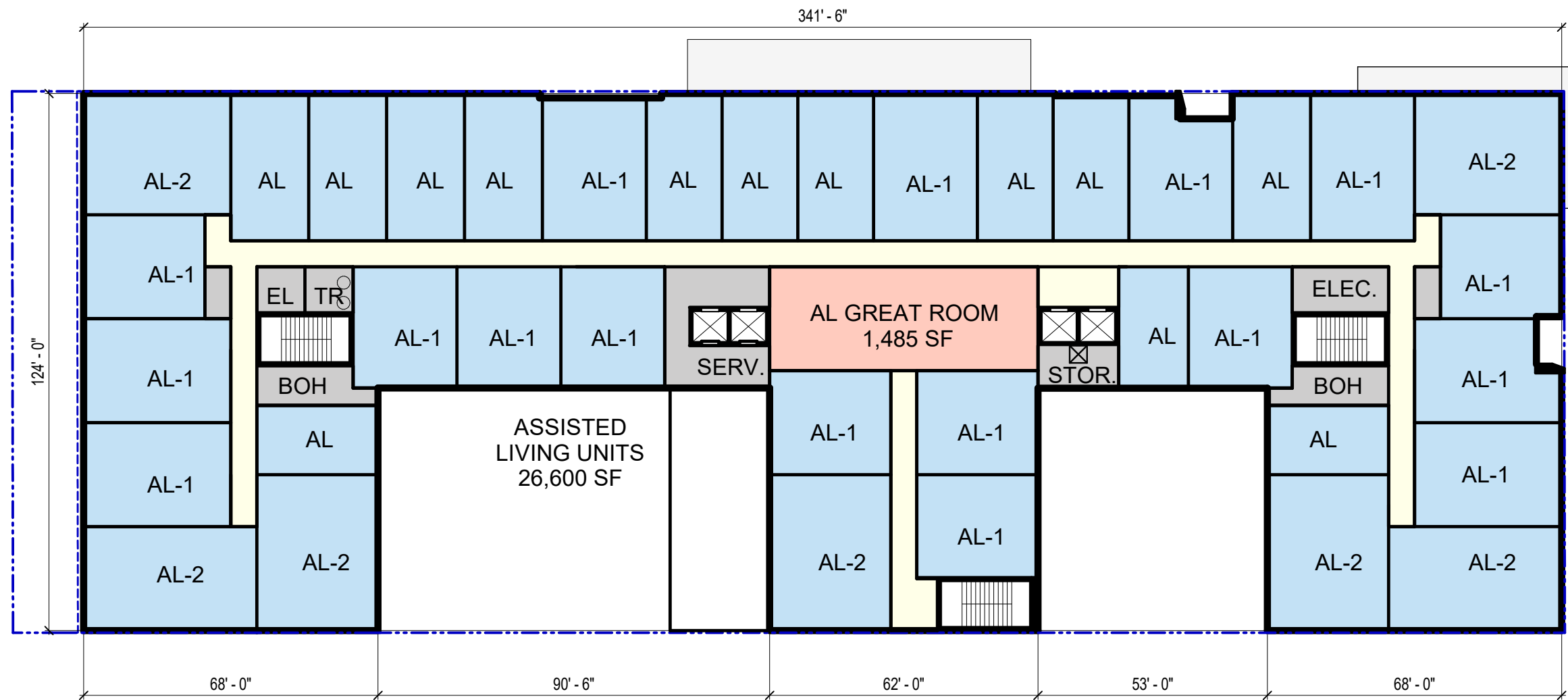
MADISON ST



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 09
FIRST FLOOR PLAN
1" = 30'-0"
0 15' 30' 60'
11.18.19

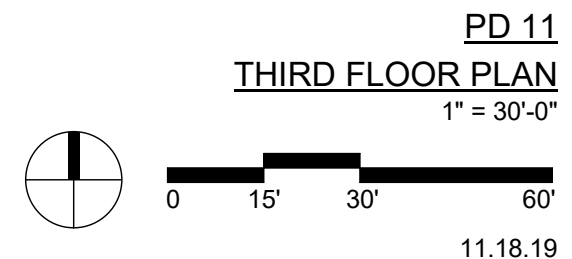


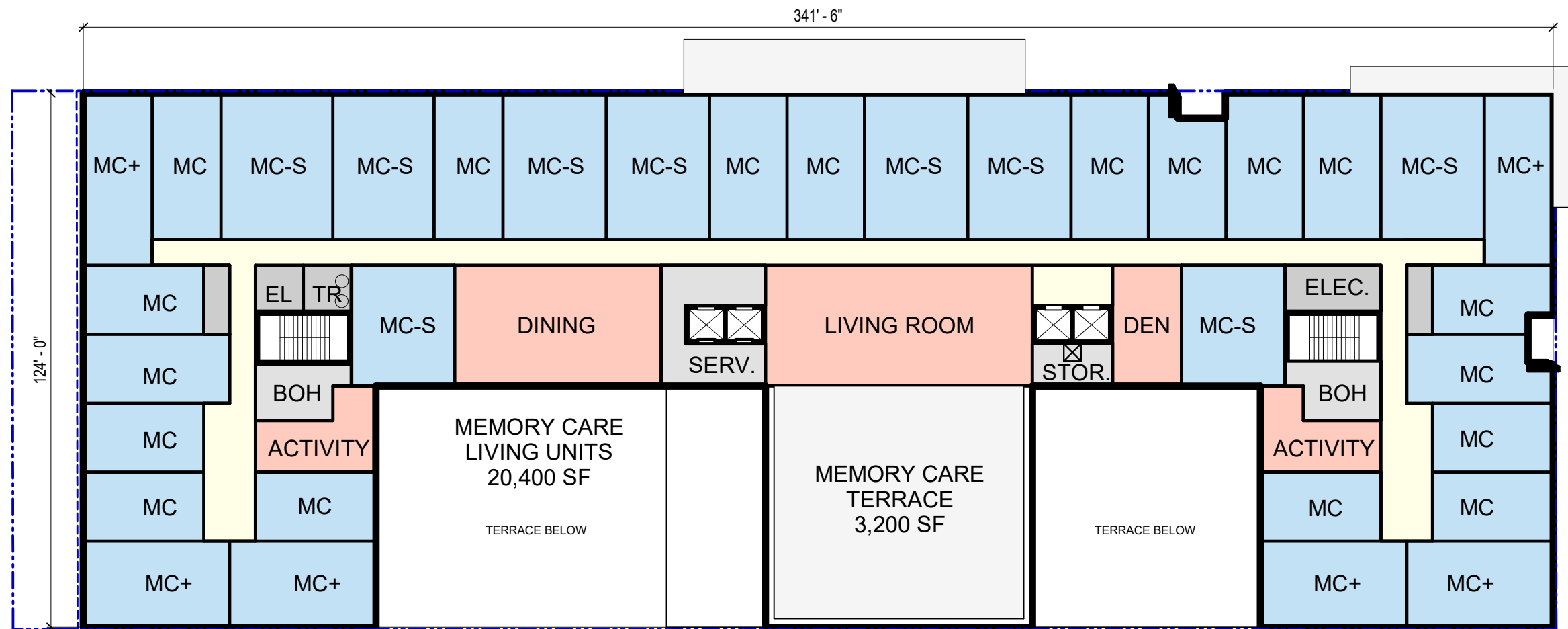


UNIT COUNT	
AL	- 22
AL1	- 30
AL2	- 13
MC	- 18
MC+	- 06
MCS	- 09
IL	- 04
IL1	- 43
IL2	- 29
= 174	



OAK PARK SENIOR LIVING
 711 MADISON ST, OAK PARK





UNIT COUNT	
AL	- 22
AL1	- 30
AL2	- 13
MC	- 18
MC+	- 06
MCS-	09
IL	- 04
IL1	- 43
IL2	- 29
<hr/>	
	= 174

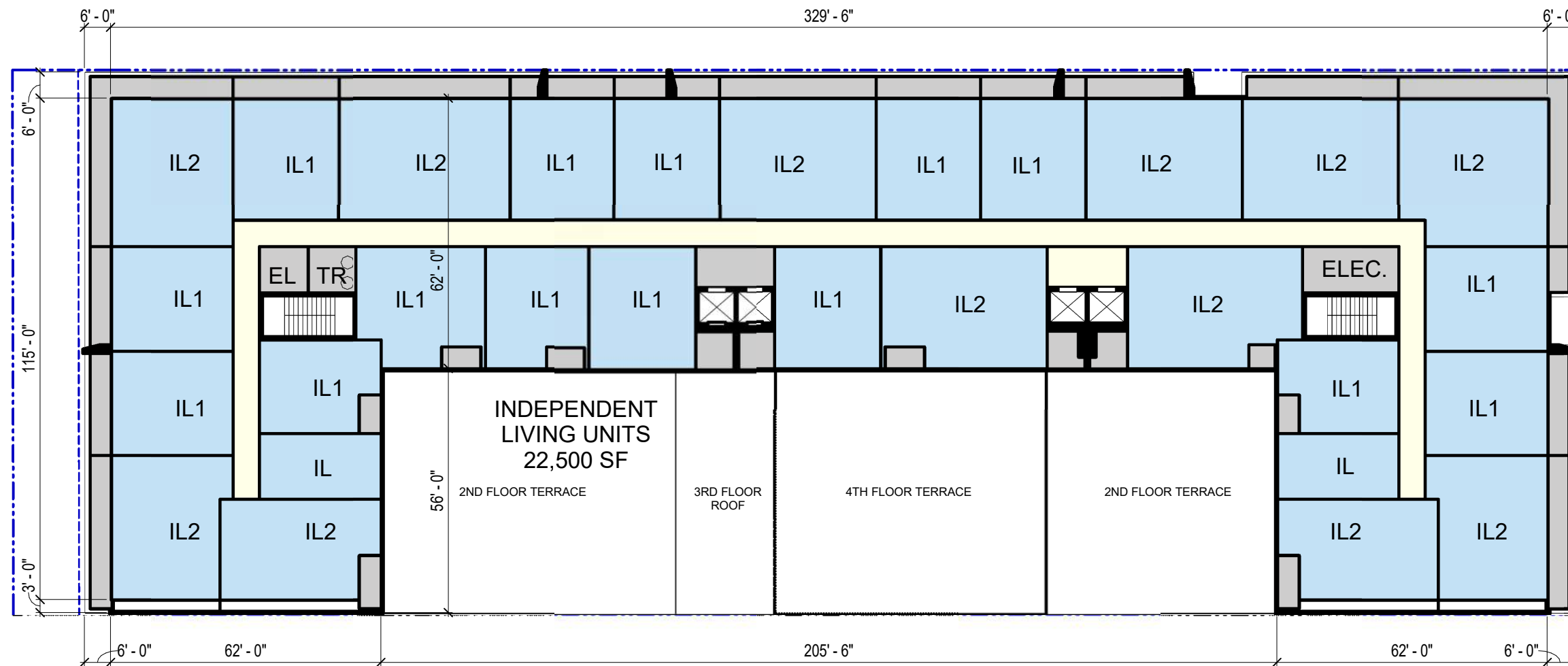


OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 12
FOURTH FLOOR PLAN
1" = 30'-0"

11.18.19

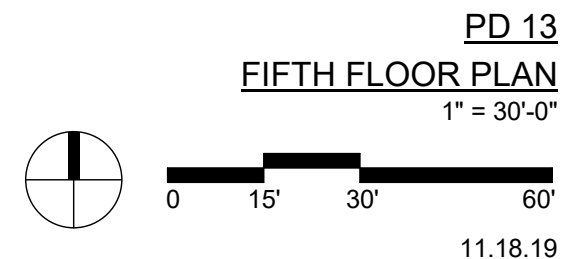


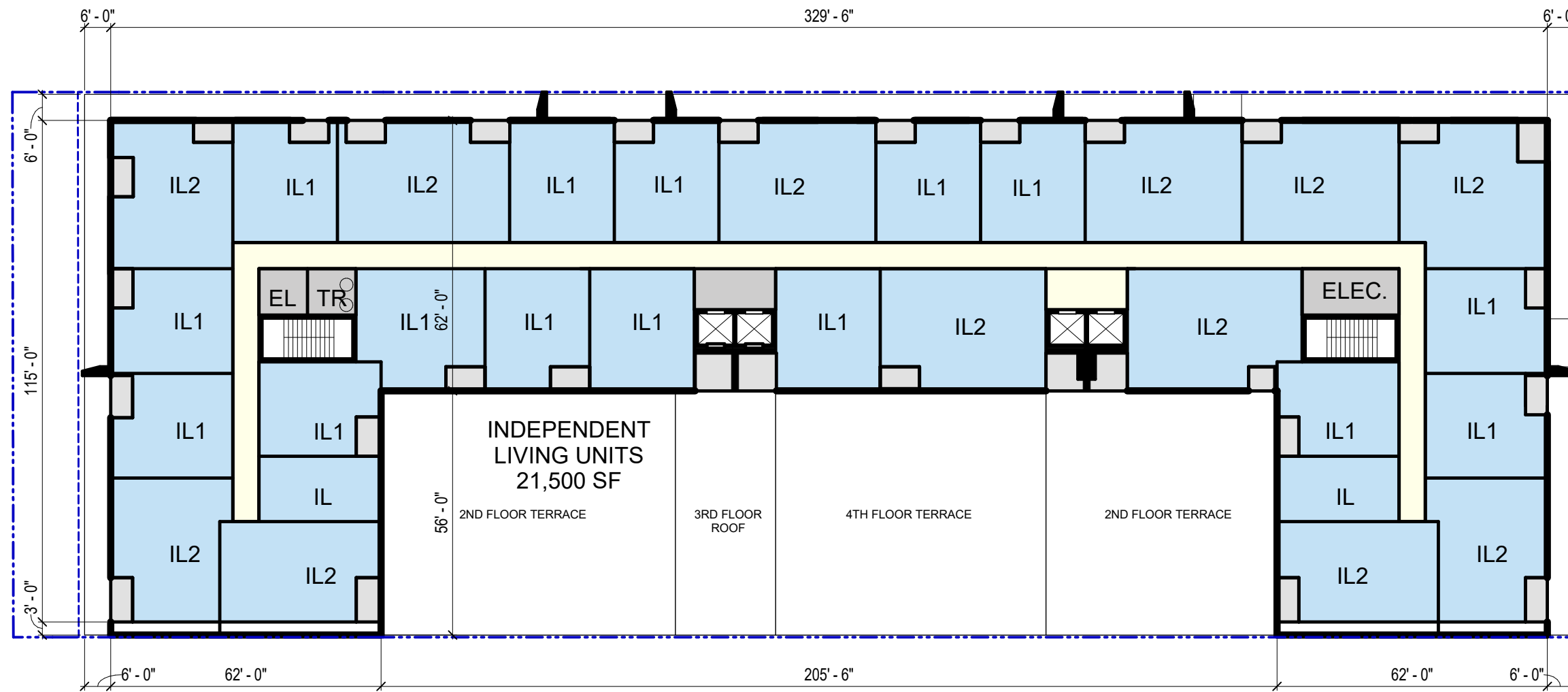


UNIT COUNT	
AL	- 22
AL1	- 30
AL2	- 13
MC	- 18
MC+	- 06
MCS	- 09
IL	- 04
IL1	- 43
IL2	- 29
= 174	



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

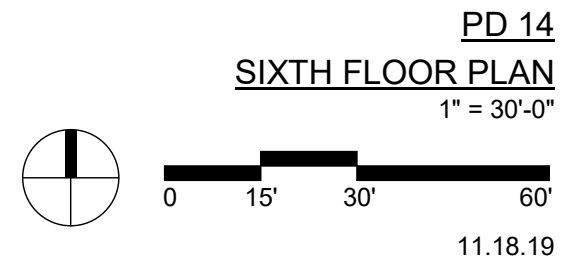




UNIT COUNT	
AL	- 22
AL1	- 30
AL2	- 13
MC	- 18
MC+	- 06
MCS	- 09
IL	- 04
IL1	- 43
IL2	- 29
= 174	



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

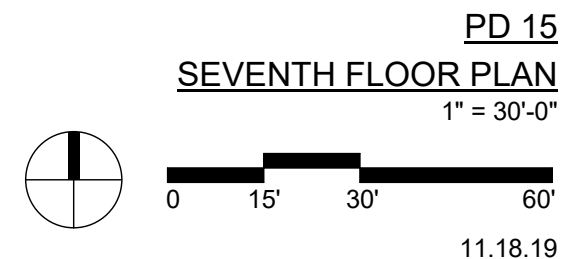


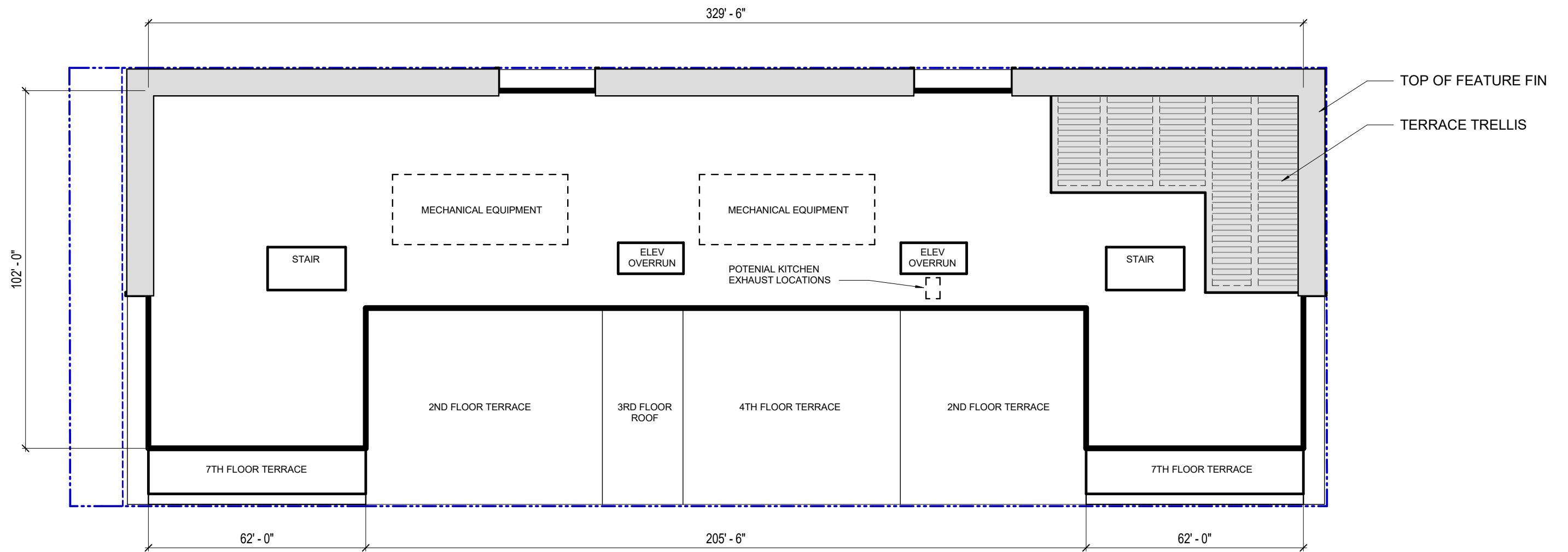


UNIT COUNT	
AL	- 22
AL1	- 30
AL2	- 13
MC	- 18
MC+	- 06
MCS	- 09
IL	- 04
IL1	- 43
IL2	- 29
= 174	



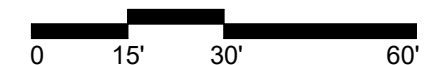
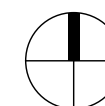
OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK





OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 16
ROOF PLAN
1" = 30'-0"



11.18.19





AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



8f.

