

**Planned Development Application
for**

Lexington Avenue

**932-970 Madison Street
Oak Park, Cook County, IL**

March 19, 2018

**Prepared for:
Mr. John Agenlian
Lexington Homes, LLC
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
773.457.8563 T**





March 19, 2018

Mr. Craig Failor
Village Planner
Village of Oak Park
123 Madison St.
Oak Park, IL 60302

RE: Lexington Townhomes – Home Avenue to Clinton Avenue at Madison Street
[932-970 Madison Street, Oak Park, IL]
PRT Review Letter – 02/12/2018

Mr. Failor,

Pursuant to the Project Review Team (PRT) letter sent to Lexington Homes on February 12, 2018, the following items have been attached for your review and approval:

1. Tab #1 – Narrative* (03/19/2018)
2. Tab #2 – Fee (previously submitted under separate cover)
3. Tab #3 – Standards
 - 3a - Planned Development Standards* (01/16/2018)
 - 3b - Sustainability Standards* (01/16/2018)
4. Tab #4 – Owner Information
 - 4a – Contact Information* (Petition for Public Hearing) (02/23/2018)
 - 4b – Title Policy and Affidavit of Ownership (08/1/2017)
 - 4c – Owner Statement (02/16/2018)
 - 4d – Professional Qualifications (02/16/2018)
 - 4e – Financing (02/16/2018 & 02/23/2018)
5. Tab #5 - Property Information
 - 5a – Property Restrictions* (02/16/2018)
 - 5b – Plat of Survey* (07/24/2017)
 - 5c – Historic Preservation Review* (not included/applicable to this project)
6. Tab #6 – Reports & Studies
 - 6a – Environmental Assessment* (02/23/2018)
 - i. Phase I Environmental Site Assessment (02/03/2017)
 - ii. Soil Investigation Summary Report (03/05/2018)
 - 6b – Village Services Report* (02/23/2018)
 - 6c – Market Feasibility Report* (03/01/2018)
7. Tab #7 – Traffic & Parking Study
 - 7a – Traffic Impact Study* (08/30/2017)
 - 7b – Parking Impact Study*
8. Tab #8 – Development Drawings
 - 8a – Site Plan* (rev 02/23/2018)
 - 8b – Landscape Plan* (rev 02/23/2018)
 - i. Tree Removal Fee Letter (02/16/2018)

- 8c – Engineering Utility Plan* (rev 02/23/2018)
 - 8d – Exterior Lighting Plan* (01/16/2018)
 - 8e – Floor Plans* (03/02/2018)
 - 8f – Building Elevations* (03/02/2018)
 - 8g – Building Perspectives* (02/22/2018)
 - 8h – Streetscape Elevations* (02/23/2018)
 - 8i – Shadow Study* (02/23/2018)
 - 8j – Sign Elevations (not applicable to this project)
 - 8k – Construction Logistics Plan* (rev 02/23/2018)
 - 8l – Project Schedule*
9. Tab #9 – Model (not included/applicable to this project)
10. Tab #10 – Responsibility to Record (02/16/2018)
11. Tab #11 – Property Owner Notices
12. Tab #12 – Subdivision Application
- 12a. Subdivision Application*
 - 12b. Plat of Subdivision* (08/4/2017)
 - 12c. Plat of Easement* (rev 11/01/2017)

Please review the above-listed and enclosed items at your earliest convenience, and feel free to contact me directly if you should have any questions.

Sincerely,
Cook Engineering Group

A handwritten signature in black ink, appearing to read 'M.D. Cook', written in a cursive style.

Michael D. Cook, P.E.
President

cc:

Lexington Avenue at Oak Park

Tab 1

Narrative*

March 19, 2018



Narrative

The Lexington Avenue project is part of the (MS) Madison Street Zoning District. Residential development is allowed in the MS district between Harlem Ave. and Clinton Ave. and requires a Special Use. The Comprehensive Plan identifies the property as Corridor Commercial/Mixed Use. Multi-Family may be considered on a case by case basis as described in the Village of Oak Park (Village) Future Land Use Plan. The site is located within a TIF District.

Variances

The proposed Lexington Avenue project will require zoning relief for building setbacks along Madison Street. Existing MS District zoning requirements state the street setback shall be between three (3) feet and five (5) feet along Madison Street between Harlem and Oak Park. The proposed siteplan is reflective of a fifteen and a half (15.5) foot street setback. The increased setback allows for a six (6) foot public walk easement and a minimum of nine (9) foot front yard for the proposed townhouses from building to proposed fence line.

The project will also require zoning relief for proposed building height. The current zoning code allows a maximum townhouse building height of thirty-five (35) feet in the MS District. The proposed Lexington Avenue townhouse buildings are thirty-five (35) feet high to the top of the proposed parapet. The proposed roof stair enclosure is considered an allowable exception to building height. However, an optional fourth floor roof room could bring some of the proposed building heights to forty-two (42) feet.

The classification of this property as commercial typically requires a seven (7) foot wide landscape buffer along the north property line where a nonresidential district abuts a residential district. The proposed development actually calls for a new residential use abutting the existing residential use to the north. Considering that the actual use will be residential abutting residential, we request relief from the seven foot wide landscape buffer and instead propose a 6' board on board fence along the north property line.

The code typically roof top decks or patios are to be setback a minimum of six (6) feet from all building edges. Relief is requested for this setback requirement due to the layout and dimensions of these townhome units. The proposed roof deck setback is 6" from the edge of each unit.

Compensating Benefits

The project as proposed provides compensating benefits. These benefits include the redevelopment of an underutilized site containing under used and out of date buildings with new and vibrant townhomes. The proposed development will generate a great deal more tax revenue and eliminate an eyesore strip mall. Along with the redevelopment an existing environmental issue will be remediated.

The proposed redevelopment provides for a reduction in impervious surface and thus runoff. The existing site has/had 41,419 sf of impervious area. The Village and the Developer are working

together to investigate the environmental conditions and ultimate scope. If the development proceeds with permeable pavers, the impervious is reduced to 22,758sf. If environmental conditions preclude the use of permeable pavers and asphalt pavement is utilized, Impervious will still be reduced down to 30,048sf.

The Lexington Avenue development will provide a \$210,000 donation to the Village of Oak Park's Affordable Housing Initiative. This payment will be made lump sum at property closing as spelled out in the Redevelopment Agreement dated December 11, 2017.

Village Improvements

Lexington Homes has been consulting with staff regarding public improvements. As part of this proposed development the sidewalks along the site frontage of Home Ave, Clinton Ave, and Madison Ave will be replaced with new, often wider, ADA compliant walk. Damaged or outdated curb and gutter along Home and Clinton will be removed and replaced. Madison Ave curb and gutter will be removed and replaced in its entirety along the project frontage.

Public Art

Lexington Homes has had conversations with Village staff and has met with Camille Wilson White, Executive Director of the Oak Park Area Arts Council regarding the Public Art requirement.

Neighborhood Meeting

Lexington Homes presented the Lexington Avenue project at an informal neighborhood meeting on July 13, 2017 in the Grove Apartments Community Room at 442 S Grove Ave. All neighbors within a 500 foot radius of the project site were invited to attend the meeting. The project was well attended and well received by the meeting attendees. Please refer to attached meeting information.

**Lexington Homes
1731 N. Marcey St., Suite 200
Chicago, IL 60614**

June 28, 2017

RE: 932-946 Madison, Oak Park, Illinois 60302 -- Neighborhood Meeting

Dear Neighboring Property or Business Owner:

The Oak Park Zoning Ordinance requires owners of property, business owners and renters within 500 feet of the subject property be notified of a neighborhood meeting for a Planned Development proposal. The owners and renters shall be notified of the nature of the proposal, and the date, time, and place of the neighborhood meeting regarding the proposal.

A Legal Notice will appear in the June 28, 2017 edition of the Wednesday Journal. The neighborhood meeting will take place at 7:00 PM on Thursday, July 13, 2017 and will be located in the Grove Apartments Community Room, 442 S. Grove Avenue, Oak Park, Illinois 60302. The neighborhood meeting is open to the public and comments and questions from the public on the proposal are invited.

Lexington Homes of Chicago, Illinois, will be presenting its plans for a 21 unit townhome community proposed at 932-946 Madison, Oak Park, Illinois.

If you have any questions or concerns regarding this proposal prior to the community meeting, please contact William Rotolo at 847-875-8289 or via e-mail at brotolo@lexingtonchicago.com.

Thank you for your time and consideration.

Respectfully,


William Rotolo

PUBLIC NOTICES

PUBLIC NOTICE

**NOTICE OF
COMMUNITY MEETING**

A community meeting will be held Thursday, July 13, 2017 at 7:00 pm in the Grove Apartments Community Room, 442 S. Grove Avenue, in Oak Park, Illinois. The meeting will be to discuss the proposed 21 unit town-home community proposed at 932-948 Madison, Oak Park, Illinois.

Published in Wednesday Journal
6/28/2017

Lexington Avenue at Oak Park

Tab 2

Fee

March 19, 2018

(Fee previously submitted under separate cover)

Contents

3a. Planned Development Standards*

3b. Sustainability Standards*



**Lexington Avenue at Oak Park
Exhibit 3a
Planned Development Standards
January 16, 2018**

Planned Development Standards

The Lexington Avenue project more than adequately meets the current Planned Development Required Public Benefits as described in the Oak Park Zoning Ordinance Article 14, Section 14.5, E(2). The proposed development provides Compensating Benefits to the Village in the form of reducing existing impervious surfaces throughout the development. In addition to added green space, the site engineering incorporates an environmentally friendly design through the inclusion of permeable pavers and improved site drainage. Lexington Avenue is considered a Village Improvement as it will replace the currently deteriorated, vacant existing buildings with a bustling urban residential community that complements the adjacent multi-family properties. To meet the Public Art benefit, the proposed Lexington Avenue development architecture provides a modern feel while incorporating high end building materials and an eye-pleasing color palette. The proposed landscape architecture softens the site and provides additional interest onsite with varied heights and textures. The proposed project will enhance the neighborhood character and provide a general aesthetic benefit to the surrounding area by blending both modern and natural elements. Overall, the proposed project meets the Oak Park Zoning Ordinance Article 14, Section E(2).



Sustainability Standards

The project will be using Energy Star V3.1 and not LEED.

Lexington Homes will be constructing the townhomes following the newest version of Energy Star V3.1. Lexington Homes has current experience with Energy Star and is a certified Energy Star Builder. In the Chicago Lake Front District neighborhood of Hyde Park, we have constructed our townhomes following the Energy Star requirements. We have found the Energy Star program to be very well received by our customers. The Energy Star program is also well supported and understood by many of our suppliers and sub-contractors. The Energy Star program exceeds the current Illinois State Energy code and not only addresses energy features but green features of durability and longevity requirements .

Lexington Homes understands the importance and benefits of sustainable building to reduce the environmental impacts the project will have. Following the Energy Star requirements our units will be built to the same efficiency standard as LEED but without the additional certification cost of the LEED program. In the RFP, the project must meet LEED Certified Standards and incorporate sustainable features and /or practices which our Energy Star program does.

Contents

- 4a. Contact Information*
- 4b. Title Policy & Affidavit of Ownership
- 4c. Owner Statement
- 4d. Professional Qualifications
- 4e. Financing



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 : _____ Lexington Avenue _____

Address/Location of Property in Question: _____ 932-970 Madison Street, Oak Park _____

Property Identification Number(s)(PIN): _____ 16-07-324-024-0000 and 16-07-324-032-0000 _____

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

Address of Property Owner(s): _____ 123 Madison Street, Oak Park, IL. 60302 _____

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

Name of Applicant(s): _____ Lexington Homes LLC _____

Applicant's Address: _____ 1731 N. Marcey Street, Suite 200, Chicago, IL. 60614 _____

Applicant's Phone Number: Office 773 457 8563 E-Mail jagenlian@lexingtonchicago.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): _____

Existing Zoning: Commercial Describe Proposal: _____

Redevelopment of a Village owned site that was formerly an underutilized, out dated commercial and institutional site.

Constrcution of 21 new attached single family homes in 6 buildings.

Proposed Planned Development Type:

XXX Residential PD

Non-Residential PD

Mixed Use PD

Size of Parcel (from Plat of Survey): +/- 42,000 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	R7 Multi Family	Residential Apartments _____
To the South:	MS -- Madison Street District	Commercial - Chase Bank _____
To the East:	MS - Madison Street District	Commercial -- Dollar Store _____
To the West:	MS - Madison Street District	Commercial -- Immediate Care, Madison Street Theater _____

How the property in question is currently improved?

Residential XX Non-Residential Mixed Use XX OTHER: _____

Describe Improvement: Demolished Commercial and Institutional Buildings. Site is currently vacant.

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

If Yes, how? _____

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

If Yes, how? _____

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

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

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

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

Roof deck setback: Article 9; Site Dev't Standards, Section 9.3 Accessory Structures and Uses, Subsection M. Flat Roof Features (2). (6' required, 0' proposed)

Landscape buffer: Article 11; Landscape, Section 11.8 Buffer Yard Requirements, Subsection B(2)(a)(b)(d)(e). (7' required, 0' proposed with 6' tall board on board fence instead)

Street setback: Article 5; Commercial Districts, Section 5.3 Dimensional Standards, Table 5.1 Street Setback (3-5 feet required – 15.5 feet proposed)

Building height: Article 5; Commercial Districts, Section 5.3 Dimensional Standards, Table 5.1 Maximum Building Height (35 feet allowed – 42.5' proposed)

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 proposed plan is consistent with the Madison Street Corridor Redevelopment plan by bringing high density residential to a currently underutilized, underperforming, dilapidated site.

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.

John Agenlian, Agent for Lexington Homes LLC
(Printed Name) Applicant

JAR
(Signature) Applicant

2/23/18
~~02/23/18~~
Date

(Printed Name) Owner

(Signature) Owner

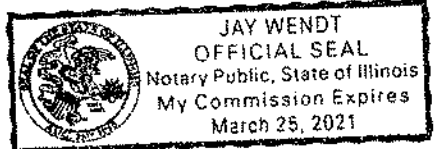
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

23 DAY OF February, 2018

Jay Wendt
(Notary) Public



COMMITMENT FOR TITLE INSURANCE



Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, for valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued By:

CHICAGO TITLE INSURANCE COMPANY
10 S. LASALLE ST. 3100
CHICAGO, IL 60603

Refer Inquiries To:
(312) 223-4627



CHICAGO TITLE INSURANCE COMPANY

By

Authorized Signatory

Commitment No.: 1401 008985545 D2

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

YOUR REFERENCE: LEXINGTON AVENUE AT OAK PARK

ORDER NO. : 1401 008985545 D2

EFFECTIVE DATE: AUGUST 1, 2017

1. POLICY OR POLICIES TO BE ISSUED:

OWNER' S POLI CY: ALTA OWNERS 2006
AMOUNT: \$10,000.00
PROPOSED I NSURED: LEXI NGTON HOMES

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN: VILLAGE OF OAK PARK, AN ILLINOIS MUNICIPAL CORPORATION



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008985545 D2

4A. LOAN POLICY 1 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

4B. LOAN POLICY 2 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008985545 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLOP SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE, IN GEORGE W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES (EXCEPT RAILROAD LANDS) OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 11 AND 12 IN BLOCK 3 IN HERRICK'S AND DUNLAP'S SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE, IN GEORGE W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B

ORDER NO. : 1401 008985545 D2

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF 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 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. IF EXTENDED COVERAGE OVER THE FIVE GENERAL EXCEPTIONS IS REQUESTED, WE SHOULD BE FURNISHED THE FOLLOWING:
 - A. A CURRENT ALTA/ACSM OR ILLINOIS LAND TITLE SURVEY CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY;
 - B. A PROPERLY EXECUTED ALTA STATEMENT;

MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

NOTE: THERE WILL BE AN ADDITIONAL CHARGE FOR THIS COVERAGE.

7. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

A 8.

1. TAXES FOR THE YEAR(S) 2017
2017 TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2016 FIRST INSTALLMENT WAS DUE MARCH 1, 2017
NOTE: 2016 FINAL INSTALLMENT WAS DUE AUGUST 1, 2017

PERM TAX#	PCL	YEAR	1ST INST	STAT	2ND INST	STAT
16-07-324-024-0000	1 OF 2	2016	\$32,513.53	PAID	\$33,464.35	PAID

AFFECTS PARCEL 2.

16-07-324-032-0000	2 OF 2	2016	NOT BILLED		NOT BILLED	
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AFFECTS PARCEL 1.

PERM TAX# 16-07-324-032-0000 PCL 2 OF 2 VOLUME 141

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO. : 1401 008985545 D2

3A THE GENERAL TAXES AS SHOWN BELOW ARE MARKED EXEMPT ON THE COLLECTOR'S WARRANTS.
YEAR(S): 2016 AND PRIOR

UNLESS SATISFACTORY EVIDENCE IS SUBMITTED TO SUBSTANTIATE SAID EXEMPTION OUR POLICY, IF AND WHEN ISSUED, WILL BE SUBJECT TO SAID TAXES.

C 9. 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 KANE, WILL AND PEORIA COUNTIES, THE ACT APPLIES TO MORTGAGES RECORDED ON OR AFTER JULY 1, 2010.

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.

F 10. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

G 11. WE 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 12. MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND CERTAIN OTHER TRANSFERS OF PROPERTY LOCATED IN THE VILLAGE OF 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.

I 13. IN ORDER FOR THE COMPANY TO INSURE TITLE COMING THROUGH THE SALE OR TRANSFER OF LAND FROM THE MUNICIPALITY IN TITLE, WE SHOULD BE FURNISHED A CERTIFIED COPY OF THE ORDINANCE OR RESOLUTION AUTHORIZING THE CONVEYANCE, TOGETHER WITH THE NUMBER OF AYES AND NAYS FOR ITS PASSAGE, AND EVIDENCE OF ANY REQUIRED PUBLICATION.

IF SAID MUNICIPALITY IS A "HOME RULE UNIT" PURSUANT TO ARTICLE 7, SECTION 6 OF THE ILLINOIS CONSTITUTION, WE SHOULD BE FURNISHED EVIDENCE OF COMPLIANCE WITH THE MUNICIPALITY'S ORDINANCE(S) WHICH RELATE TO THE SALE OR TRANSFER OF MUNICIPAL PROPERTY.

THIS COMMITMENT IS SUBJECT TO SUCH ADDITIONAL EXCEPTIONS, IF ANY, AS MAY BE



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO. : 1401 008985545 D2

DEEMED NECESSARY AFTER OUR REVIEW OF THESE MATERIALS.

- P 14. WE SHOULD BE FURNISHED A CERTIFIED COPY OF THE DIRECTORS' RESOLUTIONS AUTHORIZING THE CONVEYANCE OR MORTGAGE TO BE INSURED. SAID RESOLUTIONS SHOULD EVIDENCE THE AUTHORITY OF THE PERSONS EXECUTING THE CONVEYANCE OR MORTGAGE. IF THEY DO NOT, A CERTIFIED COPY OF THE CORPORATE BY-LAWS ALSO SHOULD BE FURNISHED.

IF SAID CONVEYANCE OR MORTGAGE COMPRISES ALL OR SUBSTANTIALLY ALL THE CORPORATION'S ASSETS, WE ALSO SHOULD BE FURNISHED A CERTIFIED COPY OF THE SHAREHOLDER/MEMBER RESOLUTIONS WHICH AUTHORIZE SAID CONVEYANCE OR MORTGAGE. THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS, IF ANY, AS MAY BE DEEMED NECESSARY AFTER OUR REVIEW OF THESE MATERIALS.

(AFFECTS LEXINGTON HOMES, THE PROPOSED BUYER HEREIN)

- Q 15. WE SHOULD BE FURNISHED A CURRENT CERTIFICATE OF GOOD STANDING FROM THE ILLINOIS SECRETARY OF STATE FOR LEXINGTON HOMES, A CORPORATION OF UNKNOWN.

(AFFECTS THE PROPOSED BUYER HEREIN)

- J 16. ENCROACHMENT OF BUILDINGS FROM 1/4 INCHES TO 1 1/8 INCHES OVER WEST LINE OF THE LAND AND OVER THE SOUTH LOT LINE FROM 1/2 INCH TO 1 INCH AS DISCLOSED BY SURVEY.

(AFFECTS PARCEL 1)

- K FOR ALL ILLINOIS PROPERTY: FOR COMMITMENT ONLY

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 AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.

- L FOR COOK COUNTY PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, IF ANY DOCUMENT OF CONVEYANCE FOR COOK COUNTY RESIDENTIAL REAL PROPERTY IS TO BE NOTARIZED BY AN ILLINOIS NOTARY PUBLIC, PUBLIC ACT 95-988 REQUIRES THE COMPLETION OF A NOTARIAL RECORD FOR EACH GRANTOR WHOSE SIGNATURE IS NOTARIZED. THE NOTARIAL RECORD WILL INCLUDE THE THUMBPRINT OR FINGERPRINT OF THE GRANTOR. THE GRANTOR MUST PRESENT IDENTIFICATION DOCUMENTS THAT ARE VALID; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE. THE COMPANY WILL CHARGE \$25.00 PER NOTARIAL RECORD.

- M "BE ADVISED THAT THE "GOOD FUNDS" SECTION OF THE TITLE INSURANCE ACT (215 ILCS 155/26) BECOMES EFFECTIVE 1-1-2010. THIS ACT PLACES LIMITATIONS UPON THE SETTLEMENT AGENT'S ABILITY TO ACCEPT CERTAIN TYPES OF DEPOSITS INTO ESCROW.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO. : 1401 008985545 D2

PLEASE CONTACT YOUR LOCAL CHICAGO TITLE OFFICE REGARDING THE APPLICATION OF THIS NEW LAW TO YOUR TRANSACTION. "

N 17. NOTE FOR INFORMATION (ENDORSEMENT REQUESTS):

ALL ENDORSEMENT REQUESTS SHOULD BE MADE PRIOR TO CLOSING TO ALLOW AMPLE TIME FOR THE COMPANY TO EXAMINE REQUIRED DOCUMENTATION.

(THIS NOTE WILL BE WAIVED FOR POLICY).

0 18. INFORMATIONAL NOTE:

TO SCHEDULE ANY CLOSINGS IN THE CHICAGO COMMERCIAL CENTER, PLEASE CALL (312)223-2707.

** END **

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

ORDER NO. : 1401 00898545 D2

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 or these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. **The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.**

CHICAGO TITLE INSURANCE COMPANY

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.

FIDELITY NATIONAL FINANCIAL

PRIVACY NOTICE

Effective Date: January 6, 2015

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

How Information is Collected

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender, marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources

- o Applications or other forms we receive from you or your authorized representative;
- o Information we receive from you through the Website;
- o Information about your transactions with or services performed by us, our affiliates, or others; and
- o From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the **Third Party Opt Out** section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the **Third Party Opt Out** section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to

personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- o You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- o You can opt-out via the Consumer Choice Page at www.aboutads.info.
- o For those in the U.K., you can opt-out via the IAB UK's industry opt-out at www.youronlinechoices.com.
- o You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

Use of Personal Information

Information collected by FNF is used for three main purposes:

- o To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- o To improve our products and services that we perform for you or for Third Parties.
- o To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- o To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- o To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- o To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- o To lenders, lien holders, judgement creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that

party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with his Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIR OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children - or others - in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer to your Personal Information in accordance with this Privacy Notice.

Choices with Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other business for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2014 will receive information regarding 2012 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

No Representations or Warranties

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

Your Consent to This Privacy Notice

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We

may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888)934-3354
privacy@fnf.com

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Effective as of January 6, 2015
Last Updated January 25, 2015

P.I.N. 16-07-324-032-0000
16-07-324-024-0000



1801619074

Doc# 1801619074 Fee \$180.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/16/2018 03:48 PM PG: 1 OF 72

Return to:
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302
Attn.: Law Department

(for recorder's use only)

REDEVELOPMENT AGREEMENT BETWEEN
VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS AND
LEXINGTON HOMES L.L.C.

REDEVELOPMENT AGREEMENT

between

VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS

and

LEXINGTON HOMES L.L.C.

dated as of the

11th day of December, 2017

**VILLAGE OF OAK PARK, ILLINOIS
REDEVELOPMENT PLAN AND PROJECT
MADISON STREET BUSINESS CORRIDOR REDEVELOPMENT PROJECT AREA
940-970 MADISON STREET**

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

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

ATTEST:

By: Vicki Scaman
Village Clerk

By: [Signature]
Village Manager

[VILLAGE SEAL]

DEVELOPER:
Lexington Homes L.L.C., an Illinois limited liability company

ATTEST:

By: _____
Its: _____

By: [Signature]
Its: [Signature]

REVIEWED AND APPROVED
AS TO FORM

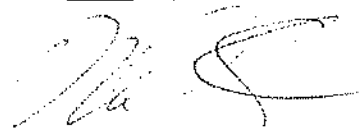
[Signature]
DEC 20 2011
LAW DEPARTMENT

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Cara Pavlicek, personally known to me to be the Village Manager of the Village of Oak Park, Cook County, Illinois, and Vicki Scaman, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Village Manager and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the President and Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30 day of December, 2017.



Notary Public



LexingtonHomes

February 16, 2018

Ms. Tammie Grossman
Director, Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL. 60302

**RE: 932-958 Madison Street
Lexington Avenue Development
Owner Statement**

Dear Tammie,

Please accept this letter regarding the owner's statement for the referenced property.

Lexington Homes LLC is not the owner of this site at this time. Lexington is the contract purchaser of the site. The owner is the Village of Oak Park.

We are under contract to purchase the site and have a Redevelopment Agreement with the Village of Oak Park dated December 11, 2017. Applicable ownership information can be found in said Redevelopment Agreement.

If you should have any questions or concerns please feel free to contact me at jagenlian@lexingtonchicago.com or at 773 457 8563.

Thank you,



John Agenlian
Vice President of Land Development
Lexington Homes LLC

LexingtonHomes

February 16, 2018

Ms. Tammie Grossman
Director, Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL. 60302

**RE: 932-958 Madison Street
Lexington Avenue Development
Professional Qualifications**

Dear Tammie,

Please accept this letter regarding the professional qualifications and related development experience of the principals and the development team of Lexington Homes and Lexington Avenue LLC.

The Principals of Lexington are Ronald Benach, Jeffrey Benach and Wayne Moretti. Lexington Homes and their principals have a long and deep history in the homebuilding industry in the Chicago metro area. Lexington Homes and its predecessor operations (Concord Homes, 3H Homes) has built over 40,000 homes since Ronald Benach started building new homes in Chicagoland in 1962. In most years from that date, Ronald Benach and his partner, Wayne Moretti's homebuilding operations were either the largest or among the top three largest private home building operations in the Chicago metro market. While big does not necessarily make you great, Mr. Benach's companies have a very strong tradition of quality, durability and recognition. Even today, with our newest communities, we get repeat customers that grew up in a 3H, Lexington or Concord Home. Our homes have literally won hundreds of industry awards and have proudly stood the test of time. Our multi-family for-sale communities especially are a source of deep pride for the owners, as driving through them today, one sees richly landscaped, well maintained homes and open spaces.

Currently Lexington has at least 14 communities in the metro area, both in the City of Chicago and in the suburbs in various stages of development, sales, or close out. Lexington has successfully sold and delivered out 6 of those communities in 2017 and early 2018. We have at least 4 new communities coming on line in 2018. Our suburban communities are concentrated in close in, infill locations primarily in Cook County. We are also working on new communities in Kane and DuPage County. A list of our current or recently completed communities is attached.

LexingtonHomes

The executive development team includes but is not limited to Jeffrey Benach, Principal and Executive Vice President of Sales and Marketing. Jeff is responsible for all aspects of sales, marketing and design. Tom Meyer, Vice President of Operations. Tom oversees all vertical construction from permitting to construction to customer service. John Agenlian, Vice President of Land Development. John is responsible for site infrastructure work from demolition to final surface course. Greg Ittner, Vice President of Purchasing. Greg oversees the bidding, negotiation and contracting with all houseline vendors.

Lexington Homes, its Principals, Executive Team and other Associates have decades of experience in the home building industry. We have stood the test of time and are very excited for the opportunity to build this new townhome community in Oak Park.

If you should have any questions or concerns please feel free to contact me at jagenlian@lexingtonchicago.com or at 773 457 8563.

Thank you,



John Agenlian
Vice President of Land Development
Lexington Homes LLC

LEXINGTON PROJECTS

DATE : 2/19/18

COMPLETED OR NEARING COMPLETION 2017 / 2018

PROJECT	LOCATION	# UNITS	TYPE
LEXINGTON ROW	VERNON HILLS		27 TH
LEXINGTON CHASE	PALATINE		24 TH
LEXINGTON CROSSING	ROLLING MEADOWS		54 TH
PARK RIDGE RESERVE	PARK RIDGE		25 TH
LEXINGTON SQUARE 4	CHICAGO		21 TH

ONGOING COMMUNITIES 2017 / 2018

PROJECT	LOCATION	# UNITS	TYPE
LEXINGTON PLACE 3	CHICAGO		8 SF
LEXINGTON SHORE	CHICAGO		20 TH
LEXINGTON TOWNE	ARLINGTON HEIGHTS		15 SF
LEXINGTON POINTE	DES PLAINES		58 TH
LEXINGTON HERITAGE	ARLINGTON HEIGHTS		48 TH

UPCOMING -2018 COMMUNITY OPENINGS

PROJECT	LOCATION	# UNITS	TYPE
LEXINGTON AVENUE	OAK PARK		22 TH
LEXINGTON WALK	MORTON GROVE		36 TH
LEXINGTON TRACE	WARRENVILLE		107 TH
LEXINGTON VILLAGE	CHICAGO		22 TH

OTHER 2018 / 2019 COMMUNITY OPPORTUNITES

SEVERAL NEW COMMUNITES ARE IN NEGOTIATION OR CONTRACT.
THESE NEW OPPORTUNITES ARE NOT READY TO BE DISCLOSED YET.

LexingtonHomes

February 16, 2018

To whom it may concern,

Lexington Homes shall be utilizing its dedicated home-building borrowing base loan of \$25,000,000 at Associated Bank to finance this project. Current outstanding debt on this line totals \$13,420,395 and remaining availability is \$11,579,605.

All equity required shall, as always, be sourced internally by Lexington Homes principals.

Lexington Homes has 8 for-sale housing projects currently in operation, built 107 homes in the greater Chicago area in 2017, and is on track to build 93 homes in 2018.

Very truly yours,



Jeff Compton
Controller



February 23, 2018

Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614

To Whom It May Concern:

This is a letter confirming the banking relationship between Associated Bank, N.A. (the "Bank") and Lexington Homes, LLC.

The above referenced company has been a client of Associated Bank since 2011. Since that time, the Bank has financed 12 projects with aggregate loan commitments over \$50,000,000. Additionally, Lexington Homes maintains multiple deposits accounts at the Bank. All accounts have been handled as agreed, and are in good standing.

Respectfully,

A handwritten signature in black ink, appearing to read "Andrew Roberts", written over a horizontal line.

Andrew Roberts
Vice President, Relationship Manager
Commercial Real Estate

Contents

5a. Property Restrictions*

5b. Plat of Survey*

5c. Historic Preservation Review* (not included/applicable to this project)

LexingtonHomes

February 16, 2018

Ms. Tammie Grossman
Director, Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL. 60302

**RE: 932-958 Madison Street
Lexington Avenue Development
Property Restrictions**

Dear Tammie,

Please accept this letter regarding the property restrictions for the referenced property.

Lexington Homes LLC is unaware of any existing property restrictions on the property.

We have created a Homeowners Association Declaration as well as Covenants and Restrictions for the townhome community once development and closings occur.

I have attached a draft copy of the HOA documents for your consideration.

If you should have any questions or concerns please feel free to contact me at jagenlian@lexingtonchicago.com or at 773 457 8563.

Thank you,



John Agenlian
Vice President of Land Development
Lexington Homes LLC

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

PINs: See Exhibit B

ABOVE SPACE FOR RECORDER'S USE ONLY

Parking: Add no parking behind garage doors. Garages maintained to house 2 vehicles. 10 spaces intended for guest parking. No resident parking unless approved by board on temp basis.

DECLARATION FOR LEXINGTON AVENUE AT OAK PARK TOWNHOMES

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DECLARATION FOR LEXINGTON AVENUE AT OAK PARK TOWNHOMES

This Declaration is made by Lexington Avenue at Oak Park LLC, an Illinois limited liability company ("Declarant").

R E C I T A L S

The Development Area is legally described in Exhibit A hereto. Some or all of the Development Area shall be the subject of a phased development called Lexington Avenue at Oak Park (the "Development"). The Development shall include dwelling units and other areas which will be maintained by the Association.

Initially, the Declarant shall subject the real estate which is legally described in Exhibit B hereto to the provisions of this Declaration as the Premises. From time to time the Declarant may subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as more fully described in Article Twelve.

All portions of the Premises not improved with a Home (including outlots owned by the Association, if any, and those portions of each Parcel which are not improved with a Home), shall be designated as a Common Area hereunder. In order to provide for the orderly and proper administration and maintenance of the Premises, the Declarant has formed (or will form) the Association under the Illinois Limited Liability Company Act. The Association shall have the responsibility for administering and maintaining the Common Area and certain portions of the Parcels and Home Exteriors and shall set budgets and fix assessments to pay the expenses incurred in connection with such duties. Each Owner of a Parcel shall be a member of the Association and shall be responsible for paying assessments with respect to the Parcel owned by such Owner.

During the construction and marketing of the Development, the Declarant shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to manage the affairs of the Association or to designate the Managers of the Association, as more fully described in Article Nine and in the Operating Agreement, and the right to come upon the Premises in connection with Declarant's efforts to sell Homes and other rights reserved in Article Nine.

NOW, THEREFORE, the Declarant hereby declares as follows:

ARTICLE ONE Definitions

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1.01 ASSOCIATION: The Lexington Avenue at Oak Park Townhome Owners Association, LLC, an Illinois limited liability company, and its successors and assigns.

1.02 CHARGES: The Common Assessment, any special assessment levied by the Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the Operating Agreement.

1.03 COMMON AREA: Those portions of the Premises which are designated as Common Area in Exhibit B hereto from time to time and all improvements thereto and landscaping thereon. The Common Area shall generally consist of all portions of the Premises located outside of the Homes and the Home Exteriors.

1.04 COMMON ASSESSMENT: The amounts which the Association shall assess and collect from the Owners to pay the Common Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.05 COMMON EXPENSES: The expenses of administration (including management and professional services) of the Association; the expenses of the operation, maintenance, repair, replacement of landscaping and other improvements located on the Common Area; the expenses of the services furnished by the Association under Section 3.02, including, without limitations, the expenses of the maintenance, repair and replacement of Parcels and Home Exteriors; premiums for insurance policies maintained by the Association hereunder; the cost of general and special real estate taxes, if any, levied or assessed against the Common Area (which is not part of a Parcel); the cost of water service to the Homes; to the extent not separately metered or charged to the Owners, the cost of waste removal, scavenger services, sewer, or other necessary utility services to the Homes; and any expenses designated as Common Expenses hereunder. Notwithstanding the foregoing, Common Expenses shall not include any payments made out of Capital Reserves.

1.06 COUNTY: Cook County, Illinois or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the County as of the Recording of this Declaration.

1.07 DECLARANT: Lexington Avenue at Oak Park LLC, an Illinois limited liability company, its successors and assigns.

1.08 DECLARATION: This instrument with all Exhibits hereto, as amended or supplemented from time to time.

1.09 DEVELOPMENT AREA: The real estate described in Exhibit A hereto with all improvements thereon and rights appurtenant thereto, as Exhibit A may be amended as provided in Section 10.01. Exhibit A is attached hereto for informational purposes only and no covenants, conditions, restrictions, easements, liens or changes shall attach to any part of the real estate described therein, except to the extent that portions thereof are described in Exhibit B and expressly made subject to the provisions of this Declaration as part of the Premises.

1.10 FIRST MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Parcel.

1.11 HOME: That portion of a Parcel which is improved with a dwelling unit.

1.12 HOME EXTERIOR: The roof, gutters, downspouts, foundation or slab, footings, sidewalks, steps, decks, roof decks, patios and outer surface of exterior walls of a Home. The Home Exterior shall not include windows, window frames, window glass, doors (including garage and/or storm doors) and screening which are part of a Home.

1.13 LOT: A subdivided lot which is designated in Exhibit B as a "Lot".

1.14 MANAGERS: The manager or managers from time to time as appointed or elected as provided in this Declaration or the Operating Agreement.

1.15 MUNICIPALITY: The Village of Oak Park, an Illinois municipal corporation, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Municipality as of the Recording of this Declaration.

1.16 OPERATING AGREEMENT: The Operating Agreement of the Association which is attached hereto as Exhibit D.

1.17 OWNER: A Record owner, whether one or more persons, of fee simple title to a Parcel, including a contract seller, but excluding those having such interest merely as security for the performance of an obligation. The Declarant shall be deemed to be an Owner with respect to each Parcel owned by the Declarant.

1.18 PARCEL: Each Lot shall be improved with a building containing at least five (5) dwelling units. Each dwelling unit on a Lot shall share a perimeter wall with at least one (1) other dwelling unit. The shared walls are defined as "Party Walls" in Section 13.01 hereof. Each Lot shall be divided into at least five (5) tracts which shall be defined by the Party Walls, as extended to the lot line. Each such tract shall consist of a dwelling unit (including approximately one-half (1/2) of the Party Wall which divides the dwelling unit from an adjacent dwelling unit) landscapable areas, and portions of driveways and walkways. Each tract shall be legally described in the deed which conveys the tract to the first purchaser thereof from the Declarant and the tract so described, together with all improvements thereon, shall be a "Parcel" hereunder.

1.19 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.20 PLAT: The Final Plat of Subdivision for Lexington Avenue at Oak Park, Recorded _____, as Document No. _____.

1.21 PREMISES: Those portions of the Development Area which are legally described in Exhibit B hereto, with all improvements thereon and rights appurtenant thereto. Declarant shall have the right, but not the obligation, to make additional portions of the Development Area subject to this Declaration as part of the Premises as more fully provided in Article Twelve.

1.22 RECORD: To record in the office of the Recorder of Deeds for the County.

1.23 RESIDENT: An individual who resides in a Home.

1.24 TURNOVER DATE: The date on which the right of the Declarant to manage the affairs of the Association is terminated under Section 9.05.

1.25 VOTING MEMBER: The individual who shall be entitled to vote in person or by proxy at meetings of the Owners, as more fully set forth in Article Five.

ARTICLE TWO
Scope of Declaration/Certain Easements

2.01 PROPERTY SUBJECT TO DECLARATION: Declarant, as the owner of fee simple title to the Premises, expressly intends to and by Recording this Declaration, does hereby subject the Premises to the provisions of this Declaration. Declarant shall have the right from time to time to subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as provided in Article Twelve hereof. Nothing in this Declaration shall be construed to obligate the Declarant to subject to this Declaration as Premises any portion of the Development Area other than those portions which are described in Exhibit B hereto or which are added to Exhibit B by Supplemental Declarations Recorded by Declarant pursuant to Article Twelve.

2.02 CONVEYANCES SUBJECT TO DECLARATION: All easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits, and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in the premises, and their respective heirs, successors, personal representatives or assigns, regardless of whether the deed or other instrument which creates or conveys the interest makes reference to this Declaration.

2.03 DURATION: Except as otherwise specifically provided herein the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part as provided in Section 10.02.

2.04 PARCEL CONVEYANCE: Once a Parcel has been conveyed by the Declarant to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Parcel shall be of the entire Parcel and there shall be no conveyance or transfer of a portion of the Parcel without the prior written consent of the Managers.

2.05 ACCESS EASEMENT:

(a) Each Owner of a Parcel shall have the following non-exclusive, perpetual easements, which easements shall run with the land, be appurtenant to and pass with title to every Parcel for (i) ingress to and egress from his Parcel to public streets and roads over and across the private road, driveways and walkways located on the Common Area, and (ii) in an emergency, over and across roof decks which serve other Homes.

(b) Any governmental authority which has jurisdiction over the Premises shall have a non-exclusive easement of access over roads and driveways located on the Common Area for police, fire, ambulance, waste removal, snow removal, or for the purpose of furnishing municipal or emergency services to the Premises.

(c) The Association, its employees, agents and contractors, shall have the right of ingress to, egress from, and parking on the Common Area, and the right to store equipment on the

Common Area, for the purpose of furnishing any maintenance, repairs or replacements of the Common Area and Home Exteriors, as required or permitted hereunder.

(d) Each owner of a portion of the Development Area shall have a non-exclusive, perpetual easement over the roads on the Common Area for access to a public way.

2.06 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy the Common Area. In addition, each Owner shall have exclusive right to use and enjoy the Owner's Home and Home Exterior. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Parcel, and shall be subject to and governed by the laws, ordinances and statutes of jurisdiction, the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, including the right of the Association to come upon a Parcel to furnish services hereunder.

2.07 DELEGATION OF USE: Subject to the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, any Owner may delegate his right to use and enjoy the Common Area to Residents of the Owner's Home. An Owner shall delegate such rights to tenants and contract purchasers of the Owner's Home who are Residents.

2.08 RULES AND REGULATIONS: The use and enjoyment of the Premises shall at all times be subject to reasonable rules and regulations duly adopted by the Association from time to time.

2.09 UTILITY EASEMENTS: The Municipality and all public and private utilities (including cable companies) serving the Premises are hereby granted the right to lay, construct, renew, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Common Area for the purpose of providing utility services to the Premises or any other portion of the Development Area. In addition, each Owner of a Home shall have a perpetual easement for the continued existence and use of water, sewer, electric, gas or other utility lines and/or components of other systems which were originally installed by the Declarant or a utility company and which serve the Owner's Home, which utility lines or wiring may be located in the Common Area or on any other portion of the Premises, including, without limitation, under or through another Home.

2.10 EASEMENTS, LEASES, LICENSES AND CONCESSIONS: The Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Common Area for such uses and purposes as the Managers deem to be in the best interests of the Owners and which are not prohibited hereunder, including, without limitation, the right to grant easements for utilities or any other purpose which the Managers deem to be in the best interests of the Owners. Any and all proceeds from leases, easements, licenses or concessions with respect to the Common Area shall be used to pay the Common Expenses. Also, the Association shall have the right and power to dedicate any part or all of the roads or parking areas located on the Common Area to the Municipality or other governmental authority which has jurisdiction over the Common Area. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Parcel, shall be deemed to grant a power coupled with an interest to the Managers, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements

provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Association and duly Recorded.

2.11 ASSOCIATION'S ACCESS: The Association shall have the right and power to come onto any Parcel, Home, or Home Exterior for the purpose of furnishing the services required to be furnished hereunder or enforcing its rights and powers hereunder.

2.12 NO DEDICATION TO PUBLIC USE: Except for easements granted or dedications made as permitted in Section 2.10, nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area to or for any public use or purpose whatsoever.

2.13 EASEMENT FOR ENCROACHMENT: In the event that by reason of the construction, repair, reconstruction, settlement or shifting of an improvement to a Parcel, any improvement which is intended to service and/or be part of the Parcel shall encroach upon any part of any other Parcel or upon the Common Area or any improvement to the Common Area shall encroach upon any part of a Parcel, then there shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof; provided, however, that in no event shall an easement for any encroachment be created in favor of any Owner (other than Declarant), if such encroachment occurred due to the intentional, willful, or negligent conduct of such Owner or his agent. Without limiting the foregoing, the Owner of each Parcel shall have an easement appurtenant to his Parcel for the continuance, maintenance, repair and replacement of the following improvements, if any, which encroach onto another Parcel or the Common Area:

- (a) the eaves, gutters, downspouts, fascia, flashings, and like appendages which serve the Home or the Parcel;
- (b) the chimney which serves the Home on the Parcel;
- (c) the air conditioning equipment which serves the Home on the Parcel; or
- (d) balconies, steps, porches, decks, walkways, door entries and patios which serve the Home on the Parcel.

The Person who is responsible for the maintenance of any encroaching improvement for which an easement for continuance, maintenance, repair and replacement thereof is granted under this Section shall continue to be responsible for the maintenance of such encroaching improvement and the Person who is responsible for the maintenance of the real estate upon which such improvement encroaches shall not have the duty to maintain, repair or replace any such encroaching improvement unless otherwise provided in this Declaration.

2.14 OWNERSHIP OF COMMON AREA: Those portions of the Common Area, if any, which are part of a Parcel shall be owned by the Owner of the Parcel. Those portions of the Common Area which are not part of a Parcel, shall be conveyed to the Association free of mortgages no later than ninety (90) days after such portion is made subject hereto.

2.15 LEASE OF HOME: Any Owner shall have the right to lease all (and not less than all) of his Home subject to the following provisions:

(a) No Home shall be leased for less than six (6) months or for hotel or transient purposes; and

(b) Any lease shall be in writing and shall provide that such lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.

(c) Each Owner who leases his Home shall be required to furnish the Association with a copy of the lease and shall promptly notify the Association of any change in status of the lease. The Association shall maintain a record of such information with respect to all leased Homes.

2.16 REAL ESTATE TAXES FOR COMMON AREA: If a tax bill is issued with respect to Common Area (which is not part of a Parcel) which is made subject to this Declaration in the middle of a tax year (regardless of when it is conveyed to the Association), then the tax bill shall be prorated so that the Declarant shall be responsible for the payment of that portion of the tax bill from January 1st of the tax year to the date that such Common Area is made subject to this Declaration, and the Association shall be responsible for the balance of the tax bill for such year, and any tax bills for subsequent years.

ARTICLE THREE

Maintenance

3.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Declarant set forth in Article Nine.

3.02 MAINTENANCE BY THE ASSOCIATION:

(a) The Association shall furnish the following and the cost thereof shall be Common Expenses:

(i) Maintenance (including snow removal from the Common Area), repair and replacement of the private drive, driveways, guest parking spaces and walkways located on the Premises;

(ii) Maintenance, repair and replacement of improvements installed by the Declarant or the Association on the Common Area, which may include, but shall not be limited to, monument signage and fencing;

(iii) Subject to the provisions of Section 3.06 and 3.07, grass cutting and maintenance of grass and landscaping located on the Premises; however, the watering of grass, shrubs, trees and other foliage on the Premises shall be governed by Section 8.10 below;

(iv) Maintenance, repair and replacement all portions of the storm sewer, sanitary sewer, sanitary sewer service, water main and water main service which are designated as the "Private Utilities" on Exhibit D, entitled the Private Utilities Exhibit, which is attached hereto and incorporated herein;

(v) To the extent not maintained by a utility company, maintenance, repair and replacement of the electric, gas and other utility lines, and components of air conditioning systems, if any, which (a) are located on the Premises, including, without limitation, those located in the Common Area and those which run under or through Homes, and (b) serve more than one Home;

(vi) All maintenance of the stormwater system for the Development, including maintenance of catch basins and the underground stormwater management system, permeable pavers and stone sub grade; and

(viii) any maintenance required to be furnished pursuant to a permit issued with respect to the Premises by the Metropolitan Water Reclamation District of Greater Chicago.

(b) The Association shall furnish all maintenance (including periodic painting), repairs and replacements to Home Exteriors (excluding, however, exterior window washing which shall be the responsibility of the Owner of each Home) and the cost thereof shall be Common Expenses.

(c) The Association shall maintain the grass, shrubs, trees, and flowers, if any, installed by the Declarant on the Common Area ("Initial Plantings") in accordance with generally accepted landscape maintenance standards, including mowing, trimming, fertilization, pruning, re-mulching, applications of insect and disease control, as needed, and any other maintenance which will promote the health of the Initial Plantings. If the Association fails to maintain the Initial Plantings in accordance with generally acceptable landscape maintenance standards and Initial Plantings die or decline as a result of this failure, then, the Association shall be responsible for the replacement of the declining or dead Initial Plantings, including, but not limited to replacements required by the Municipality in connection with the Municipality's acceptance of the Initial Plantings. All expenses incurred under this subsection shall be Common Expenses.

3.03 MAINTENANCE BY OWNER:

(a) Except as otherwise specifically provided for in this Declaration, each Owner shall be responsible for the maintenance, repair and replacement of his Home.

(b) The maintenance (other than periodic exterior painting), repairs and replacements of windows, window frames, window glass, doors (including garage and storm doors) and screening on a Home shall be the responsibility of the Owner of the Home; however, at the option of the Managers, such work shall be furnished by the Association and the cost thereof charged to the Owner of the Home with respect to which the work is done based on actual cost, as determined by the Managers in its or their reasonable judgment.

(c) To the extent not maintained by a utility company, maintenance, repair and replacement of water, sewer, electric, gas and other utility lines, and components of other

systems which serve only the Owner's Home and are located on any portion of the Premises, including, without limitation, on the Common Area, under the Owner's Home or other Homes, or on another Owner's Parcel, shall be the responsibility of the Owner of the Home served by any such utility lines or other system.

(d) If, in the judgment of the Managers, an Owner fails to maintain those portions of the Owner's Home which the Owner is responsible for maintaining hereunder in good condition and repair or the appearance of such portions is not of the quality of that of other Homes in the Development or in compliance with rules and regulations adopted by the Managers from time to time, then the Managers may, in its or their discretion, take the following action:

(i) advise the Owner of the work which must be done and allow the Owner at least twenty (20) days (or less in the case of an emergency) to cause the work to be done; and

(ii) if the work is not done to the satisfaction of the Managers, in its or their sole judgment, then the Managers may seek injunctive relief, levy a fine and/or cause such work to be done and the cost thereof shall be a Charge payable by the Owner to the Association upon demand.

(e) Repairs and replacements which are required due to occurrences which are normally covered by insurance required to be obtained by the Association under Section 4.01 shall be made as provided in Section 4.06.

3.04 CERTAIN UTILITY COSTS: Certain utility costs incurred in connection with the use, operation and maintenance of the Common Area and Home Exteriors may not be separately metered and billed to the Association. Without limiting the foregoing, the Association shall have the right to use water from taps or spigots which may be located on a Parcel for the purpose of watering landscaping on the Common Areas. If the cost for such water or other utilities is metered and charged to individual Homes rather than being separately metered and charged to the Association, then the following shall apply:

(a) If in the opinion of the Managers, each Owner is sharing in a fair and equitable manner the cost for such service, then no adjustment shall be made and each Owner shall pay his own bill; or

(b) If in the opinion of the Managers, the Owner of a Home is being charged disproportionately for costs allocable to the Common Area and Home Exteriors, then the Association shall pay, or reimburse such Owner, an amount equal to the portion of the costs which in the reasonable determination of the Managers is properly allocable to the Common Area and Home Exteriors and the amount thereof shall be Common Expenses hereunder.

Any determinations or allocations made hereunder by the Managers shall be final and binding on all parties.

3.05 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Home, or of a household pet or guest or other authorized occupant or invitee of the Owner of a Parcel, damage shall be caused to the Common Area or a Home Exterior and maintenance, repairs or

replacements shall be required thereby, which would otherwise be a Common Expense, then the Owner of the Parcel shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Managers, to the extent not covered by insurance carried by the Association or an Owner.

3.06 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE COMMON AREA:

(a) No alterations, additions or improvements shall be made to the Common Area without the prior approval of the Manager.

(b) The Association may cause alterations, additions or improvements to be made to the Common Area, and the cost thereof shall be paid from a special assessment, as more fully described in Section 6.05.

(c) If the Association shall alter, in any way, landscaping which was installed by the Declarant on the Common Area in accordance with plans approved by the Municipality, and if the Municipality requires that the altered area be returned to its original state, then the Association shall be responsible for restoring the altered area in accordance with the plans approved by the Municipality and the cost thereof shall be a Common Expense.

3.07 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO HOMES AND HOME EXTERIORS: No additions, alterations or improvements shall be made to any Parcel (including any portion of a Home which is visible from outside the Home, including, without limitation, the roof deck which serves the Home) by an Owner without the prior written consent of the Managers and, until the Declarant no longer holds title to any portion of the Development Area, the Declarant, and compliance with applicable ordinances, rules and regulations of the Municipality. The Managers may (but shall not be required to) condition its, or their, consent to the making of an addition, alteration or improvement to a Parcel which requires the consent of the Managers upon the Owner's agreement either (i) to be solely responsible for the maintenance of such addition, alteration or improvement, subject to such standards as the Managers may from time to time set, or (ii) if the addition, alteration or improvement is required to be maintained hereunder by the Association as part of the Common Expenses, to pay to the Association from time to time the additional cost of maintenance as a result of the addition, alteration or improvement. If an addition, alteration or improvement which requires consent of the Managers and/or Declarant hereunder is made to a Parcel by an Owner without the prior written consent of the Managers or Declarant, or both, as applicable, then (i) the Managers may, in its, or their, discretion, take any of the following actions; and (ii) until such time as the Declarant no longer owns or controls title to any portion of the Development Area, the Declarant may, in its discretion take any of the following actions:

(a) Require the Owner to remove the addition, alteration or improvement and restore the Parcel to its original condition, all at the Owner's expense; or

(b) If the Owner refuses or fails to properly perform the work required under (a), the Managers may cause such work to be done and may charge the Owner for the cost thereof as determined by the Managers or the Declarant, as applicable; or

(c) Ratify the action taken by the Owner, and the Managers may (but shall not be required to) condition such ratification upon the same conditions which it may impose upon the giving of its, or their, prior consent under this Section.

3.08 SPECIAL SERVICES: The Managers may furnish to an Owner or Owners special services relating to the use and occupancy of a Parcel or Parcels and may charge the cost of providing such services to the Owner or Owners who benefit from the service. Without limiting the foregoing, the Association may contract with a provider of a special service, such as satellite TV service, cable TV service, internet access or other similar service, either make such service available to all Parcels or offer such service to each of the Owners on a voluntary basis. The Managers may charge the Owner of each Parcel which receives any such service for the reasonable cost of providing such service, which may be allocated in equal shares for each of the Parcels which is served or on such other reasonable basis as the Managers may deem appropriate. Any amount charged to an Owner for services furnished pursuant to this Section shall be due and payable at such time or times as designated by the Managers and failure to pay any such amount shall give rise to a lien provided for in Section 6.01.

ARTICLE FOUR Insurance/Condemnation

4.01 HAZARD INSURANCE: The Managers shall have the authority to and shall obtain insurance for the Premises and all improvements thereto against loss or damage by fire and such other hazards as may be required under applicable requirements of Fannie Mae from time to time, as the Managers may deem desirable, or as reasonably required by First Mortgagees, for the full insurable replacement cost of the Homes, including fixtures located within the unfinished interior surfaces of the perimeter walls, floors and ceilings of the Homes; provided, that, unless specifically obtained by the Managers, the insurance coverage shall not be required to include any "Improvements and Betterments" to a Home. For purposes hereof, Improvements and Betterments shall include all decorating, fixtures and furnishings installed or added to and located within the boundaries of the Home, including without limitation, electrical fixtures, appliances, air conditioning and heating equipment, water heaters, built in cabinets, floor coverings, including, but not limited to, carpeting, wood and vinyl flooring, wall coverings and ceiling coverings, including, but not limited to, paint and paneling. Premiums for such insurance shall be Common Expenses. Such insurance coverage shall be written in the name of, losses under such policies shall be adjusted by, and the proceeds of such insurance shall be payable to, the Managers as trustee for each of the Owners. All such policies of insurance (i) shall contain standard mortgage clause endorsements in favor of the First Mortgagees as their respective interests may appear, (ii) shall provide that the insurance, as to the interests of the Managers, shall not be invalidated by any act or neglect of any Owner, (iii) to the extent possible, shall provide that such policy shall not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' written notice to the First Mortgagee of each Parcel, and (iv) shall contain waivers of subrogation with respect to the Association and its managers directors, officers, employees and agents (including the managing agent), Owners, occupants of the Home, First Mortgagees, the Declarant and shall name all such parties as additional insured parties as their interests may appear.

4.02 INSURANCE TRUSTEE/USE OF PROCEEDS: The Managers may engage the services of any bank or trust company authorized to do trust business in Illinois to act as trustee, agent or depository on behalf of the Managers for the purpose of receiving and disbursing the insurance proceeds resulting from any loss, upon such terms as the Managers shall determine

consistent with the provisions of this Declaration. The fees of such corporate trustee shall be Common Expenses. In the event of any loss in excess of \$100,000.00 in the aggregate, the Managers shall engage a corporate trustee as aforesaid. In the event of any loss resulting in the destruction of the major portion of one or more Homes, the Managers shall engage a corporate trustee as aforesaid upon the written demand of the First Mortgagee or any Owner of any Home so destroyed. The rights of First Mortgagees under any standard mortgage clause endorsement to such policies shall, notwithstanding anything to the contrary therein contained, at all times be subject to the provisions of this Declaration with respect to the application of insurance proceeds to the repair or reconstruction of the Homes. Payment by an insurance company to the Managers or to such corporate trustee of the proceeds of any policy, and the receipt of a release from the Managers of the company's liability under such policy, shall constitute a full discharge of such insurance company, and such company shall be under no obligation to inquire into the terms of any trust under which proceeds may be held pursuant hereto, or to take notice of any standard mortgage clause endorsement inconsistent with the provisions hereof, or see to the application of any payments of the proceeds of any policy by the Managers or the corporate trustee.

4.03 OTHER INSURANCE: The Managers shall also have the authority to and shall obtain the following insurance:

(a) Comprehensive public liability and property damage insurance against claims for personal injury or death or property damage suffered by the public or by any Owner occurring in, on or about the Premises or upon, in or about the streets, private drives and passageways and other areas adjoining the Premises, in such amounts as the Managers shall deem desirable (but not less than \$1,000,000 covering all claims for personal injury and/or property damage arising out of a single occurrence).

(b) Such workers compensation insurance as may be necessary to comply with applicable laws.

(c) Employer's liability insurance in such amount as the Managers shall deem desirable.

(d) Fidelity bond indemnifying the Association, the Managers and the Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling the funds of the Association, the Managers or the Owners in such amount as the Managers shall deem desirable and as required applicable regulations of Fannie Mae.

(e) Directors and officers (or equivalent thereof) liability insurance covering the Managers.

(f) Such other insurance in such reasonable amounts as is required under applicable regulations of the Fannie Mae or the Managers shall deem desirable.

Such insurance coverage shall include cross liability claims of one or more insured parties against other insured parties. To the extent possible, all of such policies shall provide that they may not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' prior written notice to the Association and First

Mortgagees who specifically request such notice. The premiums for such insurance shall be Common Expenses.

4.04 OWNER'S RESPONSIBILITY: Unless expressly advised to the contrary by the Managers, each Owner shall obtain his own insurance on the Improvements and Betterments within the Owner's Home (as defined in Section 4.01), and the contents of the Owner's Home and furnishings and personal property therein, and the Owner's personal liability to the extent not covered by the liability insurance for all of the Owners obtained as part of the Common Expenses as above provided, and the Managers shall have no obligation whatsoever to obtain any such insurance coverage on behalf of the Owners. Except as expressly determined by the Managers, the Managers shall not be responsible for obtaining insurance on Improvements and Betterments and shall not be obligated to apply any insurance proceeds from policies it is obligated to maintain hereunder to restore the affected Home to a condition better than the condition existing prior to the making or installation of the Improvements and Betterments.

4.05 WAIVER OF SUBROGATION: The Association and each Owner hereby waive and release any and all claims which it or he may have against any other Owner, the Association, its Managers, the Declarant, and the managing agent if any, and their respective employees and agents, for damage to the Home or to any personal property located in a Home caused by fire or other casualty, to the extent that such damage is covered by fire or other form of casualty insurance, and to the extent this release is allowed by policies for such fire or other casualty insurance.

4.06 REPAIR OR RECONSTRUCTION:

(a) In the case of damage by fire or other disaster to any Home (a "Damaged Improvement") where the insurance proceeds are sufficient to repair or reconstruct the Damaged Improvement, then the proceeds shall be used by the Association to repair or reconstruct the Damaged Improvement.

(b) In the case of damage by fire or other disaster to any Home or building which contains Homes where the insurance proceeds are insufficient to repair or reconstruct the Damaged Improvement or the Damaged Improvement cannot be reconstructed as originally designed and built because of zoning, building or other applicable laws, ordinances or regulations, the following procedure shall be followed:

(1) A meeting of the Owners shall be held not later than the first to occur of (i) the expiration of thirty (30) days after the final adjustment of the insurance claims or (ii) the expiration of ninety (90) days after the occurrence which caused the damage.

(2) At the meeting, the Managers shall present a plan for the repair or reconstruction of the Damaged Improvement and an estimate of the cost of repair or reconstruction, together with an estimate of the amount thereof which must be raised by way of special assessment and a proposed schedule for the collection of a special assessment to pay the excess cost.

