

LAKE + FOREST

CONSTRUCTION TIMELINE

Below is a construction timeline in connection with the project at Lake Street and Forest Avenue. All dates are approximate and subject to change based on weather and other factors that could affect construction schedules.

Construction Phase	Start	Finish
Demolition	October 2014	November 2014
Earth Retention	November 2014	December 2014
Caissons	November 2014	December 2014
Excavation	December 2014	January 2015
Foundations	December 2014	March 2015
Superstructure	February 2015	July 2015
Window Installation	April 2015	September 2015
Interior Finishes	April 2015	April 2016
Site Work	June 2015	November 2015
Key Completion Dates:		
Garage Completion		Fall 2015
Low Rise Completion		Fall 2015
Project Completion		Spring 2016

PROJECT FACTS

- 21-story mixed use building
- 270 rental apartments
- 25,000 square feet of commercial/retail space on ground level and second floor
- 588-space parking garage
- \$99 million development investment
- \$1.3 million in annual property and sale taxes (estimated)
- 18-month construction schedule
- Developers: Golub & Company; Wood Partners
- Architect: Gensler (Chicago)
- General Contractor: Tishman Construction

LAKE + FOREST

FREQUENTLY ASKED QUESTIONS

Below are frequently asked questions regarding construction, traffic and parking, and project management in connection with the project at Lake Street and Forest Avenue.

Construction Impact:

Q) When should I expect the most vibrations?

A) Vibrations from foundation and below-grade construction activities will begin when demolition of the parking garage is complete in November and occur through December 2014.

Q) What should I expect from vibrations during the foundation work?

A) The equipment we will use during foundation work won't generate constant pounding noise and vibrations traditionally associated with that activity. Instead, we are using technology that produces less noise and impact on nearby buildings. It is equipment and a process the general contractor at Lake + Forest has used successfully at major construction sites throughout the Chicago area. Furthermore, the general contractor is using construction standards established for high-density areas like Lake + Forest.

Q) When should I expect the most noise during construction?

A) Construction noise will be constant during the 18-month construction schedule, but we anticipate noise will be less noticeable after the building façade is installed in fall 2015.

Q) Should I expect vibrations to damage my property?

A) We don't anticipate the equipment and process we will use at Lake + Forest will damage nearby property.

Q) How are you going to monitor potential damage to property?

A) Before demolition began, we asked an independent firm to document the pre-construction condition of nearby buildings to provide a baseline assessment. We also have installed monitors at locations experts have identified as the most sensitive to vibrations.

Q) How can I document the condition of my property if it hasn't been tested?

A) You could contact Multi-Vista, which is the firm that documented the condition of nearby properties, or you could contact another construction documentation expert.

Q) Is it too late to document the condition of my property?

A) No, but it could be difficult to attribute any damage an inspection could detect to construction activities.

Q) Will construction affect utility service to my property?

A) Utility disruptions may occur from time to time, but we will work with the Village and utility providers to notify neighbors who would be affected. Service disruptions would be limited to half-day periods and we will take steps to work with utility providers to mitigate disruptions as much as possible. Electric and water services typically have backup systems in place, which helps limit service disruptions.

Traffic and Parking:

Q) When should I expect the most construction traffic?

A) The heaviest construction-related traffic will occur as concrete trucks come and go from the site. We anticipate concrete construction will be complete in summer 2015.

Q) How will you manage construction traffic?

A) The general contractor is working closely with the Village to schedule and route construction traffic to mitigate impact as much as possible. In addition, the general contractor will deploy flaggers to assist vehicular flow and minimize traffic disruptions as much as possible as large trucks enter and exit the construction site.

Q) What route will trucks use to get to and from the site?

A) Trucks will use only streets they are permitted to use by code. Most routes will involve major streets, such as Harlem Avenue and Lake Street.

Q) Will trucks be allowed to park on Lake Street before they make a delivery to the site?

A) No, we will “stage” trucks off site to minimize street congestion.

Q) Where will construction workers park?

A) Construction workers will park in designated public parking facilities. We are encouraging them to park at Holley Court Garage.

Q) If the streets are damaged from truck traffic, who pays for repairs?

A) The general contractor will maintain street conditions, such as repairs and cleanup from debris or mud, during construction and at the end of the project. Plans include resurfacing half of the streets directly adjacent to the site.

Q) How will construction affect pedestrian traffic and safety?

A) We closed the east side of Forest Avenue adjacent to the site prior to the start of demolition work, and it will be closed until winter 2015. Lake Street pedestrian traffic will be covered with a sidewalk canopy in winter 2014. Lake Street sidewalk construction will be completed in winter 2015.

Q) How will construction affect Pace bus service?

A) Bus service will continue, but stops may be relocated, as needed.

Project Management:

Q) What are scheduled working hours and days?

A) We are permitted to work 7 a.m. to 6 p.m., Monday through Friday, and 8 a.m. to 5 p.m. on Saturday. To meet deadlines, construction will occur on Saturdays.

Q) When will the new parking garage open?

A) The new parking garage is scheduled to open in fall 2015.

Q) When will the stores, offices and apartments open?

A) Commercial and residential sections of the project will open in spring 2016.

Q) Are you going to compensate businesses for lost revenue during construction?

A) No, there is no compensation for lost business during construction. It's likely that revenue and profits could increase for some nearby businesses such as restaurants, coffee shops and other establishments. The Village anticipates the local economy will expand when the project is complete.

Q) When Lake + Forest is complete, how will it affect my life?

A) When it's complete, Lake + Forest will provide a residential and commercial anchor at the east end of Downtown Oak Park that brings new people to the community to live, shop, dine and experience Oak Park. It also will be a link to connect Downtown Oak Park and the Avenue District at Lake Street and Oak Park Avenue.

Q) Who can I contact if I have questions or concerns during construction?

A) You can contact members of the project team or Village staff, as follows:

Project Team:

- Louis LeMieux, Development Manager, Golub & Co., (m) 312-756-9389
- Roberto Eljaiek, Senior Project Manager, Tishman, (m) 773-960-4430
- Knut Olberg, Senior Project Manager, Tishman, (m) 630-360-6390
- Art Perez, Construction Superintendent, Tishman, (m) 773-793-8406
- Jim Prescott, Project Representative, (m) 708-717-2110

Village Staff:

- Jill Velan, Parking and Mobility Services Manager, (o) 708-358-5752

###

NOTES