

TAB 1: Narrative

Proposed Residential Planned Development at 6033 W. North Ave., Oak Park, IL
Applicant: 6033 North, LLC
Submittal Date: 9/19/19

Project Narrative

The Applicant, 6033 North, LLC, has a contract to purchase the subject property located at 6033 W. North Ave., Oak Park, Illinois. The subject lot contains 17,394.58 sq. ft. of total lot area. The site functions as a parking lot and is currently vacant and otherwise unimproved. The Applicant is proposing to develop the lot with three (3) new residential buildings. Each building will contain eight (8) residential units. Each building will be masonry in construction and measure 44 ft.-4 inches in height. Onsite parking for twenty-four (24) cars will be provided at the rear of the lot to support the proposed residential development. Primary vehicle access to the site will come from the proposed reuse of an existing curb cut located on N. Humphrey, south of W. North Ave. See site plan and survey for reference.

Zoning relief seeking:

1. Rear Yard reduction (West): require 15'-0" provided 1'-0" (0'-4 9/16" at angle)
2. Loading Berth exempt: requires (1) loading berth provided "0"
3. Density/ Minimum lot area: (17) dwelling allow (24) dwelling proposed
4. Bicycle Parking reduction: require (8) bicycle parking provided (6) bicycle parking.
5. Interior Parking Lot Landscape: (1) Parking island at parking row provide "0"

PD Community Meeting Summary
Meeting Date: September 12, 2019
Subject Matter: 6033 W. North Ave., Oak Park, Illinois

Two (2) residents attended the meeting. The following is a brief summary of the questions asked by each attendee:

1) Terry Walker – Terry was interested in seeing the rendering. He wanted to confirm the brick/masonry surround. He was also interested in price points for the units, indicating his daughter may be interested in coming back to the neighborhood. I am not aware of any objections to the project.

2) Earl Manning – Earl is a member of the North Ave. District Assoc. He was quite familiar with the proposal. He asked to confirm the total number of off-street parking spaces being provided. He inquired as to the design for the west building's west elevation. We explained that the indentation about half-way back on the building serves as lightwell. We also explained that we did not want to add windows on that elevation because we anticipate the one-story commercial building to the west would be redeveloped. I am not aware of any objections to the project.

6033 W. NORTH
OAK PARK

9-12-19

SIGN IN FOR
NEIGHBORHOOD MEETING

<u>NAME</u>	<u>ADDRESS</u>	
JERRY WALKER	1622 N. MOODY AVE	
Paul Manning	1700 N. Austin	The North Ave. District

TAB 3: Standards
(a) Planned Development Standards

Proposed Residential Planned Development at 6033 W. North Ave., Oak Park, IL
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Submittal Date: 9/19/19

Project Narrative

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Zoning relief seeking:

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Planned Development Standards for Review

An application for approval as a planned development may be granted by the Village Board only if it finds that the applicant has furthered some or all of the stated objectives of this Section and, when required, has provided substantial compensating benefits that meet the following standards:

1. *The proposed development and the use or combination of uses is consistent with the goals and objectives of the Comprehensive Plan and has been considered in relation to any other plans adopted by the Village Board.*

The Oak Park Comprehensive Plan intends to support an economically diverse housing stock for all income and age groups living or working in Oak Park, Illinois, and maintain and enhance the residential character of residential areas. The proposed residential development will add twenty-four (24) housing units to an approximately 17,400 sq. ft. site that is currently vacant. Although the subject site fronts onto W. North Ave., which is a mixed-use arterial street, the proposed site is an entry point to the residential neighborhood that already exists immediately to the south of the property.

2. *The establishment, maintenance, or operation of the use or combination of uses will not be materially detrimental to or endanger the public health, safety and welfare of the Village.*

The proposed residential development will not be detrimental to or endanger the public health, safety and welfare of the Village. To the contrary, the proposed residential development will bring life and activity to a 17,400 sq. ft. site that currently sits vacant. The proposed residential

development will add security and appropriate density along W. North Ave. and N. Humphrey Ave., and serve as a transition property between W. North Ave. and the residential neighborhood located immediately to the south.

3. *Adequate utilities, road access, parking, drainage, police and fire service, and other necessary facilities already exist or will be provided to serve the proposed development, including access for fire, sanitation, and maintenance equipment.*

The subject property is located on W. North Ave., within the boundaries of Oak Park, Illinois. The site is and will be served by public utilities and infrastructure. The proposed development calls for twenty-four (24) residential units. Twenty-four (24) onsite parking spaces will be provided to support the residential development. Primary vehicular access to the site will come from a curb cut proposed on N. Humphrey Ave. that matches the location of an existing curb cut that currently provides access to the subject site.

4. *Adequate ingress and egress to the planned development site already exists or will be provided in a manner that adequately addresses additional traffic congestion in the public streets and promotes a safe and comfortable pedestrian environment.*

The proposed development calls for twenty-four (24) residential units. Twenty-four (24) onsite parking spaces will be provided to support the residential development. Primary vehicular access to the site will come from a curb cut proposed on N. Humphrey Ave. The proposed curb cut is intended to reduce traffic in the public alley that runs along the subject lot's south property line. The single access point is also intended to control the amount of traffic accessing the site (as opposed to multiple access points), and promote a safe and comfortable pedestrian environment.

5. *The proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted by the Zoning Ordinance of the Village.*

The proposed residential development will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted. The immediate vicinity is made up of both residential and mixed-use uses. The proposed development will be a transition between W. North Ave. and the residential neighborhood located immediately to the south. The proposed development will be contained within the lot boundaries so as not to diminish the use and enjoyment of other properties.

6. *The proposed design and use or combination of uses will complement the character of the surrounding neighborhood.*

The proposed development is residential in nature. The properties located immediately south of the subject lot, along N. Humphrey Ave. and N. Taylor Ave., are almost entirely residential in nature. Many of the improvements along W. North Ave. are mixed-use and predominately multi-unit in nature. The proposed residential development will therefore be compatible with the general land use of adjacent properties and other property within the immediate vicinity.

7. *The applicant has the financial and technical capacity to complete the proposed use or combination of uses.*

The proposed residential development will be privately funded by the Applicant. The project does not involve or contemplate the use of public funds. The Applicant is an experienced developer with a portfolio of multi-unit and mixed-use developments located throughout Chicago and the surrounding Chicagoland area. The Applicant has preliminary funding approval from its Lender based on the proposed twenty-four (24) unit development proposal.

8. *The proposed development is economically feasible and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.*

The proposed residential development will be privately funded by the Applicant. The project does not involve or contemplate the use of public funds. The Applicant has preliminary funding approval from its Lender based on the proposed twenty-four (24) unit development proposal. This residential project will not pose or threaten to pose a burden upon public services, the Village's tax base, or any other economic factors that affect the financial operations of the Village.

TAB 3: Standards
(b) Sustainability Standards

Proposed Residential Planned Development at 6033 W. North Ave., Oak Park, IL
Applicant: 6033 North, LLC
Submittal Date: 9/19/19

Sustainability Standards

Project will be using Green Globes Multi-family for the Sustainability Rating System.

TAB 4: Owner Information

(a) Contact Information



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 : 6033 North Ave

Address/Location of Property in Question: 6033 North Ave Oak Park IL 60302

Property Identification Number(s)(PIN): 16-05-105-007-0000

Name of Property Owner(s): Deep River Development LLC

Address of Property Owner(s): 805 LAKE ST., OAK PARK, IL 60301

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

Name of Applicant(s): 6033 North, LLC

Applicant's Address: 3901 25th Ave Schiller Park IL 60176

Applicant's Phone Number: Office 773-202-9819 E-Mail noahproperties2@gmail.com

Other: _____

Project Contact: (if Different than Applicant) NICHOLAS FIEKAS, ATTORNEY

Contact's Address: 221 N. LA SALLE 38TH FL., CHICAGO, IL 60601

Contact's Phone Number: Office 312-782-1983 E-Mail nick@sambankslaw.com

Other: _____

Property Interest of Applicant. Owner Legal Representative Contract Purchaser Other

(Describe): _____

Existing Zoning: NA: NORTH AVE. Describe Proposal: THE APPLICANT IS PROPOSING

TO DEVELOP THE SUBJECT PROPERTY WITH THREE (3)

NEW FOUR-STORY RESIDENTIAL BUILDINGS. EACH BUILDING

WILL CONTAIN EIGHT (8) RESIDENTIAL UNITS. EACH

BUILDING WILL BE MASONRY IN CONSTRUCTION AND MEASURE

44'-4" IN HEIGHT. ON-SITE PARKING FOR 24 CARS

WILL BE PROVIDED.

Proposed Planned Development Type:

Residential PD

Non-Residential PD

Mixed Use PD

Size of Parcel (from Plat of Survey): 17,394.58 Square Feet

Adjacent: Zoning Districts

Land Uses

To the North: _____

RESIDENTIAL

To the South: _____

MIXED-USE ON W. NORTH / RESIDENTIAL TO SOUTH.

To the East: NA

1+2 STORY RETAIL / MIXED-USE

To the West: NA

TALL 1-STORY BANK BUILDING

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: _____

Describe Improvement: SURFACE PARKING LOT WITH NO BUILDINGS OR OTHER ON-SITE IMPROVEMENTS.

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

If Yes, how? _____

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

If Yes, how? SPECIAL USE (2019)

If Yes, please provide relevant Ordinance No.'s 19-31-Q-060319

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

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

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

COMPLIANCE WITH ZONING ORDINANCE ART. 14.5

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 PROPOSAL WOULD ADD APPROPRIATE RESIDENTIAL DENSITY TO A VACANT LOT ON W. NORTH AVE. THAT WILL COMPLIMENT AND CONTRIBUTE TO THE IMMEDIATE AREA, WHICH ALREADY OFFERS A MIX OF RESIDENTIAL AND RETAIL USES.

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.

Bart Przyjemski
(Printed Name) Applicant

[Signature]
(Signature) Applicant

08.12.2019
Date

JAMES J. TAGLIA
(Printed Name) Owner

[Signature]
(Signature) Owner

8/12/2019
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
12th DAY OF AUGUST, 2019

[Signature]
(Notary Public)



TAB 4: Owner Information
(b) Title Policy and Affidavit of Ownership



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2959113

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

If this jacket was created electronically, it constitutes an original document.

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

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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company’s only liability will be under the Policy.

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2959113

Transaction Identification Data for reference only:

First American Title Insurance Company - Metro Commercial Title e-mail: cmcc.il@firstam.com

Center

27775 Diehl Rd, Warrenville, IL 60555

Phone : (866)563-7707

Commitment No.: 2959113

Property Address: 6033-6037 West North Avenue, Oak Park,
IL 60302

Revision Date:

Escrow e-mail: figures.il@firstam.com

Customer Reference: FA-File-NUMBER

SCHEDULE A

1. Commitment Date: February 06, 2019 8:00 AM
2. Policies to be issued:
 - (a) ALTA® Owner's Policy
Proposed Insured: Noah Properties, LLC
Proposed Policy Amount: \$475,000.00
 - (b) ALTA® Loan Policy
Proposed Insured: NONE
Proposed Policy Amount: NONE
3. The estate or interest in the Land described or referred to in this Commitment is

Fee simple

4. The Title is, at the Commitment Date, vested in: Deep River Development, LLC, an Illinois limited liability company
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

First American Title Insurance Company

By: 
Authorized Countersignature

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2959113

Commitment No.: 2959113

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

SCHEDULE B, PART II

Exceptions

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

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

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2959113

Commitment No.: 2959113

SCHEDULE B, PART II

Exceptions (Continued)

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by Public Records.
3. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 III. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
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, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

NOTE: THE LAND SUBJECT TO THIS COMMITMENT LIES WITHIN THE BOUNDARIES OF COOK COUNTY, KANE COUNTY, PEORIA COUNTY, OR WILL COUNTY ILLINOIS AND IS SUBJECT TO THE PREDATORY LENDING DATABASE PROGRAM (765 ILCS 77/70 ET SEQ) EFFECTIVE JULY 1, 2008 AS TO COOK COUNTY. THE PREDATORY LENDING DATABASE PROGRAM HAS BEEN EXPANDED TO INCLUDE KANE, PEORIA AND WILL COUNTIES AS TO ALL MORTGAGE APPLICATIONS MADE OR TAKEN ON OR AFTER THE EXPANSION INCEPTION DATE OF JULY 1, 2010. VALID CERTIFICATES OF COMPLIANCE OR EXEMPTION ISSUED IN CONFORMITY WITH THE ACT MUST BE OBTAINED AT TIME OF CLOSING IN ORDER TO RECORD ANY MORTGAGE. FOR ADDITIONAL INFORMATION, GO TO WWW.IDFPR.COM, THE DIVISION OF BANKING.

7. General taxes and assessments for the year 2018, 2019 and subsequent years which are not yet due and payable.

Tax identification no.: 16-05-105-007-0000 (VOL. 138)
(Affects Lot 5)

Note for informational purposes 2018 taxes:

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1st Installment in the amount of \$3,604.70 with a status of DUE. (Due Date March 01, 2019)
2nd Installment in the amount of \$UNKNOWN with a status of UNKNOWN. (Due Date UNKNOWN)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

Note: Total 2017 taxes in the amount of \$6,554.00 with a status of PAID.

8. General taxes and assessments for the year 2018, 2019 and subsequent years which are not yet due and payable.

Tax identification no.: 16-05-105-008-0000 (VOL. 138)
(Affects Lots 3 and 4)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$6,831.98 with a status of DUE. (Due Date March 01, 2019)
2nd Installment in the amount of \$UNKNOWN with a status of UNKNOWN. (Due Date UNKNOWN)

Note: If taxes are to be paid at time of closing, an original tax bill must be presented.

Note: Total 2017 taxes in the amount of \$12,421.78 with a status of PAID.

9. General taxes and assessments for the year 2018, 2019 and subsequent years which are not yet due and payable.

Tax identification no.: 16-05-105-009-0000 (VOL. 138)
(Affects Lots 1 and 2)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$6,492.90 with a status of DUE. (Due Date March 01, 2019)
2nd Installment in the amount of \$UNKNOWN with a status of UNKNOWN. (Due Date UNKNOWN)

Note: If taxes are to be paid at time of closing, an original tax bill must be presented.

Note: Total 2017 taxes in the amount of \$11,805.28 with a status of PAID.

10. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
11. Terms, powers, provisions and limitations of the Limited Liability Company Operating Agreement under which title to the land is held.
12. Evidence that Articles of Organization have been filed with the Secretary of State of Illinois should be furnished for the following Limited Liability Company: Deep River Development, LLC
13. We should be furnished evidence that no event of dissolution has occurred for Deep River Development, LLC, a Limited Liability Company.

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

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14. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
15. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
16. It appears that the land described herein lies within the municipal boundaries of Oak Park, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at www.firstam.com/title/il under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements.
17. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following:
 - a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and National Society of Professional Surveyors (NSPS) February 23, 2016; and (ii) the Laws of the State of Illinois.
 - b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.
18. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded December 15, 2014 as document number [1434916005](#).

Note: Land use restrictions/limitations: Industrial/Commercial

19. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein.

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

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First American

Exhibit A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2959113

Commitment File No.: 2959113

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

Lots 1, 2, 3, 4 and 5 in Block 2 in Fair Oaks Terrace, a subdivision of the East 50 acres of the North 75 acres of the Northwest quarter of Section 5, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Note: For informational purposes only, the land is known as :

6033-6037 West North Avenue
Oak Park, IL 60302

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

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Affidavit of Ownership

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, JAMES J. TAGLIA, under oath, state that I am
(Print Name)

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

Commonly described as:

6033 W. NORTH AVE., OAK PARK, IL

and that such property is owned by DEEP RIVER DEVELOPMENT LLC as of this
date.
(Print Name / Company)

James J. Taglia OWNER
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

26th DAY OF September, 2019

David J King
(Notary Public)



TAB 4: Owner Information
(c) Owner Statement

To whom it may concern:

I, James J. Taglia, Manager of Deep River Development, LLC, Owner of the subject property located at 6033 W. North Ave., Oak Park, IL, authorize the Law Office of Samuel V.P. Banks to file a Planned Development Application on behalf of the Contact Purchaser/Applicant, Noah Properties, LLC, with the Village of Oak Park for that property.



James J. Taglia
Manager, Deep River Development, LLC

TAB 4: Owner Information
(d) Professional Qualifications



p 773.202.9819
f 773.202.9824

3009 west montrose avenue
chicago, illinois 60618

noahproperties@gmail.com
www.noahpropertieschicago.com

Noah Properties, LLC

September 20th, 2019

3901 25th Ave

Schiller Park IL 60176

Noahproperteischicago.com

Bart Przyjemski has over 18 years of experience in the construction industry. He has been in construction business since 2000, when he started a small rehab company, and has moved to single family houses and apartment buildings as he gained experience and popularity. In the past few years he has focused on building mid-range and high-end single-family houses as well as residential condominium buildings, both as pre-sale and on specs. His company, Noah Properties, LLC is well known on Chicago real estate market for its exquisite design, finishes and quality of work.