BUILDING ELEVATIONS



EAST EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



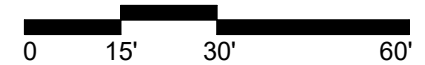
NORTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 17
EXTERIOR ELEVATIONS
1" = 30'-0"



11.18.19





WEST EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



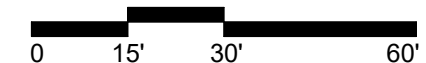
SOUTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 18
EXTERIOR ELEVATIONS
1" = 30'-0"



11.18.19





AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



8g.

BUILDING PERSPECTIVES



REDICO

OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD.02
VIEW FROM NORTHEAST - NIGHT

11.18.19

MA
MYEFSKI
ARCHITECTS
©2019 MYEFSKI ARCHITECTS, INC.



REDICO

OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PROPOSED

PD.03
VIEW FROM NORTHEAST

11.18.19

MA
MYEFSKI
ARCHITECTS
©2019 MYEFSKI ARCHITECTS, INC.



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PROPOSED

PD.04
VIEW FROM NORTHWEST

11.18.19





REDICO

OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD.05
VIEW FROM SOUTHEAST

11.18.19

MA
MYEFSKI
ARCHITECTS
©2019 MYEFSKI ARCHITECTS, INC.



REDICO

OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD.06
VIEW FROM EAST

11.18.19

MA
MYEFSKI
ARCHITECTS
©2019 MYEFSKI ARCHITECTS, INC.



REDICO

OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD.07
VIEW FROM SOUTHWEST

11.18.19

MA
MYEFSKI
ARCHITECTS
©2019 MYEFSKI ARCHITECTS, INC.



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



8h.

STREETSCAPE ELEVATIONS



NORTH ELEVATION (MADISON ST)



SOUTH ELEVATION (ALLEY)



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 19
STREETSCAPE ELEVATIONS

11.18.19





EAST ELEVATION



WEST ELEVATION



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 20
STREETSCAPE ELEVATIONS

11.18.19





AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



8i.

SHADOW STUDY



3/20 9:00AM



6/21 9:00AM



3/20 3:00PM



6/21 3:00PM



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 21
SHADOW STUDY

11.06.19





9/22 9:00AM



12/21 9:00AM



9/22 3:00PM



12/21 3:00PM



OAK PARK SENIOR LIVING
711 MADISON ST, OAK PARK

PD 22
SHADOW STUDY

11.06.19





AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



8j.

SIGN ELEVATIONS

- METAL RAILINGS
- PARAPET WALL WITH METAL RAILINGS
- BRICK VENEER
- METAL PANELS (LIGHT)
- METAL PANELS (DARK)
- ALUMINUM WINDOWS
- WALL SCONCE FIXTURES (UP/DOWN)



- PROPERTY LINE
- FIN ENCROACHMENT OVER PROPERTY LINE ON MADISON (0'-8" AT GRADE TO 3'-0" MAX AT TOP)
- T.O. FRAME 89' - 4"
- LEVEL 07 74' - 8"
- LEVEL 06 63' - 8"
- LEVEL 05 52' - 8"
- LEVEL 04 39' - 10"
- LEVEL 03 28' - 10"
- LEVEL 02 16' - 0"
- LEVEL 01 0' - 0"
- WOOD FEATURE FRAME
- CANOPY WITH SIGNAGE (#1)
- EXISTING BALD CYPRESS
- STOREFRONT GLAZING AT GROUND FLOOR

CANOPY SIGNAGE:
 AT 3 LOCATIONS
 W/ FRONT LIT REVERSE CHANNEL LETTERS
 (SEE ELEVATIONS FOR LOCATIONS)
 SIGN #1 - 2X10 = 20SF
 SIGN #2 - 2X25 = 50SF
 SIGN #3 - 2X25 = 50SF

EAST EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



- CANOPY W/ SIGNAGE #3
- CANOPY W/ SIGNAGE #2

- T.O. FRAME 89' - 4"
- LEVEL 07 74' - 8"
- LEVEL 06 63' - 8"
- LEVEL 05 52' - 8"
- LEVEL 04 39' - 10"
- LEVEL 03 28' - 10"
- LEVEL 02 16' - 0"
- LEVEL 01 0' - 0"

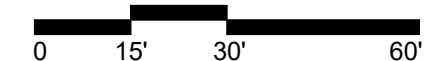
NORTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



OAK PARK SENIOR LIVING
 711 MADISON ST, OAK PARK

PD 17
 EXTERIOR ELEVATIONS
 1" = 30'-0"



11.01.19





AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION

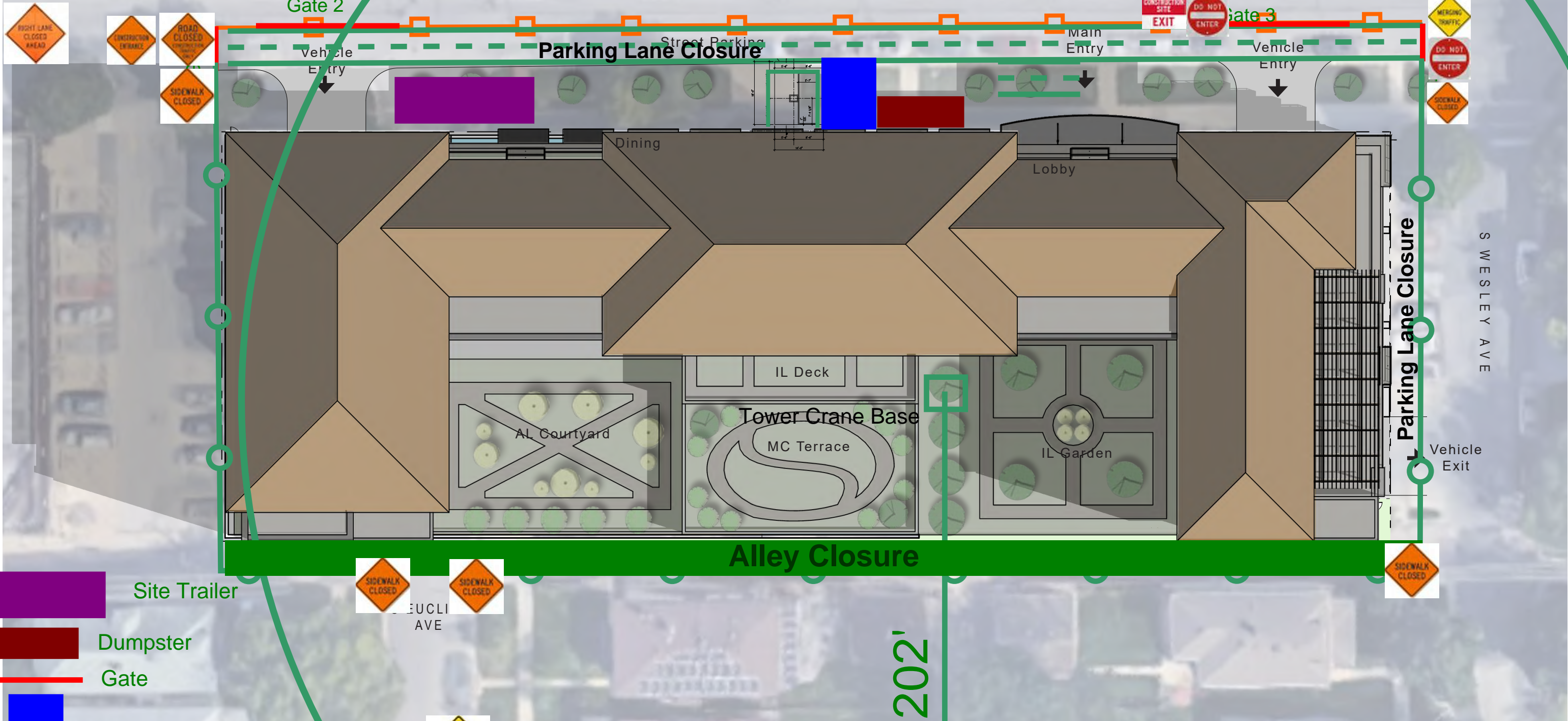


8k.

CONSTRUCTION LOGISTICS PLAN

AECOM HUNT

MADISON STREET



Site Trailer

Dumpster

Gate

Hoist Dock

Site Fence
Fence and Barrier

Essex Communities

SITE PLAN

SENIOR LIVING OF OAK PARK

OAK PARK, IL

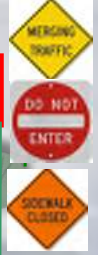
SCALE @ 11x17: 1" = 30'-0"

11/13/18



LANTZ-BOGGIO
Architects & Interior Designers

S WESLEY AVE



202'



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



81.

PROJECT SCHEDULE



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



9.

INCLUSIONARY HOUSING PLAN



**American House Oak Park
Planned Development Submission**

Tab 9 - Inclusionary Housing Plan

Per Village Code Chapter 12, Article 5 - A Senior Living Development proposed for 711 Madison is excluded from these requirements.

Per the ordinance a development property that is subject to a redevelopment agreement prior to March 18, 2019 is not subject to the affordable housing requirements.



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



11.

RESPONSIBILITY TO RECORD



**American House Oak Park
Planned Development Submission**

Tab 11 - Responsibility to Record

The applicant acknowledges the responsibility of the applicant to record a certified copy of the planned development ordinance with the Cook County Recorder of Deeds within 30 days of the passage of the ordinance by the Village Board.



AMERICAN HOUSE OAK PARK
VILLAGE OF OAK PARK, IL
PLANNED DEVELOPMENT SUBMISSION



12.

PROPERTY OWNER NOTICES



**American House Oak Park
Planned Development Submission**

Tab 12 - Property Owner Notice Map

Attached is a map of tax properties within 300 feet of the development site.





**American House Oak Park
Planned Development Submission**

Tab 12 - Property Owner Notices

Attached is a list of tax payers/property owners within 300 feet of the development site.

[Convert to PDF](#)

#1
Owner/Address
Owner: Oak Park Madison Street Llc **Site:** 666 Madison St , Oak Park, IL 60302
apn: 16-07-419-017 **County:** COOK **Mail:** 4333 S Pulaski Rd , Chicago, IL 60632
Zoning: **Use:** Commercial (General) **Phone:**
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RN... **Tract:**
Subdivision: BAL LARDS SUB **Lot:** 1-15 **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 6965 **Year Built:** 1997
Assd Value: \$30,706 **Improv Value:** \$5,458 **Exemption:** **Assess Year:** 2017
Tax Amount: 11090.52 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 02/28/2019 **Transfer Value:** \$2,900,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#2
Owner/Address
Owner: Oak Park Madison Street Llc **Site:** 660 Madison St , Oak Park, IL 60302
apn: 16-07-419-018 **County:** COOK **Mail:** 4333 S Pulaski Rd , Chicago, IL 60632
Zoning: **Use:** Commercial (General) **Phone:**
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RN... **Tract:**
Subdivision: BAL LARDS SUB **Lot:** 1-15 **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 3075 **Year Built:** 1964
Assd Value: \$11,769 **Improv Value:** \$623 **Exemption:** **Assess Year:** 2017
Tax Amount: 4250.76 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 02/28/2019 **Transfer Value:** \$2,900,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#3
Owner/Address
Owner: Oak Park Madison Street Llc **Site:** 658 Madison St , Oak Park, IL 60302
apn: 16-07-419-019 **County:** COOK **Mail:** 4333 S Pulaski Rd , Chicago, IL 60632
Zoning: **Use:** Commercial (General) **Phone:**
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RN... **Tract:**
Subdivision: BAL LARDS SUB **Lot:** 1-15 **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 3075 **Year Built:** 1961
Assd Value: \$13,492 **Improv Value:** \$2,346 **Exemption:** **Assess Year:** 2017
Tax Amount: 4873.11 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 02/28/2019 **Transfer Value:** \$2,900,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#4
Owner/Address
Owner: Oak Park Madison Street Llc **Site:** 656 Madison St , Oak Park, IL 60302
apn: 16-07-419-020 **County:** COOK **Mail:** 4333 S Pulaski Rd , Chicago, IL 60632
Zoning: **Use:** Commercial (General) **Phone:**
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RN... **Tract:**
Subdivision: BAL LARDS SUB **Lot:** 1-15 **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 3075 **Year Built:** 1961
Assd Value: \$13,492 **Improv Value:** \$2,346 **Exemption:** **Assess Year:** 2017
Tax Amount: 4873.11 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 02/28/2019 **Transfer Value:** \$2,900,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#5

Owner/Address

Owner: Oak Park Madison Street Llc		Site: 652 Madison St , Oak Park, IL 60302	
apn: 16-07-419-021	County: COOK	Mail: 4333 S Pulaski Rd , Chicago, IL 60632	
Zoning:		Use: Commercial (General)	Phone:
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RN... Tract:			
Subdivision: BAL LARDS SUB		Lot: 1-15	TBros: -
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
		Lot Size: 6150	Year Built: 1964
Assd Value: \$23,533	Improv Value: \$1,240	Exemption:	
Tax Amount: 8499.69	Distress: No	Tax Rate Area: 27009	Assess Year: 2017
Record Date: 02/28/2019	Transfer Value: \$2,900,000	Sale Type: R	Tax Year: 2017
			Total Rooms: 0 # Units: 0

#6

Owner/Address

Owner: Oak Park Madison Street Llc		Site: 646 Madison St , Oak Park, IL 60302	
apn: 16-07-419-022	County: COOK	Mail: 4333 S Pulaski Rd , Chicago, IL 60632	
Zoning:		Use: Commercial (General)	Phone:
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RN... Tract:			
Subdivision: BAL LARDS SUB		Lot: 1-15	TBros: -
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
		Lot Size: 9225	Year Built: 1926
Assd Value: \$183,195	Improv Value: \$149,755	Exemption:	
Tax Amount: 66166.9	Distress: No	Tax Rate Area: 27009	Assess Year: 2017
Record Date: 02/28/2019	Transfer Value: \$2,900,000	Sale Type: R	Tax Year: 2017
			Total Rooms: 0 # Units: 0

#7

Owner/Address

Owner: Oak Park Madison Street Llc		Site: 640 Madison St , Oak Park, IL 60302	
apn: 16-07-419-023	County: COOK	Mail: 4333 S Pulaski Rd , Chicago, IL 60632	
Zoning:		Use: Commercial (General)	Phone:
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RN... Tract:			
Subdivision: BAL LARDS SUB		Lot: 1-15	TBros: -
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
		Lot Size: 13115	Year Built: 1926
Assd Value: \$365,770	Improv Value: \$318,229	Exemption:	
Tax Amount: 132109.84	Distress: No	Tax Rate Area: 27009	Assess Year: 2017
Record Date: 02/28/2019	Transfer Value: \$2,900,000	Sale Type: R	Tax Year: 2017
			Total Rooms: 0 # Units: 0

#8

Owner/Address

Owner: Spikes Inc		Site: 725 Madison St , Oak Park, IL 60302	
apn: 16-18-200-005	County: COOK	Mail: 725 Madison St , Oak Park, IL 60302	
Zoning:		Use: Multi-Family Dwellings (Generi...	Phone:
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERM ELS SUB		Lot: 1,6,7	TBros: -
Beds: 4	Baths: 4	Partial Baths: 1	Sq ft: 2772
		Lot Size: 3125	Year Built: 1910
Assd Value: \$38,387	Improv Value: \$35,575	Exemption:	
Tax Amount: 13864.7	Distress: No	Tax Rate Area: 27009	Assess Year: 2017
Record Date: 04/16/2002	Transfer Value: \$0	Sale Type: T	Tax Year: 2017
			Total Rooms: 0 # Units: 4

#9

Owner/Address

Owner: Fetzer, Jason; Grieves, Constance		Site: 512 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-010	County: COOK	Mail: 512 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERMELS SUB		Lot: 1,6,7	TBros: -
Beds: 4	Baths: 3	Partial Baths: 0	Sq ft: 2628
		Lot Size: 5000	Year Built: 1925
Assd Value: \$47,900	Improv Value: \$43,400	Exemption:	
Tax Amount: 16081.51	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 06/18/2018	Transfer Value: \$477,500	Sale Type: R	Tax Year: 2017
			Total Rooms: 0 # Units: 0

#10

Owner/Address

Owner: Jill & Ryan Mahaney **Site:** 516 S Euclid Ave , Oak Park, IL 60304
apn: 16-18-201-011 **County:** COOK **Mail:** 516 S Euclid Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1425 **Lot Size:** 5000 **Year Built:** 1912
Assd Value: \$36,101 **Improv Value:** \$31,601 **Exemption:** **Assess Year:** 2017
Tax Amount: 11819.91 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 04/04/2013 **Transfer Value:** \$316,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#11

Owner/Address

Owner: A Maglio & R Reid Iii **Site:** 518 S Euclid Ave , Oak Park, IL 60304
apn: 16-18-201-012 **County:** COOK **Mail:** 518 S Euclid Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 4 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1848 **Lot Size:** 5000 **Year Built:** 1908
Assd Value: \$46,276 **Improv Value:** \$41,776 **Exemption:** **Assess Year:** 2017
Tax Amount: 15495 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 09/03/2014 **Transfer Value:** \$433,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#12