(3) A vote shall then be taken on the question of whether or not the Damaged Improvement shall be repaired or reconstructed based on the information provided by the Managers under (2) above, including the proposed special assessment. The Damaged

Improvement shall be repaired or reconstructed and the proposed special assessment shall be levied only upon the affirmative vote of Voting Members representing at least three-fourths (3/4) of the votes cast.

(4) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement at the meeting provided for in (1) above, then the Managers may, at its or their discretion, call another meeting or meetings of the Owners to reconsider the question of whether or not the Damaged Improvement shall be repaired or reconstructed.

(5) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement under subsection (4) above, then the Managers may, with the consent of Owners representing 75% of the Homes in the damaged building and First Mortgagees representing 75% of the Homes (by number) subject to Mortgages in the building, amend this Declaration to withdraw the building which includes the Damaged Improvement from the terms hereof (except as provided below). The payment of just compensation, or the allocation of any insurance or other proceeds to any withdrawing or remaining Owner shall be made to such Owner and his First Mortgagee, as their interests may appear, on an equitable basis, determined by the Managers. From and after the effective date of the amendment referred to above in this paragraph, the Owner of a Home located in the building which is withdrawn shall have no responsibility for the payment of assessments which would have been payable with respect to the Parcel if the amendment had not been Recorded; provided, that, the Parcel shall continue to be subject to the provisions of Section 3.07 hereof and upon issuance of an occupancy permit for a residential unit constructed on a Parcel removed from the terms hereof as provided above, the Parcel shall thereupon be subject to the terms hereof.

(c) If the Damaged Improvement is repaired or reconstructed, it shall be done in a workmanlike manner and the Damaged Improvement, as repaired or reconstructed, shall be substantially similar in design and construction to the improvements on the Premises as they existed prior to the damage, with any variations or modifications required to comply with applicable law.

(d) If the Damaged Improvement is not repaired or reconstructed, then the damaged portion of the building shall be razed, or secured and otherwise maintained in conformance with the rules or standards adopted from time to time by the Managers. Any reconstruction of the building shall be subject to the provisions of Section 3.07.

ARTICLE FIVE The Association

5.01 IN GENERAL: Declarant has caused or shall cause the Association to be organized as a limited liability company under the laws of the State of Illinois. The Association shall be the governing body for all of the Owners for the administration and operation of the Common Area and for the maintenance repair and replacement of the Common Area and certain portions of the Home Exteriors as provided herein.

5.02 MEMBERSHIP: Each Owner shall be a member of the Association. There shall be one membership per Parcel. There shall be two classes of membership. The Declarant shall be the "Class B Member" with respect to each Parcel which it owns from time to time. Each owner

other than the Declarant shall be a "Class A Member" with respect to each Parcel the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Parcel. Ownership of a Parcel shall be the sole qualification for membership. The purchasing Owner shall give to the Association written notice of the change of ownership of a Parcel within ten (10) days after such change

5.03 VOTING MEMBERS: Subject to the provisions of Section 9.05, voting rights of the members of the Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Parcel. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Record ownership of a Parcel shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Parcel shall be designated by such Owner or Owners in writing to the Managers and if in the case of multiple individual Owners no designation is given, then the Managers at its or their election may recognize an individual Owner of the Parcel as the Voting Member for such Parcel.

5.04 MANAGERS: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time, who need not be Owners or Voting Members. After the Turnover Date, the Managers shall consist of that number of individuals provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member.

5.05 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Class B Member, the Declarant, and the Owners (other than Declarant) shall have no voting rights. From and after the Turnover Date, all of the voting rights at any meeting of the Association shall be vested in the Voting Members and each Voting Member who represents a Parcel owned by a Class A Member shall have one vote for each Parcel which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Parcel which it owns. From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Operating Agreement) upon an affirmative vote of a majority of the votes represented at such meeting by Voting Members and the Declarant, except as otherwise provided herein or in the Operating Agreement.

5.06 MANAGERS LIABILITY: The Managers of the Association shall not be personally liable to the Association or the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Managers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or actual fraud. The Association shall indemnify and hold harmless the Declarant and each of the Managers, and its or their heirs, executors or administrators, against all contractual and other liabilities to the Association, the Owners or others arising out of contracts made by or other acts of the Managers on behalf of the Owners or the Association or arising out of their status as Managers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, or other in which any such Managers may be involved by virtue of such person being or having been such Manager; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to

which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Managers there is not reasonable ground for such person being adjudged liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager.

5.07 MANAGING AGENT: The Declarant (or an entity affiliated with the Declarant) may be engaged by the Association to act as the managing agent for the Association and as managing agent shall be paid a reasonable fee for its services as fixed by a written agreement between the Association and the Declarant (or an entity controlled by the Declarant). Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable by the Association without payment of a termination fee on ninety (90) days written notice.

5.08 REPRESENTATION: The Association shall have the power and right to represent the interests of all of the Owners in connection with claims and disputes affecting the Common Area and Home Exteriors. Without limiting the foregoing, the Association shall have the power after the Turnover Date to settle warranty disputes or other disputes between the Association, the Owners, and the Declarant affecting the construction, use or enjoyment of the Common Area and Home Exteriors and any such settlement shall be final and shall bind all of the Owners.

5.09 DISSOLUTION: To the extent permissible under applicable law, in the event of the dissolution of the Association, any Common Area owned by the Association shall be conveyed to the Owners as tenants in common.

5.10 LITIGATION: No judicial or administrative proceedings shall be commenced or prosecuted by the Association without first holding a special meeting of the members and obtaining the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the Parcels to the commencement and prosecution of the proposed action. This Section shall not apply to (a) actions brought by the Association to enforce the provisions of this Declaration, the Operating Agreement or rules and regulations adopted by the Managers (including, without limitation, an action to recover Charges or to foreclose a lien for unpaid Charges) or (b) counterclaims brought by the Association in proceedings instituted against it.

5.11 MERGER: Prior to the Turnover Date, the Declarant, or after the Turnover Date, the Managers shall have the right, power and authority to convert the Association from an Illinois Limited Liability Company to an Illinois Not for Profit Corporation (“NFP Conversion”), as permitted under applicable laws of the State of Illinois, as amended from time to time (“IL Law”). In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant and/or the Managers, as applicable, to make, consent to, and execute such documents as may be required under IL Law on behalf of each Owner and the Association. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant and/or the Managers to make, consent to, and execute the NFP Conversion and take such other actions as the Declarant and/or the Managers deem necessary or appropriate to carry out the intent of the NFP Conversion, including, without limitation, adopting By-Laws for the Association to replace the Operating Agreement.

ARTICLE SIX
Assessments

6.01 PURPOSE OF ASSESSMENTS: The assessments levied by the Association shall be exclusively to administer the affairs of the Association, to pay the Common Expenses, and to accumulate reserves for any such expenses.

6.02 COMMON ASSESSMENT: Each year on or before December 1, the Managers shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

- (a) The estimated Common Expenses;
- (b) The estimated amount, if any, to maintain adequate reserves for Common Expenses including, without limitation, amounts to maintain the Capital Reserve;
- (c) The estimated net available cash receipts from the operation and use of the Common Area, plus the estimated excess funds, if any, from the current year's assessments;
- (d) The amount of the "Common Assessment" payable by the Owners, which is hereby defined as the amount determined in (a) above, plus the amount determined in (b) above, minus the amount determined in (c) above;
- (e) That portion of the Common Assessment which shall be payable by the Owner of each Parcel which is subject to assessment hereunder each month until the next Common Assessment or revised Common Assessment becomes effective, which monthly amount shall be equal to the Common Assessment, divided by the number of Parcels, divided by twelve (12), so that each Owner shall pay equal Common Assessments for each Parcel owned.

Anything herein to the contrary notwithstanding the provisions of this paragraph shall apply with respect to the period prior to the Turnover Date. Any budget ("Stabilized Budget") prepared by the Managers prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on Declarant's then current plan for the Development ("Declarant's Development Plan") and (ii) all proposed Homes have been sold and are occupied. The Declarant's Development Plan shall be kept on file with the Association and may be modified from time to time by Declarant. Prior to the Turnover Date, each owner of a Parcel (other than Declarant) shall pay a Common Assessment equal to the total cash needs, as shown on the Stabilized Budget, divided by the total number of proposed Homes, as shown on the Declarant's Development Plan, divided by 12, so that each Owner (other than Declarant) will pay, with respect to each Parcel owned, a monthly Common Assessment equal to what such Owner would be paying with respect to the Owner's Parcel if the Development were fully constructed pursuant to the Declarant's Development Plan and all proposed Homes have been built and are occupied. The Declarant shall not be obligated to pay any Common Assessments to the Association prior to the Turnover Date. However, if with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of Common Assessments billed to Owners (other than Declarant), regardless of whether paid by

Owners, plus working capital contributions under Section 6.07 payable by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Common Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant may (but shall not be obligated to) advance to the Association funds to be used by the Association to pay its expenses ("Advanced Funds"). A final accounting and settlement of the amount, if any, owed by Declarant to the Association shall be made as soon as practicable after the Turnover Date. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, are less than the amount owed by the Declarant to the Association pursuant to this Section, the Declarant shall pay the difference to the Association. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, exceed the amount owed by the Declarant to the Association pursuant to this Section, then the Association shall pay such excess to the Declarant.

6.03 PAYMENT OF COMMON ASSESSMENT: On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Common Assessment, each Owner of a Parcel which is subject to assessment shall pay to the Association, or as the Managers may direct, that portion of the Common Assessment which is payable by each Owner of a Parcel under Section 6.02. For purposes hereof, a Parcel shall only be subject to assessment hereunder from and after such time as a temporary, conditional or permanent occupancy certificate has been issued with respect to the Home constructed thereon.

6.04 REVISED ASSESSMENT: If the Common Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Managers may increase or decrease the assessment payable under Section 6.02(e) by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

6.05 SPECIAL ASSESSMENT: After the Turnover Date, the Managers may levy a special assessment as provided in this Section (i) to pay (or build up reserves to pay) expenses other than Common Expenses incurred (or to be incurred) by the Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to the Common Area, or any other property owned or maintained by the Association; or (ii) to cover an unanticipated deficit under the prior year's budget. Any special assessment shall be levied against all of Parcels in equal shares. No special assessment shall be adopted without the affirmative vote of Voting Members representing at least two-thirds (2/3) of the votes cast on the question. The Managers shall serve notice of a special assessment on all Owners by a statement in writing giving the specific purpose and reasons therefor in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Managers. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment.

6.06 CAPITAL RESERVE: The Association shall segregate and maintain a special reserve account to be used solely for making capital expenditures in connection with the Common Area and those portions of the Home Exteriors with respect to which the Association is responsible for repair and replacement (the "Capital Reserve"). The Managers shall determine

the appropriate level of the Capital Reserve based on a periodic review of the useful life of improvements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and other property owned by the Association and periodic projections of the cost of anticipated major repairs or replacements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and the purchase of other property to be used by the Association in connection with its duties hereunder. The Capital Reserve may be built up by separate or special assessments or out of the Common Assessment as provided in the budget. Special accounts set up for portions of the Capital Reserve to be used to make capital expenditures with respect to the Common Areas, Home Exteriors and other property owned by the Association, shall be held by the Association as agent and trustee for the Owners of Homes with respect to which the Capital Reserve is held and such accounts shall be deemed to have been funded by capital contributions to the Association by the Owners. The budgets which will be adopted from time to time by the Managers prior to the Turnover Date shall include reserve buildups which the Managers deem to be appropriate based on information available to the Managers. Managers elected by the Owners after the Turnover Date may use different approaches from those used by Declarant, as the Managers prior to the Turnover Date for the buildup of reserves or may choose not to provide for the buildup of reserves for certain capital expenditures or deferred maintenance for repairs or replacements of the Common Area, those portions of the Parcels and Home Exteriors for which the Association is responsible for repair and replacement and other property owned by the Association. If the Managers chooses not to provide for the buildup of reserves for a particular anticipated expenditure or if the buildup of reserves that the Managers provide for in the budget does not result in sufficient funds to pay for the expenditure when the expenditure must be made, then (i) neither the Managers nor any of its past or present members shall be liable to the Association or the Owners for failing to provide for sufficient reserves and (ii) the Managers shall have the right and power to either levy a separate or special assessment to raise the funds to pay the expenditure or to borrow funds to pay the expenditure and repay the borrowed funds out of future Common Assessments, separate assessments or special assessments.

6.07 INITIAL CAPITAL CONTRIBUTION: Upon the closing of the sale of each Home by the Declarant to a purchaser for value, the purchasing Owner shall make a capital contribution to the Association in an amount equal to three (3) monthly installments of the then current Common Assessment for that Home and an amount equal to the current annual fire and extended coverage insurance premium allocable to the Home, which amounts shall be held and used by the Association for its working capital needs (and not as an advance payment of the Common Assessment). In addition, the purchasing Owner shall pay to the Association the sum of One Hundred Dollars (\$100.00), which shall be added to the Capital Reserve.

6.08 PAYMENT OF ASSESSMENTS: Assessments levied by the Association shall be collected from each Owner by the Association and shall be a lien on the Owner's Parcel and also shall be a personal obligation of the Owner in favor of the Association, all as more fully set forth in Article Seven.

ARTICLE SEVEN
Collection of Charges and
Remedies for Breach or Violation

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Declarant hereby covenants, and each Owner of a Parcel by acceptance of a deed therefor (whether or not it shall

be so expressed in any such deed or other conveyance) shall be and is deemed to covenant and hereby agrees to pay to the Association all Charges made with respect to the Owner or the Owner's Parcel. Each Charge, together with interest thereon and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Parcel against which such Charge is made and also shall be the personal obligation of the Owner of the Parcel at the time when the Charge becomes due. The lien or personal obligation created under this Section shall be in favor of and shall be enforceable by the Association.

7.02 COLLECTION OF CHARGES: The Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

7.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Association when due shall be deemed delinquent. Any Charge which is delinquent for thirty (30) days or more shall bear interest at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, from the due date to the date when paid. The Association may (i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action), and (ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Managers may add a reasonable late fee to any installment of an assessment which is not paid within thirty (30) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by nonuse of the Common Area or by abandonment or transfer of his Parcel.

7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES: The lien for Charges, provided for in Section 7.01, shall be subordinate to the First Mortgagee's mortgage on the Parcel which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges, provided for in Section 7.01, shall not be affected by any sale or transfer of a Parcel. Where title to a Parcel is transferred pursuant to a decree of foreclosure of the First Mortgagee's mortgage or by deed or assignment in lieu of foreclosure of the First Mortgagee's mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title. However, the transferee of the Parcel shall be personally liable for his share of the Charges with respect to which a lien against his Parcel has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the Owners pursuant to a subsequently adopted annual or revised Common Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Parcel, as provided in this Article.

7.05 SELF-HELP BY MANAGERS: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the Operating Agreement, or rules or regulations of the Managers, where such violation or breach may be cured or abated by affirmative action, then the Managers, upon not less than ten (10) days' prior written notice to the Owner, shall have the right to enter upon that part of the Premises where the violation or breach exists to remove or rectify the violation or breach; provided, that, if the violation or breach exists within a Home, judicial proceedings must be instituted before any items of construction can be altered or demolished.

7.06 OTHER REMEDIES OF THE MANAGERS: In addition to or in conjunction with the remedies set forth above, to enforce any of the provisions contained in this Declaration or

any rules and regulations adopted hereunder the Managers may levy a fine or the Managers may bring an action at law or in equity in the name of the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable (including fines) or to recover damages, and against the Parcel to enforce any lien created hereunder; and failure by the Association to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

7.07 COSTS AND EXPENSES: All costs and expenses incurred by the Managers in connection with any action, proceedings or self-help in connection with exercise of its or their rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, until paid, shall be charged to and assessed against the defaulting Owner, and the Association shall have a lien for all the same, upon his Parcel as provided in Section 7.01.

7.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Parcel to enforce any lien created hereunder.

ARTICLE EIGHT Use Restrictions

8.01 INDUSTRY/SIGNS: No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Common Area nor shall any "For Sale" or "For Rent" signs or any other advertising be maintained or permitted on any part of the Common Area or any Home Exterior, except as permitted by the Managers or as permitted under Article Nine.

8.02 UNSIGHTLY USES: No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out on any portion of any Home Exterior or the Common Area. The Premises shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. The Managers shall have the right to adopt reasonable rules and regulations concerning window treatment or other decorating within a Home which is visible from outside the Home. All rubbish and refuse shall be deposited in such areas and in such receptacles as shall be designated from time to time by the Managers or the Municipality.

8.03 SATELLITE DISHES/ANTENNAE: Subject to applicable federal, state and local regulations, laws and ordinances, no television antenna, radio receiver or transmitter or other similar device shall be attached to or installed on any portion of any Home Exterior or the Common Area without the prior written approval of the Managers.

8.04 RESIDENTIAL USE ONLY:

(a) Except as provided in Article Nine or in subsections (b) and (c) of this Section, each Home shall be used only as a residence and no industrial business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Premises.

(b) No Resident shall be precluded with respect to his Home, from (i) maintaining a personal professional library, (ii) keeping his personal business records or accounts therein, or (iii) handling his personal business or professional calls or correspondence therefrom.

(c) To the extent permitted under applicable laws and ordinances, a Resident may conduct an in-home business in a Home.

8.05 PARKING:

(a) There shall be no parking in the driveways or drive aisles which serve the homes.

(b) Guest parking spaces are intended for parking by guests and invitees of residents. No vehicle shall be permitted to park in a guest parking space for more than twenty-four (24) hours without the prior written consent of the Managers

(c) Unless expressly permitted by the Managers, no boat, truck (other than a pickup truck which is used as a personal vehicle), recreational vehicle, trailer, commercial vehicle or other similar vehicle shall be parked or stored on any portion of the Premises (other than a garage which is part of a Home). Except for emergencies, no repairs or maintenance work shall be performed on any vehicle on the Premises (other than within a garage).

(d) The parking of vehicles on the Premises shall be subject to rules and regulations adopted by the Managers from time to time, which rules and regulations may provide for the removal of any violating vehicles at the vehicle owner's expense or for the imposition of a fine for a violation of the rules and regulations.

8.06 OBSTRUCTIONS: Except as permitted under Section 9.03 there shall be no obstruction of the Common Area, and nothing shall be stored in the Common Area without the prior written consent of the Managers.

8.07 PETS: No animal of any kind shall be raised, bred or kept in the Common Area. The Managers may from time to time adopt rules and regulations governing the (a) keeping of pets in the Home, which may include prohibiting certain species of pets from being kept in the Home, and (b) use of the Common Area by pets, including, without limitation, rules and regulations which require an Owner to clean up after his pet. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Premises upon three (3) days written notice from the Managers to the Owner of the Home containing such pet and the decision of the Managers shall be final.

8.08 NO NUISANCE: No noxious or offensive activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents.

8.09 STRUCTURAL IMPAIRMENT: Nothing shall be done in, on or to any part of the Premises which would impair the structural integrity of any Home located thereon.

8.10 WATERING: The Managers may adopt rules and regulations governing the watering of grass, shrubs, trees and other foliage on the Common Areas. Without limiting the foregoing, the Managers may require the Owner of a particular Parcel to be responsible for

watering specific portions of the Common Area as designated from time to time by the Managers.

8.11 BALCONIES / GRILLS: The use and placement of grills and other seasonal items on balconies shall be subject to applicable ordinances of the Municipality and rules and regulations adopted by the Managers from time to time. Without limiting the foregoing, the use of charcoal grills on balconies and roof decks is prohibited.

8.12 USE AFFECTING INSURANCE: Nothing shall be done or kept in any Home or on the Common Areas which will increase the rate of insurance on the Premises, without prior written consent of the Managers. No Owner shall permit anything to be done or kept in his Home on the Common Areas which will result in the cancellation of insurance on the Premises or which would be in violation of any law.

ARTICLE NINE
Declarant's Reserved Rights and
Special Provisions Covering Development Period

9.01 IN GENERAL: In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Operating Agreement, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Operating Agreement to the contrary notwithstanding, the provisions set forth in this Article shall govern. Except as otherwise provided in this Article, the rights reserved to the Declarant in this Article shall terminate one (1) year from such time as the Declarant is no longer vested with or in control of title to any portion of the Development Area (“Declarant Rights Period”).

9.02 PROMOTION OF PROJECT: The Declarant shall have the right and power, within its sole discretion, to (i) construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, (ii) construct and maintain model homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable and to use such model homes (including model homes which are sold and leased back to the Declarant), sales or leasing offices or other facilities for the purpose of selling or leasing Homes on the Development Area or at other properties in the general location of the Development Area which are being offered for sale by the Declarant or any of its affiliates, without the payment of any fee or charge whatsoever to the Association. Declarant, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Common Area, at any and all reasonable times without fee or charge. The Declarant shall have the right and power to lease any Home owned by it to any person or entity which it deems appropriate in its sole discretion and it need not comply with the provisions of Section 2.15.

9.03 CONSTRUCTION ON PREMISES: In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Homes or the Common Area which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting

of any unimproved portions of the Premises. In connection with the rights provided in the preceding sentence, the Declarant, its agents and contractors, shall have the right of ingress, egress and parking on the Premises and the right to store dirt, construction equipment and materials on the Premises without the payment of any fee or charge whatsoever.

9.04 GRANT OF EASEMENTS AND DEDICATIONS: Declarant shall have the right to dedicate portions of the Common Area to the County, Municipality or other governmental authority which has jurisdiction over such portions. Declarant shall also have the right to reserve or grant easements over the Common Area to any governmental authority, public utility or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer, water lines and cable television, or any other utility services serving any Parcel.

9.05 DECLARANT CONTROL OF ASSOCIATION: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time who need not be Owners or Voting Members. Initially the Declarant shall be the sole Manager. The rights and powers of the Declarant to manage the affairs of the Association, or designate the Managers of the Association shall terminate on the first to occur of (i) such time as Declarant no longer holds or controls title to any portion of the Development Area, (ii) the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, or (iii) ten (10) years from the date of Recording hereof. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Managers shall be constituted and elected as provided in the Operating Agreement. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

9.06 OTHER RIGHTS: The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, in Declarant's opinion, are necessary or desirable in connection with the rights of Declarant under this Declaration.

9.07 ASSIGNMENT BY DECLARANT: All rights which are specified in this Declaration to be rights of the Declarant are mortgageable, pledgeable, assignable or transferable. Any successor to, or assignee of, the rights of the Declarant hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Declarant hereunder as fully as if named as such party herein. No such successor assignee of the rights of Declarant hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

9.08 ARCHITECTURAL CONTROLS: Prior to such time as the Declarant no longer holds or controls title to any portion of the Development Area, no additions, alterations or improvements (including, without limitation, changes in the exterior color of a Home or construction or installation of a shed, outbuilding, deck, patio, terrace, antennae, satellite dish or similar changes) shall be made to the exterior of any Home or any part of the Home which is visible from outside the Home by an Owner without the prior written consent of the Declarant. If an addition, alteration or improvement which requires Declarant approval hereunder is made to a Home without the prior written consent of the Declarant, then the Declarant may seek injunctive relief to cause the Owner to cease construction of and/or remove the addition, alteration or improvement. Declarant's decision to approve or disapprove an alteration, addition

or improvement in one instance shall not in any way create or establish a precedent for how the Declarant must respond to a request for an alteration, addition or improvement subsequently made, it being understood that circumstances, situations and standards may change and the Declarant reserves the right and power to grant or deny requests as Declarant believes are appropriate in Declarant's sole and absolute discretion.

9.09 MATTERS AFFECTING COMMON AREA: During the Declarant Rights Period, the Association shall not cause or permit a lien or encumbrance to be placed or imposed on any portion of any of the Common Area legally described in Section II.B. of Exhibit B attached hereto (each a "Common Area Lot") without the prior written consent of the Declarant. Any such lien or encumbrance placed or imposed on any portion of any Common Area Lot without Declarant's consent shall be null and void. In order to reflect or conform to a change in the Declarant's plan for the development, any time prior to the end of the Declarant Rights Period, the Declarant shall have the right and power to (i) Record a Special Amendment pursuant to Section 10.01(vi) to withdraw and remove any portion or portions of a Common Area Lot from the Common Area, and (ii) require the Association to convey such portion or portions of the Common Area Lot or Common Area Lots which are so withdrawn and removed from the Common Area to Declarant or its nominee, free and clear of any liens or encumbrances other than those created by or consented to by the Declarant pursuant to this Section.

ARTICLE TEN Amendments

10.01 SPECIAL AMENDMENTS: Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Fannie Mae, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Parcels, (iii) to correct omissions, errors, ambiguities or inconsistencies in the Declaration or any Exhibit, (iv) to bring the Declaration into compliance with applicable laws, ordinances or governmental regulations, (v) to amend Exhibit A to include additional real estate, and/or (vi) to amend Exhibit B to withdraw and remove all, or any portion, of the Common Area Lots (as defined in Section 9.08), which upon the Recording hereof or in a Supplemental Declaration were designated as part of the Common Area, from the terms of the Declaration so that the portion or portions so withdrawn and removed shall no longer be Common Area hereunder. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Parcel and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power of the Declarant to record a Special Amendment hereunder shall terminate five (5) years after such time as Declarant no longer holds or controls title to a portion of the Development Area.

10.02 AMENDMENT: Subject to Section 10.01 and Article Eleven, the provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole

or in part by the affirmative vote of Voting Members representing at least Seventy-Five percent of the total votes or by an instrument consented to, in writing, executed by Owners of at least Seventy-Five Percent (75%) of the Parcels; except, that (i) the provisions of this Section 10.02 may be amended only by an instrument executed by all of the Owners and all First Mortgagees, and (ii) until such time as the rights and powers of the Declarant under Article Nine terminate, the provisions of Article Nine, Article Fourteen or any provisions of this Declaration relating to the rights and powers of the Declarant may only be amended with the written consent of the Declarant. No amendment which removes Premises from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Parcel shall no longer have the legal access to a public way from his Parcel. No amendment shall become effective until properly Recorded.

ARTICLE ELEVEN
First Mortgagees Rights

11.01 NOTICE TO FIRST MORTGAGEES: Upon the specific, written request of First Mortgagee or the insurer or guarantor of a First Mortgagee's mortgage, such party shall receive some or all of the following:

- (a) Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Association to the Owner of the Parcel covered by the First Mortgagee's mortgage;
- (b) Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Owners; provided, that, if an audited statement is not available, then upon the written request of the holder, insurer or guarantor of a Mortgage, the Association shall permit such party to have an audited statement for the preceding fiscal year of the Association prepared at such party's expense;
- (c) Copies of notices of meetings of the Owners;
- (d) Notice of any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees;
- (e) Notice of any substantial damage to any part of the Common Area or the Parcel subject to the First Mortgagee's mortgage;
- (f) Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the Common Area or the Parcel subject to the First Mortgagee's mortgage;
- (g) Notice of any default by the Owner of the Parcel which is subject to the First Mortgagee's mortgage under this Declaration, the Operating Agreement or the rules and regulations of the Association which is not cured within 30 days of the date of the default;
- (h) The right to examine the books and records of the Association at any reasonable times;

(i) In the case of a First Mortgagee, the right to be listed on the records of the Association as an "Eligible First Mortgagee" for purpose of Section 11.02 below; and

(j) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

The request of any such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Association.

11.02 CONSENT OF FIRST MORTGAGEES:

(a) In addition to any requirements or prerequisites provided for elsewhere in this Declaration, the consent of First Mortgagees holding, in the aggregate, the first mortgages on at least two-thirds (2/3) of the Parcels (by number) which are subject to first mortgages held by First Mortgagees which specifically request to be treated as "Eligible First Mortgagees" under Section 11.01(i) above will be required for the Association to do or permit to be done any of the following:

(1) Adoption of an amendment to this Declaration which (i) changes Article Six or otherwise changes the method of determining the Common Assessments or other Charges which may be levied against an Owner; (ii) changes Section 7.04 or Article Ten, (iii) changes this Article Eleven, Article Twelve or any other provision of this Declaration or by Operating Agreement which specifically grants rights to First Mortgagees, (iv) materially changes insurance and fidelity bond requirements, (v) changes voting rights, or (vi) imposes a right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his Parcel;

(2) The withdrawal of the Premises from the provisions of this Declaration; provided, that, such consent of Eligible First Mortgagees will not be required with respect to any action under (1) above which occurs as a result of any action taken pursuant to Article Twelve.

(b) Whenever required, the consent of an Eligible First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary, in writing, by the Eligible First Mortgagee within sixty (60) days after making the request for consent.

11.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of (i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of the Premises or (ii) any distribution of the proceeds of any award or settlement as a result of condemnation or eminent domain proceedings with respect to any part of the Common Area, any such distribution shall be made to the Owners and their respective First Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the First Mortgagee of a Parcel with respect to any such distribution to or with respect to such Parcel; provided, that, nothing in this Section shall be construed to deny to the Association the right (i) to apply insurance proceeds to repair or replace damaged improvements or (ii) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

ARTICLE TWELVE
Annexing Additional Property

12.01 IN GENERAL: Declarant reserves the right at any time and from time to time prior to ten (10) years from the date of Recording of this Declaration to annex, add and subject additional portions of the Development Area to the provisions of this Declaration as additional Premises by recording a supplement to this Declaration (a "Supplemental Declaration"), as hereinafter provided. Any portion of the Development Area which is subjected to this Declaration by a Supplemental Declaration shall be referred to as "Added Premises"; any portion of any Added Premises which is made part of the Common Area shall be referred to as "Added Common Area"; and any Parcels contained in the Added Premises shall be referred to as "Added Parcels". After the expiration of said ten (10) year period, Declarant may exercise the rights described herein to annex, add and subject additional portions of the Development Area to the provisions of this Declaration, provided that the consent the Owners (by number) of two-thirds (2/3) of all Parcels then subject to this Declaration is first obtained.

12.02 POWER TO AMEND: Declarant hereby retains the right and power to Record a Supplemental Declaration, at any time and from time to time as provided in Section 12.01, which amends or supplements Exhibit B. Exhibit B may only be amended or supplemented pursuant to this Article to add portions of the Development Area to Exhibit B and shall not be amended to reduce or remove any real estate which is described in Exhibit B immediately prior to the Recording of such Supplemental Declaration. A Supplemental Declaration may contain such additional provisions affecting the use of the Added Premises or the rights and obligations of owners of any part or parts of the Added Premises as the Declarant deems necessary or appropriate.

12.03 EFFECT OF SUPPLEMENTAL DECLARATION: Upon the Recording of a Supplemental Declaration by Declarant which annexes and subjects Added Premises, Added Common Area, or Added Parcels to this Declaration, as provided in this Article, then:

(a) The easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges set forth and described herein shall run with and bind the Added Premises and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Premises in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Premises, and Persons having an interest or estate in the Premises, subjected to this Declaration prior to the date of the Recording of the Supplemental Declaration;

(b) Every Owner of an Added Parcel shall be a member of the Association on the same terms and subject to the same qualifications and limitations as those members who are Owners of Parcels immediately prior to the Recording of such Supplemental Declaration;

(c) In all other respects, all of the provisions of this Declaration shall include and apply to the Added Premises (including the Added Common Area or the Added Parcels, if any) made subject to this Declaration by any such Supplemental Declaration and the Owners, First Mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Premises were subjected to this Declaration at the time of the Recording hereof;

(d) The Recording of each Supplemental Declaration shall not alter the amount of the lien for any Charges made to a Parcel or its Owner prior to such Recording;

(e) The Declarant shall have and enjoy with respect to the Added Premises all rights, powers and easements reserved by the Declarant in this Declaration, plus any additional rights, powers and easements set forth in the Supplemental Declaration; and

(f) Each Owner of an Added Parcel which is subject to assessment hereunder shall be responsible for the payment of the Common Assessment pursuant to Section 6.02(e) or Section 6.08, but shall not be responsible for the payment of any special assessment which was levied prior to the time that the Added Parcel became subject to assessment hereunder.

ARTICLE THIRTEEN Party Walls

13.01 PARTY WALL: Every wall, including the foundations therefor, which is built as a part of the original construction of a building and placed on the boundary line between separate Homes shall constitute and be a "Party Wall", and the Owner of a Parcel immediately adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

13.02 RIGHTS IN PARTY WALL: Each Owner of a Parcel, which is adjacent to a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

13.03 DAMAGE TO PARTY WALL:

(a) If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Parcel which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, whether such act is willful, negligent or accidental, such Owner shall, with prior notice to the Association and the Owner of the other adjoining Parcel, forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Parcel.

(b) Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Parcel which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, shall be rebuilt or repaired by the Owners of the adjacent Parcels to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible; provided that the cost of repairing or replacing any portion thereof which is part of a Home Exterior with respect to which the Association is responsible for furnishing maintenance, repairs or replacements hereunder shall be paid by the Association as a Common Expense to the extent not covered by insurance.

(c) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Managers may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Parcel.

13.04 CHANGE IN PARTY WALL: Any Owner of a Parcel who proposes to modify, rebuild, repair or make additions to any structure upon his Parcel in any manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent Parcel and the Managers, in addition to meeting any other requirements which may apply including, without limitation, those of the Municipality. In the event that a Party Wall is altered, regardless of whether all required consents have been obtained, any express or implied warranties made by the Declarant or the Original Declarant concerning the structural integrity of the Party Wall or either of the Homes adjacent to the Party Wall shall be null and void and the Owner who alters the Party Wall shall be responsible for any and all damage caused to either of the adjacent Homes or improvements thereto.

13.05 ARBITRATION: In the event of a disagreement between Owners of Parcels adjoining a Party Wall with respect to their respective rights or obligations as to such Party Wall, upon the written request of either of said Owners to the other the matter shall be submitted to the Managers and the decision of the Managers shall be final and binding.

ARTICLE FOURTEEN Miscellaneous

14.01 NOTICES: Any notice required to be sent to any Owner under the provisions of this Declaration or the Operating Agreement shall be deemed to have been properly sent if (i) mailed, postage prepaid, to his or its last known address as it appears on the records of the Association at the time of such mailing, (ii) transmitted by facsimile or e-mail to his or its facsimile number or e-mail address as either appears on the records of the Association at the time of such transmittal, or (iii) when personally delivered to his or its Home. The date of mailing, or the date of transmission if the notice is sent by facsimile or e-mail, shall be deemed the date of service.

14.02 CAPTIONS: The Article and Section headings are intended for convenience only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

14.03 SEVERABILITY: Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions, or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

14.04 PERPETUITIES AND OTHER INVALIDITY: If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting

restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is Recorded.

14.05 TITLE HOLDING LAND TRUST: In the event title to any Parcel is held by a title holding trust, under the terms of which all powers of management, operation and control of the Parcel remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Parcel. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Parcel and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Parcel.

14.06 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES: Illinois courts have held that every contract for the construction of a new home in Illinois carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home. The courts have also held that this "Implied Warranty of Habitability" does not have to be in writing to be a part of the contract and that it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by the buyer. However, the courts have also held that a seller-builder and buyer may agree in writing that the Implied Warranty of Habitability is not included as a part of their particular contract. Each buyer of a Home from Declarant agreed in the purchase contract that the Declarant has excluded and disclaimed the Implied Warranty of Habitability and all other implied warranties, whether created judicially, statutorily or by common law, including the implied warranty of fitness for a particular purpose. Such exclusion and disclaimer shall apply to and bind any subsequent Owner of a Home and, accordingly, no Owner of a Home shall have the right to assert a claim against Declarant for a breach of the Implied Warranty of Habitability or any other implied warranty.

[Signature page follows]

**EXHIBIT A TO
DECLARATION FOR LEXINGTON AVENUE AT OAK PARK TOWNHOMES**

The Development Area

[To be completed prior to recording.]

**EXHIBIT B TO
DECLARATION FOR LEXINGTON AVENUE AT OAK PARK TOWNHOMES**

The Premises

[To be completed prior to recording.]

I. LOTS:

THE FOLLOWING DESCRIBED LOTS SHALL BE DIVIDED INTO PARCELS AS DESCRIBED IN SECTION 1.18 OF THE DECLARATION TO WHICH THIS EXHIBIT IS ATTACHED:

II. COMMON AREA:

A. ALL PORTIONS OF EACH LOT DESCRIBED IN SECTION I. ABOVE, OUTSIDE OF THE HOMES ON THE LOT.

B. .

PINS:

**EXHIBIT C TO
DECLARATION FOR LEXINGTON AVENUE AT OAK PARK TOWNHOMES**

Operating Agreement

**OPERATING AGREEMENT
OF
LEXINGTON AVENUE AT OAK PARK TOWNHOME OWNERS ASSOCIATION, LLC**

This Operating Agreement is entered into as of _____, 20__, in Chicago, Illinois, between Lexington Avenue at Oak Park Townhome Owners Association, LLC, an Illinois limited liability company (the “Association”), and Lexington Avenue at Oak Park LLC, an Illinois limited liability company, its sole Member (sometimes referred to herein as the “Declarant”).

A. Articles of Organization for the Association were filed with the Secretary of State of Illinois on _____, 20__; and

B. Declarant desires to set forth the terms and conditions governing the management, operation and affairs of the Association.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties agree as follows:

**ARTICLE I
NAME OF ASSOCIATION**

The full legal name of the Association is Lexington Avenue at Oak Park Townhome Owners Association, LLC.

**ARTICLE II
PURPOSE AND POWERS**

2.01 **PURPOSES:** The purposes of the Association are to act on behalf of its Members collectively, as their governing body, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property, for the promotion of the health, safety and welfare and the common use and enjoyment thereof by Members of the Association. This Operating Agreement is attached as an Exhibit to Declaration for Lexington Avenue at Oak Park Townhomes (“Declaration”) recorded with the Office of the Recorder of Deeds for Cook County, Illinois, as amended or supplemented from time to time. All terms used herein (if not otherwise defined herein) shall have the meanings set forth in the Declaration.

2.02 **POWERS:** The Association shall have and exercise all powers as are now or may

hereafter be granted by the Illinois Limited Liability Company Act (the “Act”), the Declaration and this Operating Agreement.

2.03 TAX STATUS. It is intended that the Association shall be treated as an association taxable as a corporation and, to the extent determined from time to time by the Board (as hereafter defined), shall elect to be treated as a “homeowners association” under Section 528 of the Internal Revenue Code, or any successor provision thereto.

ARTICLE III OFFICES

3.01 REGISTERED OFFICE: The Association shall have and continuously maintain in the State of Illinois a registered office and a registered agent whose office is identical with such registered office, and may have other offices within or without the State of Illinois as the Board may from time to time determine.

3.02 PRINCIPAL OFFICE: The Association’s principal office shall be maintained on the Development Area or at the office of the managing agent employed by the Association, if any.

ARTICLE IV MEETINGS AND ACTIONS OF MEMBERS

4.01 MEMBERSHIP. The Owner from time to time of each Lot shall automatically be a “Member” of the Association. There shall be one membership per Lot. There shall be two (2) classes of membership. The Declarant shall be the “Class B Member” with respect to Lots which it owns from time to time. Each owner other than the Declarant shall be a “Class A Member” with respect to each Lot the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Lot.

4.02 VOTING RIGHTS: Any or all Members may be present at any meeting of the Members, but the voting rights shall be vested exclusively in the representative designated by the Owner of each Lot, in writing or by electronic notice to the Association, and such representative shall be deemed a “Voting Member”, as defined in the Declaration; provided, that, prior to the First Meeting (as defined in Section 4.04 below), the voting rights shall be vested exclusively in the Class B Member (the Declarant) and the Owners other than Declarant shall have no voting rights. From and after the First Meeting, all of the voting rights at any meeting of the Association shall be vested in the Voting Members and each Voting Member who represents a Lot owned by a Class A Member shall have one vote for each Lot which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Lot which it owns. The Voting Members may vote in person or by proxy. All proxies shall be in writing, revocable, valid only for eleven (11) months from the date of execution and filed with the Secretary.

4.03 PLACE OF MEETING; QUORUM: Meetings of the Members shall be held at the principal office of the Association or at such other place in Cook County, Illinois, as may be

designated in any notice of a meeting. All meetings shall be conducted in accordance with the rules and provisions set forth in Roberts Rules of Order as from time to time published. Voting Members representing at least twenty percent (20%) of the total votes shall constitute a quorum; provided, however, that in the event quorum is not met for a particular meeting, the number of Voting Members required for quorum shall be reduced by fifty percent (50%) and shall continue to be reduced by fifty percent (50%) until such time as quorum is met and a meeting can be held. Unless otherwise expressly provided herein or in the Declaration, any action may be taken at any meeting of the Members at which a quorum is present upon the affirmative vote of a majority of the Voting Members present at such meeting, including any matter which, under the Act, would otherwise require the unanimous consent of the Members.

4.04 ANNUAL MEETINGS: The first meeting of the Members (“First Meeting”) shall be held upon not less than twenty-one (21) days’ written notice given by the Declarant to the Members. If not called earlier by the Declarant, the First Meeting shall be held no later than thirty (30) days after the Turnover Date. Thereafter, there shall be an annual meeting of the Members (“Annual Meeting”) on the anniversary of the First Meeting, or at such other reasonable time or date (not more than thirty (30) days before or after such date) upon not less than twenty-one (21) days written notice given by the Board to the Members.

4.05 SPECIAL MEETINGS: A special meeting of the Members may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the Voting Members or for any other reasonable purpose. A special meeting shall be called by written notice to the Members by Declarant (prior to the First Meeting), a majority of the Board (after the First Meeting), or by twenty percent (20%) of the Voting Members (after the First Meeting), and delivered not less than twenty-one (21) days prior to the date fixed for said meeting. The notices shall specify the date, time, and place of the meeting and the matters to be considered.

4.06 NOTICE OF MEETINGS: Notices of meetings required to be given herein may be delivered either personally, by U.S. Mail or by E-mail to the Members, addressed to such Member at the address given by such Member to the Board for the purpose of service of such notice or to the Parcel of the Member, if no address has been given to the Board. A notice of meeting shall include an agenda of business and matters to be acted upon or considered at the meeting.

4.07 NO DUTY OWED BY MEMBERS: Except as otherwise provided herein or in the Declaration, a Member who is not also a Manager (as hereafter defined) owes no duty to the Association or to the other Members solely by reason of being a Member.

4.08 NO SERVICES DUE FROM MEMBERS: No Member shall be required to perform any services for the Association solely by reason of being a Member. No Member shall be entitled to any compensation for any services performed by such Member for the Association unless otherwise determined by the Board.

4.09 INDEMNIFICATION: The Association shall indemnify each Member for all authorized acts performed by such Member in respect of the Association, to the full extent

permitted by the Act, but in no event for a Member's material breach of this Operating Agreement, criminal conduct, gross negligence or any fraudulent act committed by the Member.

ARTICLE V
BOARD OF MANAGERS

5.01 IN GENERAL: After the First Meeting, the affairs of the Association shall be vested in the board of managers (the "Board"), which shall consist of three (3) persons (each a "Manager" and, collectively, the "Managers"), or such other number of persons as shall be fixed from time to time by the affirmative vote of not less than fifty percent (50%) of the Voting Members.

5.02 DECLARANT AS MANAGER: Anything herein to the contrary notwithstanding, the Declarant shall be the sole Manager and sole member of the Board until the First Meeting.

5.03 DELIVERY OF DOCUMENTS: Within sixty (60) days of the First Meeting, the Declarant shall deliver to the Board:

(a) Original copies of the Declaration, this Operating Agreement and the Association's Articles of Organization and any other documents filed with the Secretary of State of the State of Illinois.

(b) An accounting of all receipts and expenditures made or received on behalf of the Association by the Declarant.

(c) All Association funds and bank accounts.

(d) A schedule of all personal property, equipment and fixtures belonging to the Association, including documents transferring the property to the Association.

5.04 ELECTION: At the First Meeting, the Voting Members shall elect a full Board to replace the Declarant as the sole Manager. The two (2) candidates receiving the greatest number of votes shall each serve a two-year term and the candidate receiving the next greatest number of votes shall serve a one- year term. Thereafter, each Manager shall serve a two-year term. Each Manager shall hold office until his term expires or until his successor has been elected and qualified. Managers may succeed themselves in office. In all elections for Managers, each Class A Member shall be entitled to the number of votes equal to the number of Managers to be elected, and the Class B Member shall be entitled to the number of votes equal to the number of Managers to be elected times ten (10). Cumulative voting shall not be permitted; provided that the Class B Member shall be entitled to cast up to 10 votes for each candidate that the Class B Member votes for.

5.05 BOARD MEETINGS: After the First Meeting, regular meetings of the Board shall be held at such time and place as shall be determined at the Annual Meeting or, from time to time, by a majority of the Board, provided that (i) the Board shall hold a meeting within thirty

(30) days of the Annual Meeting, and (ii) not less than three (3) Board meetings (in addition to the Annual Meeting) shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail, at least two (2) days prior to the day named for any such meeting and such notice shall state the time and place of such regular meeting and such notice shall be posted conspicuously on the Premises so as to inform the Members of such meetings.

5.06 SPECIAL MEETINGS: After the First Meeting, a special meeting of the Board may be called by the President or at least one-third (1/3) of the Managers then serving.

5.07 WAIVER OF NOTICE: Before or at any meeting of the Board, any Manager may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

5.08 QUORUM: A majority of the Managers serving from time to time shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided, that if less than a majority of the Managers are present at said meeting, a majority of the Managers present may adjourn the meeting from time to time without further notice. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Managers present at a meeting at which a quorum is present (“Board Action”).

5.09 POWERS AND DUTIES OF THE BOARD: The Board shall have all of the powers and duties granted to it or imposed upon it by the Declaration, this Operating Agreement, and the Act, including, without limitation, the following powers and duties:

- (a) To engage the services of a managing agent upon such terms and with such authority as the Board may approve;
- (b) To provide for the designation, hiring and removal of such employees and such other personnel, including attorneys and accountants, as the Board may, in its discretion, deem necessary or proper;
- (c) To provide for any maintenance, repair, alteration, addition, improvement or replacement of the Common Area for which the Association is responsible under the Declaration and this Operating Agreement;
- (d) To procure insurance as provided for under the Declaration;
- (e) To estimate and provide each Member with an annual budget showing the Common Expenses;
- (f) To set, give notice of, and collect from the Members, Common Assessments and other assessments, as provided in the Declaration;

- (g) To pay the Common Expenses;
- (h) Subject to the provisions of the Declaration, to own, convey, encumber or otherwise deal with any real property conveyed to or purchased by the Association;
- (i) To adopt and, from time to time, to amend such reasonable rules and regulations as the Board may deem advisable for the use, enjoyment, administration, management, maintenance, conservation and beautification of the Common Area, and for the health, comfort, safety and general welfare of the Members and Residents. Written notice of any such rules and regulations or amendments thereto shall be given to all Residents affected thereby;
- (j) To delegate the exercise of its power to committees appointed pursuant to Article Seven of this Operating Agreement;
- (k) To borrow money and pledge the assets of the Association, including the right to receive future assessments, as collateral for repayment thereof; and
- (l) To convey all or substantially all of the Association's assets to, merge with, or convert to, another entity, including a not-for-profit corporation, to the extent permitted by law.

5.10 COMPENSATION/REIMBURSEMENT FOR EXPENSES: Managers shall receive no compensation, except as expressly provided in a resolution duly adopted by not less than 75% of the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Manager shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his or her duties as a Manager.

5.11 REMOVAL OR RESIGNATION OF A MANAGER: Prior to the First Meeting, the Declarant may not be removed as Manager without the Declarant's written consent. After the First Meeting, any Manager may be removed from office, with or without cause, by the affirmative vote of at least two-thirds (2/3) of the Managers then serving at any Annual Meeting or at a special meeting called for such purpose. Any Manager may resign at any time by submitting his written resignation to the Board. If after the First Meeting, a Manager ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of a Manager who resigns may be appointed by a majority of the remaining Managers at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

5.12 NO EXCLUSIVE DUTY: Except as otherwise provided in this Operating Agreement, the Managers shall not be required to manage the Association as their sole and exclusive function and the Managers may have other business interests and engage in other activities in addition to those relating to the Association. Neither the Association nor any

Member shall have any right to share or participate in such other investments or activities of the Managers or to the income or proceeds derived therefrom.

5.13 LIMITATION OF LIABILITY: The Managers shall perform the duties of the Manager in good faith, in a manner which the Managers believe to be in the best interests of the Association, and with such care as an ordinarily prudent individual in a like position would use under similar circumstances. See Section 5.06 of the Declaration for provisions concerning limitations on the liability of Managers and other indemnification provisions.

5.14 INDEMNIFICATION: The Association shall indemnify each Manager for all acts performed by the Manager in respect of the Association, to the full extent permitted by the Act, but in no event for fraud, deceit, theft, misappropriation, embezzlement, willful misconduct or gross negligence relating to the Association.

ARTICLE VI OFFICERS

6.01 OFFICERS: The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, Treasurer, and such assistants to such officers as the Board may deem appropriate and shall hold office at the discretion of the Board. After the First Meeting, officers shall be Managers and shall be elected annually at the first Board meeting following the Annual Meeting.

6.02 VACANCY OF OFFICE: Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the Managers in office, either with or without cause. Any officer may resign at any time by submitting his or her written resignation to the Board. If after the First Meeting, an officer ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of an officer who resigns or is removed may be appointed by the Board at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

6.03 POWERS OF OFFICERS: The respective officers of the Association shall have such powers and duties as are from time to time prescribed by the Board and as are usually vested in such officers, including but not limited to, the following:

(a) The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Members and at all meetings of the Board and shall execute amendments to the Declaration and this Operating Agreement as provided in the Declaration and this Operating Agreement.

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office;

(c) The Secretary shall keep minutes of all meetings of the Members and of the Board and shall have charge of such other books, papers and documents as the Board

may prescribe;

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of accounts kept for such purpose.

6.04 OFFICERS' COMPENSATION: The officers shall receive no compensation for their services, except as expressly provided by a resolution duly adopted by not less than 75% of the Voting Members.

ARTICLE VII COMMITTEES DESIGNATED BY BOARD

7.01 BOARD COMMITTEES: The Board may, by Board Action, designate one or more committees, each of which shall consist of two or more Managers, which committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association; but the designation of such committees and delegation thereto of authority shall not operate to relieve the Board, or any individual Manager, of any responsibility imposed by law upon the Board or any individual Manager.

7.02 SPECIAL AND STANDING COMMITTEES: Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by Board Action. Except as otherwise provided in such resolution, members of each such special committee shall be Members or Voting Members and the President shall appoint the members of such special committee, as well as a Manager to act as the liaison between the special committee and the Board. Any member of such special committee may be removed by the President whenever in his or her judgment the best interests of the Association shall be served by such removal. The powers and the duties of any standing committee shall be as set from time to time by resolution of the Board. The President shall designate a Manager (who shall act as the liaison between the standing committee and the Board) to serve as the chairman of each standing committee, and the other members of the standing committee (who need not be Managers) shall be appointed and removed from time to time by such chairman.

7.03 TERM: Each member of a committee shall continue as such until the next Annual Meeting of the Board and until his or her successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

7.04 CHAIRPERSON: Except as otherwise provided in Section 7.02, one member of each committee shall be appointed chairperson.

7.05 VACANCIES: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments to such committee.

7.06 QUORUM: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

7.07 RULES: Each committee may adopt rules for its own governance not inconsistent with the Declaration, this Operating Agreement or with rules adopted by the Board.

ARTICLE VIII CONTRACTS, CHECKS, DEPOSITS AND FUNDS

8.01 CONTRACTS: The Board may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by this Operating Agreement, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances. In the absence of any such authorization by the Board, any such contract or instrument shall be executed by the President or a Vice President and attested to by the Secretary or an Assistant Secretary of the Association.

8.02 PAYMENTS: All checks, drafts, vouchers or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

8.03 BANK ACCOUNTS: All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Board shall elect.

8.04 SPECIAL RECEIPTS: The Board may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Association.

ARTICLE IX FISCAL MANAGEMENT

9.01 FISCAL YEAR: The fiscal year of the Association shall be established by the Association and may be changed from time to time by a resolution adopted by two-thirds (2/3) of the Board.

9.02 ANNUAL STATEMENT: Within a reasonable time after the close of each fiscal year, the Board shall furnish each Member with a statement of the income and disbursements of the Association for such fiscal year.

9.03 SPECIAL STATEMENT: Within ten (10) days after receipt of a written request from a Member, the Board shall provide the Member with a statement containing the following information:

- (a) The status of the Member's account and the amount of any unpaid assessments or other charges due and owing from the Member; and
- (b) The status and amount of any and all Capital Reserves.

9.04 ASSESSMENT PROCEDURE: Common Assessments and special assessments shall be made and collected as provided in the Declaration.

ARTICLE X TRANSFER OF MEMBERSHIP

10.01 MEMBERSHIP: The Owner of each Parcel shall automatically be a Member of the Association. There shall be one membership per Parcel. Membership shall be appurtenant to and may not be separated from ownership of a Parcel. Ownership of a Parcel shall be the sole qualification for membership. The Association shall be given written notice of a proposed change of ownership of a Parcel within ten (10) days prior to such change. Any attempt to transfer membership in the Association separate from ownership of a Parcel shall be invalid, null and void, and of no force and effect.

10.02 NO VOLUNTARY DISSOCIATION: Except as otherwise provided by Section 10.01 above, a Member shall not be permitted to voluntarily dissociate from the Association.

ARTICLE XI BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, the Board, and committees having any of the authority of the Board, and shall keep at the registered or principal office of the Association a record including the following: (i) the names and last known address of the Members, setting forth the date on which each became a Member; (ii) a copy of the Articles of Organization of the Association, as amended or restated, together with executed copies of any powers of attorney pursuant to which any articles, applications, or certificates have been executed; (iii) copies of the Association's financial statements and federal, state, and local income tax returns and reports for the three (3) most recent years, where applicable; and (4) copies of the Operating Agreement and any amendments thereto. All books and records of the Association may be inspected and copied by any Member, or his or her mortgagee, agent or attorney, at any reasonable time. The Member shall reimburse the Association for all costs and expenses incurred by the Association in connection with that Member's inspection and copying of such records.

ARTICLE XII
MISCELLANEOUS PROVISIONS

12.01 GOVERNING LAW. This Operating Agreement shall be interpreted in accordance with the internal laws of the State of Illinois, without regard to its rules governing conflict of laws.

12.02 VALIDITY. The provisions of this Operating Agreement are intended to be interpreted and construed in a manner which renders them valid and enforceable. In the event that any provision of this Operating Agreement is found to be invalid or unenforceable, such provision shall be deemed excised from this Operating Agreement without affecting the validity or enforceability of any of the remaining provisions hereof.

12.03 JURISDICTION AND VENUE. All disputes arising under or in connection with this Operating Agreement shall be resolved and disposed of by the federal and state courts located in the County where the Declaration is recorded, and the Association, Managers, and Members irrevocably consent to the exclusive personal jurisdiction of such courts and venue therein.

ARTICLE XIII
AMENDMENTS

This Operating Agreement may be amended or modified at any time, or from time to time, by the affirmative vote of two-thirds of the Managers then serving provided, that (i) no provision of this Operating Agreement may be amended or modified so as to conflict with the provisions of the Declaration or the Act, and (ii) no provision contained in this Operating Agreement which affects the rights of the Class B Member may be amended or modified without the written consent of the Class B Member.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Operating Agreement as of the first date set forth above.

ASSOCIATION:

Lexington Avenue at Oak Park Townhome Owners Association, LLC, an Illinois limited liability company

By: Lexington Avenue at Oak Park LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory

MEMBER/DECLARANT:

Lexington Avenue at Oak Park LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory

**EXHIBIT D TO
DECLARATION FOR LEXINGTON AVENUE AT OAK PARK TOWNHOMES**

Private Utilities Exhibit

[See attached]

P.I.N.
Parcel 1 16-07-324-032
Parcel 2 16-07-324-024

PLAT OF SURVEY

LEGAL DESCRIPTION:

PARCEL 1:

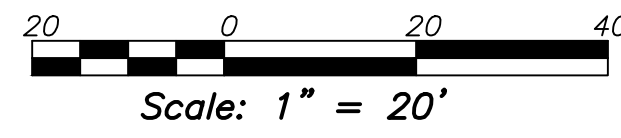
LOTS 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLAP SUBDIVISION OF LOTS 12 TO 17 OF GEO. W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 970 MADISON STREET, OAK PARK, IL 60302

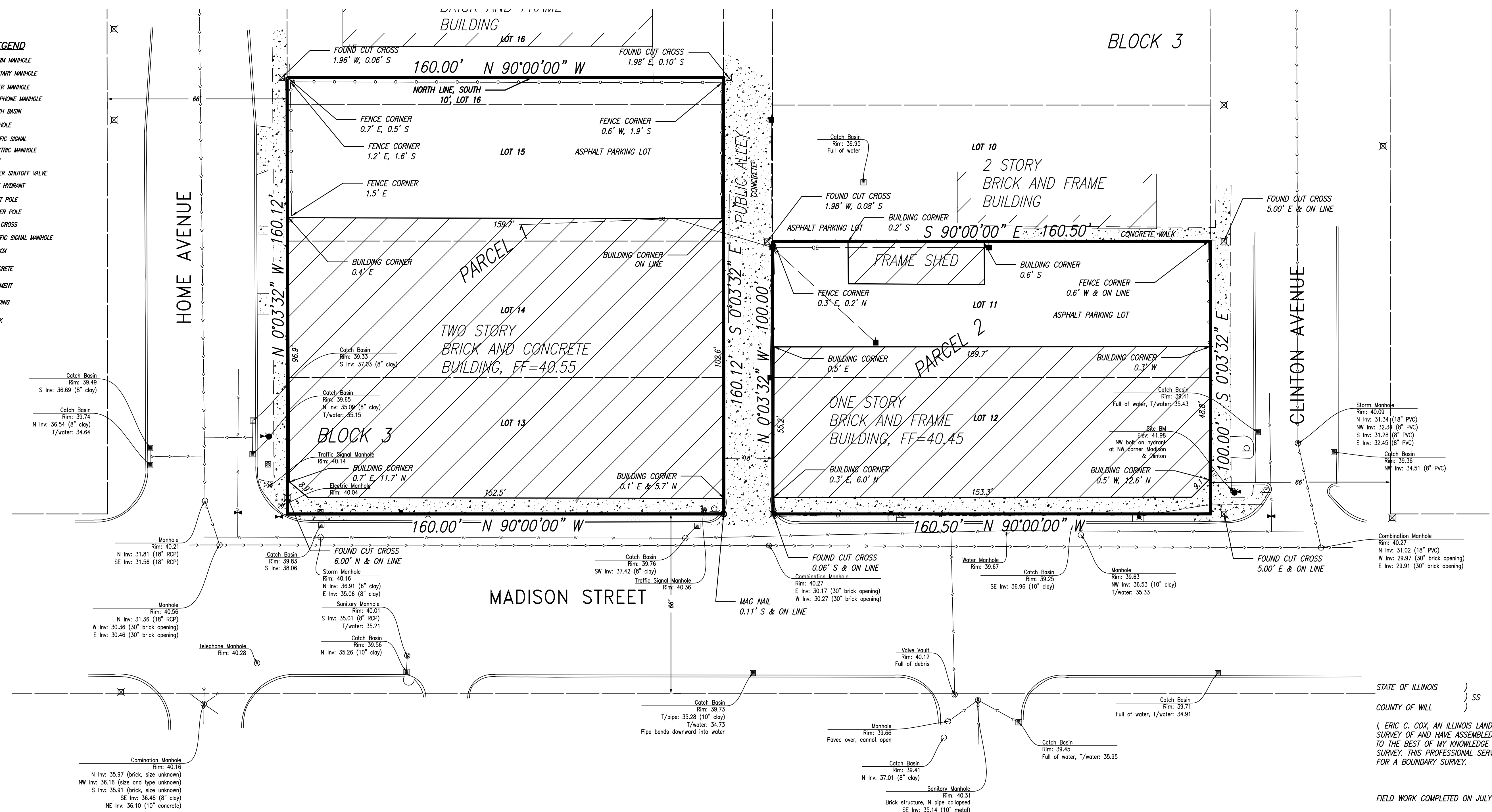
PARCEL 2:

LOTS 11 AND 12 IN BLOCK 3 IN HERRICK'S AND DUNLAP'S SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 932-946 MADISON STREET, OAK PARK, IL 60302



- LEGEND**
- ⊕ STORM MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ WATER MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ CATCH BASIN
 - MANHOLE
 - ⊕ TRAFFIC SIGNAL
 - ⊕ ELECTRIC MANHOLE
 - ⊕ SIGN
 - ⊕ WATER SHUTOFF VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ CUT CROSS
 - ⊕ TRAFFIC SIGNAL MANHOLE
 - B-BOX
 - ▨ CONCRETE
 - ▨ PAVEMENT
 - ▨ BUILDING
 - ▨ BRICK



NOTES:
1) THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
2) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT. NOTIFY SURVEYOR IMMEDIATELY WITH ANY DISCREPANCIES SHOWN HEREON.
3) FIELD WORK COMPLETED ON JULY 24, 2017.