His most prestigious projects are:

52 E. Bellevue St – Highest selling mansion in Chicago in 2017 (\$7,500,000)

34 E. Bellevue St Chicago IL – a complete gut rehab restoration of a Gold Coast mansion (sold for \$3,750,000)

1337 N. Dearborn St – an impressive restoration of an 1887 historical landmark (recently sold for \$4,300,000)

1015 N. Dearborn St

2742-2744-2746 N. Magnolia - 3 SFH

2752-2756 N. Magnolia - 10 condominium units

2800 N. Lincoln - 6 residential and 1 commercial unit

2228 N. Leavitt St

1660 N. Claremont

1242-1250-1252 W. Schubert Ave

3615 Lakewood Ave

2163 N. Oakley

1041 Wellington

1131 N. Lill

2040 and 2138 N. Damen

2027 W. Belmont

2808-2814 W. North Ave

2025-2148 Natchez - 90 rental apartments

4111-4119 Narragansett - 30 rental apartments

7159-7163 Grand - 18 apartments

8465-71 W. Grand Ave – 48 rental apartments

2102 Natchez – 108 rental apartment

Mr. Przyjemski also owns Mia Property Acquisitions, LLC a company that focuses on building and managing residential and commercial properties. His portfolio includes 276 residential and 14 commercial units, and 45 additional units under construction.

Mr. Przyjemski oversees entire real estate development life cycle, from acquisitions through design, construction and disposition.

The combination of commercial and residential experience provides a broad understating of ever-changing construction industry, experience in completing projects on time, and with excellent quality while keeping projects within budgets.

TAB 4: Owner Information
(e) Financing



BENJAMIN L. KADISH
PRESIDENT

6033 West North Avenue
Oak Park, Illinois
24 Unit Multi-Family
New Construction Development

\$4,871,000
Construction Loan Request

September 2019

MAVERICK COMMERCIAL MORTGAGE, INC.

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Loan Summary

Subject Property	The subject property is located at 6033 West North Avenue in Oak Park, Illinois. The project, when complete, will consist of three, eight unit buildings comprising 24 total new construction 2 bedroom and 2 bathroom with 1 garage parking spot per unit apartments.	
Sources of Funds	First Mortgage	\$4,871,314 (80% of Cost)
	Equity	\$1,217,829 (20% of Cost)
	Total	\$6,089,143 (100% of Cost)
Uses of Funds	Land Acquisition	\$ 350,000
	Construction Costs	\$4,931,100
	Interest Reserve (6% Interest Only 12 Months)	\$ 438,418
	Lender Origination Fee (1%)	\$ 49,713
	MAVCM Broker Fee (.5%)	\$ 24,357
	Contingency (5% of Hard Costs)	\$ 246,555
	Fees & Closing Costs	\$ 50,000
Total	\$6,089,143	
Loan Term	18 Months	
Amortization / Interest Reserve	18 Month Interest Reserve	
Funding / Closing Date	ASAP	
Interest Rate	Market	
Adjusted Net Operating Income	\$365,909	
Cap Rate	5.5%	
Property Value	\$6,652,887	
Loan To Cost	80%	
Loan To Value	73%	
Annual Debt Service	\$292,279 (Loan Request / 6% Interest Rate / Interest Only)	
Cash Flow After Debt Service	\$73,630	
Debt Service Coverage Ratio	1.25	
Sponsors	Bartłomiej Przyjemski of Noah Properties.	

Noah Properties. Noah Properties was created by Anita Lisek and Bart Przyjemski with a vision of Innovation and Sustainability.

The duo began as a small construction company in 2002, and ever since they have created one of a kind homes that have changed the streets of Chicago. Noah offers a wide range of styles in every development that are specific in design yet adaptable to individual interests. They build residences that impress with both their desirable appearances as well as with their immense capacities for comfortable living.

Each project is overseen personally by the couple themselves, and is designed exclusively with its resident in mind. With Noah, your investment is specially crafted with the care and commitment that Anita puts into her own home, from the tile selection to each light fixture that is chosen. In short, Noah Properties stops at nothing to make your new home exceptional. Anita and Bart are proud to have been a part of the Chicago real estate community for more than 15 years.

Noah Properties brings a new dimension to residential rental living. Offering modern and spacious floor plans all over Chicago. Modern finishes and outstanding amenities create an environment of unparalleled comfort, raising the bar on luxury rental living. Noah's rentals are situated to accommodate today's demanding lifestyles. Schools, shopping, entertainment, and major highways are all a short drive away from any of the various locations, everything you could need or want is just a few minutes from your door.

TAB 5: Property Information
(a) Property Restrictions
(No Restrictions)

TAB 5: Property Information

(b) Plat of Survey

TAB 5: Property Information
(c) Historic Preservation Review
(Not Applicable)

TAB 6: Reports and Studies
(a) Environmental Assessment (Executive Summary)
(For full report, please contact the Village of Oak Pak)



ENVIRONMENTAL PROTECTION INDUSTRIES

**NOAH Properties
3901 25th Avenue
Schiller Park, Illinois 60176**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

On a Site Located at:

**6033-6037 West North Avenue
Oak Park, Illinois**



EPI Project Number # 191067

June 25, 2019

Environmental Engineering • Design Build • Site Remediation • Brownfield Redevelopment • Construction Management

Corporate Office 16650 South Canal • South Holland, IL 60473 • tx 1.800.526.1788 • fax 1.708.225.1117 • office 1.708.225.1115
website: www.environmental-epi.com



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1.0 SUMMARY

Environmental Protection Industries (EPI) was retained by NOAH Properties to perform a Phase I Environmental Site Assessment (ESA) of the property identified as 6033-6037 West North Avenue, Cook County, Illinois. The subject property is currently improved with an asphalt paved parking lot with professionally landscaped areas. The subject property consists of a rectangular shaped parcel of land that is approximately 0.40 acres in size. The subject property has approximately 140 feet of frontage facing north along North Avenue and approximately 125 feet of frontage facing east along North Humphrey Avenue. The PIN#'s for the property are 16-05-105-007, -008 and -009. The Cook County Parcel Map is presented in Appendix B for review. The site inspection was performed on May 29, 2019.

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

EPI's Phase I Environmental Site Assessment has revealed no evidence of **Recognized Environmental Conditions (RECs)** in connection with the subject property.

EPI's Phase I Environmental Site Assessment has revealed evidence of a **Controlled Recognized Environmental Condition (CREC)** in connection with the subject property.

- Based on review of historical sources reviewed, the eastern portion of the subject property (PIN# 16-05-105-009) was occupied by a gasoline filling station from the 1920s to the 1970s. The subject property is listed as a Site Remediation Program (SRP) site in the databases reviewed. The site was enrolled into the SRP in 2013 and a "Focused" NFR was issued in 2014.

EPI's Phase I ESA has revealed no evidence of **Historical Recognized Environmental Conditions (HRECs)** in connection with the subject property.

EPI's Phase I Environmental Site Assessment has revealed a **Business Environmental Risk (BERs)** in connection with the subject property.

- Please note, effective July 30, 2010, a new Public Act (96-1416) was enacted pertaining to the acceptance of uncontaminated soils at Clean Construction or Demolition Debris (CCDD) and uncontaminated soil fill operations facilities. The disposal facilities are required to obtain certification from the owner/operator that the site has never been used for commercial or industrial purposes and is presumed to be uncontaminated soil and certification from a licensed Professional Engineer that the soil is uncontaminated (this would apply to all commercial/industrial sites).

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



2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA is to collect, identify and summarize information on any past or present recognized environmental conditions or activities at the property identified as 6033-6037 West North Avenue, Oak Park, Cook County, Illinois, and adjoining and/or nearby properties. In addition, the purpose for conducting an Environmental Site Assessment by ASTM Standards E 1527-13 and 40 CFR Part 312 - Standards and Practices for All Appropriate Inquiries (AAI) on a parcel of commercial real estate, with respect to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), is to permit a user or potential responsible party to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA.

In part, to come under the protection of the innocent landowner defense, a user or responsible party should be able to prove that they did not know and had no reason to know or suspect that recognized environmental conditions exist or existed and that "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 40 CFR Part 312.28, was made at the time of the acquisition. The scope of services in this report conform to the ASTM Standards 1527-13 and 40 CFR Part 312 - Standards and Practices for AAI.

This assessment has been prepared to identify areas that may warrant further discussion, explanation, or investigation to fully assess the potential impacts for the parties involved with, or acquiring an interest in, the subject property.

Recognized Environmental Conditions - 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.

Historical Recognized Environmental Condition (HREC): A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.



De Minimis Condition: A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions or controlled recognized environmental conditions.

Controlled Recognized Environmental Condition (CREC): A recognized environmental condition which involves a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority and that is subject to activity and use limitations.

2.2 Background

EPI was retained by NOAH Properties to perform a Phase I ESA of the property identified as 6033-6037 West North Avenue, Oak Park, Cook County, Illinois. The site inspection was performed by Mr. John Best on May 29, 2019.

EPI completed a Phase I ESA and a Phase II Subsurface Investigation of the subject property in 2013. EPI performed a Phase II subsurface investigation of the former gasoline station portion of the subject property on February 8, 2013. The subsurface investigation consisted of drilling five (5) soil borings (B1 through B5) on the eastern portion of the subject property. Strong petroleum odors and a high PID reading were observed at soil boring B1. Analytical testing identifies Benzene in B1, PNAs in B1, B2 and B4, and Total lead in B1 and B2 to be above the most stringent IEPA Tier 1 ROs. Construction Worker Exposure Route ROs are also exceeded. Based on the field observations and laboratory analysis of the soil samples collected, it is apparent that the historical operations as a gasoline filling station and the use of underground tanks have resulted in impacts to subsurface soils at the eastern portion of the subject property. Additional investigation would be warranted to define the extent of impacts to soil and groundwater. The Phase II Subsurface Investigation is presented in Appendix C for review. Following EPI's Phase II in 2013, the site was entered into the IEPA SRP and obtained a "Focused" NFR in 2014.

2.3 Special Terms & Conditions

This Phase I ESA was performed on behalf of and exclusively for the use of NOAH Properties (the client). The environmental assessment detailed in this report has been performed in accordance with generally accepted methods and practices of the environmental engineering profession. The scope and depth of this study are as directed, and as agreed to, by the client. All findings are based on document review, conversations, and site reconnaissance as noted in this report. EPI employed experienced and trained professionals in attempting to locate and identify hazardous materials or conditions. No term or provision of this Agreement is intended to be, or shall be, for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.



2.3.1 Third Party Beneficiaries

No term or provision of this Report is intended to be, or shall be, for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

2.4 Limitations & Exceptions of Assessment

This assessment is subject to the limitations of the ASTM Standards and the limiting conditions listed in Section 2.5 and/or described within this report. Any reliance upon the information contained in this report by third parties beyond its intended purpose, shall be at such parties' sole risk. The contract with the Client for this project allows no third party reliance without a Limited Third Party Reliance Agreement.

This Report must be read and interpreted as a whole. The individual components of the Report are dependent upon the balance of the Report and upon the special terms and conditions, limitations, and limiting conditions described herein, and upon the proposed Scope of Work and any written amendments accepted by EPI.

2.5 Limiting Conditions & Methodology Used

This Phase I ESA was performed in accordance with the procedures described in the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process as developed by the American Society for Testing & Materials (ASTM Standards E 1527) and 40 CFR Part 312 - Standards and Practices for All Appropriate Inquiries (AAI).

The following limiting conditions were encountered during this assessment:

During the course of this assessment and preparation of this report FOIA requests were made. Based on the time frame for this project, as directed, and as agreed to by the Client (See Section 2.3), some or all of these requests may not have been collected at the time of report preparation. All requests not included in this report will be reviewed and all pertinent information will be forwarded to the client under cover letter when they become available or as agreed to in the scope of work.

During the investigation, Data Gaps were identified. Data Gaps are defined as “a lack or inability to obtain information required by the standards and practices listed in Subpart C of the Act despite good faith efforts by the environmental professional. It is the opinion of EPI that the Data Gaps identified do not hinder our ability to formulate conclusions in connection with the subject property. Therefore, the Data Gaps do not represent a threat to the subject property.

Historical use information was reviewed as part of this assessment. Certain standard historical sources and intervals may be excluded from review as described in Section 7.3.2.3 (Data Failure) and 7.3.2.1 (Intervals) of the ASTM Standard. The historical information presented has been collected within the time constraints of the project and is considered reasonably ascertainable.



The purpose of this study is to identify recognized environmental conditions. This report is not intended to represent an exhaustive research of all potential environmental concerns which may exist at the subject property and does not purport to be representative of future conditions or events. Subsequent activities or events at the subject or surrounding properties resulting in adverse environmental impacts or recognized environmental conditions are not to be considered relevant to this study.

Methodology:

Prior to the site inspection, state and federal database listings and records were reviewed to identify any recognized environmental conditions on the subject property or the surrounding properties. The site inspection consisted of a grid-like inspection of the subject property. An inspection of the remaining portion of the subject property was conducted and characteristics of the surrounding area were also noted at this time.



3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is identified as 6033-6037 West North Avenue in Oak Park, Cook County, Illinois. The subject property is bound to the north by West North Avenue, to the east by North Humphrey Avenue and to the south by a public alley. The subject property is located approximately 10 miles west of the downtown area of Chicago, Illinois. The property consists of a rectangular shaped parcel of land and is approximately 0.40 acres in size. The PIN#'s for the subject property are 16-05-105-007, -008, and -009. The Sidwell Map and Cook County Parcel map are located in Appendix B for review.

3.2 Site Description and Vicinity Characteristics

The subject property and adjoining properties are located in a residential and commercial area. The property surveyed is zoned B1/B2, General Business District, by the Village of Oak Park Department of Zoning. The zoning map is presented in Appendix B for review.

The subject property is an asphalt paved parking lot with landscaped areas. The site entrances are located along West North Avenue and North Humphrey Avenue.

3.3 Current Uses of the Subject Property

The subject property is an asphalt paved parking lot with landscaped areas. The site entrances are located along West North Avenue and North Humphrey Avenue. There are no current tenant activities that would represent a concern in connection with the subject property.

3.4 Current Uses of Adjoining Properties

The subject property is located at the southwest corner of West North Avenue and North Humphrey Avenue. The area to the south is a residential community. The property to the east, across Humphrey Avenue, is developed with a banking facility. The area to the north, across West North Avenue, is developed with store-front buildings and dwellings. The property located to the west of the subject property is developed with a store-front building occupied by a beauty salon. There are no adjacent or nearby properties that would represent a threat to the subject property



4.0 USER PROVIDED INFORMATION

4.1 Property Title Records

County-recorded land title records were not reviewed as a part of this project.

4.2 Environmental Liens and Use Limitations

There were no environmental liens or use limitations for the subject property, reported to EPI.

4.3 Specialized Knowledge

No specialized knowledge or experience that is material to Recognized Environmental Conditions in connection with the subject property was reported to EPI.

4.4 Commonly Known or Reasonable Ascertainable Information

None was provided to EPI.

4.5 Valuation Reduction for Environmental Issues

The eastern portion of the subject property (PIN# 16-05-105-009) was occupied by a gasoline filling station from the 1920s to the 1970s.

4.6 Owner, Property Manager, and Occupant Information

EPI completed as Phase I ESA and a Phase II Subsurface Investigation of the subject property in 2013. EPI performed a Phase II subsurface investigation of the former gasoline station portion of the subject property on February 8, 2013. The subsurface investigation consisted of drilling five (5) soil borings (B1 through B5) on the eastern portion of the subject property. Strong petroleum odors and a high PID reading were observed at soil boring B1. Analytical testing identifies Benzene in B1, PNAs in B1, B2 and B4, and Total lead in B1 and B2 to be above the most stringent IEPA Tier 1 ROs. Construction Worker Exposure Route ROs are also exceeded. Based on the field observations and laboratory analysis of the soil samples collected, it is apparent that the historical operations as a gasoline filling station and the use of underground tanks have resulted in impacts to subsurface soils at the eastern portion of the subject property. Additional investigation would be warranted to define the extent of impacts to soil and groundwater. The Phase II Subsurface Investigation is presented in Appendix C for review. Following EPI's Phase II in 2013, the site was entered into the IEPA SRP and obtained a "Focused" NFR in 2014.

4.7 Reason for Performing Phase I

The purpose for conducting an Environmental Site Assessment by ASTM Standards E 1527-13 and 40 CFR Part 312 - Standards and Practices for All Appropriate Inquiries (AAI) on a parcel



of commercial real estate, with respect to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), is to permit a user or potential responsible party to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA.

4.8 Other

No other reasons in addition to the above described were given by the client for conducting the Phase I ESA.



5.0 RECORDS REVIEW

Phase I Environmental Site Assessments include a search of public records and databases provided by State and Federal regulatory agencies to determine the regulatory status of the subject property and sites located within the search distances specified according to the ASTM Standard Practice for Environmental Site Assessments. The database search (EDR Database Report) exceeds the ASTM recommended search distances, in some cases; however, only the sites identified within the ASTM recommended search distances are discussed, unless otherwise described. Based on the size of the EDR report, only a portion of the report is provided in the attachments.

EPI personnel reviewed standard historical sources to determine the prior usage of the subject property and the adjoining properties. This review included historical aerial photographs, fire insurance maps, property title records, USGS 7.5 minute topographic maps, and building permits. The following sections describe EPI's review of the standard historical sources available for the subject property.

5.1.1 National Priorities List (NPL)

The National Priorities List identifies and ranks targets for long-term remedial action pursuant to the Comprehensive Environmental Response, Compensation & Liability Act (CERCLA), 42 USC 9605(a)(8)(b), which was enacted to initiate the cleanup of hazardous waste sites with the highest priority for cleanup pursuant to United States Environmental Protection Agency (USEPA) Hazard Ranking System. Factors taken into consideration prior to assignment of national priority status include the type and quantities of wastes involved, potential for human exposure, pathways of exposure, and the importance of the underlying supply of groundwater.

EPI reviewed the most recent State equivalent of the NPL (Illinois Category Sites List, Priority Sites, or SSU) for sites within a one-mile search radius.

- There are no NPL sites located within a one-mile radius of the subject property.
- There are no SSU sites located within a one-mile radius of the subject property.