Owner/Address

Owner: Curtis P Trogus **Site:** 520 S Euclid Ave , Oak Park, IL 60304
apn: 16-18-201-013 **County:** COOK **Mail:** 520 S Euclid Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+B
Beds: 4 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1974 **Lot Size:** 5000 **Year Built:** 1919
Assd Value: \$46,645 **Improv Value:** \$42,145 **Exemption:** **Assess Year:** 2017
Tax Amount: 15628.25 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 11/04/1999 **Transfer Value:** \$310,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#13

Owner/Address

Owner: Teresa O Sears **Site:** 524 S Euclid Ave , Oak Park, IL 60304
apn: 16-18-201-014 **County:** COOK **Mail:** 524 S Euclid Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP REF... **Tract:**
Subdivision: **Lot:** **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1678 **Lot Size:** 5040 **Year Built:** 1914
Assd Value: \$45,663 **Improv Value:** \$41,127 **Exemption:** **Assess Year:** 2017
Tax Amount: 15273.62 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 09/17/2007 **Transfer Value:** \$395,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#14

Owner/Address

Owner: Louis Dolores Shorr **Site:** 528 S Euclid Ave , Oak Park, IL 60304
apn: 16-18-201-015 **County:** COOK **Mail:** 528 S Euclid Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:** 708-310-5056
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1731 **Lot Size:** 5040 **Year Built:** 1914
Assd Value: \$43,814 **Improv Value:** \$39,278 **Exemption:** **Assess Year:** 2017
Tax Amount: 13630.51 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#15

Owner/Address

Owner: Linda S Trilik **Site:** 532 S Euclid Ave , Oak Park, IL 60304
apn: 16-18-201-016 **County:** COOK **Mail:** 532 S Euclid Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1440 **Lot Size:** 5040 **Year Built:** 1906
Assd Value: \$42,003 **Improv Value:** \$37,467 **Exemption:** **Assess Year:** 2017
Tax Amount: 15170.72 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#16

Owner/Address

Owner: Stephen Schlesinger **Site:** 536 S Euclid Ave , Oak Park, IL 60304
apn: 16-18-201-017 **County:** COOK **Mail:** 536 S Euclid Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 1632 **Lot Size:** 5040 **Year Built:** 1909
Assd Value: \$38,481 **Improv Value:** \$33,945 **Exemption:** **Assess Year:** 2017
Tax Amount: 11704.34 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 06/19/1992 **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#17

Owner/Address

Owner: Richard & Kathryn Baca **Site:** 538 S Euclid Ave , Oak Park, IL 60304
apn: 16-18-201-018 **County:** COOK **Mail:** 538 S Euclid Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 1403 **Lot Size:** 5040 **Year Built:** 1911
Assd Value: \$40,197 **Improv Value:** \$35,661 **Exemption:** **Assess Year:** 2017
Tax Amount: 13299.41 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 06/04/1998 **Transfer Value:** \$235,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#18

Owner/Address

Owner: Scott Pedersen **Site:** 515 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-021 **County:** COOK **Mail:** 515 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:12 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E M... **Tract:**
Subdivision: **Lot:** 12 **TBros:** - **Pool:** **Stories:** 2+B
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1842 **Lot Size:** 5000 **Year Built:** 1921
Assd Value: \$40,216 **Improv Value:** \$35,716 **Exemption:** **Assess Year:** 2017
Tax Amount: 12330.95 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 09/25/2001 **Transfer Value:** \$282,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#19

Owner/Address

Owner: Schultz, Frank P; Schultz, Anna M **Site:** 517 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-022 **County:** COOK **Mail:** 517 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1+AB
Beds: 2 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 987 **Lot Size:** 5000 **Year Built:** 1918
Assd Value: \$31,408 **Improv Value:** \$26,908 **Exemption:** **Assess Year:** 2017
Tax Amount: 10124.87 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 01/17/1996 **Transfer Value:** \$145,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#20	
Owner/Address	
Owner: Stefan Homberger	Site: 521 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-023	County: COOK
Zoning:	Use: SFR
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3...	Phone:
Subdivision: ROTHERMELS SUB	Mail: 521 Wesley Ave , Oak Park, IL 60304
Beds: 3	Lot: 1,6,7
Baths: 1	TBros: -
Partial Baths: 1	Pool:
Sq ft: 1632	Stories: 2+AB
Lot Size: 5000	Year Built: 1914
Assd Value: \$42,499	Exemption:
Improv Value: \$37,999	Assess Year: 2017
Tax Amount: 14130.83	Tax Rate Area: 27001
Distress: No	Tax Year: 2017
Record Date: 11/21/2006	Transfer Value: \$538,000
Sale Type: F	Total Rooms: 0 # Units: 0

#21	
Owner/Address	
Owner: Thomas Coffman	Site: 523 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-024	County: COOK
Zoning:	Use: SFR
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3...	Phone:
Subdivision: ROTHERMELS SUB	Mail: 523 Wesley Ave , Oak Park, IL 60304
Beds: 5	Lot: 1,6,7
Baths: 2	TBros: -
Partial Baths: 1	Pool:
Sq ft: 3037	Stories: 2+AB
Lot Size: 5000	Year Built: 1914
Assd Value: \$57,112	Exemption:
Improv Value: \$52,612	Assess Year: 2017
Tax Amount: 19408.8	Tax Rate Area: 27001
Distress: Yes-F	Tax Year: 2017
Record Date: 08/20/2001	Transfer Value: \$315,000
Sale Type: F	Total Rooms: 0 # Units: 0

#22	
Owner/Address	
Owner: Daniel Ryan	Site: 527 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-025	County: COOK
Zoning:	Use: SFR
Legal Desc: LOT:16 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E M...	Phone:
Subdivision:	Mail: 527 Wesley Ave , Oak Park, IL 60304
Beds: 4	Lot: 16
Baths: 3	TBros: -
Partial Baths: 1	Pool:
Sq ft: 2905	Stories: 2+AB
Lot Size: 5000	Year Built: 1918
Assd Value: \$55,314	Exemption:
Improv Value: \$50,814	Assess Year: 2017
Tax Amount: 18759.39	Tax Rate Area: 27001
Distress: No	Tax Year: 2017
Record Date: 08/02/2002	Transfer Value: \$370,000
Sale Type: F	Total Rooms: 0 # Units: 0

#23	
Owner/Address	
Owner: Katherine Wyman	Site: 529 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-026	County: COOK
Zoning:	Use: SFR
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3...	Phone:
Subdivision: ROTHERMELS SUB	Mail: 529 Wesley Ave , Oak Park, IL 60304
Beds: 3	Lot: 1,6,7
Baths: 1	TBros: -
Partial Baths: 1	Pool:
Sq ft: 1536	Stories: 2+B
Lot Size: 5000	Year Built: 1918
Assd Value: \$41,355	Exemption:
Improv Value: \$36,855	Assess Year: 2017
Tax Amount: 13717.56	Tax Rate Area: 27001
Distress: No	Tax Year: 2017
Record Date: 05/16/2001	Transfer Value: \$295,000
Sale Type: F	Total Rooms: 0 # Units: 0

#24	
Owner/Address	
Owner: David Ubogy	Site: 533 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-027	County: COOK
Zoning:	Use: SFR
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3...	Phone:
Subdivision: ROTHERMELS SUB	Mail: 533 Wesley Ave , Oak Park, IL 60304
Beds: 3	Lot: 1,6,7
Baths: 2	TBros: -
Partial Baths: 2	Pool:
Sq ft: 2315	Stories: 2+AB
Lot Size: 5040	Year Built: 1909
Assd Value: \$46,623	Exemption:
Improv Value: \$42,087	Assess Year: 2017
Tax Amount: 15620.33	Tax Rate Area: 27001
Distress: No	Tax Year: 2017
Record Date: 09/12/2007	Transfer Value: \$479,000
Sale Type: F	Total Rooms: 0 # Units: 0

#25

Owner/Address

Owner: Marty Kerrins **Site:** 537 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-028 **County:** COOK **Mail:** 537 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERM ELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 4 **Baths:** 2 **Partial Baths:** 1 **Sq ft:** 2318 **Lot Size:** 5040 **Year Built:** 1918
Assd Value: \$43,154 **Improv Value:** \$38,618 **Exemption:** **Assess Year:** 2017
Tax Amount: 14367.34 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 06/20/2006 **Transfer Value:** \$454,500 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#26

Owner/Address

Owner: Barbara Mdzewska **Site:** 541 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-029 **County:** COOK **Mail:** 541 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP REF... **Tract:**
Subdivision: **Lot:** **TBros:** - **Pool:** **Stories:** 1+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 1142 **Lot Size:** 5040 **Year Built:** 1916
Assd Value: \$30,675 **Improv Value:** \$26,139 **Exemption:** **Assess Year:** 2017
Tax Amount: 1594.46 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#27

Owner/Address

Owner: John D Mercer **Site:** 543 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-030 **County:** COOK **Mail:** 543 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:** 708-837-2829
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1929 **Lot Size:** 5040 **Year Built:** 1914
Assd Value: \$45,857 **Improv Value:** \$41,321 **Exemption:** **Assess Year:** 2017
Tax Amount: 14368.43 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 09/01/1993 **Transfer Value:** \$0 **Sale Type:** U **Total Rooms:** 0 **# Units:** 0

#28

Owner/Address

Owner: D Kay & L Wilkinson **Site:** 545 Wesley Ave , Oak Park, IL 60304
apn: 16-18-201-031 **County:** COOK **Mail:** 545 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 4 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 1621 **Lot Size:** 3946 **Year Built:** 1915
Assd Value: \$40,869 **Improv Value:** \$37,318 **Exemption:** **Assess Year:** 2017
Tax Amount: 13542.13 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 08/11/1999 **Transfer Value:** \$290,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#29

Owner/Address

Owner: Steve Foley Cadillac **Site:** 711 Madison St , Oak Park, IL 60302
apn: 16-18-201-032 **County:** COOK **Mail:** 100 Skokie Blvd , Northbrook, IL 60062
Zoning: **Use:** Commercial (General) **Phone:**
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... **Tract:**
Subdivision: ROTHERMELS SUB **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 33437 **Year Built:** 2006
Assd Value: \$571,533 **Improv Value:** \$450,324 **Exemption:** **Assess Year:** 2017
Tax Amount: 206427.89 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#30

Owner/Address

Owner: Wesley&madison Grp Llc **Site:** 649 Madison St , Oak Park, IL 60302
apn: 16-18-202-001 **County:** COOK **Mail:** PO Box 1416 , Oak Park, IL 60304
Zoning: **Use:** Retail/Residential (mixed use) **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 6187 **Year Built:** 1922
Assd Value: \$88,350 **Improv Value:** \$79,379 **Exemption:** **Assess Year:** 2017
Tax Amount: 31910.55 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 12/22/2008 **Transfer Value:** \$1,035,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#31

Owner/Address

Owner: J Porfirio Rodriguez **Site:** 643 Madison St , Oak Park, IL 60302
apn: 16-18-202-002 **County:** COOK **Mail:** 510 S Humphrey Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 2 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 867 **Lot Size:** 3000 **Year Built:** 1921
Assd Value: \$18,567 **Improv Value:** \$15,867 **Exemption:** **Assess Year:** 2017
Tax Amount: 6706.03 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 10/14/2016 **Transfer Value:** \$107,500 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#32

Owner/Address

Owner: Raymond Traynor **Site:** 641 Madison St , Oak Park, IL 60302
apn: 16-18-202-003 **County:** COOK **Mail:** 25w581 Flint Creek Dr , Wheaton, IL 60189
Zoning: **Use:** Multi-Family Dwellings (Generi... **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 2 **Baths:** 2 **Partial Baths:** 1 **Sq ft:** 2880 **Lot Size:** 3000 **Year Built:** 1913
Assd Value: \$41,125 **Improv Value:** \$38,425 **Exemption:** **Assess Year:** 2017
Tax Amount: 14853.64 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 10/26/1989 **Transfer Value:** \$135,000 **Sale Type:** A **Total Rooms:** 0 **# Units:** 2

#33

Owner/Address

Owner: Daniel A Towner **Site:** 639 Madison St , Oak Park, IL 60302
apn: 16-18-202-004 **County:** COOK **Mail:** 639 Madison St , Oak Park, IL 60302
Zoning: **Use:** Auto repair (& related), Garage **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 9000 **Year Built:** 1927
Assd Value: \$81,000 **Improv Value:** \$48,375 **Exemption:** **Assess Year:** 2017
Tax Amount: 29255.84 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 12/08/2008 **Transfer Value:** \$860,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#34

Owner/Address

Owner: Peter Tsagaris **Site:** 633 Madison St , Oak Park, IL 60302
apn: 16-18-202-005 **County:** COOK **Mail:** 633 Madison St , Oak Park, IL 60302
Zoning: **Use:** Multi-Family Dwellings (Generi... **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+B
Beds: 3 **Baths:** 2 **Partial Baths:** 1 **Sq ft:** 5022 **Lot Size:** 3000 **Year Built:** 1923
Assd Value: \$43,116 **Improv Value:** \$40,416 **Exemption:** **Assess Year:** 2017
Tax Amount: 15572.78 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 12/08/1994 **Transfer Value:** \$210,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 2

#35

Owner/Address

Owner: Ramezan Beikzadeh **Site:** 631 Madison St , Oak Park, IL 60302
apn: 16-18-202-006 **County:** COOK **Mail:** PO Box 1006 , Oak Park, IL 60304
Zoning: **Use:** Commercial (General) **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 3000 **Year Built:** 1951
Assd Value: \$37,702 **Improv Value:** \$26,827 **Exemption:** **Assess Year:** 2017
Tax Amount: 13617.35 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 11/07/1988 **Transfer Value:** \$120,000 **Sale Type:** A **Total Rooms:** 0 **# Units:** 0

#36

Owner/Address

Owner: Ramezan Beikzadeh **Site:** 629 Madison St , Oak Park, IL 60302
apn: 16-18-202-007 **County:** COOK **Mail:** PO Box 1006 , Oak Park, IL 60304
Zoning: **Use:** Commercial (General) **Phone:**
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP REF... **Tract:**
Subdivision: **Lot:** **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 3125 **Year Built:** 1976
Assd Value: \$16,476 **Improv Value:** \$5,148 **Exemption:** **Assess Year:** 2017
Tax Amount: 5950.79 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: 02/02/1996 **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#37

Owner/Address

Owner: Ramezan Beikzadeh **Site:** 627 Madison St , Oak Park, IL 60302
apn: 16-18-202-008 **County:** COOK **Mail:** PO Box 1006 , Oak Park, IL 60304
Zoning: **Use:** Commercial (General) **Phone:**
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP REF... **Tract:**
Subdivision: **Lot:** **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 3125 **Year Built:** 1962
Assd Value: \$13,534 **Improv Value:** \$2,206 **Exemption:** **Assess Year:** 2017
Tax Amount: 4888.23 **Distress:** No **Tax Rate Area:** 27009 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#38

Owner/Address

Owner: Jessica Montanez **Site:** 512 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-009 **County:** COOK **Mail:** 512 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:** 708-613-5187
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 4 **Baths:** 2 **Partial Baths:** 0 **Sq ft:** 1755 **Lot Size:** 3150 **Year Built:** 1906
Assd Value: \$37,409 **Improv Value:** \$34,574 **Exemption:** **Assess Year:** 2017
Tax Amount: 12292.43 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 05/09/2017 **Transfer Value:** \$390,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#39

Owner/Address

Owner: Boschert, Michael; Boschert, Natalie R **Site:** 514 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-010 **County:** COOK **Mail:** 514 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+B
Beds: 3 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 1380 **Lot Size:** 3780 **Year Built:** 1913
Assd Value: \$36,497 **Improv Value:** \$33,095 **Exemption:** **Assess Year:** 2017
Tax Amount: 13182.13 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 08/14/2019 **Transfer Value:** \$302,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#40

Owner/Address

Owner: William D Watkins **Site:** 516 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-011 **County:** COOK **Mail:** 516 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 1210 **Lot Size:** 3906 **Year Built:** 1915
Assd Value: \$31,440 **Improv Value:** \$27,925 **Exemption:** **Assess Year:** 2017
Tax Amount: 10136.45 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 02/13/2018 **Transfer Value:** \$0 **Sale Type:** T **Total Rooms:** 0 **# Units:** 0

#41

Owner/Address

Owner: J Tremper & J Raia **Site:** 520 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-012 **County:** COOK **Mail:** 520 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1256 **Lot Size:** 4032 **Year Built:** 1915
Assd Value: \$30,512 **Improv Value:** \$26,884 **Exemption:** **Assess Year:** 2017
Tax Amount: 9801.32 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 06/23/2008 **Transfer Value:** \$301,500 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#42

Owner/Address

Owner: David Watson Lawrence **Site:** 522 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-013 **County:** COOK **Mail:** 522 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 4 **Baths:** 2 **Partial Baths:** 0 **Sq ft:** 1908 **Lot Size:** 4032 **Year Built:** 1919
Assd Value: \$36,480 **Improv Value:** \$32,852 **Exemption:** **Assess Year:** 2017
Tax Amount: 9644.42 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#43

Owner/Address

Owner: John O Peters **Site:** 526 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-014 **County:** COOK **Mail:** 526 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1+AB
Beds: 3 **Baths:** 2 **Partial Baths:** 0 **Sq ft:** 928 **Lot Size:** 3150 **Year Built:** 1910
Assd Value: \$31,533 **Improv Value:** \$28,698 **Exemption:** **Assess Year:** 2017
Tax Amount: 10170.1 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 09/08/1995 **Transfer Value:** \$166,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#44

Owner/Address

Owner: John O Peters **Site:** 526 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-015 **County:** COOK **Mail:** 526 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** Vacant Land (General) **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:**
Beds: 0 **Baths:** 0 **Partial Baths:** 0 **Sq ft:** 0 **Lot Size:** 3150 **Year Built:**
Assd Value: \$2,835 **Improv Value:** \$0 **Exemption:** **Assess Year:** 2017
Tax Amount: 1023.92 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#45

Owner/Address

Owner: Kelly Soprych **Site:** 528 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-016 **County:** COOK **Mail:** 528 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 1361 **Lot Size:** 4199 **Year Built:** 1913
Assd Value: \$35,082 **Improv Value:** \$31,303 **Exemption:** **Assess Year:** 2017
Tax Amount: 11451.86 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 05/18/2000 **Transfer Value:** \$258,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#46