PARCEL AREAS		
	SQ. FT.	AC.
1	25619	0.588
2	16050	0.368

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, ERIC C. COX, AN ILLINOIS LAND SURVEYOR, DO HEREBY ATTEST THAT I HAVE SUPERVISED THE SURVEY OF AND HAVE ASSEMBLED THE PLAT OF THE HEREON SHOWN AND DESCRIBED PARCEL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED ON JULY 24, 2017
DATED THIS 24TH DAY OF JULY, 2017

ERIC C. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3604
RENEWAL DATE: NOVEMBER 30, 2018
DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002815



 DLZ INDUSTRIAL SURVEYING, INC. <small>80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431 TELEPHONE (815) 725-8840 FAX (815) 725-8849</small>	OAK PARK COOK ENGINEERING GROUP LEXINGTON OAK PARK 932-946, 970 MADISON PLAT OF SURVEY	ILLINOIS	DRAWN: CSH DESIGNED: -- DATE: JULY 24, 2017 SCALE: 1" = 20' PROJECT NUMBER 1750-7068	CHK'D: ECC APPRV'D: ECC NO.	REVISION BY DATE	SHEET 1 OF 1 DRAWING NUMBER 7068PS

Contents

6a. Environmental Assessment (Executive Summary*)

6b. Village Services Report*

6c. Market Feasibility Report*



Environmental Assessment

The Village of Oak Park performed a Phase I Environmental Site Assessment on February 3, 2017, which identified a former dry cleaner at the site at address 942 Madison Street. During demolition activities dry cleaning solvents were discovered which will require enrolling the site in the Illinois Environmental Protection Agency Site Remediation Program to obtain a No Further Remediation letter. Per the approved RDA the Village is responsible for costs for environmental remediation. The developer is currently performing an environmental preliminary site assessment to identify the extent of any contamination and determine remediation methodologies and objectives.

February 3, 2017
Project No. 4180-301-02-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**932-946 AND 970 MADISON STREET
OAK PARK, ILLINOIS**

PREPARED FOR:



**Village of Oak Park
201 South Boulevard
Oak Park, Illinois 60302**

PREPARED BY



EXECUTIVE SUMMARY

The Village of Oak Park (the *user*) retained **Weaver Consultants Group North Central, LLC** (WCG) to perform a *Phase I Environmental Site Assessment* (ESA) of the property located at 932-946 and 970 Madison Street in Oak Park, Illinois. The property is comprised of two parcels of land. The eastern parcel of land is comprised of the portion of the property located at the addresses 932-946 Madison Street, Oak Park, Illinois (the Eastern Parcel). The western parcel of land is comprised of the portion of the property located at the address 970 Madison Street, Oak Park, Illinois (the Western Parcel). For the purpose of this *report*, the two parcels of land that are subjects of this *report* will be collectively referred to as “the Property” or individually by their respective parcel name (i.e., Eastern Parcel and Western Parcel) as previously defined.

WCG performed this Phase I ESA in general compliance with the American Society for Testing Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13) in an effort to identify, to the extent feasible, the presence of *recognized environmental conditions* with respect to the Property as defined in ASTM E 1527-13. Limiting conditions, exceptions to, or deletions from this practice are described in **Sections 1.5** and **10.0** of this *report*.

The Eastern Parcel is comprised of approximately 0.37 acres (16,050 square feet) of land improved with a one-story, approximately 9,050 square-foot commercial building most recently occupied by a restaurant and retail shops. The Eastern Parcel also includes an approximately 750 square-foot prefabricated storage shed and an asphalt-paved storage, driveway, and parking area situated north of the commercial building. The asphalt-paved area is enclosed with a chain-link security fence and gate. WCG understands from the *user* that the Eastern Parcel has been unoccupied for approximately three months.

According to our review of historical sources, the Western Parcel is comprised of approximately 0.6 acres (26,400 square feet) improved with a one-story and partial two-story approximately 24,000 square-foot former school administration building. An asphalt-paved parking lot, which is enclosed with a chain-link security fence and gate, is situated to the north of the former school administration building. WCG understands from the *user* that the Western Parcel has been unoccupied for approximately three months.

According to our review of historical sources, the Eastern Parcel appears to have been developed by 1928 with a multi-tenant commercial building. By 1947, the Eastern Parcel appeared developed with a number of stores that included a refrigerator assembling

operation and a printing operation. Between 1947 and 1950, the Eastern Parcel appears developed with multiple stores that included a type setting facility, a restaurant, and a paints and wallpaper store. The Eastern Parcel has previously been used as a doctor and dentist office, beauty salons, refrigerator assembly, printing, restaurants, home decorating stores, and an electric company. The building on the Eastern Parcel has remained a multi-tenant commercial building from the date of development to the present.

The Western Parcel appears to have been developed between 1938 and 1947 with a rectangular shaped building that was utilized for refrigerator sales and service in 1947. By 1950, a building addition appears to have been constructed onto the eastern end of the refrigerator sales and service building. By 1955, the building on the Western Parcel appears to have been redeveloped or renovated into the building's current configuration with a parking lot located to the north of the building. In 1975, the building on the Western Parcel was utilized for refrigerator sales and service and included warehouse, paint spraying, and office areas. By 1989, the building on the Western Parcel was occupied by the administrative offices of the Oak Park Elementary School District 97. According to Mr. McKenna, Village Engineer for the Village of Oak Park, the Western Parcel was occupied by Oak Park Elementary School District 97 from 1972 until November 2016.

On December 6, 2016, WCG representatives Ms. Sarah McGinnis and Mr. Ian Jorgensen visually assessed the Property for *recognized environmental conditions*, including but not limited to, the presence of *hazardous substances, hazardous wastes, petroleum products, other wastes, underground storage tanks (USTs), aboveground storage tanks (ASTs), polychlorinated biphenyl (PCB)-containing equipment, or other potential Findings (i.e., any known or suspect environmental conditions)* for the Property.

WCG also performed a review of commercially available government records in an effort to identify *recognized environmental conditions* in connection with the Property. This records review addressed not only the Property, but also surrounding properties. The records review also included *reasonably ascertainable* historical data, which can be helpful in identifying the past uses of the Property and surrounding areas, as it may relate to the environmental condition of the Property.

Finally, WCG performed *interviews* with various government agencies and other parties with possible knowledge of the Property and surrounding properties in an effort to identify current and past uses of the Property and surrounding areas, as they may relate to the environmental condition of the Property.

ASTM E 1527-13 defines a *recognized environmental condition* as the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions are not *recognized environmental conditions*.

Based upon the assessments described in this *report*, this Phase I ESA has revealed no evidence of *recognized environmental conditions* (RECs) in connection with the Property, except for the following:

- The potential impacts to subsurface soil, groundwater and soil vapor associated with the historical use of the Eastern Parcel as a dry cleaner facility from between 1959 and 1963 to at least 1984.
- The potential impacts to subsurface soil, groundwater and soil vapor associated with the historical use of the Eastern Parcel as a printing facility from between 1908 and 1947 as well as 1963 and 1969.
- The potential impacts to subsurface soil, groundwater and soil vapor associated with the historic presence of three fuel tanks along the northern exterior of building on the Eastern Parcel.
- The potential impacts to subsurface soil, groundwater and soil vapor associated with the historical uses of the building on the Western Parcel that included a printing and a paint spraying operation.
- The potential impacts to subsurface soil, groundwater and soil vapor associated with the historical use of the eastern adjoining property as a filling station from at least 1947 to sometime between 1978 and 1981.

Based upon the assessments described in this *report*, this Phase I ESA has revealed no evidence of *historical recognized environmental conditions* (HRECs) in connection with the Property.

WCG examined the buildings on the Property for quantities of exposed, reasonably accessible suspect asbestos-containing materials (SACM). Based on our observations and information contained in a prior environmental report prepared by Midwest Environmental Consulting Services, Inc. (MEC) in March 24, 2014, WCG conducted an asbestos-containing material survey that included sampling and laboratory analyses of SACM. Based on our recent asbestos-containing material survey, various types of asbestos-containing materials

were identified with respect to buildings on each parcel. A summary of our procedures and findings are included under separate cover.

This Executive Summary provides a brief overview of the findings of this Phase I ESA. Although the Executive Summary is an integral part of the *report*, it does not substitute for reading the entire *report* or the appended or referenced documents to fully understand the findings and conclusions of this Phase I ESA.

**SOIL INVESTIGATION SUMMARY REPORT
932-946 AND 970 MADISON STREET BUILDING DEMOLITION
VILLAGE OF OAK PARK, ILLINOIS**

Prepared for:

**VILLAGE OF OAK PARK, ILLINOIS
OAK PARK, ILLINOIS**

Prepared by:



**4044 North Lincoln Avenue
Chicago, Illinois 60618**

March 5, 2018

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**SOIL INVESTIGATION SUMMARY REPORT
932-946 AND 970 MADISON STREET BUILDING DEMOLITION
VILLAGE OF OAK PARK, ILLINOIS**

1.0 INTRODUCTION

Peterson Environmental, Ltd. (Peterson Environmental) was procured by the Village of Oak Park, Illinois (VOP) to conduct environmental engineering consulting-related construction oversight and soil disposal characterization for the VOP 932-946 Madison Street and 970 Madison Street building demolition project (Site). Figure 1, which is based on project utility demolition figure, depicts the locations of Site buildings and utilities which were scheduled for demolition as part of this VOP project. Peterson Environmental is of the understanding the Site is planned for re-development for multi-unit residential usage.

A Phase I environmental site assessment (Phase I ESA) was completed by Weaver Consultants Group (Weaver) for the property and the Weaver Phase I ESA report was issued to VOP on February 3, 2017. The Weaver Phase I ESA identified the following as Recognized Environmental Conditions for the Site:

- Potential impacts to subsurface soil, groundwater and soil vapor associated with the historical use of the Eastern Parcel as a dry cleaner facility from between 1959 and 1963 to at least 1984;
- Potential impacts to subsurface soil, groundwater and soil vapor associated with the historical use of the Eastern Parcel as a printing facility from between 1908 and 1947 as well as 1963 and 1969;
- Potential impacts to subsurface soil, groundwater and soil vapor associated with the historic presence of three fuel tanks along the northern exterior of building on the Eastern Parcel;
- Potential impacts to subsurface soil, groundwater and soil vapor associated with the historical uses of the building on the Western Parcel that included a printing and a paint spraying operation; and
- Potential impacts to subsurface soil, groundwater and soil vapor associated with the historical use of the eastern adjoining property as a filling station from at least 1947 to sometime between 1978 and 1981.

A Phase II investigation to fully evaluate all Phase I ESA RECs has not been completed to date. Soil excavated/removed in association with building and utility demolition was not planned for re-use as backfill and would require off-site disposal. The environmental oversight scope of work for which Peterson Environmental was procured by VOP included the following components:

- Inspection, including photo-ionization detector (PID) screening, of soil excavated/removed in association with demolition to determine whether the soil is uncontaminated and eligible for disposal at an Illinois Environmental Protection Agency (IEPA) clean construction or demolition debris (CCDD) facility or else if the soil is contaminated (non-hazardous or hazardous waste) and required disposal at a contaminated disposal facility (Sub-title D landfill, Sub-title C landfill, etc.);
- Collection of investigative soil samples at/near the locations of Phase I ESA RECs to evaluate subsurface soil for contaminants of concern (COCs) corresponding with the RECs; and
- Collection of landfill disposal characterization samples for soil determined to be contaminated to arrange for appropriate landfill disposal approval.

2.0 FIELD INVESTIGATION

2.1 Clinton Avenue Water Service Disconnection

Soil related demolition commenced on January 5, 2018 with disconnection of the water service line extending into the Clinton Avenue Right-of-Way (ROW) as shown on Figure 1. Utility and building demolition was completed by KLF Enterprises of Markham, Illinois (KLF) under contract with VOP. KLF disconnection included removal of hardscape at disconnection locations and soil excavation/removal to locate the water service lateral at/near the water main. Peterson Environmental completed continuous screening of removed soil and the trench work area using a Rae ppbRae 3000 PID which measures organic compounds in the parts per billion (ppb) range. No elevated PID readings were identified during the Clinton Avenue water disconnect trenching. Headspace PID screening was also performed whereby Peterson Environmental collected soil samples from varying depths within the disconnection trench and placed the soil in a zip-lock bag which was allowed to warm to room temperature within a running automobile and subsequently re-screened using the PID. Headspace PID readings for the Clinton Avenue disconnection trench were low ranging up to 400 parts per billion (ppb). Since the eastern adjoining property was identified as a REC on the basis of a former filling station (gasoline) Peterson Environmental collected one soil sample (S-Clinton Water-01) from a depth of approximately 4 to 4.5 feet below grade and submitted the sample for laboratory analysis for volatile organic compounds (VOCs) and RCRA metals. IEPA gasoline indicator parameters include BTEX and MTBE (both VOC compounds) but Peterson Environmental requested full VOC analysis on the basis that the on-site sewer and water utility trenches could serve as migration pathways for any contamination associated with the Phase I ESA reported former on-Site dry cleaner operation. The investigative soil sample laboratory analytical results identified tetrachloroethene (PCE) at a concentration of 13 milligrams per kilogram (mg/kg) and trichloroethene (TCE) at concentration of 0.012 mg/kg. This sample PCE result of 13 mg/kg exceeds the most stringent IEPA Tiered Approach to Remediation Objectives (TACO) Soil Remediation

Objective (SRO) and CCDD Maximum Allowable Concentration (MAC) of 0.06 mg/kg. The sample TCE result of 0.012 mg/kg is below the most stringent IEPA TACO SRO/CCDD MAC of 0.06 mg/kg. S-Clinton Water-01 analytical results and corresponding SROs/MACs are presented in Table 1. No elevated gasoline indicator parameters were found for investigative sample S-Clinton Water-01 which indicated that the PCE/TCE contamination source was likely unrelated to the eastern adjoining former gasoline filling station operation.

Soil excavated from the Clinton Avenue water disconnect trench was stockpiled on the 932-946 Madison Street parcel north of the buildings and covered with 6 mil polyethylene sheeting anchored in place. KLF backfilled the trench with imported CA-06 compacted in place with a mechanized plate compactor.

2.2 932-946 Madison Street Test Pit Investigation

On January 16, 2018 KLF, under the direction/supervision of Peterson Environmental excavated three test pits immediately north of the 932-946 Madison Street building for the purpose of environmental inspection and investigative soil sampling. The approximate locations of the three test pits are shown on Figure 1. Test pits were completed within 2 to 5 feet north of the north exterior building wall. The purpose of the test pits was as follows:

1. Determine if the PCE/TCE contamination found in the Clinton Avenue water service disconnect trench investigative sample was related to the former dry cleaner operation located at 942 Madison Street; and'
2. Confirm whether soil planned for removal in relation to the on-site east-west oriented sewer demolition was contaminated with dry cleaner-related solvents (PCE/TCE, etc.).

Test Pit #1

Test Pit #1 was completed immediately north of 942 Madison Street which is location of former dry cleaner operation described in the Phase I ESA. Test Pit #1 was excavated to a depth of approximately 5-1/2 feet below grade. Peterson Environmental completed environmental field inspection of the exposed test pit subsurface soil including PID screening (both in field and 'headspace screening); visual and olfactory inspection of soil for evidence of contamination; and observation of soil types/stratigraphy. Asphalt, base aggregate and fill soil was observed to a depth of 2 feet below grade underlain by an approximate 2 foot thick layer of sand with clay; 6 inch clay seam; 1 foot layer of coarse sand and native clay soil. Peterson Environmental observed that the coarse sand layer had the highest PID reading (13,000 ppb headspace result) within Test Pit #1. Given the relative higher permeability of the coarse sand compared to the subjacent native clay

soil and superjacent tan sand with clay it is likely that the coarse sand could be serving as a contamination migration pathway.

Peterson Environmental collected soil sample S-TP#1-02 from the coarse sand within Test Pit #1 at a depth of approximately 4.5 to 5 feet below grade. S-TP#1-02 was analyzed for VOCs which are the COCs for the adjoining former dry cleaner operation REC. Soil sample S-TP#1-02 analytical results identified dry cleaner-related solvent contamination at concentrations exceeding corresponding IEPA TACO SROs and MACs. Specifically, soil sample S-TP#1-02 contained the following elevated VOC parameters:

- PCE at concentration of 93 mg/kg which exceeds residential ingestion SRO (12 mg/kg); residential inhalation SRO (11 mg/kg); soil component of Class I groundwater ingestion SRO (0.06 mg/kg); construction worker inhalation SRO (28 mg/kg) as well as the 0.06 mg/kg PCE MAC.
- TCE at concentration of 2.2 mg/kg which exceeds the soil component of Class I groundwater ingestion SRO (0.06 mg/kg) as well as the 0.06 mg/kg PCE MAC.

S-TP#1-02 analytical results and corresponding SROs/MACs are presented in Table 2.

The S-TP#1-02 soil sample PCE result of 93 mg/kg is above the 14 mg/kg threshold at which the PCE contamination could exceed the 0.7 milligrams per liter (mg/L) characteristic hazardous waste threshold. As such the S-TP#1-02 soil sample was analyzed for TCLP VOCs and the TCLP PCE result was 0.34 mg/L which is below the 0.7 mg/L characteristic hazardous threshold.

Test Pit #2

Test Pit #2 was located near the northwest corner of the 932-946 Madison Street building as shown in Figure 1. Subsurface soil stratigraphy for Test Pit #2 was generally similar to Test Pit #1 with the exception that the coarse sand layer was located at a relative higher elevation of 3 to 4 feet below grade. PID readings at the time of the soil excavation were not elevated although that is likely related to very low temperatures (below 20 degrees Fahrenheit) at the time of the test pit excavation. Peterson Environmental did not observe any visual or olfactory evidence of contamination during Test Pit #2 excavation. Peterson Environmental collected a sample of the coarse sand from 3-4 feet below grade at Test Pit #2 (S-TP#2-03) and submitted for laboratory analysis for VOCs. The headspace PID reading for the Test Pit #2 coarse sand was 600 ppb. Soil sample S-TP#2-03 VOC analytical results were all below laboratory detection limits (i.e. "non-detect/(ND)") with the exception of PCE and toluene which were reported at concentrations of 0.034 mg/kg and 0.0038 mg/kg, respectively. These PCE and toluene results are below the most conservative corresponding TACO SROs and

MACs. S-TP#2-03 analytical results and corresponding SROs/MACs are presented in Table 2.

Test Pit #3

Test Pit #3 was located near the northeast corner of the 932-946 Madison Street building as shown in Figure 1. Subsurface soil stratigraphy for Test Pit #3 was generally similar to Test Pit #1 and Test Pit #2 with the exception that the coarse sand layer was located at relative deeper depth interval of 4 to 6 feet below grade. PID readings at the time of the soil excavation were not elevated although that is likely related to very low temperatures at the time of the test pit excavation. Peterson Environmental did not observe any visual or olfactory evidence of contamination during Test Pit #3 excavation. Peterson Environmental collected a sample of the coarse sand from approximately 4.25 to 4.75 feet below grade at Test Pit #3 (S-TP#3-06) and submitted for laboratory analysis for VOCs. The headspace PID reading for the Test Pit #3 coarse sand was 16,000 ppb. Soil sample S-TP#3-06 VOC analytical results were all below laboratory detection limits (i.e. "non-detect/(ND)") with the exception of PCE and TCE which were reported at concentrations of 0.065 mg/kg and 0.093 mg/kg, respectively. These PCE and TCE results exceed the soil component of Class I groundwater ingestion SRO (0.06 mg/kg) and CCDD MACs (0.06 mg/kg) applicable to both PCE and TCE. S-TP#3-06 analytical results and corresponding SROs/MACs are presented in Table 2.

Since the highest concentration of PCE and TCE was located in the Test Pit #1 soil sample immediately adjacent to the former dry cleaner operation at 942 Madison Street it is Peterson Environmental's opinion that it is reasonable to conclude that the PCE/TCE contamination is a result of past release of solvents associated with the former dry cleaner operation. In accordance with Federal and Illinois regulations soil containing PCE, TCE or other solvents resulting from a release of dry cleaner solvents is considered as an F-listed hazardous waste upon excavation/"generation". A "Contained-In-Determination" can be sought from IEPA through which IEPA would re-classify the F-listed hazardous waste to a Special Waste. Dry cleaner solvent impacted soil eligible for an IEPA "Contained-In-Determination" re-classification includes soil contaminated at levels below the corresponding Federal characteristic hazardous thresholds and Land Disposal Restrictions (LDRs). IEPA requires a full delineation of solvent impacted soil within the planned soil excavation/soil removal area as a condition of issuance of a "Contained-In-Determination" letter.

Investigative soil sample S-TP#3-06 contained PCE and TCE contaminated soil at concentrations which meet IEPA criteria for re-classification as a Special Waste via a "Contained-In Determination". As such and in order to facilitate future disposal of this soil as a Special Waste S-TP#3-06 was analyzed for other parameters necessary for profiling of this Special Waste soil into a sub-title D landfill.

2.3 970 West Madison Test Pit Investigation

As described above the test pit investigation for 932-946 Madison Street did not delineate the western limit of PCE/TCE impacted soil. The demolition scope of work for 970 West Madison Street included removal of building foundations/footings. Building foundation/footing demolition included off-site disposal of all soil removed to facilitate the foundation/footing demolition. No soil removed as part of demolition was planned for re-use as backfill. VOP requested that Peterson Environmental complete a test pit investigation at 970 West Madison Street for the purpose of determining if the PCE/TCE impacted soil extended further west into 970 West Madison Street building foundation locations planned for removal. On January 25, 2018 KLF, under the direction/supervision of Peterson Environmental excavated four test pits (Test Pit #4 through Test Pit #7) at 970 West Madison Street to facilitate environmental inspection and sampling of subsurface soil.

Test Pit #4

Test Pit #4 was located on the northeast portion of 970 West Madison Street as shown in Figure 1. Test Pit #4 was originally planned for immediately adjacent to the northeast corner of the 970 Madison Street building but was offset further west due to stockpiled demolition material obstructing the planned test pit location at the time of the investigation. Test Pit #4 was excavated to a depth of approximately 4 feet below grade. Concrete slab, base aggregate and fill soil was observed to a depth of 30 inches below grade underlain by clayey sand to approximately 44 inches below grade and sand and gravel to bottom of test pit depth at 48 inches below grade. Peterson Environmental did not observe any visual or olfactory evidence of contamination within the Test Pit #4 subsurface soil. Since the highest PCE/TCE concentrations were within Test Pit #1 soil sample collected from deeper than 4 feet below grade Peterson Environmental collected an investigative soil sample from the deepest depth of soil at Test Pit #4 which would be expected to be removed in relation to the foundation/footing demolition. Test Pit #4 was completed immediately adjacent to the north building wall and revealed the adjoining footing depth to be 43 inches below the top of building concrete slab. Based on this footing depth Peterson Environmental collected soil sample S-TP#4-08 from depth of 3 to 4 feet below grade and submitted for laboratory VOC analysis. S-TP#4-08 PCE, TCE and all other dry cleaner related solvents were ND. S-TP#4-08 contained toluene at a 0.0063 mg/kg which is well below the most conservative TACO SRO and CCDD MAC. S-TP#4-08 analytical results and corresponding SROs/MACs are presented in Table 3. The head space PID reading for S-TP#4-08 was 4,800 ppb. Based on this result the dry cleaner solvent migration is delineated to the northwest of the source location at 942 Madison Street.

Test Pit #5

Test Pit #5 was located due west of the three test pits completed at 932-946 Madison Street and was located immediately adjacent to the eastern building wall/foundation. Following breaking and removal of the overlying concrete slab Test Pit #5 was excavated to a depth of 4 feet below grade. Concrete slab, base aggregate and fill soil was observed to a depth of approximately 2 feet below grade underlain by silty sand to the bottom of test pit depth at 4 feet below grade. Peterson Environmental did not observe any visual or olfactory evidence of contamination within the Test Pit #5 subsurface soil. Since the highest PCE/TCE concentrations were within Test Pit #1 soil sample collected from deeper than 4 feet below grade Peterson Environmental collected an investigative soil sample from the deepest depth of soil at Test Pit #4 which would be expected to be removed in relation to the foundation/footing demolition. Since Test Pit #5 was completed immediately adjacent to the east building wall the test pit revealed the adjoining footing depth to be approximately 36 inches below the top of building concrete slab. Based on this footing depth Peterson Environmental collected soil sample S-TP#5-09 from depth of 3 to 4 feet below grade and submitted for laboratory VOC analysis. S-TP#5-09 VOC results were all ND with the exception of PCE which was reported at a concentration of 0.016 mg/kg. This S-TP#5-09 PCE concentration is below the most conservative TACO SRO and CCDD MAC for PCE. S-TP#5-09 analytical results and corresponding SROs/MACs are presented in Table 3. The head space PID reading for S-TP#5-09 was 7,000 ppb. Despite the very low magnitude of PCE impact the detected PCE is likely related to migration of dry cleaner solvent from 942 Madison Street and, as such, soil removed from at/near TP #5 would be considered an F-listed hazardous waste.

Test Pit #6

Test Pit #6 was located immediately adjacent to the eastern building wall/foundation at the southeast corner of the 970 Madison Street building. Following breaking and removal of the overlying concrete slab Test Pit #6 was excavated to a depth of 4 feet below grade. Concrete slab, base aggregate and fill soil was observed to a depth of approximately 1 foot below grade underlain by silty sand to approximately 3 feet below grade followed by clayey sand with gravel to the bottom of the test pit at 4 feet below grade. Peterson Environmental did not observe any visual or olfactory evidence of contamination within the Test Pit #6 subsurface soil. As with TP-4 and TP-5 Peterson Environmental collected an investigative soil sample from the deepest depth of soil at Test Pit #6 which would be expected to be removed in relation to the foundation/footing demolition. Since Test Pit #6 was completed immediately adjacent to the east building wall the test pit revealed the adjoining footing depth to be approximately 46 inches below the top of building concrete slab. Based on this footing depth Peterson Environmental collected soil sample S-TP#6-10 from depth of 3 to 4 feet below grade and submitted for

laboratory VOC analysis. S-TP#6-10 VOC results were all ND with the exception of PCE which was reported at a concentration of 0.012 mg/kg. This S-TP#6-10 PCE concentration is below the most conservative TACO SRO and CCDD MAC for PCE. S-TP#6-10 analytical results and corresponding SROs/MACs are presented in Table 3. The head space PID reading for S-TP#6-10 was 1,800 ppb. Despite the very low magnitude of PCE impact the PCE is likely related to migration of dry cleaner solvent from 942 Madison Street and, as such, soil removed from at/near TP #6 would be considered an F-listed hazardous waste.

Test Pit #7

Test Pit #7 was located approximately 25 feet due west of Test Pit #5 and was completed to try to find the westerly limit of PCE/solvent impacted soil at 970 West Madison Street. Following breaking and removal of the overlying concrete slab Test Pit #6 was excavated to a depth of 4 feet below grade. Concrete slab, base aggregate and fill soil was observed to a depth of approximately 18 inches below grade underlain by fine sand to approximately 30 inches feet below grade followed by coarse sand and gravel to the bottom of the test pit. Peterson Environmental did not observe any visual or olfactory evidence of contamination within the Test Pit #7 subsurface soil. Peterson Environmental collected an investigative soil sample from 3-4 feet below grade (S-TP#7-11) which is the same depth interval sampled in Test Pit #5 to the east. . S-TP#7-11 VOC results were all ND with the exception of PCE which was reported at a concentration of 0.012 mg/kg. This S-TP#7-11 PCE concentration is below the most conservative TACO SRO and CCDD MAC for PCE. S-TP#7-11 analytical results and corresponding SROs/MACs are presented in Table 3. The head space PID reading for S-TP#7-11 was 6,000 ppb. Despite the very low magnitude of PCE impact the PCE is likely related to migration of dry cleaner solvent from 942 Madison Street and, as such, soil removed from at/near TP #7 would be considered an F-listed hazardous waste.

Based on the Test Pit #7 investigative soil sample results the western limit of dry cleaner solvent contamination migration has not been determined. Given the very low concentration of PCE in the Test Pit #7 Peterson Environmental concludes that it is likely that the solvent contamination does not extend all the way to the western 970 Madison Street property line.

3.0 CONCLUSIONS

Based on the above-detailed utility disconnection and test pit inspection findings and investigative soil sample results Peterson Environmental concludes the following:

1. The highest concentrations of PCE and TCE were found within Test Pit #1 which is located immediately north of the former dry cleaner at 942 Madison Street.

Based on this finding Peterson Environmental concludes that the subsurface soil PCE/TCE impact found at 932-946 Madison Street and 970 Madison Street is likely the result of past release(s) of dry cleaner solvent and subsequent subsurface migration of the solvent release within more permeable soil layers.

2. The coarse sand found in Test Pits #1 through #3 appear to be a migration pathway for the PCE/TCE contamination to the east towards Clinton Avenue.
3. The relative higher PCE concentration of 13 mg/kg reported for the Clinton Avenue water service disconnection trench may be the result of solvent contamination accumulation where the high permeability sand trench backfill was discontinued at the water main.
4. The solvent impacted soil is delineated by Test Pit #4/S-TP#4-08 to the northwest but is not delineated to date in any other direction.
5. Test Pit #1 investigative soil sample PCE concentration of 93 mg/kg exceeds the PCE land disposal restriction (LDR) of 60 mg/kg and, as such, cannot be reclassified as a Special Waste via a "Contained-In Determination". Soil at and in the vicinity of Test Pit #1 if excavated must be disposed of off-site as a hazardous waste.

4.0 RECOMMENDATIONS

4.1 Additional Investigation

Peterson Environmental recommends that a "Contained-In Determination" investigation be completed to facilitate IEPA issuance of a "Contained-In Determination" letter reclassifying the solvent impacted/F-listed hazardous waste to a Special Waste which can be disposed of at a Sub-Title D landfill such as Waste Management Laraway landfill. In order to issue a "Contained-In Determination" letter IEPA will require a full delineation of solvent impacted soil within project areas where soil is planned for removal/off-site disposal. Results of the "Contained-In Determination" investigation could subsequently be used as part of a more extensive site-wide Phase II site investigation and remedial design. A component of this "Contained-In Determination" investigation should be further delineation of PCE impacted soil in the vicinity of Test Pit #1/former dry cleaning operation location to determine the limits of soil containing PCE above the 60 mg/kg LDR which must be disposed of off-site as a hazardous waste.

Peterson Environmental understands that the property is currently planned for re-development as residential townhomes. Based on this planned usage Peterson Environmental recommends that indoor and outdoor vapor migration exposure pathways be evaluated prior to finalization of development construction plans. If indoor vapor exposure is determined to be an issue a potential solution would be installation of a vapor mitigation system at the time of new building construction. Installation of a vapor mitigation system as part of the new building construction will be much less expensive than retrofit installation of a vapor mitigation system within the constructed building

4.2 Construction Worker Health and Safety

Analytical results indicate an exceedance of the TACO Tier 1 construction worker inhalation exposure route SRO for PCE at Test Pit #1. Additionally there is the possibility that PCE contaminated soil exceeding the Federal characteristic hazardous threshold (i.e. hazardous PCE soils) are present within subsurface soils closer to the former dry cleaning plant location at 942 Madison Street. Personnel in contact with such hazardous waste soil should be OSHA HAZWOPER trained. The full extent of PCE contamination exceeding the construction worker inhalation SRO has not been determined. The contractor should prepare an OSHA compliant health and safety plan which addresses handling of soil contaminated with PCE above the PCE LDR and construction worker inhalation SRO.



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

708.383.6400
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village@oak-park.us
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Members of the Plan Commission
Village of Oak Park

February 23, 2018

Dear Members of the Plan Commission:

I reviewed the proposed development at 932-958 Madison Street with the developer, Lexington Homes. Pursuant to our meeting on February 22, 2018, I have determined that the development will not have a negative impact on the Police Department.

Thank you,

Anthony Ambrose
Chief of Police, Village of Oak Park



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

708.383.6400
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www.oak-park.us

Members of the Plan Commission
Village of Oak Park

February 23, 2018

Dear Members of the Plan Commission:

I reviewed the proposed development at 932-958 Madison Street with the developer, Lexington Homes. Pursuant to our meeting on February 22, 2018, I have determined that the development will not have a negative impact on the Fire Department.

Thank you,

Thomas Ebsen
Fire Chief, Village of Oak Park

LexingtonHomes

March 1, 2018

Ms. Tammie Grossman
Director, Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL. 60302

**RE: 932-958 Madison Street
Lexington Avenue Development
Market Study**

Dear Tammie,

As part of our investigation and due diligence in preparation of our bid in the Village of Oak Park's Request for Proposal (RFP) process we investigated the market for townhomes in the Village of Oak Park.

Our research confirmed our feeling that there is a strong demand for new townhomes in the Village of Oak Park. In August of 2017 we conducted a detailed investigation of historical townhome transactions in Oak Park. All of these transactions took place within 12 months of the study. While the study is 6 months old, the market has only improved since this time. The economy and the real estate market have remained strong. We believe that residential prices in the area have only risen since.

We have reviewed the "Homes for a Changing Region" report as prepared by the Chicago Metropolitan Agency for Planning (CMAP). This report reinforces our thoughts regarding the desirability of Oak Park and touches on the need for new owner-occupied townhome units in the Village. Our proposed 21 unit townhome development provides for the elimination of outdated, underutilized and underperforming commercial and institutional buildings in an existing TIF district. We propose redevelopment with new, attractive, townhome units in the Madison Avenue corridor.

We understand the market and we understand our product. We have built these proposed units, while modifying and improving them slightly over the years, for the last 10 years in the City of Chicago. These homes will live like single family homes while providing the appropriate street scape and a complementary use to the Madison Street corridor. .

If you should have any questions or concerns please feel free to contact me at 773 457 8563 or via email at jagenlian@lexingtonchicago.com

Thank you,



John Agenlian
Vice President of Land Development
Lexington Homes LLC

LEXINGTON® OAK PARK RESERVE

Oak Park Townhome Price Feasibility Study 8-10-17

This is the projected pricing for the townhome units being planned for the site at Madison and Home Ave.

Unit	Sq Ft	Price
410	2217	\$455,000
420	2507	\$500,000

Both homes will have a very high level of interior finishes, 2-car garages and roof decks. This is similar to other like product developed in Oak Park over the last few years.

Below is a table of all townhomes sold in Oak Park over the last twelve (12) months, \$400,000 and up. The sales prices are consistently strong, even on older product.

Address	Year Built	Price
325 Oak Park Ave	1975	\$405,000
325 Oak Park Ave	1975	\$410,500
255 South Blvd	2004	\$421,000
101 Euclid Ave	2002	\$423,000
641 Maple Ave	2002	\$425,000
107 Euclid Ave	2000	\$425,000
225 Kenilworth Ave	1974	\$425,500
235 Marion St	1991	\$460,000
421 Chestnut Ln	2004	\$440,000
1022 Alexander Ln	2006	\$469,900
101 Euclid Ave	2003	\$520,000
111 Home Ave	2014	\$525,000
111 Home Ave	2013	\$535,000
111 Home Ave	2015	\$537,500
204 Harrison St	2017	\$539,900
206 Harrison St	2017	\$539,900
330 Pennsylvania Way	2015	\$544,200
318 Pennsylvania Way	2015	\$544,750
111 Home Ave	2014	\$549,000
1025 Walnut Way	2015	\$549,900
1020 Cedar Ct	2015	\$549,900

Address	Year Built	Price
202 Harrison St	2017	\$549,900
208 Harrison St	2017	\$549,900
101 Euclid Ave	2003	\$550,000
319 Chestnut Ln	2015	\$554,900
1022 Cedar Ct	2017	\$554,900
113 Euclid Ave	1999	\$559,900
101 Euclid Ave	2003	\$560,000
328 Pennsylvania Way	2015	\$564,900
320 Pennsylvania Ln	2015	\$569,900
325 Chestnut Ln	2015	\$576,100
1026 Cedar	2015	\$576,650
101 Euclid Ave	1999	\$576,850
322 Pennsylvania Way	2015	\$580,850
1027 Walnut Way	2015	\$582,550
1021 Walnut Way	2015	\$584,325
174 Marion St	2006	\$587,500
324 Pennsylvania Ln	2015	\$588,400
326 Pennsylvania Way	2015	\$592,900
101 Home Ave	2015	\$600,000
425 Chestnut Ln	2006	\$425,000
1021 Lincoln Trl	2006	\$422,500
414 Wisconsin Ave	1998	\$415,000

Oak Park Townhome Price Feasibility Study (Cont.)

Following are all townhomes sold in the last year for \$400,000 and over within a two (2) block radius of the site at Madison and Home.

Address			Year Built	Price
1016	Madison	St	2007	\$472,500
1018	Alexander	Ln	2007	\$460,000
1022	Alexander	Ln	2006	\$445,000
1024	Alexander	Ln	2006	\$460,000
320	Maple	Ave	1872	\$480,000

These numbers alone support the target pricing as well as a good pace of sales. In fact, they probably indicate a much higher potential retail, much like seen at the project recently completed near Washington and Harlem. If this was opening today, we'd be starting at pricing higher than what's currently projected.

Source of all information is Midwest Real Estate Data (MLS)



Contents

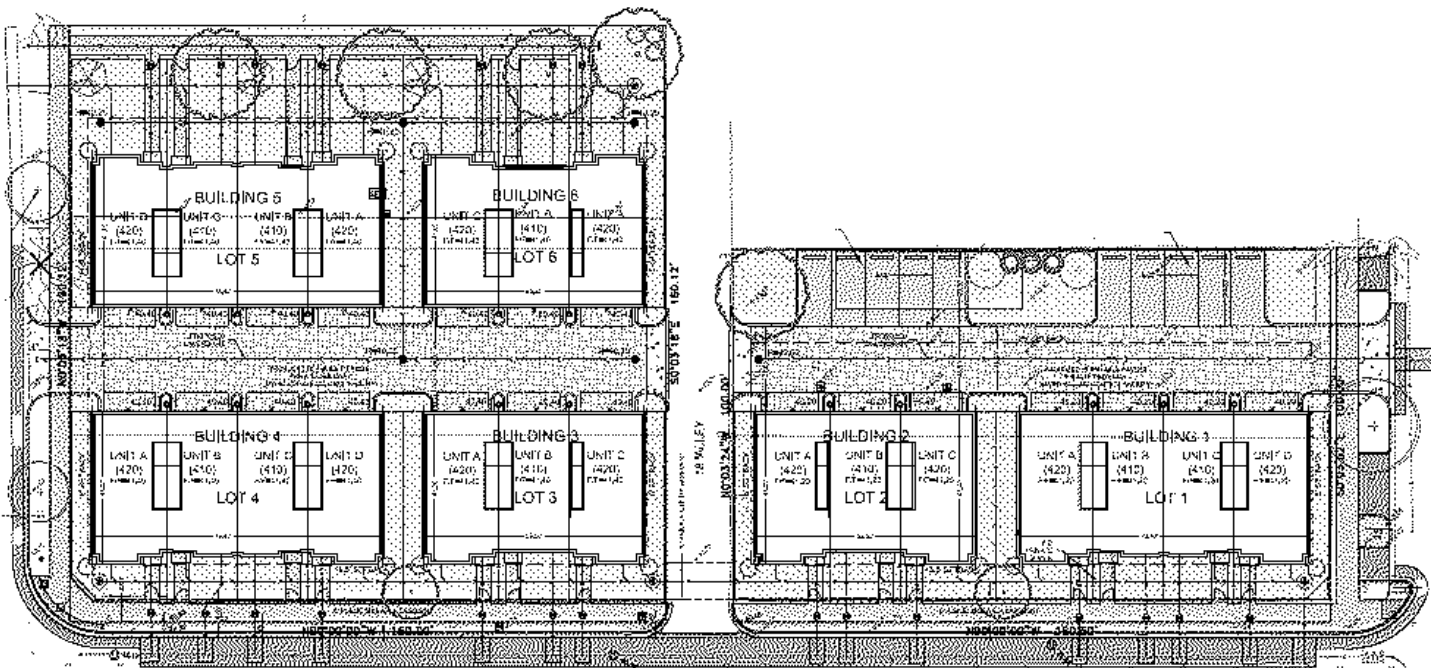
7a. Traffic Impact Study*

7b. Parking Impact Study*

Traffic Impact Study

Proposed Townhome Development

Oak Park, Illinois



Prepared For:

For over 40 years
LexingtonHomes

Prepared By:

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

August 30, 2017

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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 proposed townhome development to be located in Oak Park, Illinois. The site, which is currently occupied by the Oak Park Elementary School District 97 Administrative Building and a vacant commercial building, is located on the north side of Madison Street between Home Avenue and Clinton Avenue. As proposed, the site will be redeveloped to provide 21 townhomes with access provided off Home Avenue, Clinton Avenue, and the public alley that bisects 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.

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

The 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

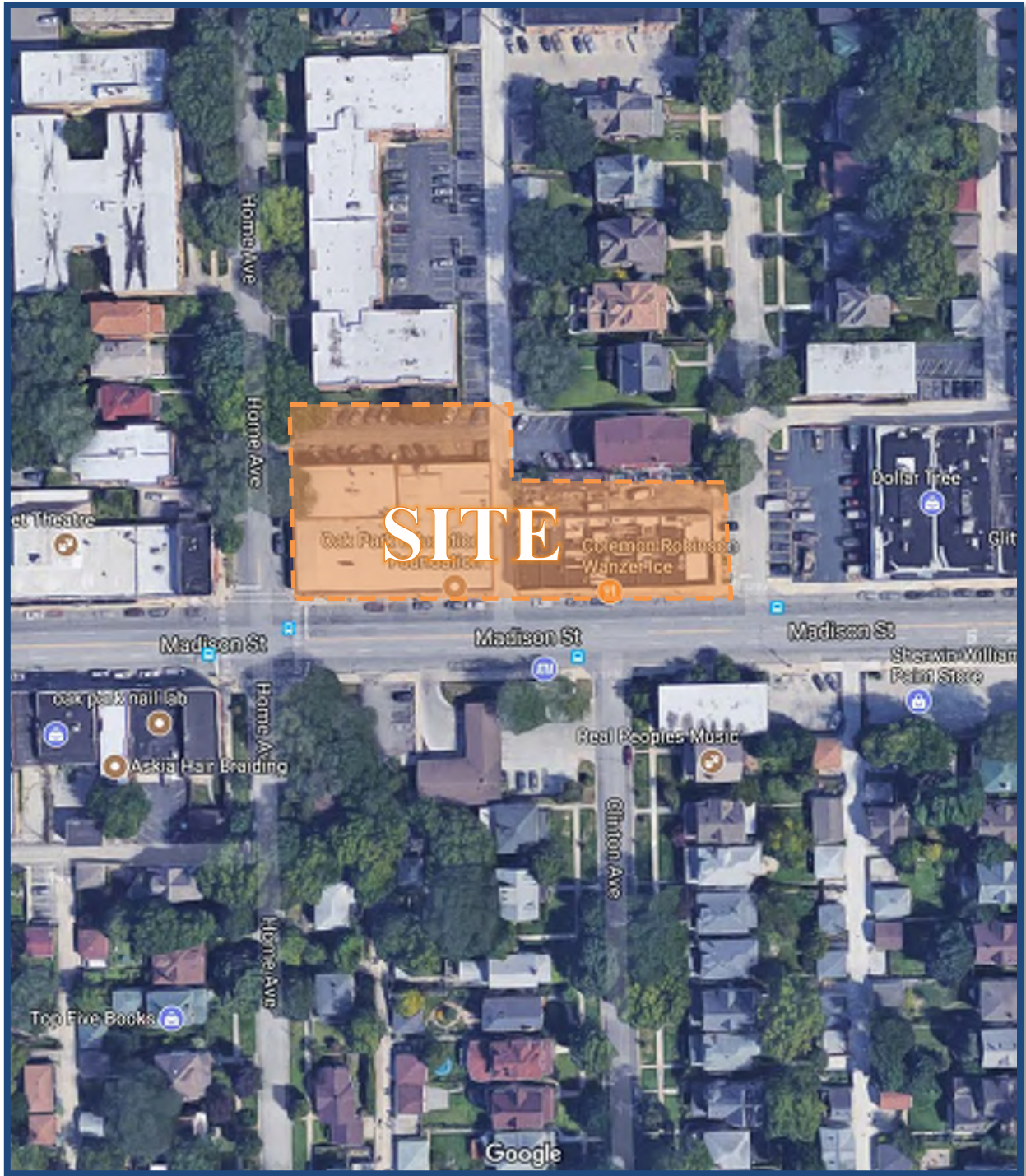
Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions - Analyze the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Projected Conditions – Analyze the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location

Figure 1



Aerial View of Site Location

Figure 2

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 the Oak Park Elementary School District 97 Administrative Building and a vacant commercial building, is located on the north side of Madison Street between Home Avenue and Clinton Avenue. Land uses in the vicinity of the site are primarily mixed residential and commercial in all directions and include Dollar Tree to the east, Chase Bank to the south, Sears Pharmacy and White Lotus Chiropractic of Oak Park to the southwest, and Immediate Care of Oak Park to the west.

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 that in the vicinity of the sites provides two through lanes in each direction. At its signalized intersection with Home Avenue, Madison Street provides a shared left-turn/through lane and a shared through/right turn lane, a high visibility crosswalk, and pedestrian countdown signals on both approaches. At its unsignalized intersection with the south leg of Clinton Avenue, Madison Street provides an exclusive through lane and a shared through/right-turn lane on the eastbound approach and a shared left-turn/through lane and an exclusive through lane on the westbound approach. At its unsignalized intersection with the north leg of Clinton Avenue, Madison Street provides a shared left-turn/through lane and an exclusive through lane on the eastbound approach and an exclusive through lane and a shared through/right-turn lane on the westbound approach. At its unsignalized intersection with the public alley, Madison Street provides a shared left-turn/through lane and an exclusive through lane on the eastbound approach and an exclusive through lane and a shared through/right-turn lane on the westbound approach. Parking along the north and south sides of Madison Street is generally restricted to two-hour parking between 9:00 AM and 5:00 PM on Monday through Saturday with the exception of the north side of Madison Street between Home Avenue and the public alley, which is restricted to four-hour parking between 9:00 AM and 5:00 PM. on Monday through Saturday. Madison Street is under the jurisdiction of the Village of Oak Park, carries an annual average daily traffic (AADT) volume of 14,700 vehicles (IDOT AADT 2014), and has a posted speed limit of 30 miles per hour.

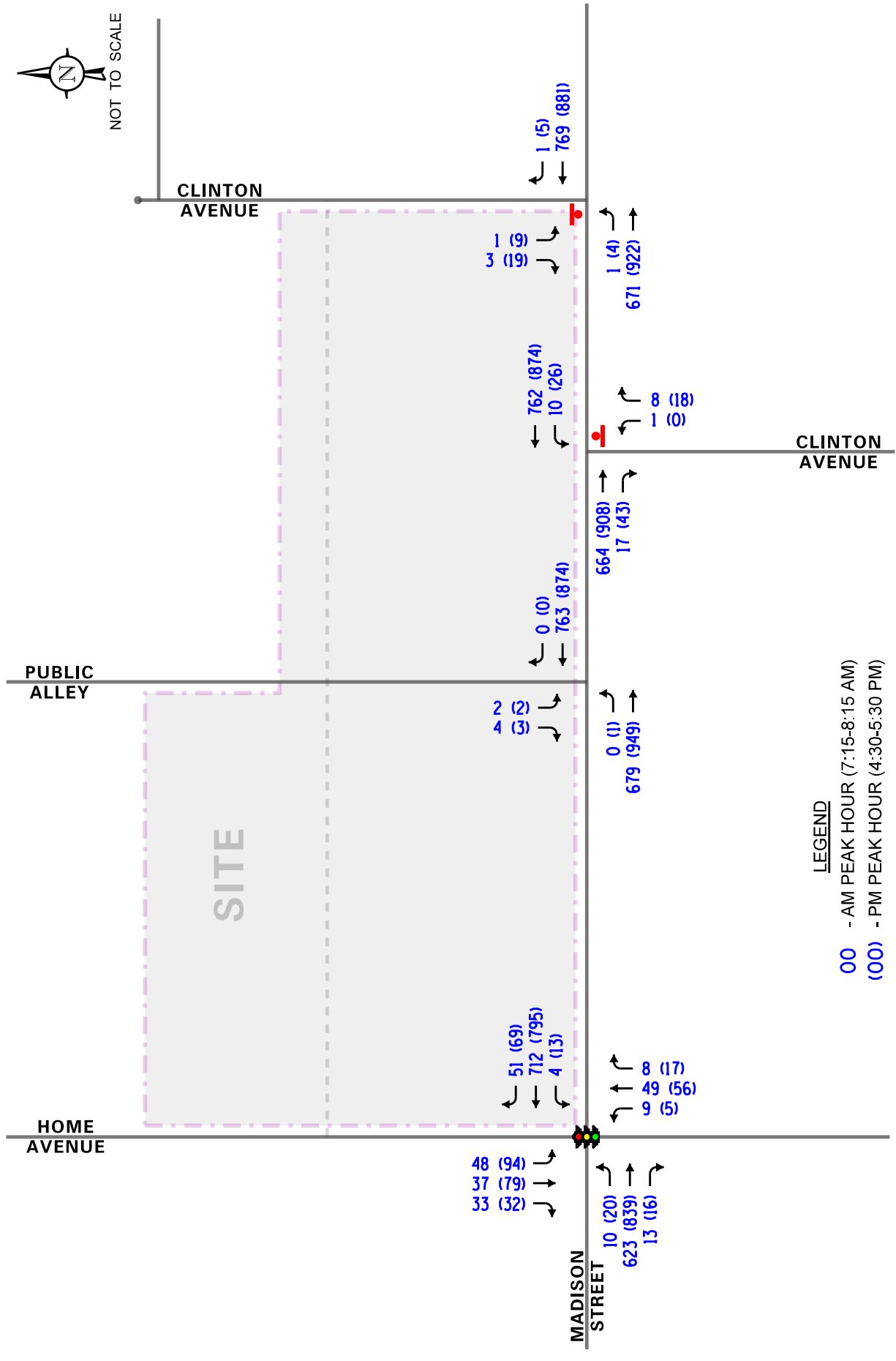
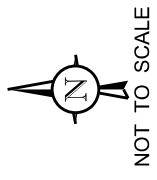
Home Avenue is a north-south local roadway that in the vicinity of the site provides one through lane in each direction. At its signalized intersection with Madison Street, Home Avenue provides a shared left-turn/through/right-turn lane on both approaches. The north leg of the intersection provides a standard style crosswalk, the south leg of the intersection provides a high visibility crosswalk, and both legs of the intersection provide pedestrian countdown signals. Parking is permitted on both sides of Home Avenue south of Madison Street. North of Madison Street along the site frontage, parking is restricted to four-hour parking from 10:00 AM to 6:00 PM on Monday through Friday. North of the site and on the east side of the roadway, parking is restricted to four-hour parking from 10:00 AM to 6:00 PM on Monday through Friday and on the west side of Home Avenue north of Madison Street parking is restricted to two-hour parking between 8:00 AM and 6:00 PM on Monday through Friday. Both sides of the roadway north of Madison Street have overnight permit parking. Home Avenue is under the jurisdiction of the Village of Oak Park and has a posted speed limit of 25 miles per hour.

Clinton Avenue is a north-south local roadway that has an offset intersection with Madison Street with the south leg located 285 feet east of Home Avenue and the north leg located 400 feet east of Home Avenue. The south leg of Clinton Avenue extends south from Madison Street to its terminus at Harrison Street and the north leg of Clinton Avenue extends north from Madison Street approximately 175 feet to its terminus at the east-west public alley. At its unsignalized intersection with Madison Street, both legs of Clinton Avenue provide a shared left/right-turn lane under stop-sign control and a high visibility crosswalk. Parking is permitted on both sides of the roadway south of Madison Street. North of Madison Street, parking on the east side of Clinton Avenue is for use by patrons of Dollar Tree and parking on the west side of the roadway is restricted to two-hour parking between 8:00 AM and 5:00 PM on Monday through Saturday and has overnight permit parking. Clinton Avenue is under the jurisdiction of the Village of Oak Park and has a posted speed limit of 25 miles per hour.

Public Alley is a north-south residential alley that extends north from Madison Street to its terminus at Randolph Street and serves the residential developments along Home Avenue and Clinton Avenue. This alley is approximately 17 feet wide, which can accommodate two-way traffic. At its unsignalized intersection with Madison Street, the public alley provides a shared left-turn/right-turn lane.

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, August 1, 2017 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 intersections of Madison Street with Home Avenue, Madison Street with Clinton Avenue and Madison Street with the public alley. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M. and the evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M. **Figure 4** illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.



Townhome Development
Oak Park, Illinois

Existing Traffic Volumes



Job No: 17-181 Figure: 4

Crash Analysis

KLOA, Inc. obtained crash data for the past five years (2010 to 2014) for the intersection of Madison Street with Home Avenue (including accidents up to 250 feet from the intersection). **Tables 1** summarizes the crash data for the intersection and roadway segment, respectively. A review of the crash data indicated that there were no fatalities reported.

Table 1
MADISON STREET WITH HOME AVENUE – CRASH SUMMARY

Year	Type of Crash Frequency						Total
	Angle	Parked Vehicle	Rear End	Sideswipe	Turning	Other	
2010	-	1	3	-	3	-	7
2011	1	2	1	1	3	-	8
2012	1	3	3	1	-	-	8
2013	1	2	2	-	-	-	5
2014	-	3	2	1	3	1	10
Total	3	11	11	3	9	1	38
Average/Year	<1.0	2.2	2.2	<1.0	1.8	<1.0	7.6

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 21 townhome units. Access to the townhome units will be provided via a full movement access drive off Home Avenue and via a full movement access drive off Clinton Avenue. These access drives will provide one inbound lane and one outbound lane and outbound movements should be under stop-sign control. Additional access will be provided via a connection to the public alley that bisects the site. Each townhome will provide a two-car garage and a total of 10 guest parking spaces will be provided on-site. In addition, there are approximately 11 on-street parking spaces located on the north side of Madison Street along the site frontage that do not have a time restriction after 5:00 P.M. Monday through Saturday. A copy of the site plan depicting the proposed development and access is included in the Appendix.

Directional Distribution

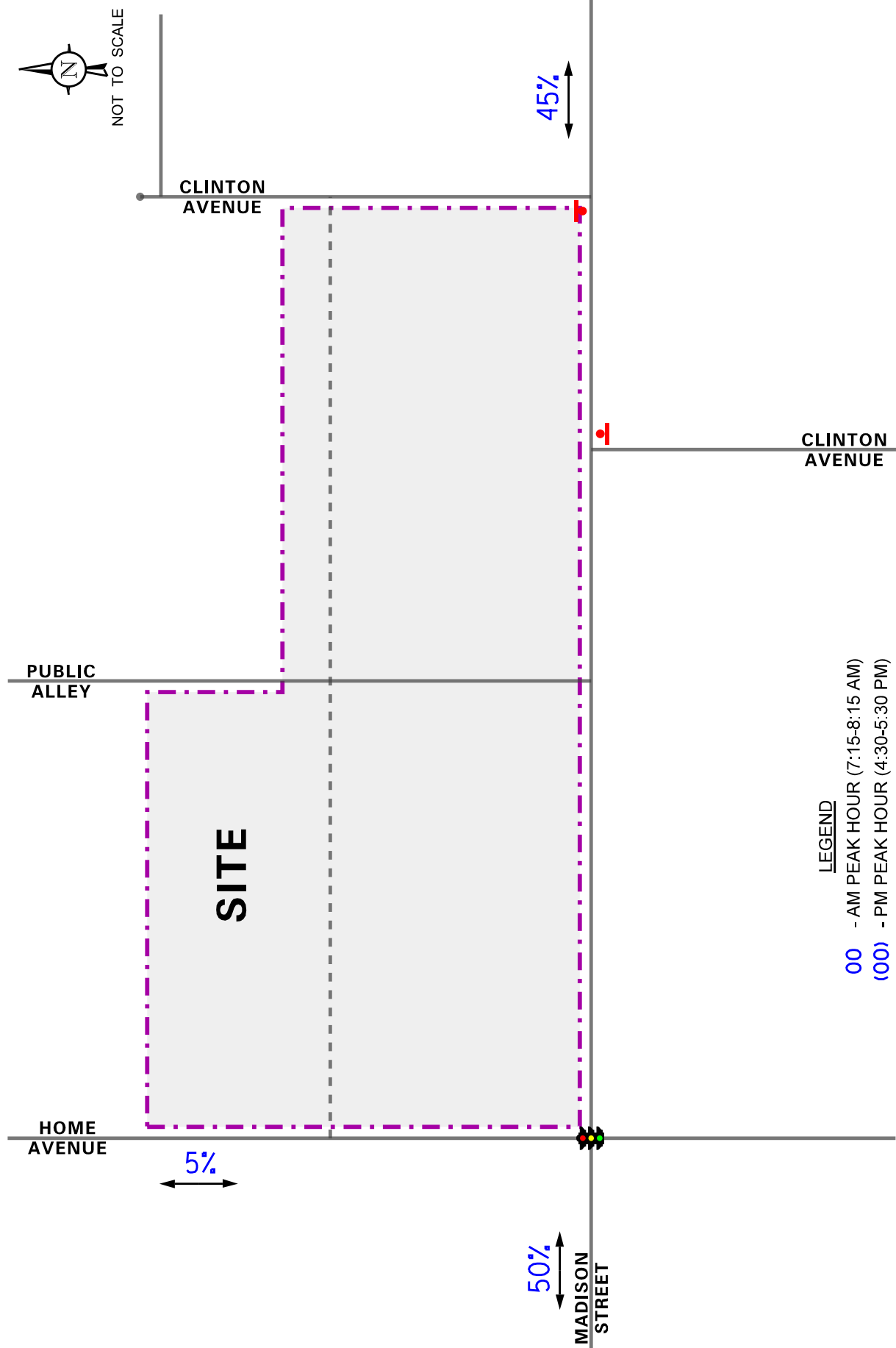
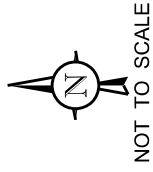
The directions from which residents of the townhome units will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.

Peak Hour Traffic Volumes

The number of peak hour vehicle trips estimated to be generated by the proposed development of 21 townhome units is based on vehicle trip generation rates contained in *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers (ITE). **Table 2** shows the site-generated traffic volumes for the proposed development.