5.1.2 Comprehensive Environmental Response, Compensation & Liability Act

CERCLA and related amendments (the Superfund Amendments and Re-authorization Act - SARA) were enacted to initiate the cleanup of hazardous waste sites for which responsible parties could not be found. The Comprehensive Environmental Response, Compensation Liability Information System (CERCLIS) is a list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substances contamination for possible inclusion on the NPL.

EPI personnel reviewed the most recent CERCLIS database for facilities placed on the CERCLIS list under the USEPA Superfund Program and the most recent State equivalent of the



CERCLIS list (Illinois Category Sites List, or SCL). In addition, EPI reviewed the current Site Remediation Program database for sites/facilities current entered into the State of Illinois SRP, a voluntary cleanup program.

- There were no CERCLIS sites found to be listed within a one-half mile radius of the subject property.
- There were no CERC-NFRAP sites listed within a one-mile radius of the subject property.
- There are six (6) SRP sites listed within a one-mile radius of the subject property.

The subject property is listed as a Site Remediation Program (SRP) site in the databases reviewed. The site was enrolled into the SRP in 2013 and a “Focused” NFR was issued in 2014. The subject property SRP is considered to be a Controlled Recognized Environmental Condition.

The next closest SRP site is located over 0.25 miles from the subject property. Based on the location and distance of the listed SRP sites from the subject property, it is the opinion of EPI that the listed sites are not a concern in connection with the subject property.

5.1.3 Resource Conservation & Recovery Act (Generators List)

Federal and State programs which regulate the land disposal of waste materials and the recovery of materials and energy resources from the waste stream were implemented under the Resource Conservation and Recovery Act (RCRA) in 1976. RCRA generators are grouped into categories based on the amounts of hazardous wastes that are generated and the length of time these wastes are stored at the facilities.

EPI personnel reviewed the most recent database for facilities placed on the RCRIS list of hazardous waste generators (> 1000 Kg/month) and small quantity generators (100-1000 Kg/month). The records were reviewed for RCRA generators operating within 1/8 mile of the subject property. Per ASTM, generators on or directly adjacent to the subject property have been identified, unless otherwise noted.

- There are no RCRA generator sites identified on or adjacent to the subject property.

5.1.4 Resource Conservation & Recovery Act (Treatment, Storage, Disposal Facilities)

The RCRA Program tracks hazardous waste from generation to disposal at a RCRA permitted treatment, storage or disposal (TSD) facility. RCRA-permitted TSD facilities must report on the generation, treatment, storage, and disposal of RCRA hazardous wastes defined under 40 CFR 261. The EPA maintains a database of RCRA facilities which are undergoing “corrective action” pursuant to violations of the act and releases of hazardous substances or wastes into the environment (CORRACTS).

EPI personnel reviewed the most recent RCRIS list for TSD facilities within 1/2 mile of the subject property and the CORRACTS database for sites within one mile.



-
- No listings were found for RCRA treatment, storage, or disposal (TSD) facilities located within 1/2-mile radius of the subject property.
 - One (1) CORRACTS site is listed within 1/2 mile from the subject property.

The CORRACTS site is located over 0.50 miles from the subject property. Based on the location and distance of the listed CORRACTS site from the subject property, it is the opinion of EPI that this site is not a concern in connection with the subject property.

5.1.5 State Landfill/Solid Waste Disposal Site Lists

The Illinois Environmental Protection Agency (IEPA) maintains a database of solid waste landfills, incinerators, recyclers, municipal waste transfer stations, Special Waste Site List of solid waste landfills, and composting sites located within the State of Illinois. Also, Northeastern Illinois Planning Commission (NIPC) publishes maps and a database of the "Historical Inventory of Solid Waste Disposal Sites in Northeastern Illinois. EPI reviewed the most recent database information regarding SWLF, CCDD or IL-NIPC sites in the area of the subject property.

- No listings are recorded within the 1/2-mile search area.

5.1.6 Registered Underground Storage Tanks

Underground and aboveground storage tanks are an environmental concern when tank product leakage or spillage occurs. The USEPA estimates that there are three million underground storage tanks in the United States, 35% of which are estimated to be presently leaking. Leaking or overfilled tanks which contaminate the surrounding soils and/or groundwater can represent a substantial environmental liability for site owners/operators.

In 1986 the State of Illinois required underground storage tanks (USTs) to be registered with the Office of the Illinois State Fire Marshal (OSFM), except for those tanks designated for heating oil storage for consumptive use on the property and less than 1100 gallons in capacity. EPI personnel reviewed the most recent OSFM database information to identify registered USTs on the subject and adjoining properties.

- The UST registration records database published by the OSFM indicated that no underground storage tanks are currently registered to the subject property or the adjacent properties.

5.1.7 State Leaking Underground Storage Tanks

The State of Illinois maintains a database of reported Leaking Underground Storage Tank (LUST) incidents. The State provides the following disclaimer with the list:

"This list of reported LUST sites is a non-verified unconfirmed List and should not be used or considered as a final Agency determination regarding whether releases have occurred at sites on



the List. Sites have been included in this List based on reports of release(s) at the site received by the Agency. The Agency in providing this List makes no representations regarding the accuracy of the information contained in the List. The Agency is in the process of confirming the type and size of release, if any; the proper owner or operator, and the location of each site."

EPI personnel reviewed the most recent "LUST Incident Report" database listings for information on sites within 1/2 mile of the subject property.

- Fifteen (15) LUST sites were identified within the 1/2-mile search radius.

The nearest site is listed as Melvina Arts, LLC, 6114 West North Avenue, located over 250 feet to the northwest of the subject property. This site was issued an NFR in March of 2019. Based on the location and distance of this site from the subject property and the NFR status, it is the opinion of EPI that this site is not considered to be a recognized environmental condition in connection with the subject property.

Due to the distance and location of the remaining listed LUST sites from the subject property, it is the opinion of EPI that these LUST incidents do not pose a threat and are not considered to be recognized environmental conditions in connection to the subject property.

5.1.8 Emergency Response Notification System (ERNS)

The Emergency Response Notification System is a national database of information on reported releases of oil and hazardous substances reported to the EPA, US Coast Guard, the National Response Center, and the Department of Transportation. The database contains information on reported spills. EPI personnel reviewed the most recent ERNS database listing.

- The subject property was not identified, and there were no sites listed within a 1/8-mile radius of the subject site.

5.1.9 Unmapped Sites

The Database Report includes a list of facilities that could not be properly located or mapped due to inadequate or incorrect address information. EPI reviewed this list and the available information in the database, contacted the City and consulted local street directories to determine the relative proximity of these sites in relation to the subject property.

- There are two (2) unmapped sites listed in the database.

Based on the address information provided in the database report, EPI has determined that the unmapped sites are not located in close proximity to the subject property. Therefore, these sites are not considered to be recognized environmental conditions in connection with the subject property.



5.2 Additional Environmental Records Sources

EPI submitted a Freedom of Information Act (FOIA) request to the Village of Oak Park regarding the subject property. The information provided includes permit cards dating from 1924 to 1977. The permits document the eastern portion of the subject property was occupied by a gasoline filling station from 1924 to 1977. There are permit cards for 6035 West North Avenue showing this portion of the site was occupied by Cleaners Outlet & Workshop. There are specific notations on the permits that state that “no dry cleaning is to be performed on the premises.” This former use is not considered to be a recognized environmental condition. Many of the permit cards are of poor copy quality and the information could not be discerned. The FOIA information is presented in Appendix D for review.

EPI also submitted a Freedom of Information Act (FOIA) request to the Illinois Environmental Protection Agency (IEPA) regarding the subject property. No records were provided at the time this report was prepared. EPI accessed documents in connection with the subject property SRP and NFR from the IEPA Document Explorer. The files reviewed are presented in Appendix D for review.

5.3 Physical Settings

The following sections provide information about the natural physical characteristics of the subject area. The information presented was obtained from United States Geological Survey (USGS) 7.5-minute topographical maps, geologic maps and reports, soil maps and reports, floodplain maps and wetland maps.

5.3.1 Topography and Terrain

The subject property is located in a relatively flat area. Elevation in the area is approximately 620 feet above mean sea level (MSL), according to the USGS 7.5 minute, River Forest Quadrangle, topographical map.

5.3.2 Flood Zone/Wetlands

Review of the Flood Insurance Rate Map published by the Federal Emergency Management Agency (FEMA) indicates that the subject property and immediate vicinity are located within Zone X, an area of minimal flooding.

According to the United States Fish and Wildlife Service (USFWS) wetlands map of the area, the subject property is not mapped within a wetland area. The Wetlands Map is provided in Appendix B for review.

5.3.3 Geology and Hydrogeology

According to the United States Department of Agriculture Soil Survey for DuPage and Parts of Cook Counties, the subject property is mapped in an area consisting of Urban land-Selma-Oakville soils. These soils are characterized as “built-up areas and deep, level to undulating,



well drained and poorly drained soils; that have a loamy, silty or sandy subsoil; formed in glacial outwash and in glacial lake sediment.”

EPI personnel reviewed the following Illinois State Geological Survey (ISGS) publication to determine general soil composition beneath the subject property: "Summary Of The Geology of the Oak Park Area" (Circular 460; 1971). The subject property is mapped in an area that is part of the Lake Plain. The Lake Plain consists of "floors of glacial lakes flattened by wave erosion and by minor deposition in low areas; largely underlain by glacial till; thin deposits of silt, clay, and sand of the Equality Formation present locally."

5.4 Historical Use Information

Based on review of historical sources, the subject property has been occupied by a gasoline filling station from at least the 1920s to the middle 1970s. The subject property was developed with a two-story building occupied by First Bank of Oak Park in the 1977.

5.4.1 Aerial Photographs

Aerial photographs of the subject property were reviewed for the years 1949, 1970, 1992, and 2018. The 1949 aerial shows the eastern portion of the subject property to be developed with a commercial building located on the southern portion of the site and pump islands located on the north portion of this parcel. The western portion of the subject property is developed with two commercial buildings and associated garage structures. The area to the south is developed with residential dwellings. The properties located to the north, west and east are developed with commercial buildings. The 1970 aerial shows the subject and surrounding properties to appear similar to the previous aerial photograph. The 1992 aerial shows the eastern portion of the subject property to be redeveloped with a multi-story commercial building. The western portion of the site is undeveloped. The 2018 aerial photograph shows the subject and surrounding properties to be improved similar to the current site conditions.

The aerial photographs are provided in Appendix C for review

5.4.2 Fire Insurance Maps

Fire Insurance Maps are detailed sketches of property use, structures, and fire protection for developed properties produced by the Sanborn Company for the insurance industry. These maps are produced every few years and can be relied upon for historical information. Sanborn Fire Insurance Maps were reviewed for the years 1908, 1947, 1950, and 1975. The maps dated 1987, 1991, 1993, 2002 and 2004 only show the area to the north of West North Avenue.

The 1908 Fire Insurance Map shows the subject property and surrounding area to be undeveloped.

The 1947 Fire Insurance Map shows the eastern half of the site to be mapped with a building identified as "Filling Station & Greasing." There are four gasoline tanks mapped on the subject property. The western portion of the site is mapped with two store-front buildings and garage structures. The surrounding properties are mapped with store-front buildings and dwellings.



The 1950 Fire Insurance Map shows the subject property and surrounding properties to appear similar to the previous map.

The 1975 map shows the subject property and surrounding properties to be developed similar to the previous map.

5.4.3 City Directories

Business directories including city, cross reference and telephone directories were reviewed at approximate five year intervals (where available). The subject property operations are listed as North-Humphrey Service Station from 1971 to 1977 (6029), Jim's Dairy Store from 1971 to 1977 (6033) and individuals from 1971 to 1977 (6037). The subject property is listed as First Bank of Oak Park from 1982 to 1993. There are no names listed from 2000 to 2009. The City Directory list is provided in Appendix C for review.



6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Prior to the site inspection, state and federal database listings and records were reviewed to identify any recognized environmental conditions on the subject property or the surrounding properties. The site inspection consisted of a grid-like inspection of the subject property. An inspection of the remaining portion of the subject property was conducted and characteristics of the surrounding area were also noted at this time. Adjacent properties were viewed from public right-of-ways. Select photographs of the subject property and surrounding properties are presented in Appendix A for review

6.2 General Site Setting

The subject property is located in a relatively flat urban area. Elevation in the area is approximately 620 feet above mean sea level (MSL), according to the USGS 7.5 minute, River Forest, topographical map.

6.3 Exterior Observations

6.3.1 Hazardous and Non-Hazardous Waste

EPI personnel inspected the subject property for evidence of hazardous substances being generated, stored, or disposed of on the subject property. Substances observed on the subject property are evaluated according to provisions set forth by the Resource Conservation and Recovery Act (RCRA).

RCRA regulated hazardous waste is not generated on the subject property. There were no signs of improper solid waste disposal on the subject property.

EPI inspected the north, south, east, and west boundaries of the subject property for signs of hazardous waste, dumping, uncontrolled discharges, or stains. No signs of hazardous waste, dumping, or uncontrolled discharges were observed on or around the subject property.

6.3.2 Hazardous Substances, Storage Areas and Spills

No hazardous substance containers, storage areas, or spills were observed on the subject or the adjoining properties.

6.3.3 Storage Tanks

The subject property and adjoining properties were inspected for visual evidence of storage tank emplacements, such as vent pipes, fill pipes, fill caps, service pumps, or other equipment which may indicate the presence of storage tanks.



6.3.3.1 Underground Storage Tanks (USTs)

There was no visual evidence that USTs exist or existed on the subject property.

The properties which directly adjoin the subject property were inspected for visual evidence of storage tank emplacements. There was no visual evidence that USTs exist or existed on the adjoining properties.

6.3.3.2 Aboveground Storage Tanks (ASTs)

There was no visual evidence that ASTs exist or existed on the subject property.

The properties which directly adjoin the subject property were inspected for visual evidence of storage tank emplacements. No evidence of aboveground storage tanks was observed on the properties which directly adjoin the subject property.

6.3.4 Water and Wastewater Discharges

Potable water for the area including the subject property is supplied by the City of Chicago Water Department. Chicago distributes treated Lake Michigan water to the surrounding suburbs.

There are no known industrial or process wastewater discharges associated with the subject property.

6.3.5 Air Emissions

The Clean Air Act of 1970, which amended the Air Quality Act of 1967, was established “to protect and enhance the quality of the Nation’s air resources so as to promote public health and welfare and the productive capacity of its population.” Since 1970, the basic act has been significantly amended to reflect national concern over air quality.

There are no processes in operation on the subject property that require air emission permits.

6.3.6 Polychlorinated Biphenyls (PCBs)

PCBs are strictly controlled by the Toxic Substance Control Act (TSCA) of 1980. TSCA is charged with regulating the manufacture of substances considered toxic and harmful to health and the environment. Although banned from U.S. production in 1979, PCBs were previously incorporated into transformer and switchgear oil as insulators, and may also be present in hydraulic and recycled lubricating oils.

There is no history of the use of PCB-containing equipment on the subject property. No pad-mounted transformers were observed on or near the subject property. EPI observed pole-mounted transformers along the south property border. No leakage was observed and the transformers are the responsibility of ComEd. These transformers do not represent a threat to the subject property.



6.3.7 Asbestos-Containing Materials (ACM)

The term asbestos does not refer per se to any distinct chemical or chemical substance or mineral. Rather, this name is attributed to several variations of naturally occurring silicate minerals that have a fibrous crystalline structure and display very similar physical and chemical characteristics. Typically, six such minerals comprise the "asbestos" family: chrysotile, amosite, crocidolite, tremolite, anthophyllite, and actinolite. In their asbestos form, these minerals can split up into fine fibers and become airborne. It is generally agreed that asbestos-related diseases are caused by the inhalation of asbestos fibers. The ill effects on human health include asbestosis (a restrictive lung disease), lung cancer, pleural and peritoneal mesothelioma (an incurable cancer of the lining of the thoracic and abdominal cavities), and other types of cancer.

The subject property was examined for asbestos in accordance with the USEPA guidelines set forth in the "Guidance for Controlling Asbestos-Containing Materials in Buildings" issued in 1985. Asbestos inclusion in building materials (pipe/boiler insulation, floor/ceiling tiles) was discontinued circa 1979. Asbestos content in suspect materials cannot be accurately determined without material sampling and microscopic analyses, which is beyond the scope of a Phase I Environmental Site Assessment.

During the assessment of the subject property no suspect asbestos-containing materials were observed in connection with the subject property.

6.3.8 Lead Based Paint Hazards (LBP HAZARDS)

The subject property is undeveloped. The LBP Hazard is not applicable.

6.3.9 Microbial Growth & Moisture Intrusion

The subject property is undeveloped. The Mold is not applicable.

6.3.10 Environmental Non-Compliance Issues (ENCIs)

No ENCI issues were identified in connection with the subject property.

6.3.11 Activity & Use Limitation (AULs)

No AULs were identified in connection with the subject property.

6.3.12 Vapor Intrusion (VI)

Vapor Intrusion (VI) is a process by which chemicals in soil or groundwater migrate to indoor air above a contaminated site. On March 3, 2008, ASTM International released the "Standard Practice for the Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions," (ASTM E 2600-08). Vapor Encroachment Condition (VEC)—The goal of conducting a VES, as established by this guide, on a parcel of property is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of COC vapors in the



sub-surface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the TP as identified by Tier 1.

EPI performed the Initial Vapor Intrusion Screening for the subject property. This screening included, but was not limited to, review of available site records and information sources including historical records, chemical use history, site investigation data, Phase I ESA investigations, and other program-specific site background information as applicable to assess whether the vapor intrusion pathway represents a potential concern. The former use of the eastern portion of the subject property as a gasoline filling station is considered to be a VEC. There are no adjacent sites that would be considered a VEC at this time.