Owner/Address

Owner: Fobes li, Richard W; Thomas, Karen **Site:** 530 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-017 **County:** COOK **Mail:** 530 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP REF... **Tract:**
Subdivision: **Lot:** **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 2 **Partial Baths:** 0 **Sq ft:** 1345 **Lot Size:** 4199 **Year Built:** 1913
Assd Value: \$28,756 **Improv Value:** \$24,977 **Exemption:** **Assess Year:** 2017
Tax Amount: 9167.02 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 09/04/2018 **Transfer Value:** \$370,500 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#47

Owner/Address

Owner: Holland, Richard; Guernsey, Sarah **Site:** 534 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-018 **County:** COOK **Mail:** 534 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+B
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1380 **Lot Size:** 4199 **Year Built:** 1913
Assd Value: \$35,243 **Improv Value:** \$31,464 **Exemption:** **Assess Year:** 2017
Tax Amount: 12729.11 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 05/07/2018 **Transfer Value:** \$470,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#48

Owner/Address

Owner: Jennifer Kenoian **Site:** 536 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-019 **County:** COOK **Mail:** 536 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+B
Beds: 4 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1644 **Lot Size:** 4725 **Year Built:** 1913
Assd Value: \$38,694 **Improv Value:** \$34,442 **Exemption:** **Assess Year:** 2017
Tax Amount: 12756.54 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 03/17/1999 **Transfer Value:** \$225,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#49

Owner/Address

Owner: Lisa Hoelscher **Site:** 540 Wesley Ave , Oak Park, IL 60304
apn: 16-18-202-020 **County:** COOK **Mail:** 540 Wesley Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 2+B
Beds: 4 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1727 **Lot Size:** 4725 **Year Built:** 1913
Assd Value: \$43,282 **Improv Value:** \$39,030 **Exemption:** **Assess Year:** 2017
Tax Amount: 14413.66 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 04/18/2014 **Transfer Value:** \$0 **Sale Type:** A **Total Rooms:** 0 **# Units:** 0

#50

Owner/Address

Owner: Daniel Ralston Block **Site:** 515 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-022 **County:** COOK **Mail:** 515 Clarence Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1731 **Lot Size:** 6000 **Year Built:** 1921
Assd Value: \$39,928 **Improv Value:** \$34,528 **Exemption:** **Assess Year:** 2017
Tax Amount: 13202.24 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 05/06/2003 **Transfer Value:** \$325,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#51

Owner/Address

Owner: David M Sullivan **Site:** 517 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-023 **County:** COOK **Mail:** 517 Clarence Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1385 **Lot Size:** 4812 **Year Built:** 1903
Assd Value: \$34,454 **Improv Value:** \$30,124 **Exemption:** **Assess Year:** 2017
Tax Amount: 11225.11 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 06/16/2014 **Transfer Value:** \$429,000 **Sale Type:** R **Total Rooms:** 0 **# Units:** 0

#52

Owner/Address

Owner: Philip Kunz **Site:** 521 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-024 **County:** COOK **Mail:** 411 S Sunnyside Ave , Elmhurst, IL 60126
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1365 **Lot Size:** 4812 **Year Built:** 1903
Assd Value: \$32,490 **Improv Value:** \$28,160 **Exemption:** **Assess Year:** 2017
Tax Amount: 10515.71 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 05/20/2009 **Transfer Value:** \$375,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#53

Owner/Address

Owner: Stebbing, Martin G; Stebbing, Kottie L **Site:** 523 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-025 **County:** COOK **Mail:** 523 Clarence Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1440 **Lot Size:** 3750 **Year Built:** 1903
Assd Value: \$32,304 **Improv Value:** \$28,929 **Exemption:** **Assess Year:** 2017
Tax Amount: 10448.54 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 12/03/1998 **Transfer Value:** \$220,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#54

Owner/Address

Owner: Christina Loranz **Site:** 525 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-026 **County:** COOK **Mail:** 525 Clarence Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 2 **Partial Baths:** 1 **Sq ft:** 1752 **Lot Size:** 3750 **Year Built:** 1913
Assd Value: \$37,364 **Improv Value:** \$33,989 **Exemption:** **Assess Year:** 2017
Tax Amount: 12276.09 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 01/14/2005 **Transfer Value:** \$324,000 **Sale Type:** F **Total Rooms:** 0 **# Units:** 0

#55

Owner/Address

Owner: Chicago Title Land Trust Co; Trust Number 8002380... **Site:** 527 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-027 **County:** COOK **Mail:** 527 Clarence Ave # 2750 , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP REF... **Tract:**
Subdivision: **Lot:** **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 2 **Partial Baths:** 0 **Sq ft:** 1080 **Lot Size:** 3750 **Year Built:** 1913
Assd Value: \$28,202 **Improv Value:** \$24,827 **Exemption:** **Assess Year:** 2017
Tax Amount: 8966.97 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#56

Owner/Address

Owner: Gerald-dorene Schutter **Site:** 531 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-028 **County:** COOK **Mail:** 531s Clarence Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 2 **Baths:** 2 **Partial Baths:** 0 **Sq ft:** 1442 **Lot Size:** 3750 **Year Built:** 1913
Assd Value: \$33,023 **Improv Value:** \$29,648 **Exemption:** **Assess Year:** 2017
Tax Amount: 9732.93 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#57

Owner/Address

Owner: Kevin Mahler **Site:** 533 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-029 **County:** COOK **Mail:** 533 Clarence Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP REF... **Tract:**
Subdivision: **Lot:** **TBros:** - **Pool:** **Stories:** 1+AB
Beds: 3 **Baths:** 1 **Partial Baths:** 0 **Sq ft:** 1073 **Lot Size:** 3750 **Year Built:** 1913
Assd Value: \$26,337 **Improv Value:** \$22,962 **Exemption:** **Assess Year:** 2017
Tax Amount: 8293.42 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 12/27/2004 **Transfer Value:** \$0 **Sale Type:** T **Total Rooms:** 0 **# Units:** 0

#58

Owner/Address

Owner: Daniel Lippe **Site:** 535 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-030 **County:** COOK **Mail:** 535 Clarence Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1340 **Lot Size:** 4687 **Year Built:** 1915
Assd Value: \$33,933 **Improv Value:** \$29,715 **Exemption:** **Assess Year:** 2017
Tax Amount: 10061.6 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: **Transfer Value:** \$0 **Sale Type:** **Total Rooms:** 0 **# Units:** 0

#59

Owner/Address

Owner: Timothy J Duffy **Site:** 537 Clarence Ave , Oak Park, IL 60304
apn: 16-18-202-031 **County:** COOK **Mail:** 537 Clarence Ave , Oak Park, IL 60304
Zoning: **Use:** SFR **Phone:**
Legal Desc: LOT:1,6,7 BLK:3,9,B,F DIST:27 CITY:OAK PARK SUBD:MERCHANTS MADISON SEC/... **Tract:**
Subdivision: MERCHANTS MADISON **Lot:** 1,6,7 **TBros:** - **Pool:** **Stories:** 1.5+A
Beds: 3 **Baths:** 1 **Partial Baths:** 1 **Sq ft:** 1527 **Lot Size:** 4687 **Year Built:** 1913
Assd Value: \$33,903 **Improv Value:** \$29,685 **Exemption:** **Assess Year:** 2017
Tax Amount: 11026.03 **Distress:** No **Tax Rate Area:** 27001 **Tax Year:** 2017
Record Date: 03/08/1984 **Transfer Value:** \$80,000 **Sale Type:** A **Total Rooms:** 0 **# Units:** 0

#60						
Owner/Address						
Owner: Killackey, Sheri			Site: 642 Adams St Apt 1E , Oak Park, IL 60304			
apn: 16-18-202-034-1001		County: COOK		Mail: 642 Adams St Apt 1E , Oak Park, IL 60304		
Zoning:			Use: Condominium Unit (Residential)		Phone:	
Legal Desc: DIST:27 CITY:OAK PARK			Tract:			
Subdivision:			Lot:		Pool:	
Beds: 0		Baths: 0		TBros: -		Stories:
Partial Baths: 0		Sq ft: 0		Lot Size: 7033		Year Built: 1912
Assd Value: \$19,221		Improv Value: \$18,574		Exemption:		Assess Year: 2017
Tax Amount: 5723.19		Distress: No		Tax Rate Area: 27001		Tax Year: 2017
Record Date: 02/20/2019		Transfer Value: \$143,000		Sale Type: R		Total Rooms: 0 # Units: 0

#61						
Owner/Address						
Owner: Richard Garry			Site: 642 Adams St Apt 2E , Oak Park, IL 60304			
apn: 16-18-202-034-1002		County: COOK		Mail: 1003 S Grove Ave , Oak Park, IL 60304		
Zoning:			Use: Condominium Unit (Residential)		Phone:	
Legal Desc: DIST:27 CITY:OAK PARK			Tract:			
Subdivision:			Lot:		Pool:	
Beds: 0		Baths: 0		TBros: -		Stories:
Partial Baths: 0		Sq ft: 0		Lot Size: 7033		Year Built: 1912
Assd Value: \$19,221		Improv Value: \$18,574		Exemption:		Assess Year: 2017
Tax Amount: 5723.19		Distress: No		Tax Rate Area: 27001		Tax Year: 2017
Record Date: 07/28/2005		Transfer Value: \$196,000		Sale Type: F		Total Rooms: 0 # Units: 0

#62						
Owner/Address						
Owner: S & S Logiudice			Site: 642 Adams St Apt 1W , Oak Park, IL 60304			
apn: 16-18-202-034-1003		County: COOK		Mail: 642 Adams St Apt 1W , Oak Park, IL 60304		
Zoning:			Use: Condominium Unit (Residential)		Phone:	
Legal Desc: DIST:27 CITY:OAK PARK			Tract:			
Subdivision:			Lot:		Pool:	
Beds: 0		Baths: 0		TBros: -		Stories:
Partial Baths: 0		Sq ft: 0		Lot Size: 7033		Year Built: 1912
Assd Value: \$17,923		Improv Value: \$17,320		Exemption:		Assess Year: 2017
Tax Amount: 6473.42		Distress: No		Tax Rate Area: 27001		Tax Year: 2017
Record Date: 07/12/2007		Transfer Value: \$220,000		Sale Type: F		Total Rooms: 0 # Units: 0

#63						
Owner/Address						
Owner: J & M Galan			Site: 642 Adams St Apt 2W , Oak Park, IL 60304			
apn: 16-18-202-034-1004		County: COOK		Mail: 7100 166th St , Tinley Park, IL 60477		
Zoning:			Use: Condominium Unit (Residential)		Phone:	
Legal Desc: DIST:27 CITY:OAK PARK			Tract:			
Subdivision:			Lot:		Pool:	
Beds: 0		Baths: 0		TBros: -		Stories:
Partial Baths: 0		Sq ft: 0		Lot Size: 7033		Year Built: 1912
Assd Value: \$17,923		Improv Value: \$17,320		Exemption:		Assess Year: 2017
Tax Amount: 6473.42		Distress: No		Tax Rate Area: 27001		Tax Year: 2017
Record Date: 07/01/2013		Transfer Value: \$155,000		Sale Type: R		Total Rooms: 0 # Units: 0

#64						
Owner/Address						
Owner: Mueller, James H; Hernandez, Elizabeth			Site: 646 Adams St Apt 1E , Oak Park, IL 60304			
apn: 16-18-202-034-1005		County: COOK		Mail: 646 Adams St , Oak Park, IL 60304		
Zoning:			Use: Condominium Unit (Residential)		Phone:	
Legal Desc: DIST:27 CITY:OAK PARK			Tract:			
Subdivision:			Lot:		Pool:	
Beds: 0		Baths: 0		TBros: -		Stories:
Partial Baths: 0		Sq ft: 0		Lot Size: 7033		Year Built: 1912
Assd Value: \$17,923		Improv Value: \$17,320		Exemption:		Assess Year: 2017
Tax Amount: 5254.32		Distress: No		Tax Rate Area: 27001		Tax Year: 2017
Record Date: 08/15/2019		Transfer Value: \$132,000		Sale Type: R		Total Rooms: 0 # Units: 0

#65

Owner/Address

Owner: Steven Hasman A K A St		Site: 646 Adams St Apt 2E , Oak Park, IL 60304	
apn: 16-18-202-034-1006		County: COOK	
Zoning:		Mail: 646 Adams St Apt 2E , Oak Park, IL 60304	
Legal Desc: DIST:27 CITY:OAK PARK		Use: Condominium Unit (Residential)	
Subdivision:		Phone:	
Bed: 0	Bath: 0	Lot:	Pool:
Partial Bath: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$14,338	Improv Value: \$13,735	Lot Size: 7033	Year Built: 1912
Tax Amount: 3959.51	Distress: No	Exemption:	Assess Year: 2017
Record Date: 08/08/2016	Transfer Value: \$120,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#66

Owner/Address

Owner: R R Guernsey		Site: 646 Adams St Apt 1W , Oak Park, IL 60304	
apn: 16-18-202-034-1007		County: COOK	
Zoning:		Mail: 646 Adams St Apt 1W , Oak Park, IL 60304	
Legal Desc: DIST:27 CITY:OAK PARK		Use: Condominium Unit (Residential)	
Subdivision:		Phone:	
Bed: 0	Bath: 0	Lot:	Pool:
Partial Bath: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$20,956	Improv Value: \$20,251	Lot Size: 7033	Year Built: 1912
Tax Amount: 5374.52	Distress: No	Exemption:	Assess Year: 2017
Record Date: 10/20/2014	Transfer Value: \$185,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#67

Owner/Address

Owner: Nicole Redmond		Site: 646 Adams St Apt 2W , Oak Park, IL 60304	
apn: 16-18-202-034-1008		County: COOK	
Zoning:		Mail: 646 Adams St Apt 2W , Oak Park, IL 60304	
Legal Desc: DIST:27 CITY:OAK PARK		Use: Condominium Unit (Residential)	
Subdivision:		Phone:	
Bed: 0	Bath: 0	Lot:	Pool:
Partial Bath: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$20,956	Improv Value: \$20,251	Lot Size: 7033	Year Built: 1912
Tax Amount: 6349.8	Distress: No	Exemption:	Assess Year: 2017
Record Date: 09/14/2017	Transfer Value: \$176,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#68

Owner/Address

Owner: Curtis D Hulteen		Site: 646 Adams St , Oak Park, IL 60304	
apn: 16-18-202-034-1009		County: COOK	
Zoning:		Mail: 646 Adams St Apt GE , Oak Park, IL 60304	
Legal Desc: DIST:27 CITY:OAK PARK		Use: Condominium Unit (Residential)	
Subdivision:		Phone:	
Bed: 0	Bath: 0	Lot:	Pool:
Partial Bath: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$12,807	Improv Value: \$12,376	Lot Size: 7033	Year Built: 1912
Tax Amount: 4625.63	Distress: No	Exemption:	Assess Year: 2017
Record Date: 09/12/2016	Transfer Value: \$64,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#69

Owner/Address

Owner: Sean McNeil		Site: 646 Adams St , Oak Park, IL 60304	
apn: 16-18-202-034-1010		County: COOK	
Zoning:		Mail: 646 Adams St Apt GW , Oak Park, IL 60304	
Legal Desc: DIST:27 CITY:OAK PARK		Use: Condominium Unit (Residential)	
Subdivision:		Phone:	
Bed: 0	Bath: 0	Lot:	Pool:
Partial Bath: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$15,566	Improv Value: \$15,042	Lot Size: 7033	Year Built: 1912
Tax Amount: 4403.02	Distress: No	Exemption:	Assess Year: 2017
Record Date:	Transfer Value: \$0	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type:	Total Rooms: 0 # Units: 0

#70

Owner/Address

Owner: S & S Logiudice	Site: 646 Adams St Apt 1P , Oak Park, IL 60304
apn: 16-18-202-034-1011	County: COOK
Zoning:	Use: Condominium Unit (Residential)
Legal Desc: DIST:27 CITY:OAK PARK	Phone:
Subdivision:	Tract:
Beds: 0	Lot:
Baths: 0	TBros: -
Partial Baths: 0	Pool:
Sq ft: 0	Lot Size: 7033
Assd Value: \$2,283	Exemption:
Improv Value: \$2,207	Tax Rate Area: 27001
Tax Amount: 824.6	Distress: No
Record Date: 07/12/2007	Transfer Value: \$220,000
	Sale Type: F
	Total Rooms: 0 # Units: 0

#71

Owner/Address

Owner: Cp Financing Llc	Site: 621 Madison St , Oak Park, IL 60302
apn: 16-18-203-001	County: COOK
Zoning:	Use: Retail Stores (Personal Servic...
Legal Desc: LOT:11 BLK:1 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG ...	Phone:
Subdivision:	Tract:
Beds: 0	Lot: 11
Baths: 0	TBros: -
Partial Baths: 0	Pool:
Sq ft: 0	Lot Size: 3125
Assd Value: \$37,544	Exemption:
Improv Value: \$26,216	Tax Rate Area: 27009
Tax Amount: 13560.29	Distress: No
Record Date: 02/20/2002	Transfer Value: \$275,000
	Sale Type: F
	Total Rooms: 0 # Units: 0

#72

Owner/Address

Owner: Cp Financing Llc	Site: 619 Madison St , Oak Park, IL 60302
apn: 16-18-203-002	County: COOK
Zoning:	Use: Retail Stores (Personal Servic...
Legal Desc: LOT:10 BLK:1 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG ...	Phone:
Subdivision:	Tract:
Beds: 0	Lot: 10
Baths: 0	TBros: -
Partial Baths: 0	Pool:
Sq ft: 0	Lot Size: 3125
Assd Value: \$29,956	Exemption:
Improv Value: \$18,628	Tax Rate Area: 27009
Tax Amount: 10819.63	Distress: No
Record Date:	Transfer Value: \$0
	Sale Type:
	Total Rooms: 0 # Units: 0

[Convert to PDF](#)

#1

Owner/Address

Owner: Not Available From The County			Site: 405 Euclid , , IL		
apn: 16-07-418-004		County: COOK	Mail: ,		
Zoning:			Use: Exempt (full or partial)		Phone:
Legal Desc:					Tract:
Subdivision:			Lot:	TBros: -	Pool:
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0	Lot Size: 0	Stories:
Assd Value: \$0		Improv Value: \$0	Exemption:		Year Built:
Tax Amount:		Distress: No	Tax Rate Area:		Assess Year: 2017
Record Date:		Transfer Value: \$0	Sale Type:		Tax Year: 2017
					Total Rooms: 0 # Units: 0