Table 2
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	
230	Townhomes (21 Units)	3	12	15	9	8	17	166



Estimated Directional Distribution

Townhome Development
Oak Park, Illinois

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

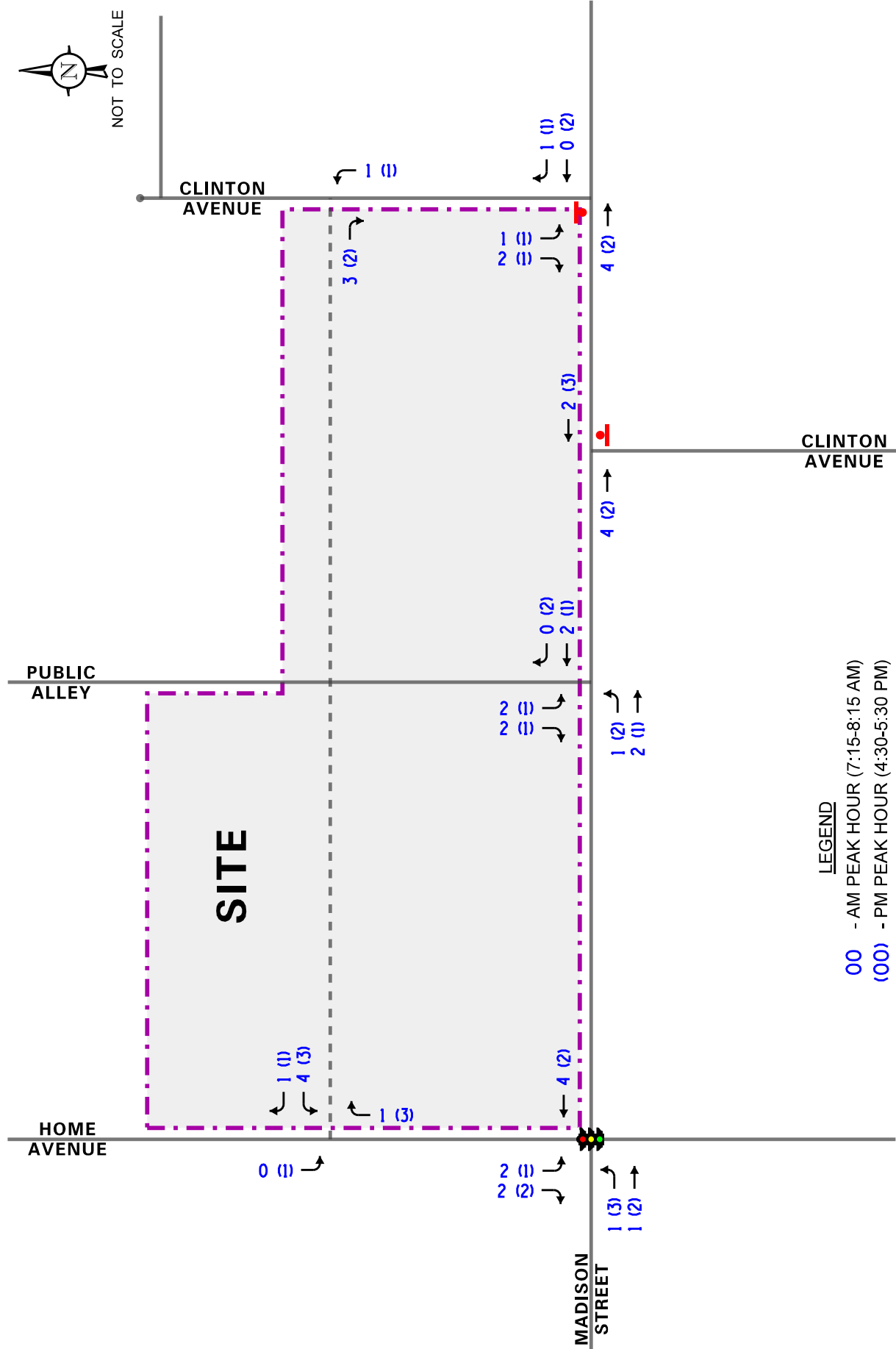
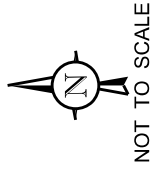
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment for the residential development is illustrated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

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated October 18, 2016 a total increase of approximately 10 percent (1.70 percent per year) for six years (buildout year plus five years) was applied to project Year 2023 conditions. A copy of the CMAP 2040 projections letter is included in the Appendix.

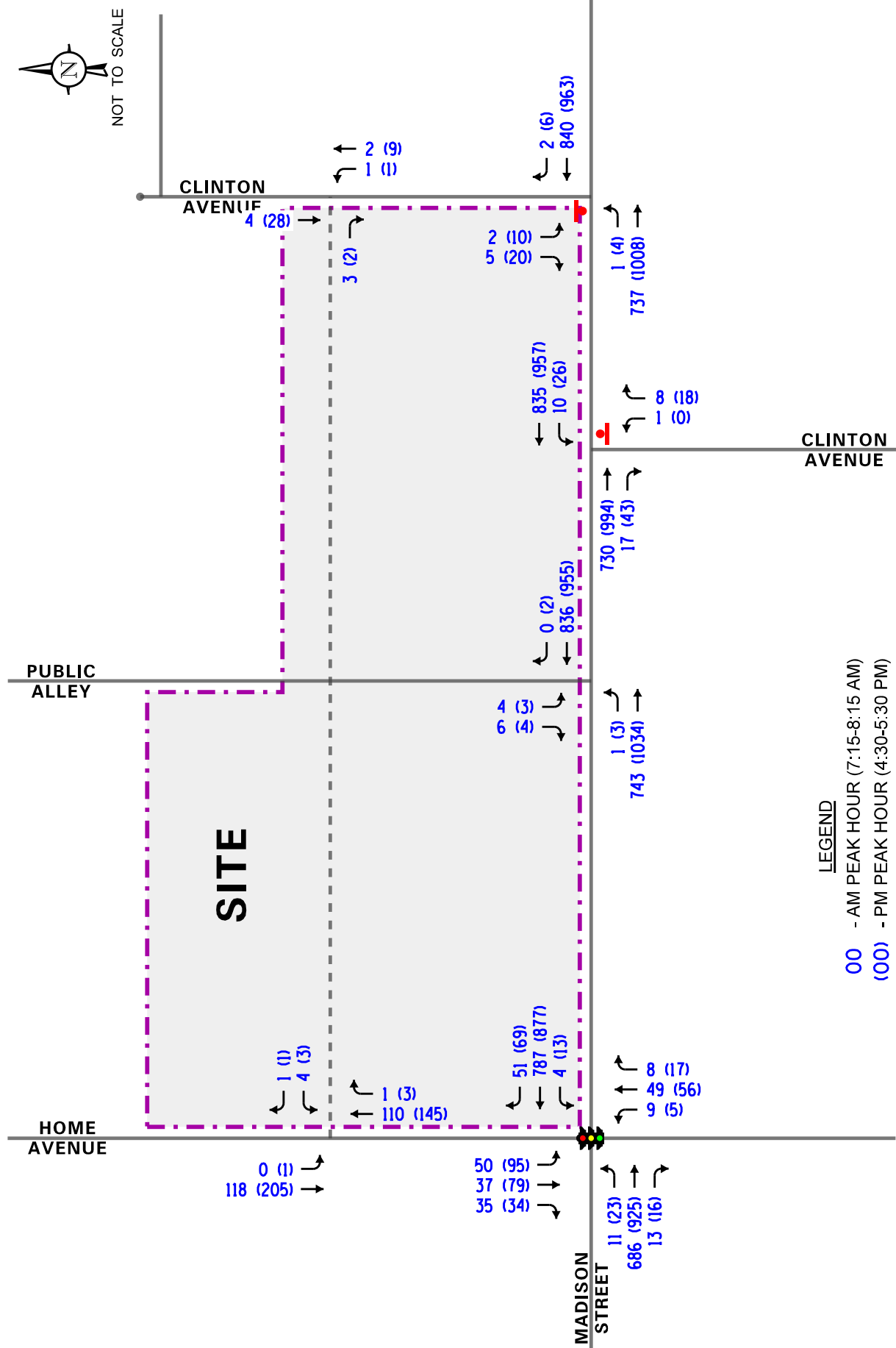
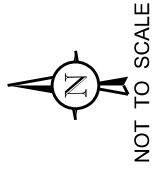
Total Projected Traffic Volumes

The development generated traffic was added to the existing traffic volumes accounting for background growth to determine the Year 2023 total projected traffic volumes, shown in **Figure 7**.



Estimated Site-Generated Traffic Volumes

Townhome Development
Oak Park, Illinois



Year 2023 Total Projected Traffic Volumes

Townhome Development
 Oak Park, Illinois

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 existing (Year 2017) and future projected (Year 2023) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and analyzed using the Synchro/SimTraffic 8 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 existing and Year 2023 total projected conditions are presented in **Tables 3** and **4**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Madison Street with Home Avenue¹				
• Overall	A	8.3	B	12.7
• Eastbound Approach	A	4.6	A	8.9
• Westbound Approach	A	4.8	A	8.8
• Northbound Approach	C	33.8	C	23.5
• Southbound Approach	D	36.7	D	41.5
Madison Street with Clinton Avenue²				
• Northbound Approach	B	11.0	B	10.1
• Southbound Approach	B	13.7	C	20.0
• Eastbound Left Turns	A	0.1	A	0.2
• Westbound Left Turns	A	0.5	A	1.3
Madison Street with Public Alley²				
• Southbound Approach	B	14.5	C	19.9
• Eastbound Left Turns	--	--	A	0.1
LOS = Level of Service Delay is measured in seconds. 1 – Signalized Intersection 2 – Unsignalized Intersection				

Table 4
CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Madison Street with Home Avenue¹				
• Overall	A	8.3	B	13.0
• Eastbound Approach	A	4.9	A	9.6
• Westbound Approach	A	5.1	A	9.4
• Northbound Approach	C	33.5	C	23.2
• Southbound Approach	D	36.9	D	41.3
Madison Street with Clinton Avenue²				
• Northbound Approach	B	11.3	B	10.2
• Southbound Approach	C	15.2	C	23.5
• Eastbound Left Turns	A	0.1	A	0.2
• Westbound Left Turns	A	0.5	A	1.3
Madison Street with Public Alley²				
• Southbound Approach	C	16.7	C	23.7
• Eastbound Left Turns	A	0.1	A	0.2
Home Avenue with Access Drive²				
• Westbound Approach	A	9.6	B	10.3
• Southbound Left Turns	--	--	A	0.1
Clinton Avenue with Access Drive²				
• Eastbound Approach	A	8.3	A	8.4
• Northbound Left Turns	A	2.4	A	0.7
LOS = Level of Service Delay is measured in seconds. 1 – Signalized Intersection 2 – Unsignalized Intersection				

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 Home Avenue

The results of the capacity analysis indicate that overall this intersection currently operates at level of service (LOS) A during the weekday morning peak hour and at LOS B during the weekday evening peak hour. Under Year 2023 conditions, this intersection overall is projected to continue operating at existing levels of service with increases in delay of less than one second. Furthermore, all of the approaches are projected to continue operating at LOS D or better during the peak hours with increases in delay of less than one second. A review of the simulation indicated that queues for the eastbound and westbound left-turn movements from Madison Street onto Home Avenue are projected to be one to two vehicles and that left-turning vehicles do not significantly impact the operation of through traffic along Madison Street. It should be noted that 95th percentile queues for the southbound approach are projected to be 170 feet and the 95th percentile queues for the westbound approach are projected to be 230 feet. While these queues are only a one-vehicle increase over existing conditions, they will extend beyond the location of the proposed access drive and the public alley, respectively. However, a review of the simulation showed that these queues cleared the driveways with each green phase. As such, 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 Clinton Avenue

The results of the capacity analysis indicate that the northbound approach currently operates at LOS B during the weekday morning and evening peak hours and the southbound approach currently operates at LOS B during the weekday morning peak hour and at LOS C during the weekday evening peak hour. Under Year 2023 conditions, the northbound approach is projected to continue operating at LOS B during the peak hours with increases in delay of less than one second. The southbound approach is projected to operate at LOS C during the weekday morning peak hour with increases in delay of less than two seconds and is projected to continue operating at LOS C during the weekday evening peak hour with increases in delay of approximately four seconds. Furthermore, eastbound and westbound left turns to Clinton Avenue are projected to continue operating at LOS A with 95th percentile queues of one to two vehicles. Additionally, the 95th percentile queues for the southbound approach are projected to be one to two vehicles which will not obstruct inbound movements to the proposed access drive. As such, 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 Public Alley

The results of the capacity analysis indicate that southbound turning movements from the public alley onto Madison Street currently operate at LOS B during the weekday morning peak hour and at LOS C during the weekday evening peak hour. Under Year 2023 conditions, the public alley will continue to be 17 feet wide. However, the proposed building layout will provide a five-foot building setback on both sides of the alley. Southbound turning movements are projected to operate at LOS C during both peak hours with increases in delay of four seconds or less. Additionally, eastbound left turns to the alley are projected to continue operating at LOS A with 95th percentile queues of one to two vehicles. As such, 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.

Home Avenue and Clinton Avenue with Proposed Access Drive

The results of the capacity analysis indicate that outbound movements from the access drive onto Home Avenue are projected to operate at LOS A during the weekday morning peak hour and at LOS B during the weekday evening peak hour. Furthermore, outbound movements from the access drive to Clinton Avenue are projected to operate at LOS A during the weekday morning and evening peak hours. The 95th percentile queues for the outbound movements are projected to be one to two vehicles. Additionally, southbound left turns from Home Avenue and northbound left turns from Clinton Avenue to the access drive are projected to operate at LOS A during both peak hours. As such, the proposed access drive will be adequate in accommodating the traffic projected to be generated by the proposed development and will provide efficient and flexible access.

Parking Analysis

As previously indicated, each townhome unit will provide a two-car garage resulting in a total of 42 parking spaces. Additionally, 10 guest parking spaces will be provided for a total of 52 parking spaces or 2.48 spaces per unit. The proposed 21 parking spaces on-site exceed the maximum required parking spaces per Village of Oak Park requirement of two spaces per dwelling unit for multifamily dwellings with three bedrooms or more. The parking ratio of 2.48 spaces per unit also exceeds the average parking demand for townhome units of 1.3 spaces per unit based on information published in the ITE *Parking Generation Manual*. As such, the proposed townhome development will provide a sufficient number of parking spaces on-site to accommodate its projected parking demand.

6. Conclusion

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

- The proposed development will generate a limited number of trips during the weekday morning and evening peak hours, approximately 15 and 17 trips, respectively.
- The development generated traffic will not have a significant impact on area roadways.
- The development generated traffic is less than one percent of the traffic projected to be traversing the intersection of Madison Street with Home Avenue.
- Providing full movement access off Home Avenue, Clinton Avenue, and the public alley that bisects the site will be adequate in accommodating the development-generated traffic and will ensure that efficient and flexible access is provided.
- The proposed 52 parking spaces on site will be adequate in accommodating the projected parking demand of the proposed townhome development.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2040 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Madison Street with Home Avenue
Site Code:
Start Date: 08/01/2017
Page No: 1

Turning Movement Data

Start Time	Madison Street Eastbound						Madison Street Westbound						Home Avenue Northbound						Home Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	2	153	1	1	156	0	0	182	8	0	190	0	0	6	0	2	6	0	8	3	8	2	19	371
7:15 AM	0	3	153	5	1	161	0	0	192	9	2	201	0	4	13	2	0	19	0	10	8	5	1	23	404
7:30 AM	0	3	150	2	1	155	0	1	194	14	1	209	0	2	5	1	0	8	0	9	9	9	1	27	399
7:45 AM	0	0	165	2	2	167	0	3	144	12	3	159	0	2	14	1	1	17	0	10	11	7	3	28	371
Hourly Total	0	8	621	10	5	639	0	4	712	43	6	759	0	8	38	4	3	50	0	37	31	29	7	97	1545
8:00 AM	0	4	142	4	0	150	0	0	182	16	3	198	0	1	17	4	0	22	0	19	9	12	4	40	410
8:15 AM	0	4	159	2	0	165	0	0	170	13	1	183	0	4	10	3	5	17	0	11	11	8	0	30	395
8:30 AM	0	2	156	2	1	160	0	2	131	12	1	145	0	4	19	2	2	25	0	13	16	4	2	33	363
8:45 AM	0	5	138	2	1	145	0	3	140	19	2	162	0	5	21	3	1	29	0	11	14	9	0	34	370
Hourly Total	0	15	595	10	2	620	0	5	623	60	7	688	0	14	67	12	8	93	0	54	50	33	6	137	1538
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	3	199	1	3	203	0	3	161	20	3	184	0	3	11	2	2	16	0	19	19	6	9	44	447
4:15 PM	0	3	176	2	0	181	0	0	184	15	5	199	0	5	12	1	2	18	0	15	17	5	2	37	435
4:30 PM	0	6	204	6	0	216	0	5	215	22	3	242	0	1	15	5	4	21	0	31	20	6	4	57	536
4:45 PM	0	6	199	4	3	209	0	4	192	14	0	210	0	1	12	2	1	15	0	17	15	7	2	39	473
Hourly Total	0	18	778	13	6	809	0	12	752	71	11	835	0	10	50	10	9	70	0	82	71	24	17	177	1891
5:00 PM	0	6	203	3	4	212	0	0	194	19	2	213	0	2	17	4	0	23	0	22	15	8	1	45	493
5:15 PM	0	2	194	3	1	199	0	4	194	14	1	212	0	1	12	6	1	19	0	24	29	11	4	64	494
5:30 PM	0	9	219	0	0	228	0	2	177	17	0	196	0	2	22	2	1	26	0	19	31	2	4	52	502
5:45 PM	0	7	188	4	5	199	0	0	185	13	3	198	0	2	11	3	2	16	0	26	16	9	3	51	464
Hourly Total	0	24	804	10	10	838	0	6	750	63	6	819	0	7	62	15	4	84	0	91	91	30	12	212	1953
Grand Total	0	65	2798	43	23	2906	0	27	2837	237	30	3101	0	39	217	41	24	297	0	264	243	116	42	623	6927
Approach %	0.0	2.2	96.3	1.5	-	-	0.0	0.9	91.5	7.6	-	-	0.0	13.1	73.1	13.8	-	-	0.0	42.4	39.0	18.6	-	-	-
Total %	0.0	0.9	40.4	0.6	-	42.0	0.0	0.4	41.0	3.4	-	44.8	0.0	0.6	3.1	0.6	-	4.3	0.0	3.8	3.5	1.7	-	9.0	-
Lights	0	62	2720	40	-	2822	0	27	2768	236	-	3031	0	36	201	39	-	276	0	263	223	113	-	599	6728
% Lights	-	95.4	97.2	93.0	-	97.1	-	100.0	97.6	99.6	-	97.7	-	92.3	92.6	95.1	-	92.9	-	99.6	91.8	97.4	-	96.1	97.1
Buses	0	0	12	1	-	13	0	0	8	0	-	8	0	1	0	0	-	1	0	0	1	1	-	2	24
% Buses	-	0.0	0.4	2.3	-	0.4	-	0.0	0.3	0.0	-	0.3	-	2.6	0.0	0.0	-	0.3	-	0.0	0.4	0.9	-	0.3	0.3
Single-Unit Trucks	0	3	52	1	-	56	0	0	49	1	-	50	0	2	0	0	-	2	0	1	0	0	-	1	109
% Single-Unit Trucks	-	4.6	1.9	2.3	-	1.9	-	0.0	1.7	0.4	-	1.6	-	5.1	0.0	0.0	-	0.7	-	0.4	0.0	0.0	-	0.2	1.6
Articulated Trucks	0	0	11	0	-	11	0	0	11	0	-	11	0	0	0	0	-	0	0	0	0	0	-	0	22
% Articulated Trucks	-	0.0	0.4	0.0	-	0.4	-	0.0	0.4	0.0	-	0.4	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.3
Bicycles on Road	0	0	3	1	-	4	0	0	1	0	-	1	0	0	16	2	-	18	0	0	19	2	-	21	44
% Bicycles on Road	-	0.0	0.1	2.3	-	0.1	-	0.0	0.0	0.0	-	0.0	-	0.0	7.4	4.9	-	6.1	-	0.0	7.8	1.7	-	3.4	0.6
Pedestrians	-	-	-	-	23	-	-	-	-	-	30	-	-	-	-	-	24	-	-	-	-	-	42	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

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Count Name: Madison Street with Home Avenue
Site Code:
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Page No: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Madison Street Eastbound						Madison Street Westbound						Home Avenue Northbound						Home Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:15 AM	0	3	153	5	1	161	0	0	192	9	2	201	0	4	13	2	0	19	0	10	8	5	1	23	404
7:30 AM	0	3	150	2	1	155	0	1	194	14	1	209	0	2	5	1	0	8	0	9	9	9	1	27	399
7:45 AM	0	0	165	2	2	167	0	3	144	12	3	159	0	2	14	1	1	17	0	10	11	7	3	28	371
8:00 AM	0	4	142	4	0	150	0	0	182	16	3	198	0	1	17	4	0	22	0	19	9	12	4	40	410
Total	0	10	610	13	4	633	0	4	712	51	9	767	0	9	49	8	1	66	0	48	37	33	9	118	1584
Approach %	0.0	1.6	96.4	2.1	-	-	0.0	0.5	92.8	6.6	-	-	0.0	13.6	74.2	12.1	-	-	0.0	40.7	31.4	28.0	-	-	-
Total %	0.0	0.6	38.5	0.8	-	40.0	0.0	0.3	44.9	3.2	-	48.4	0.0	0.6	3.1	0.5	-	4.2	0.0	3.0	2.3	2.1	-	7.4	-
PHF	0.000	0.625	0.924	0.650	-	0.948	0.000	0.333	0.918	0.797	-	0.917	0.000	0.563	0.721	0.500	-	0.750	0.000	0.632	0.841	0.688	-	0.738	0.966
Lights	0	7	584	12	-	603	0	4	693	51	-	748	0	7	44	8	-	59	0	48	33	33	-	114	1524
% Lights	-	70.0	95.7	92.3	-	95.3	-	100.0	97.3	100.0	-	97.5	-	77.8	89.8	100.0	-	89.4	-	100.0	89.2	100.0	-	96.6	96.2
Buses	0	0	5	0	-	5	0	0	1	0	-	1	0	1	0	0	-	1	0	0	0	0	-	0	7
% Buses	-	0.0	0.8	0.0	-	0.8	-	0.0	0.1	0.0	-	0.1	-	11.1	0.0	0.0	-	1.5	-	0.0	0.0	0.0	-	0.0	0.4
Single-Unit Trucks	0	3	15	1	-	19	0	0	14	0	-	14	0	1	0	0	-	1	0	0	0	0	-	0	34
% Single-Unit Trucks	-	30.0	2.5	7.7	-	3.0	-	0.0	2.0	0.0	-	1.8	-	11.1	0.0	0.0	-	1.5	-	0.0	0.0	0.0	-	0.0	2.1
Articulated Trucks	0	0	6	0	-	6	0	0	3	0	-	3	0	0	0	0	-	0	0	0	0	0	-	0	9
% Articulated Trucks	-	0.0	1.0	0.0	-	0.9	-	0.0	0.4	0.0	-	0.4	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	5	0	-	5	0	0	4	0	-	4	10
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	-	0.0	10.2	0.0	-	7.6	-	0.0	10.8	0.0	-	3.4	0.6
Pedestrians	-	-	-	-	4	-	-	-	-	-	9	-	-	-	-	-	1	-	-	-	-	-	9	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Madison Street with Home Avenue
Site Code:
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Turning Movement Peak Hour Data (4:30 PM)

Start Time	Madison Street Eastbound						Madison Street Westbound						Home Avenue Northbound						Home Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	6	204	6	0	216	0	5	215	22	3	242	0	1	15	5	4	21	0	31	20	6	4	57	536
4:45 PM	0	6	199	4	3	209	0	4	192	14	0	210	0	1	12	2	1	15	0	17	15	7	2	39	473
5:00 PM	0	6	203	3	4	212	0	0	194	19	2	213	0	2	17	4	0	23	0	22	15	8	1	45	493
5:15 PM	0	2	194	3	1	199	0	4	194	14	1	212	0	1	12	6	1	19	0	24	29	11	4	64	494
Total	0	20	800	16	8	836	0	13	795	69	6	877	0	5	56	17	6	78	0	94	79	32	11	205	1996
Approach %	0.0	2.4	95.7	1.9	-	-	0.0	1.5	90.6	7.9	-	-	0.0	6.4	71.8	21.8	-	-	0.0	45.9	38.5	15.6	-	-	-
Total %	0.0	1.0	40.1	0.8	-	41.9	0.0	0.7	39.8	3.5	-	43.9	0.0	0.3	2.8	0.9	-	3.9	0.0	4.7	4.0	1.6	-	10.3	-
PHF	0.000	0.833	0.980	0.667	-	0.968	0.000	0.650	0.924	0.784	-	0.906	0.000	0.625	0.824	0.708	-	0.848	0.000	0.758	0.681	0.727	-	0.801	0.931
Lights	0	20	789	16	-	825	0	13	780	69	-	862	0	5	53	16	-	74	0	94	75	30	-	199	1960
% Lights	-	100.0	98.6	100.0	-	98.7	-	100.0	98.1	100.0	-	98.3	-	100.0	94.6	94.1	-	94.9	-	100.0	94.9	93.8	-	97.1	98.2
Buses	0	0	0	0	-	0	0	0	2	0	-	2	0	0	0	0	-	0	0	0	0	1	-	1	3
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	3.1	-	0.5	0.2
Single-Unit Trucks	0	0	9	0	-	9	0	0	12	0	-	12	0	0	0	0	-	0	0	0	0	0	-	0	21
% Single-Unit Trucks	-	0.0	1.1	0.0	-	1.1	-	0.0	1.5	0.0	-	1.4	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	1.1
Articulated Trucks	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	3	1	-	4	0	0	4	1	-	5	10
% Bicycles on Road	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	-	0.0	5.4	5.9	-	5.1	-	0.0	5.1	3.1	-	2.4	0.5
Pedestrians	-	-	-	-	8	-	-	-	-	-	6	-	-	-	-	-	6	-	-	-	-	-	11	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
 9575 W. Higgins Rd., Suite 400
 Rosemont, Illinois, United States 60018
 (847)518-9990

Count Name: Madison Street with Clinton Avenue
 Site Code:
 Start Date: 08/01/2017
 Page No: 1

Turning Movement Data

Start Time	Clinton Avenue Eastbound					Madison Street Westbound					Clinton Avenue Southbound					Int. Total
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:00 AM	0	0	163	0	163	0	199	0	0	199	0	0	0	0	0	362
7:15 AM	0	0	166	0	166	0	199	0	0	199	0	0	0	1	0	365
7:30 AM	0	1	160	0	161	0	201	0	0	201	0	1	0	2	1	363
7:45 AM	0	0	181	0	181	0	160	1	0	161	0	0	2	2	2	344
Hourly Total	0	1	670	0	671	0	759	1	0	760	0	1	2	5	3	1434
8:00 AM	0	0	164	0	164	0	193	0	0	193	0	0	1	1	1	358
8:15 AM	0	1	180	1	181	0	185	0	0	185	0	0	2	4	2	368
8:30 AM	0	0	175	0	175	0	139	1	0	140	0	0	1	2	1	316
8:45 AM	0	0	148	0	148	0	159	1	0	160	0	2	1	5	3	311
Hourly Total	0	1	667	1	668	0	676	2	0	678	0	2	5	12	7	1353
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	227	0	228	0	183	1	0	184	0	1	2	16	3	415
4:15 PM	0	4	201	0	205	0	205	3	0	208	0	2	7	3	9	422
4:30 PM	0	2	242	0	244	0	242	1	0	243	0	1	7	6	8	495
4:45 PM	0	0	210	0	210	0	210	0	0	210	0	3	6	7	9	429
Hourly Total	0	7	880	0	887	0	840	5	0	845	0	7	22	32	29	1761
5:00 PM	0	1	236	0	237	0	199	1	0	200	0	2	3	6	5	442
5:15 PM	0	1	232	0	233	0	214	3	0	217	0	3	3	2	6	456
5:30 PM	0	2	237	0	239	0	195	1	0	196	0	6	0	6	6	441
5:45 PM	0	2	215	0	217	0	197	1	0	198	0	3	2	6	5	420
Hourly Total	0	6	920	0	926	0	805	6	0	811	0	14	8	20	22	1759
Grand Total	0	15	3137	1	3152	0	3080	14	0	3094	0	24	37	69	61	6307
Approach %	0.0	0.5	99.5	-	-	0.0	99.5	0.5	-	-	0.0	39.3	60.7	-	-	-
Total %	0.0	0.2	49.7	-	50.0	0.0	48.8	0.2	-	49.1	0.0	0.4	0.6	-	1.0	-
Lights	0	15	3050	-	3065	0	3008	13	-	3021	0	23	36	-	59	6145
% Lights	-	100.0	97.2	-	97.2	-	97.7	92.9	-	97.6	-	95.8	97.3	-	96.7	97.4
Buses	0	0	13	-	13	0	8	0	-	8	0	0	0	-	0	21
% Buses	-	0.0	0.4	-	0.4	-	0.3	0.0	-	0.3	-	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	0	60	-	60	0	50	1	-	51	0	0	0	-	0	111
% Single-Unit Trucks	-	0.0	1.9	-	1.9	-	1.6	7.1	-	1.6	-	0.0	0.0	-	0.0	1.8
Articulated Trucks	0	0	12	-	12	0	13	0	-	13	0	0	0	-	0	25
% Articulated Trucks	-	0.0	0.4	-	0.4	-	0.4	0.0	-	0.4	-	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	0	2	-	2	0	1	0	-	1	0	1	1	-	2	5
% Bicycles on Road	-	0.0	0.1	-	0.1	-	0.0	0.0	-	0.0	-	4.2	2.7	-	3.3	0.1
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	69	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-	-



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Count Name: Madison Street with Clinton Avenue
 Site Code:
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 Page No: 2

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Clinton Avenue Eastbound					Madison Street Westbound					Clinton Avenue Southbound					Int. Total
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:15 AM	0	0	166	0	166	0	199	0	0	199	0	0	0	1	0	365
7:30 AM	0	1	160	0	161	0	201	0	0	201	0	1	0	2	1	363
7:45 AM	0	0	181	0	181	0	160	1	0	161	0	0	2	2	2	344
8:00 AM	0	0	164	0	164	0	193	0	0	193	0	0	1	1	1	358
Total	0	1	671	0	672	0	753	1	0	754	0	1	3	6	4	1430
Approach %	0.0	0.1	99.9	-	-	0.0	99.9	0.1	-	-	0.0	25.0	75.0	-	-	-
Total %	0.0	0.1	46.9	-	47.0	0.0	52.7	0.1	-	52.7	0.0	0.1	0.2	-	0.3	-
PHF	0.000	0.250	0.927	-	0.928	0.000	0.937	0.250	-	0.938	0.000	0.250	0.375	-	0.500	0.979
Lights	0	1	644	-	645	0	730	1	-	731	0	1	3	-	4	1380
% Lights	-	100.0	96.0	-	96.0	-	96.9	100.0	-	96.9	-	100.0	100.0	-	100.0	96.5
Buses	0	0	4	-	4	0	1	0	-	1	0	0	0	-	0	5
% Buses	-	0.0	0.6	-	0.6	-	0.1	0.0	-	0.1	-	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	0	17	-	17	0	17	0	-	17	0	0	0	-	0	34
% Single-Unit Trucks	-	0.0	2.5	-	2.5	-	2.3	0.0	-	2.3	-	0.0	0.0	-	0.0	2.4
Articulated Trucks	0	0	6	-	6	0	4	0	-	4	0	0	0	-	0	10
% Articulated Trucks	-	0.0	0.9	-	0.9	-	0.5	0.0	-	0.5	-	0.0	0.0	-	0.0	0.7
Bicycles on Road	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.1	0.0	-	0.1	-	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	6	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-



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Count Name: Madison Street with Clinton Avenue
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 Page No: 3

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Clinton Avenue Eastbound					Madison Street Westbound					Clinton Avenue Southbound					Int. Total
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
4:30 PM	0	2	242	0	244	0	242	1	0	243	0	1	7	6	8	495
4:45 PM	0	0	210	0	210	0	210	0	0	210	0	3	6	7	9	429
5:00 PM	0	1	236	0	237	0	199	1	0	200	0	2	3	6	5	442
5:15 PM	0	1	232	0	233	0	214	3	0	217	0	3	3	2	6	456
Total	0	4	920	0	924	0	865	5	0	870	0	9	19	21	28	1822
Approach %	0.0	0.4	99.6	-	-	0.0	99.4	0.6	-	-	0.0	32.1	67.9	-	-	-
Total %	0.0	0.2	50.5	-	50.7	0.0	47.5	0.3	-	47.7	0.0	0.5	1.0	-	1.5	-
PHF	0.000	0.500	0.950	-	0.947	0.000	0.894	0.417	-	0.895	0.000	0.750	0.679	-	0.778	0.920
Lights	0	4	908	-	912	0	850	5	-	855	0	9	18	-	27	1794
% Lights	-	100.0	98.7	-	98.7	-	98.3	100.0	-	98.3	-	100.0	94.7	-	96.4	98.5
Buses	0	0	1	-	1	0	2	0	-	2	0	0	0	-	0	3
% Buses	-	0.0	0.1	-	0.1	-	0.2	0.0	-	0.2	-	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	0	9	-	9	0	12	0	-	12	0	0	0	-	0	21
% Single-Unit Trucks	-	0.0	1.0	-	1.0	-	1.4	0.0	-	1.4	-	0.0	0.0	-	0.0	1.2
Articulated Trucks	0	0	2	-	2	0	1	0	-	1	0	0	0	-	0	3
% Articulated Trucks	-	0.0	0.2	-	0.2	-	0.1	0.0	-	0.1	-	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	1	-	1	1
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	5.3	-	3.6	0.1
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	21	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
 9575 W. Higgins Rd., Suite 400
 Rosemont, Illinois, United States 60018
 (847)518-9990

Count Name: Madison Street with Alley/Clinton Avenue
 Site Code:
 Start Date: 08/01/2017
 Page No: 1

Turning Movement Data

Start Time	Madison Street Eastbound						Madison Street Westbound						Clinton Avenue Northbound						Alley Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	160	8	0	168	0	3	190	1	0	194	0	0	0	2	4	2	0	1	0	0	3	1	365
7:15 AM	0	0	147	6	0	153	0	3	201	0	0	204	0	0	0	0	0	0	0	2	0	1	2	3	360
7:30 AM	0	0	158	5	1	163	0	3	199	0	0	202	0	1	0	0	0	1	0	0	0	2	2	2	368
7:45 AM	0	0	176	1	0	177	0	2	164	0	0	166	0	0	0	4	1	4	0	0	0	0	1	0	347
Hourly Total	0	0	641	20	1	661	0	11	754	1	0	766	0	1	0	6	5	7	0	3	0	3	8	6	1440
8:00 AM	0	0	162	5	0	167	0	2	187	0	0	189	0	0	0	4	0	4	0	0	0	1	2	1	361
8:15 AM	0	0	168	6	1	174	0	8	180	0	0	188	0	1	0	2	3	3	0	1	0	2	2	3	368
8:30 AM	0	0	170	3	0	173	0	5	145	0	0	150	0	0	0	2	1	2	0	0	0	1	2	1	326
8:45 AM	0	0	140	6	0	146	0	7	154	0	0	161	0	4	0	2	2	6	0	0	0	1	5	1	314
Hourly Total	0	0	640	20	1	660	0	22	666	0	0	688	0	5	0	10	6	15	0	1	0	5	11	6	1369
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	214	7	0	221	0	3	185	2	0	190	0	0	0	3	0	3	0	0	0	0	16	0	414
4:15 PM	0	0	198	9	0	207	0	9	195	1	1	205	0	0	0	5	2	5	0	0	0	1	4	1	418
4:30 PM	0	0	243	14	0	257	0	7	241	0	0	248	0	0	0	2	1	2	0	0	0	0	7	0	507
4:45 PM	0	0	213	14	0	227	0	8	209	0	2	217	0	0	0	4	3	4	0	0	0	1	2	1	449
Hourly Total	0	0	868	44	0	912	0	27	830	3	3	860	0	0	0	14	6	14	0	0	0	2	29	2	1788
5:00 PM	0	0	221	8	0	229	0	3	205	0	3	208	0	0	0	6	5	6	0	1	0	1	2	2	445
5:15 PM	0	1	229	7	0	237	0	8	204	0	2	212	0	0	0	6	3	6	0	1	0	1	4	2	457
5:30 PM	0	1	231	11	1	243	0	8	185	0	0	193	0	1	0	4	1	5	0	0	0	0	8	0	441
5:45 PM	0	0	218	10	0	228	0	3	187	1	0	191	0	1	0	1	3	2	0	0	0	1	5	1	422
Hourly Total	0	2	899	36	1	937	0	22	781	1	5	804	0	2	0	17	12	19	0	2	0	3	19	5	1765
Grand Total	0	2	3048	120	3	3170	0	82	3031	5	8	3118	0	8	0	47	29	55	0	6	0	13	67	19	6362
Approach %	0.0	0.1	96.2	3.8	-	-	0.0	2.6	97.2	0.2	-	-	0.0	14.5	0.0	85.5	-	-	0.0	31.6	0.0	68.4	-	-	-
Total %	0.0	0.0	47.9	1.9	-	49.8	0.0	1.3	47.6	0.1	-	49.0	0.0	0.1	0.0	0.7	-	0.9	0.0	0.1	0.0	0.2	-	0.3	-
Lights	0	2	2974	118	-	3094	0	80	2958	5	-	3043	0	7	0	47	-	54	0	6	0	13	-	19	6210
% Lights	-	100.0	97.6	98.3	-	97.6	-	97.6	97.6	100.0	-	97.6	-	87.5	-	100.0	-	98.2	-	100.0	-	100.0	-	100.0	97.6
Buses	0	0	11	0	-	11	0	0	8	0	-	8	0	0	0	0	-	0	0	0	0	0	-	0	19
% Buses	-	0.0	0.4	0.0	-	0.3	-	0.0	0.3	0.0	-	0.3	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.3
Single-Unit Trucks	0	0	53	1	-	54	0	2	57	0	-	59	0	0	0	0	-	0	0	0	0	0	-	0	113
% Single-Unit Trucks	-	0.0	1.7	0.8	-	1.7	-	2.4	1.9	0.0	-	1.9	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	1.8
Articulated Trucks	0	0	9	0	-	9	0	0	7	0	-	7	0	0	0	0	-	0	0	0	0	0	-	0	16
% Articulated Trucks	-	0.0	0.3	0.0	-	0.3	-	0.0	0.2	0.0	-	0.2	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.3
Bicycles on Road	0	0	1	1	-	2	0	0	1	0	-	1	0	1	0	0	-	1	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.0	0.8	-	0.1	-	0.0	0.0	0.0	-	0.0	-	12.5	-	0.0	-	1.8	-	0.0	-	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	3	-	-	-	-	-	8	-	-	-	-	-	29	-	-	-	-	-	67	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

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(847)518-9990

Count Name: Madison Street with Alley/Clinton Avenue
Site Code:
Start Date: 08/01/2017
Page No: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Madison Street Eastbound						Madison Street Westbound						Clinton Avenue Northbound						Alley Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:15 AM	0	0	147	6	0	153	0	3	201	0	0	204	0	0	0	0	0	0	0	2	0	1	2	3	360
7:30 AM	0	0	158	5	1	163	0	3	199	0	0	202	0	1	0	0	0	1	0	0	0	2	2	2	368
7:45 AM	0	0	176	1	0	177	0	2	164	0	0	166	0	0	0	4	1	4	0	0	0	0	1	0	347
8:00 AM	0	0	162	5	0	167	0	2	187	0	0	189	0	0	0	4	0	4	0	0	0	1	2	1	361
Total	0	0	643	17	1	660	0	10	751	0	0	761	0	1	0	8	1	9	0	2	0	4	7	6	1436
Approach %	0.0	0.0	97.4	2.6	-	-	0.0	1.3	98.7	0.0	-	-	0.0	11.1	0.0	88.9	-	-	0.0	33.3	0.0	66.7	-	-	-
Total %	0.0	0.0	44.8	1.2	-	46.0	0.0	0.7	52.3	0.0	-	53.0	0.0	0.1	0.0	0.6	-	0.6	0.0	0.1	0.0	0.3	-	0.4	-
PHF	0.000	0.000	0.913	0.708	-	0.932	0.000	0.833	0.934	0.000	-	0.933	0.000	0.250	0.000	0.500	-	0.563	0.000	0.250	0.000	0.500	-	0.500	0.976
Lights	0	0	616	16	-	632	0	9	729	0	-	738	0	1	0	8	-	9	0	2	0	4	-	6	1385
% Lights	-	-	95.8	94.1	-	95.8	-	90.0	97.1	-	-	97.0	-	100.0	-	100.0	-	100.0	-	100.0	-	100.0	-	100.0	96.4
Buses	0	0	4	0	-	4	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	5
% Buses	-	-	0.6	0.0	-	0.6	-	0.0	0.1	-	-	0.1	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.3
Single-Unit Trucks	0	0	19	0	-	19	0	1	19	0	-	20	0	0	0	0	-	0	0	0	0	0	-	0	39
% Single-Unit Trucks	-	-	3.0	0.0	-	2.9	-	10.0	2.5	-	-	2.6	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	2.7
Articulated Trucks	0	0	4	0	-	4	0	0	2	0	-	2	0	0	0	0	-	0	0	0	0	0	-	0	6
% Articulated Trucks	-	-	0.6	0.0	-	0.6	-	0.0	0.3	-	-	0.3	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.4
Bicycles on Road	0	0	0	1	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1
% Bicycles on Road	-	-	0.0	5.9	-	0.2	-	0.0	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Madison Street with Alley/Clinton Avenue
Site Code:
Start Date: 08/01/2017
Page No: 4

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Madison Street Eastbound						Madison Street Westbound						Clinton Avenue Northbound						Alley Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	0	243	14	0	257	0	7	241	0	0	248	0	0	0	2	1	2	0	0	0	0	7	0	507
4:45 PM	0	0	213	14	0	227	0	8	209	0	2	217	0	0	0	4	3	4	0	0	0	1	2	1	449
5:00 PM	0	0	221	8	0	229	0	3	205	0	3	208	0	0	0	6	5	6	0	1	0	1	2	2	445
5:15 PM	0	1	229	7	0	237	0	8	204	0	2	212	0	0	0	6	3	6	0	1	0	1	4	2	457
Total	0	1	906	43	0	950	0	26	859	0	7	885	0	0	0	18	12	18	0	2	0	3	15	5	1858
Approach %	0.0	0.1	95.4	4.5	-	-	0.0	2.9	97.1	0.0	-	-	0.0	0.0	0.0	100.0	-	-	0.0	40.0	0.0	60.0	-	-	-
Total %	0.0	0.1	48.8	2.3	-	51.1	0.0	1.4	46.2	0.0	-	47.6	0.0	0.0	0.0	1.0	-	1.0	0.0	0.1	0.0	0.2	-	0.3	-
PHF	0.000	0.250	0.932	0.768	-	0.924	0.000	0.813	0.891	0.000	-	0.892	0.000	0.000	0.000	0.750	-	0.750	0.000	0.500	0.000	0.750	-	0.625	0.916
Lights	0	1	896	42	-	939	0	26	844	0	-	870	0	0	0	18	-	18	0	2	0	3	-	5	1832
% Lights	-	100.0	98.9	97.7	-	98.8	-	100.0	98.3	-	-	98.3	-	-	-	100.0	-	100.0	-	100.0	-	100.0	-	100.0	98.6
Buses	0	0	1	0	-	1	0	0	2	0	-	2	0	0	0	0	-	0	0	0	0	0	-	0	3
% Buses	-	0.0	0.1	0.0	-	0.1	-	0.0	0.2	-	-	0.2	-	-	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.2
Single-Unit Trucks	0	0	7	1	-	8	0	0	12	0	-	12	0	0	0	0	-	0	0	0	0	0	-	0	20
% Single-Unit Trucks	-	0.0	0.8	2.3	-	0.8	-	0.0	1.4	-	-	1.4	-	-	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	1.1
Articulated Trucks	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	0.1	0.0	-	0.1	-	0.0	0.1	-	-	0.1	-	-	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.1
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	-	-	0.0	-	-	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	0	-	-	-	-	-	7	-	-	-	-	-	12	-	-	-	-	-	15	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Site Plan

CMAP 2040 Projections Letter



Chicago Metropolitan
Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

October 18, 2016

Hon. Anan Abu-Taleb
President
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

Subject: Madison Street from Harlem Avenue to Austin Avenue
Village of Oak Park

Dear President Abu-Taleb:

In response to a request made on your behalf and dated August 24, 2016, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

Road Segment	Existing Alignment 2040 ADT	3 Lane Alignment 2040 ADT
Washington St from Harlem to Oak Park	7,900	8,300
Madison St from Harlem to Oak Park	25,000	21,600
Jackson Blvd from Harlem to Oak Park	8,400	9,000
Washington St from Oak Park to Ridgeland	7,000	7,000
Madison St from Oak Park to Ridgeland	24,000	22,700
Jackson Blvd from Oak Park to Ridgeland	7,000	6,400
Washington St from Ridgeland to Austin	6,700	8,000
Madison St from Ridgeland to Austin	21,300	19,500
Jackson Blvd from Ridgeland to Austin	9,200	9,600

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2016 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area. If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Juliano, McKenna (Village of Oak Park)
S:\AdminGroups\ResearchAnalysis\SmallAreaTrafficForecasts_CY16\OakPark\ck-68-16\ck-68-16.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Lanes, Volumes, Timings
1: Home Avenue & Madison Street

8/22/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕			↕			↕	
Volume (vph)	10	623	13	4	712	51	9	49	8	48	37	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			1.00			1.00			0.99	
Frt		0.997			0.990			0.984			0.962	
Flt Protected		0.999						0.993			0.980	
Satd. Flow (prot)	0	3439	0	0	3472	0	0	1799	0	0	1782	0
Flt Permitted		0.942			0.953			0.957			0.859	
Satd. Flow (perm)	0	3243	0	0	3308	0	0	1733	0	0	1556	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			11			8			26	
Link Speed (mph)		30			30			25			25	
Link Distance (ft)		496			212			158			113	
Travel Time (s)		11.3			4.8			4.3			3.1	
Confl. Peds. (#/hr)	1		9	9		1	4		9	9		4
Confl. Bikes (#/hr)						1			5			4
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 (%)	30%	4%	8%	0%	3%	0%	22%	0%	0%	0%	0%	0%
Parking (#/hr)	4		4	4		4	4		4	4		4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	665	0	0	791	0	0	68	0	0	121	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases	2			6			8			4		
Detector Phase	2	2		6	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	48.0	48.0		48.0	48.0		42.0	42.0		42.0	42.0	
Total Split (s)	48.0	48.0		48.0	48.0		42.0	42.0		42.0	42.0	
Total Split (%)	53.3%	53.3%		53.3%	53.3%		46.7%	46.7%		46.7%	46.7%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	C-Min	C-Min		C-Min	C-Min		None	None		None	None	
Act Effect Green (s)		66.3			66.3			11.7			11.7	
Actuated g/C Ratio		0.74			0.74			0.13			0.13	
v/c Ratio		0.28			0.32			0.29			0.54	
Control Delay		4.6			4.8			33.8			36.7	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		4.6			4.8			33.8			36.7	
LOS		A			A			C			D	
Approach Delay		4.6			4.8			33.8			36.7	
Approach LOS		A			A			C			D	
Queue Length 50th (ft)		53			64			31			51	
Queue Length 95th (ft)		93			112			66			100	

Lanes, Volumes, Timings
 1: Home Avenue & Madison Street

8/22/2017

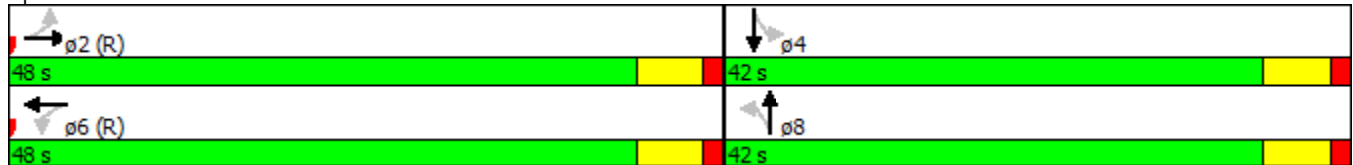


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		416			132			78			33	
Turn Bay Length (ft)												
Base Capacity (vph)		2388			2438			698			638	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.28			0.32			0.10			0.19	

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	90
Offset:	54 (60%), Referenced to phase 2:EBTL and 6:WBTL, Start of 1st Green
Natural Cycle:	90
Control Type:	Actuated-Coordinated
Maximum v/c Ratio:	0.54
Intersection Signal Delay:	8.3
Intersection LOS:	A
Intersection Capacity Utilization	48.9%
ICU Level of Service	A
Analysis Period (min)	15

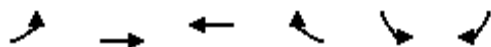
Splits and Phases: 1: Home Avenue & Madison Street



HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Public Alley

8/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	0	679	763	0	2	4
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	0	693	779	0	2	4
Pedestrians					7	
Lane Width (ft)					10.0	
Walking Speed (ft/s)					4.0	
Percent Blockage					0	
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		212				
pX, platoon unblocked					0.94	
vC, conflicting volume	786				1132	396
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	786				1019	396
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				99	99
cM capacity (veh/h)	838				222	606

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	231	462	519	260	6
Volume Left	0	0	0	0	2
Volume Right	0	0	0	0	4
cSH	838	1700	1700	1700	384
Volume to Capacity	0.00	0.27	0.31	0.15	0.02
Queue Length 95th (ft)	0	0	0	0	1
Control Delay (s)	0.0	0.0	0.0	0.0	14.5
Lane LOS					B
Approach Delay (s)	0.0		0.0		14.5
Approach LOS					B

Intersection Summary					
Average Delay			0.1		
Intersection Capacity Utilization			31.1%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

3: Clinton Avenue & Madison Street

8/22/2017



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Volume (veh/h)	664	17	10	762	1	8
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	678	17	10	778	1	8
Pedestrians					1	
Lane Width (ft)					12.0	
Walking Speed (ft/s)					4.0	
Percent Blockage					0	
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)	302					
pX, platoon unblocked			0.95		0.95	0.95
vC, conflicting volume			696		1096	348
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			564		988	197
tC, single (s)			4.3		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.3		3.5	3.3
p0 queue free %			99		100	99
cM capacity (veh/h)			898		231	772

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	452	243	269	518	9
Volume Left	0	0	10	0	1
Volume Right	0	17	0	0	8
cSH	1700	1700	898	1700	613
Volume to Capacity	0.27	0.14	0.01	0.30	0.01
Queue Length 95th (ft)	0	0	1	0	1
Control Delay (s)	0.0	0.0	0.5	0.0	11.0
Lane LOS			A		B
Approach Delay (s)	0.0		0.2		11.0
Approach LOS					B

Intersection Summary					
Average Delay			0.2		
Intersection Capacity Utilization			38.1%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

4: Madison Street & Clinton Avenue

8/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	1	671	769	1	1	3
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	1	685	785	1	1	3
Pedestrians					6	
Lane Width (ft)					12.0	
Walking Speed (ft/s)					4.0	
Percent Blockage					1	
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		402				
pX, platoon unblocked					0.95	
vC, conflicting volume	792				1136	399
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	792				1045	399
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	99
cM capacity (veh/h)	834				216	603

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	229	456	523	263	4
Volume Left	1	0	0	0	1
Volume Right	0	0	0	1	3
cSH	834	1700	1700	1700	416
Volume to Capacity	0.00	0.27	0.31	0.15	0.01
Queue Length 95th (ft)	0	0	0	0	1
Control Delay (s)	0.1	0.0	0.0	0.0	13.7
Lane LOS	A				B
Approach Delay (s)	0.0		0.0		13.7
Approach LOS					B

Intersection Summary			
Average Delay		0.0	
Intersection Capacity Utilization		31.3%	ICU Level of Service A
Analysis Period (min)		15	

Lanes, Volumes, Timings
1: Home Avenue & Madison Street

8/22/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Volume (vph)	20	839	16	13	795	69	5	56	17	94	79	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			1.00			1.00			0.99	
Frt		0.997			0.988			0.971			0.979	
Flt Protected		0.999			0.999			0.997			0.978	
Satd. Flow (prot)	0	3559	0	0	3487	0	0	1745	0	0	1762	0
Flt Permitted		0.919			0.936			0.978			0.836	
Satd. Flow (perm)	0	3274	0	0	3267	0	0	1711	0	0	1502	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			14			17			12	
Link Speed (mph)		30			30			25			25	
Link Distance (ft)		496			212			158			113	
Travel Time (s)		11.3			4.8			4.3			3.1	
Confl. Peds. (#/hr)	11		6	6		11	8		6	6		8
Confl. Bikes (#/hr)			1						4			5
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%	1%	0%	0%	2%	0%	0%	5%	6%	0%	5%	6%
Parking (#/hr)	4		4	4		4	4		4	4		4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	941	0	0	943	0	0	83	0	0	220	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases	2			6			8		4			
Detector Phase	2	2		6	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	51.0	51.0		51.0	51.0		39.0	39.0		39.0	39.0	
Total Split (s)	51.0	51.0		51.0	51.0		39.0	39.0		39.0	39.0	
Total Split (%)	56.7%	56.7%		56.7%	56.7%		43.3%	43.3%		43.3%	43.3%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	C-Min	C-Min		C-Min	C-Min		None	None		None	None	
Act Effect Green (s)		59.3			59.3			18.7			18.7	
Actuated g/C Ratio		0.66			0.66			0.21			0.21	
v/c Ratio		0.44			0.44			0.23			0.69	
Control Delay		8.9			8.8			23.5			41.5	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		8.9			8.8			23.5			41.5	
LOS		A			A			C			D	
Approach Delay		8.9			8.8			23.5			41.5	
Approach LOS		A			A			C			D	
Queue Length 50th (ft)		118			117			31			110	
Queue Length 95th (ft)		202			201			63			168	

Lanes, Volumes, Timings
 1: Home Avenue & Madison Street

8/22/2017

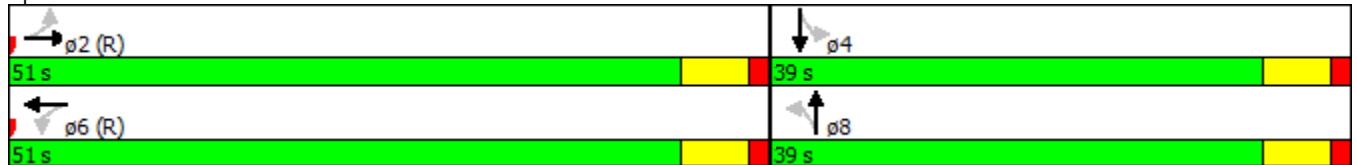


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		416			132			78			33	
Turn Bay Length (ft)												
Base Capacity (vph)		2159			2158			638			558	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.44			0.44			0.13			0.39	

Intersection Summary

Area Type: Other
 Cycle Length: 90
 Actuated Cycle Length: 90
 Offset: 57 (63%), Referenced to phase 2:EBTL and 6:WBTL, Start of 1st Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.69
 Intersection Signal Delay: 12.7
 Intersection LOS: B
 Intersection Capacity Utilization 66.4%
 ICU Level of Service C
 Analysis Period (min) 15

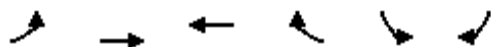
Splits and Phases: 1: Home Avenue & Madison Street



HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Public Alley

8/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	1	949	874	0	2	3
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	1032	950	0	2	3
Pedestrians			7		15	
Lane Width (ft)			12.0		10.0	
Walking Speed (ft/s)			4.0		4.0	
Percent Blockage			1		1	
Right turn flare (veh)						
Median type		None	None			
Median storage veh						
Upstream signal (ft)		212				
pX, platoon unblocked					0.88	
vC, conflicting volume	965				1490	490
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	965				1281	490
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				98	99
cM capacity (veh/h)	714				138	524

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	345	688	633	317	5
Volume Left	1	0	0	0	2
Volume Right	0	0	0	0	3
cSH	714	1700	1700	1700	247
Volume to Capacity	0.00	0.40	0.37	0.19	0.02
Queue Length 95th (ft)	0	0	0	0	2
Control Delay (s)	0.1	0.0	0.0	0.0	19.9
Lane LOS	A				C
Approach Delay (s)	0.0		0.0		19.9
Approach LOS					C

Intersection Summary					
Average Delay			0.1		
Intersection Capacity Utilization			36.9%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

3: Clinton Avenue & Madison Street

8/22/2017



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Volume (veh/h)	908	43	26	874	0	18
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	987	47	28	950	0	20
Pedestrians	7			12		
Lane Width (ft)	12.0			12.0		
Walking Speed (ft/s)	4.0			4.0		
Percent Blockage	1			1		
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)	302					
pX, platoon unblocked				0.88	0.88	0.88
vC, conflicting volume	1046			1561	529	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	777			1363	189	
tC, single (s)	4.1			6.8	6.9	
tC, 2 stage (s)						
tF (s)	2.2			3.5	3.3	
p0 queue free %	96			100	97	
cM capacity (veh/h)	738			118	720	

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	658	376	345	633	20
Volume Left	0	0	28	0	0
Volume Right	0	47	0	0	20
cSH	1700	1700	738	1700	720
Volume to Capacity	0.39	0.22	0.04	0.37	0.03
Queue Length 95th (ft)	0	0	3	0	2
Control Delay (s)	0.0	0.0	1.3	0.0	10.1
Lane LOS	A			B	
Approach Delay (s)	0.0		0.4		10.1
Approach LOS	B				

Intersection Summary					
Average Delay	0.3				
Intersection Capacity Utilization	52.9%		ICU Level of Service		A
Analysis Period (min)	15				

HCM Unsignalized Intersection Capacity Analysis

4: Madison Street & Clinton Avenue

8/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	4	922	881	5	9	19
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	1002	958	5	10	21
Pedestrians					21	
Lane Width (ft)					12.0	
Walking Speed (ft/s)					4.0	
Percent Blockage					2	
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		402				
pX, platoon unblocked					0.89	
vC, conflicting volume	984				1491	503
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	984				1295	503
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				93	96
cM capacity (veh/h)	698				135	511
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	338	668	638	325	30	
Volume Left	4	0	0	0	10	
Volume Right	0	0	0	5	21	
cSH	698	1700	1700	1700	270	
Volume to Capacity	0.01	0.39	0.38	0.19	0.11	
Queue Length 95th (ft)	0	0	0	0	9	
Control Delay (s)	0.2	0.0	0.0	0.0	20.0	
Lane LOS	A				C	
Approach Delay (s)	0.1		0.0		20.0	
Approach LOS					C	
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			38.3%		ICU Level of Service	A
Analysis Period (min)			15			

Lanes, Volumes, Timings
1: Home Avenue & Madison Street

8/22/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕			↕			↕	
Volume (vph)	11	686	13	4	787	51	9	49	8	50	37	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			1.00			1.00			0.99	
Frt		0.997			0.991			0.984			0.961	
Flt Protected		0.999						0.993			0.980	
Satd. Flow (prot)	0	3439	0	0	3475	0	0	1799	0	0	1780	0
Flt Permitted		0.940			0.953			0.957			0.855	
Satd. Flow (perm)	0	3236	0	0	3312	0	0	1733	0	0	1547	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			10			8			27	
Link Speed (mph)		30			30			25			25	
Link Distance (ft)		496			212			158			113	
Travel Time (s)		11.3			4.8			4.3			3.1	
Confl. Peds. (#/hr)	1		9	9		1	4		9	9		4
Confl. Bikes (#/hr)						1			5			4
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 (%)	30%	4%	8%	0%	3%	0%	22%	0%	0%	0%	0%	0%
Parking (#/hr)	4		4	4		4	4		4	4		4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	731	0	0	868	0	0	68	0	0	126	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases	2			6			8			4		
Detector Phase	2	2		6	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	48.0	48.0		48.0	48.0		42.0	42.0		42.0	42.0	
Total Split (s)	48.0	48.0		48.0	48.0		42.0	42.0		42.0	42.0	
Total Split (%)	53.3%	53.3%		53.3%	53.3%		46.7%	46.7%		46.7%	46.7%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	C-Min	C-Min		C-Min	C-Min		None	None		None	None	
Act Effect Green (s)		66.0			66.0			12.0			12.0	
Actuated g/C Ratio		0.73			0.73			0.13			0.13	
v/c Ratio		0.31			0.36			0.29			0.55	
Control Delay		4.9			5.1			33.5			36.9	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		4.9			5.1			33.5			36.9	
LOS		A			A			C			D	
Approach Delay		4.9			5.1			33.5			36.9	
Approach LOS		A			A			C			D	
Queue Length 50th (ft)		60			74			31			53	
Queue Length 95th (ft)		106			128			66			103	

Lanes, Volumes, Timings
 1: Home Avenue & Madison Street

8/22/2017

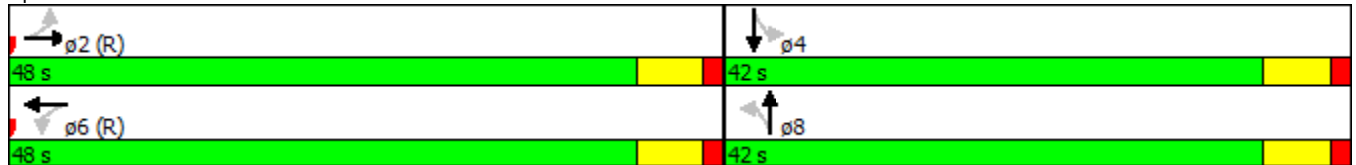


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		416			132			78				33
Turn Bay Length (ft)												
Base Capacity (vph)		2374			2432			698				635
Starvation Cap Reductn		0			0			0				0
Spillback Cap Reductn		0			0			0				0
Storage Cap Reductn		0			0			0				0
Reduced v/c Ratio		0.31			0.36			0.10				0.20

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	90
Offset:	54 (60%), Referenced to phase 2:EBTL and 6:WBTL, Start of 1st Green
Natural Cycle:	90
Control Type:	Actuated-Coordinated
Maximum v/c Ratio:	0.55
Intersection Signal Delay:	8.3
Intersection LOS:	A
Intersection Capacity Utilization	51.5%
ICU Level of Service	A
Analysis Period (min)	15