6.4 Interior Observations

The subject property is undeveloped and used for parking. Site Photographs are located in Appendix A.



7.0 INTERVIEWS

7.1 Interview with Owner

EPI completed a Phase I and Phase II Investigation of the subject property in 2013. The subject property has not changed since 2013,

7.2 Interview with Others

No other interviews were deemed warranted.



8.0 FINDINGS & CONCLUSIONS

EPI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standards 1527-13 and 40 CFR Part 312 - Standards and Practices for AAI for Environmental Site Assessments of the property identified as 6033-6037 West North Avenue, Oak Park, Cook County, Illinois. Any exceptions to, or deletions from, these practices are described in Section 2.0 of this report.

8.1 Opinions

EPI's Phase I Environmental Site Assessment has revealed no evidence of **Recognized Environmental Conditions (RECs)** in connection with the subject property.

EPI's Phase I Environmental Site Assessment has revealed evidence of a **Controlled Recognized Environmental Condition (CREC)** in connection with the subject property.

- Based on review of historical sources reviewed, the eastern portion of the subject property (PIN# 16-05-105-009) was occupied by a gasoline filling station from the 1920s to the 1970s. The subject property is listed as a Site Remediation Program (SRP) site in the databases reviewed. The site was enrolled into the SRP in 2013 and a "Focused" NFR was issued in 2014.

EPI's Phase I ESA has revealed no evidence of **Historical Recognized Environmental Conditions (HRECs)** in connection with the subject property.

EPI's Phase I Environmental Site Assessment has revealed a **Business Environmental Risk (BERs)** in connection with the subject property.

- Please note, effective July 30, 2010, a new Public Act (96-1416) was enacted pertaining to the acceptance of uncontaminated soils at Clean Construction or Demolition Debris (CCDD) and uncontaminated soil fill operations facilities. The disposal facilities are required to obtain certification from the owner/operator that the site has never been used for commercial or industrial purposes and is presumed to be uncontaminated soil and certification from a licensed Professional Engineer that the soil is uncontaminated (this would apply to all commercial/industrial sites).

8.2 Conclusions

Based on the information described herein, it is the opinion of EPI that a Ground Penetrating Radar Survey be conducted to confirm or deny the potential for tanks on the subject property. Further, EPI recommends that a Comprehensive NFR be obtained for the subject property, as the site is proposed for residential development.



8.3 Deviations

There were no deletions or deviations in the conduct of this Phase I ESA. The client did not impose constraints that would result in any deletions, deviations or additions to the practice as outlined in ASTM 1527-13.

8.4 Additional Services

No additional services were provided.

The issues and/or recognized environmental conditions are listed and/or identified in this report in order to identify areas that may warrant further discussion, explanation, or investigation to fully assess the potential impacts for the parties involved with, or acquiring an interest in, the subject property. It should be noted that the identification of recognized environmental conditions, is not, necessarily, an indication that environmental problems exist on the subject property. Other items identified in the body of this report, which may not be listed here, may also be of interest in light of a given transaction. As such, this report should be read and interpreted as a whole.



9.0 REPORT SIGNATURES

This Phase I Environmental Assessment was performed and prepared by EPI for the benefit of the Client. The primary environmental professionals responsible for this report are listed below.

The environmental professional(s) who prepared this report affirm that the facts stated in this report are true and made under a penalty of perjury as defined in Section 32-2 of the Criminal Code of 1961.

The undersigned have no present or prospective interest in the Property or parties involved.

This Assessment has been performed in conformance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the specific requirements of the Client.

“I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in 312.10 of 40 CFR 312” and “I have specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.”

A handwritten signature in blue ink, appearing to read 'J. Best', is written over a horizontal line.

John A. Best Jr.
Manager of Assessments

6/25/2019
Date

TAB 6: Reports and Studies
(b) Village Service Report



Members of the Plan Commission

Village of Oak Park

September 27, 2019

RE: Village Impact Review

Dear Members of the Plan Commission:

I have reviewed the proposed multiple family development to be located at 6033 North Avenue by Noah Properties. Pursuant to my review on September 27, 2019, I have determined that the development proposal will not have a negative impact on the Police Department.

Sincerely,

A handwritten signature in blue ink that reads "LaDon Reynolds". The signature is fluid and cursive, with a large initial "L" and "R".

LaDon Reynolds

Police Chief, Village of Oak Park



Members of the Plan Commission

Village of Oak Park

September 25, 2019

RE: Village Impact Review

Dear Members of the Plan Commission:

I have reviewed the proposed multiple family development to be located at 6033 North Avenue at Humphrey Avenue by Noah Properties. Pursuant to my review on September 25, 2019, I have determined that the development proposal will not have a negative impact on the Fire Department.

Sincerely,



Thomas Ebsen

Fire Chief, Village of Oak Park

TAB 6: Reports and Studies
(c) Market Feasibility Report

Comparative Market Analysis

Property At:

Prepared For:
Renato Casali

Prepared By:
Ray Casali
Sergio & Banks Real Estate



Office Phone: (773) 625-7653
Direct Line: (312) 671-0777
Personal Fax Number:
Email: ray@sergioandbanks.com

September 20, 2019

Renato Casali

Dear Renato Casali,

Thank you for allowing me this opportunity to provide you with our exclusive Market Analysis for your home. This analysis, especially prepared for you, was researched from reliable information currently available from the local multiple listing service. It indicates what real estate activity has occurred in your area with other properties. While none of the properties are exactly like yours, they do provide a good reference source for a comparative market analysis.

I welcome the opportunity to work as your real estate professional. I encourage you to contact me should you have any questions or require any additional information.

Sincerely,
Ray Casali

Sergio & Banks Real Estate

Resume For RAY CASALI

**Sergio & Banks
8206 W. BELMONT**

Office Phone: 312-671-0777

Fax: 708-695-5467

Email: raycasali@yahoo.com

Subject Property

Market Analysis Summary

Comparables

MLS #	Stat	Address	Rntl Pr (\$/mo)	Rntd Pr (\$/mo)	Rntd Dt	# Rms	Beds	Baths	LMT	MT
10454058	RNTD	401 S GROVE AVE 3A	\$1,600	\$1,600	07/28/2019	6	2	2	12	12
10073401	RNTD	930 Ontario ST 4E	\$1,650	\$1,650	12/01/2018	5	2	2	87	89
10275683	RNTD	401 S Grove AVE 3H	\$1,700	\$1,700	02/25/2019	5	2	2	5	5

Statistics

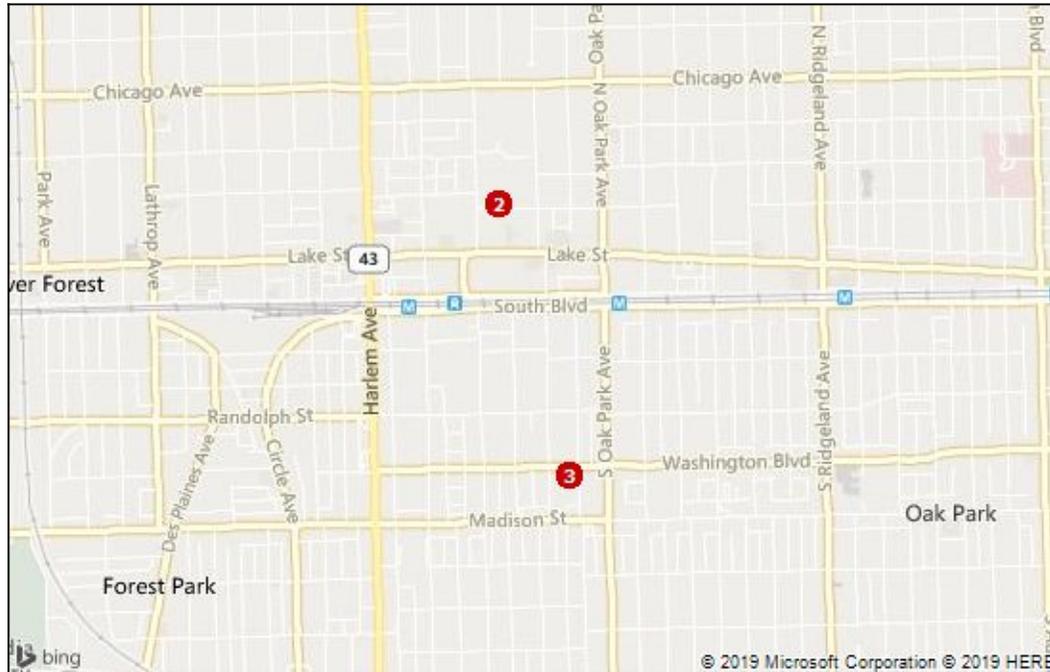
Total Properties: 3

	Rental Price (\$/month)	Rented Price (\$/month)	ASF	Beds	Baths	LMT	MT
Minimum	\$1,600	\$1,600	1000	2	2	5	5
Maximum	\$1,700	\$1,700	1300	2	2	87	89
Average	\$1,650	\$1,650	1167	2	2	35	35

Sold properties closed averaging 100.0% of their Final List Price (FLP).
This reflects a 0.0% difference between property sale prices and their FLP's.

Comparables

	Subject Property	Comp #1 Adjustment	Comp #2 Adjustment	Comp #3 Adjustment
	No Photo Available			
Address:		401 S GROVE AVE 3A Oak Park, IL 60302	930 Ontario ST 4E Oak Park, IL 60302	401 S Grove AVE 3H Oak Park, IL 60302
MLS #:		10454058	10073401	10275683
Status:		RNTD	RNTD	RNTD
Unit Number:		3A	4E	3H
Rental Price (\$/month):		\$1, 600	\$1, 650	\$1, 700
Rented Price (\$/month):		\$1, 600	\$1, 650	\$1, 700
Rented Date:		07/28/2019	12/01/2018	02/25/2019
Market Time:		12	89	5
# Rooms:		6	5	5
Bedrooms:		2	2	2
# Full Baths:		2	2	2
# Half Baths:		0	0	0
Subdivision:				Grovington House
Total # Units in Building:			20	
Unit Floor Level:		3	4	3
Basement Description:		None	None	None
Approx Sq Ft:		1300	1200	1000
Type Attached:		Condo	Condo	Condo
Type Detached:				
Model:				
Age:		51-60 Years	41-50 Years	Unknown
Exterior Building Type:		Brick	Brick	Brick
Living Room Size:		21X12	18X12	24X10
Master Bedroom Size:		17X12	14X11	20X12
Dining Room:		Combined w/ LivRm	Combined w/ LivRm	
Garage Details:				
Parking Details:		Assigned Spaces	Assigned Spaces	Assigned Spaces, Off Alley, Off Street
Elementary Sch Dist:		97	97	97
High Sch Dist:		200	200	200
Monthly Rent Incl:		Cooking Gas, Heat, Water, Parking, Security, Exterior Maintenance, Lawn Care, Storage Lockers, Snow Removal	Heat, Water, Parking, Scavenger, Exterior Maintenance, Lawn Care, Storage Lockers, Snow Removal	Cooking Gas, Heat, Water, Parking, Scavenger, Exterior Maintenance, Storage Lockers, Snow Removal
	Total Adjustments:	\$0	\$0	\$0
	Adjusted Price:	\$1600	\$1650	\$1700



Key	MLS #	Status	Address	Beds	# Full Baths	# Half Baths	Rent Search Price
1)	10454058	RNTD	401 S GROVE AVE 3A	2	2	0	\$1,600
2)	10073401	RNTD	930 Ontario ST 4E	2	2	0	\$1,650
3)	10275683	RNTD	401 S Grove AVE 3H	2	2	0	\$1,700

Renter's Market Analysis

Property At:

Prepared For: Renato Casali

Suggested Market Price: \$0
Market Price Per Sq Ft: \$220
Suggested Market Range: \$1,600 to \$2,100

TAB 7: Traffic and Parking Study
(a) Traffic Impact Study

MEMORANDUM TO: Mariola Kotlarz
Noah Properties

FROM: Elise Purguette
Consultant

Michael A. Werthmann, P.E., PTOE
Principal

DATE: August 12, 2019

SUBJECT: Traffic Evaluation
Proposed Residential Development
Oak Park, Illinois

This memorandum summarizes the methodologies, results, and findings of a traffic evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential development to be located in the southwest quadrant of the intersection of North Avenue with Humphrey Avenue in Oak Park, Illinois. The site currently contains a parking lot with one access drive on North Avenue and one access drive on Humphrey Avenue and was recently approved to be developed with ten townhomes with access provided via North Avenue and the east-west public alley that extends along the south side of the site. Under the current proposed plan, the development is to consist of three buildings containing a total of 24 units with access provided via a single access drive on Humphrey Avenue.

The purpose of this memorandum is to summarize the existing roadway conditions, compare the vehicle trip generation for the current proposed development to the approved development, and to evaluate the adequacy of the proposed access drive.

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control and average daily traffic volumes along the adjacent area roadways.

North Avenue (IL Route 64) is an east-west, other principal arterial that in the vicinity of the site provides two lanes in each direction separated by a striped median. At its unsignalized intersection with Humphrey Avenue, North Avenue provides a through lane and a combined through/right-turn lane on the eastbound approach and two through lanes on the westbound approach. Left-turn movements from North Avenue to Humphrey Avenue occur from the striped median. North Avenue is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an annual average daily traffic (AADT) volume of 31,400 vehicles, and has a posted speed limit of 30 miles per hour.



Aerial View of Site Location

Figure 1

Humphrey Avenue is a north-south, local road that provides one lane in each direction between North Avenue and the public alley and is restricted to northbound one-way traffic via a bump-out and signage between the public alley and Le Moyne Parkway. At its unsignalized intersection with North Avenue, Humphrey Avenue provides a combined left-turn/right-turn lane on the northbound approach that is under stop sign control. Additionally, Humphrey Avenue provides a high visibility crosswalk on the south leg of its intersection with North Avenue. Humphrey Avenue is under the jurisdiction of the Village of Oak Park.

The *public alley* extends in an east-west direction along the south side of the site and is approximately 16 feet wide. Access from Humphrey Avenue to the western section of the public alley is prohibited via bollards.

Characteristics of the Proposed Residential Development

As indicated earlier, the site is currently approved to contain ten townhomes with access provided via North Avenue and the public alley. Under the current proposed plan, three residential buildings containing a total of 24 units will replace the approved development. Access to the proposed development will be provided via a single access drive on Humphrey Avenue at approximately the location of the existing access drive. The access drive will provide one inbound lane and one outbound lane. Outbound movements should be under stop sign control.

It should be noted that the current proposed plan will eliminate the existing access drive off North Avenue, thus reducing the number of conflict points along North Avenue and enhancing the pedestrian experience along North Avenue. Further, as compared to the approved plan, no access will be provided via North Avenue or the public alley. The single access drive will provide efficient and orderly access to the development with limited impact on Humphrey Avenue.

Trip Generation Comparison

To provide a comparison of the traffic to be generated by the approved development and the proposed three residential building containing 24 units, the volume of traffic to be generated by the two development was estimated as follows:

- The approved development generated traffic volumes were estimated using data published in the ITE *Trip Generation Manual*, 10th Edition for Land-Use Code 220 (Multifamily Housing – Low Rise).
- The current proposed development generated traffic volumes was estimated using data published in the ITE *Trip Generation Manual*, 10th Edition for Land-Use Code 221 (Multifamily Housing – Mid Rise).

Table 1 shows a comparison of the traffic volumes to be generated by the proposed three residential buildings containing 24 units with the traffic volumes generated by the currently approved ten townhomes.

Table 1
 VEHICLE TRIP GENERATION COMPARISON

Type/Size	ITE Land Use Code	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
Three Residential Buildings (24 units)	221	2	7	9	7	4	11
Townhomes (10 units)	220	<u>1</u>	<u>4</u>	<u>5</u>	<u>4</u>	<u>2</u>	<u>6</u>
Difference		+1	+3	+4	+3	+2	+5

As shown in Table 1, the proposed three residential buildings containing 24 units will generate approximately four more trips than the ten townhomes during the weekday morning peak hour and approximately five more trips than the ten townhomes during the weekday evening peak hour. As such, the current proposed development will generate a limited increase in traffic compared to the approved development. Further, given the limited traffic to be generated by the current proposed development, the existing roadway and access system will have sufficient capacity to accommodate the traffic projected to be generated by the current proposed development.

Conclusion

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

- Given the limited traffic to be generated by the proposed three residential buildings, the existing roadway and access system will have sufficient capacity to accommodate the traffic projected to be generated by the current proposed development.
- Access to the site off Humphrey Avenue will provide for efficient and orderly access with limited impact on Humphrey Avenue.
- Elimination of the existing access drive off North Avenue will reduce the number of conflicts points along North Avenue, thus enhancing vehicle and pedestrian safety.