#2

Owner/Address

Owner: Not Available From The County			Site: 414 S Euclid Ave , Oak Park, IL 60302		
apn: 16-07-419-026		County: COOK	Mail: ,		
Zoning:			Use: Exempt (full or partial)		Phone:
Legal Desc:					Tract:
Subdivision:			Lot:	TBros: -	Pool:
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0	Lot Size: 0	Stories:
Assd Value: \$0		Improv Value: \$0	Exemption:		Year Built:
Tax Amount:		Distress: No	Tax Rate Area:		Assess Year: 2017
Record Date:		Transfer Value: \$0	Sale Type:		Tax Year: 2017
					Total Rooms: 0 # Units: 0

#3

Owner/Address

Owner: Josepn E Ruggirello			Site: 415 S Euclid Ave , Oak Park, IL 60302		
apn: 16-07-418-009		County: COOK	Mail: 415 S Euclid Ave , Oak Park, IL 60302		
Zoning:			Use: SFR		Phone: 708-543-0749
Legal Desc: LOT:32 BLK:4 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RN...					Tract:
Subdivision: JONES SUB			Lot: 32	TBros: -	Pool:
Beds: 4	Baths: 2	Partial Baths: 0	Sq ft: 2312	Lot Size: 8850	Stories: 2+AB
Assd Value: \$54,029		Improv Value: \$46,286	Exemption:		Year Built: 1904
Tax Amount: 18295.28		Distress: No	Tax Rate Area: 27001		Assess Year: 2017
Record Date: 12/17/2013		Transfer Value: \$0	Sale Type: T		Tax Year: 2017
					Total Rooms: 0 # Units: 0

#4

Owner/Address

Owner: Zena Naiditch			Site: 416 S Euclid Ave , Oak Park, IL 60302		
apn: 16-07-419-005		County: COOK	Mail: 416 S Euclid Ave , Oak Park, IL 60302		
Zoning:			Use: SFR		Phone:
Legal Desc: LOT:18 BLK:5 DIST:27 CITY:OAK PARK SUBD:BALLARDS SUB SEC/TWN/RNG/ME...					Tract:
Subdivision: BALLARDS SUB			Lot: 18	TBros: -	Pool:
Beds: 4	Baths: 2	Partial Baths: 0	Sq ft: 2472	Lot Size: 8750	Stories: 2+AB
Assd Value: \$51,855		Improv Value: \$44,199	Exemption:		Year Built: 1914
Tax Amount: 17510.06		Distress: No	Tax Rate Area: 27001		Assess Year: 2017
Record Date: 01/15/2004		Transfer Value: \$93,000	Sale Type: F		Tax Year: 2017
					Total Rooms: 0 # Units: 0

#5

Owner/Address

Owner: West Suburban Mgmt	Site: 419 23 S Euclid Ave , Oak Park, IL 60302
apn: 16-07-418-019	County: COOK
Zoning:	Use: Apartments (generic)
Legal Desc: BLK:4 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E (S...	Phone:
Subdivision: JONES SUB	Tract:
Beds: 0	Lot:
Baths: 0	TBros: -
Partial Baths: 0	Pool:
Sq ft: 0	Lot Size: 17700
Assd Value: \$113,911	Year Built: 1961
Improv Value: \$88,246	Assess Year: 2017
Exemption:	Tax Year: 2017
Tax Amount: 41142.67	Tax Rate Area: 27001
Distress: No	Tax Year: 2017
Record Date: 04/03/1998	Transfer Value: \$0
Exemption:	Sale Type:
Transfer Value: \$0	Total Rooms: 0
Sale Type:	# Units: 0

#6

Owner/Address

Owner: Erol Feratovic	Site: 422 24 S Euclid , Oak Park, IL 60302
apn: 16-07-419-006	County: COOK
Zoning:	Use: Garden Apt, Court Apt (5+ units)
Legal Desc: LOT:17 BLK:5 DIST:27 CITY:OAK PARK SUBD:BALLARDS SUB SEC/TWN/RNG/ME...	Phone:
Subdivision: BALLARDS SUB	Tract:
Beds: 0	Lot: 17
Baths: 0	TBros: -
Partial Baths: 0	Pool:
Sq ft: 0	Lot Size: 8750
Assd Value: \$56,347	Year Built: 1965
Improv Value: \$43,660	Assess Year: 2017
Exemption:	Tax Year: 2017
Tax Amount: 20351.53	Tax Rate Area: 27001
Distress: No	Tax Year: 2017
Record Date: 09/04/2001	Transfer Value: \$504,000
Exemption:	Sale Type: F
Transfer Value: \$504,000	Total Rooms: 0
Sale Type: F	# Units: 0

#7

Owner/Address

Owner: Cwik, Boleslaw Teofil; Cwik, Cynthia Maria	Site: 426 S Euclid Ave Apt 1N , Oak Park, IL 60302
apn: 16-07-419-029-1001	County: COOK
Zoning:	Use: Condominium Unit (Residential)
Legal Desc: DIST:27 CITY:OAK PARK	Phone:
Subdivision:	Tract:
Beds: 0	Lot:
Baths: 0	TBros: -
Partial Baths: 0	Pool:
Sq ft: 0	Lot Size: 19476
Assd Value: \$7,625	Year Built: 1925
Improv Value: \$7,247	Assess Year: 2017
Exemption:	Tax Year: 2017
Tax Amount: 2754.07	Tax Rate Area: 27001
Distress: No	Tax Year: 2017
Record Date: 10/09/2018	Transfer Value: \$126,500
Exemption:	Sale Type: R
Transfer Value: \$126,500	Total Rooms: 0
Sale Type: R	# Units: 0

#8

Owner/Address

Owner: Ricki Shah	Site: 426 S Euclid Ave Apt 2N , Oak Park, IL 60302
apn: 16-07-419-029-1002	County: COOK
Zoning:	Use: Condominium Unit (Residential)
Legal Desc: DIST:27 CITY:OAK PARK	Phone:
Subdivision:	Tract:
Beds: 0	Lot:
Baths: 0	TBros: -
Partial Baths: 0	Pool:
Sq ft: 0	Lot Size: 19476
Assd Value: \$7,625	Year Built: 1925
Improv Value: \$7,247	Assess Year: 2017
Exemption:	Tax Year: 2017
Tax Amount: 2754.07	Tax Rate Area: 27001
Distress: No	Tax Year: 2017
Record Date: 06/29/2011	Transfer Value: \$55,000
Exemption:	Sale Type: F
Transfer Value: \$55,000	Total Rooms: 0
Sale Type: F	# Units: 0

#9

Owner/Address

Owner: Marianne Luangrath	Site: 426 S Euclid Ave Apt 3N , Oak Park, IL 60302
apn: 16-07-419-029-1003	County: COOK
Zoning:	Use: Condominium Unit (Residential)
Legal Desc: DIST:27 CITY:OAK PARK	Phone:
Subdivision:	Tract:
Beds: 0	Lot:
Baths: 0	TBros: -
Partial Baths: 0	Pool:
Sq ft: 0	Lot Size: 19476
Assd Value: \$7,625	Year Built: 1925
Improv Value: \$7,247	Assess Year: 2017
Exemption:	Tax Year: 2017
Tax Amount: 1534.97	Tax Rate Area: 27001
Distress: No	Tax Year: 2017
Record Date: 09/05/2013	Transfer Value: \$82,000
Exemption:	Sale Type: R
Transfer Value: \$82,000	Total Rooms: 0
Sale Type: R	# Units: 0

#10

Owner/Address

Owner: Dana Summers		Site: 426 S Euclid Ave Apt 1S , Oak Park, IL 60302	
apn: 16-07-419-029-1004		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$17,386	Improv Value: \$16,523	Exemption:	Pool:
Tax Amount: 5060.48	Distress: No	Tax Rate Area: 27001	Lot Size: 19476
Record Date: 08/23/2017	Transfer Value: \$175,000	Sale Type: R	Total Rooms: 0 # Units: 0

#11

Owner/Address

Owner: Charles J Neveu		Site: 426 S Euclid Ave Apt 2S , Oak Park, IL 60302	
apn: 16-07-419-029-1005		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$8,630	Improv Value: \$8,202	Exemption:	Pool:
Tax Amount: 3116.99	Distress: No	Tax Rate Area: 27001	Lot Size: 19476
Record Date: 01/26/2007	Transfer Value: \$206,500	Sale Type: F	Total Rooms: 0 # Units: 0

#12

Owner/Address

Owner: Giovanni Bilotti		Site: 426 S Euclid Ave Apt 3S , Oak Park, IL 60302	
apn: 16-07-419-029-1006		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$8,630	Improv Value: \$8,202	Exemption:	Pool:
Tax Amount: 1897.89	Distress: No	Tax Rate Area: 27001	Lot Size: 19476
Record Date: 03/14/2007	Transfer Value: \$202,000	Sale Type: F	Total Rooms: 0 # Units: 0

#13

Owner/Address

Owner: Geoffrey Greer		Site: 427 S Euclid Ave # 1A , Oak Park, IL 60302	
apn: 16-07-418-023-1001		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$9,315	Improv Value: \$8,698	Exemption:	Pool:
Tax Amount: 3364.47	Distress: No	Tax Rate Area: 27001	Lot Size: 8850
Record Date: 08/02/2010	Transfer Value: \$79,500	Sale Type: F	Total Rooms: 0 # Units: 0

#14

Owner/Address

Owner: Julie Bausch		Site: 427 S Euclid Ave # 1B , Oak Park, IL 60302	
apn: 16-07-418-023-1002		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$10,350	Improv Value: \$9,665	Exemption:	Pool:
Tax Amount: 2519.15	Distress: No	Tax Rate Area: 27001	Lot Size: 8850
Record Date: 12/29/2005	Transfer Value: \$166,500	Sale Type: F	Total Rooms: 0 # Units: 0

#15

Owner/Address

Owner: Warcalde, Maria Gonzalez; Hakola, Daniel		Site: 427 S Euclid Ave # 1C , Oak Park, IL 60302	
apn: 16-07-418-023-1003 County: COOK		Mail: 427 S Euclid Ave Apt C , Oak Park, IL 60302	
Zoning:		Use: Condominium Unit (Residential)	Phone:
Legal Desc: DIST:27 CITY:OAK PARK		Tract:	
Subdivision:		Lot:	TBros: - Pool:
Beds: 0	Baths: 0	Sq ft: 0	Lot Size: 8850
Assd Value: \$9,315	Partial Baths: 0	Improv Value: \$8,698	Year Built: 1962
Tax Amount: 2145.37	Distress: No	Exemption:	Assess Year: 2017
Record Date: 06/20/2019	Transfer Value: \$135,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#16

Owner/Address

Owner: M A Andersen		Site: 427 S Euclid Ave # 1D , Oak Park, IL 60302	
apn: 16-07-418-023-1004 County: COOK		Mail: 427 S Euclid Ave Apt D , Oak Park, IL 60302	
Zoning:		Use: Condominium Unit (Residential)	Phone:
Legal Desc: DIST:27 CITY:OAK PARK		Tract:	
Subdivision:		Lot:	TBros: - Pool:
Beds: 0	Baths: 0	Sq ft: 0	Lot Size: 8850
Assd Value: \$9,315	Partial Baths: 0	Improv Value: \$8,698	Year Built: 1962
Tax Amount: 2145.37	Distress: No	Exemption:	Assess Year: 2017
Record Date: 02/03/2016	Transfer Value: \$104,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#17

Owner/Address

Owner: Kimberly Coughran		Site: 427 S Euclid Ave , Oak Park, IL 60302	
apn: 16-07-418-023-1005 County: COOK		Mail: 427 S Euclid Ave Apt E , Oak Park, IL 60302	
Zoning:		Use: Condominium Unit (Residential)	Phone: 708-663-2775
Legal Desc: DIST:27 CITY:OAK PARK		Tract:	
Subdivision:		Lot:	TBros: - Pool:
Beds: 0	Baths: 0	Sq ft: 0	Lot Size: 8850
Assd Value: \$9,315	Partial Baths: 0	Improv Value: \$8,698	Year Built: 1962
Tax Amount: 2145.37	Distress: No	Exemption:	Assess Year: 2017
Record Date: 03/16/2009	Transfer Value: \$112,500	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: F	Total Rooms: 0 # Units: 0

#18

Owner/Address

Owner: Martinez, Daniel Gerardo; Guzman, Brenda Amaris		Site: 427 S Euclid Ave # 1F , Oak Park, IL 60302	
apn: 16-07-418-023-1006 County: COOK		Mail: 427 S Euclid Ave Apt F , Oak Park, IL 60302	
Zoning:		Use: Condominium Unit (Residential)	Phone:
Legal Desc: DIST:27 CITY:OAK PARK		Tract:	
Subdivision:		Lot:	TBros: - Pool:
Beds: 0	Baths: 0	Sq ft: 0	Lot Size: 8850
Assd Value: \$9,315	Partial Baths: 0	Improv Value: \$8,698	Year Built: 1962
Tax Amount: 3364.47	Distress: No	Exemption:	Assess Year: 2017
Record Date: 10/09/2018	Transfer Value: \$140,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#19

Owner/Address

Owner: Madlyn Galbreath		Site: 427 S Euclid Ave # 1G , Oak Park, IL 60302	
apn: 16-07-418-023-1007 County: COOK		Mail: 427 S Euclid Ave , Oak Park, IL 60302	
Zoning:		Use: Condominium Unit (Residential)	Phone:
Legal Desc: DIST:27 CITY:OAK PARK		Tract:	
Subdivision:		Lot:	TBros: - Pool:
Beds: 0	Baths: 0	Sq ft: 0	Lot Size: 8850
Assd Value: \$9,315	Partial Baths: 0	Improv Value: \$8,698	Year Built: 1962
Tax Amount: 2145.37	Distress: No	Exemption:	Assess Year: 2017
Record Date: 06/19/2007	Transfer Value: \$173,500	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: F	Total Rooms: 0 # Units: 0

#20

Owner/Address

Owner: Nancy Lima		Site: 427 S Euclid Ave Apt H , Oak Park, IL 60302	
apn: 16-07-418-023-1008		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$9,315	Improv Value: \$8,698	Exemption:	Year Built: 1962
Tax Amount: 3364.47	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 05/22/2008	Transfer Value: \$169,000	Sale Type: F	Tax Year: 2017
		Lot:	Pool:
		Sq ft: 0	Lot Size: 8850
		TBros: -	Total Rooms: 0
		Exemption:	# Units: 0

#21

Owner/Address

Owner: Juan Ibanez		Site: 427 S Euclid Ave # 1 , Oak Park, IL 60302	
apn: 16-07-418-023-1009		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$9,315	Improv Value: \$8,698	Exemption:	Year Built: 1962
Tax Amount: 2145.37	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 04/01/2008	Transfer Value: \$169,000	Sale Type: F	Tax Year: 2017
		Lot:	Pool:
		Sq ft: 0	Lot Size: 8850
		TBros: -	Total Rooms: 0
		Exemption:	# Units: 0

#22

Owner/Address

Owner: Not Available From The County		Site: 427 S Euclid Ave # 1J , Oak Park, IL 60302	
apn: 16-07-418-023-1010		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$9,315	Improv Value: \$8,698	Exemption:	Year Built: 1962
Tax Amount: 2145.37	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Tax Year: 2017
		Lot:	Pool:
		Sq ft: 0	Lot Size: 8850
		TBros: -	Total Rooms: 0
		Exemption:	# Units: 0

#23

Owner/Address

Owner: Eugene Hahm		Site: 427 S Euclid Ave # 1K , Oak Park, IL 60302	
apn: 16-07-418-023-1011		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$9,315	Improv Value: \$8,698	Exemption:	Year Built: 1962
Tax Amount: 2145.37	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 09/12/2017	Transfer Value: \$103,000	Sale Type: R	Tax Year: 2017
		Lot:	Pool:
		Sq ft: 0	Lot Size: 8850
		TBros: -	Total Rooms: 0
		Exemption:	# Units: 0

#24

Owner/Address

Owner: Alexander Kazarov		Site: 428 S Euclid Ave Apt 1W , Oak Park, IL 60302	
apn: 16-07-419-029-1007		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,065	Improv Value: \$7,665	Exemption:	Year Built: 1925
Tax Amount: 2912.92	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 02/13/2014	Transfer Value: \$75,000	Sale Type: R	Tax Year: 2017
		Lot:	Pool:
		Sq ft: 0	Lot Size: 19476
		TBros: -	Total Rooms: 0
		Exemption:	# Units: 0

#25

Owner/Address

Owner: Bruce N Janacek		Site: 428 S Euclid Ave Apt 2W , Oak Park, IL 60302	
apn: 16-07-419-029-1008		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,065	Improv Value: \$7,665	Exemption:	Assess Year: 2017
Tax Amount: 1693.82	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 10/28/2011	Transfer Value: \$63,500	Sale Type: F	Total Rooms: 0 # Units: 0

#26

Owner/Address

Owner: Leandro Lopez Varady		Site: 428 S Euclid Ave Apt 3W , Oak Park, IL 60302	
apn: 16-07-419-029-1009		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone: 708-386-5852	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,065	Improv Value: \$7,665	Exemption:	Assess Year: 2017
Tax Amount: 1693.82	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#27

Owner/Address

Owner: Beebe, Melinda D		Site: 428 S Euclid Ave Apt 1E , Oak Park, IL 60302	
apn: 16-07-419-029-1010		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,127	Improv Value: \$7,724	Exemption:	Assess Year: 2017
Tax Amount: 1716.25	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 08/28/2019	Transfer Value: \$126,000	Sale Type: R	Total Rooms: 0 # Units: 0

#28

Owner/Address

Owner: William Hoff Llc		Site: 428 S Euclid Ave Apt 2E , Oak Park, IL 60302	
apn: 16-07-419-029-1011		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,065	Improv Value: \$7,665	Exemption:	Assess Year: 2017
Tax Amount: 2912.92	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 03/22/2007	Transfer Value: \$189,000	Sale Type: F	Total Rooms: 0 # Units: 0