Splits and Phases: 1: Home Avenue & Madison Street



HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Public Alley

8/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	1	743	836	0	4	6
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	1	758	853	0	4	6
Pedestrians					7	
Lane Width (ft)					10.0	
Walking Speed (ft/s)					4.0	
Percent Blockage					0	
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		212				
pX, platoon unblocked					0.93	
vC, conflicting volume	860				1241	434
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	860				1115	434
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				98	99
cM capacity (veh/h)	786				190	573

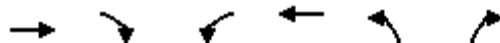
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	254	505	569	284	10
Volume Left	1	0	0	0	4
Volume Right	0	0	0	0	6
cSH	786	1700	1700	1700	317
Volume to Capacity	0.00	0.30	0.33	0.17	0.03
Queue Length 95th (ft)	0	0	0	0	2
Control Delay (s)	0.1	0.0	0.0	0.0	16.7
Lane LOS	A				C
Approach Delay (s)	0.0		0.0		16.7
Approach LOS					C

Intersection Summary					
Average Delay			0.1		
Intersection Capacity Utilization			33.1%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

3: Clinton Avenue & Madison Street

8/22/2017



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Volume (veh/h)	730	17	10	835	1	8
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	745	17	10	852	1	8
Pedestrians					1	
Lane Width (ft)					12.0	
Walking Speed (ft/s)					4.0	
Percent Blockage					0	
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	302					
pX, platoon unblocked			0.94		0.94	0.94
vC, conflicting volume			763		1201	382
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			610		1078	203
tC, single (s)			4.3		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.3		3.5	3.3
p0 queue free %			99		99	99
cM capacity (veh/h)			853		200	758

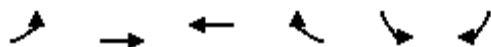
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	497	266	294	568	9
Volume Left	0	0	10	0	1
Volume Right	0	17	0	0	8
cSH	1700	1700	853	1700	579
Volume to Capacity	0.29	0.16	0.01	0.33	0.02
Queue Length 95th (ft)	0	0	1	0	1
Control Delay (s)	0.0	0.0	0.5	0.0	11.3
Lane LOS			A	B	
Approach Delay (s)	0.0	0.2		11.3	
Approach LOS			B		

Intersection Summary					
Average Delay			0.1		
Intersection Capacity Utilization			40.1%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

4: Madison Street & Clinton Avenue

8/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	1	737	840	2	2	5
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	1	752	857	2	2	5
Pedestrians					6	
Lane Width (ft)					12.0	
Walking Speed (ft/s)					4.0	
Percent Blockage					1	
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		402				
pX, platoon unblocked					0.94	
vC, conflicting volume	865				1242	436
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	865				1135	436
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				99	99
cM capacity (veh/h)	783				186	571

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	252	501	571	288	7
Volume Left	1	0	0	0	2
Volume Right	0	0	0	2	5
cSH	783	1700	1700	1700	359
Volume to Capacity	0.00	0.29	0.34	0.17	0.02
Queue Length 95th (ft)	0	0	0	0	2
Control Delay (s)	0.1	0.0	0.0	0.0	15.2
Lane LOS	A				C
Approach Delay (s)	0.0		0.0		15.2
Approach LOS					C

Intersection Summary					
Average Delay			0.1		
Intersection Capacity Utilization			33.3%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

5: Home Avenue & Access Drive

8/22/2017



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	4	1	110	1	0	118
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	4	1	116	1	0	124
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)			113			
pX, platoon unblocked	0.98	0.98			0.98	
vC, conflicting volume	241	116			117	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	218	92			93	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	761	954			1489	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	5	117	124
Volume Left	4	0	0
Volume Right	1	1	0
cSH	793	1700	1489
Volume to Capacity	0.01	0.07	0.00
Queue Length 95th (ft)	1	0	0
Control Delay (s)	9.6	0.0	0.0
Lane LOS	A		
Approach Delay (s)	9.6	0.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay		0.2	
Intersection Capacity Utilization		16.2%	ICU Level of Service A
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis

6: Clinton Avenue & Access Drive

8/22/2017



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	3	1	2	4	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	3	1	2	4	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	8	4	4			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	8	4	4			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	1017	1085	1631			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	3	3	4			
Volume Left	0	1	0			
Volume Right	3	0	0			
cSH	1085	1631	1700			
Volume to Capacity	0.00	0.00	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.3	2.4	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.3	2.4	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			3.2			
Intersection Capacity Utilization		13.3%		ICU Level of Service		A
Analysis Period (min)		15				

Lanes, Volumes, Timings
1: Home Avenue & Madison Street

8/22/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕			↕			↕	
Volume (vph)	23	925	16	13	877	69	5	56	17	95	79	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			1.00			1.00			0.99	
Frt		0.998			0.989			0.971			0.978	
Flt Protected		0.999			0.999			0.997			0.978	
Satd. Flow (prot)	0	3563	0	0	3491	0	0	1745	0	0	1759	0
Flt Permitted		0.910			0.935			0.978			0.836	
Satd. Flow (perm)	0	3245	0	0	3267	0	0	1711	0	0	1500	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			13			17			12	
Link Speed (mph)		30			30			25			25	
Link Distance (ft)		496			212			158			113	
Travel Time (s)		11.3			4.8			4.3			3.1	
Confl. Peds. (#/hr)	11		6	6		11	8		6	6		8
Confl. Bikes (#/hr)			1						4			5
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%	1%	0%	0%	2%	0%	0%	5%	6%	0%	5%	6%
Parking (#/hr)	4		4	4		4	4		4	4		4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1037	0	0	1031	0	0	83	0	0	224	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases	2			6			8			4		
Detector Phase	2	2		6	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	15.0	15.0		15.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	51.0	51.0		51.0	51.0		39.0	39.0		39.0	39.0	
Total Split (s)	51.0	51.0		51.0	51.0		39.0	39.0		39.0	39.0	
Total Split (%)	56.7%	56.7%		56.7%	56.7%		43.3%	43.3%		43.3%	43.3%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	C-Min	C-Min		C-Min	C-Min		None	None		None	None	
Act Effect Green (s)		59.0			59.0			19.0			19.0	
Actuated g/C Ratio		0.66			0.66			0.21			0.21	
v/c Ratio		0.49			0.48			0.22			0.69	
Control Delay		9.6			9.4			23.2			41.3	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		9.6			9.4			23.2			41.3	
LOS		A			A			C			D	
Approach Delay		9.6			9.4			23.2			41.3	
Approach LOS		A			A			C			D	
Queue Length 50th (ft)		138			135			31			112	
Queue Length 95th (ft)		235			230			62			170	

Lanes, Volumes, Timings
 1: Home Avenue & Madison Street

8/22/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		416			132			78				33
Turn Bay Length (ft)												
Base Capacity (vph)		2129			2147			638				557
Starvation Cap Reductn		0			0			0				0
Spillback Cap Reductn		0			0			0				0
Storage Cap Reductn		0			0			0				0
Reduced v/c Ratio		0.49			0.48			0.13				0.40

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	90
Offset:	57 (63%), Referenced to phase 2:EBTL and 6:WBTL, Start of 1st Green
Natural Cycle:	90
Control Type:	Actuated-Coordinated
Maximum v/c Ratio:	0.69
Intersection Signal Delay:	13.0
Intersection LOS:	B
Intersection Capacity Utilization	71.1%
ICU Level of Service	C
Analysis Period (min)	15

Splits and Phases: 1: Home Avenue & Madison Street



HCM Unsignalized Intersection Capacity Analysis

2: Madison Street & Public Alley

8/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	3	1034	955	2	3	4
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	3	1124	1038	2	3	4
Pedestrians			7		15	
Lane Width (ft)			12.0		10.0	
Walking Speed (ft/s)			4.0		4.0	
Percent Blockage			1		1	
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		212				
pX, platoon unblocked					0.86	
vC, conflicting volume	1055				1630	535
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1055				1404	535
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				97	99
cM capacity (veh/h)	661				112	490

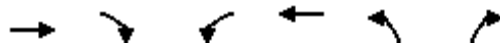
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	378	749	692	348	8
Volume Left	3	0	0	0	3
Volume Right	0	0	0	2	4
cSH	661	1700	1700	1700	200
Volume to Capacity	0.00	0.44	0.41	0.20	0.04
Queue Length 95th (ft)	0	0	0	0	3
Control Delay (s)	0.2	0.0	0.0	0.0	23.7
Lane LOS	A				C
Approach Delay (s)	0.1		0.0		23.7
Approach LOS					C

Intersection Summary					
Average Delay			0.1		
Intersection Capacity Utilization			40.7%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

3: Clinton Avenue & Madison Street

8/22/2017



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↘	
Volume (veh/h)	994	43	26	957	0	18
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1080	47	28	1040	0	20
Pedestrians	7			12		
Lane Width (ft)	12.0			12.0		
Walking Speed (ft/s)	4.0			4.0		
Percent Blockage	1			1		
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	302					
pX, platoon unblocked				0.86	0.86	0.86
vC, conflicting volume				1139	1699	576
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol				834	1486	177
tC, single (s)				4.1	6.8	6.9
tC, 2 stage (s)						
tF (s)				2.2	3.5	3.3
p0 queue free %				96	100	97
cM capacity (veh/h)				687	95	715

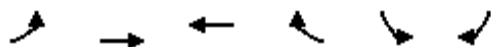
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	720	407	375	693	20
Volume Left	0	0	28	0	0
Volume Right	0	47	0	0	20
cSH	1700	1700	687	1700	715
Volume to Capacity	0.42	0.24	0.04	0.41	0.03
Queue Length 95th (ft)	0	0	3	0	2
Control Delay (s)	0.0	0.0	1.3	0.0	10.2
Lane LOS	A			B	
Approach Delay (s)	0.0		0.5		10.2
Approach LOS	B				

Intersection Summary					
Average Delay			0.3		
Intersection Capacity Utilization			55.2%	ICU Level of Service	B
Analysis Period (min)	15				

HCM Unsignalized Intersection Capacity Analysis

4: Madison Street & Clinton Avenue

8/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↘	
Volume (veh/h)	4	1008	963	6	10	20
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	1096	1047	7	11	22
Pedestrians					21	
Lane Width (ft)					12.0	
Walking Speed (ft/s)					4.0	
Percent Blockage					2	
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		402				
pX, platoon unblocked					0.86	
vC, conflicting volume	1074				1628	548
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1074				1411	548
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				90	95
cM capacity (veh/h)	645				111	477

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	370	730	698	355	33
Volume Left	4	0	0	0	11
Volume Right	0	0	0	7	22
cSH	645	1700	1700	1700	227
Volume to Capacity	0.01	0.43	0.41	0.21	0.14
Queue Length 95th (ft)	1	0	0	0	12
Control Delay (s)	0.2	0.0	0.0	0.0	23.5
Lane LOS	A				C
Approach Delay (s)	0.1		0.0		23.5
Approach LOS					C

Intersection Summary					
Average Delay			0.4		
Intersection Capacity Utilization			40.6%	ICU Level of Service	A
Analysis Period (min)			15		

HCM Unsignalized Intersection Capacity Analysis

5: Home Avenue & Access Drive

8/22/2017



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	R	T	R	L	R
Volume (veh/h)	3	1	145	3	1	205
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	3	1	153	3	1	216
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)			113			
pX, platoon unblocked	0.98	0.98			0.98	
vC, conflicting volume	372	154			156	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	352	130			132	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	638	909			1440	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	4	156	217
Volume Left	3	0	1
Volume Right	1	3	0
cSH	689	1700	1440
Volume to Capacity	0.01	0.09	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	10.3	0.0	0.0
Lane LOS	B		A
Approach Delay (s)	10.3	0.0	0.0
Approach LOS	B		

Intersection Summary			
Average Delay		0.1	
Intersection Capacity Utilization		21.6%	ICU Level of Service
Analysis Period (min)		15	A

HCM Unsignalized Intersection Capacity Analysis

6: Clinton Avenue & Access Drive

8/22/2017



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	2	1	9	28	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	2	1	9	29	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	41	29	29			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	41	29	29			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	975	1051	1597			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	2	11	29			
Volume Left	0	1	0			
Volume Right	2	0	0			
cSH	1051	1597	1700			
Volume to Capacity	0.00	0.00	0.02			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	8.4	0.7	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.4	0.7	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.6			
Intersection Capacity Utilization		13.3%		ICU Level of Service		A
Analysis Period (min)		15				

Contents

8a. Site Plan*

8b. Landscape Plan*

8c. Engineering Utility Plan*

8d. Exterior Lighting Plan*

8e. Floor Plans*

8f. Building Elevations*

8g. Building Perspectives*

8h. Streetscape Elevations*

8i. Shadow Study*

8j. Sign Elevations (not included/applicable to this project)

8k. Construction Logistics Plan*

8l. Project Schedule*

Lexington Avenue Oak Park

932-970 Madison Ave, Oak Park Illinois

Site Plan
Scale: 1/32" = 1'-0"

Note:
An automated fire
sprinkler system (NFPA13)
will be provided at all
buildings.



Site Plan

LexingtonHomes



pappageorgehaymes partners
www.pappageorgehaymes.com

SITE PLAN



LOCATION MAP

EXISTING	LEGEND	PROPOSED
◁	FLARED END SECTION	◁
⊙	STORM MANHOLE	⊙
⊕	STORM INLET	⊕
⊗	CATCH BASIN	⊗
⊘	FIRE HYDRANT	⊘
⊙	VALVE AND VAULT	⊙
⊙	VALVE BOX	⊙
⊙	B BOX	⊙
⊙	SANITARY MANHOLE	⊙
⊙	STREET LIGHT	⊙
⊙	PATHWAY LIGHT	⊙
⊙	STORM SEWER	⊙
⊙	WATERMAIN	⊙
⊙	SANITARY SEWER	⊙
⊙	CONTOUR	⊙
⊙	SILT FENCE	⊙
⊙	WOOD FENCE	⊙
⊙	STEEL FENCE	⊙

PARCEL 1: LOTS 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLOP SUBDIVISION OF LOTS 12 TO 17 OF GEO W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 PERMANENT INDEX NUMBER: 16-07-324-032-0000
 COMMONLY KNOWN AS: 970 MADISON, OAK PARK, IL 60302

PARCEL 2: LOTS 11 AND 12 IN BLOCK 3 IN HERRICK'S AND DUNLAP'S SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE IN GEORGE SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 PERMANENT INDEX NUMBER: 16-07-324-024-0000
 COMMONLY KNOWN AS: 932-946 MADISON, OAK PARK, IL 60302

- NOTES:**
- ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED AS DEMONSTRATED HEREON. NO ADDITIONAL STREETScape IMPROVEMENTS REQUIRED. ANY PUBLIC PAVEMENT, CURB OR WALK DAMAGED DURING CONSTRUCTION SHALL BE RESTORED.
 - MADISON STREET PARKING LANE TO BE MILLED 2" AND OVERLAIN WITH 2" HMA SURFACE COURSE AFTER INSTALLATION OF ALL PRIVATE SERVICES AND SEWER CONNECTIONS COMPLETED.
 - ALL GARBAGE CANS TO BE LOCATED INSIDE GARAGES.
 - THE PROPOSED PERMEABLE BRICK PAVERS MAY BE OMITTED IF REQUIRED TO COMPLY WITH ENVIRONMENTAL REQUIREMENTS FOR ENGINEERED BARRIERS TO CAP CONTAMINATION FROM FORMER DRY CLEANERS. ENVIRONMENTAL REMEDIATION COSTS ARE A VILLAGE OF OAK PARK RESPONSIBILITY PER THE REDEVELOPMENT AGREEMENT AND THE DEVELOPER WILL COORDINATE ANY REMEDIATION WORK OR REVISIONS TO THE DESIGN OF THE DRIVEWAYS WITH THE VILLAGE OF OAK PARK.
 - ADJACENT ZONING:
 - NORTH: (R-7) MULTI-FAMILY RESIDENTIAL
 - SOUTH: (MS) MADISON STREET
 - EAST: (MS) MADISON STREET
 - WEST: (MS) MADISON STREET



PROPOSED GREEN SPACE

DEVELOPMENT AREA STATISTICS

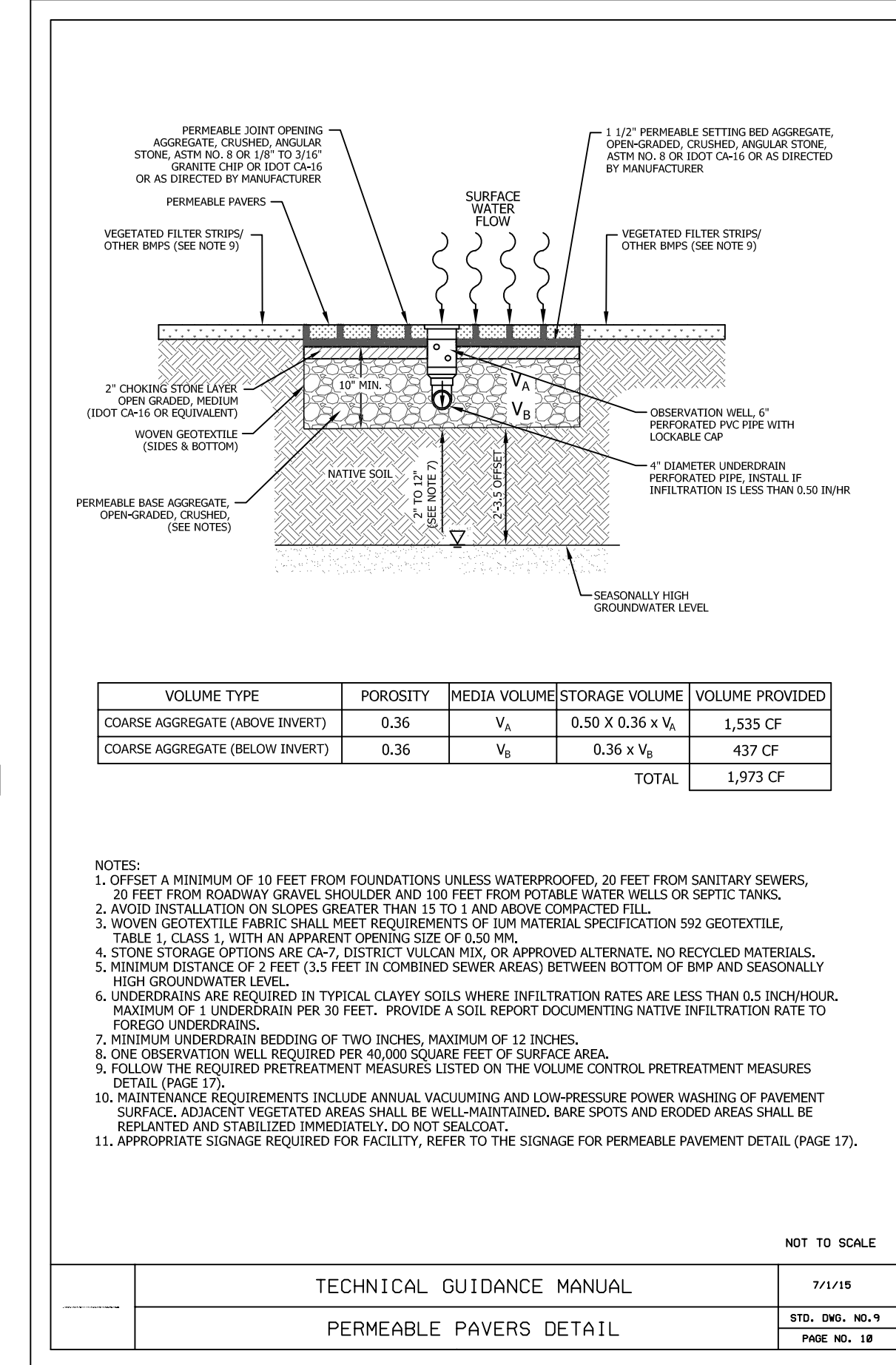
NET DEVELOPMENT AREA	41,669 sf	0.96 ac			
	EXISTING CONDITIONS		PROPOSED CONDITIONS		
BUILDING	26,015 sf	0.60 ac	62%	16,322 sf	0.37 ac
GRAVEL	0 sf	0.00 ac	0%	0 sf	0.00 ac
PAVEMENT - WALKS	15,404 sf	0.35 ac	37%	6,436 sf	0.15 ac
TOTAL IMPERVIOUS AREA	41,419 sf	0.95 ac	99%	22,758 sf	0.52 ac
PERMEABLE PAVERS	0 sf	0.00 ac	0%	7,290 sf	0.17 ac
GREENSPACE	250 sf	0.01 ac	1%	11,621 sf	0.27 ac

45% REDUCTION OF IMPERVIOUS AREA

Volume Control Required:
 22,758 sf impervious development
 x 0.083 ft storage required per sf impervious development
1,897 cf Volume Control Required

Volume Control Provided:
 7,290.00 sf Permeable Paver Area
 40.00 Surface Elevation
 38.44 Invert of 4" dia Perforated Underdrain
 38.28 Bottom of Stone Elevation
 34.20 Seasonally High Groundwater Level
 4.08 Offset to SHGL

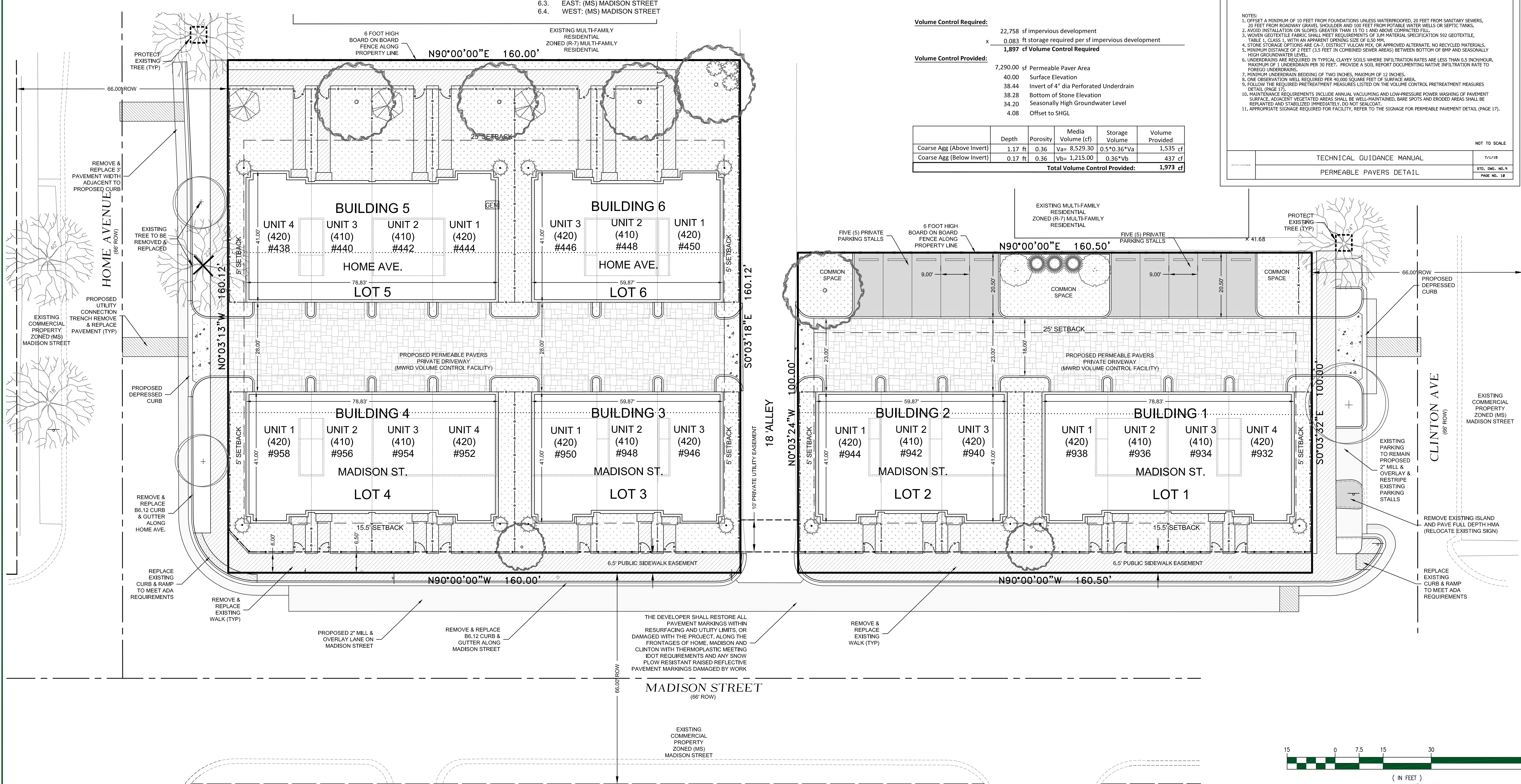
	Depth	Porosity	Media Volume (cf)	Storage Volume	Volume Provided
Coarse Agg (Above Invert)	1.17 ft	0.36	Va= 8,529.30	0.5*0.36*Va	1,535 cf
Coarse Agg (Below Invert)	0.17 ft	0.36	Vb= 1,215.00	0.36*Vb	437 cf
Total Volume Control Provided:					1,973 cf



VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36	Va	0.50 x 0.36 x Va	1,535 CF
COARSE AGGREGATE (BELOW INVERT)	0.36	Vb	0.36 x Vb	437 CF
TOTAL				1,973 CF

- NOTES:**
- OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
 - AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
 - WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF LHM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
 - STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
 - MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
 - UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HR. MAXIMUM OF 1 UNDERDRAIN PER 20 FEET. PROVIDE A SOIL REPORT OCCURRING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
 - MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
 - ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
 - FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL (PAGE 17).
 - MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL MAINTAINED. BASE SPOTS AND BROOKED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.
 - APPROPRIATE SIGNAGE REQUIRED FOR FACILITY. REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL (PAGE 17).

TECHNICAL GUIDANCE MANUAL
 PERMEABLE PAVERS DETAIL

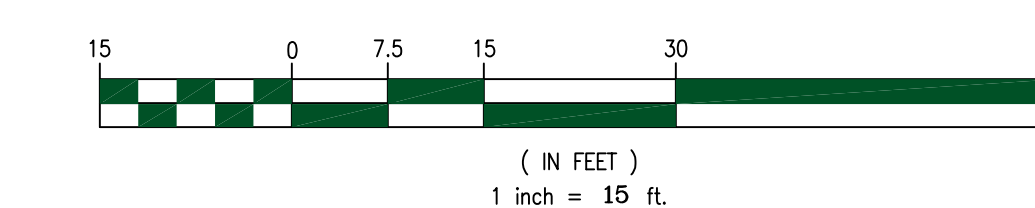


#	DATE	REVISION DESCRIPTION
1	08/24/2017	PER VILLAGE RDA REVIEW
2	08/29/2017	PER FORESTRY RDA REVIEW
3	10/31/2017	PER VILLAGE ENGINEER REVIEW
4	12/22/2017	FOR PD APPLICATION SUBMITTAL
5	02/23/2018	PER PRT 02/17/18 & ENGINEERING 02/21/18 REVIEWS
6		
7		
8		
9		
10		

SITE PLAN
LEXINGTON AVENUE AT OAK PARK
 932-970 MADISON AVE.
 OAK PARK, IL 60302

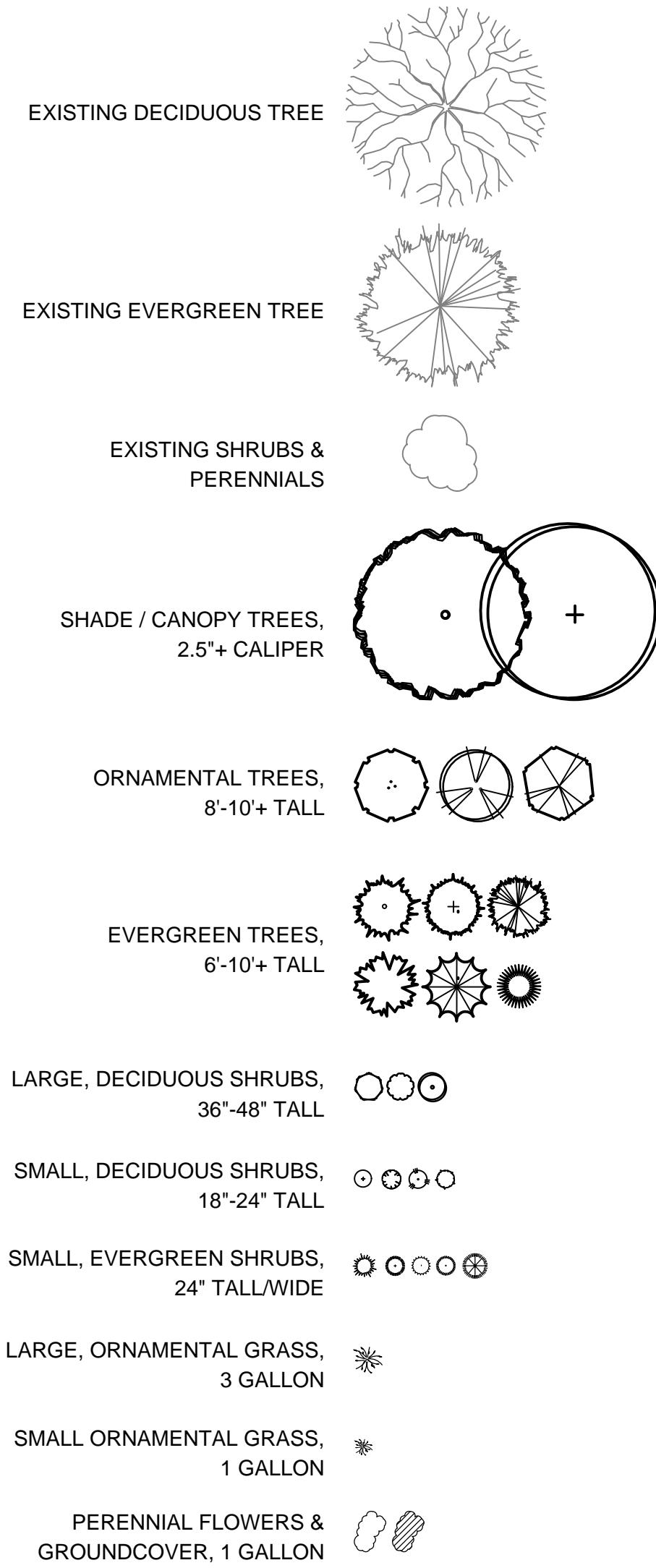
PREPARED FOR
 LEXINGTON HOMES
 1731 N. MARCEY, STE 200
 CHICAGO, IL 60614
 773.360.0300
 773.360.0301
 MR. JOHN AGENLIAN

CEG JOB NUMBER
 2017-109
 SCALE: 1" = 15'
 DRAWN BY: EKH
 CHECKED BY: MDC
 DATE: 08/07/2017
 SHEET: 1 of 1
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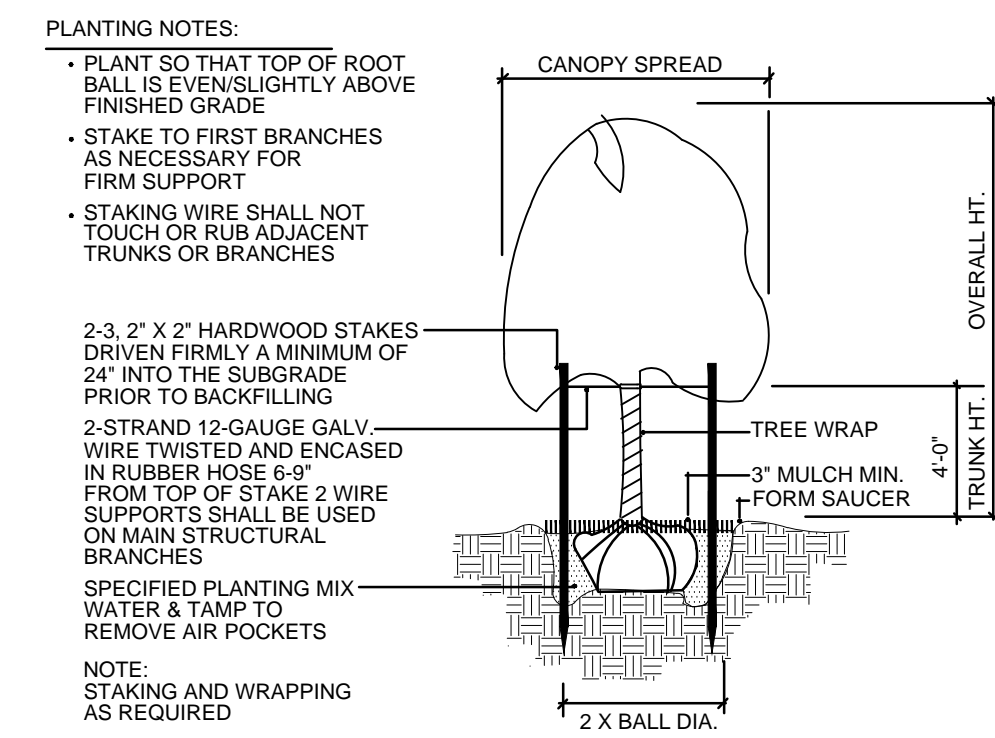


PLANT SYMBOLS KEY

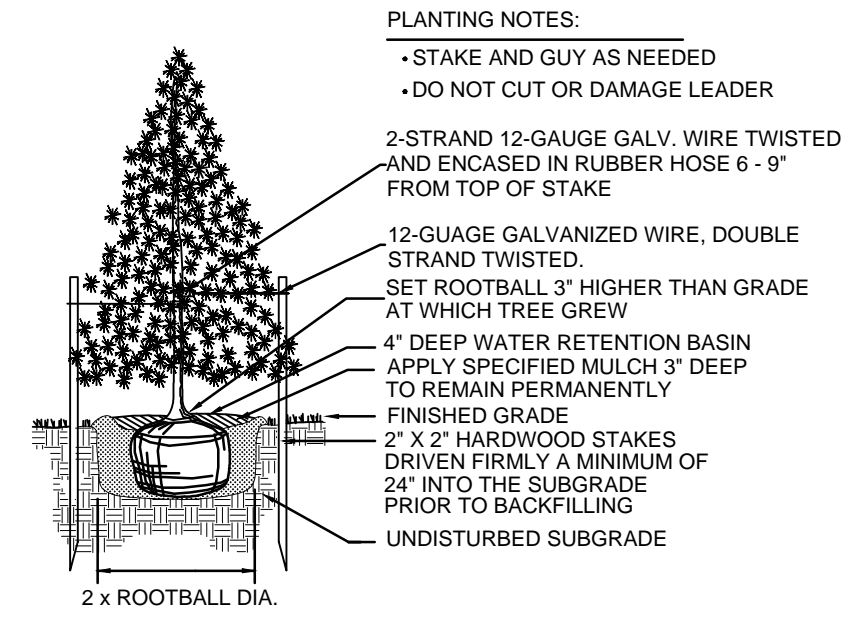
NOTE!
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



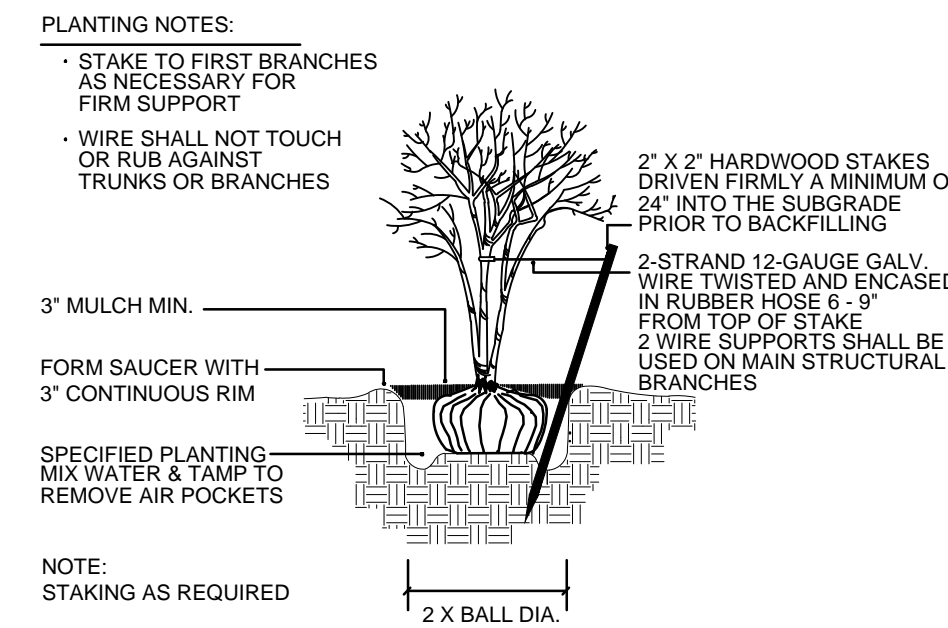
PLANTING DETAILS



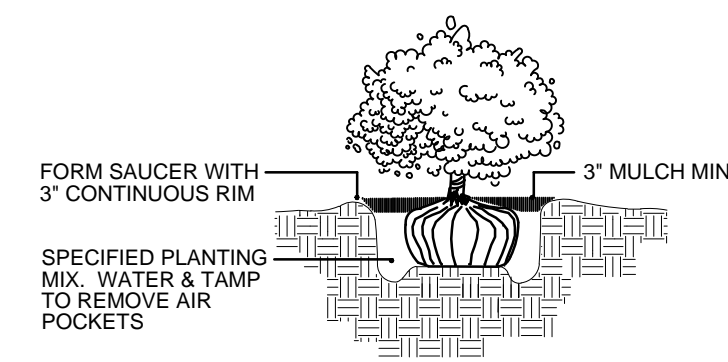
TREE PLANTING & STAKING
NOT TO SCALE



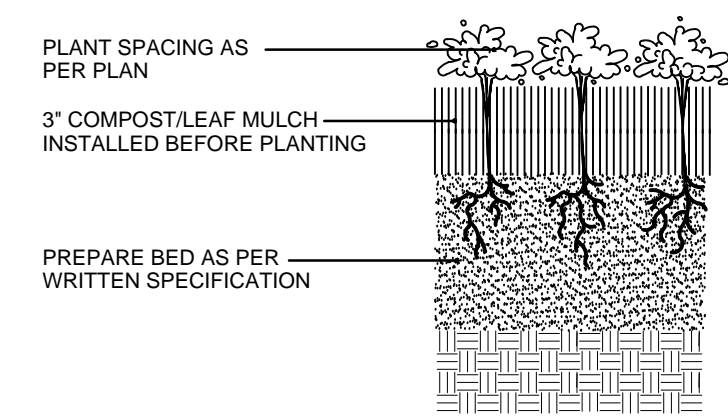
EVERGREEN TREE PLANTING
NOT TO SCALE



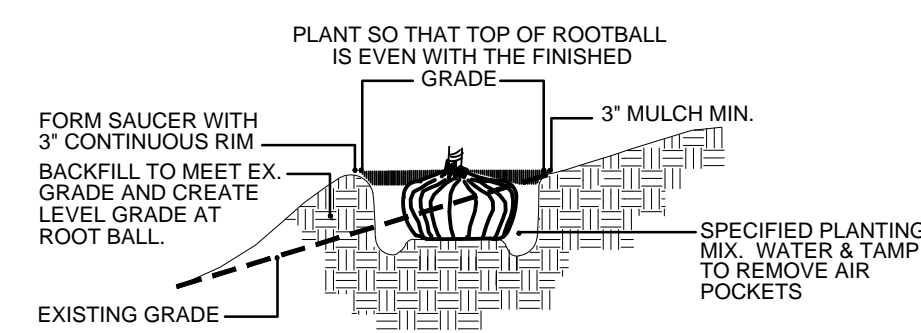
MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL. 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
 - MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12").
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
LEXINGTON HOMES
1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL 60614

CONTACT: BILL ROTOLO / JOHN AGENLIAN / TOM MEYER

ATTORNEY:
ASH, ANOS, FREEDMAN & LOGAN, LLC
77 W. WASHINGTON STREET, #1211
CHICAGO, IL 60602
TEL (312) 346-1390

CONTACT: LARRY FREEDMAN

ARCHITECT:
PAPPAGEORGE HAYMES PARTNERS
640 NORTH LASALLE, SUITE 400
CHICAGO, IL 60654
TEL (312) 650-7330

CONTACT: STEVEN REZABEK

CIVIL ENGINEER:
COOK ENGINEERING GROUP
26316 MAPLEVIEW DRIVE
PLAINFIELD, IL 60585
TEL (815) 577-1707

CONTACT: MICHAEL COOK / EMILY HOFFMAN

TRAFFIC ENGINEER:
KENIG, LINDGREN, O'HARA & ABOONA (KLOA)
9575 W. HIGGINS ROAD, #400
ROSEMONT, IL 60018
TEL (847) 518-9990

CONTACT: LUAY ABOONA

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
526 SKYLINE DRIVE
ALGONQUIN, IL 60102
TEL (847) 878-4019

CONTACT: SHARON DICKSON

SHEET KEY

- L0.1 PROJECT TEAM
 - GENERAL LANDSCAPE NOTES
 - PLANTING DETAILS
 - PLANT SYMBOLS KEY
- L0.2 TREE PRESERVATION NOTES
 - DETAILS (FENCES & PERMEABLE PAVERS)
- L1.1 TREE PRESERVATION & REMOVAL PLAN
- L1.2 FENCE LOCATION PLAN
- L1.3 LANDSCAPE PLAN: LAND DEVELOPMENT
- L1.4 LANDSCAPE PLAN: HOUSE FOUNDATIONS



ISSUE DATE: 10/6/09
LICENSE # 157-001337
EXPIRES: 8/31/19



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL 60614

PLAN DATE

AUGUST 23, 2017

REVISIONS

1.	PER SITE PLAN 9/19/17
2.	PER SITE PLAN 9/20/17
3.	PER SUBMITTAL 12/18/17
4.	PER SUBMITTAL 2/23/18
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON AVENUE
932 - 970 MADISON AVENUE
OAK PARK, IL 60302

LANDSCAPE PLAN

SHEET NUMBER

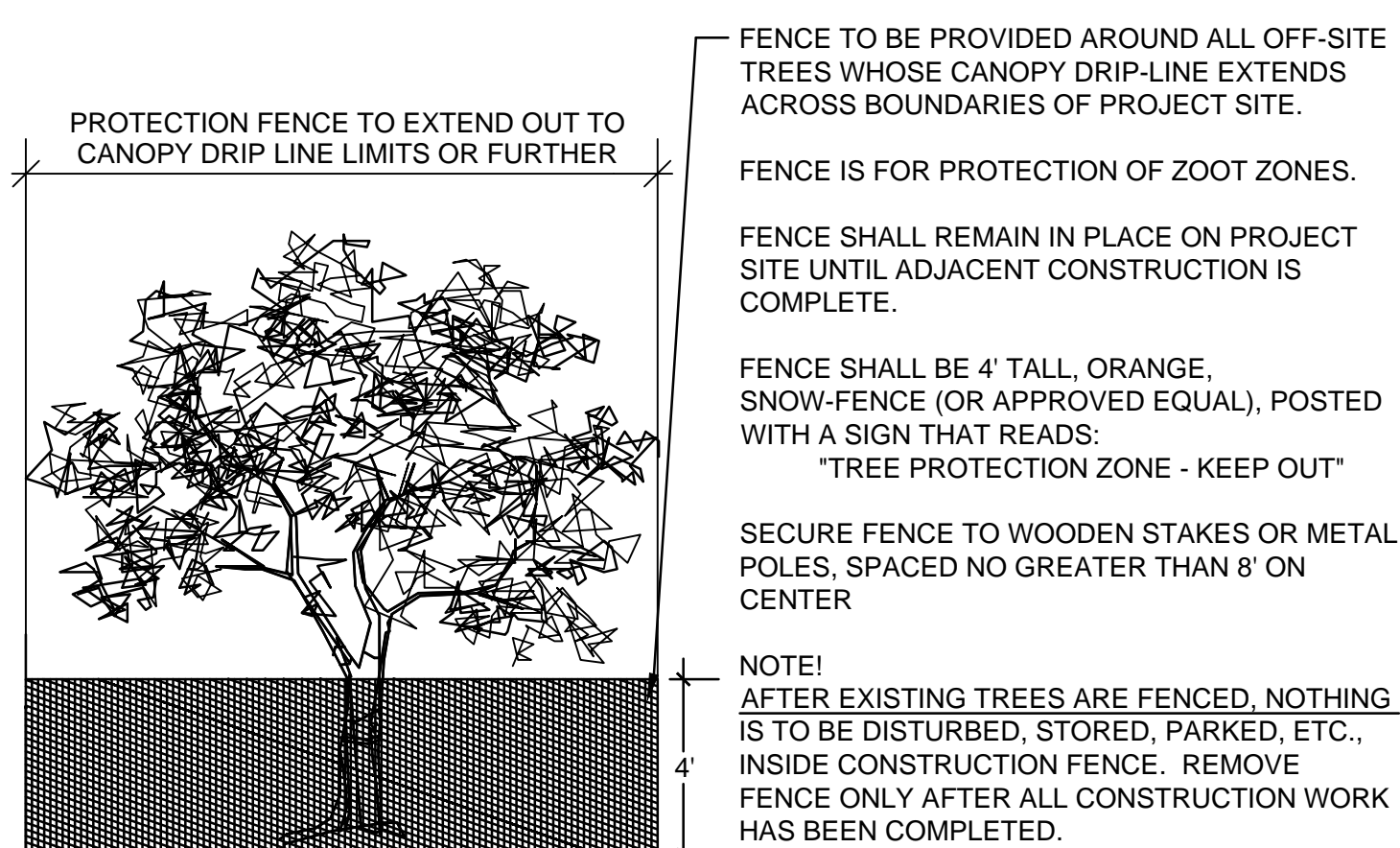
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NOTES

1. TREE PRESERVATION:

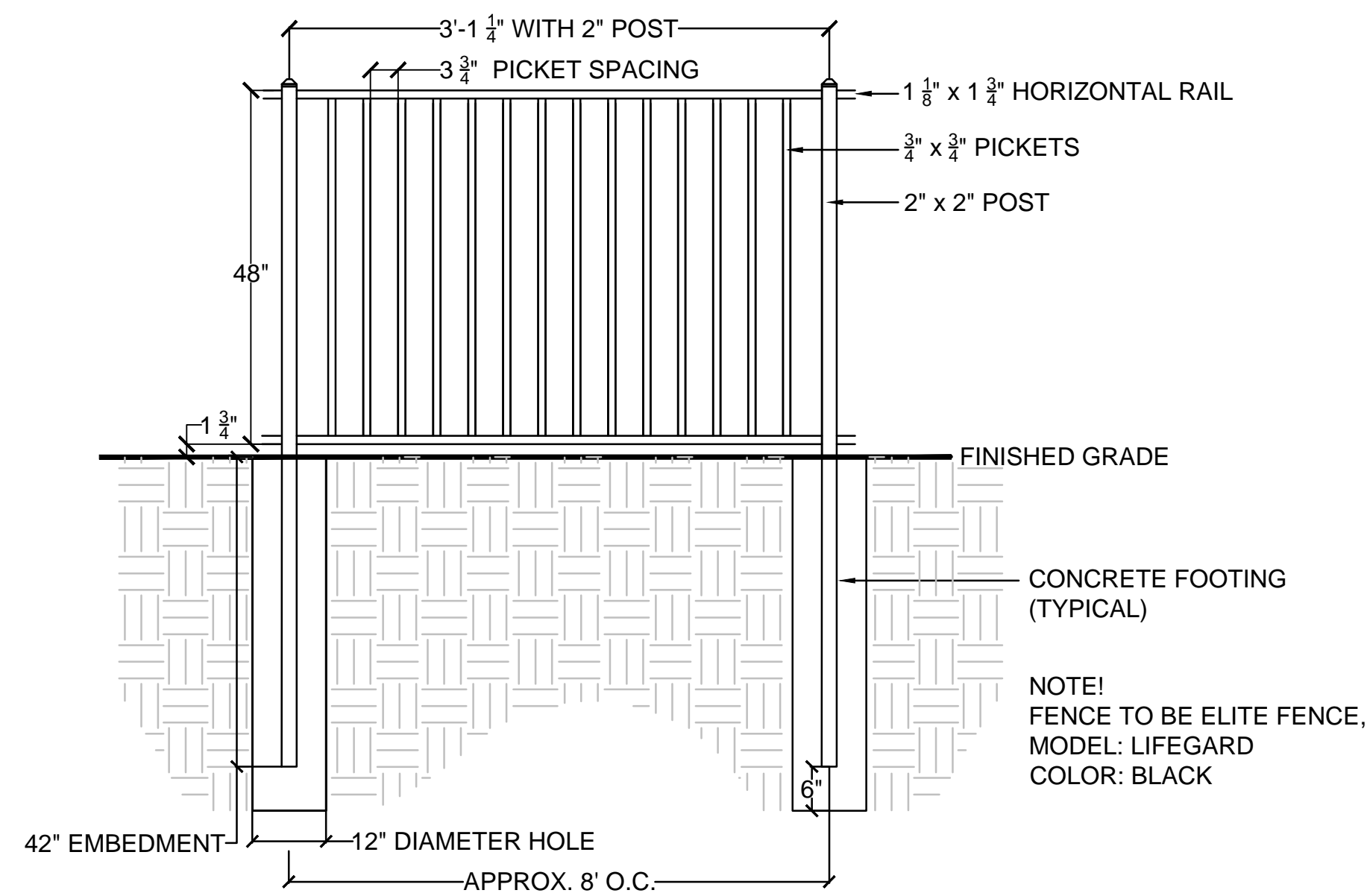
- A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**
- B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
- C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
- D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
- E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
- F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
- G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
- H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
- I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
- J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
- K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
- L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
- M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
- N. ALL OFF-SITE TREES SHALL BE PRESERVED.
- O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

TREE PROTECTION FENCE DETAIL



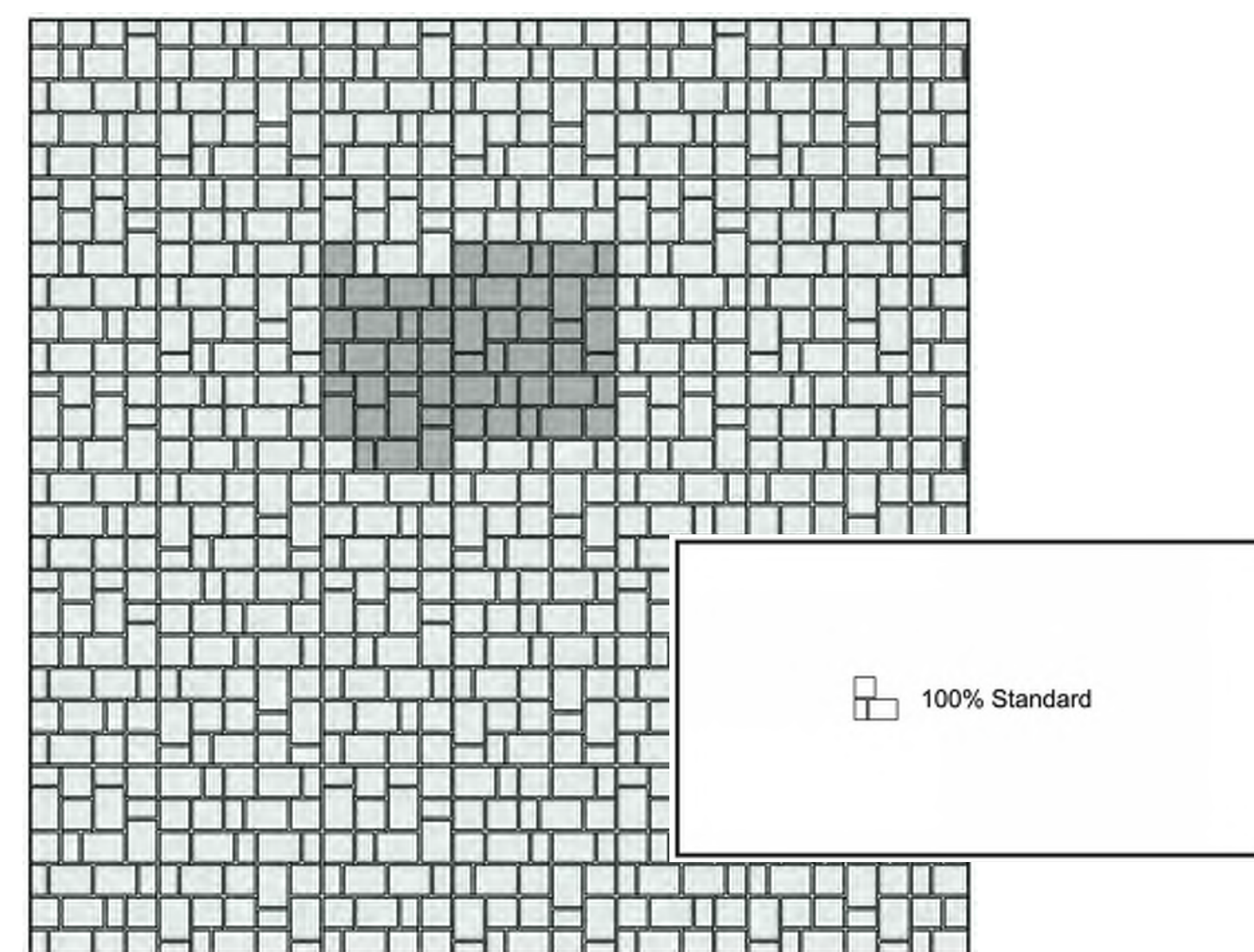
DETAILS - FENCE, ORNAMENTAL

NOT TO SCALE



DETAILS - PERMEABLE PAVERS

NOT TO SCALE



Permeable Pavers are Manufactured by Unilock:
Eco-Optiloc
Size: 10.25" x 10.25" x 3.125"
Color: Standard Finish
Laying Pattern: A (see below)

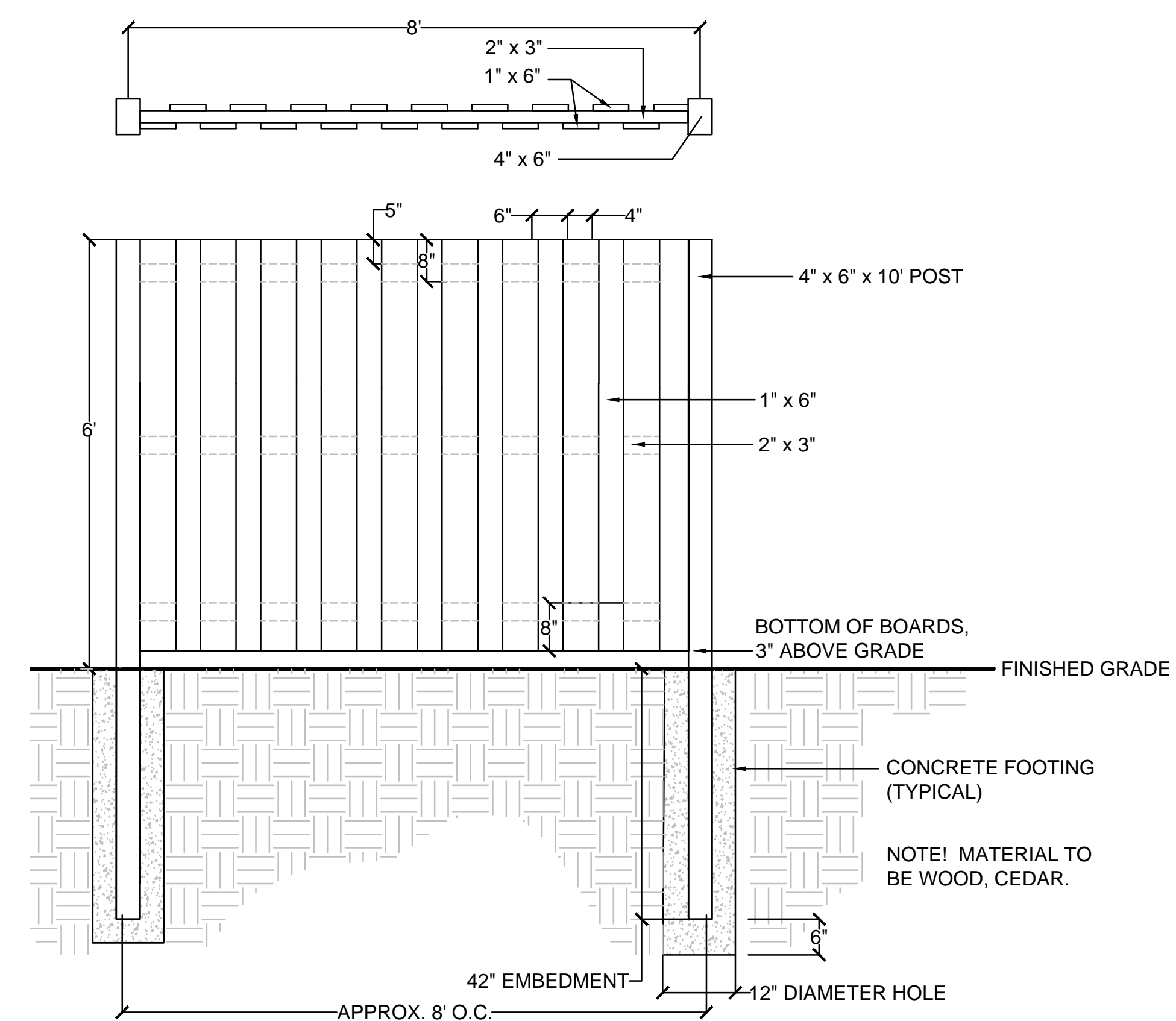
NOTE! FOR INSTALLATION DETAILS, REFER TO CIVIL ENGINEERING PLAN SET, PREPARED BY COOK ENGINEERING GROUP (PLAINFIELD, IL - TEL 815.577.1707)



(EXAMPLE IMAGE)

DETAILS - FENCE, BOARD-ON-BOARD

NOT TO SCALE



Shannon L. Dickson
ISSUE DATE: 10/6/09
LICENSE #: 157-001337
EXPIRES: 8/31/19



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL 60614

PLAN DATE

AUGUST 23, 2017

REVISIONS

NO.	DESCRIPTION
1.	PER SITE PLAN 9/19/17
2.	PER SITE PLAN 9/20/17
3.	PER SUBMITTAL 12/18/17
4.	PER SUBMITTAL 2/23/18
5.	
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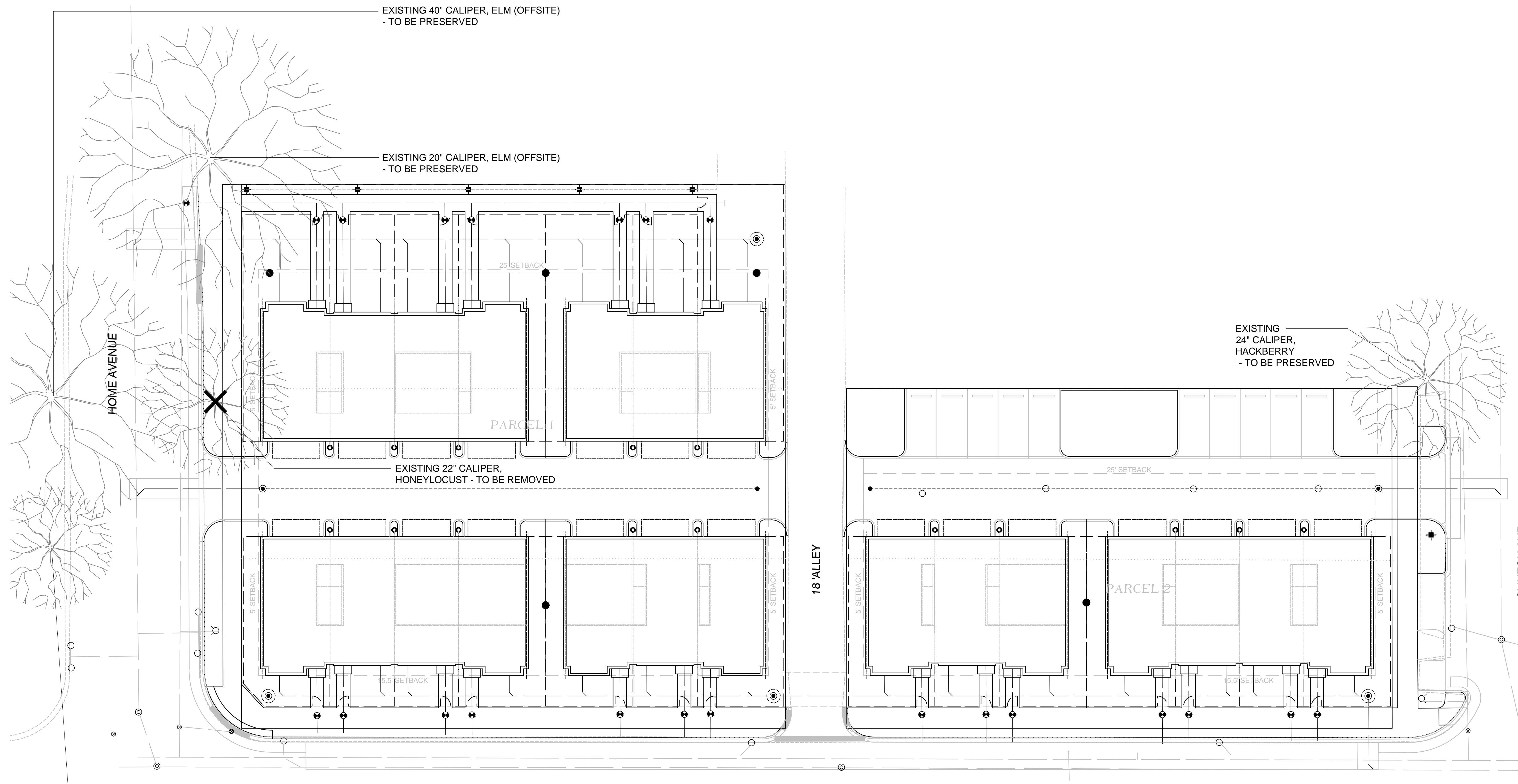
PROJECT NAME AND SHEET TITLE

LEXINGTON AVENUE
932 - 970 MADISON AVENUE
OAK PARK, IL 60302

LANDSCAPE PLAN

SHEET NUMBER

LO.1



EXISTING 40" CALIPER, ELM (OFFSITE)
- TO BE PRESERVED

EXISTING 20" CALIPER, ELM (OFFSITE)
- TO BE PRESERVED

EXISTING 24" CALIPER, HACKBERRY
- TO BE PRESERVED

EXISTING 22" CALIPER, HONEYLOCUST - TO BE REMOVED

EXISTING 18" CALIPER, GINGKO (OFFSITE)
- TO BE PRESERVED

HOME AVENUE

18' ALLEY

CLINTON AVE

MADISON STREET

CLINTON AVE



TREE PRESERVATION & REMOVAL PLAN
SCALE: 1" = 15'-0"



Shaqon L. Dickson

ISSUE DATE: 10/6/09
LICENSE #: 157-001337
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dickson design
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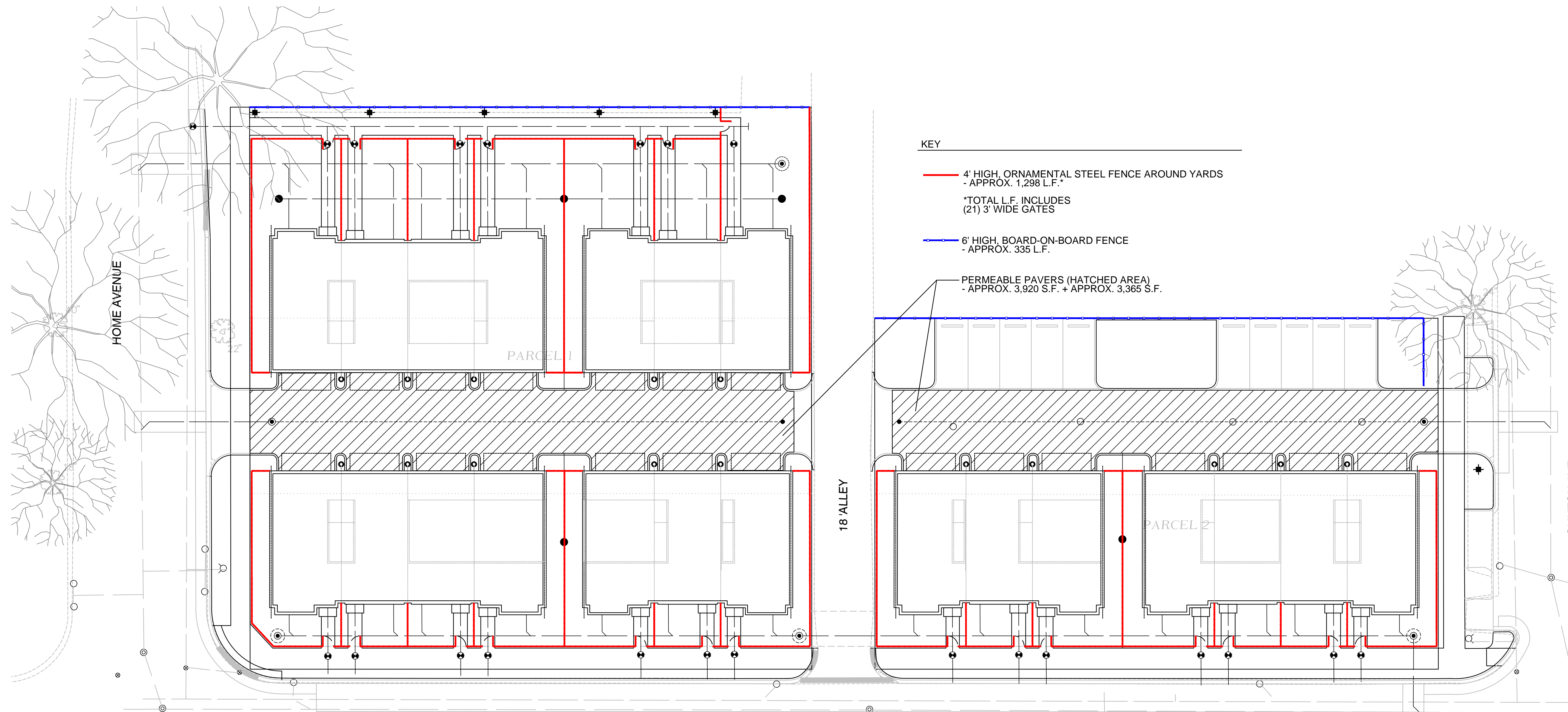
PROJECT NAME AND SHEET TITLE

LEXINGTON AVENUE
932 - 970 MADISON AVENUE
OAK PARK, IL 60302

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

L1.1



KEY

- 4' HIGH, ORNAMENTAL STEEL FENCE AROUND YARDS
- APPROX. 1,298 L.F.*
*TOTAL L.F. INCLUDES (21) 3' WIDE GATES
- 6' HIGH, BOARD-ON-BOARD FENCE
- APPROX. 335 L.F.
- PERMEABLE PAVERS (HATCHED AREA)
- APPROX. 3,920 S.F. + APPROX. 3,365 S.F.