TAB 8: Development Drawings
(a) Site Plan

6033 W NORTH AVENUE

Oak Park

Illinois

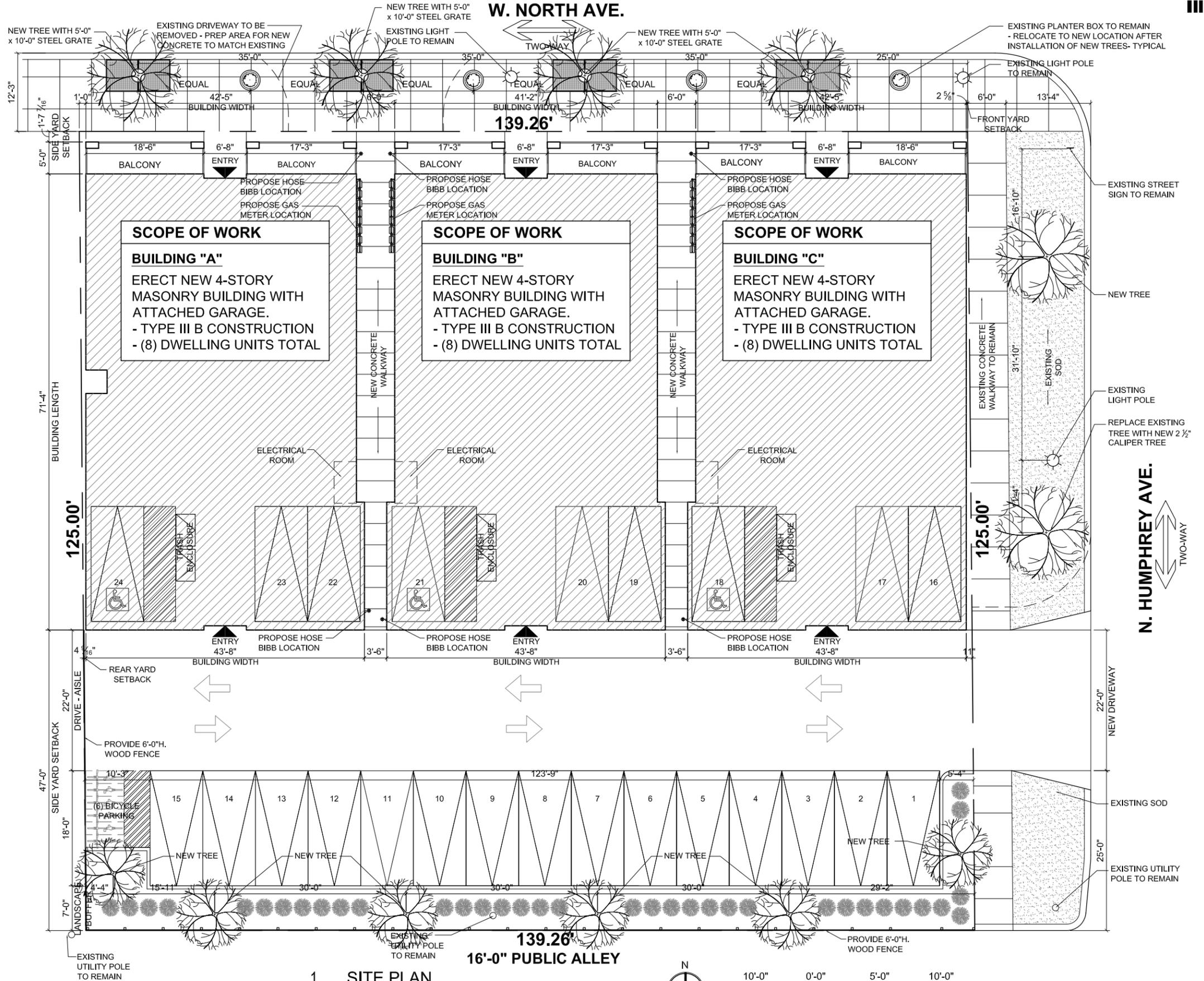
ZONING DATA

Address:	6033 W. North Ave.
Lot Dimensions:	125.00' x 139.27' = 17,408.75 Sq.Ft.
Lot Area:	17,408.75 Sq.Ft.
Existing Zoning District:	NA (NORTH AVENUE)
Minimum Lot Area per Dwelling Unit:	1,000 s.f. per dwelling Unit
Maximum Number of Dwelling Units:	17,2408.75 / 1,000 = 17 dwelling units
Proposed Number of Dwelling Units:	24 DWELLING UNITS (Variance)
Maximum Building Height:	45'-0" max.
Proposed Building Height:	44'-4"
Building "A"	
Proposed Floor Area:	
First Floor:	2,528.99 SQ.FT.
Second Floor:	3,029.61 SQ.FT.
Third Floor:	3,029.61 SQ.FT.
Fourth Floor:	3,029.61 SQ.FT.
Total:	11,617.82 SQ.FT.
Building "B"	
Proposed Floor Area:	
First Floor:	2,469.75 SQ.FT.
Second Floor:	2,977.67 SQ.FT.
Third Floor:	2,977.67 SQ.FT.
Fourth Floor:	2,977.67 SQ.FT.
Total:	11,402.76 SQ.FT.
Building "C"	
Proposed Floor Area:	
First Floor:	2,541.21 SQ.FT.
Second Floor:	3,041.83 SQ.FT.
Third Floor:	3,041.83 SQ.FT.
Fourth Floor:	3,041.83 SQ.FT.
Total:	11,666.70 SQ.FT.
Total FAR:	11,617.82 + 11,402.76 + 11,666.70 = 24,687.28 sq.ft. 24,687.28 / 17,408.75 = 1.41 FAR
Required Yards:	
Front Yard Setback (East):	None Required
Side Yard Setback (North):	None Required
Side Yard Setback (South):	5'-0" with 7'-0" landscape buffer
Rear Yard Setback (West):	15'-0"
Proposed Yards:	
Front Yard Setback (East):	0'-2 5/8"
Side Yard Setback (North):	1'-7 1/16"
Side Yard Setback (South):	47'-0" with 7'-0" landscape buffer
Rear Yard Setback (West):	0'-4 1/16" (Variance)
Residential Parking:	24 parking space
Required Parking:	24 parking space
Proposed Parking:	24 parking space
Bicycle Parking:	1 per 4 Dwelling Unit = 8 bicycle parking
Required Bicycle Parking:	(6) bicycle parking (Variance)
Propose Bicycle Parking:	(6) bicycle parking (Variance)
Loading Berth:	
Required Loading Berth:	(1) 10' x 25' Loading Berth
Proposed Loading Berth:	None (Variance)

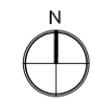
SCOPE OF WORK

6033 W. NORTH AVE.

ERECT (3) NEW (4) STORY MASONRY BUILDING WITH ATTACHED GARAGE. TYPE III-B CONSTRUCTION.
- (8) DWELLING UNIT PER BUILDING
- (24) DWELLING UNITS TOTAL



1 SITE PLAN
P1.0 Scale: 1/16" = 1'-0"



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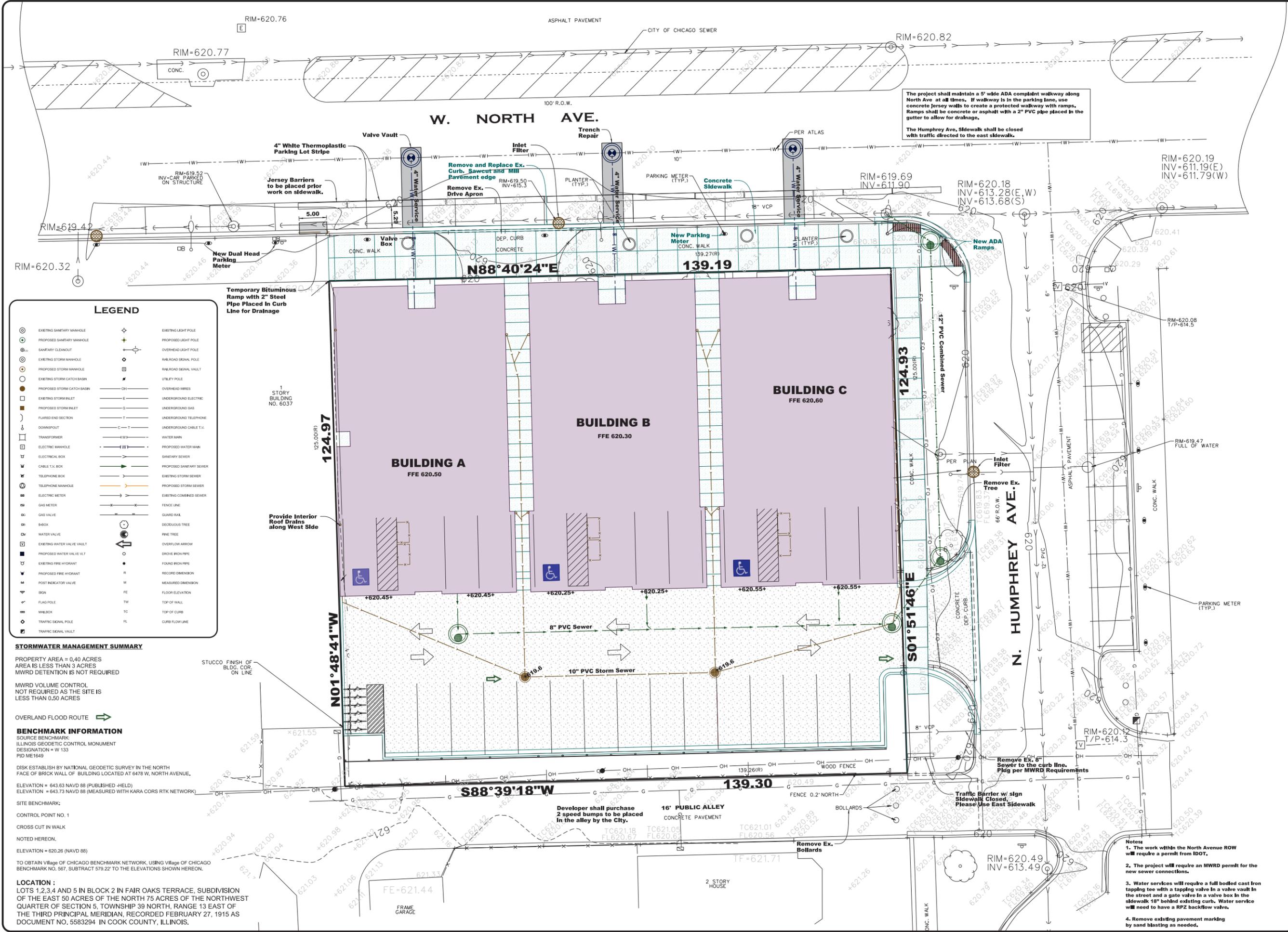
188 N. WELLS SUITE 308 CHICAGO, ILLINOIS 60606 PH. 312.750.1333 FAX. 312.750.1335

P1.0

09/23/19

TAB 8: Development Drawings
(b) Landscape Plan

TAB 8: Development Drawings
(c) Engineering Utility Plan



The project shall maintain a 5' wide ADA compliant walkway along North Ave at all times. If walkway is in the parking lane, use concrete Jersey walls to create a protected walkway with ramps. Ramps shall be concrete or asphalt with a 2" PVC pipe placed in the gutter to allow for drainage.

The Humphrey Ave. Sidewalk shall be closed with traffic directed to the east sidewalk.

LEGEND

⊙	EXISTING SANITARY MANHOLE	⊙	EXISTING LIGHT POLE
⊙	PROPOSED SANITARY MANHOLE	⊙	PROPOSED LIGHT POLE
⊙	SANITARY CLEANOUT	⊙	OVERHEAD LIGHT POLE
⊙	EXISTING STORM MANHOLE	⊙	RAILROAD SIGNAL POLE
⊙	PROPOSED STORM MANHOLE	⊙	RAILROAD SIGNAL VAULT
⊙	EXISTING STORM CATCH BASIN	⊙	UTILITY POLE
⊙	PROPOSED STORM CATCH BASIN	— OH —	OVERHEAD WIRES
⊙	EXISTING STORM INLET	— E —	UNDERGROUND ELECTRIC
⊙	PROPOSED STORM INLET	— G —	UNDERGROUND GAS
⊙	FLARED END SECTION	— T —	UNDERGROUND TELEPHONE
⊙	DOWNSPOUT	— C —	UNDERGROUND CABLE T.V.
⊙	TRANSFORMER	— W —	WATER MAIN
⊙	ELECTRIC MANHOLE	— W —	PROPOSED WATER MAIN
⊙	ELECTRICAL BOX	— S —	SANITARY SEWER
⊙	CABLE T.V. BOX	— S —	PROPOSED SANITARY SEWER
⊙	TELEPHONE BOX	— S —	EXISTING STORM SEWER
⊙	TELEPHONE MANHOLE	— S —	PROPOSED STORM SEWER
⊙	ELECTRIC METER	— S —	EXISTING COMBINED SEWER
⊙	GAS METER	— F —	FENCE LINE
⊙	GAS VALVE	— G —	GUARD RAIL
⊙	BAK	— D —	DECIDUOUS TREE
⊙	WATER VALVE	— F —	FINE TREE
⊙	EXISTING WATER VALVE VAULT	— O —	OVERFLOW ARROW
⊙	PROPOSED WATER VALVE VLT	— D —	DROVE IRON PIPE
⊙	EXISTING FIRE HYDRANT	— F —	FOUND IRON PIPE
⊙	PROPOSED FIRE HYDRANT	— R —	RECORD DIMENSION
⊙	POST INDICATOR VALVE	— M —	MEASURED DIMENSION
⊙	SIGN	— FE —	FLOOR ELEVATION
⊙	FLAG POLE	— TW —	TOP OF WALL
⊙	MAILBOX	— TC —	TOP OF CURB
⊙	TRAFFIC SIGNAL POLE	— FL —	CURB FLOW LINE
⊙	TRAFFIC SIGNAL VAULT		

STORMWATER MANAGEMENT SUMMARY

PROPERTY AREA = 0.40 ACRES
 AREA IS LESS THAN 3 ACRES
 MWRD DETENTION IS NOT REQUIRED

MWRD VOLUME CONTROL
 NOT REQUIRED AS THE SITE IS
 LESS THAN 0.50 ACRES

OVERLAND FLOOD ROUTE →

BENCHMARK INFORMATION

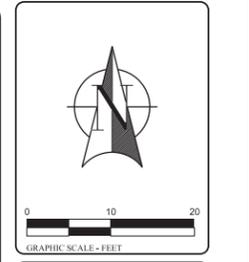
SOURCE BENCHMARK
 ILLINOIS GEODETIC CONTROL MONUMENT
 DESIGNATION = W 133
 PID ME1649

DISK ESTABLISH BY NATIONAL GEODETIC SURVEY IN THE NORTH
 FACE OF BRICK WALL OF BUILDING LOCATED AT 6478 W. NORTH AVENUE.
 ELEVATION = 643.63 NAVD 88 (PUBLISHED -HELD)
 ELEVATION = 643.73 NAVD 88 (MEASURED WITH KARA CORS RTK NETWORK)

SITE BENCHMARK:
 CONTROL POINT NO. 1
 CROSS CUT IN WALK
 NOTED HEREON.
 ELEVATION = 620.26 (NAVD 88)

TO OBTAIN VILLAGE OF CHICAGO BENCHMARK NETWORK, USING VILLAGE OF CHICAGO
 BENCHMARK NO. 567, SUBTRACT 579.22' TO THE ELEVATIONS SHOWN HEREON.

LOCATION :
 LOTS 1,2,3,4 AND 5 IN BLOCK 2 IN FAIR OAKS TERRACE, SUBDIVISION
 OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST
 QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF
 THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 27, 1915 AS
 DOCUMENT NO. 5583294 IN COOK COUNTY, ILLINOIS.