#29

Owner/Address

Owner: Bill Anagnos		Site: 428 S Euclid Ave , Oak Park, IL 60302	
apn: 16-07-419-029-1012		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,159	Improv Value: \$7,754	Exemption:	Assess Year: 2017
Tax Amount: 1727.83	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 10/06/2006	Transfer Value: \$189,500	Sale Type: F	Total Rooms: 0 # Units: 0

#30

Owner/Address

Owner: Elizabeth Quan Vaquez			Site: 428 S Euclid Ave , Oak Park, IL 60302		
apn: 16-07-419-029-1013 County: COOK			Mail: 428 S Euclid G , Oak Park, IL 60302		
Zoning:			Use: Condominium Unit (Residential)		Phone:
Legal Desc: DIST:27 CITY:OAK PARK					
Subdivision:					
Beds: 0	Baths: 0	Partial Baths: 0	Lot:	TBros: -	Pool:
			Sq ft: 0	Lot Size: 19476	
Assd Value: \$8,190		Improv Value: \$7,784		Exemption:	
Tax Amount: 1739.05		Distress: No		Tax Rate Area: 27001	
Record Date: 08/21/2018		Transfer Value: \$0		Sale Type: T	
				Tract:	
				Stories:	
				Year Built: 1926	
				Assess Year: 2017	
				Tax Year: 2017	
				Total Rooms: 0 # Units: 0	

#31

Owner/Address

Owner: Barnes & Holden			Site: 430 S Euclid Ave Apt 1W , Oak Park, IL 60302		
apn: 16-07-419-029-1014 County: COOK			Mail: 430 S Euclid Ave Apt 1W , Oak Park, IL 60302		
Zoning:			Use: Condominium Unit (Residential)		Phone:
Legal Desc: DIST:27 CITY:OAK PARK					
Subdivision:					
Beds: 0	Baths: 0	Partial Baths: 0	Lot:	TBros: -	Pool:
			Sq ft: 0	Lot Size: 19476	
Assd Value: \$8,692		Improv Value: \$8,261		Exemption:	
Tax Amount: 3139.43		Distress: No		Tax Rate Area: 27001	
Record Date: 10/17/2011		Transfer Value: \$56,000		Sale Type: F	
				Tract:	
				Stories:	
				Year Built: 1925	
				Assess Year: 2017	
				Tax Year: 2017	
				Total Rooms: 0 # Units: 0	

#32

Owner/Address

Owner: Chicago Title Land Tru			Site: 430 S Euclid Ave Apt 2W , Oak Park, IL 60302		
apn: 16-07-419-029-1015 County: COOK			Mail: 10 S La Salle St Ste 2700 , Chicago, IL 60603		
Zoning:			Use: Condominium Unit (Residential)		Phone:
Legal Desc: DIST:27 CITY:OAK PARK					
Subdivision:					
Beds: 0	Baths: 0	Partial Baths: 0	Lot:	TBros: -	Pool:
			Sq ft: 0	Lot Size: 19476	
Assd Value: \$8,692		Improv Value: \$8,261		Exemption:	
Tax Amount: 1920.33		Distress: No		Tax Rate Area: 27001	
Record Date: 09/06/2017		Transfer Value: \$40,000		Sale Type: R	
				Tract:	
				Stories:	
				Year Built: 1925	
				Assess Year: 2017	
				Tax Year: 2017	
				Total Rooms: 0 # Units: 0	

#33

Owner/Address

Owner: N Ryan Flickinger			Site: 430 S Euclid Ave Apt 3W , Oak Park, IL 60302		
apn: 16-07-419-029-1016 County: COOK			Mail: 430 S Euclid Ave Apt 3W , Oak Park, IL 60302		
Zoning:			Use: Condominium Unit (Residential)		Phone:
Legal Desc: DIST:27 CITY:OAK PARK					
Subdivision:					
Beds: 0	Baths: 0	Partial Baths: 0	Lot:	TBros: -	Pool:
			Sq ft: 0	Lot Size: 19476	
Assd Value: \$8,692		Improv Value: \$8,261		Exemption:	
Tax Amount: 1920.33		Distress: No		Tax Rate Area: 27001	
Record Date: 07/02/2009		Transfer Value: \$200,000		Sale Type: F	
				Tract:	
				Stories:	
				Year Built: 1925	
				Assess Year: 2017	
				Tax Year: 2017	
				Total Rooms: 0 # Units: 0	

#34

Owner/Address

Owner: Lucretia Boboc			Site: 430 S Euclid Ave Apt 1E , Oak Park, IL 60302		
apn: 16-07-419-029-1017 County: COOK			Mail: 430 S Euclid Ave Apt 1E , Oak Park, IL 60302		
Zoning:			Use: Condominium Unit (Residential)		Phone:
Legal Desc: DIST:27 CITY:OAK PARK					
Subdivision:					
Beds: 0	Baths: 0	Partial Baths: 0	Lot:	TBros: -	Pool:
			Sq ft: 0	Lot Size: 19476	
Assd Value: \$6,495		Improv Value: \$6,173		Exemption:	
Tax Amount: 1126.81		Distress: No		Tax Rate Area: 27001	
Record Date: 09/25/2006		Transfer Value: \$158,000		Sale Type: F	
				Tract:	
				Stories:	
				Year Built: 1925	
				Assess Year: 2017	
				Tax Year: 2017	
				Total Rooms: 0 # Units: 0	

#35

Owner/Address

Owner: Gunther & Anderson		Site: 430 S Euclid Ave Apt 2E , Oak Park, IL 60302	
apn: 16-07-419-029-1018		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$6,495	Improv Value: \$6,173	Exemption:	Year Built: 1925
Tax Amount: 1126.81	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Tax Year: 2017
		Total Rooms: 0	
		# Units: 0	

#36

Owner/Address

Owner: Harini Kolluri		Site: 430 S Euclid Ave Apt 3E , Oak Park, IL 60302	
apn: 16-07-419-029-1019		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$6,495	Improv Value: \$6,173	Exemption:	Year Built: 1925
Tax Amount: 2345.91	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 11/05/2013	Transfer Value: \$78,500	Sale Type: R	Tax Year: 2017
		Total Rooms: 0	
		# Units: 0	

#37

Owner/Address

Owner: Lagunas, Norbella; Velazco, Manuel		Site: 431 S Euclid Ave # 1A , Oak Park, IL 60302	
apn: 16-07-418-024-1001		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$13,875	Improv Value: \$13,059	Exemption:	Year Built: 1968
Tax Amount: 5011.35	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 06/26/2019	Transfer Value: \$137,500	Sale Type: R	Tax Year: 2017
		Total Rooms: 0	
		# Units: 0	

#38

Owner/Address

Owner: Francis H Cordero		Site: 431 S Euclid Ave # 3A , Oak Park, IL 60302	
apn: 16-07-418-024-1002		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$11,724	Improv Value: \$11,034	Exemption:	Year Built: 1968
Tax Amount: 3015.44	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 05/01/2017	Transfer Value: \$94,000	Sale Type: R	Tax Year: 2017
		Total Rooms: 0	
		# Units: 0	

#39

Owner/Address

Owner: Joseph Ku		Site: 431 S Euclid Ave # 4A , Oak Park, IL 60302	
apn: 16-07-418-024-1003		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$10,502	Improv Value: \$9,884	Exemption:	Year Built: 1968
Tax Amount: 2574.01	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 12/11/2015	Transfer Value: \$79,000	Sale Type: R	Tax Year: 2017
		Total Rooms: 0	
		# Units: 0	

#40

Owner/Address

Owner: Kyle W Marten		Site: 431 S Euclid Ave # 5A , Oak Park, IL 60302	
apn: 16-07-418-024-1004		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 8836
Assd Value: \$11,724		Improv Value: \$11,034	
Tax Amount: 4234.54		Distress: No	
Record Date: 04/06/2016		Transfer Value: \$81,000	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: R	
		Year Built: 1968	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#41

Owner/Address

Owner: David Cruz		Site: 431 S Euclid Ave # 6A , Oak Park, IL 60302	
apn: 16-07-418-024-1005		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 8836
Assd Value: \$10,664		Improv Value: \$10,037	
Tax Amount: 3851.62		Distress: No	
Record Date: 10/11/2016		Transfer Value: \$83,500	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: R	
		Year Built: 1968	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#42

Owner/Address

Owner: Claudia Berman		Site: 431 S Euclid Ave # 2B , Oak Park, IL 60302	
apn: 16-07-418-024-1006		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 8836
Assd Value: \$13,875		Improv Value: \$13,059	
Tax Amount: 3792.25		Distress: No	
Record Date: 02/28/2014		Transfer Value: \$74,000	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: R	
		Year Built: 1968	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#43

Owner/Address

Owner: Andrea Sandoval		Site: 431 S Euclid Ave # 3B , Oak Park, IL 60302	
apn: 16-07-418-024-1007		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 8836
Assd Value: \$10,502		Improv Value: \$9,884	
Tax Amount: 3793.11		Distress: No	
Record Date: 11/12/2014		Transfer Value: \$67,000	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: R	
		Year Built: 1968	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#44

Owner/Address

Owner: Udaipurwala, Murtaza; Udaipurwala, Sarah		Site: 431 S Euclid Ave # 4B , Oak Park, IL 60302	
apn: 16-07-418-024-1008		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 8836
Assd Value: \$9,043		Improv Value: \$8,378	
Tax Amount: 2047.11		Distress: No	
Record Date: 07/10/2018		Transfer Value: \$83,000	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: R	
		Year Built: 1968	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#45

Owner/Address

Owner: Igoe, Kirby C		Site: 431 S Euclid Ave # 5B , Oak Park, IL 60302	
apn: 16-07-418-024-1009		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
Assd Value: \$10,664		Sq ft: 0 Lot Size: 8836	
Tax Amount: 2632.52		Exemption:	
Record Date: 05/21/2018		Assess Year: 2017	
Transfer Value: \$78,000		Tax Rate Area: 27001	
		Tax Year: 2017	
		Sale Type: R	
		Total Rooms: 0 # Units: 0	

#46

Owner/Address

Owner: R & E Salvador		Site: 431 S Euclid Ave # 6B , Oak Park, IL 60302	
apn: 16-07-418-024-1010		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
Assd Value: \$11,468		Sq ft: 0 Lot Size: 8836	
Tax Amount: 4142.01		Exemption:	
Record Date: 08/10/2006		Assess Year: 2017	
Transfer Value: \$165,000		Tax Rate Area: 27001	
		Tax Year: 2017	
		Sale Type: F	
		Total Rooms: 0 # Units: 0	

#47

Owner/Address

Owner: Scott Slocik		Site: 432 S Euclid Ave Apt 1E , Oak Park, IL 60302	
apn: 16-07-419-029-1020		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone: 708-655-6616	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
Assd Value: \$6,527		Sq ft: 0 Lot Size: 19476	
Tax Amount: 1138.4		Exemption:	
Record Date:		Assess Year: 2017	
Transfer Value: \$0		Tax Rate Area: 27001	
		Tax Year: 2017	
		Sale Type:	
		Total Rooms: 0 # Units: 0	

#48

Owner/Address

Owner: Gutierrez, Jaime Alejandro Pacheco		Site: 432 S Euclid Ave Apt 2E , Oak Park, IL 60302	
apn: 16-07-419-029-1021		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
Assd Value: \$6,527		Sq ft: 0 Lot Size: 19476	
Tax Amount: 1138.4		Exemption:	
Record Date: 09/17/2018		Assess Year: 2017	
Transfer Value: \$128,000		Tax Rate Area: 27001	
		Tax Year: 2017	
		Sale Type: R	
		Total Rooms: 0 # Units: 0	

#49

Owner/Address

Owner: Jaime A Pacheco		Site: 432 S Euclid Ave Apt 3E , Oak Park, IL 60302	
apn: 16-07-419-029-1022		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
Assd Value: \$6,527		Sq ft: 0 Lot Size: 19476	
Tax Amount: 2357.5		Exemption:	
Record Date: 07/19/2007		Assess Year: 2017	
Transfer Value: \$165,000		Tax Rate Area: 27001	
		Tax Year: 2017	
		Sale Type: F	
		Total Rooms: 0 # Units: 0	

#50

Owner/Address

Owner: Juliana Ejsmont		Site: 432 S Euclid Ave Apt 1W , Oak Park, IL 60302	
apn: 16-07-419-029-1023		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,755	Improv Value: \$8,321	Exemption:	Assess Year: 2017
Tax Amount: 1943	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 06/12/2017	Transfer Value: \$120,000	Sale Type: R	Total Rooms: 0 # Units: 0

#51

Owner/Address

Owner: John Gaunt		Site: 432 S Euclid Ave Apt 2W , Oak Park, IL 60302	
apn: 16-07-419-029-1024		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone: 708-613-4487	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,755	Improv Value: \$8,321	Exemption:	Assess Year: 2017
Tax Amount: 1943	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 07/23/2007	Transfer Value: \$199,000	Sale Type: F	Total Rooms: 0 # Units: 0

#52

Owner/Address

Owner: H Kolluri & V Tu		Site: 432 S Euclid Ave Apt 3W , Oak Park, IL 60302	
apn: 16-07-419-029-1025		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,755	Improv Value: \$8,321	Exemption:	Assess Year: 2017
Tax Amount: 1943	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 04/29/2015	Transfer Value: \$85,000	Sale Type: R	Total Rooms: 0 # Units: 0

#53

Owner/Address

Owner: John P Castaneda		Site: 434 S Euclid Ave Apt 1E , Oak Park, IL 60302	
apn: 16-07-419-029-1026		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,472	Improv Value: \$8,052	Exemption:	Assess Year: 2017
Tax Amount: 1840.84	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#54

Owner/Address

Owner: Mammoser, Matthew		Site: 434 S Euclid Ave Apt 2E , Oak Park, IL 60302	
apn: 16-07-419-029-1027		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Stories:
Assd Value: \$8,472	Improv Value: \$8,052	Exemption:	Assess Year: 2017
Tax Amount: 3059.94	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 10/18/2019	Transfer Value: \$136,000	Sale Type: R	Total Rooms: 0 # Units: 0

#55

Owner/Address

Owner: Jennifer Ban		Site: 434 S Euclid Ave Apt 3E , Oak Park, IL 60302	
apn: 16-07-419-029-1028		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 19476
Assd Value: \$8,472		Improv Value: \$8,052	
Tax Amount: 1840.84		Distress: No	
Record Date: 01/17/2008		Transfer Value: \$193,500	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: F	
		Year Built: 1925	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#56

Owner/Address

Owner: Soundara Kumari Robert		Site: 434 S Euclid Ave Apt 1W , Oak Park, IL 60302	
apn: 16-07-419-029-1029		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 19476
Assd Value: \$8,315		Improv Value: \$7,903	
Tax Amount: 3003.25		Distress: No	
Record Date: 09/28/2006		Transfer Value: \$196,500	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: F	
		Year Built: 1925	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#57

Owner/Address

Owner: Neemah Michael Bassiri		Site: 434 S Euclid Ave Apt 2W , Oak Park, IL 60302	
apn: 16-07-419-029-1030		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 19476
Assd Value: \$8,315		Improv Value: \$7,903	
Tax Amount: 1784.15		Distress: No	
Record Date: 11/09/2017		Transfer Value: \$120,000	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: R	
		Year Built: 1925	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#58

Owner/Address

Owner: Kristin Hoving		Site: 434 S Euclid Ave Apt 3W , Oak Park, IL 60302	
apn: 16-07-419-029-1031		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 19476
Assd Value: \$8,347		Improv Value: \$7,933	
Tax Amount: 1795.73		Distress: No	
Record Date: 07/06/2006		Transfer Value: \$187,000	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: F	
		Year Built: 1925	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#59

Owner/Address

Owner: Jeff Tobin		Site: 436 S Euclid Ave Apt 1S , Oak Park, IL 60302	
apn: 16-07-419-029-1032		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: - Pool:
		Sq ft: 0	Lot Size: 19476
Assd Value: \$7,280		Improv Value: \$6,919	
Tax Amount: 2629.35		Distress: No	
Record Date: 02/21/2014		Transfer Value: \$81,500	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: R	
		Year Built: 1925	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#60

Owner/Address

Owner: Catherine Chojnacki		Site: 436 S Euclid Ave Apt 2S , Oak Park, IL 60302	
apn: 16-07-419-029-1033		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$7,280	Improv Value: \$6,919	Exemption:	Pool:
Tax Amount: 2629.35	Distress: No	Tax Rate Area: 27001	Lot Size: 19476
Record Date: 11/14/2013	Transfer Value: \$85,000	Sale Type: R	Total Rooms: 0 # Units: 0

#61

Owner/Address

Owner: Christopher Heitzman		Site: 436 S Euclid Ave Apt 3S , Oak Park, IL 60302	
apn: 16-07-419-029-1034		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$7,280	Improv Value: \$6,919	Exemption:	Pool:
Tax Amount: 2629.35	Distress: No	Tax Rate Area: 27001	Lot Size: 19476
Record Date: 05/19/2011	Transfer Value: \$59,000	Sale Type: F	Total Rooms: 0 # Units: 0

#62

Owner/Address

Owner: Soheila Mozayanni		Site: 436 S Euclid Ave Apt 1N , Oak Park, IL 60302	
apn: 16-07-419-029-1035		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$8,661	Improv Value: \$8,231	Exemption:	Pool:
Tax Amount: 1909.11	Distress: No	Tax Rate Area: 27001	Lot Size: 19476
Record Date: 08/20/2012	Transfer Value: \$64,000	Sale Type: F	Total Rooms: 0 # Units: 0

#63

Owner/Address

Owner: Thurston Gayle		Site: 436 S Euclid Ave Apt 2N , Oak Park, IL 60302	
apn: 16-07-419-029-1036		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$8,661	Improv Value: \$8,231	Exemption:	Pool:
Tax Amount: 1909.11	Distress: No	Tax Rate Area: 27001	Lot Size: 19476
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#64

Owner/Address

Owner: Patricia R True		Site: 436 S Euclid Ave Apt 3N , Oak Park, IL 60302	
apn: 16-07-419-029-1037		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot:
Assd Value: \$8,661	Improv Value: \$8,231	Exemption:	Pool:
Tax Amount: 1909.11	Distress: No	Tax Rate Area: 27001	Lot Size: 19476
Record Date: 04/07/2006	Transfer Value: \$204,000	Sale Type: F	Total Rooms: 0 # Units: 0