NOTE!
The proposed permeable brick pavers may be omitted if required to comply with environmental requirements for engineered barriers to cap contamination from former dry cleaners. Environmental remediation costs are a Village of Oak Park responsibility per the redevelopment agreement and the developer will coordinate any remediation work or revisions to the design of the driveways with the Village of Oak Park.



FENCE & PERMEABLE PAVERS LOCATION PLAN
SCALE: 1" = 15'-0"



Shannon L. Dickson
ISSUE DATE: 10/6/09
LICENSE #: 157-001337
EXPIRES: 8/31/19



dickson design
STUDIO

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1731 N. MARCEY STREET, SUITE 200
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10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON AVENUE
932 - 970 MADISON AVENUE
OAK PARK, IL 60302

LANDSCAPE PLAN

SHEET NUMBER

L1.2

- 1 - 3" CAL., ACER FREEMANII 'CELEBRATION' / CELEBRATION FREEMAN MAPLE
- 3 - 24" TALL, STEPHANANDRA INCISA 'CRISPA' / CUTLEAF STEPHANANDRA
- 5 - 3 GAL., CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
- 5 - 24" TALL, ARONIA MELANOCARPA 'IROQUOIS BEAUTY' / IROQUOIS BEAUTY BLACK CHOKEBERRY
- 5 - 3 GAL., CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
- 5 - 24" TALL, ARONIA MELANOCARPA 'IROQUOIS BEAUTY' / IROQUOIS BEAUTY BLACK CHOKEBERRY
- 3 - 24" TALL, STEPHANANDRA INCISA 'CRISPA' / CUTLEAF STEPHANANDRA
- 1 - 5' TALL, MALUS SARGENTII / SARGENT FLOWERING CRABAPPLE

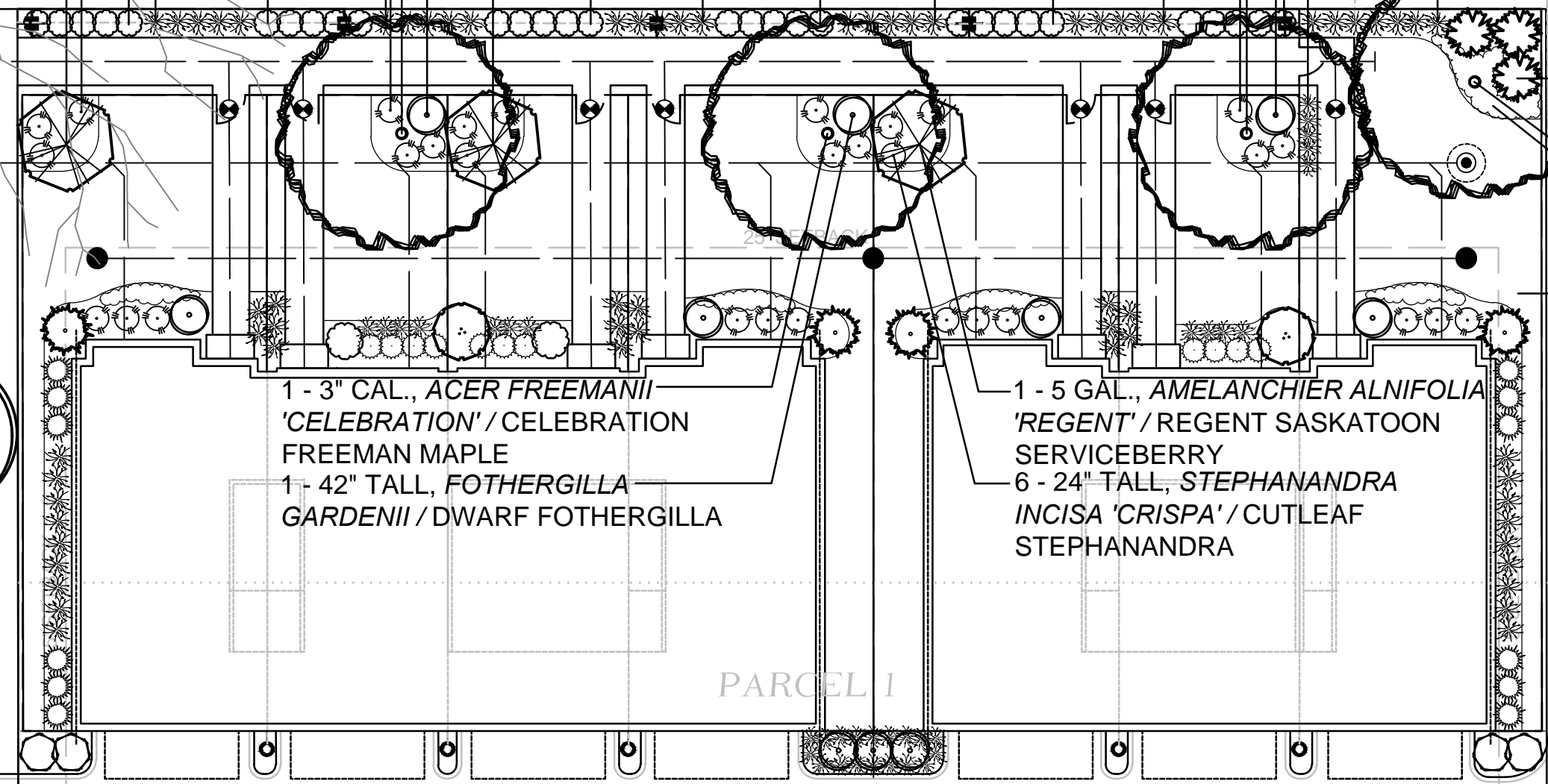
1 - 42" TALL, FOTHERGILLA GARDENII / DWARF FOTHERGILLA

- 1 - 5 GAL., AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SASKATOON SERVICEBERRY
- 5 - 24" TALL, ARONIA MELANOCARPA 'IROQUOIS BEAUTY' / IROQUOIS BEAUTY BLACK CHOKEBERRY
- 5 - 3 GAL., CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
- 5 - 7 GAL., HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA
- 5 - 3 GAL., CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
- 5 - 7 GAL., HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA
- 5 - 3 GAL., CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
- 3 - 24" TALL, STEPHANANDRA INCISA 'CRISPA' / CUTLEAF STEPHANANDRA
- 1 - 3" CAL., GINGKO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINGKO
- 1 - 42" TALL, FOTHERGILLA GARDENII / DWARF FOTHERGILLA
- 5 - 7 GAL., HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA
- 5 - 1 GAL., SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS
- 7 - 3 GAL., CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS

- 3 - 54" TALL, TSUGA CANADENSIS 'GENTSCH WHITE' / GENTSCH WHITE CANADIAN HEMLOCK
- 1 - 3" CAL., TILIA TOMENTOSA 'STERLING SILVER' / STERLING SILVER LINDEN
- 20 - 1 GAL. HOSTA X 'STAINED GLASS' / STAINED GLASS HOSTA
- TURF TREATMENT: KENTUCKY BLUEGRASS BLEND SOD (APPROX. 3,285 S.F.)

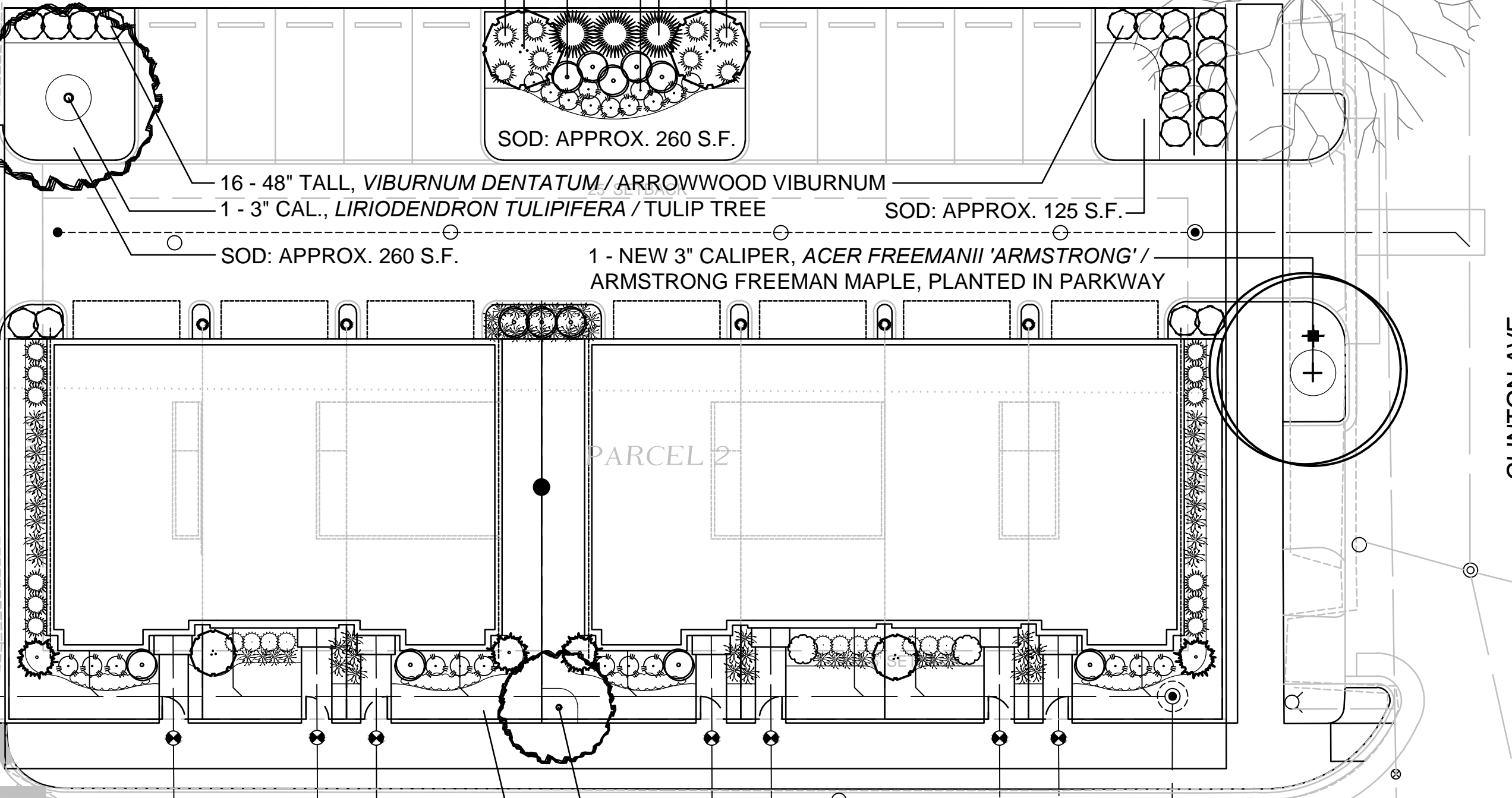
- 11 - 24" TALL, BUDLEIA 'BLUE CHIP' / LO & BEHOLD BUTTERFLY BUSH
- 3 - 6' TALL, THUJA OCCIDENTALIS 'NORTH POLE' / NORTH POLE ARBORVITAE
- 1 - 7' TALL, HAMAMELIS VERNALIS / VERNAL WITCHHAZEL
- 4 - 3 GAL., MICROBIOTA DECUSSATA / SIBERIAN CYPRESS

- 5 - 5 GAL. CORNUS ALBA 'IVORY HALO' / IVORY HALO TATARIAN DOGWOOD
- 1 - 7' TALL, HAMAMELIS VERNALIS / VERNAL WITCHHAZEL
- 4 - 3 GAL., MICROBIOTA DECUSSATA / SIBERIAN CYPRESS



2 - NEW 3" CALIPER, ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY NORWAY MAPLE, PLANTED IN PARKWAY

18' ALLEY



16 - 48" TALL, VIBURNUM DENTATUM / ARROWWOOD VIBURNUM
 1 - 3" CAL., LIRIODENDRON TULIPIFERA / TULIP TREE
 SOD: APPROX. 125 S.F.

1 - NEW 3" CALIPER, ACER FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE, PLANTED IN PARKWAY

1 - NEW 3" CALIPER, LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE AMERICAN SWEETGUM, PLANTED IN FRONT YARD

TURF TREATMENT: KENTUCKY BLUEGRASS BLEND SOD (APPROX. 1,525 S.F.)

MADISON STREET

1 - NEW 3" CALIPER, LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE AMERICAN SWEETGUM, PLANTED IN FRONT YARD

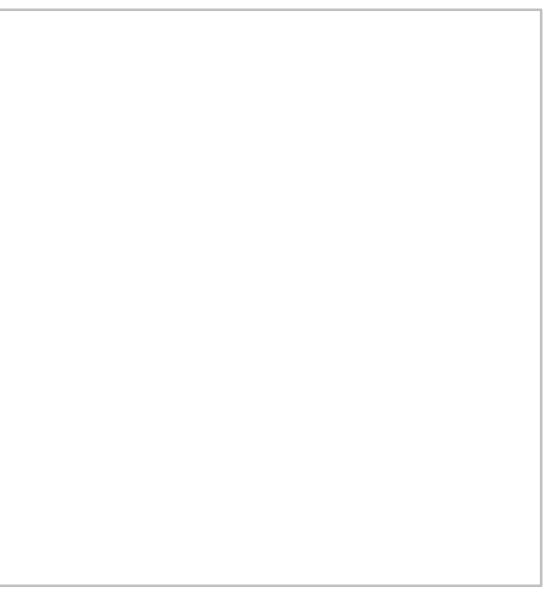
TURF TREATMENT: KENTUCKY BLUEGRASS BLEND SOD (APPROX. 1,595 S.F.)

CLINTON AVE



LANDSCAPE PLAN - LAND DEVELOPMENT

SCALE: 1" = 15'-0"



Shannon L. Dickson
 ISSUE DATE: 10/6/09
 LICENSE #: 157-001337
 EXPIRES: 8/31/19



526 SKYLINE DRIVE
 ALGONQUIN IL 60102
 847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
 1731 N. MARCEY STREET, SUITE 200
 CHICAGO, IL 60614

PLAN DATE

AUGUST 23, 2017

REVISIONS

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PROJECT NAME AND SHEET TITLE

LEXINGTON AVENUE
 932 - 970 MADISON AVENUE
 OAK PARK, IL 60302

LANDSCAPE PLAN

SHEET NUMBER

L1.3

LexingtonHomes

February 16, 2018

Ms. Tammie Grossman
Director, Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL. 60302

**RE: 932-958 Madison Street
Lexington Avenue Development
Home Avenue Parkway Tree Removal Fee**

Dear Tammie,

Please accept this letter as Lexington Homes LLC's acknowledgement regarding the fees for removal of the existing Honey Locust Tree in the Home Avenue Parkway as well as the installation of 3 new parkway trees.

The landscape plans by Dickson Design dated 12/18/17 show the removal of one Honey Locust and the installation of 3 new parkway trees.

In addition to the installation of 3 new parkway trees, we acknowledge that the \$9,378.13 fee from the Village of Oak Park Restitution Report dated 9/27/17 has been accounted for in the fee payment requirements specified in the RDA section 7.9, Village Permit Fees.

If you should have any questions or concerns please feel free to contact me at jagenlian@lexingtonchicago.com or at 773 457 8563.

Thank you,



John Agenlian
Vice President of Land Development
Lexington Homes LLC

VILLAGE OF OAK PARK
RESTITUTION REPORT

9/27/2017

Madison and Home

DATE

ADDRESS

PROPOSED REMOVALS

TREE DESCRIPTION

VALUE

23" Gleditsia triacanthos: Honeylocust (Tree#11318) in fair condition

\$11,739.13

TREE TOTAL:

\$11,739.13

TREE REPLACEMENT

QUANTITY	TREE SPECIES	SIZE	VALUE
3	Unspecified parkway trees	-	\$2,361.00
REPLACEMENT TOTAL:			<u>\$2,361.00</u>

REMOVAL TOTAL:

\$11,739.13

REPLACEMENT TOTAL

\$2,361.00

TOTAL RESITUTION DUE TO VILLAGE:

\$9,378.13

PREPARED BY: Rob Sproule
Forestry Superintendent

DEPT: FORESTRY DIVISION

**Village of Oak Park
Tree Appraisal Form
Parkway Tree Value**

Appraiser: Robert Sproule
Forestry Superintendent
Date: 5/23/2016

Address: 970 Home
Tree Number: 11318
Tree Location: L1

Field Observations

Species: Gleditsia triacanthos (Honeylocust)

Condition Rating

Factor	Structure	Health
Roots	2	3
Trunk	3	3
Scaffold Branches	2	3
Small Branches and Twigs	*	2
Foliage and/or Buds	*	2
Condition %:		62.50%

Trunk Diameter (in) 23

Location Rating

Site %	<u>70.00%</u>
Contribution%	<u>100.00%</u>
Placement %	<u>70.00%</u>
Location %:	
80.00%	

Illinois Arborist Association (IAA) Provided Information

Species Rating	<u>80%</u>
Installed Tree Cost	<u>\$787.00</u>
Unit Tree Cost	<u>\$71/sq. in.</u>

Calculations by Appraiser using Field and IAA Information

Appraised Trunk Area (sq. in.)	<u>415.265</u>
Basic Tree Cost	<u>\$29,347.82</u>
Appraised Value:	
\$11,739.13	

Appraised Tree Values are based on Replacement Cost - Trunk Formula Method from the Council of Tree and Landscape Appraisers *Guide for Plant Appraisal*, 9th Edition (International Society of Arboriculture, 2000)

ENGINEERING UTILITY PLAN



LOCATION MAP

EXISTING	LEGEND	PROPOSED
	FLARED END SECTION	
	STORM MANHOLE	
	STORM INLET	
	CATCH BASIN	
	FIRE HYDRANT	
	VALVE AND VAULT	
	VALVE BOX	
	B BOX	
	SANITARY MANHOLE	
	STREET LIGHT	
	PATHWAY LIGHT	
	STORM SEWER	
	WATERMAIN	
	SANITARY SEWER	
	CONTOUR	
	SILT FENCE	
	WOOD FENCE	
	STEEL FENCE	

PARCEL 1: LOTS 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLOP SUBDIVISION OF LOTS 12 TO 17 OF GEO W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-07-324-032-0000
COMMONLY KNOWN AS: 970 MADISON, OAK PARK, IL 60302

PARCEL 2: LOTS 11 AND 12 IN BLOCK 3 IN HERRICK'S AND DUNLAP'S SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE IN GEORGE SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-07-324-024-0000
COMMONLY KNOWN AS: 932-946 MADISON, OAK PARK, IL 60302

- NOTES:
- ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED AS DEMONSTRATED HEREON. NO ADDITIONAL STREETSCAPE IMPROVEMENTS REQUIRED. ANY PUBLIC PAVEMENT, CURB OR WALK DAMAGED DURING CONSTRUCTION SHALL BE RESTORED.
 - MADISON STREET PARKING LANE TO BE MILLED 2" AND OVERLAID WITH 2" HMA SURFACE COURSE AFTER INSTALLATION OF ALL PRIVATE SERVICES AND SEWER CONNECTIONS COMPLETED. ALL EXISTING TRAFFIC LOOP DETECTORS WITHIN MILL & OVERLAY LIMITS ON MADISON STREET TO BE REPLACED.
 - ALL GARBAGE CANS TO BE LOCATED INSIDE GARAGES.
 - ADDITIONAL SOIL BORINGS TO BE COMPLETED PRIOR TO START OF FINAL ENGINEERING AND AFTER DEMOLITION OF EXISTING BUILDINGS IS COMPLETED BY THE VILLAGE OF OAK PARK.
 - THE PROPOSED PERMEABLE BRICK PAVERS MAY BE OMITTED IF REQUIRED TO COMPLY WITH ENVIRONMENTAL REQUIREMENTS FOR ENGINEERED BARRIERS TO CAP CONTAMINATION FROM FORMER DRY CLEANERS. ENVIRONMENTAL REMEDIATION COSTS ARE A VILLAGE OF OAK PARK RESPONSIBILITY PER THE REDEVELOPMENT AGREEMENT AND THE DEVELOPER WILL COORDINATE ANY REMEDIATION WORK OR REVISIONS TO THE DESIGN OF THE DRIVEWAYS WITH THE VILLAGE OF OAK PARK.

DEVELOPMENT AREA STATISTICS

NET DEVELOPMENT AREA	41,669 sf	0.96 ac	PROPOSED CONDITIONS	
BUILDING	26,015 sf	0.60 ac	62%	16,322 sf 0.37 ac 39%
GRAVEL	0 sf	0.00 ac	0%	0 sf 0.00 ac 0%
PAVEMENT - WALKS	15,404 sf	0.35 ac	37%	6,436 sf 0.15 ac 15%
TOTAL IMPERVIOUS AREA	41,419 sf	0.95 ac	99%	22,758 sf 0.52 ac 55%
PERMEABLE PAVERS	0 sf	0.00 ac	0%	7,290 sf 0.17 ac 17%
GREENSPACE	250 sf	0.01 ac	1%	11,621 sf 0.27 ac 28%

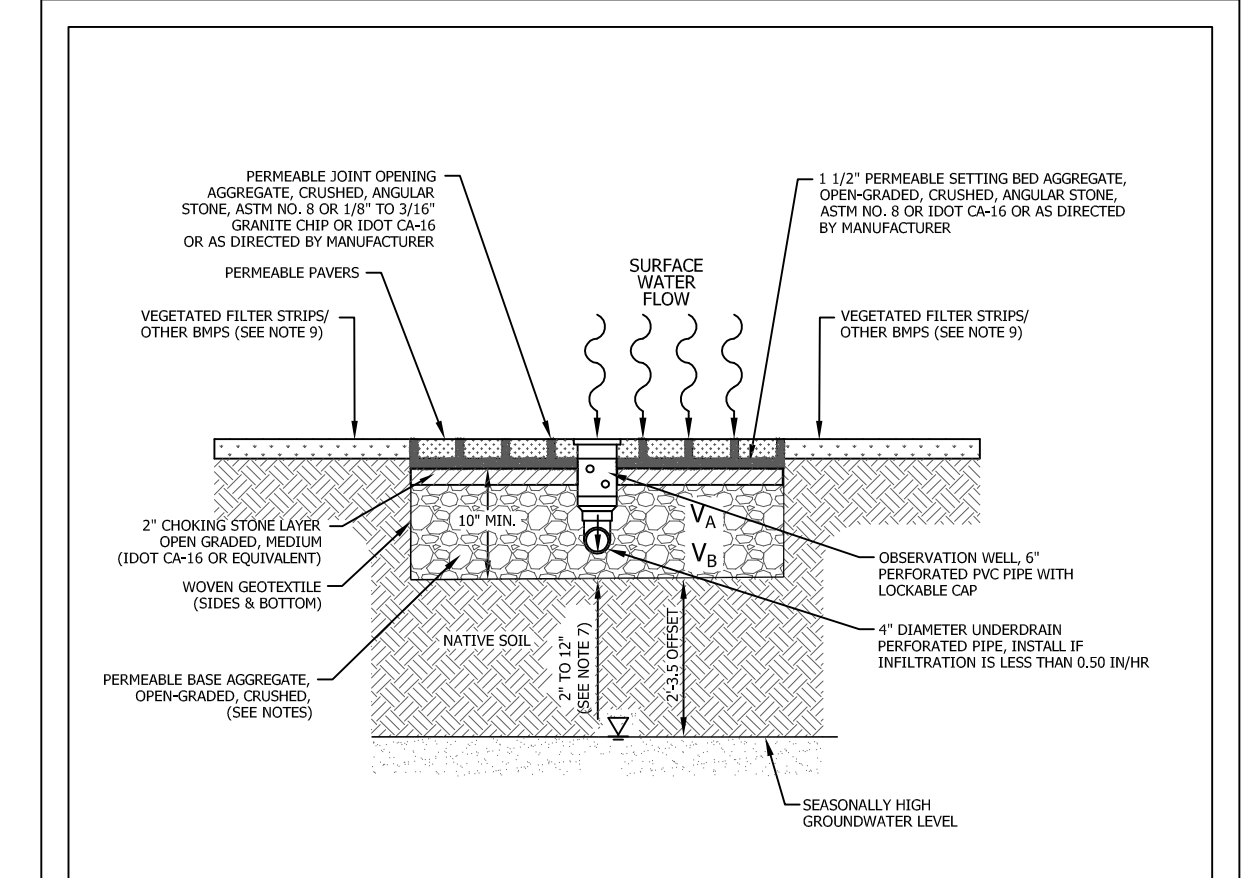
45% REDUCTION OF IMPERVIOUS AREA

Volume Control Required:
22,758 sf impervious development
x 0.083 ft storage required per sf impervious development
1,897 cf Volume Control Required

Volume Control Provided:

7,290 sf Permeable Paver Area
40.00 Surface Elevation
38.44 Invert of 4" dia Perforated Underdrain
38.28 Bottom of Stone Elevation
34.20 Seasonally High Groundwater Level
4.08 Offset to SHGL

	Depth	Porosity	Media Volume (cf)	Storage Volume	Volume Provided
Coarse Agg (Above Invert)	1.17 ft	0.36	Va = 8,529.30	0.5*0.36*Va	1,535 cf
Coarse Agg (Below Invert)	0.17 ft	0.36	Vb = 1,215.00	0.36*Vb	437 cf
Total Volume Control Provided:					1,973 cf



VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36	Va	0.50 x 0.36 x Va	1,535 CF
COARSE AGGREGATE (BELOW INVERT)	0.36	Vb	0.36 x Vb	437 CF
TOTAL				1,973 CF

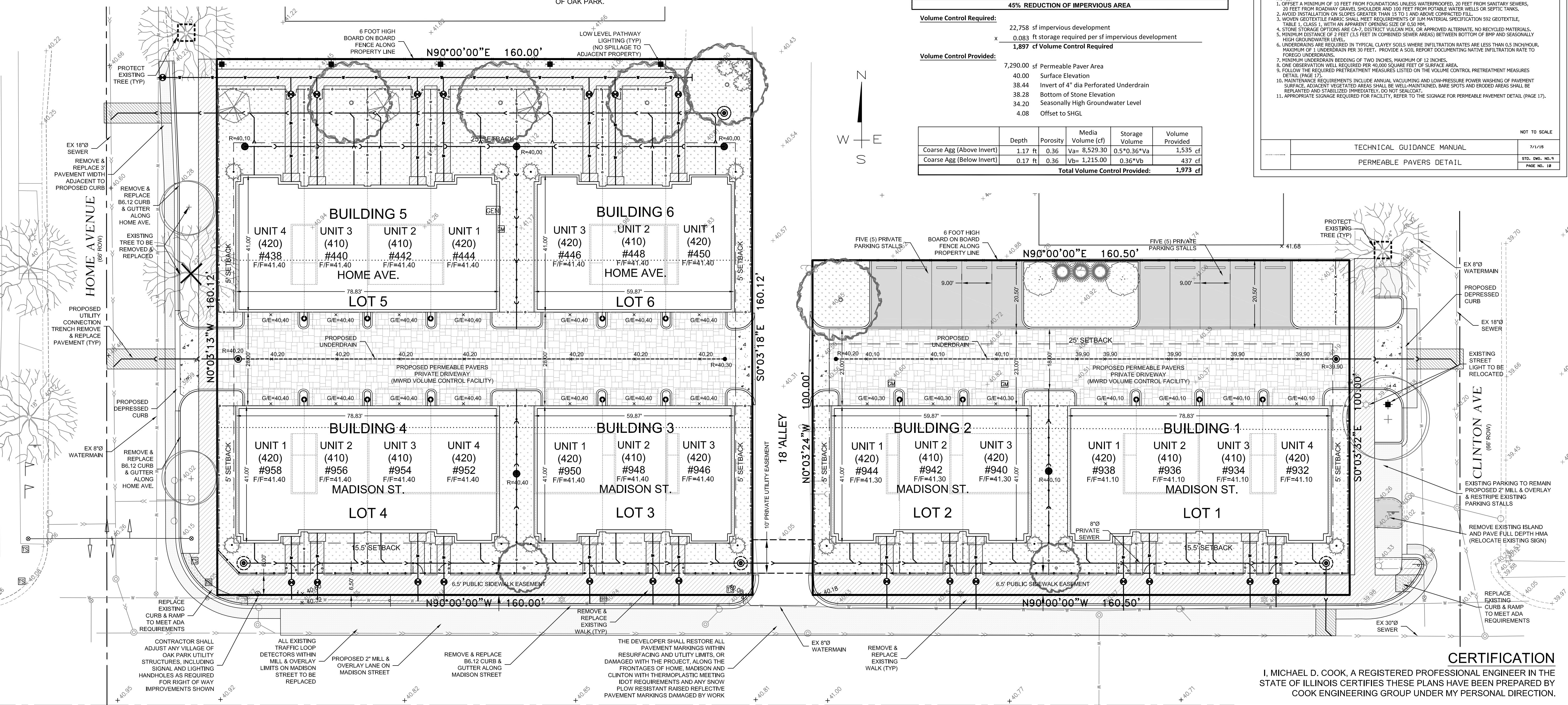
- NOTES:
- OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
 - AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
 - WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF LHM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
 - STONE STORAGE OPTIONS ARE C-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS, HIGH GROUNDWATER LEVEL.
 - MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
 - UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HR. MAXIMUM OF 1 UNDERDRAIN PER 20 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
 - MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
 - ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
 - FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL (PAGE 17).
 - MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL MAINTAINED. BASE SPOTS AND BROKEN AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.
 - APPROPRIATE SIGNAGE REQUIRED FOR FACILITY. REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL (PAGE 17).

REVISION DESCRIPTION	DATE	#
PER CLIENT REQUEST	07/18/2017	1
PER CLIENT REQUEST	07/28/2017	2
PER VILLAGE COMMENTS	08/07/2017	3
PER VILLAGE RDA REVIEW	08/24/2017	4
PER FORESTRY RDA REVIEW	08/29/2017	5
PER VILLAGE ENGINEER REVIEW	10/31/2017	6
FOR PD APPLICATION SUBMITTAL	12/22/2017	7
PER PRT 02/12/18 & ENGINEERING 02/21/18 REVIEWS	02/23/2018	8
		9
		10

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL

PERMEABLE PAVERS DETAIL



(IN FEET)

1 inch = 15 ft.

CERTIFICATION

I, MICHAEL D. COOK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS CERTIFIES THESE PLANS HAVE BEEN PREPARED BY COOK ENGINEERING GROUP UNDER MY PERSONAL DIRECTION.

COOK ENGINEERING GROUP

Civil Engineering & Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60585
815.577.1707 T 815.577.2895 F
www.cookengrpgroup.com

REVISION DESCRIPTION	DATE	#
PER CLIENT REQUEST	07/18/2017	1
PER CLIENT REQUEST	07/28/2017	2
PER VILLAGE COMMENTS	08/07/2017	3
PER VILLAGE RDA REVIEW	08/24/2017	4
PER FORESTRY RDA REVIEW	08/29/2017	5
PER VILLAGE ENGINEER REVIEW	10/31/2017	6
FOR PD APPLICATION SUBMITTAL	12/22/2017	7
PER PRT 02/12/18 & ENGINEERING 02/21/18 REVIEWS	02/23/2018	8
		9
		10

ENGINEERING UTILITY PLAN

LEXINGTON AVENUE AT OAK PARK

932-970 MADISON AVE.
OAK PARK, IL 60302

PREPARED FOR
LEXINGTON HOMES
1731 N. MARCEY, STE 200
CHICAGO, IL 60614
773.360.0300
773.360.0301
MR. JOHN AGENLIAN

CEG JOB NUMBER
2017-109
SCALE:
1" = 15'
DRAWN BY:
EKH
CHECKED BY:
MDC
DATE:
07/12/2017
SHEET:
1 of 1

ILLINOIS P.E. #62-052101
EXPIRES NOVEMBER 30, 2019

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**Lexington Avenue at Oak Park
Exhibit 8d
Exterior Lighting Plan
January 16, 2018**

Exterior Lighting Plan

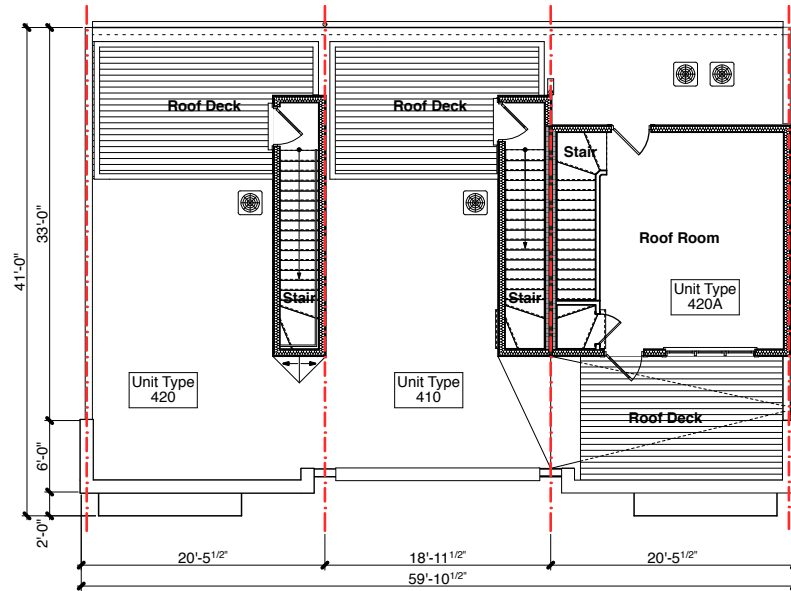
Applicant is requesting a waiver for Exhibit 8d as the only proposed lighting will be residential exterior lighting installed at the entrances and garages of each unit, as well as low level lighting along the sidewalk near the north property line. There will be no light spillage onto abutting properties or pedestrian ways.

Oak Park Reserve

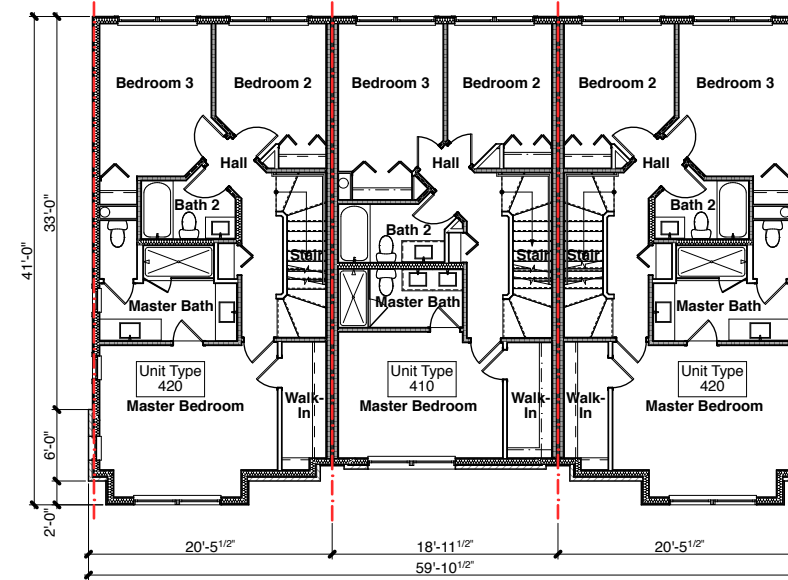
932-970 Madison Ave, Oak Park Illinois

Buildings 2-3-6 Plans
Scale: 1/16" = 1'-0"

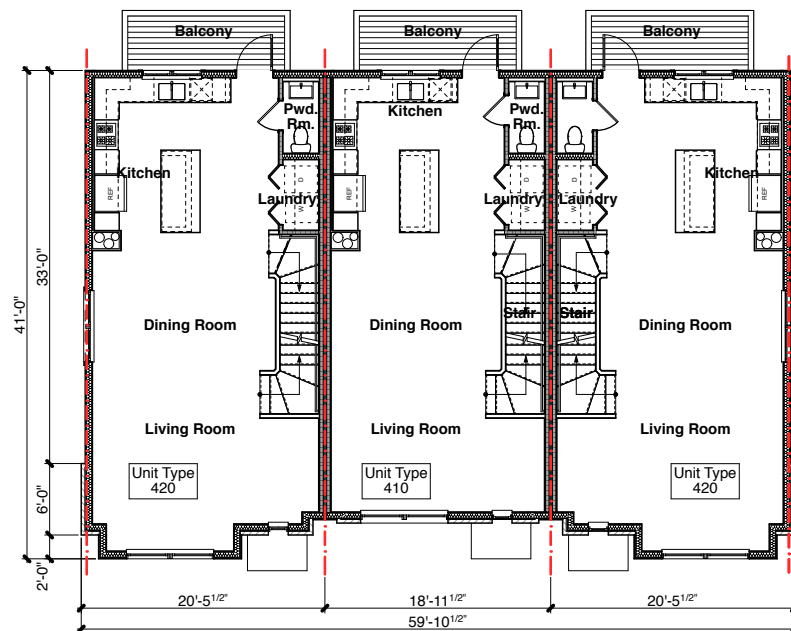
Note:
An automated fire
sprinkler system (NFPA13)
will be provided at all
buildings.



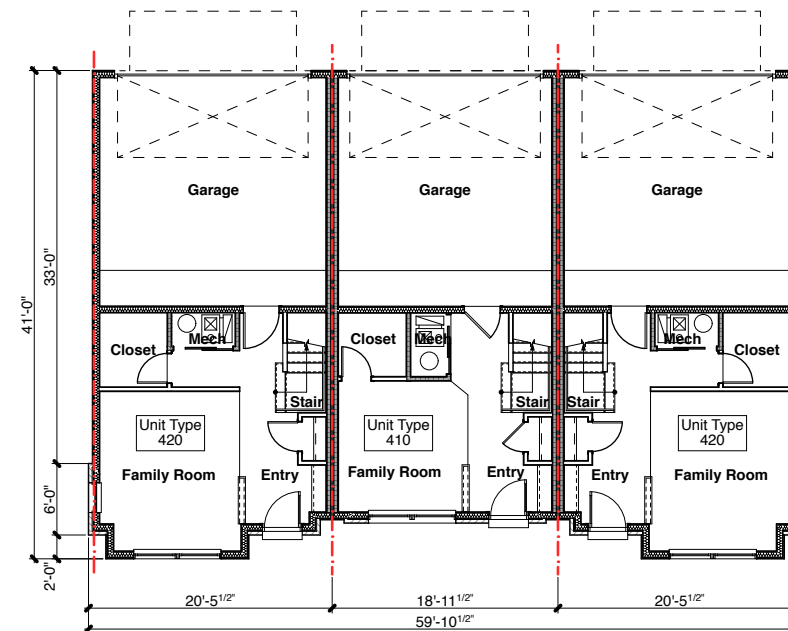
Buildings 2, 3 & 6 Penthouse Floor Plan



Buildings 2, 3 & 6 Third Floor Plan



Buildings 2, 3 & 6 Second Floor Plan



Buildings 2, 3 & 6 First Floor Plan

LexingtonHomes



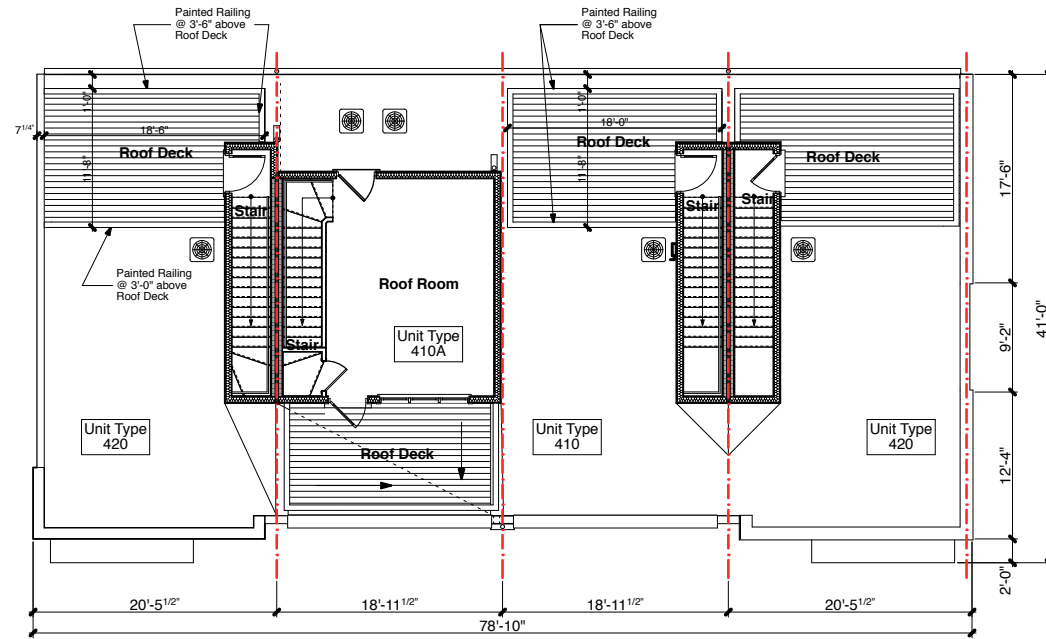
pappageorgehaymes partners
www.pappageorgehaymes.com

Oak Park Reserve

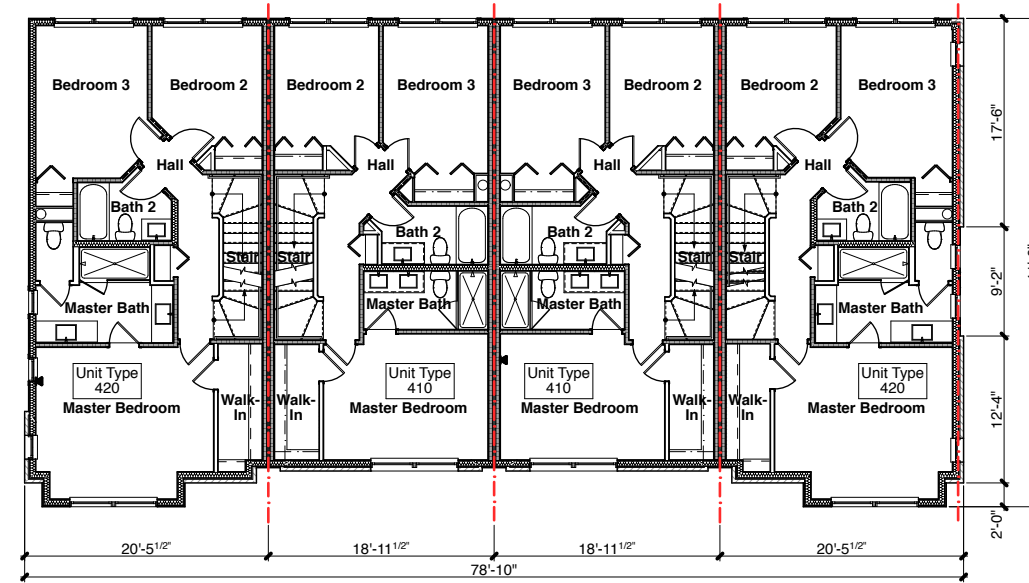
932-970 Madison Ave, Oak Park Illinois

Buildings 1, 4 & 5 Plans
Scale: 1/16" = 1'-0"

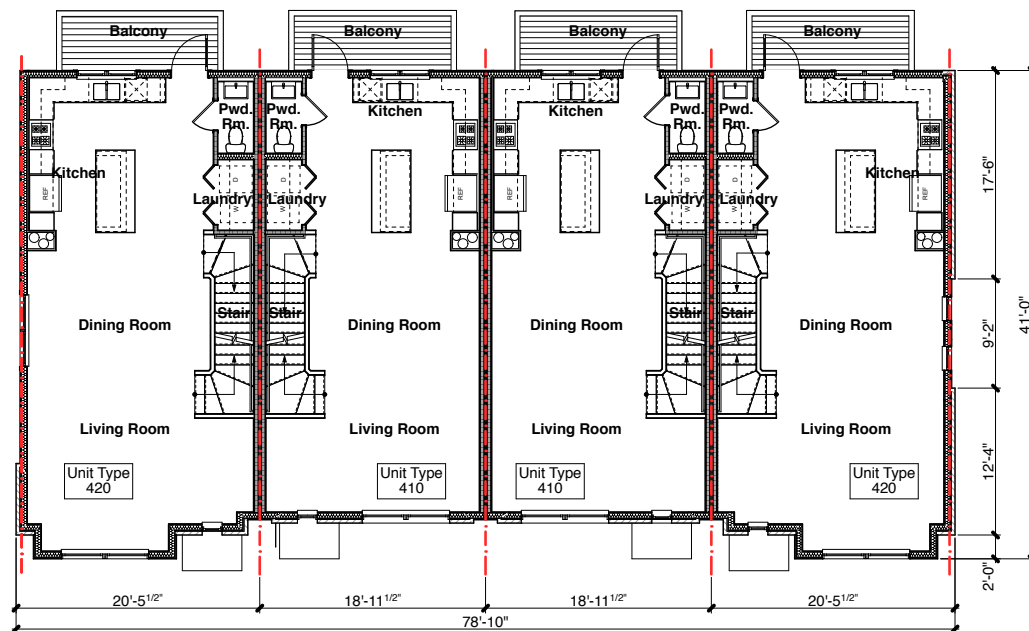
Note:
An automated fire sprinkler system (NFPA13) will be provided at all buildings.



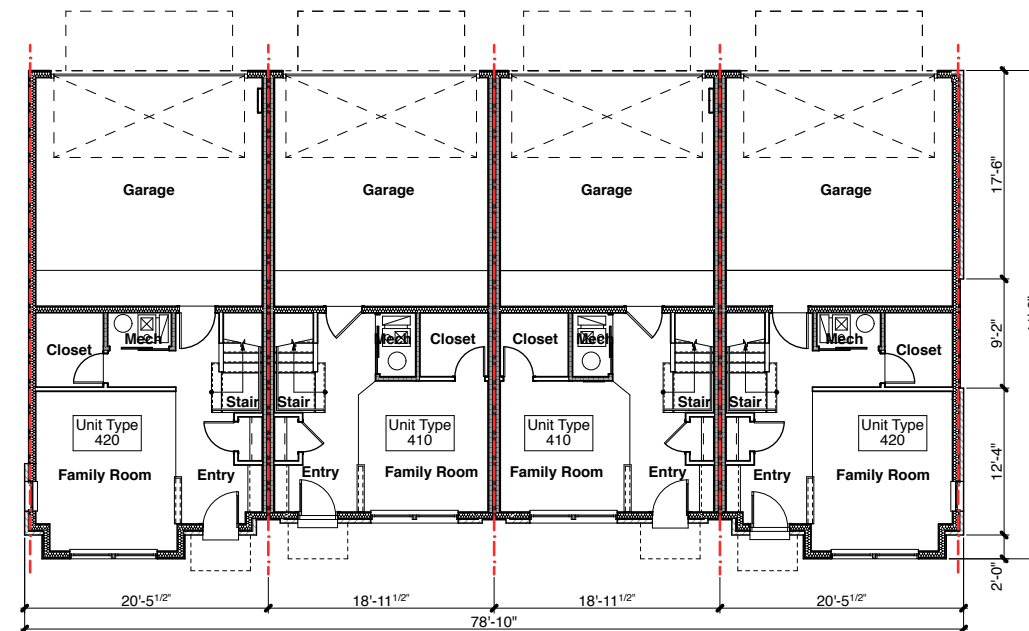
Buildings 1, 4 & 5 Penthouse Plan



Buildings 1, 4 & 5 Third Floor Plan



Buildings 1, 4 & 5 Second Floor Plan



Buildings 1, 4 & 5 First Floor Plan

LexingtonHomes



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Parcel 1 (East)

Building 1							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	0	2	0	2253	0	1872	0
420	2	2	4	2559	5118	2148	4296
410 w/ Roof Rm	2	2	4	2528	5056	2146	4292
420 w/ Roof Rm	0	2	0	2857	0	2446	0
Additional Parking			5				
Building 1 Total		4	13		10,174		8,588

Building 2							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	1	2	2	2253	2253	1872	1872
420	1	2	2	2559	2559	2148	2148
410 w/ Roof Rm	0	2	0	2528	0	2146	0
420 w/ Roof Rm	1	2	2	2857	2857	2446	2446
Additional Parking			5				
Building 2 Total		3	11		7,669		6,466

Project Summary

	Site Area	Units	Garage Parking	Guest Parking	Gross Area	FAR Area
Parcel 1	16050	7	14	10	17,843	15,054
Parcel 2	25619	14	28	0	35,411	29,834
Total	41669	21	42	10	53,254	44,888

Parcel 2 (West)

Building 3							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	1	2	2	2253	2253	1872	1872
420	1	2	2	2559	2559	2148	2148
410A	0	2	0	2528	0	2146	0
420A	1	2	2	2857	2857	2446	2446
Building 3 Total		3	6		7,669		6,466

Building 4							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	1	2	2	2253	2253	1872	1872
420	1	2	2	2559	2559	2148	2148
410 w/ Roof Rm	1	2	2	2528	2528	2146	2146
420 w/ Roof Rm	1	2	2	2857	2857	2446	2446
Building 4 Total		4	8		10,197		8,612

Building 5							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	1	2	2	2253	2253	1872	1872
420	2	2	4	2559	5118	2148	4296
410 w/ Roof Rm	1	2	2	2528	2528	2146	2146
420 w/ Roof Rm	0	2	0	2857	0	2446	0
Building 5 Total		4	8		9,899		8,314

Building 6							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	0	2	0	2253	0	1872	0
420	2	2	4	2559	5118	2148	4296
410 w/ Roof Rm	1	2	2	2528	2528	2146	2146
420 w/ Roof Rm	0	2	0	2857	0	2446	0
Building 6 Total		3	6		7,646		6,442

Notes:

1. Gross Area: Enclosed portion of the dwelling unit measured to the center of demising walls and exterior face of exterior walls.
2. FAR Area: Gross Area excluding garage area.

Parcel 1 (East)

Building 1							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	0	2	0	2253	0	1872	0
420	0	2	0	2559	0	2148	0
410 w/ Roof Rm	2	2	4	2528	5056	2146	4292
420 w/ Roof Rm	2	2	4	2857	5714	2446	4892
Additional Parking			5				
Building 1 Total	4		13		10,770		9,184

Building 2							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	0	2	0	2253	0	1872	0
420	0	2	0	2559	0	2148	0
410 w/ Roof Rm	1	2	2	2528	2528	2146	2146
420 w/ Roof Rm	2	2	4	2857	5714	2446	4892
Additional Parking			5				
Building 2 Total	3		11		8,242		7,038

Project Summary

	Units	Garage Parking	Guest Parking	Gross Area	FAR Area
Parcel 1	7	14	10	19,012	16,222
Parcel 2	14	28	0	38,024	32,444
Total	21	42	10	57,036	48,666

Parcel 2 (West)

Building 3							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	0	2	0	2253	0	1872	0
420	0	2	0	2559	0	2148	0
410A	1	2	2	2528	2528	2146	2146
420A	2	2	4	2857	5714	2446	4892
Building 3 Total	3		6		8,242		7,038

Building 4							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	0	2	0	2253	0	1872	0
420	0	2	0	2559	0	2148	0
410 w/ Roof Rm	2	2	4	2528	5056	2146	4292
420 w/ Roof Rm	2	2	4	2857	5714	2446	4892
Building 4 Total	4		8		10,770		9,184

Building 5							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	0	2	0	2253	0	1872	0
420	0	2	0	2559	0	2148	0
410 w/ Roof Rm	2	2	4	2528	5056	2146	4292
420 w/ Roof Rm	2	2	4	2857	5714	2446	4892
Building 5 Total	4		8		10,770		9,184

Building 6							
Unit	Units	Parking (Ea)	Total Parking	Unit Gross Area	Total Gross	Unit FAR Area	Total FAR
410	0	2	0	2253	0	1872	0
420	0	2	0	2559	0	2148	0
410 w/ Roof Rm	1	2	2	2528	2528	2146	2146
420 w/ Roof Rm	2	2	4	2857	5714	2446	4892
Building 6 Total	3		6		8,242		7,038

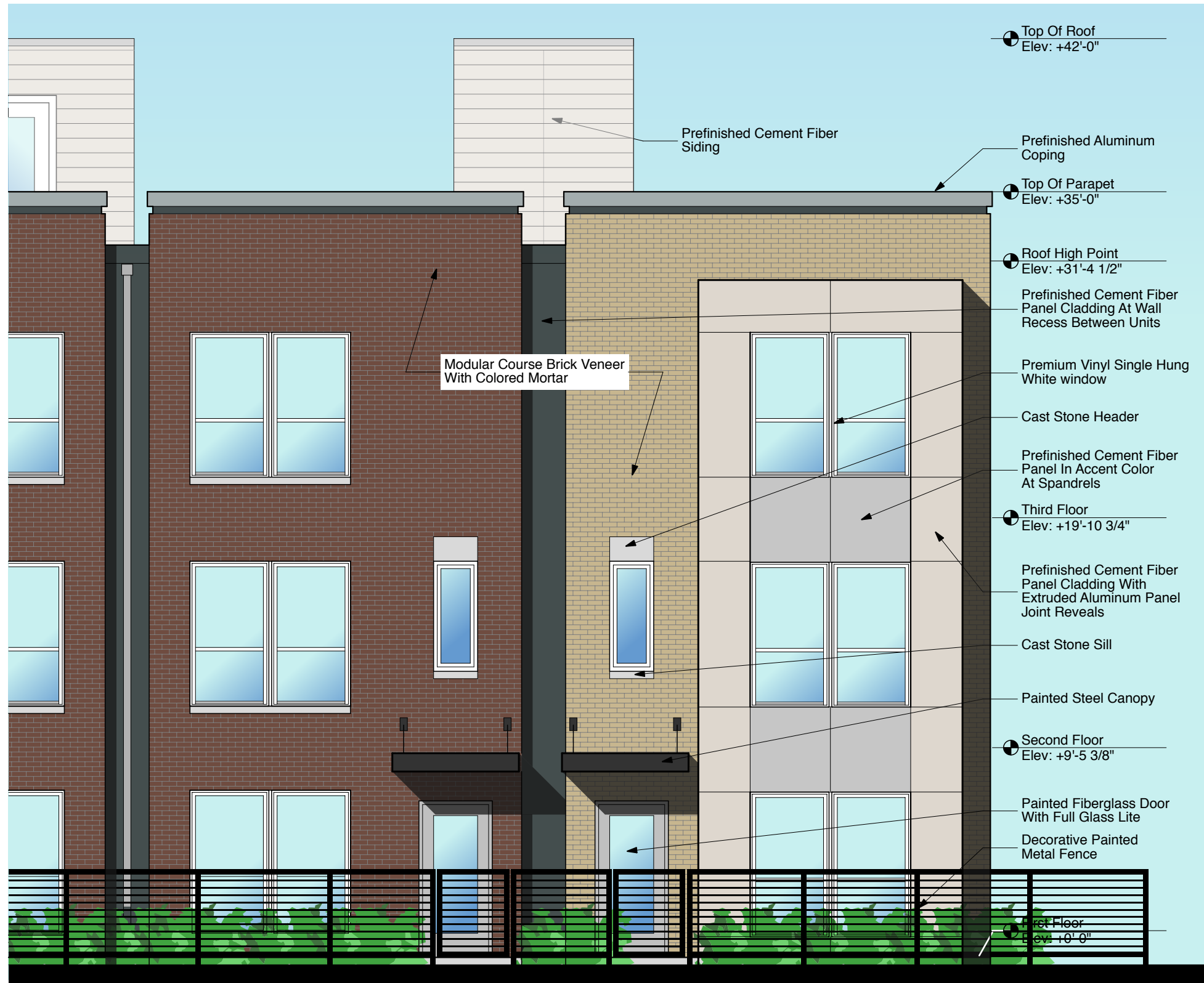
Notes:

1. Gross Area: Enclosed portion of the dwelling unit measured to the center of demising walls and exterior face of exterior walls.
2. FAR Area: Gross Area excluding garage area.