**6033 W. NORTH AVENUE
 OAK PARK, IL**

Prepared For:
 North Properties
 3901 25th Avenue
 Oak Park, IL 60176
 Phone: 773-522-8819

WEBSTER, MCGRATH & AHLBERG, LTD.
 LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 Over 100 Years of Service to Clients
 207 South Wacker Drive, West Loop, Chicago, Illinois 60601
 Phone: (312) 580-9000 Fax: (312) 580-9001
 Design Firm License No. 184-003101

DATE	09/19/20	REVISION DESCRIPTION	City Review Comments - Preliminary Plans
REV#	1		
Section-Township-Range County: NW/4 05-39-13			
JOB #	44189	SURV:	JCV
DRAWN:	BMB	REVIEW:	SMR
SCALE:	1"=10'	DATE:	08-09-19
SHEET NAME			
PRELIMINARY ENGINEERING PLAN			
SHEET # C-100			

TAB 8: Development Drawings
(d) Exterior Lighting Plan

6033 W NORTH AVENUE

Oak Park

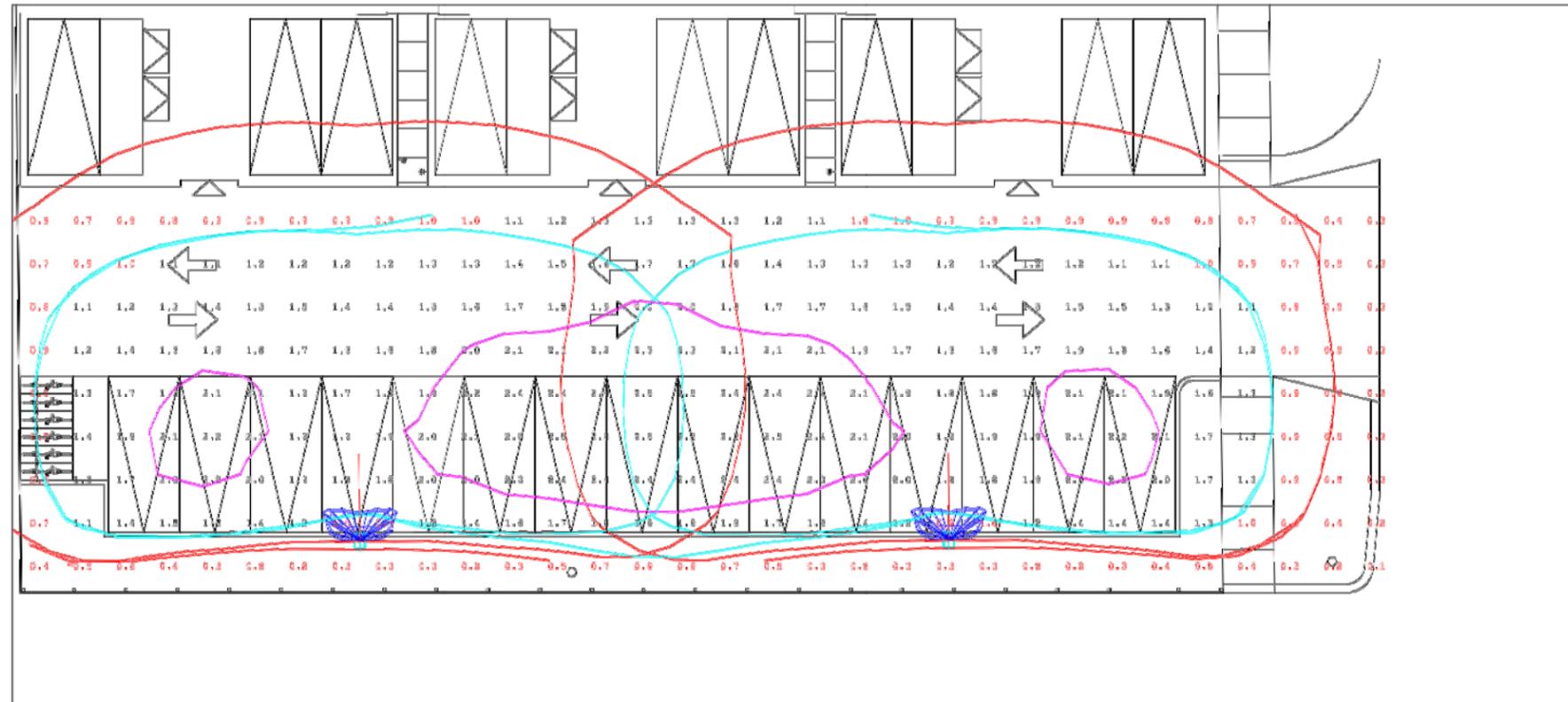
Illinois

Date:9/19/2019

6033 W North Ave OakPark , IL

Luminaire Schedule							
Symbol	Qty	Tag	Description	Lum. Lumens	Lum. Watts	Total Watts	LLF
➡	2		VRS-PLD-IV-40LED-525mA-WW-HS	6360	64.7	129.4	1.000

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	1.38	2.5	0.1	13.80	25.00



Photometric calculations are being provided to the recipient per the following disclaimers. This light level analysis is an estimate only, and is based on standard interior reflectance values of 0.8 ceilings, 0.5 walls, and 0.2 floors, unless otherwise specified. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels obtained. This analysis is a mathematical model and can only be as accurate as is permitted by the third party software and the IES files provided by our manufacturers.

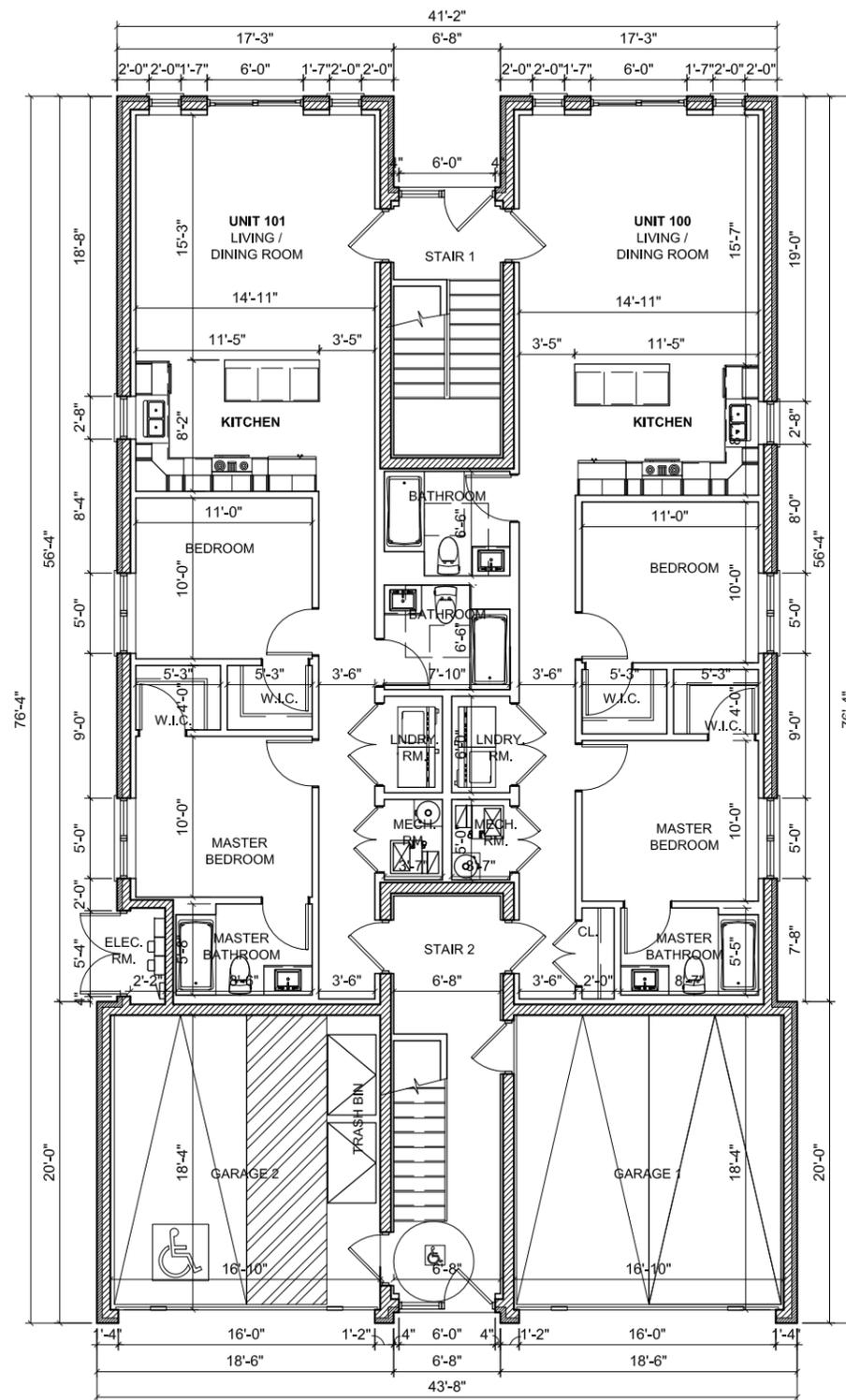
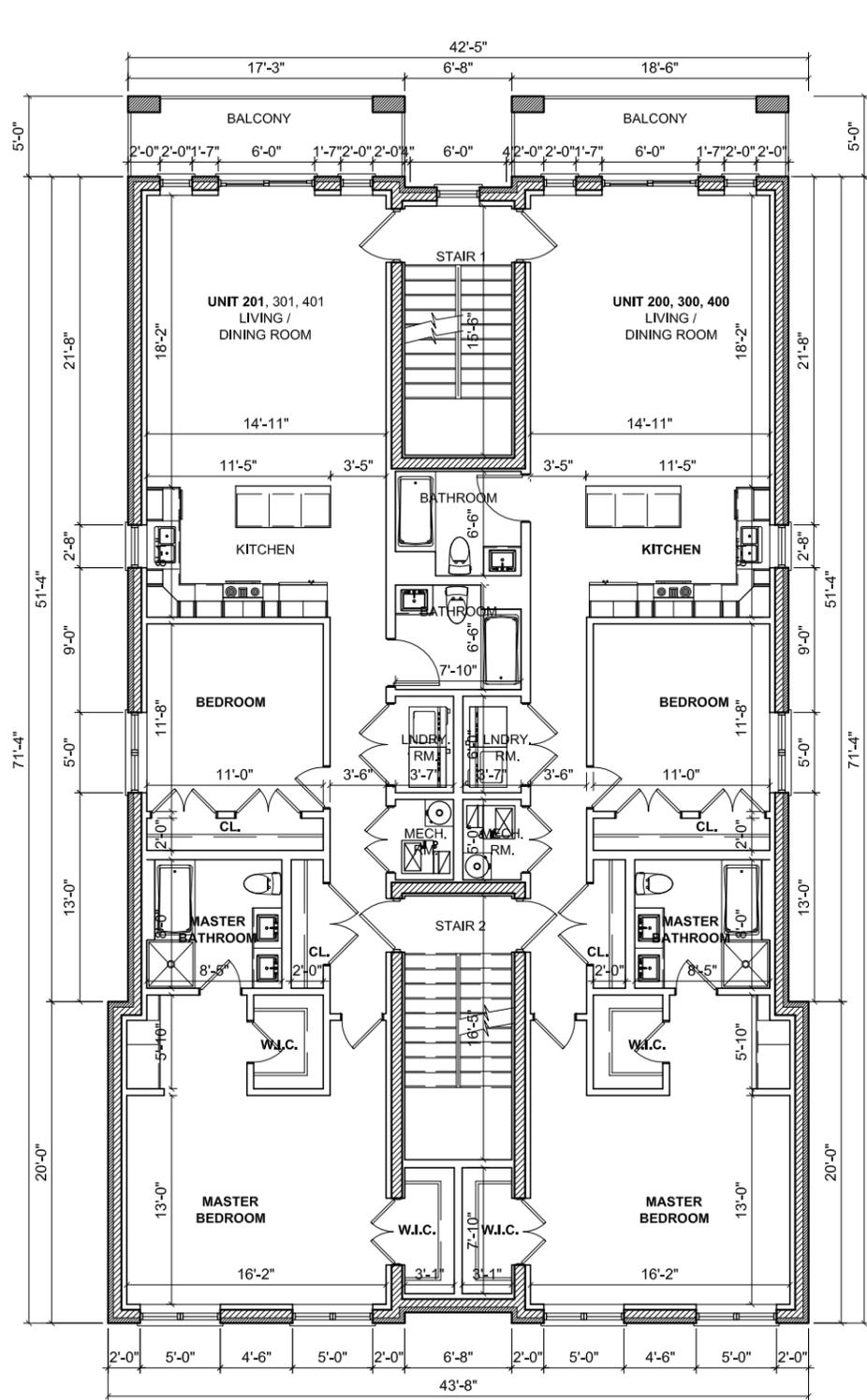
1 PHOTOMETRIC PLAN
P13 Scale: N.T.S.

TAB 8: Development Drawings
(e) Floor Plans

6033 W NORTH AVENUE

Oak Park

Illinois

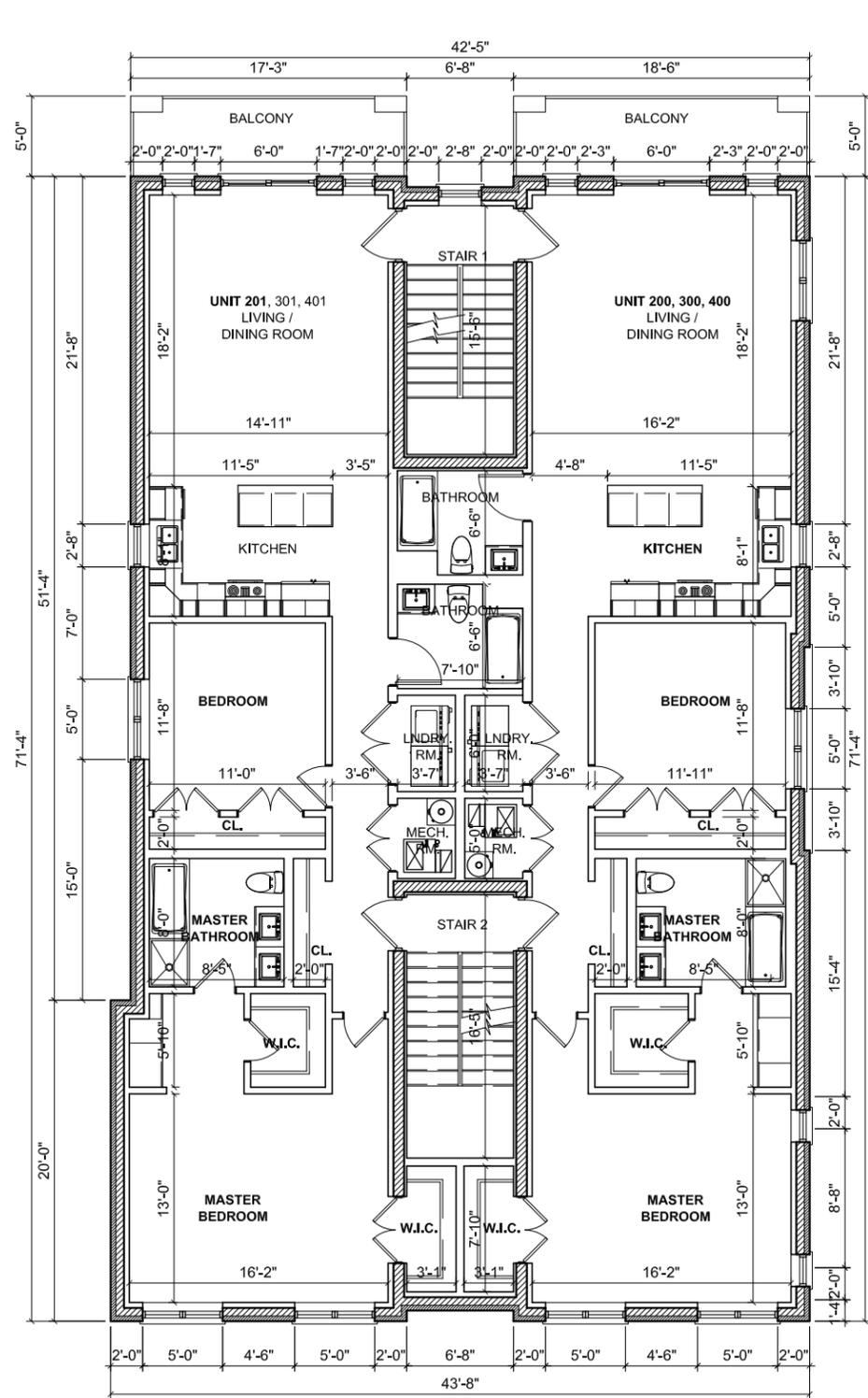


FLOOR	UNIT #	UNIT TYPE	SQ. FT.
1 FL	100	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,061.08 SQ.FT.
1 FL	101	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,037.30 SQ.FT.
2 FL	200	2 BEDROOM	1,359.37 SQ.FT.
2 FL	201	2 BEDROOM	1,356.13 SQ.FT.
3 FL	300	2 BEDROOM	1,359.37 SQ.FT.
3 FL	301	2 BEDROOM	1,356.13 SQ.FT.
4 FL	400	2 BEDROOM	1,359.37 SQ.FT.
4 FL	401	2 BEDROOM	1,356.13 SQ.FT.

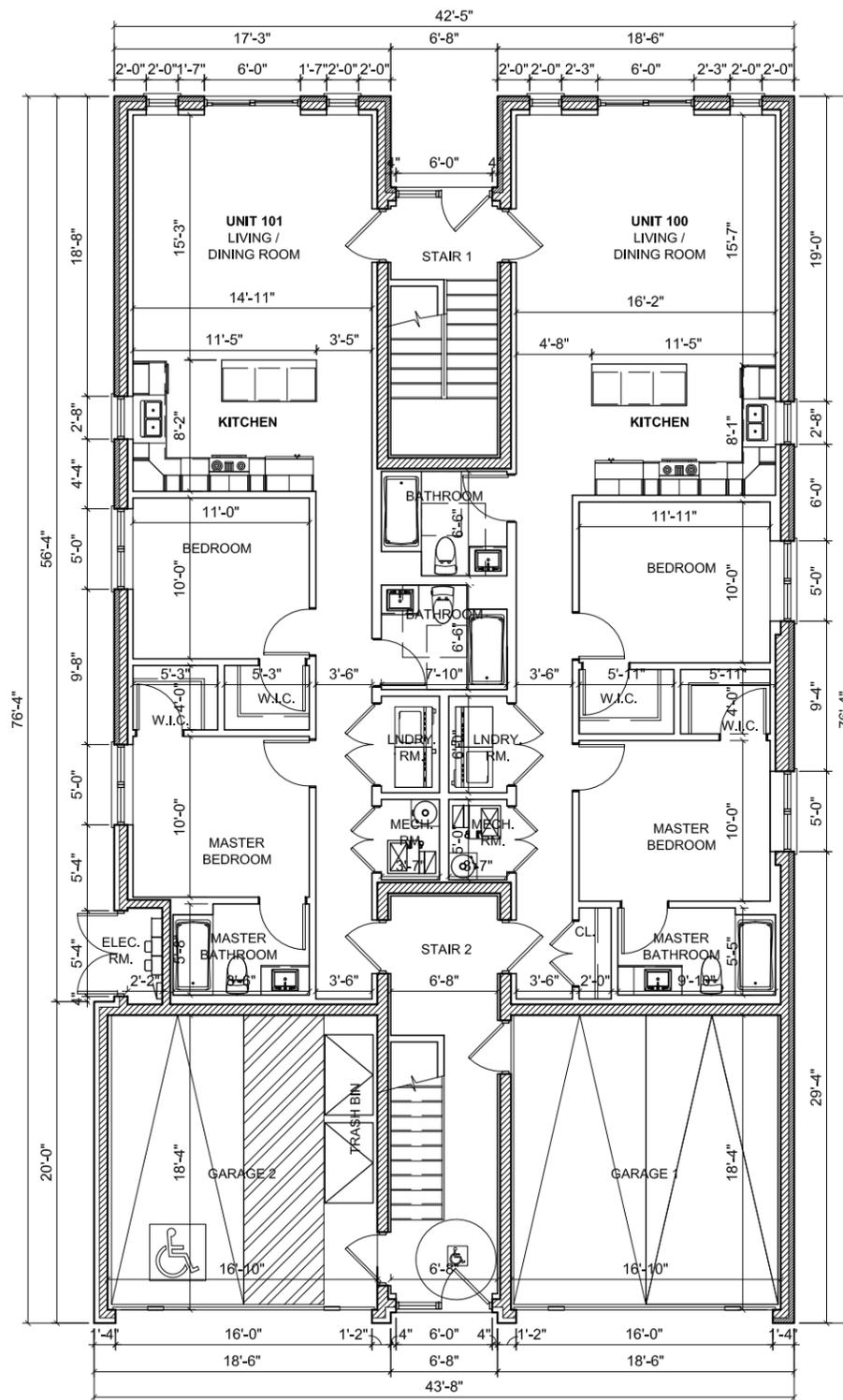
6033 W NORTH AVENUE

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Illinois



2 2ND - 4TH FLOOR PLAN (BUILDING "C")
P8 Scale: 3/32" = 1'-0"
 10'-0" 0'-0" 5'-0" 10'-0"



1 FIRST FLOOR PLAN (BUILDING "C")
P8 Scale: 3/32" = 1'-0"
 10'-0" 0'-0" 5'-0" 10'-0"



FLOOR	UNIT #	UNIT TYPE	SQ. FT.
1 FL	100	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,132.53 SQ.FT.
1 FL	101	2 BEDROOM (TYPE "B" ACCESSIBLE)	1,037.30 SQ.FT.
2 FL	200	2 BEDROOM	1,423.53 SQ.FT.
2 FL	201	2 BEDROOM	1,356.13 SQ.FT.
3 FL	300	2 BEDROOM	1,423.53 SQ.FT.
3 FL	301	2 BEDROOM	1,356.13 SQ.FT.
4 FL	400	2 BEDROOM	1,423.53 SQ.FT.
4 FL	401	2 BEDROOM	1,356.13 SQ.FT.