#65

Owner/Address

Owner: Matthew Ebbing		Site: 436 S Euclid Ave Apt G , Oak Park, IL 60302	
apn: 16-07-419-029-1038		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: TBros: -
Assd Value: \$9,916		Pool:	
Tax Amount: 2362.37		Lot Size: 19476	
Record Date:		Year Built: 1925	
Transfer Value: \$0		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#66

Owner/Address

Owner: Oak Park Madison Street Llc		Site: 656 Madison St , Oak Park, IL 60302	
apn: 16-07-419-020		County: COOK	
Zoning:		Use: Commercial (General)	
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N R...		Phone:	
Subdivision: BAL LARDS SUB		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: 1-15 TBros: -
Assd Value: \$13,492		Pool:	
Tax Amount: 4873.11		Lot Size: 3075	
Record Date: 02/28/2019		Year Built: 1961	
Transfer Value: \$2,900,000		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#67

Owner/Address

Owner: Oak Park Madison Street Llc		Site: 658 Madison St , Oak Park, IL 60302	
apn: 16-07-419-019		County: COOK	
Zoning:		Use: Commercial (General)	
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N R...		Phone:	
Subdivision: BAL LARDS SUB		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: 1-15 TBros: -
Assd Value: \$13,492		Pool:	
Tax Amount: 4873.11		Lot Size: 3075	
Record Date: 02/28/2019		Year Built: 1961	
Transfer Value: \$2,900,000		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#68

Owner/Address

Owner: Oak Park Madison Street Llc		Site: 660 Madison St , Oak Park, IL 60302	
apn: 16-07-419-018		County: COOK	
Zoning:		Use: Commercial (General)	
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N R...		Phone:	
Subdivision: BAL LARDS SUB		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: 1-15 TBros: -
Assd Value: \$11,769		Pool:	
Tax Amount: 4250.76		Lot Size: 3075	
Record Date: 02/28/2019		Year Built: 1964	
Transfer Value: \$2,900,000		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#69

Owner/Address

Owner: Oak Park Madison Street Llc		Site: 666 Madison St , Oak Park, IL 60302	
apn: 16-07-419-017		County: COOK	
Zoning:		Use: Commercial (General)	
Legal Desc: LOT:1-15 BLK:5 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N R...		Phone:	
Subdivision: BAL LARDS SUB		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Lot: 1-15 TBros: -
Assd Value: \$30,706		Pool:	
Tax Amount: 11090.52		Lot Size: 6965	
Record Date: 02/28/2019		Year Built: 1997	
Transfer Value: \$2,900,000		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0 # Units: 0	

#70

Owner/Address

Owner: Village Of Oak Park		Site: 700 Madison St , Oak Park, IL 60302	
apn: 16-07-418-018	County: COOK	Mail: 123 Madison St , Oak Park, IL 60302	
Zoning:		Use: Auto repair (& related), Garage	Phone:
Legal Desc: LOT:24,25 BLK:4 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N R... Tract:			
Subdivision: JONES SUB		Lot: 24,25	TBros: -
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$108,183	Improv Value: \$64,357	Exemption:	Assess Year: 2017
Tax Amount: 39073.86	Distress: No	Tax Rate Area: 27009	Tax Year: 2017
Record Date: 11/03/2017	Transfer Value: \$0	Sale Type: T	Total Rooms: 0 # Units: 0

#71

Owner/Address

Owner: Not Available From The County		Site: 710 Madison St , Oak Park, IL 60302	
apn: 16-07-418-017	County: COOK	Mail: ,	
Zoning:		Use: Exempt (full or partial)	Phone:
Legal Desc:			
Subdivision:		Lot:	TBros: -
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$0	Improv Value: \$0	Exemption:	Assess Year: 2017
Tax Amount:	Distress: No	Tax Rate Area:	Tax Year: 2017
Record Date: 02/16/2001	Transfer Value: \$0	Sale Type: T	Total Rooms: 0 # Units: 0

#72

Owner/Address

Owner: Steve Foley Cadillac		Site: 711 Madison St , Oak Park, IL 60302	
apn: 16-18-201-032	County: COOK	Mail: 100 Skokie Blvd , Northbrook, IL 60062	
Zoning:		Use: Commercial (General)	Phone:
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERMELS SUB		Lot: 1,6,7	TBros: -
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$571,533	Improv Value: \$450,324	Exemption:	Assess Year: 2017
Tax Amount: 206427.89	Distress: No	Tax Rate Area: 27009	Tax Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#73

Owner/Address

Owner: Not Available From The County		Site: 722 Madison St , Oak Park, IL 60302	
apn: 16-07-418-020	County: COOK	Mail: ,	
Zoning:		Use: Exempt (full or partial)	Phone:
Legal Desc: LOT:21,17 BLK:4 DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N R... Tract:			
Subdivision: JONES SUB		Lot: 21,17	TBros: -
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$0	Improv Value: \$0	Exemption:	Assess Year: 2017
Tax Amount:	Distress: No	Tax Rate Area:	Tax Year: 2017
Record Date: 07/14/2005	Transfer Value: \$0	Sale Type: T	Total Rooms: 0 # Units: 0

#74

Owner/Address

Owner: Spikes Inc		Site: 725 Madison St , Oak Park, IL 60302	
apn: 16-18-200-005	County: COOK	Mail: 725 Madison St , Oak Park, IL 60302	
Zoning:		Use: Multi-Family Dwellings (Generi...	Phone:
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN... Tract:			
Subdivision: ROTHERM ELS SUB		Lot: 1,6,7	TBros: -
Beds: 4	Baths: 4	Partial Baths: 1	Sq ft: 2772
Assd Value: \$38,387	Improv Value: \$35,575	Exemption:	Assess Year: 2017
Tax Amount: 13864.7	Distress: No	Tax Rate Area: 27009	Tax Year: 2017
Record Date: 04/16/2002	Transfer Value: \$0	Sale Type: T	Total Rooms: 0 # Units: 4

#75

Owner/Address

Owner: Fresenius Medical		Site: 729 Madison St , Oak Park, IL 60302	
apn: 16-18-200-004	County: COOK	Mail: 1 Westbrook Corporate Ctr , Westchester, IL 60154	
Zoning:		Use: Commercial (General)	Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP RE...	Tract:		
Subdivision:	Lot:	TBros: -	Pool:
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$11,812	Improv Value: \$937	Exemption:	Assess Year: 2017
Tax Amount: 4266.24	Distress: No	Tax Rate Area: 27009	Tax Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#76

Owner/Address

Owner: Three M & L Prtnrshp		Site: 733 Madison St , Oak Park, IL 60302	
apn: 16-18-200-003	County: COOK	Mail: 1 Westbrook Corporate Ctr Ste 1000 , Westchester, I...	
Zoning:		Use: Retail Stores (Personal Servic...	Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP RE...	Tract:		
Subdivision:	Lot:	TBros: -	Pool:
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$281,731	Improv Value: \$238,231	Exemption:	Assess Year: 2017
Tax Amount: 101756.33	Distress: No	Tax Rate Area: 27009	Tax Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#77

Owner/Address

Owner: Rutkowski, Jennifer		Site: 651 Washington Blvd , Oak Park, IL 60302	
apn: 16-07-419-002	County: COOK	Mail: 834 N Kenilworth Ave , Oak Park, IL 60302	
Zoning:		Use: Multi-Family Dwellings (Generi...	Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...	Tract:		
Subdivision:	Lot:	TBros: -	Pool:
Beds: 8	Baths: 4	Partial Baths: 0	Sq ft: 3072
Assd Value: \$48,200	Improv Value: \$41,288	Exemption:	Assess Year: 2017
Tax Amount: 16189.89	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 11/30/2011	Transfer Value: \$375,000	Sale Type: F	Total Rooms: 0 # Units: 2

#78

Owner/Address

Owner: Mary E Kelly		Site: 655 Washington Blvd , Oak Park, IL 60302	
apn: 16-07-419-003	County: COOK	Mail: 655 Washington Blvd , Oak Park, IL 60302	
Zoning:		Use: Multi-Family Dwellings (Generi...	Phone:
Legal Desc: LOT:20,21 BLK:5 DIST:27 CITY:OAK PARK SUBD:BALLARDS SUB SEC/TWN/RNG/...	Tract:		
Subdivision: BALLARDS SUB	Lot: 20,21	TBros: -	Pool:
Beds: 8	Baths: 3	Partial Baths: 0	Sq ft: 2980
Assd Value: \$50,061	Improv Value: \$43,149	Exemption:	Assess Year: 2017
Tax Amount: 16862.1	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 03/22/1988	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 4

#79

Owner/Address

Owner: Emil Venuti		Site: 661 Washington Blvd , Oak Park, IL 60302	
apn: 16-07-419-027	County: COOK	Mail: PO Box 34208 , Chicago, IL 60634	
Zoning:		Use: SFR	Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...	Tract:		
Subdivision:	Lot:	TBros: -	Pool:
Beds: 5	Baths: 2	Partial Baths: 1	Sq ft: 1632
Assd Value: \$45,452	Improv Value: \$35,153	Exemption:	Assess Year: 2017
Tax Amount: 15197.42	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#80

Owner/Address

Owner: Lori L Barnicke		Site: 711 Washington Blvd Apt 1E , Oak Park, IL 60302	
apn: 16-07-418-022-1001		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$25,553	Improv Value: \$24,192	Lot Size: 7800	Year Built: 1895
Tax Amount: 8010.22	Distress: No	Exemption:	Assess Year: 2017
Record Date: 07/13/2005	Transfer Value: \$410,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: F	Total Rooms: 0 # Units: 0

#81

Owner/Address

Owner: Ellen Cutter		Site: 711 Washington Blvd Apt 2E , Oak Park, IL 60302	
apn: 16-07-418-022-1003		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$27,094	Improv Value: \$26,172	Lot Size: 7800	Year Built: 1895
Tax Amount: 8566.74	Distress: No	Exemption:	Assess Year: 2017
Record Date:	Transfer Value: \$0	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type:	Total Rooms: 0 # Units: 0

#82

Owner/Address

Owner: T Foster		Site: 711 Washington Blvd , Oak Park, IL 60302	
apn: 16-07-418-022-1004		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$27,358	Improv Value: \$26,172	Lot Size: 7800	Year Built: 1895
Tax Amount: 8662.19	Distress: No	Exemption:	Assess Year: 2017
Record Date: 07/25/2006	Transfer Value: \$0	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: B	Total Rooms: 0 # Units: 0

#83

Owner/Address

Owner: Smud, Jason		Site: 711 Washington Blvd Apt 3E , Oak Park, IL 60302	
apn: 16-07-418-022-1005		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$16,991	Improv Value: \$16,086	Lot Size: 7800	Year Built: 1895
Tax Amount: 4917.73	Distress: No	Exemption:	Assess Year: 2017
Record Date: 11/14/2018	Transfer Value: \$222,500	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#84

Owner/Address

Owner: Lori L Barnicke		Site: 711 Washington Blvd # G1 , Oak Park, IL 60302	
apn: 16-07-418-022-1007		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$1,294	Improv Value: \$1,238	Lot Size: 7800	Year Built: 1895
Tax Amount: 467.4	Distress: No	Exemption:	Assess Year: 2017
Record Date: 07/13/2005	Transfer Value: \$410,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: F	Total Rooms: 0 # Units: 0

#85

Owner/Address

Owner: Ellen Cutter		Site: 711 Washington Blvd # G2 , Oak Park, IL 60302	
apn: 16-07-418-022-1008		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$1,294		Improv Value: \$1,238	
Tax Amount: 467.4		Distress: No	
Record Date:		Transfer Value: \$0	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type:	
		Pool:	
		Lot Size: 7800	
		Stories:	
		Year Built: 1895	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0	
		# Units: 0	

#86

Owner/Address

Owner: T Foster		Site: 711 Washington Blvd , Oak Park, IL 60302	
apn: 16-07-418-022-1009		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$1,294		Improv Value: \$1,238	
Tax Amount: 467.4		Distress: No	
Record Date: 07/25/2006		Transfer Value: \$0	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: B	
		Pool:	
		Lot Size: 7800	
		Stories:	
		Year Built: 1895	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0	
		# Units: 0	

#87

Owner/Address

Owner: Smud, Jason		Site: 711 Washington Blvd Apt 3E , Oak Park, IL 60302	
apn: 16-07-418-022-1010		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$1,294		Improv Value: \$1,238	
Tax Amount: 467.4		Distress: No	
Record Date: 11/14/2018		Transfer Value: \$222,500	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: R	
		Pool:	
		Lot Size: 7800	
		Stories:	
		Year Built: 1895	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0	
		# Units: 0	

#88

Owner/Address

Owner: Janet C Anderson		Site: 713 Washington Blvd Apt 1W , Oak Park, IL 60302	
apn: 16-07-418-022-1002		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$26,224		Improv Value: \$25,087	
Tax Amount: 7277.3		Distress: No	
Record Date: 06/03/2004		Transfer Value: \$295,000	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: F	
		Pool:	
		Lot Size: 7800	
		Stories:	
		Year Built: 1895	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0	
		# Units: 0	

#89

Owner/Address

Owner: Bussiere, Heather		Site: 713 Washington Blvd # 3W3W , Oak Park, IL 60302	
apn: 16-07-418-022-1006		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Partial Baths: 0	Sq ft: 0
Assd Value: \$18,986		Improv Value: \$18,082	
Tax Amount: 5638.34		Distress: No	
Record Date: 05/07/2018		Transfer Value: \$247,000	
		Exemption:	
		Tax Rate Area: 27001	
		Sale Type: R	
		Pool:	
		Lot Size: 7800	
		Stories:	
		Year Built: 1895	
		Assess Year: 2017	
		Tax Year: 2017	
		Total Rooms: 0	
		# Units: 0	

#90

Owner/Address

Owner: Patricia M Melgar	County: COOK	Site: 715 Washington Blvd Apt 1D , Oak Park, IL 60302
apn: 16-07-418-021-1004		Mail: 715 Washington Blvd Apt 1D , Oak Park, IL 60302
Zoning:		Use: Condominium Unit (Residential) Phone: 708-542-1860
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Tract:
Subdivision:	Lot:	TBros: - Pool: Stories:
Beds: 0 Baths: 0 Partial Baths: 0 Sq ft: 0		Lot Size: 7800 Year Built: 1921
Assd Value: \$16,560	Improv Value: \$15,791	Exemption: Assess Year: 2017
Tax Amount: 4762.05	Distress: No	Tax Rate Area: 27001 Tax Year: 2017
Record Date: 11/07/2002	Transfer Value: \$137,000	Sale Type: F Total Rooms: 0 # Units: 0

#91

Owner/Address

Owner: Mark J Lehnus	County: COOK	Site: 715 Washington Blvd Apt 2D , Oak Park, IL 60302
apn: 16-07-418-021-1008		Mail: 715 Washington Blvd Apt 2D , Oak Park, IL 60302
Zoning:		Use: Condominium Unit (Residential) Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Tract:
Subdivision:	Lot:	TBros: - Pool: Stories:
Beds: 0 Baths: 0 Partial Baths: 0 Sq ft: 0		Lot Size: 7800 Year Built: 1921
Assd Value: \$16,560	Improv Value: \$15,791	Exemption: Assess Year: 2017
Tax Amount: 4762.05	Distress: No	Tax Rate Area: 27001 Tax Year: 2017
Record Date: 10/25/2007	Transfer Value: \$234,500	Sale Type: F Total Rooms: 0 # Units: 0

#92

Owner/Address

Owner: Michael Kosinski	County: COOK	Site: 715 Washington Blvd Apt 3C , Oak Park, IL 60302
apn: 16-07-418-021-1011		Mail: 715 Washington Blvd Apt 3C , Oak Park, IL 60302
Zoning:		Use: Condominium Unit (Residential) Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Tract:
Subdivision:	Lot:	TBros: - Pool: Stories:
Beds: 0 Baths: 0 Partial Baths: 0 Sq ft: 0		Lot Size: 7800 Year Built: 1921
Assd Value: \$12,320	Improv Value: \$11,748	Exemption: Assess Year: 2017
Tax Amount: 3230.62	Distress: No	Tax Rate Area: 27001 Tax Year: 2017
Record Date: 12/10/2009	Transfer Value: \$109,000	Sale Type: F Total Rooms: 0 # Units: 0

#93

Owner/Address

Owner: Paige Mushinsky	County: COOK	Site: 717 Washington Blvd Apt 1A , Oak Park, IL 60302
apn: 16-07-418-021-1001		Mail: 1111 W 14th Pl Unit 322 , Chicago, IL 60608
Zoning:		Use: Condominium Unit (Residential) Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Tract:
Subdivision:	Lot:	TBros: - Pool: Stories:
Beds: 0 Baths: 0 Partial Baths: 0 Sq ft: 0		Lot Size: 7800 Year Built: 1921
Assd Value: \$13,786	Improv Value: \$13,146	Exemption: Assess Year: 2017
Tax Amount: 4979.29	Distress: No	Tax Rate Area: 27001 Tax Year: 2017
Record Date: 06/11/2001	Transfer Value: \$170,000	Sale Type: F Total Rooms: 0 # Units: 0

#94

Owner/Address

Owner: Joan Gipson1b	County: COOK	Site: 717 Washington Blvd Apt 1B , Oak Park, IL 60302
apn: 16-07-418-021-1002		Mail: 717 Washington Blvd , Oak Park, IL 60302
Zoning:		Use: Condominium Unit (Residential) Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Tract:
Subdivision:	Lot:	TBros: - Pool: Stories:
Beds: 0 Baths: 0 Partial Baths: 0 Sq ft: 0		Lot Size: 7800 Year Built: 1921
Assd Value: \$13,241	Improv Value: \$12,627	Exemption: Assess Year: 2017
Tax Amount: 2344.21	Distress: No	Tax Rate Area: 27001 Tax Year: 2017
Record Date: 08/07/1996	Transfer Value: \$94,000	Sale Type: F Total Rooms: 0 # Units: 0

#95

Owner/Address

Owner: Paige Mushinsky		Site: 717 Washington Blvd , Oak Park, IL 60302	
apn: 16-07-418-021-1003		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$12,320	Improv Value: \$11,748	Lot Size: 7800	Year Built: 1921
Tax Amount: 3230.62	Distress: No	Exemption:	Assess Year: 2017
Record Date: 10/28/2015	Transfer Value: \$85,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#96

Owner/Address

Owner: Fortney, Jennifer		Site: 717 Washington Blvd Apt 2A , Oak Park, IL 60302	
apn: 16-07-418-021-1005		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$13,786	Improv Value: \$13,146	Lot Size: 7800	Year Built: 1921
Tax Amount: 4979.29	Distress: No	Exemption:	Assess Year: 2017
Record Date: 09/16/2019	Transfer Value: \$255,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#97