Lexington Avenue Oak Park

932-970 Madison Ave, Oak Park Illinois

Enlarged Elevation
Scale: 3/16" = 1'-0"



Enlarged Elevation

LexingtonHomes

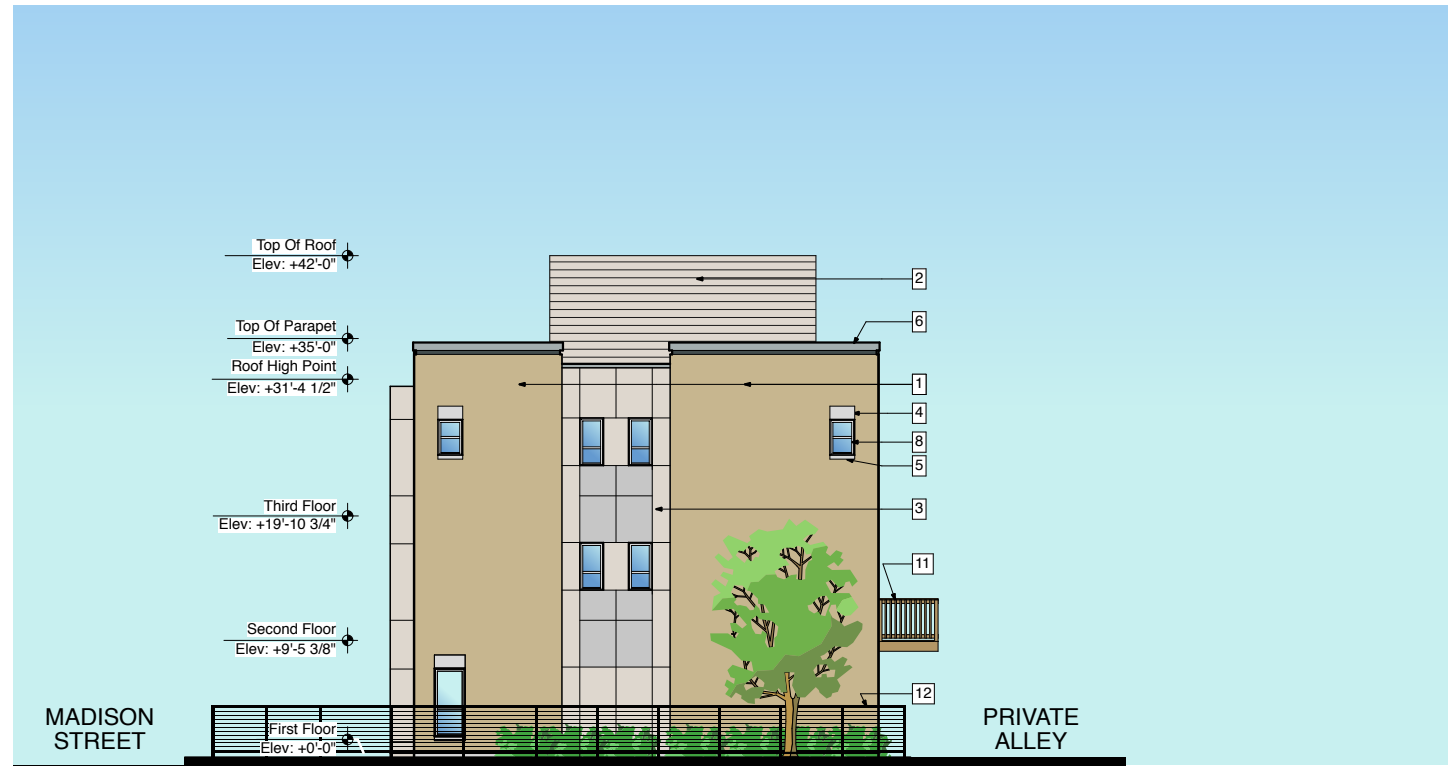


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Lexington Avenue Oak Park

932-970 Madison Ave, Oak Park Illinois

Madison East & Clinton Elevations
Scale: 1/16" = 1'-0"



Material Legend:

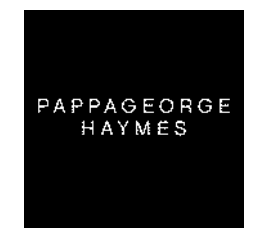
1. Modular Size Brick
2. Prefinished Cement Fiber Siding
3. Prefinished Cement Fiber Panel Cladding w/ Extruded Aluminum Panel Joint Reveals
4. Cast Stone Header
5. Cast Stone Sill
6. Prefinished Aluminum Coping
7. Painted metal suspended canopy
8. Single-Hung White Vinyl Window
9. Painted Insulated Fiberglass Door w/ Full Glass Lite
10. Vinyl Sliding Patio Door w/ Transom
11. Painted Wood Railing
12. Decorative Painted Metal Fence

Clinton Avenue Elevation



Madison Street Elevation- East

LexingtonHomes



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Lexington Avenue Oak Park

932-970 Madison Ave, Oak Park Illinois

Madison-West and Home Elevations
Scale: 3/32" = 1'-0", 1/16" = 1'-0"



Material Legend:

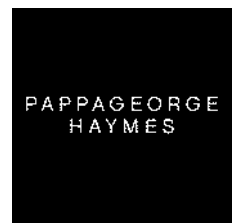
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4. Cast Stone Header
5. Cast Stone Sill
6. Prefinished Aluminum Coping
7. Painted metal suspended canopy
8. Single-Hung White Vinyl Window
9. Painted Insulated Fiberglass Door w/ Full Glass Lite
10. Vinyl Sliding Patio Door w/ Transom
11. Painted Wood Railing
12. Decorative Painted Metal Fence

Home Avenue Elevation



Madison Street Elevation- West

LexingtonHomes

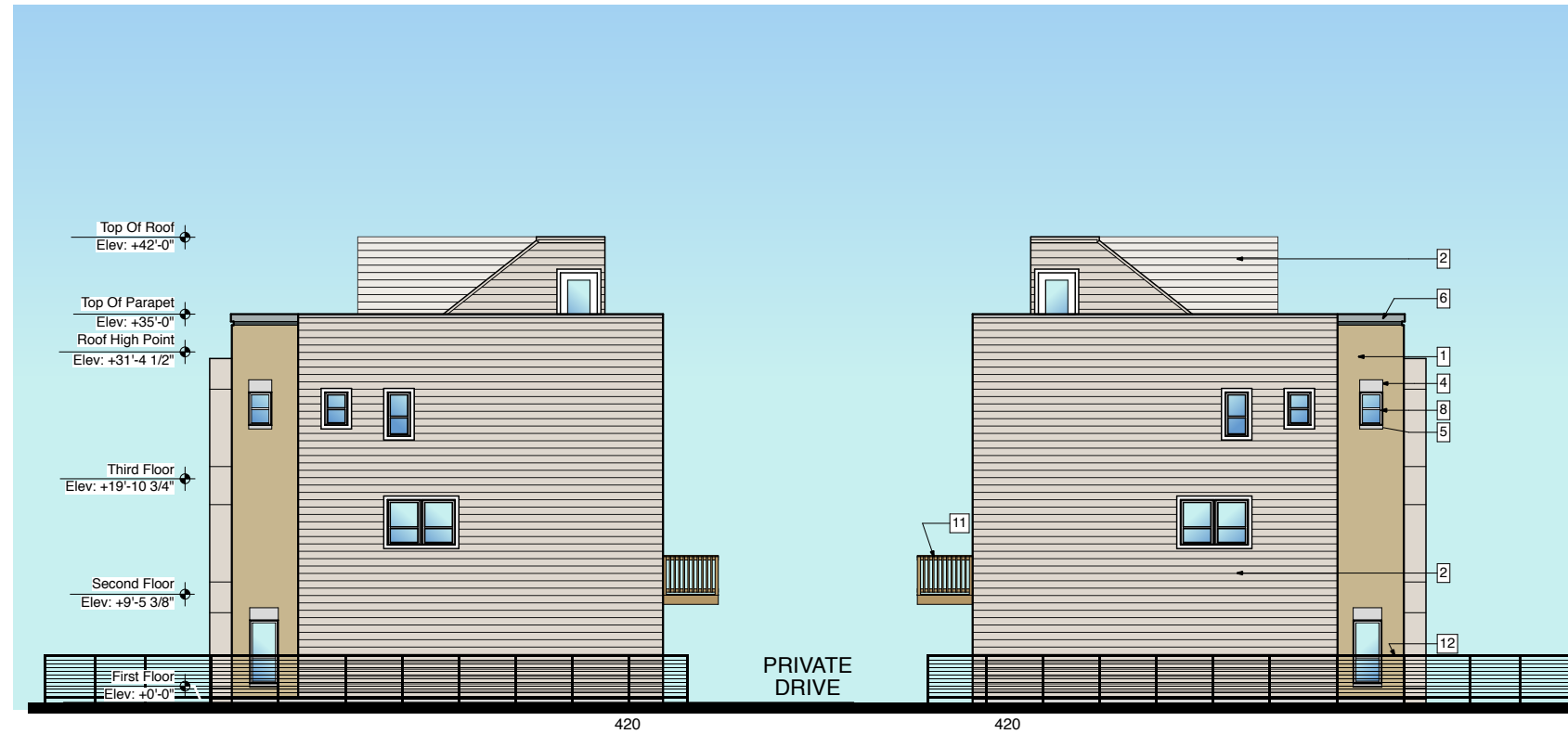


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Oak Park Reserve

932-970 Madison Ave, Oak Park Illinois

Alley and Rear Elevations
Scale: 1/16" = 1'-0"



Material Legend:

1. Modular Size Brick
2. Prefinished Cement Fiber Siding
3. Prefinished Cement Fiber Panel Cladding w/ Extruded Aluminum Panel Joint Reveals
4. Cast Stone Header
5. Cast Stone Sill
6. Prefinished Aluminum Coping
7. Painted metal suspended canopy
8. Single-Hung White Vinyl Window
9. Painted Insulated Fiberglass Door w/ Full Glass Lite
10. Vinyl Sliding Patio Door w/ Transom
11. Painted Wood Railing
12. Decorative Painted Metal Fence

Typical Side Elevation @ Public Alley and Gangway



Typical Rear Elevation @ Private Alley

LexingtonHomes



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Lexington Avenue Oak Park

932-970 Madison Ave, Oak Park Illinois

Perspective Rendering



Madison Street Perspective Looking East

LexingtonHomes



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2/22/18

These plans are schematic and are subject to further refinement for compliance with code required exiting, life safety improvements and coordination with existing systems.

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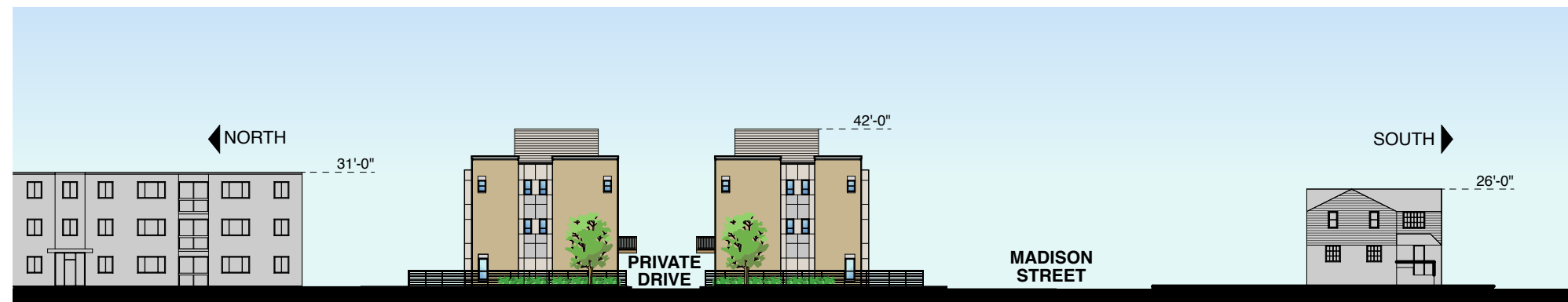
Lexington Avenue Oak Park

932-970 Madison Ave, Oak Park Illinois

Streetscape Elevations
Scale: 1" = 40'



Clinton Ave Streetscape Elevation



Home Ave Streetscape Elevation



Madison St Streetscape Elevation

LexingtonHomes



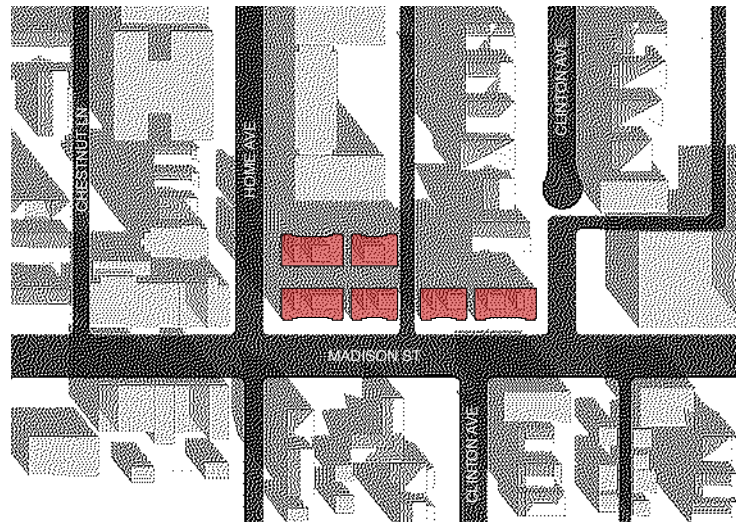
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Lexington Avenue Oak Park

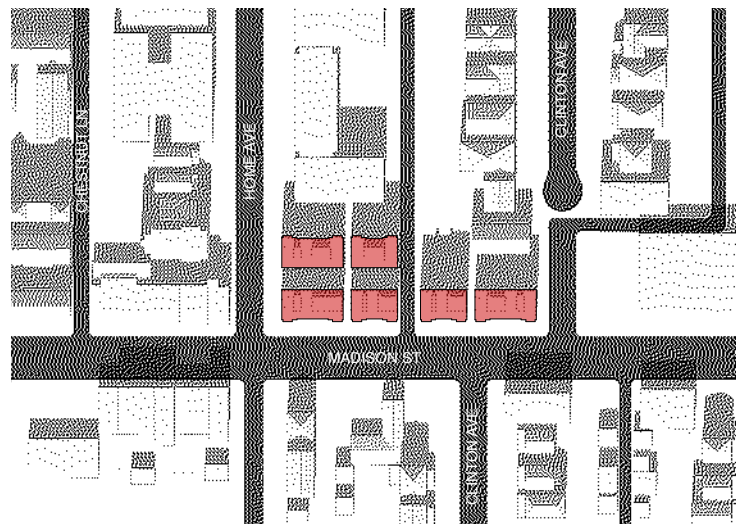
932-970 Madison Ave, Oak Park Illinois

Shadow Study

DECEMBER 21



9:00 AM

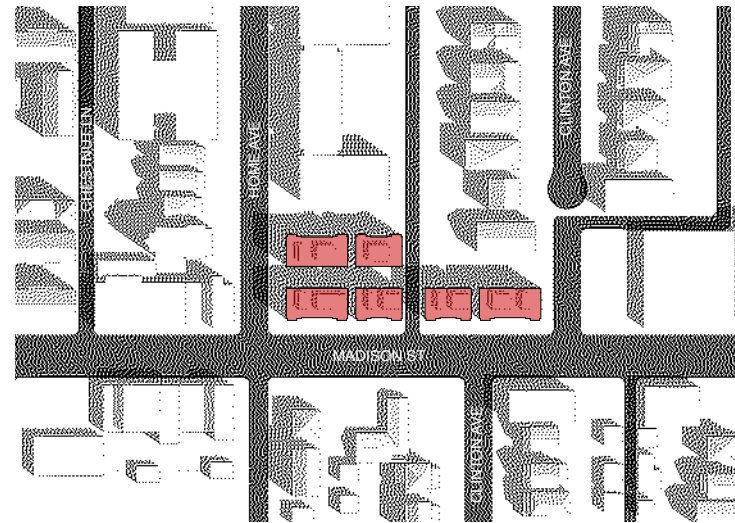


12:00 PM

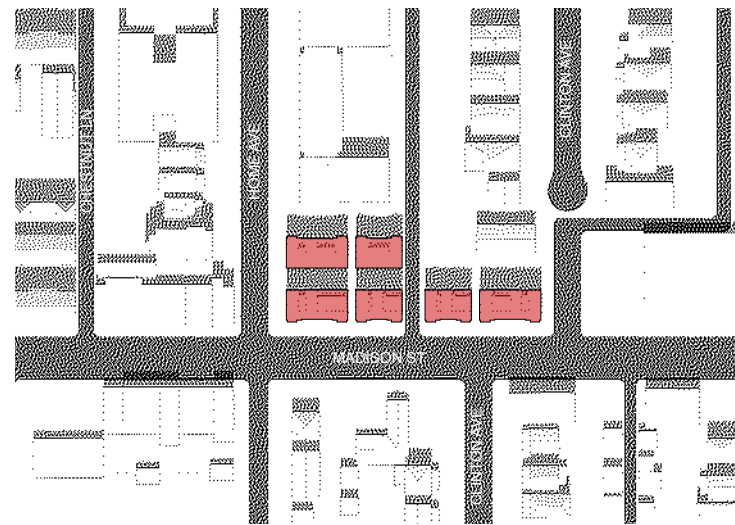


3:00 PM

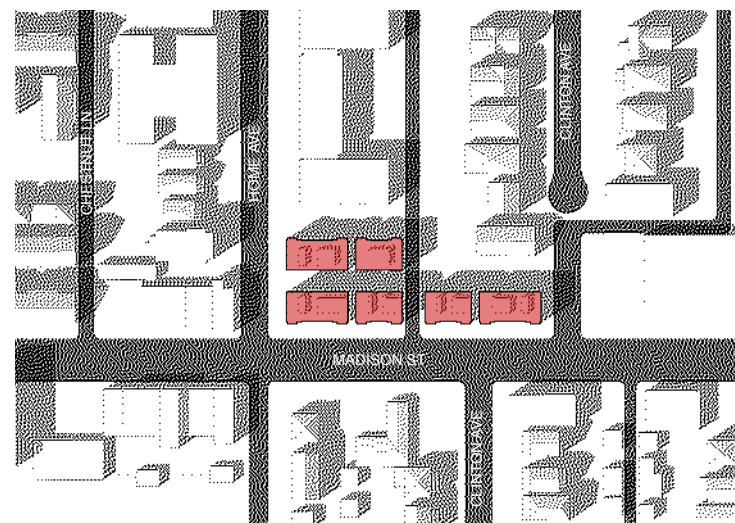
MARCH 20 / SEPTEMBER 22



9:00 AM

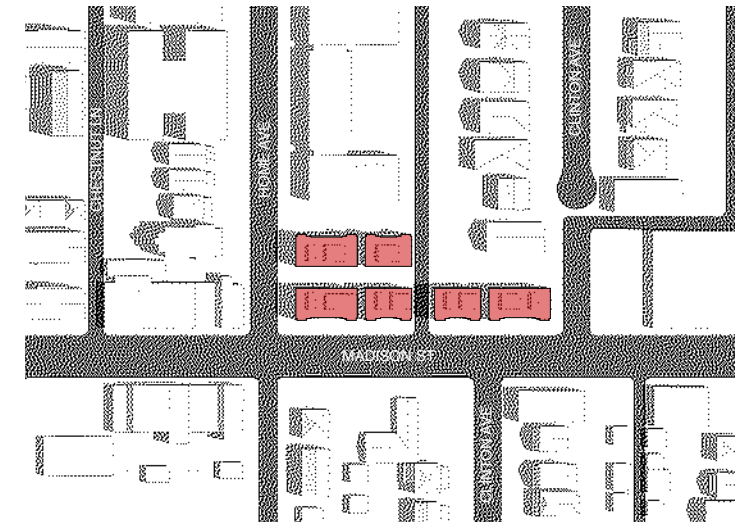


12:00 PM

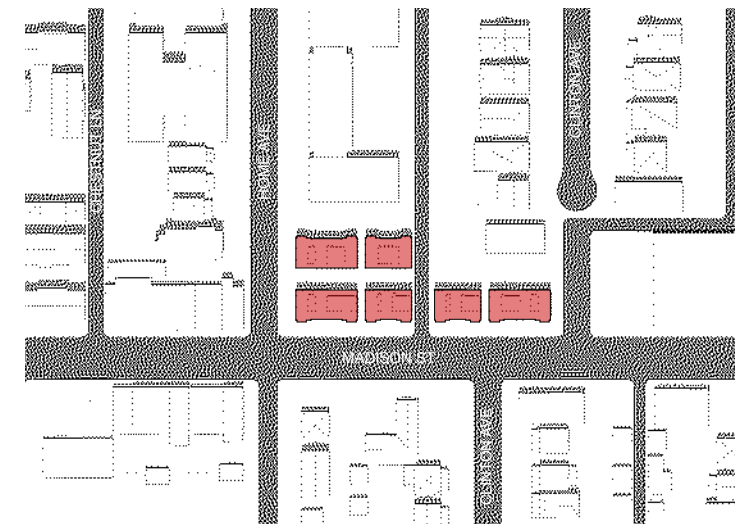


3:00 PM

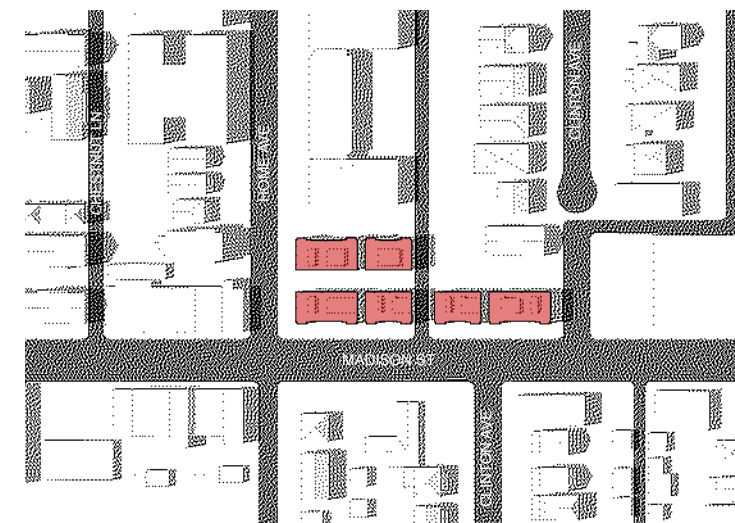
JUNE 21



9:00 AM



12:00 PM



3:00 PM

LexingtonHomes

PAPPAGEORGE
HAYMES

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(not included/applicable to this project)

Lexington Avenue at Oak Park
Tab 10
Responsibility to Record
March 19, 2018

LexingtonHomes

February 16, 2018

Ms. Tammie Grossman
Director, Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL. 60302

**RE: 932-958 Madison Street
Lexington Avenue Development
Responsibility to Record**

Dear Tammie,

Please accept this letter as Lexington Homes LLC's statement acknowledging our responsibility to record a certified copy of the ordinance granting the planned development with the Cook County Recorder of Deeds and to provide evidence of said recording to the Village within 30 days of passage in the event the proposed planned development is approved by the Village Board.

If you should have any questions or concerns please feel free to contact me at jagenlian@lexingtonchicago.com or at 773 457 8563.

Thank you,



John Agenlian
Vice President of Land Development
Lexington Homes LLC

Lexington Avenue at Oak Park
Tab 11
Property Owner Notices
March 19, 2018

NOTICE OF PUBLIC HEARING

VILLAGE OF OAK PARK

PLAN COMMISSION

DOCKET NUMBER: PC 18-02 Planned Development and Plat of Subdivision

HEARING DATE: April 5, 2018

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

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

APPLICANT(S): Lexington Homes, LLC, 1731 North Marcey Street, Suite 200, Chicago, IL 60614

OWNERS OF RECORD: Village of Oak Park, 123 Madison Street, Oak Park, Illinois 60302

SUBJECT PROPERTY ADDRESSES: 932-970 Madison Street, Oak Park, Illinois

LEGAL DESCRIPTION: PARCEL 1: LOTS 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLOP SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE, IN GEORGE W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES (EXCEPT RAILROAD LANDS) OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 11 AND 12 IN BLOCK 3 IN HERRICK'S AND DUNLAP'S SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE, IN GEORGE W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REQUESTS: The Applicant seeks approval of a Planned Development for twenty-one (21) attached single family townhomes within the MS – Madison Street Zoning District with the following allowances: 1.) Roof deck setback: Article 9 (“Site Development Standards”), Section 9.3 (“Accessory Structures and Uses”), Subsection 9.3(M)(2) (“Flat Roof Features”) (6 feet required – Zero feet proposed); 2.) Landscape buffer: Article 11 (“Landscape & Screening”), Section 11.8 (“Buffer Yard Requirements”), Subsection 11.8(B)(2)(a), (b), (d), (e) (landscaped rear setback buffer yard required – Zero proposed on eastern portion); 3.) Street-side building setback: Article 5 (“Commercial Districts”), Section 5.3 (“Dimensional Standards”), Table 5-1 (“Commercial Districts Dimensional Standards”), Street Setback for MS District (build-to zone of 3-5 feet required – 15.5 feet proposed); 4.) Building height: Article 5 (“Commercial Districts”), Section 5.3 (“Dimensional Standards”), Table 5-1 (“Commercial Districts Dimensional Standards”), Maximum Building Height for MS District (35 feet allowed – 42.5 feet proposed). The Applicant is also requesting approval of a plat of subdivision.

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

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

David Mann, Chairperson
OAK PARK PLAN COMMISSION,
Sitting as a Zoning Commission
Oak Park, Illinois 60302

16-07-316-020-0000
JAAFAR HUSSEIN
722 68TH ST
WILLOWBROOK, IL 60527

16-07-316-021-0000
GREENPLAN 1026 WASHING
41 CHICAGO AVE
OAK PARK, IL 60302

16-07-316-049-1001
TOM SELIMOS
125 N MYRTLE
ELMHURST, IL 60126

16-07-316-049-1002
DIANE LEWIS
1008 WASHINGTON U2
OAK PARK, IL 60302

16-07-316-049-1003
MICHAEL LI
729 HEATH CT
WESTMONT, IL 60559

16-07-316-049-1004
JUSTINE PHAGAN
1008 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-316-049-1005
RAHUL HANDA
60 E MONROE ST 2906
CHICAGO, IL 60603

16-07-316-049-1006
AUGUSTINE MITCHELL
1008 W WASHINGTON#6
OAK PARK, IL 60302

16-07-316-049-1007
VINCENT CHIU
1008 WASHINGTON BLVD 7
OAK PARK, IL 60302

16-07-316-049-1008
THOMAS LEINBERGER
1008 WASHINGTON #8
OAK PARK, IL 60302

16-07-316-049-1009
PING SUN MENGZHU HAO
236 GRANT VILLAGE
HINDSDALE, IL 60521

16-07-316-049-1010
ANGELINE L BOSLEY
1008 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-316-049-1011
DIANE LEWIS
1008 WASHINGTON U2
OAK PARK, IL 60302

16-07-316-049-1012
ANGELINE L BOSLEY
1008 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-316-047-0000
RAMAN A PATEL
1024 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-316-054-1001
MARI CARMEN TORRES
1020 WASHINGTON BLVD1A
OAK PARK, IL 60302

16-07-316-054-1002
ROGELIO PONCE DE LEON
1020 W WASHINGTON 1B
OAK PARK, IL 60302

16-07-316-054-1003
KAMALPREET S KAULDHAR
1020 WASHINGTON 1C
OAK PARK, IL 60302

16-07-316-054-1004
BEVERLY D WALLACE
1020 W WASHINGTON 1D
OAK PARK, IL 60302

16-07-316-054-1005
JEAN LOUIS CARBAJOSA
1020 W WASHINGTON 2A
OAK PARK, IL 60302

16-07-316-054-1006
EDEZA PASCUAL
1020 WASHINGTON BLV#2B
OAK PARK, IL 60302

16-07-316-054-1007
JILL BONCZEK 2C
1020 W WASHINGTON
OAK PARK, IL 60302

16-07-316-054-1008
LASAGE
1020 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-316-054-1009
WILLIAM A LOVELL
1020 W WASHINGTON #3B
OAK PARK, IL 60302

16-07-316-054-1010
THERESA M JESSIE
1020 WASHINGTON 3C
OAK PARK, IL 60302

16-07-316-054-1011
CLAIRE BIELANSKI
1020 WASHINGTON BVD 3D
OAK PARK, IL 60302

16-07-317-026-1001
TERRENCE SCUDIERI JR
950 WASHINGTON 100
OAK PARK, IL 60302

16-07-317-026-1002
WARREN MERLE 101
950 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-317-026-1003
THOMAS V THOMAS
950 WASHINGTON 102
OAK PARK, IL 60302

16-07-317-026-1004
BONITA D STUTZ
950 WASHINGTON BLVD 10
OAK PARK, IL 60302

16-07-317-026-1005
MARY V MARLING
950 W WASHINGTON #104
OAK PARK, IL 60302

16-07-317-026-1006
CAROL GRAHAM
950 W WASHINGTON 105
OAK PARK, IL 60302

16-07-317-026-1007
ROSIE FELICIANO
950 WASHINGTON #106
OAK PARK, IL 60302

16-07-317-026-1008
MIAD YAZDANI
950 WASHINGTON BLVD107
OAK PARK, IL 60302

16-07-317-026-1009
MOZELLAR SNOWDEN
950 WASHINGTON ST 108
OAK PARK, IL 60302

16-07-317-026-1010
PHILIP W RIZZO
2047 N 75TH AVE
ELMWOOD PK, IL 60707

16-07-317-026-1011
TORI L BRIXIUS
950 WASHINGTON BLVD201
OAK PARK, IL 60302

16-07-317-026-1012
CHRISTINA DIAZ
950 WASHINGTON BLVD202
OAK PARK, IL 60302

16-07-317-026-1013
JENNIFER AGUILAR
950 WASHINGTON 203
OAK PARK, IL 60302

16-07-317-026-1014
WALESKA HERNANDEZ
950 WASHINGTON 204
OAK PARK, IL 60302

16-07-317-026-1015
WILLIAM HAUSLEIN
950 WASHINGTON
OAK PARK, IL 60302

16-07-317-026-1016
ALFREDO ROMAN
950 WASHINGTON BLVD206
OAK PARK, IL 60302

16-07-317-026-1017
DIANE C MOSES
950 WASHINGTON 207
OAK PARK, IL 60302

16-07-317-026-1018
GAIL C BIEN 208
950 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-317-026-1019
DENISE M GLAN
950 WASHINGTON #209
OAK PARK, IL 60302

16-07-317-026-1020
STEVEN CYNTHIA BELL
950 WASHINGTON BLVD301
OAK PARK, IL 60302

16-07-317-026-1021
JOSEPH PAJAK
950 W WASHINGTON #302
OAK PARK, IL 60302

16-07-317-026-1022
JAIME WILLIAMSON
950 WASHINGTON BLVD303
OAK PARK, IL 60302

16-07-317-026-1023
CARLOS BRIONES
950 WASHINGTON BLVD304
OAK PARK, IL 60302

16-07-317-026-1024
MARILYN MILES
950 WASHINGTON 305
OAK PARK, IL 60302

16-07-317-026-1025
ALEXANDRA QUILICI
950 WASHINGTON BLVD306
OAK PARK, IL 60302

16-07-317-026-1026
DAVID S ZAGORSKI
950 W WASHINGTON 307
OAK PARK, IL 60302

16-07-317-026-1027
LISA CARASSO FRIED
950 WASHINGTON BLVD308
OAK PARK, IL 60302

16-07-317-026-1028
JEROLD KRISTON
950 WASHINGTON 309
OAK PARK, IL 60302

16-07-317-027-1001
CHRISTINE CALLAHAN
934 WASHINGTON BLVD 1E
OAK PARK, IL 60302

16-07-317-027-1002
ANNETTE M BERNING
934 W WASHINGTON BVD
OAK PARK, IL 60302

16-07-317-027-1003
JOHN J ROMANOVICH
934 W WASHINGTON #2E
OAK PARK, IL 60302

16-07-317-027-1004
SARAH REBECCA EANET 2W
934 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-317-027-1005
LEN HANNAH MARTENS
936 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-317-027-1007
SUSAN A HYNES
936 WASHINGTON BLVD#1W
OAK PARK, IL 60302

16-07-317-027-1008
MEG REUVERS
116 S GROVE #B
OAK PARK, IL 60302

16-07-317-027-1009
WILLIAM DOUGHERTY
1003 FAIRWAY DRIVE
BENSENVILLE, IL 60106

16-07-317-027-1010
MARY T MURPHY
936 W WASHINGTON
OAK PARK, IL 60302

16-07-317-027-1011
SHAWN HELMS
936 WASHINGTON 3W
OAK PARK, IL 60302

16-07-317-027-1012
ANTONIO PANNUTI
938 WASHINGTON 1E
OAK PARK, IL 60302

16-07-317-027-1013
CATHRYN WEISS
938 WASHINGTON BLVD#1W
OAK PARK, IL 60302

16-07-317-027-1014
BRYANT ROLDAN
938 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-317-027-1015
RICHARD M JARVIE
938 WASHINGTON 2W
OAK PARK, IL 60302

16-07-317-027-1016
PENELOPE S EVANS
938 WASHINGTON BLVD 3E
OAK PARK, IL 60302

16-07-317-027-1017
W VIDALLO C KELLY
938 WASHINGTON BLVD 3W
OAK PARK, IL 60302

16-07-317-027-1018
YONG H MYUNG
940 WASHINGTON 1E
OAK PARK, IL 60302

16-07-317-027-1019
NEW DIRECTION IRA PAME
401 WILLIAM ST#5500
RIVER FOREST, IL 60305

16-07-317-027-1020
AMANDA OTTO
328 N MAIN ST
LOMBARD, IL 60148

16-07-317-027-1021
NALANA HERRIGTON
940 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-317-027-1022
KATHY HUNTER
7700 CRABTREE CT
WOODRIDGE, IL 60517

16-07-317-027-1025
BARBARA A WEAKLY
942 W WASHINGTON 2E
OAK PARK, IL 60302

16-07-317-027-1026
CHRISTINE SHAUGHNESSY
942 WASHINGTON #2W
OAK PARK, IL 60302

16-07-317-027-1027
FRANK J PERINO
936 WASHINGTON BLVD 1S
OAK PARK, IL 60302

16-07-317-027-1028
MICHAEL B HISE
345 S CLINTON AV
OAK PARK, IL 60302

16-07-317-027-1029
BONNIE TURBEVILLE
942 WASHINGTON BLVD #1
OAK PARK, IL 60302

16-07-317-027-1030
EDWARD NUDD
942 W WASHINGTON GE
OAK PARK, IL 60302

16-07-317-027-1031
TAXPAYER OF
942 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-317-027-1032
PURISIMA VALDEZ UNT GW
942 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-318-017-0000
TAXPAYER
333 N. KENILWORTH AVENUE
OAK PARK, IL 60302

16-07-319-022-0000
FOX PARTNER LP
1110 PLEASANT ST
OAK PARK, IL 60302

16-07-319-026-1001
MARICELA AGUIRRE
336 S KENILWORTH AV #1
OAK PARK, IL 60302

16-07-319-026-1002
FRANK ELLIOTT
336 S KENILWORTH AVE
OAK PARK, IL 60302

16-07-319-026-1003
TODD S MARTIN
336 S KENILWORTH #3
OAK PARK, IL 60302

16-07-319-026-1004
ANGELA WILLIAMS
338 S KENILWORTH #1
OAK PARK, IL 60302

16-07-319-026-1005
HEATHER ANDERSON
1550 KENMORE CT
PALM HARBOR, FL 34684

16-07-319-026-1006
DANIEL K SHANNON
338 S KENILWORTH 3
OAK PK, IL 60302

16-07-319-026-1007
LAUREN KAPLAN
340 S KENILWORTH ST #1
OAK PARK, IL 60302

16-07-319-026-1008
ANGELIQUE STRAND
340 S KENILWORTH#2
OAK PARK, IL 60302

16-07-319-026-1009
KYLE F VANDER MEULEN
340 S KENILWORTH AVE 3
OAK PARK, IL 60302

16-07-319-026-1010
ERIC JENKINS
842 W WASHINGTON #1
OAK PARK, IL 60302

16-07-319-026-1011
DAWN WHETSTINE
842 WASHINGTON BLVD #2
OAK PARK, IL 60302

16-07-319-026-1012
MICHAEL P PETERSON
842 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-319-026-1013
STACY OKIMURA
842 WASHINGTON BLVD #G
OAK PARK, IL 60302

16-07-319-026-1014
SCOTT A DAWSON
844 WASHINGTON BLVD 1
OAK PARK, IL 60302

16-07-319-026-1015
ELIZABETH TUERK COMEAU
1116 CLEVELAND AVE
LA GRANGE PK, IL 60526

16-07-319-026-1016
MICHAEL KACZMARSKI
844 WASHINGTON BLVD #3
OAK PARK, IL 60302

16-07-319-026-1017
S DAWSON
846 WASHINGTON #1
OAK PARK, IL 60302

16-07-319-026-1018
ALEXIS CHMELL
121 FRANKLIN AVE
RIVER FOREST, IL 60305

16-07-319-026-1019
PHILLIP GIANNATTASIO
846 WASHINGTON 3
CHICAGO, IL 60607

16-07-319-026-1020
J BOGRAD U1
848 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-319-026-1021
R E OVERBECK
1605 CARLISLE LN
DEKALB, IL 60115

16-07-319-026-1022
KATHERINE H DOYLE
848 WASHINGTON BLVD#3
OAK PARK, IL 60302

16-07-319-026-1023
M SCHLEGEL K HABBLEY
850 W WASHINGTON #1
OAK PARK, IL 60302

16-07-319-026-1024
WILLIAM T JONES
850 WASHINGTON BLVD 2
OAK PARK, IL 60302

16-07-319-026-1025
P A K L JOHNSON
850 WASHINGTON 3
OAK PARK, IL 60302

16-07-319-026-1026
GRACE YOUSSEF
5220 SHADY AVE
SAN JOSE, CA 95129

16-07-319-026-1027
KRISTIN E FERGUSON
852 WASHINGTON BLVD #2
OAK PARK, IL 60302

16-07-319-026-1028
OLGA HUSSAIN
852 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-319-026-1029
R G CICCIONE
854 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-319-026-1030
ANJAN SARMA
854 WASHINGTON UT 2
OAK PARK, IL 60302

16-07-319-026-1031
KATHY DOWDELL
854 WASHINGTON BLVD #3
OAK PARK, IL 60302

16-07-319-026-1032
MYRA CHEEFUS
856 W WASHINGTON #1
OAK PARK, IL 60302

16-07-319-026-1033
MARDEL AHLEONG
856 WASHINGTON 2
OAK PARK, IL 60302

16-07-319-026-1034
DANIEL J PANATTONI
856 S WASHINGTON U3
OAK PARK, IL 60302

16-07-319-026-1035
ERNEST MORALES
858 WASHINGTON BLVD G
OAK PARK, IL 60302

16-07-319-026-1036
RUIZ LAURA 1E
858 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-319-026-1037
MARTINA BLAHO
858 WASHINGTON BLVD 2E
OAK PARK, IL 60302

16-07-319-026-1038
DAVID KASH
858 WASHINGTON BLVD 3E
OAK PARK, IL 60302

16-07-319-026-1039
MAHBOOB HUSSAIN
238 CIRCLE AVE
FOREST PARK, IL 60130

16-07-319-026-1040
MARK VALENTINE
4437 N CAMPBELL
CHICAGO, IL 60625

16-07-319-026-1041
DAVID BAKER
858 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-319-026-1042
L A BEZINOVICH
858 WASHINGTON BLVD #G
OAK PARK, IL 60302

16-07-323-025-0000
KAREN J ORTIZ
1013 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-033-0000
PATRICIA WEBBER
429 HOME AVENUE
OAK PARK, IL 60302

16-07-323-034-0000
R PICKRELL E PELOQUIN
431 S HOME AVE
OAK PARK, IL 60302

16-07-323-035-0000
TIM LYNDA BENSON
435 HOME AV
OAK PARK, IL 60302

16-07-323-037-0000
TAXPAYER
1006 MADISON ST
OAK PARK, IL 60302

16-07-323-038-0000
CHICAGO TITLE TRUSTEE
1000 MADISON
OAK PARK, IL 60302

16-07-323-043-1001
RITA LOMBARDO
425 HOME AVE #1A
OAK PARK, IL 60302

16-07-323-043-1002
CAROLYN R SKIPPER
425 S HOME #1B
OAK PARK, IL 60302

16-07-323-043-1003
PHYLLIS ADAMS
425 S HOME 1C
OAK PARK, IL 60302

16-07-323-043-1004
PEGGY RUTH MINNICK
425 S HOME 1D
OAK PARK, IL 60302

16-07-323-043-1005
KYOKO OGATA
425 S HOME AVE #1E
OAK PARK, IL 60302

16-07-323-043-1006
JILLIAN KARL
425 S HOME AV 1F
OAK PARK, IL 60302

16-07-323-043-1007
THOMAS CLARK
425 HOME AV 1G
OAK PARK, IL 60302

16-07-323-043-1008
JANET H HANNIGAN
425 S HOME #1H
OAK PK, IL 60302

16-07-323-043-1009
DIANA PIEDLOW
425 S HOME AV #1K
OAK PARK, IL 60302

16-07-323-043-1010
SUZANNE RINGGOLD
425 S HOME AV
OAK PARK, IL 60302

16-07-323-043-1011
BARBARA FANTA
425 HOME AVE #2A
OAK PARK, IL 60302

16-07-323-043-1012
MARILYN HAYES
425 S HOME AV 2B
OAK PARK, IL 60302

16-07-323-043-1013
KIMBERLY JACKSON
425 S HOME AV 2C
OAK PARK, IL 60302

16-07-323-043-1014
F DE AVILA
425 HOME AVE 2-D
OAK PARK, IL 60302

16-07-323-043-1015
H FAN Q XU
425 S HOME 2E
OAK PARK, IL 60302

16-07-323-043-1016
RENE POPE
425 HOME AVE
OAK PARK, IL 60302

16-07-323-043-1017
SANDRA BORZYM
425 HOME AVE #2G
OAK PARK, IL 60302

16-07-323-043-1018
RON MCCLOUD
425 S HOME AV 2H
OAK PARK, IL 60302

16-07-323-043-1019
MARIA ALMA ALVARADO
530 S OAK PARK AVE
OAK PARK, IL 60304

16-07-323-043-1020
LOISTENE RAY
425 HOME AV #2J
OAK PARK, IL 60302

16-07-323-043-1021
KIM TOKARZ
425 HOME AVE #3A
OAK PARK, IL 60302

16-07-323-043-1022
RAYMOND P GUMM
425 S HOME AV 3B
OAK PARK, IL 60302

16-07-323-043-1023
J H BOWERSMITH
425 HOME AVE#3C
OAK PARK, IL 60302

16-07-323-043-1024
JAUIER F HAGGAR
425 S HOME 3D
OAK PARK, IL 60302

16-07-323-043-1025
BRADLEY L ERICKSON
425 S HOME AV 3E
OAK PARK, IL 60302

16-07-323-043-1026
LORETTA J SCHULZE
425 HOME AV #3F
OAK PARK, IL 60302

16-07-323-043-1027
ESTHER MEDINA
425 HOME AVE 3G
OAK PARK, IL 60302

16-07-323-043-1028
LAURA ROBIN STERN
425 S HOME AVE 3H
OAK PK, IL 60302

16-07-323-043-1029
MARY R JOSHI
425 HOME AVE 3K
OAK PARK, IL 60302

16-07-323-043-1030
SHEILA M SULLIVAN
425 S HOME AVE
OAK PARK, IL 60302

16-07-323-045-1001
ZENO J S JACQUAT-1 A
1005 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-045-1002
YOLANDA RUIZ
1005 W WASHINGTON #1-B
OAK PARK, IL 60302

16-07-323-045-1003
ANSURIA Y VELAZQUEZ
1005 W WASHINGTON 2A
OAK PARK, IL 60302

16-07-323-045-1004
LUCA C CORTINOVIS
1005 WASHINGTON BLVD2B
OAK PARK, IL 60302

16-07-323-045-1005
CLAUDE E BINDER
1005 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-045-1006
MARIA SANCHEZ
1005 WASHINGTON 3W
OAK PARK, IL 60302

16-07-323-047-1001
VINCENT DENARDO
413 S HOME AVE 1A
OAK PARK, IL 60302

16-07-323-047-1002
JANE MICENHAMER
413 S HOME AV 2A
OAK PARK, IL 60302

16-07-323-047-1003
EVELYN J COLEMAN
413 S HOME 2B
OAK PARK, IL 60302

16-07-323-047-1004
KEUNPOONG LIM
413 S HOME AV 2C
OAK PARK, IL 60302

16-07-323-047-1005
F HARRIS
413 HOME AVE 3A
OAK PARK, IL 60302

16-07-323-047-1006
TONY BENJAMIN
413 HOME AVE APT3B
CHICAGO, IL 60302

16-07-323-047-1007
SHRIRANG ABHYANKAR
413 HOME AVE 3C
OAK PARK, IL 60302

16-07-323-047-1008
DIEGO ANDRES DI BELLA
413 HOME AVE #4A
OAK PARK, IL 60302

16-07-323-047-1009
JOANN LEWANDOWSKI
413 S HOME #4-B
OAK PARK, IL 60302

16-07-323-047-1010
DOROTHY I JACKSON
413 S HOME AV 4C
OAK PARK, IL 60302

16-07-323-048-1001
WILLIAM C SHERMAN
405 S HOME AV
OAK PARK, IL 60302

16-07-323-048-1002
MARGARITA MOSIER
405 S HOME AVE #102
OAK PARK, IL 60302

16-07-323-048-1003
K GASIUNAS
336 S KENILWORTH 2
OAK PARK, IL 60302

16-07-323-048-1004
MARIA RZASA
405 S HOME 104
OAK PARK, IL 60302

16-07-323-048-1005
MICHAEL R WILLIS
600 S TAYLOR AVE
OAK PARK, IL 60304

16-07-323-048-1006
GLENDA DRUNGOLE
405 S HOME 106
OAK PARK, IL 60302

16-07-323-048-1007
KRYSTYNA PANEK
405 S HOME AVE 107
OAK PARK, IL 60302

16-07-323-048-1008
JOAN MARIE MOSS
405 S HOME #201
OAK PARK, IL 60302

16-07-323-048-1009
ROSE BARRACO
405 S HOME AV #202
OAK PARK, IL 60302

16-07-323-048-1010
ADRIANE VALENTIN
1020 WASHINGTON BLVD
OAK PK, IL 60302

16-07-323-048-1011
MARVIN E MORENO
239 N MILL RD 103A
ADDISON, IL 60101

16-07-323-048-1012
MICHAEL WILLIS
405 HOME AVE APT 205
OAK PARK, IL 60302

16-07-323-048-1013
RICH MARGARET WILLIS
600 S TAYLOR AV
OAK PARK, IL 60304

16-07-323-048-1014
RASMUSSEN VOGEL
405 HOME AVE #207
OAK PARK, IL 60302

16-07-323-048-1015
ROBERT T RHOTEN
604 HANNAH AVE
FOREST PARK, IL 60130

16-07-323-048-1016
LIAN CAI
405 S HOME AVE #302
OAK PARK, IL 60302

16-07-323-048-1017
B MATARZHUK L DMYTRO
405 S HOME #303
OAK PARK, IL 60302

16-07-323-048-1018
K GOMORCZAK
405 S HOME AVE 304
OAK PARK, IL 60302

16-07-323-048-1019
SAMIA ATGAZZAR
405 S HOME AV 305
OAK PARK, IL 60302

16-07-323-048-1020
RICH MARGARET WILLIS
600 S TAYLOR AVE
OAK PARK, IL 60304

16-07-323-048-1021
LIAN CAI
405 HOME AVE UNIT 307
OAK PARK, IL 60302

16-07-323-049-1001
C L KADLEC
1045 N EUCLID AV
OAK PARK, IL 60302

16-07-323-049-1002
BRIAN A WARD
1019 WASHINGTON BLVD10
OAK PARK, IL 60302

16-07-323-049-1003
CHRISTOPHER A ROBINSON
1019 WASHHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1004
OLGA TOPITGES
1019 WASHINGTON 2B
OAK PARK, IL 60302

16-07-323-049-1005
C ROGERS M DARDIS
1019 W WASHINGTON 301A
OAK PARK, IL 60302

16-07-323-049-1006
ROBIN R ROBINSON
1019 W WASHINGTON #302
OAK PARK, IL 60302

16-07-323-049-1007
ZUBEIR HAROUN
1021 WASHINGTON 101
OAK PARK, IL 60302

16-07-323-049-1008
NANCY OBRIEN
1021 W WASHINGTON 102
OAK PARK, IL 60302

16-07-323-049-1009
KAY M GRAY
1021 WASHINGTON 201
OAK PARK, IL 60302

16-07-323-049-1010
MAUREEN STEINDER
1636 N 75TH COURT
ELMWOOD, IL 60707

16-07-323-049-1011
JEFFREY HARDY
1021 WASHINGTON BLVD30
OAK PARK, IL 60302

16-07-323-049-1012
ELOISE SHUMPERT
1021 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1013
STEVEN GERITANO
1023 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1014
BDSSCOPW LLC
330 N EASE AV
OAK PARK, IL 60302

16-07-323-049-1015
KRISTA KONECKI
933 DIVISION ST
OAK PARK, IL 60302

16-07-323-049-1016
JAGGEN L FARWELL 202
1023 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1017
KAORU KOKUNE
1023 W WASHINGTON 301
OAK PARK, IL 60302

16-07-323-049-1018
ELIZABETH A MAREK
1023 W WASHINGTON #302
OAK PARK, IL 60302

16-07-323-049-1019
R AUGSPURGER
1025 W WASHINGTON G
OAK PARK, IL 60302

16-07-323-049-1020
ELLIOTT SETH TRAVIS
1025 WASHINGTON 101
OAK PARK, IL 60302

16-07-323-049-1021
DOROTHY BRADY
1025 WASHINGTON 1B
OAK PARK, IL 60302

16-07-323-049-1022
THOMAS A WETTSTAEDT
1025 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1023
A D MOSBY
1025 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1024
CHRISTIAN LIMJOCO
1025 W WASHINGTON #301
OAK PK, IL 60302

16-07-323-049-1025
FANCHEN LI
1025 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1026
MICHAEL J TOMASELLI
1027 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1027
PATRICIA MORROW
1027 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1028
HEIDI R ADAMS 201
1027 W WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1029
ANN E WILLIAMS
1027 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1030
BERNARD BRYAN 3A
1027 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1031
TYROWE WIDEMAN
1027 W WASHINGTON
OAK PARK, IL 60302

16-07-323-049-1032
JUNKO YOSHIDA
1029 W WASHINGTON 101
OAK PARK, IL 60302

16-07-323-049-1033
BERNARD NORWOOD
1115 EDMER AVE
OAK PARK, IL 60302

16-07-323-049-1034
ANNA CLARE MCDERMOTT
1029 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-049-1035
JOAN BUFALINO
1029 WASHNGTN BLVD 202
OAK PARK, IL 60302