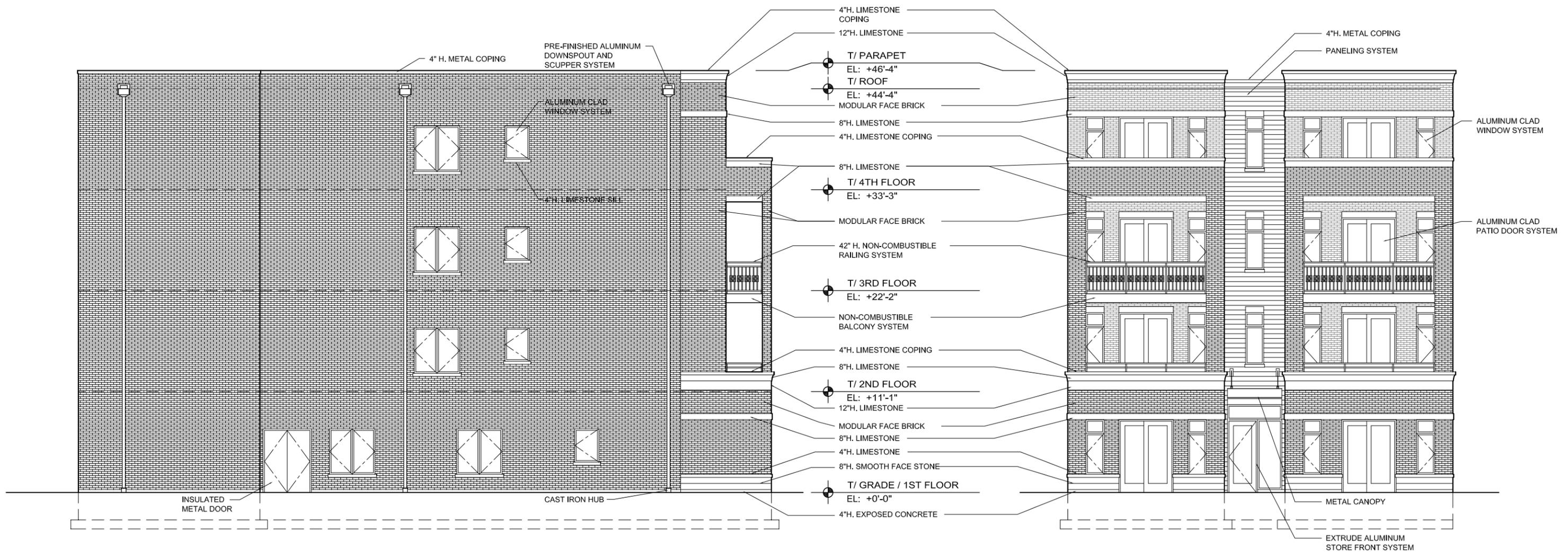


TAB 8: Development Drawings
(f) Building Elevations

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2 EAST ELEVATION (BUILDING "A")

P3 Scale: 3/32" = 1'-0"
 10'-0" 0'-0" 5'-0" 10'-0"



1 NORTH ELEVATION (BUILDING "A")

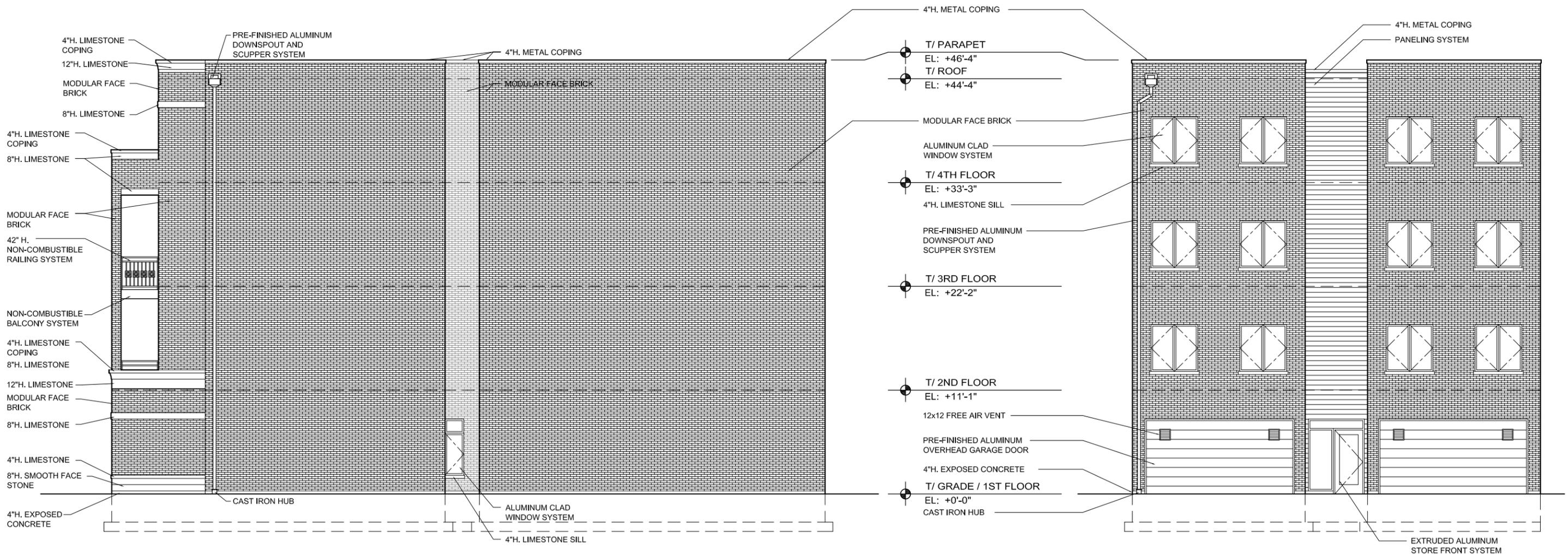
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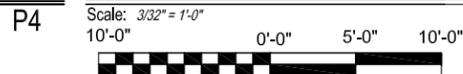
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Oak Park

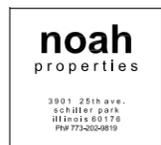
Illinois



2 WEST ELEVATION (BUILDING "A")



1 SOUTH ELEVATION (BUILDING "A")



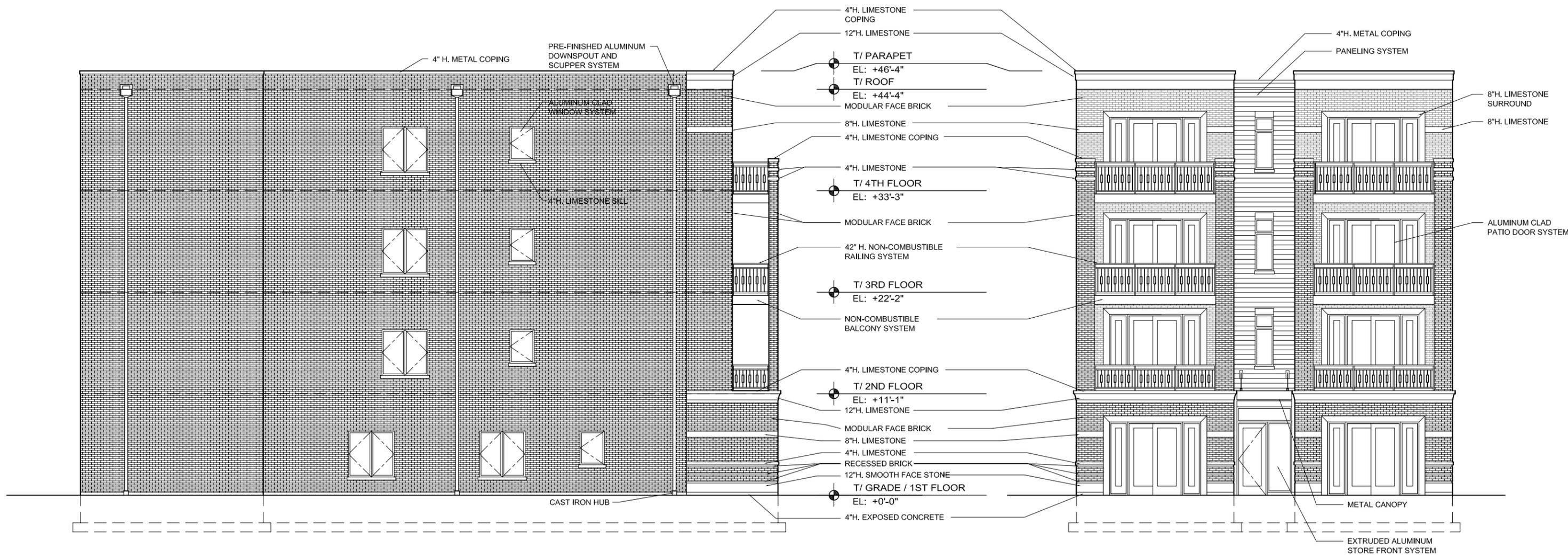
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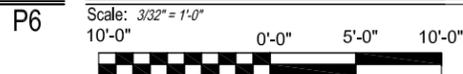
6033 W NORTH AVENUE

Oak Park

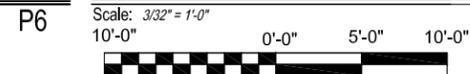
Illinois



2 EAST ELEVATION (BUILDING "B")



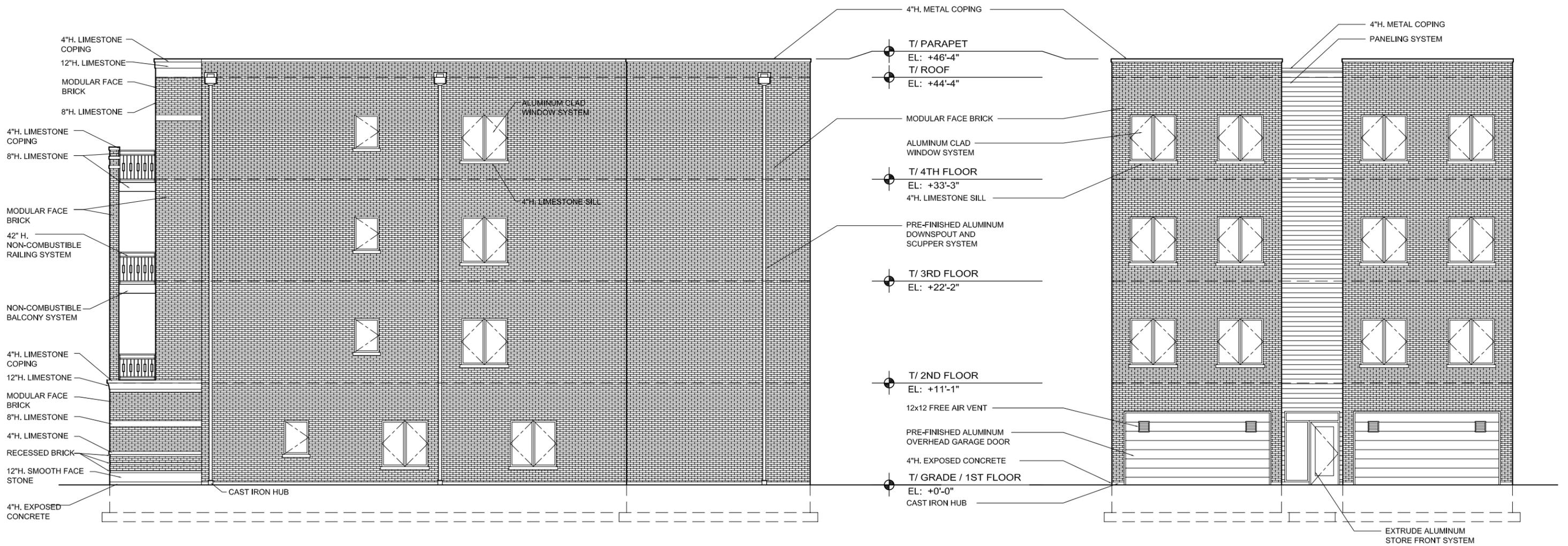
1 NORTH ELEVATION (BUILDING "B")



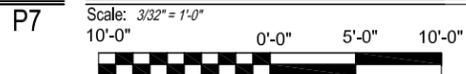
6033 W NORTH AVENUE

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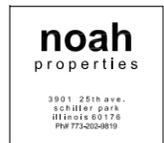
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2 WEST ELEVATION (BUILDING "B")



1 SOUTH ELEVATION (BUILDING "B")



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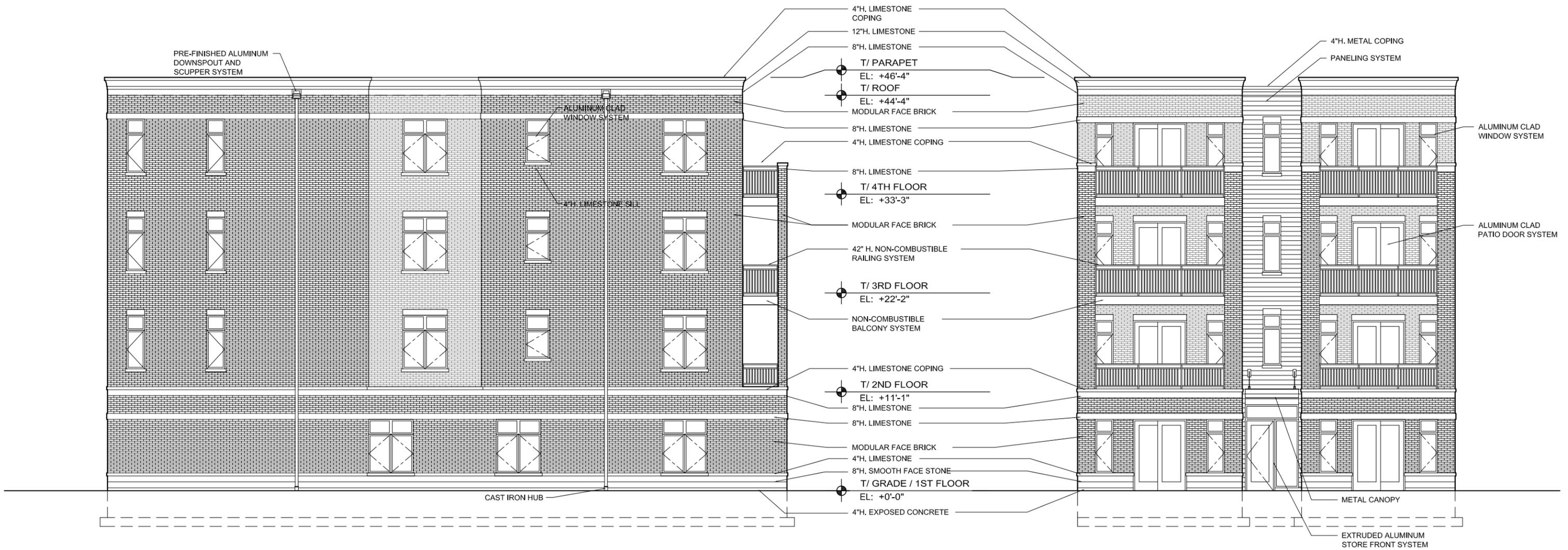
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09/12/19

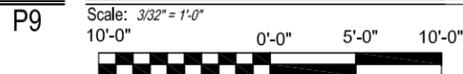
6033 W NORTH AVENUE

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2 EAST ELEVATION (BUILDING "C")