Owner/Address

Owner: Wilgus, Meghan Elizabeth		Site: 717 Washington Blvd Apt 2B , Oak Park, IL 60302	
apn: 16-07-418-021-1006		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$13,241	Improv Value: \$12,627	Lot Size: 7800	Year Built: 1921
Tax Amount: 4782.41	Distress: No	Exemption:	Assess Year: 2017
Record Date: 04/17/2018	Transfer Value: \$168,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#98

Owner/Address

Owner: Jeremy R Custer		Site: 717 Washington Blvd , Oak Park, IL 60302	
apn: 16-07-418-021-1007		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$12,320	Improv Value: \$11,748	Lot Size: 7800	Year Built: 1921
Tax Amount: 3230.62	Distress: No	Exemption:	Assess Year: 2017
Record Date: 08/21/2017	Transfer Value: \$162,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#99

Owner/Address

Owner: David Kudlinski		Site: 717 Washington Blvd Apt 3A , Oak Park, IL 60302	
apn: 16-07-418-021-1009		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$13,786	Improv Value: \$13,146	Lot Size: 7800	Year Built: 1921
Tax Amount: 3760.19	Distress: No	Exemption:	Assess Year: 2017
Record Date: 09/09/2004	Transfer Value: \$212,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: F	Total Rooms: 0 # Units: 0

#100

Owner/Address

Owner: Hillary Sarat St Peter		Site: 717 Washington Blvd Apt 3B , Oak Park, IL 60302	
apn: 16-07-418-021-1010		County: COOK	
Zoning:		Use: Condominium Unit (Residential)	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 07 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 0	Baths: 0	Lot:	Pool:
Partial Baths: 0	Sq ft: 0	TBros: -	Stories:
Assd Value: \$13,241	Improv Value: \$12,627	Lot Size: 7800	Year Built: 1921
Tax Amount: 4782.41	Distress: No	Exemption:	Assess Year: 2017
Record Date: 08/14/2013	Transfer Value: \$127,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#101

Owner/Address

Owner: Fetzler, Jason; Grieves, Constance		Site: 512 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-010		County: COOK	
Zoning:		Use: SFR	
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3...		Phone:	
Subdivision: ROTHERMELS SUB		Tract:	
Beds: 4	Baths: 3	Lot: 1,6,7	Pool:
Partial Baths: 0	Sq ft: 2628	TBros: -	Stories: 2+B
Assd Value: \$47,900	Improv Value: \$43,400	Lot Size: 5000	Year Built: 1925
Tax Amount: 16081.51	Distress: No	Exemption:	Assess Year: 2017
Record Date: 06/18/2018	Transfer Value: \$477,500	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#102

Owner/Address

Owner: Hammer, Lindsay M; Hammer, Matthew R		Site: 515 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-018		County: COOK	
Zoning:		Use: Multi-Family Dwellings (Generi...	
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN...		Phone:	
Subdivision: ROTHERM ELS SUB		Tract:	
Beds: 0	Baths: 2	Lot: 1,6,7	Pool:
Partial Baths: 0	Sq ft: 2118	TBros: -	Stories: 2+AB
Assd Value: \$33,679	Improv Value: \$29,992	Lot Size: 4097	Year Built: 1919
Tax Amount: 10945.2	Distress: No	Exemption:	Assess Year: 2017
Record Date: 10/17/2018	Transfer Value: \$390,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 2

#103

Owner/Address

Owner: Jill & Ryan Mahaney		Site: 516 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-011		County: COOK	
Zoning:		Use: SFR	
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3...		Phone:	
Subdivision: ROTHERMELS SUB		Tract:	
Beds: 3	Baths: 1	Lot: 1,6,7	Pool:
Partial Baths: 1	Sq ft: 1425	TBros: -	Stories: 1.5+A
Assd Value: \$36,101	Improv Value: \$31,601	Lot Size: 5000	Year Built: 1912
Tax Amount: 11819.91	Distress: No	Exemption:	Assess Year: 2017
Record Date: 04/04/2013	Transfer Value: \$316,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: R	Total Rooms: 0 # Units: 0

#104

Owner/Address

Owner: Laura Ramirez		Site: 517 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-019		County: COOK	
Zoning:		Use: Multi-Family Dwellings (Generi...	
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP RE...		Phone:	
Subdivision:		Tract:	
Beds: 5	Baths: 2	Lot:	Pool:
Partial Baths: 0	Sq ft: 2162	TBros: -	Stories: 2+B
Assd Value: \$34,301	Improv Value: \$30,616	Lot Size: 4095	Year Built: 1913
Tax Amount: 11169.88	Distress: No	Exemption:	Assess Year: 2017
Record Date: 06/26/2006	Transfer Value: \$412,000	Tax Rate Area: 27001	Tax Year: 2017
		Sale Type: F	Total Rooms: 0 # Units: 2

#105

Owner/Address

Owner: A Maglio & R Reid Iii		Site: 518 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-012	County: COOK	Mail: 518 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone: 708-415-7410
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERMELS SUB			
Lot: 1,6,7	TBros: -	Pool:	Stories: 2+AB
Beds: 4	Baths: 1	Partial Baths: 1	Sq ft: 1848
Assd Value: \$46,276	Improv Value: \$41,776	Exemption:	Assess Year: 2017
Tax Amount: 15495	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 09/03/2014	Transfer Value: \$433,000	Sale Type: R	Total Rooms: 0 # Units: 0

#106

Owner/Address

Owner: John Sullivan		Site: 519 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-020	County: COOK	Mail: 519 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN... Tract:			
Subdivision: ROTHERMELS SUB			
Lot: 1,6,7	TBros: -	Pool:	Stories: 1+AB
Beds: 3	Baths: 1	Partial Baths: 0	Sq ft: 940
Assd Value: \$24,600	Improv Value: \$20,631	Exemption:	Assess Year: 2017
Tax Amount: 7665.94	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 05/12/1997	Transfer Value: \$120,000	Sale Type: F	Total Rooms: 0 # Units: 0

#107

Owner/Address

Owner: Curtis P Trogus		Site: 520 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-013	County: COOK	Mail: 520 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERMELS SUB			
Lot: 1,6,7	TBros: -	Pool:	Stories: 2+B
Beds: 4	Baths: 1	Partial Baths: 1	Sq ft: 1974
Assd Value: \$46,645	Improv Value: \$42,145	Exemption:	Assess Year: 2017
Tax Amount: 15628.25	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 11/04/1999	Transfer Value: \$310,000	Sale Type: F	Total Rooms: 0 # Units: 0

#108

Owner/Address

Owner: Paulsen, Rebecca Lea; The Rebecca Lea Paulsen...		Site: 521 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-021	County: COOK	Mail: 521 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP RE... Tract:			
Subdivision:			
Lot:	TBros: -	Pool:	Stories: 1.5+A
Beds: 3	Baths: 1	Partial Baths: 1	Sq ft: 1463
Assd Value: \$34,412	Improv Value: \$30,633	Exemption:	Assess Year: 2017
Tax Amount: 11209.87	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 02/20/2003	Transfer Value: \$290,000	Sale Type: F	Total Rooms: 0 # Units: 0

#109

Owner/Address

Owner: Teresa O Sears		Site: 524 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-014	County: COOK	Mail: 524 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP RE... Tract:			
Subdivision:			
Lot:	TBros: -	Pool:	Stories: 2+AB
Beds: 3	Baths: 1	Partial Baths: 1	Sq ft: 1678
Assd Value: \$45,663	Improv Value: \$41,127	Exemption:	Assess Year: 2017
Tax Amount: 15273.62	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 09/17/2007	Transfer Value: \$395,000	Sale Type: F	Total Rooms: 0 # Units: 0

#110

Owner/Address

Owner: Miles E Jackson		Site: 525 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-022	County: COOK	Mail: 525 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN... Tract:			
Subdivision: ROTHERM ELS SUB		Lot: 1,6,7	TBros: -
Pool:	Stories: 1.5+A		
Beds: 3	Baths: 1	Partial Baths: 1	Sq ft: 1605
Assd Value: \$35,751		Improv Value: \$31,972	Exemption:
Tax Amount: 11693.49	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 12/04/1995	Transfer Value: \$179,000	Sale Type: F	Total Rooms: 0 # Units: 0

#111

Owner/Address

Owner: Dan McNulty		Site: 527 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-023	County: COOK	Mail: 527 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN... Tract:			
Subdivision: ROTHERM ELS SUB		Lot: 1,6,7	TBros: -
Pool:	Stories: 2+AB		
Beds: 3	Baths: 1	Partial Baths: 1	Sq ft: 1287
Assd Value: \$41,912		Improv Value: \$38,133	Exemption:
Tax Amount: 13918.83	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 04/20/2006	Transfer Value: \$460,000	Sale Type: F	Total Rooms: 0 # Units: 0

#112

Owner/Address

Owner: Louis Dolores Shorr		Site: 528 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-015	County: COOK	Mail: 528 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone: 708-310-5056
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERMELS SUB		Lot: 1,6,7	TBros: -
Pool:	Stories: 2+AB		
Beds: 3	Baths: 1	Partial Baths: 1	Sq ft: 1731
Assd Value: \$43,814		Improv Value: \$39,278	Exemption:
Tax Amount: 13630.51	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#113

Owner/Address

Owner: Lorinzo Jeffries		Site: 529 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-024	County: COOK	Mail: 529 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN... Tract:			
Subdivision: ROTHERM ELS SUB		Lot: 1,6,7	TBros: -
Pool:	Stories: 2+B		
Beds: 4	Baths: 2	Partial Baths: 2	Sq ft: 2572
Assd Value: \$47,102		Improv Value: \$42,850	Exemption:
Tax Amount: 15793.32	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date: 09/11/1990	Transfer Value: \$168,250	Sale Type: A	Total Rooms: 0 # Units: 0

#114

Owner/Address

Owner: Linda S Trilik		Site: 532 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-016	County: COOK	Mail: 532 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERMELS SUB		Lot: 1,6,7	TBros: -
Pool:	Stories: 2+AB		
Beds: 3	Baths: 1	Partial Baths: 1	Sq ft: 1440
Assd Value: \$42,003		Improv Value: \$37,467	Exemption:
Tax Amount: 15170.72	Distress: No	Tax Rate Area: 27001	Assess Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#115

Owner/Address

Owner: Teri Miller		Site: 533 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-025	County: COOK	Mail: 533 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP RE... Tract:			
Subdivision:		Lot:	Pool: Stories: 1.5+A
Beds: 3	Baths: 2	Partial Baths: 0	Year Built: 1922
Assd Value: \$37,484	Improv Value: \$33,232	Sq ft: 2077	Assess Year: 2017
Tax Amount: 12319.49	Distress: No	Exemption:	Tax Year: 2017
Record Date: 10/04/2004	Transfer Value: \$465,000	Tax Rate Area: 27001	Total Rooms: 0 # Units: 0
		Sale Type: F	

#116

Owner/Address

Owner: Heidi Ruehle May		Site: 535 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-026	County: COOK	Mail: 535 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP RE... Tract:			
Subdivision:		Lot:	Pool: Stories: 2+B
Beds: 3	Baths: 1	Partial Baths: 0	Year Built: 1896
Assd Value: \$41,778	Improv Value: \$36,108	Sq ft: 1846	Assess Year: 2017
Tax Amount: 13870.43	Distress: No	Exemption:	Tax Year: 2017
Record Date: 01/10/2006	Transfer Value: \$330,000	Tax Rate Area: 27001	Total Rooms: 0 # Units: 0
		Sale Type: F	

#117

Owner/Address

Owner: Stephen Schlesinger		Site: 536 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-017	County: COOK	Mail: 536 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERMELS SUB		Lot: 1,6,7	Pool: Stories: 2+AB
Beds: 3	Baths: 1	Partial Baths: 0	Year Built: 1909
Assd Value: \$38,481	Improv Value: \$33,945	Sq ft: 1632	Assess Year: 2017
Tax Amount: 11704.34	Distress: No	Exemption:	Tax Year: 2017
Record Date: 06/19/1992	Transfer Value: \$0	Tax Rate Area: 27001	Total Rooms: 0 # Units: 0
		Sale Type:	

#118

Owner/Address

Owner: Richard & Kathryn Baca		Site: 538 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-018	County: COOK	Mail: 538 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone: 708-524-9409
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERMELS SUB		Lot: 1,6,7	Pool: Stories: 1.5+A
Beds: 3	Baths: 1	Partial Baths: 0	Year Built: 1911
Assd Value: \$40,197	Improv Value: \$35,661	Sq ft: 1403	Assess Year: 2017
Tax Amount: 13299.41	Distress: No	Exemption:	Tax Year: 2017
Record Date: 06/04/1998	Transfer Value: \$235,000	Tax Rate Area: 27001	Total Rooms: 0 # Units: 0
		Sale Type: F	

#119

Owner/Address

Owner: Robert Niewijk		Site: 539 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-033	County: COOK	Mail: 539 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN... Tract:			
Subdivision: ROTHERMELS SUB		Lot: 1,6,7	Pool: Stories: 2+AB
Beds: 5	Baths: 2	Partial Baths: 1	Year Built: 1911
Assd Value: \$49,280	Improv Value: \$43,610	Sq ft: 1836	Assess Year: 2017
Tax Amount: 16580	Distress: No	Exemption:	Tax Year: 2017
Record Date: 10/10/2002	Transfer Value: \$0	Tax Rate Area: 27001	Total Rooms: 0 # Units: 0
		Sale Type: B	

#120

Owner/Address

Owner: N Snyder & C Ternes		Site: 540 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-019	County: COOK	Mail: 540 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone: 773-366-9306
Legal Desc: LOT:1,6,7 BLK:1,2,5,B DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 3... Tract:			
Subdivision: ROTHERMELS SUB			
Lot: 1,6,7	TBros: -	Pool:	Stories: 2+AB
Beds: 3	Baths: 1	Partial Baths: 1	Sq ft: 1728
Assd Value: \$45,473	Improv Value: \$40,937	Exemption:	Assess Year: 2017
Tax Amount: 15204.98	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 05/08/2013	Transfer Value: \$399,000	Sale Type: R	Total Rooms: 0 # Units: 0

#121

Owner/Address

Owner: Rainwater, Daniel J; Mack, Katherine E		Site: 543 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-029	County: COOK	Mail: 543 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN... Tract:			
Subdivision: ROTHERM ELS SUB			
Lot: 1,6,7	TBros: -	Pool:	Stories: 2+B
Beds: 3	Baths: 1	Partial Baths: 1	Sq ft: 1644
Assd Value: \$39,024	Improv Value: \$36,043	Exemption:	Assess Year: 2017
Tax Amount: 12875.65	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 08/28/2019	Transfer Value: \$428,000	Sale Type: R	Total Rooms: 0 # Units: 0

#122

Owner/Address

Owner: Rosanne P Van Thorre		Site: 544 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-201-020	County: COOK	Mail: 544 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN 39N RNG 13E MAP RE... Tract:			
Subdivision:			
Lot:	TBros: -	Pool:	Stories: 2+AB
Beds: 4	Baths: 1	Partial Baths: 1	Sq ft: 1563
Assd Value: \$36,296	Improv Value: \$32,745	Exemption:	Assess Year: 2017
Tax Amount: 11890.37	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date:	Transfer Value: \$0	Sale Type:	Total Rooms: 0 # Units: 0

#123

Owner/Address

Owner: Katherine Bergholz		Site: 545 S Euclid Ave , Oak Park, IL 60304	
apn: 16-18-200-030	County: COOK	Mail: 545 S Euclid Ave , Oak Park, IL 60304	
Zoning:		Use: SFR	Phone:
Legal Desc: LOT:1,6,7 BLK:2,3,B,F DIST:27 CITY:OAK PARK SEC/TWN/RNG/MER:SEC 18 TWN... Tract:			
Subdivision: ROTHERM ELS SUB			
Lot: 1,6,7	TBros: -	Pool:	Stories: 2+AB
Beds: 3	Baths: 1	Partial Baths: 1	Sq ft: 1888
Assd Value: \$42,763	Improv Value: \$39,361	Exemption:	Assess Year: 2017
Tax Amount: 14226.17	Distress: No	Tax Rate Area: 27001	Tax Year: 2017
Record Date: 04/27/1994	Transfer Value: \$123,333	Sale Type: U	Total Rooms: 0 # Units: 0

Affidavit of Notice

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

SAMANTHA ECKHOUT

(Printed Name of Applicant)

Samantha Eckhout

(Signature of Applicant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

18th DAY OF November, 2019

Miaka Miller
Notary Public - State of Michigan
Oakland County
My Commission Expires March 1, 2023
Acting in the County of: Oakland

Miaka Miller

(Notary Public)

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

***NOTE: this is a re-notice due to a prior notification error. We apologize for any inconvenience.**

11/19/2019:

Dear Neighboring Property Owner:

The Oak Park Zoning Ordinance requires owners of property within 300 feet of the subject property be notified of a public hearing by regular mail. The property owner shall be notified of the date, time, and place of the hearing, a description of the application, the name of the applicant, and the address of the subject property where the development is proposed.

A Hearing Notice will appear in the November 20, 2019 edition of the Wednesday Journal. The hearing will take place at 7:00 p.m. on December 5, 2019 and will be located in the Council Chambers Room 201 (unless otherwise posted) at Village Hall, 123 Madison Street, Oak Park, IL. The hearing is open to the public and comments from the public on the proposal are invited. Those property owners within the 300 foot notice area and those persons with a special interest beyond that of the general public ("Interested Parties") wishing to cross-examine witnesses must complete and file an appearance with the Village Clerk not later than 5:00 PM on the business day preceding the scheduled public hearing. Forms are also available in the Village Clerk's Office or online at www.oak-park.us.

The Applicant, American House Development LLC, seeks approval of a Planned Development and Street Vacation for a Senior Living Community, located at 711 Madison and 725 Madison, Oak Park, IL.

If you have any questions or concerns regarding this proposal prior to the public hearing, please contact the applicant's representative, Samantha Eckhout at 248-827-1700 and oakpark@redico.com or the Department of Development Customer Services at 708/358-5420 or send an e-mail to the Village Planner at planning@oak-park.us.

Thank you for your time and consideration.

Respectfully,



Samantha Eckhout
American House Development LLC