16-07-323-049-1036
CHRISTY MOCH
1029 WASHINGTON 301
OAK PARK, IL 60302

16-07-323-049-1037
ANITA P BAIRD 302
1029 WASHINGTON BLVD
OAK PARK, IL 60302

16-07-323-050-1001
DONALD MARY MCVICKER
437 S HOME AV 1N
OAK PARK, IL 60302

16-07-323-050-1002
CAROL J DAWE
439 HOME AVE 1S
OAK PARK, IL 60302

16-07-323-050-1003
SCOTT DIXON
100 CHIPPOAKS DR
CHAPEL HILL, NC 27514

16-07-323-050-1004
MELISSA FONTANA
439 HOME AVE #2S
OAK PARK, IL 60302

16-07-323-050-1005
FAN ZHANG
437 HOME #3N
OAK PK, IL 60302

16-07-323-050-1006
ANNE MERRITT
439 S HOME AV 3
OAK PARK, IL 60302

16-07-323-062-0000
STEVEN M. EDWARDS
1030 MADISON ST.
OAK PARK, IL 60302

16-07-323-063-0000
DAVID L DORIA
1028 MADISON ST
OAK PARK, IL 60302

16-07-323-064-0000
KELLER ZIMMERMAN
1026 MADISON ST
OAK PARK, IL 60302

16-07-323-065-0000
KIARIE
1024 MADISON ST
OAK PARK, IL 60302

16-07-323-066-0000
KARL FRANTZ
1032 ALEXANDER LN
OAK PARK, IL 60302

16-07-323-067-0000
DAVID EBLEN
1302 SHELLBARK COURT
WASHINGTON, IL 61571

16-07-323-068-0000
MICHAEL LINTVELT
1028 ALEXANDER LN
OAK PARK, IL 60302

16-07-323-069-0000
YONGFANG ZHU
543 ASHLAND AVE
RIVER FOREST, IL 60305

16-07-323-070-0000
SAJAN TIN THOMAS
1031 BALDWIN LN
OAK PARK, IL 60302

16-07-323-071-0000
NISHANT SRINIVASAN
1029 BALDWIN LN
OAK PARK, IL 60302

16-07-323-072-0000
YUANCHAO LUAN
1026 BALDWIN LN
OAK PARK, IL 60302

16-07-323-073-0000
ANDREW B ROHR
1028 BALDWIN LN
OAK PARK, IL 60302

16-07-323-074-0000
RAYMOND J LAMPLEY
1030 BALDWIN LANE
OAK PARK, IL 60302

16-07-323-075-0000
RENEE HARTZ
1032 BALDWIN LN
OAK PARK, IL 60302

16-07-323-076-0000
SCHWARTZERS VITALE
426 PENNSYLVANIA WAY
OAK PARK, IL 60302

16-07-323-077-0000
LESLIE SANCHEZ
424 PENNSYLVANIA WAY
OAK PARK, IL 60302

16-07-323-078-0000
DANIEL R BOURGEOIS
422 PENNSYLVANIA WAY
OAK PARK, IL 60302

16-07-323-079-0000
MARY CATHERINE SMITH
420 PENNSYLVANIA WAY
OAK PARK, IL 60302

16-07-323-080-0000
FAIR LEE
1033 LINCOLN TRAIL
OAK PARK, IL 60302

16-07-323-081-0000
KARLA DAVIS
1031 LINCOLN TRL
OAK PARK, IL 60302

16-07-323-082-0000
LYNNE C FOSTER
1029 LINCOLN TRAIL
OAK PARK, IL 60302

16-07-323-083-0000
D J HIRSEN
1027 LINCOLN TRAIL
OAK PARK, IL 60302

16-07-323-084-0000
JEFFREY SWANO
1024 BALDWIN LN
OAK PARK, IL 60302

16-07-323-085-0000
F A HUGHES
1022 BALDWIN LN
OAK PARK, IL 60302

16-07-323-086-0000
MAN HAN
1023 LINCOLN TRAIL
OAK PARK, IL 60302

16-07-323-087-0000
MICHAEL J STAWARSKI
1021 LINCOLN TRL
OAK PARK, IL 60302

16-07-323-088-0000
JOSEPH W LIEDTKE
1019 LINCOLN TRL
OAK PARK, IL 60302

16-07-323-089-0000
A COFFMAN J WEBER
1017 LINCOLN TRL
OAK PARK, IL 60302

16-07-323-090-0000
EDWIN HARRIS
1020 BALDWIN LN
OAK PARK, IL 60302

16-07-323-091-0000
DONNA DAGUANNO
1018 BALDWIN LN
OAK PARK, IL 60302

16-07-323-092-0000
PHILIP BURTON
1016 BALDWIN LN
OAK PARK, IL 60302

16-07-323-093-0000
S R JONES
1014 BALDWIN LN
OAK PARK, IL 60302

16-07-323-094-0000
PATRICIA A RUSH
427 CHESTNUT LN
OAK PARK, IL 60302

16-07-323-095-0000
BRENDAN JACKSITS
425 CHESTNUT LN BLDG 1
OAK PARK, IL 60302

16-07-323-096-0000
RICHARD R FLOERSCH
423 CHESTNUT LN
OAK PARK, IL 60302

16-07-323-097-0000
Q
421 CHESTNUT LN
OAK PARK, IL 60302

16-07-323-098-0000
ROBERT WALSH
1026 BALDWIN LN
OAK PARK, IL 60302

16-07-323-099-0000
IRVIN TASHA BROWN
1016 MADISON ST
OAK PARK, IL 60302

16-07-323-100-0000
MARK KOHLRUS R CHEN
1018 MADISON ST
OAK PK, IL 60302

16-07-323-101-0000
CURTIS L BOLDEN
1020 MADISON ST
OAK PARK, IL 60302

16-07-323-102-0000
PAT DERRICK JOHNSON
1022 MADISON
OAK PARK, IL 60302

16-07-323-103-0000
AKASH GARG
1024 ALEXANDER LN
OAK PARK, IL 60302

16-07-323-104-0000
JULIA TATE
1022 ALEXANDER LN
OAK PK, IL 60302

16-07-323-105-0000
SUN HAO
1020 ALEXANDER LN
OAK PK, IL 60302

16-07-323-106-0000
K W KANG 8
1018 ALEXANDER LN
OAK PARK, IL 60302

16-07-323-107-0000
KATHERINE WASSON
1015 BALDWIN LN 10
OAK PARK, IL 60302

16-07-323-108-0000
B L A C BOUILLETTE
1019 BALDWIN LN #9
OAK PARK, IL 60302

16-07-323-109-0000
1020 MADISON LLC
2980 RIVER ROAD
DES PLAINES, IL 60018

16-07-324-001-0000
DAN STARK
400 HOME AVENUE
OAK PARK, IL 60302

16-07-324-002-0000
DAN STARK
400 HOME AVENUE
OAK PARK, IL 60302

16-07-324-005-0000
STEPHEN A BARY II
408 HOME AVE
OAK PARK, IL 60302

16-07-324-015-0000
DAVID G STROM
122 S MICHIGAN #1220
CHICAGO, IL 60603

16-07-324-016-0000
DAVID G STROM ESQ
122 S MICHIGAN AV 1220
CHICAGO, IL 60603

16-07-324-017-0000
DAVID G STROM
122 S MICHIGAN 1220
CHICAGO, IL 60603

16-07-324-018-0000
TRACEY L WIK S FORD
417 S CLINTON AV
OAK PARK, IL 60302

16-07-324-019-0000
RENE HA ADRIAN
421 S CLINTON
OAK PARK, IL 60302

16-07-324-020-0000
RANDALL W SMITH
425 S CLINTON
OAK PARK, IL 60302

16-07-324-021-0000
STEPHEN MURPHY
431 S CLINTON
OAK PARK, IL 60302

16-07-324-022-0000
VERNICE HASKINS
433 S CLINTON
OAK PARK, IL 60302

16-07-324-023-0000
MIGUEL FUENTES SALGADO
1744 N 38TH ST
STONE PARK, IL 60165

16-07-324-024-0000
VILLAGE OF OAK PARK
123 MADISON ST
OAK PARK, IL 60302

16-07-324-031-0000
MARIA ARMSTRONG
404 S HOME AVE
OAK PARK, IL 60302

16-07-324-032-0000
TAXPAYER
970 MADISON STREET
OAK PARK, IL 60302

16-07-324-033-1001
CARMICHAEL WASHINGTON
420 S HOME AV 101N
OAK PARK, IL 60302

16-07-324-033-1002
OAK PARK PLACE L.L.C.
420-430 S HOME
OAK PARK, IL 60302

16-07-324-033-1003
ELIZABETH CHAVATAL
420 S HOME AVE 103N
OAK PK, IL 60302

16-07-324-033-1004
DEFFIE WYNN
420 HOME AV 104N
OAK PARK, IL 60302

16-07-324-033-1005
DAPHNE M HAMBY
420 HOME AVE APT 105N
OAK PARK, IL 60302

16-07-324-033-1006
DAN DEGRUIN
420 HOME AVE #106N
OAK PARK, IL 60302

16-07-324-033-1007
LAURA RIZZARDINE
420 S HOME AV 107N
OAK PARK, IL 60302

16-07-324-033-1008
MARYCELIE PORRATA
420 HOME AVE #109N
OAK PARK, IL 60302

16-07-324-033-1009
ASHLEY KANNAN
420 HOME AV 110
OAK PARK, IL 60302

16-07-324-033-1010
BEATRICE RIVERA
420 S HOME AV 201N
OAK PARK, IL 60302

16-07-324-033-1011
OAK PARK PLACE L.L.C.
420-430 S HOME
OAK PARK, IL 60302

16-07-324-033-1012
GLENDA L CLARK
420 HOME AV
OAK PARK, IL 60302

16-07-324-033-1013
DONALD S CHILDS
420 S HOME AVE 204N
OAK PARK, IL 60302

16-07-324-033-1014
COLIN A BOGAN
2716 WHITCHURCH ST
NAPERVILLE, IL 60564

16-07-324-033-1015
CHARLOTTE MCPHERSON
1003 N MAPLETON
OAK PARK, IL 60302

16-07-324-033-1016
YU FAN
PO BOX 166478
CHICAGO, IL 60616

16-07-324-033-1017
PATRICE HOUSTON
1219 PANINI
HENDERSON, NV 89052

16-07-324-033-1018
CAROLL D BUNTON
420 S HOME 209N
OAK PARK, IL 60302

16-07-324-033-1019
SUMAYYAH F BAIG
420 HOME AVE APT 210N
OAK PARK, IL 60302

16-07-324-033-1020
CLAUDIA MORENO
420 S HOME
OAK PARK, IL 60302

16-07-324-033-1021
CHRISTIAN JACKSON
238 LENOX AVE
ALBANY, NY 12208

16-07-324-033-1022
CARMENCITA JOHNSON
420 S HOME AV 303N
OAK PARK, IL 60302

16-07-324-033-1023
TRUNG D NGUYEN
420 S HOME 304N
OAK PK, IL 60302

16-07-324-033-1024
AUDREY VIRGO
420 S HOME AVE 305N
OAK PARK, IL 60302

16-07-324-033-1025
K GOUDIS
420 S HOME #306N
OAK PARK, IL 60302

16-07-324-033-1026
MARY MARYLAND
420 HOME AV 307 N
OAK PARK, IL 60302

16-07-324-033-1027
MINJA MARKUS
420 HOME AVE 308N
OAK PARK, IL 60302

16-07-324-033-1028
DORIS WOHLGEMUTH
5060 N MARINE DR #C3
CHICAGO, IL 60640

16-07-324-033-1029
JOSEPH R STEWART
420 N HOME AV 310
OAK PARK, IL 60302

16-07-324-033-1030
ROCHELLE GARDNER
430 S HOME AV #101 S
OAK PARK, IL 60302

16-07-324-033-1031
STANLEY GRUSZECZKI
430 HOME AVE 102S
OAK PARK, IL 60302

16-07-324-033-1032
KARIME JIMENEZ
430 HOME AV 103S
OAK PARK, IL 60302

16-07-324-033-1033
DIANNA LAWRENCE
430 HOME AV 104 S
OAK PARK, IL 60302

16-07-324-033-1034
NGOZI CHUK EZIKE
814 HILLBERRY CT
LA GRANGE, IL 60525

16-07-324-033-1035
JANET M HAY
6040 W PATTERSON
CHICAGO, IL 60634

16-07-324-033-1036
SZYMANIAK HALINA
430 S HOME AV #107S
OAK PARK, IL 60302

16-07-324-033-1037
KANKAKEE FED SVGS BK
430 HOME AV 108 S
OAK PARK, IL 60302

16-07-324-033-1038
JOY CHRISTOPHER
430 S HOME AV 109S
OAK PARK, IL 60302

16-07-324-033-1039
DEANNA FRASSON
430 HOME AV 110 S
OAK PARK, IL 60302

16-07-324-033-1040
JENNIFER CAMACHO CATRA
430 HOME AVE #201S
OAK PARK, IL 60302

16-07-324-033-1041
AASIM H MERCHANT
3851 BELLEAIRE DR
DOWNERS GRV, IL 60515

16-07-324-033-1042
RIGEN MO XUEMEI YU
430 S HOME AVE #203S
OAK PARK, IL 60302

16-07-324-033-1043
BEATRIZ L MENACHO
9034 PIMPERNEL DR
SAN DIEGO, CA 92129

16-07-324-033-1044
EVELYN D RICHARDSON
430 S HOME 205S
OAK PARK, IL 60302

16-07-324-033-1045
PHYLLIS J VELEZ
430 S HOME AV #206
OAK PARK, IL 60302

16-07-324-033-1046
TRENA F GRADY
430 S HOME 2075
OAK PARK, IL 60302

16-07-324-033-1047
G H WALKES
430 S HOME
OAK PARK, IL 60302

16-07-324-033-1048
MARCIA A TAYLOR
430 HOME AV 209 S
OAK PARK, IL 60302

16-07-324-033-1049
DAVID MEI EREAN MEI
249 SOUTH BLVD APT 2E
OAK PARK, IL 60302

16-07-324-033-1050
MARILYN AVERY
430 S HOME UNIT 301
OAK PARK, IL 60302

16-07-324-033-1051
BRIAN A KALAL
430 HOME AVE 302S
OAK PARK, IL 60302

16-07-324-033-1052
DALI SAMPADA
430 HOME AVE 303 S
OAK PARK, IL 60302

16-07-324-033-1053
MARISSA MARTINEZ
904 N 21ST AVE
MELROSE PARK, IL 60160

16-07-324-033-1054
CHRISTOPHER THOMAS
430 HOME AV 305 S
OAK PARK, IL 60302

16-07-324-033-1055
ROHIT NARINGREKAR
430 S HOME AVE #303S
OAK PARK, IL 60302

16-07-324-033-1056
REGINA EARNEST
430 HOME AVE #307S
OAK PARK, IL 60302

16-07-324-033-1057
LUIS PALACIO
3942 N CLARENDON AVE3N
CHICAGO, IL 60613

16-07-324-033-1058
MELLISSA SEMP
430 HOME AV 309 S
OAK PARK, IL 60302

16-07-324-033-1059
MAUREEN OROURKE
430 HOME AV 310 S
OAK PARK, IL 60302

16-07-325-001-0000
LOYOLA UNIV MED CENTER
2160 S FIRST AVE
MAYWOOD, IL 60153

16-07-325-002-0000
LOFTIS HOMES OF ILLINO
1655 S BLUE ISLAND AVE
CHICAGO, IL 60608

16-07-325-003-0000
JESSE W HATHAWAY
412 CLINTON AVE
OAK PARK, IL 60302

16-07-325-004-0000
KIBBLESMITH TRUST
420 S CLINTON AV
OAK PARK, IL 60302

16-07-325-005-0000
DAVID MONTGOMERY
422 S CLINTON AVE
OAK PARK, IL 60302

16-07-325-006-0000
C RODRIGUEZNELSON
426 CLINTON AVE
OAK PARK, IL 60302

16-07-325-007-0000
MARSHALL BROWN
428 CLINTON
OAK PARK, IL 60302

16-07-325-008-0000
ALEXANDER CUE
PO BOX 1416
OAK PARK, IL 60304

16-07-325-009-0000
WOLIN LEVIN INC 261
1740 E 55TH ST
CHICAGO, IL 60615

16-07-325-010-0000
MICHAEL MARSHALL
409 S KENILWORTH
OAK PARK, IL 60302

16-07-325-014-0000
JOSEPH RUGGIRELLO
415 S EUCLID
OAK PARK, IL 60302

16-07-325-018-0000
NATL SHOPPING PLAZAS
200 W MADISON ST #4200
CHICAGO, IL 60606

16-07-325-019-0000
NATL SHOPPING PLAZAS
200 W MADISON ST #4200
CHICAGO, IL 60606

16-07-325-020-0000
GERALDINE MCLAUHLAN
125 LAKEVIEW DR #514
BLOOMINGDALE, IL 60108

16-07-325-021-0000
NATL SHOPPING PLAZAS
200 W MADISON ST #4200
CHICAGO, IL 60606

16-07-325-022-0000
NATL SHOPPING PLAZAS
200 W MADISON ST #4200
CHICAGO, IL 60606

16-07-325-023-1001
SANDRA RYAN
417 S KENILWORTH AV 1
OAK PARK, IL 60302

16-07-325-023-1002
GAD C IKEANUMBA
P O BOX 463
OAK PARK, IL 60303

16-07-325-023-1003
JOHN L GREEN
417 S KENILWORTH #3
OAK PAEK, IL 60302

16-07-325-023-1004
ANTHONY PESCE
603 GUNDERSON
OAK PARK, IL 60304

16-07-325-023-1005
GAD C IKEANUMBA
417 S KENILWORTH UNT#5
OAK PARK, IL 60302

16-07-325-023-1006
GERALDINE SLASKI
7949 W BIRCHDALE AVE
ELMWOOD PARK, IL 60707

16-07-325-023-1007
LORENA PANIAGUA
417 S KENILWORTH #7
OAK PARK, IL 60302

16-07-325-023-1008
ELIZABETH TOWNSEND
8355 STATION VILLAGE
SAN DIEGO, CA 92108

16-07-325-023-1009
PAK FUNG
110 HALEIGH DRIVE
ENERGY, IL 62933

16-07-325-024-1001
ELIZABETH N CHARLETON
423 S KENILWORTH #1S
OAK PARK, IL 60302

16-07-325-024-1002
LAUREN S RAPINCHUK
423 S KENILWORTH AVE2S
OAK PARK, IL 60302

16-07-325-024-1003
XAVIER MATESANZ
423 S KENILWORTH AV 3S
OAK PARK, IL 60302

16-07-325-024-1004
STEVEN REBEKAH
421 KENILWORTH 1N
OAK PARK, IL 60302

16-07-325-024-1005
DONNA M MURPHY 2N
421 S KENILWORTH
OAK PARK, IL 60302

16-07-325-024-1006
MARTHA SMITH
421 S KENILWORTH AV 3N
OAK PARK, IL 60302

16-07-325-024-1007
LAUREN S RAPINCHUK
423 S KENILWORTH AVE2S
OAK PARK, IL 60302

16-07-325-024-1008
ELIZABETH N CHARLETON
423 S KENILWORTH #1S
OAK PARK, IL 60302

16-07-325-024-1009
XAVIER MATESANZ
423 S KENILWORTH AV 3S
OAK PARK, IL 60302

16-07-325-024-1010
MARTHA SMITH
421 S KENILWORTH 3N
OAK PARK, IL 60302

16-07-325-025-1001
KELLI MARKS
104 STONEGATE DR
OSWAGO, IL 60543

16-07-325-025-1002
STEVEN JULIE SACKS
431 S KENILWORTH AVE 2
OAK PARK, IL 60302

16-07-325-025-1003
ELIZABETH FOTOPOULOS
57 SHERIDAN AVE
CLARENDON HL, IL 60514

16-07-325-025-1004
JULIA JOHANNPETER
433 S KENILWORTH 2S
OAK PARK, IL 60302

16-07-325-026-0000
ANNA PASSADORI
413 S KENILWORTH 1
OAK PARK, IL 60302

16-07-325-027-0000
MICHAEL BERTI
413 KENILWORTH 2
OAK PARK, IL 60302

16-07-325-028-0000
S MIRES
413 S KENILWORTH
OAK PARK, IL 60302

16-07-325-029-0000
CAROLYN HAGNER
413S KENILWORTH AVE #4
OAK PARK, IL 60302

16-07-325-030-0000
AIMEE UY
413 KENILWORTH #5
OAK PARK, IL 60302

16-07-325-031-0000
JYLE BURKHARDT
429 S KENILWORTH AV #1
OAK PARK, IL 60302

16-07-325-032-0000
GEORGIANN PIKOSZ
429 KENILWORTH #2
OAK PARK, IL 60302

16-07-325-033-0000
BEN HAMMOND
429 S KENILWORTH #3
OAK PARK, IL 60302

16-07-325-034-0000
JOHN KEANE
429 KENILWORTH 4
OAK PARK, IL 60302

16-07-325-035-0000
JULIE N TRAJKOSKI
429 S KENILWORTH #5
OAK PARK, IL 60302

16-07-326-001-0000
FRIGGA WEILANDT
4521 N BEACON STREET
CHICAGO, IL 60640

16-07-326-002-0000
MARSHA F BOLING
9610 SARAGOSSA ST
CLERMONT, FL 34711

16-07-326-005-0000
WILLIAM R HENNING
428 S KENILWORTH AVE
OAK PARK, IL 60302

16-07-326-006-0000
KRISTIN E MARTIN
430 S KENILWORTH
OAK PARK, IL 60302

16-07-326-007-0000
JESSE HATHAWAY
434 S KENILWORTH AV
OAK PARK, IL 60302

16-07-326-010-0000
SEAN P OSHEA
413 S GROVE AV
OAK PARK, IL 60302

16-07-326-011-0000
MELISSA MICKELBERRY
417 S GROVE AV
OAK PARK, IL 60302

16-07-326-012-0000
CONSTANTINE DUSSIAS
421 S GROVE AVE
OAK PARK, IL 60302

16-07-326-013-0000
ZIECH ZIECH
425 S GROVE AVE
OAK PARK, IL 60302

16-07-326-014-0000
LIVINGSTON VALENTINE
431 S GROVE AVE
OAK PK, IL 60302

16-07-326-015-0000
MARGARET K HARTMANN
1154 S PLYMOUTH CT
CHICAGO, IL 60605

16-07-326-017-0000
ESTEBAN LINAREZ
850 MADISON STREET
OAK PARK, IL 60302

16-07-326-018-0000
LEONAS PIZZERIA
3931 S LEVITT
CHICAGO, IL 60609

16-07-326-019-0000
LEONA S PIZZERIA
3931 S LEAVITT
CHICAGO, IL 60609

16-07-326-020-0000
THOMAS ARNOLD
935 WILLIAM
RIVER FOREST, IL 60305

16-07-326-024-1001
DAVID L LEE
401 S GROVE AVE
OAK PARK, IL 60302

16-07-326-024-1002
DENNIS HALFPENNY
1731 HOWARD ST
ST CHARLES, IL 60174

16-07-326-024-1003
Z FINANCIAL IL G LLC
100 TANGLEWOOD DR
FREEPORT, IL 61032

16-07-326-024-1004
MARY SIERADZKA
401 S GROVE #3A
OAK PARK, IL 60302

16-07-326-024-1005
LYNN HALFPENNY
401 S GROVE AV 1B
OAK PARK, IL 60302

16-07-326-024-1006
HELEN L HUFFMAN
401 S GROVE 2B
OAK PARK, IL 60302

16-07-326-024-1007
TRICIA M ROSSI
401 S GROVE AV #3B
OAK PARK, IL 60302

16-07-326-024-1008
NORA MOY FONG
401 S GROVE 1C
OAK PARK, IL 60302

16-07-326-024-1009
ANNE M KOSS
401 S GROVE AVE 2C
OAK PARK, IL 60302

16-07-326-024-1010
SHARON POUGH
401 S GROVE AV 3C
OAK PARK, IL 60302

16-07-326-024-1011
STARKS FELICIA
401 S GROVE 1D
OAK PARK, IL 60302

16-07-326-024-1012
PATRICIA MORTENSEN
401 S GROVE AVE #2D
OAK PARK, IL 60302

16-07-326-024-1013
W C GUENTHER
401 S GROVE #3D
OAK PARK, IL 60302

16-07-326-024-1014
CRAIG WM BRICKELL
401 S GROVE AV 1-E
OAK PARK, IL 60302

16-07-326-024-1015
DIANNE R GHERTNER
401 S GROVE AV 2E
OAK PARK, IL 60302

16-07-326-024-1016
JOVITA DALY
1746 SHAW WOODS DR
ROCKFORD, IL 61107

16-07-326-024-1017
SUE P MOY
401 S GROVE AV 1F
OAK PARK, IL 60302

16-07-326-024-1018
CHRISTINE BLANCHARD
401 S GROVE AVE #2F
OAK PARK, IL 60302

16-07-326-024-1019
HEMANT BRAHMBHATT
401 S GROVE AVE #1G
OAK PARK, IL 60302

16-07-326-024-1020
HEMANT BRAHMBHATT
401 S GROVE AVE #1G
OAKPARK, IL 60302

16-07-326-024-1021
LYNDSEY ANTON
401 S GROVE AVE #2G
OAK PARK, IL 60302

16-07-326-024-1022
J DALY
401 S GROVE AVE 3G
OAK PK, IL 60302

16-07-326-024-1023
CHRISTOPHER ALIOTO
401 S GROVE #1H
OAK PK, IL 60302

16-07-326-024-1024
ROMULO SANTOS
401 S GROVE AVE 2H
OAK PARK, IL 60302

16-07-326-024-1025
GARY HIBBARD
106 N PROSPECT
PARK RIDGE, IL 60068

16-07-326-025-1003
SILVIA DENISE EDWARDS
420 S KENILWORTH #3
OAK PARK, IL 60302

16-07-326-025-1001
GEORGE K MCGREGOR JR
420 S KENILWORTH AV #1
OAK PARK, IL 60302

16-07-326-025-1002
OSVALDO DE SANTIAGO
420 S KENILWORTH #2
OAK PARK, IL 60302

16-07-326-025-1006
PEGGY A GRAHAM
11735 RIVER TERRACE LN
HUNTLEY, IL 60142

16-07-326-025-1004
TAXPAYER OF
420 S KENILWORTH 4
OAK PARK, IL 60302

16-07-326-025-1005
GREG MC GOWAN
420 S KENILWORTH
OAK PARK, IL 60302

16-07-326-025-1009
TYRINA L NASH
420 S KENILWORTH AVE 9
OAK PARK, IL 60302

16-07-326-025-1007
ALEXANDER L BEDNARKE
420 S KENILWORTH #7
OAK PARK, IL 60302

16-07-326-025-1008
JOHN ROBERTSON
420 S KENILWORTH AV
OAK PARK, IL 60302

16-07-326-025-1010
GEORGE K MC GREGOR
420 S KENILWORTH
OAK PARK, IL 60302

16-07-326-025-1011
EL HASSANE BENTEFOR
55 WAVERLY RD
HAVERTOWN, PA 19083

16-07-326-025-1012
MARIA T ZAJAC
420 S KENILWORTH 12
OAK PARK, IL 60302

16-07-326-025-1013
MARSHELLE SAMUELS
420 S KENILWORTH 13
OAK PARK, IL 60302

16-07-326-025-1014
LORETTA OWENS
420 S KENILWORTH 14
OAK PARK, IL 60302

16-07-326-025-1015
SHEILA VOISSEM
420 S KENILWORTH #15
OAK PARK, IL 60302

16-07-326-025-1016
BRENDA A SAULS
420 S KENILWORTH AVE
OAK PARK, IL 60302

16-07-326-025-1017
NATHANIEL FAULKNER
420 S KENILWORTH 17
OAK PARK, IL 60302

16-07-326-025-1018
LILLIE MAE GRAYER
420 S KENILWORTH
OAK PARK, IL 60302

16-07-326-026-1001
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1002
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1003
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1004
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1005
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1006
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1007
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1008
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1009
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1010
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1011
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1012
CTLTC NS 05 8984
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-07-326-026-1013
BRIDGET OPTHOTL
854 MADISON #3
OAK PARK, IL 60302

16-18-102-017-0000
TAXPAYER
513 WENONAH AVE
OAK PARK, IL 60304

16-18-102-018-0000
OAK PARK HOSPITAL
520 S MAPLE
OAK PARK, IL 60304

16-18-102-019-0000
OAK PARK HOSPITAL
520 S MAPLE AV
OAK PARK, IL 60304

16-18-102-020-0000
TAXPAYER
529 WENONAH AVE
OAK PARK, IL 60304

16-18-102-021-0000
OAK PARK HOSPITAL
520 S MAPLE AV
OAK PARK, IL 60304

16-18-102-022-0000
OAK PARK HOSPITAL
520 S MAPLE AV
OAK PARK, IL 60304

16-18-102-023-0000
RUSH OAK PARK HOSPITAL
520 S MAPLE AVE
OAK PARK, IL 60304

16-18-102-024-0000
BELMONT VILLAGE
P O BOX 4900 #200
SCOTTSDALE, AZ 85261

16-18-103-001-0000
CURRENT OWNER TAXPAYER
1015 MADISON ST
OAK PARK, IL 60302

16-18-103-002-0000
CURRENT OWNER TAXPAYER
1015 MADISON ST
OAK PARK, IL 60302

16-18-103-003-0000
TAXPAYER OF
1015 MADISON ST
OAK PARK, IL 60302

16-18-103-004-0000
RAMEZAN BEIKZADEH
PO BOX 1006
OAK PARK, IL 60304

16-18-103-005-0000
GINO LUCHETTI
1009 W MADISON
OAK PARK, IL 60302

16-18-103-006-0000
ELIZABETH ZALUBA
5901 N ST LOUIS AVE
CHICAGO, IL 60659

16-18-103-007-0000
LBS MANAGEMENT LLC
721 ONTARIO ST 212
OAK PARK, IL 60302

16-18-103-009-0000
MICHAEL G BELANGER
516 WENONAH AV
OAK PARK, IL 60304

16-18-103-010-0000
PAUL R KRESSIN
520 WENONAH AV
OAK PARK, IL 60304

16-18-103-011-0000
RYAN BEACOM
524 S WENONAH
OAK PARK, IL 60304

16-18-103-012-0000
M A K CHESTA
4902 N ROCKWELL
CHICAGO, IL 60625

16-18-103-013-0000
K T SANDSCHAFFER
532 WENONAH
OAK PARK, IL 60304

16-18-103-014-0000
JOHN LILLIS
P O BOX 1186
OAK PARK, IL 60304

16-18-103-015-0000
HD COLLIER/ W SHERMAN
515 S HOME AV
OAK PARK, IL 60304

16-18-103-016-0000
A LUBERTOZZI H MARTC
521 HOME AVE
OAK PARK, IL 60304

16-18-103-017-0000
R P WHITEHOUSE
525 HOME
OAK PARK, IL 60304

16-18-103-018-0000
KAROLY CSICSAI
529 HOME AVE
OAK PARK, IL 60304

16-18-103-019-0000
DENNIS GRAYSON
533 HOME AV
OAK PARK, IL 60304

16-18-103-020-0000
MICHAEL A BERGER
535 S HOME AV
OAK PARK, IL 60304

16-18-106-019-0000
TAXPAYER
851 MADISON ST
OAK PARK, IL 60302

16-18-103-021-1001
MARTIN KOLAR
512 S WENONAH 1N
OAK PARK, IL 60304

16-18-103-021-1002
HEIDI ANN PACE
512 S WENONAH 2N
OAK PARK, IL 60304

16-18-103-021-1003
JAMES E WHITE JR
512 WENONAH #3N
OAK PARK, IL 60304

16-18-103-021-1004
LIDIYA MOLITOR
514 WENONAH AVE APT 1S
OAK PARK, IL 60304

16-18-103-021-1005
JANE STANSELL
514 S WENONAH AV
OAK PARK, IL 60304

16-18-103-021-1006
MARK WENDY DUMONSKI
514 S WENONAH AVE #3S
OAK PARK, IL 60304

16-18-104-001-0000
TAXPAYER OF
500 MADISON AVE
CHICAGO, IL 60661

16-18-104-002-0000
JAMES E MORRIS
512 HOME AVE
OAK PARK, IL 60304

16-18-104-003-0000
BRETT WILLIAMS L HOL
518 HOME AVENUE
OAK PARK, IL 60304

16-18-104-004-0000
K KAWAMURA
522 S HOME
OAK PARK, IL 60304

16-18-104-005-0000
JUDITH HANNA
530 S HOME AV
OAK PARK, IL 60304

16-18-104-006-0000
EDWARD HATTERSLEY
534 HOME AV
OAK PARK, IL 60304

16-18-104-009-0000
LYNN ALLEN
511 S CLINTON AV
OAK PARK, IL 60304

16-18-104-010-0000
RONALD ANDERSON
515 CLINTON AV
OAK PARK, IL 60304

16-18-104-011-0000
MICHELLE ANDERSON
519 S CLINTON AV
OAK PARK, IL 60304

16-18-104-012-0000
ROBERT K MARSHALL
521 CLINTON AV
OAK PARK, IL 60304

16-18-104-013-0000
M LUPTAK R BARBATO
525 S CLINTON AV
OAK PARK, IL 60304

16-18-104-014-0000
THOMAS G MOHER
527 CLINTON AV
OAK PARK, IL 60304

16-18-104-015-0000
MARGARET S BUDZ
531 S CLINTON AV
OAK PARK, IL 60304

16-18-104-016-0000
KIRK PETERSON
533 CLINTON AVE
OAK PARK, IL 60304

16-18-104-017-0000
FIRST CHICAGO2115
955 MADISON ST
OAK PARK, IL 60302

16-18-105-001-0000
CHRISTOPHER DANIEL
500 S CLINTON
OAK PARK, IL 60304

16-18-105-002-0000
RONALD GRIMAUD
504 CLINTON
OAK PARK, IL 60304

16-18-105-003-0000
PERRY VIETTI
508 S CLINTON AVE
OAK PK, IL 60304

16-18-105-004-0000
RICHARD L FRYREAR
512 S CLINTON AVE
OAK PARK, IL 60304

16-18-105-005-0000
ALEXANDER NIED
514 CLINTON AVE
OAK PARK, IL 60304

16-18-105-006-0000
MIMI V D LEDEN
516 S CLINTON
OAK PARK, IL 60304

16-18-105-007-0000
MATTHEW MEYER
520 CLINTON AVE
OAK PARK, IL 60304

16-18-105-008-0000
C CARMODY
524 S CLINTON AVE
OAK PARK, IL 60304

16-18-105-009-0000
CRAIG R TAYLOR
526 CLINTON AVE
OAK PARK, IL 60304

16-18-105-010-0000
MICHAEL KAREN FARIS
530 S CLINTON AV
OAK PARK, IL 60304

16-18-105-011-0000
MARGARET A TRYBUS
532 S CLINTON AV
OAK PARK, IL 60304

16-18-105-012-0000
MEV OAK PARK LLC
350 W HUBBARD ST #250
CHICAGO, IL 60654

16-18-105-013-0000
BRIAN P NICHOLS
507 S KENILWORTH AV
OAK PARK, IL 60304

16-18-105-014-0000
BRIAN ELMIGER
511 S KENILWORTH
OAK PARK, IL 60304

16-18-105-015-0000
GUADALUPE M REYES
515 S KENILWORTH AV
OAK PARK, IL 60304

16-18-105-016-0000
KAREN MARIE WARD
517 S KENILWORTH
OAK PARK, IL 60304

16-18-105-017-0000
H S BIXBY
521 S KENILWORTH AVE
OAK PARK, IL 60304

16-18-105-018-0000
MARY JOP GRIFFIN
525 S KENILWORTH
OAK PARK, IL 60304

16-18-105-019-0000
JOHN T LOWELL
529 S KENILWORTH AVE
OAK PARK, IL 60304

16-18-105-020-0000
DAVID S KLEIN
533 S KENILWORTH
OAK PARK, IL 60304

16-18-106-003-0000
BRIAN HAVENER
508 S KENILWORTH AVE
OAK PARK, IL 60304

16-18-106-004-0000
DIANE J MOORE
512 S KENILWORTH AV
OAK PARK, IL 60304

16-18-106-005-0000
KAREN NAGEL
514 S KENILWORTH
OAK PARK, IL 60304

16-18-106-006-0000
RYAN TRACEY DOYLE
518 S KENILWORTH
OAK PARK, IL 60304

16-18-106-007-0000
GORDON K HELLWIG
522 S KENILWORTH AV
OAK PARK, IL 60304

16-18-106-008-0000
ROBERT NORA KETCHUM
524 S KENILWORTH
OAK PARK, IL 60304

16-18-106-009-0000
JOSEPH TROJANOWSKI
526 S KENILWORTH
OAK PK, IL 60304

16-18-106-010-0000
DONNELL LANGSTON
530 S KENILWORTH AVE
OAK PARK, IL 60304

16-18-106-011-0000
S MARK CAVANAGH
532 S KENILWORTH AV
OAK PARK, IL 60304

16-18-106-012-0000
TOWN COUNTRY
845 W MADISON
OAK PARK, IL 60302

16-18-106-013-0000
REYNALDO VILLAGOMEZ
515 S CARPENTER AV
OAK PARK, IL 60304

16-18-106-014-0000
WILLA JULIOUS
517 S CARPENTER AV
OAK PARK, IL 60304

16-18-106-015-0000
SUSAN THOMAS FLEMING
521 CARPENTER
OAK PARK, IL 60304

16-18-106-016-0000
R NORMAND
523 CARPENTER AV
OAK PARK, IL 60304

16-18-106-017-0000
VICTORIA VON AMMON
527 CARPENTER AV
OAK PARK, IL 60304

16-18-106-018-0000
KATHERINE LYNCH
535 CARPENTER AV
OAK PARK, IL 60304

16-18-106-020-0000
THREE M L PARTNERSHIP
120 W22ND STREET #300
OAK BROOK, IL 60523

16-18-107-001-0000
MIDWEST PROP GRP OPH
520 W ERIE ST #430
CHICAGO, IL 60654

16-18-107-002-0000
MIDWEST PROP GROUP OPH
520 W ERIE ST #430
CHICAGO, IL 60654

16-18-107-003-0000
VINCENT L GAY
512 CARPENTER AVE
OAK PARK, IL 60304

16-18-107-004-0000
BRIAN DANA FOJTIK
516 S CARPENTER
OAK PK, IL 60304

16-18-107-005-0000
D DUMAS S KISSAM
520 CARPENTER AVE
OAK PARK, IL 60304

16-18-107-006-0000
DOUGLAS C DEUCLER
524 S CARPENTER
OAK PARK, IL 60304

16-18-107-007-0000
BENJAMIN S LINCOLN
528 CARPENTER AVE
OAK PK, IL 60304

16-18-107-008-0000
MARECELLA URIBE
532 CARPENTER AVE
OAK PARK, IL 60304

16-18-111-012-0000
JAMES W RITTER
601 WENONAH
OAK PARK, IL 60304

16-18-111-013-0000
ALEX JESSICA KUMAR
605 WENONAH AVE
OAK PARK, IL 60304

16-18-111-014-0000
JOHN COOPER
607 S WENONAH
OAK PARK, IL 60304

16-18-112-001-0000
DAVID R WINANS
602 WENONAH AV
OAK PARK, IL 60304

16-18-112-002-0000
SEAN D MURRAY
604 WENONAH AVE
OAK PK, IL 60304

16-18-112-003-0000
TODD GORRELL
606 WENONAH AV
OAK PARK, IL 60304

16-18-112-012-0000
STEVEN MILLER
601 S HOME
OAK PARK, IL 60304

16-18-112-013-0000
JEFFREY BEZAIER
605 S HOME AV
OAK PARK, IL 60304

16-18-112-014-0000
NICK KAIT WEIDENBACH
607 HOME
OAK PARK, IL 60304

16-18-113-001-0000
ROBERT J LARSON
600 S HOME AV
OAK PARK, IL 60304

16-18-113-007-0000
SUTOR
601 CLINTON AVE
OAK PARK, IL 60304

16-18-114-001-0000
DANIELLE PIERRO
600 CLINTON AV
OAK PARK, IL 60304

16-18-114-010-0000
W P MC CARTHY
601 S KENILWORTH AVE
OAK PARK, IL 60304

16-18-115-001-0000
M D ADAMS
600 S KENILWORTH AVE
OAK PARK, IL 60304

16-18-115-011-0000
MARTHA A EKWURTZEL
601 CARPENTER AVE
OAK PARK, IL 60304

16-18-116-001-0000
BAMSHAD MOBASHER
600 S CARPENTER
OAK PARK, IL 60304

ESTEBAN LINQREZ SLEEP LLC
850 MADISON ST
OAK PARK, IL 60302
Attn: ESTEBAN LINAREZ

FUNCTIONAL HEALTH AND
WELLNESS LLC
852 MADISON ST
OAK PARK, IL 60302
Attn: RYAN COOPER

STATE FARM DERRICK A WILLIAMS
INS AGCY INC
854 MADISON ST
OAK PARK, IL 60302
Attn: DERRICK A. WILLIAMS

LEVEL 4 YOGA, LLC
855 MADISON ST
OAK PARK, IL 60302
Attn: ADRIENNE SMITH

ERICA'S TAILOR AND DRESS SHOP,
INC.
900 MADISON ST
OAK PARK, IL 60302
Attn: ERDENETSETSEG TSERENDORJ

ALLEGRETTIS DRIVING ACADEMY
902 MADISON ST
OAK PARK, IL 60302
Attn: MARY T. ALLEGRETTI

BODY + BRAIN HEALING CENTER
904 MADISON ST
OAK PARK, IL 60302
Attn: ALENA STANKOVA

ADORE ME HAIR STUDIO
906 MADISON ST
OAK PARK, IL 60302
Attn: TRENICIA JACKSON

VETERANS SERVICES CORP
910 MADISON ST
OAK PARK, IL 60302
Attn: MAHESH BIJLANI

GLITTER NAIL SALON INC
912 MADISON ST
OAK PARK, IL 60302
Attn: CURTISA L. DURHAM

RADIO SHACK CORPORATION #01-
6567
914 MADISON ST
OAK PARK, IL 60302

DOLLAR TREE STORES, INC.
922 MADISON ST
OAK PARK, IL 60302
Attn: GARY PHILBIN

WINDY CITY FINEST INC
934 MADISON ST
OAK PARK, IL 60302
Attn: LAVON D BOYD

ROBINSON'S #1 RIBS & SAUCE CO
940 MADISON ST
OAK PARK, IL 60302
Attn: CHARLIE D. ROBINSON

SEAR'S PHARMACY
1003 MADISON ST
OAK PARK, IL 60302
Attn: THOMAS A. RAINS

SHERVIN WILLIAMS
901 MADISON ST
OAK PARK, IL 60302

Contents

12a. Subdivision Application*

12b. Plat of Subdivision*

12c. Plat of Easement*



APPLICATION FOR PLAT OF SUBDIVISION

VILLAGE OF OAK PARK, ILLINOIS

Subdivision Name: LEXINGTON AVENUE AT OAK PARK

Date Filed: _____

Accepted by: _____

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

Address/Location of Property in Question: 932-970 MADISON STREET, OAK PARK

Property Identification Number(s) (PIN): 16-07-324-024-0000 AND 16-07-324-032-0000

Name of Property Owner(s): VILLAGE OF OAK PARK

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

Three sets of blank lines for listing beneficial owners.

Name of Applicant/Contact(s): LEXINGTON HOMES, LLC

Applicant/Contact's Address: 1731 N. MARCEY STREET, SUITE 200, CHICAGO, IL 60614

Office Phone Number 773.457.8563 E-mail jagenlian@lexingtonchicago.com

Property Interest of Applicant/Contact: Owner Legal Representative
X Contract Purchaser
Other (Describe):

Existing Zoning: COMMERCIAL Describe Request: REDEVELOPMENT OF A VILLAGE OWNED SITE TO 21 NEW ATTACHED SINGLE FAMILY HOMES IN 6 BUILDINGS

Size of Parcel (from Plat of Survey): 0.956 Square Feet of Acre (circle one)

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

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

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

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

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

Owner's signature must be notarized.

(Signature) Applicant

Date

(Signature) Owner

Date

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20__

(Notary Public)

SUBMIT THE FOLLOWING WITH THIS APPLICATION if not submitted with a companion application:

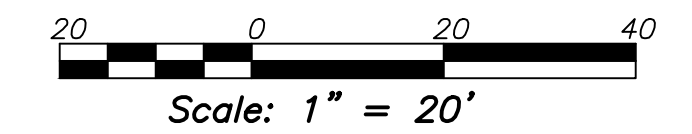
- Legal Description As It Appears On the Deed.
- Current Plat of Survey of All Applicable Properties.
- Subdivision Plat with appropriate signature blocks, signed by the property owner(s) and surveyor.
- Then, six (6) paper copies one (1) original Mylar or velum must be submitted **after** approval for VOP signatures.

General Process: 1) Approval by staff, Plan Commission, and Village Board; 2) Obtain Village signatures; 3) Record Plat and Ordinance

P.L.N.
16-07-324-032
16-07-324-024

PLAT OF SUBDIVISION Lexington Avenue At Oak Park

BEING A RESUBDIVISION OF LOTS 11, 12, 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLAP'S SUBDIVISION OF LOTS 12 TO 17 OF GEO. W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CONTAINING 0.957 ACRES MORE OR LESS



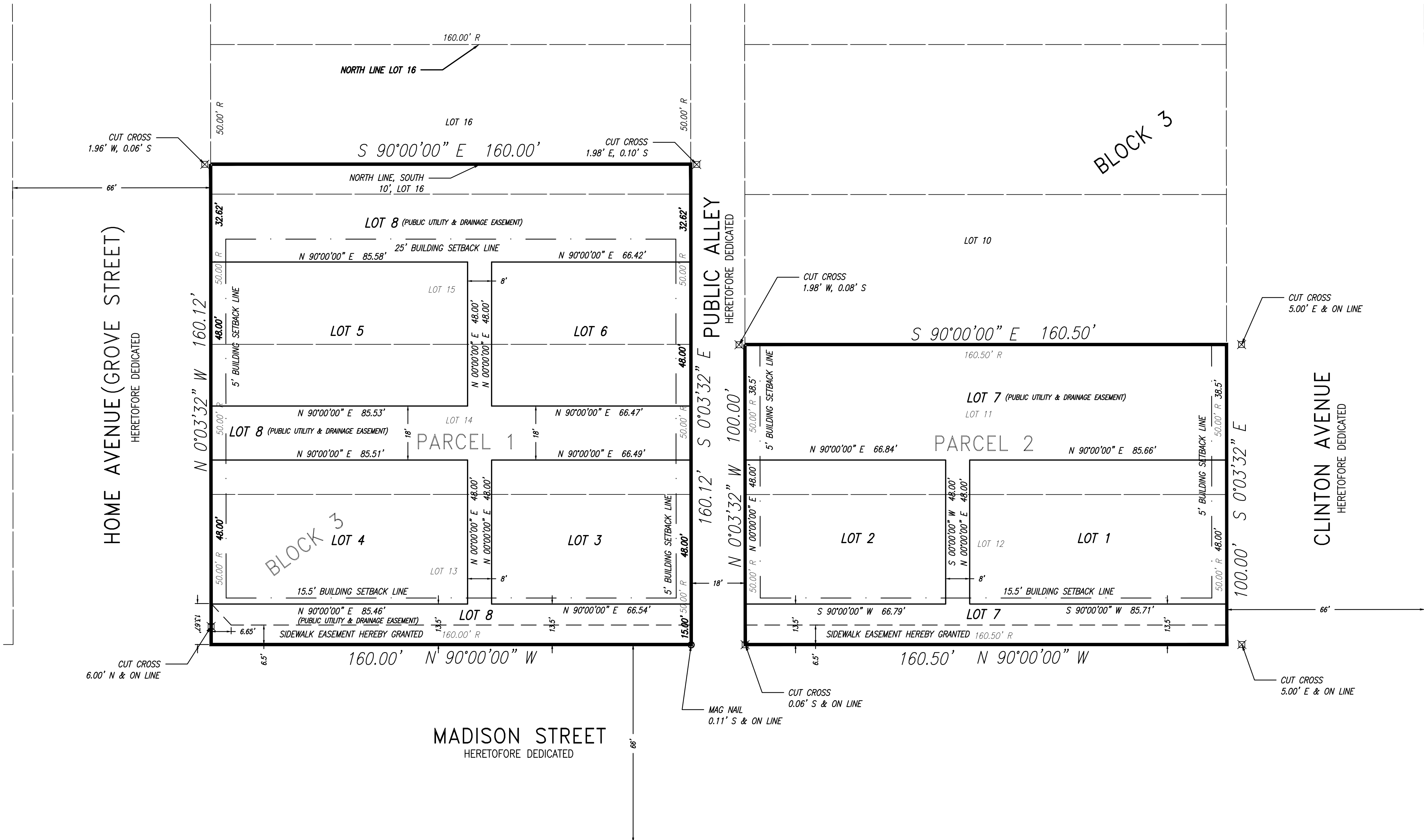
LEGEND:

SUBDIVISION LINE	=	—————
LOT LINE	=	-----
SETBACK LINE	=	- - - - -
R	=	RECORD DIMENSION
M	=	MEASURED DIMENSION

NOTES:

- THE FIELD WORK FOR THE COMPLETION OF THE SURVEY WAS COMPLETED ON JULY 19, 2017.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASURE UPON THIS PLAT.
- DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- THE PLAT OF SUBDIVISION UPON RECORDING SHOULD BE MAILED TO:
LEXINGTON HOMES
1731 N. MARCEY, STE 200
CHICAGO, IL 60614
- THE PROPERTY OWNERS NAME IS:
XXX
XXX
XXX
- THE HEREON DRAWN PROPERTY IS CURRENTLY ZONED MADISON STREET OVERLAY DISTRICT.
- BASIS OF BEARINGS IS THE ASSUMED VALUE OF N 90°00'00" W ON THE NORTH RIGHT OF WAY LINE OF MADISON STREET.
- NO AREAS OF THIS SITE WERE UNDER CONSTRUCTION AT THE TIME OF THE ORIGINAL SURVEY ON JULY 19, 2017.
- MONUMENTS WILL BE SET AT LOT CORNERS PER ILLINOIS STATE STATUTE.
- THE PROPERTY WAS PART OF P.I.N. 16-07-324-024 & 16-07-324-032.
- THE SUBDIVISION LIES WITHIN THE LINCOLN ELEMENTARY SCHOOL DISTRICT 97 AND OAK PARK & RIVER FOREST HIGH SCHOOL DISTRICT 97.

PARCEL AREA TABLE		
LOT NUMBER	AREA-SQ FT	AREA-AC
1	4,113	0.094
2	3,206	0.074
3	3,183	0.073
4	4,103	0.094
5	4,108	0.094
6	3,190	0.073
7	8,730	0.200
8	11,027	0.253
TOTAL	41,668	0.956



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT I, ERIC C. COX, PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3604, HAVE SURVEYED AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND RE-SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOTS 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLAP'S SUBDIVISION OF LOTS 12 TO 17 OF GEO. W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 11 AND 12 IN BLOCK 3 IN HERRICK'S AND DUNLAP'S SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

ERIC C. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3604
RENEWAL DATE: NOVEMBER 30, 2018
DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002815
RENEWAL DATE APRIL 30, 2019

MAIL TO:
COOK ENGINEERING GROUP
26316 MAPLEVIEW DRIVE
PLAINFIELD, IL 60585



80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

OAK PARK ILLINOIS

**COOK ENGINEERING GROUP
LEXINGTON AVENUE AT OAK PARK**

**RESUBDIVISION OF
LOTS 11-16 HERRICK'S AND DUNLAP'S SUBDIVISION**

NO.	REVISION	BY	DATE

PROJECT NUMBER
1750-7068

SHEET 1
OF 2
DRAWING NUMBER
7068PS

PLAT 17507068 (TOP) 7068SUB.DWG

PLAN
16-07-324-032
16-07-324-024

PLAT OF SUBDIVISION Lexington Avenue At Oak Park

BEING A RESUBDIVISION OF LOTS 11, 12, 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLOP'S SUBDIVISION OF LOTS 12 TO 17 OF GEO. W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CONTAINING 0.957 ACRES MORE OR LESS



Scale: 1" = 20'

LEGEND:	
SUBDIVISION LINE	= _____
LOT LINE	= _____
SETBACK LINE	= - - - - -
R	= RECORD DIMENSION
M	= MEASURED DIMENSION

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, _____, AM THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, AND DO HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS, AND RESERVATIONS OF EASEMENTS AND RIGHTS-OF-WAY DEPICTED HEREOF.

THIS _____ DAY OF _____, A.D., 2017.

SIGNATURE _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 2017.

NOTARY _____

TYPE OR PRINT NAME _____

VILLAGE ENGINEER

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, AS VILLAGE ENGINEER OF THE VILLAGE OF OAK PARK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT AND THE PLANS AND SPECIFICATIONS MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF DATED AT OAK PARK, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D., 2017.

VILLAGE ENGINEER _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK, ILLINOIS ON

THIS _____ DAY OF _____, A.D., 2017.

VILLAGE CLERK _____

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, AS PRESIDENT OF THE VILLAGE OF OAK PARK DO HEREBY APPROVE THIS DOCUMENT.

THIS _____ DAY OF _____, A.D., 2017.

VILLAGE PRESIDENT _____

VILLAGE PLANNER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, AS VILLAGE PLANNER FOR THE VILLAGE OF OAK PARK DO HEREBY APPROVE THIS DOCUMENT.

THIS _____ DAY OF _____, A.D., 2017.

VILLAGE PLANNER _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I CERTIFY THAT THERE ARE NO DELINQUENTS OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT DATED

THIS _____ DAY OF _____, A.D., 2017.

VILLAGE COLLECTOR _____

PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, AS DIRECTOR OF PUBLIC WORKS OF THE VILLAGE OF OAK PARK DO HEREBY APPROVE THIS DOCUMENT.

THIS _____ DAY OF _____, A.D., 2017.

DIRECTOR OF PUBLIC WORKS _____

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY

And

SBC-AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY

And

CABLE TV, GRANTEEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS AND IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES OF THE PLAT MARKED AS "PUBLIC UTILITY EASEMENT"; THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT OR COMMON AREA OR AREA TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND THE COMMON AREA OR AREAS, THE RIGHTS HEREBY GIVEN, AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED TO INCIDENT TO THE RIGHTS HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPERT 765 ILCS 605/2. AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREA" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY. THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON GROUND". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY OCCUPIED BY A BUILDING, SERVICE BUILDING DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PEOPLES GAS LIGHT AND COKE COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ILLINOIS (HEREINAFTER CALLED "GRANTEE"), AND UNTO ITS SUCCESSORS AND ASSIGNS, AN EASEMENT TO LAY, INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, RENEW, REPLACE, OPERATE, MAINTAIN, INSPECT, ALTER, REMOVE, CHANGE THE SIZE OF OR ABANDON IN PLACE ALL OR ANY PART OF GAS MAIN(S) OR SERVICE PIPE(S) AND SUCH DRIPS, VALVES, VALVEBOXES, REGULATORS FITTINGS, METERS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY, CONVENIENT OR DESIRABLE FOR SUCH OPERATIONS (HEREINAFTER CALLED "FACILITIES") IN, UPON, THROUGH, UNDER, OVER, ALONG, ACROSS AND WITHIN THE LIMITS OF THE PLAT MARKED AS "PUBLIC UTILITY EASEMENT".

GRANTEE ALSO HAS THE RIGHT TO USE, FROM TIME TO TIME, ANY ADJOINING OR ADJACENT LANDS OF SAID GRANTOR WHEN REASONABLY REQUIRED IN THE LAYING, CONSTRUCTION, RECONSTRUCTION, REPAIR, RENEWAL, REPLACEMENT, OPERATION, MAINTENANCE, INSPECTION, ALTERATION, REMOVAL, CHANGING THE SIZE OF ALL OR ANY PART OF SAID FACILITIES. GRANTOR DOES EXPRESSLY WARRANT AND COVENANT THAT IT HAS GOOD AND INDEFESIBLE FEE SIMPLE TITLE TO SAID REAL ESTATE, AND HAS GOOD RIGHT AND AUTHORITY TO GRANT SAID EASEMENT AND THAT GRANTEE, ITS EMPLOYEES, AGENTS, ASSIGNS AND LESSEES SHALL AT ALL TIMES HAVE FREE ACCESS AND INGRESS TO, AND EGRESS FROM, AND OVER SAID REAL ESTATE TO LAY, CONSTRUCT, RECONSTRUCT, REPAIR, RENEW, REPLACE, OPERATE, MAINTAIN, INSPECT, ALTER, REMOVE, CHANGE THE SIZE OF OR ABANDON IN PLACE ALL OR ANY PART OF SAID FACILITIES. TRANSFER OF OWNERSHIP WILL NOT TERMINATE GRANTOR'S LIABILITY FOR BREACHES OF THIS WARRANTY OF GOOD TITLE.

GRANTOR AGREES THAT THE ERECTION OF CONSTRUCTION OF ANY TREES, BUILDING OR OTHER STRUCTURE ON OR OVER SAID REAL ESTATE OR ANY PART THEREOF BY GRANTOR, ITS SUCCESSORS, ASSIGNS OR LESSEES, SHALL BE CONCLUSIVELY DEEMED TO BE A USE OF SAID REAL ESTATE INCONSISTENT WITH THE EASEMENT HEREBY GRANTED.

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF _____'S KNOWLEDGE, (I/WE) THE UNDERSIGNED AS (OWNER(S)/TRUSTEE) OF THE PROPERTY, WHICH WILL BE KNOWN AS LEXINGTON OAK PARK IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: _____
HIGH SCHOOL DISTRICT: _____
COLLEGE DISTRICT: _____

IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 2017.

BY: _____ (OWNER(S)/TRUSTEE)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE (SUBDIVISION/RESUBDIVISION/CONSOLIDATION/PLANNED DEVELOPMENT) PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT CHICAGO, ILLINOIS,

THIS _____ DAY OF _____, A.D. 2017.

BY: _____ COUNTY CLERK

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, AS CHAIRPERSON OF THE PLAN COMMISSION OF THE VILLAGE OF OAK PARK DO CERTIFY THAT SAID PLAN COMMISSION HAD APPROVED THIS DOCUMENT.

THIS _____ DAY OF _____, A.D., 2017.

PLAN COMMISSION CHAIRPERSON _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, ERIC C. COX, PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3604, HAVE SURVEYED AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND RE-SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOTS 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLOP SUBDIVISION OF LOTS 12 TO 17 OF GEO W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 11 AND 12 IN BLOCK 3 IN HERRICK'S AND DUNLAP'S SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

ERIC C. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3604
RENEWAL DATE: NOVEMBER 30, 2018
DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002815
RENEWAL DATE APRIL 30, 2019

MAIL TO:
COOK ENGINEERING GROUP
26316 MAPLEVIEW DRIVE
PLAINFIELD, IL 60585

DIRECTOR OF PUBLIC WORKS _____



80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

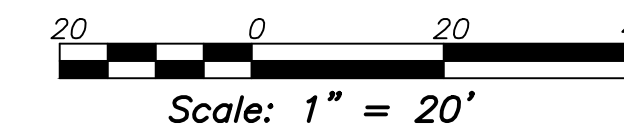
OAK PARK	ILLINOIS
COOK ENGINEERING GROUP LEXINGTON AVENUE AT OAK PARK	
RESUBDIVISION OF LOTS 11-16 HERRICK'S AND DUNLAP'S SUBDIVISION	

DRAWN:	CHK'D:	ECC	NO.	REVISION	BY	DATE
DESIGNED: -	APPRV'D:	ECC	▲			
DATE: AUGUST 4, 2017			▲			
SCALE: 1" = 20'			▲			
			▲			
PROJECT NUMBER			▲			
1750-7068			▲			

SHEET	2
OF	2
DRAWING NUMBER	7068PS

PL 16-07-324-024 (1750) 7068 (TOP) 7068SUB.DWG

PLAT OF EASEMENT



LEGEND:

LOT LINE	=	_____
R	=	RECORD DIMENSION
M	=	MEASURED DIMENSION
PUBLIC UTILITY EASEMENT HEREBY GRANTED	=	

LEGAL DESCRIPTION:

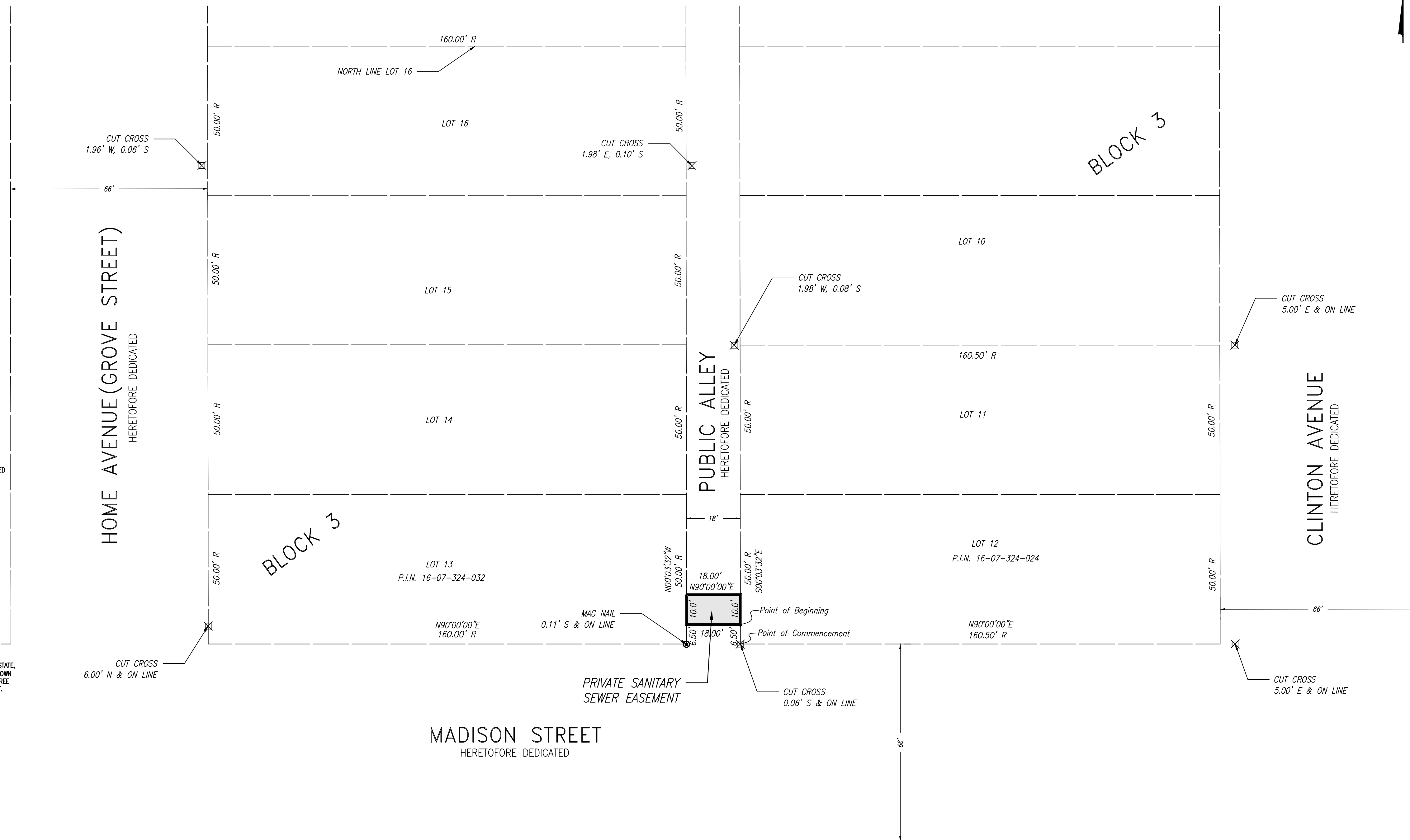
THAT PART OF THE NORTH/SOUTH PUBLIC ALLEY IN BLOCK 3 IN HERRICK AND DUNLOP'S SUBDIVISION OF LOTS 12 TO 17 INCLUSIVE IN GEORGE SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST QUARTER (EXCEPT RAILROAD LANDS) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1882 AS DOCUMENT NO. 395198, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 12 IN SAID BLOCK 3; THENCE NORTH 00 DEGREES 03 MINUTES 32 SECONDS WEST, ON THE WEST LINE OF SAID LOT, 6.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, 18.00 FEET TO THE EAST LINE OF LOT 13 IN SAID BLOCK; THENCE NORTH 00 DEGREES 03 MINUTES 32 SECONDS WEST, ON SAID EAST LINE, 10.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, 18.00 FEET TO THE WEST LINE OF SAID LOT 12; THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, ON SAID WEST LINE, 10.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

SAID EASEMENT CONTAINS 180 SQUARE FOOT OR 0.004 ACRES MORE OR LESS.

- NOTES:**
1. THE FIELD WORK FOR THE COMPLETION OF THE SURVEY WAS COMPLETED ON JULY 19, 2017.
 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASURE UPON THIS PLAT.
 3. DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

PRIVATE SANITARY SEWER EASEMENT

EASEMENT IS RESERVED FOR AND GRANTED BY VILLAGE OF OAK PARK TO LEXINGTON HOMES, LLC AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "SANITARY SEWER EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE SANITARY SEWERS WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT AND NO OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF OAK PARK. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF OAK PARK; HOWEVER, THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY LEXINGTON HOMES, LLC AND THEIR SUCCESSORS AND ASSIGNS.



GRANTEE CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT LEXINGTON HOMES, LLC HAS ACCEPTED THIS EASEMENT DRAWN AND DESCRIBED HEREON.

THIS _____ DAY OF _____ A.D., 2017.

SIGNATURE _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____ A.D. 2017.

NOTARY _____

TYPE OR PRINT NAME _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE VILLAGE OF OAK PARK IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DO HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS, AND RESERVATIONS OF EASEMENTS AND RIGHTS-OF-WAY DEPICTED HEREON.

THIS _____ DAY OF _____ A.D., 2017.

SIGNATURE _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____ A.D. 2017.

NOTARY _____

TYPE OR PRINT NAME _____

VILLAGE ENGINEER

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, _____, AS VILLAGE ENGINEER OF THE VILLAGE OF OAK PARK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT AND THE PLANS AND SPECIFICATIONS MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF DATED AT OAK PARK, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____ A.D., 2017.

VILLAGE ENGINEER _____

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, _____, AS PRESIDENT OF THE VILLAGE OF OAK PARK DO HEREBY APPROVE THIS DOCUMENT.

THIS _____ DAY OF _____ A.D., 2017.

VILLAGE PRESIDENT _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF WILL)

I, ERIC C. COX, AN ILLINOIS LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LEGAL DESCRIPTIONS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2017

ERIC C. COX
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3604
 RENEWAL DATE: NOVEMBER 30, 2018
 DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002815
 RENEWAL DATE: APRIL 30, 2019

MAIL TO:
 COOK ENGINEERING GROUP
 26316 MAPLEVIEW DRIVE
 PLAINFIELD, IL 60585



OAK PARK ILLINOIS

COOK ENGINEERING GROUP
 LEXINGTON AVENUE AT OAK PARK

PLAT OF EASEMENT

DRAWN: CSH	CHK'D: ECC	NO.	REVISION	BY	DATE
DESIGNED: -	APPRV'D: ECC	▲	REVISED EASEMENT LOCATION	EC	11/1/17
DATE: AUGUST 4, 2017		▲			
SCALE: 1" = 20'		▲			
PROJECT NUMBER		▲			
1750-7068		▲			

SHEET 1
 OF 1
 DRAWING NUMBER
7068PE

M:\PROJ\1750\7068\7068PE.DWG