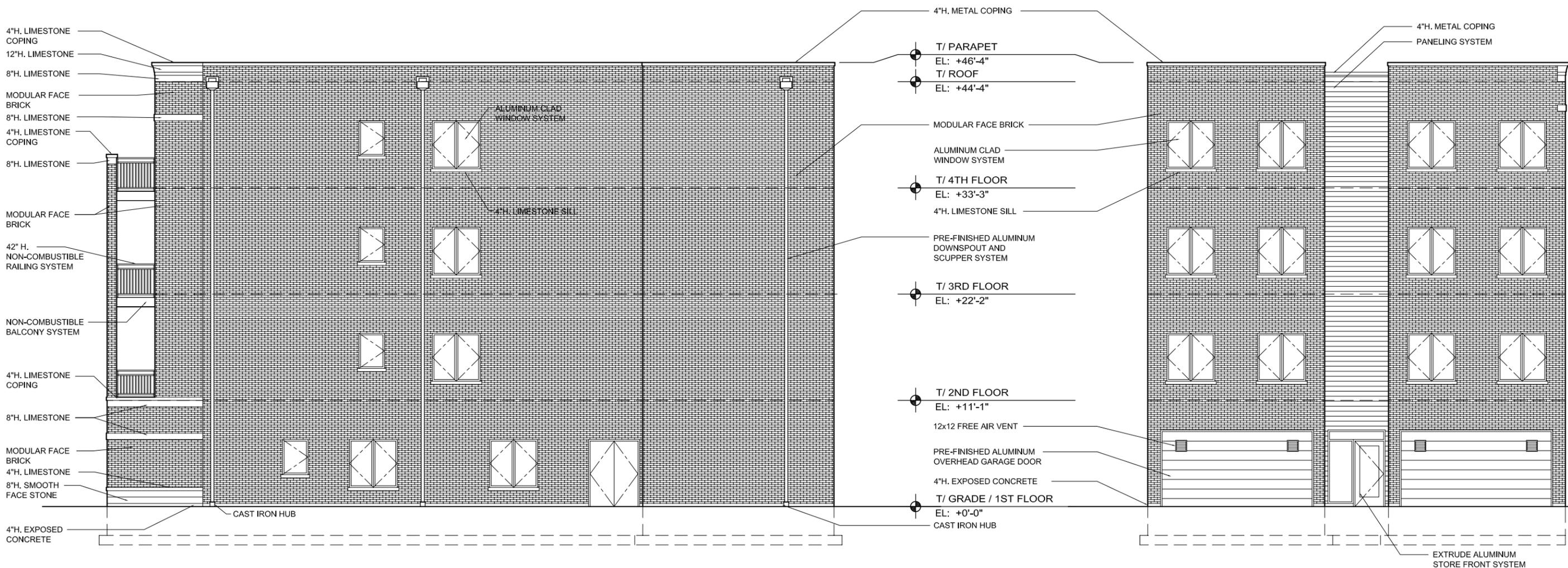
1 NORTH ELEVATION (BUILDING "C")



6033 W NORTH AVENUE

Oak Park

Illinois



2 WEST ELEVATION (BUILDING "C")

P10

Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"



1 SOUTH ELEVATION (BUILDING "C")

P10

Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"



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SUITE 300
CHICAGO, ILLINOIS 60606

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FAX. 312.750.1335

P10

09/12/19

TAB 8: Development Drawings
(g) Building Persepctive

6033 W NORTH AVENUE

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6033 W NORTH AVENUE

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Illinois



TAB 8: Development Drawings
(h) Streetscape Elevations

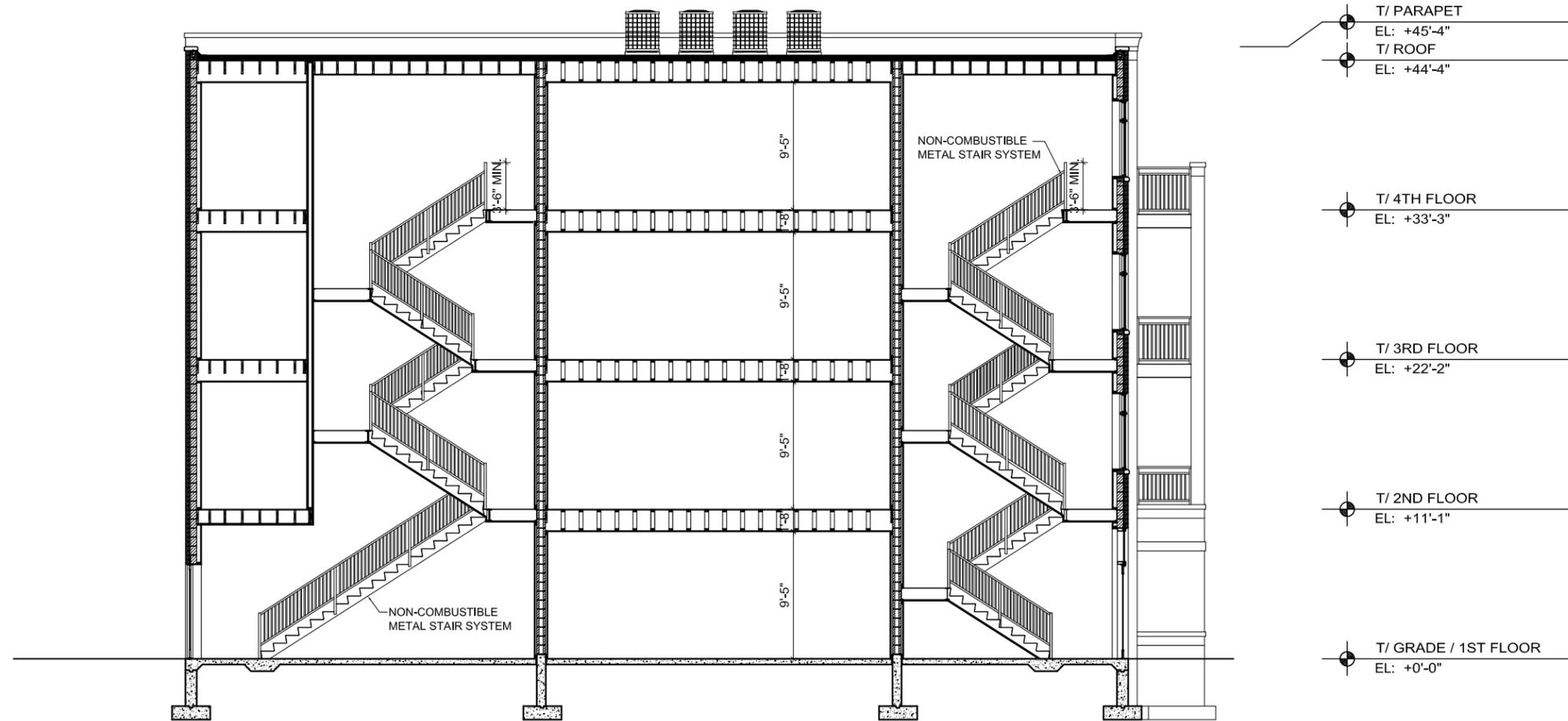
6033 W NORTH AVENUE

Oak Park

Illinois



2 STREET SCAPE ELEVATION
P11 Scale: *N.T.S.*



1 BUILDING SECTION
P11 Scale: $\frac{3}{32}'' = 1'-0''$
 10'-0" 0'-0" 5'-0" 10'-0"

TAB 8: Development Drawings
(i) Shadow Study
(Not Applicable)

TAB 8: Development Drawings
(i) Shadow Study
(Not Applicable)

TAB 8: Development Drawings
(k) Construction Logistic Plan

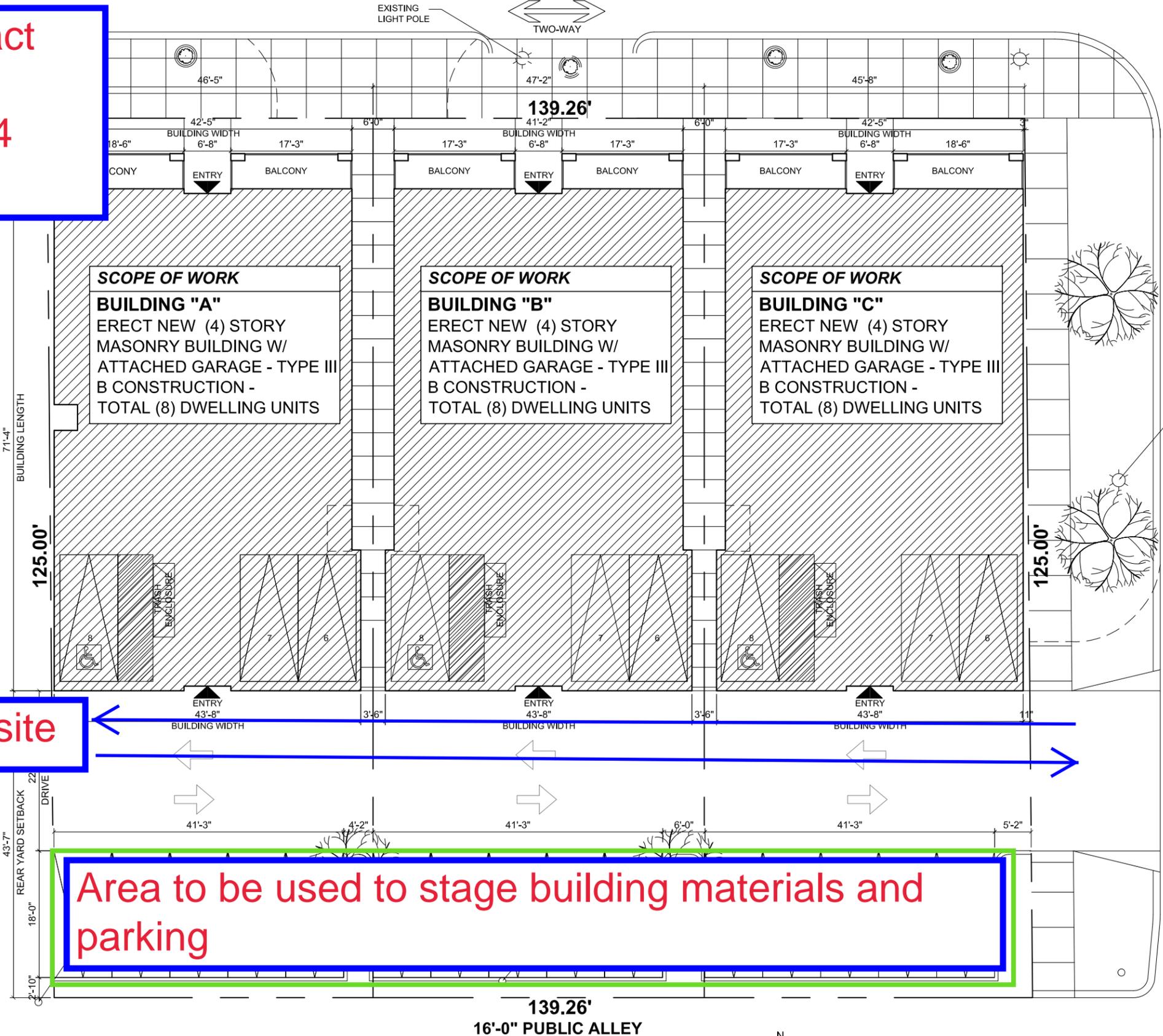
6033 W NORTH AVENUE

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Site Supervisor and site contact person
Lukas Spiewak: 312-288-1584
Office: 773-202-9819

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Fourth Floor:	3,041.83 SQ.FT.
Total:	11,666.70 SQ.FT.
Total FAR:	11,617.82 + 11,402.76 + 11,666.70 = 24,687.28 sq.ft. 24,687.28 / 17,408.75 = 1.41 FAR
Proposed Yards:	
Front Yard Setback (North):	5'-0"
Side Yard Setback (West):	5'-0"
Side Yard Setback (East):	0'-3"
Rear Yard Setback (North):	43'-7"
Residential Parking:	
Required Parking:	32 parking space
Proposed Parking:	32 parking space



Access to the site

Area to be used to stage building materials and parking



X I O S ARCHITECTS AND CONSULTANTS L.T.D.

188 N. WELLS
 SUITE 300
 CHICAGO, ILLINOIS 60606

PH. 312.750.1333
 FAX. 312.750.1335

1
 P1 SITE PLAN
 Scale: 1/16" = 1'-0"



P1

July 31, 2019

TAB 8: Development Drawings
(I) Project Schedule

6033 North Ave Oak Park – Construction schedule

Construction of three 8-unit buildings will be conducted simultaneously by different crews and trades working at the same time. All 24 units will be completed in 7-8 months, with first units ready for occupancy in 6 months, based on our experience with similar size projects.

Excavation and pouring of foundations boxes – 3-4 weeks

Sewer and water works – 4-5 weeks

Masonry work – 6 weeks per building

Structural Framing - 4 weeks and building

Roofing – 1 week

Rough-in plumbing, electrical and HVAC – 4 weeks per building

Insulation – 1.5 weeks per building

Drywall – 2 weeks per building

Tile, floor, trim installation – 6 weeks per building

Paining – 3-4 weeks per building

Electrical, HAVAC and plumbing trims – 2 weeks per building

Landscaping – 1 week per building

TAB 9: Inclusionary Housing Plan

Craig Failor
Village of Oak Park

September 26th, 2019

Housing Plan for 6603 W North Ave

These units will be luxury apartments, all 2 bedrooms, 2 bath with in unit laundry facilities. The units will be approximately 1300 square feet and be finished with high end luxury finishes such as quartz countertops, stainless steel appliances, hardwood floors, and marble baths. The units will be marketed between \$1800-\$2000 per month by Sergio and Banks real estate. Both Noah Properties and Sergio and Banks have vast knowledge and experience with more then several other projects. Should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'RC', written over a horizontal line.

Ray Casali
Sergio and Banks Real Estate
2100 Armitage Chicago.
312-671-0777

TAB 11: Responsibility to Record

Proposed Residential Planned Development at 6033 W. North Ave., Oak Park, IL
Applicant: 6033 North, LLC
Submittal Date: 9/19/19

I, Bartlomiej Przyjemski acknowledge to record a certified copy of the ordinance granting the planned development with the Cook County Recorder of Deeds and provide evidence of said recording to Village within 30 days of passage in the event the purposed planned development is approved be the Village Board.



Applicant Signature

TAB 12: Property Owner Notices

Affidavit of Notice

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

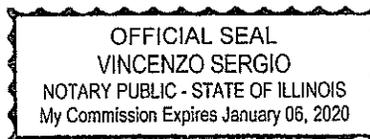
NOAH PROPERTIES, LLC
(Printed Name of Applicant)

Daniel A. Zuker
(Signature of Applicant)
Attorney In Applicant

SUBSCRIBED AND SWORN TO BEFORE ME THIS

26th DAY OF SEPT., 2019

Vincenzo Sergio
(Notary Public)



13-32-318-022-0000
JOE N CAMPBELL
1630 N MOODY AVE
CHICAGO, IL 60639

13-32-318-023-0000
MYVETT LILLIAN
1628 N MOODY
CHICAGO, IL 60639

13-32-318-024-0000
T WASHINGTON L HARRIST
1624 N MOODY AVE
CHICAGO, IL 60639

13-32-318-025-0000
TERRY WALKER
1622 N MOODY
CHICAGO, IL 60639

13-32-318-026-0000
JEFF B ALLEN
1618 N MOODY
CHICAGO, IL 60639

13-32-318-027-0000
ALEX RAMSEY
1614 N MOODY
CHICAGO, IL 60639

13-32-318-035-0000
GERALDINE W BRYANT
5522 W JACKSON BLVD
CHICAGO, IL 60644

13-32-319-009-0000
NICOLE VAZQUEZ
1631 N MOODY AVE
CHICAGO, IL 60639

13-32-319-010-0000
ROSA E NUNEZ RAMIREZ
1627 N MOODY AVE
CHICAGO, IL 60639

13-32-319-011-0000
LEON MONROE
1625 N MOODY AVE
CHICAGO, IL 60639

13-32-319-012-0000
JOHN W MCBROOM JR
1621 N MOODY AVE
CHICAGO, IL 60639

13-32-319-013-0000
RICHARD C KIMBROUGH
1619 N MOODY
CHICAGO, IL 60639

13-32-319-014-0000
KELVIN JONES
1615 N MOODY AV
CHICAGO, IL 60639

13-32-319-023-0000
MARK S JACKSON
1630 N MEADE AV 1
CHICAGO, IL 60639

13-32-319-024-0000
ROBERT E TAYIOR
1626 N MEADE AVE
CHICAGO, IL 60639

13-32-319-025-0000
CHERYL DANIEL FRAZIER
1624 MEADE AVE
CHICAGO, IL 60639

13-32-319-026-0000
CHARLES MAXWELL
1620 N MEADE AV
CHICAGO, IL 60639

13-32-319-027-0000
SAMIR ALI
4945 W GRAND AVE
CHICAGO, IL 60639

13-32-319-028-0000
EARNEST DAVIS
1614 N MEADE
CHICAGO, IL 60639

13-32-319-029-0000
BLUE MOON MGMT GROUP
PO BOX 709
ORLAND PARK, IL 60462

13-32-319-030-0000
BLUE MOON MGMT GROUP
PO BOX 709
ORLAND PARK, IL 60462

13-32-319-031-0000
BLUE MOON MGMT GROUP
PO BOX 709
ORLAND PARK, IL 60462

13-32-319-032-0000
BLUE MOON MGMT GROUP
PO BOX 709
ORLAND PARK, IL 60462

13-32-319-033-0000
BLUE MOON MGMT GROUP
PO BOX 709
ORLAND PARK, IL 60462

13-32-319-034-0000
CHENAE JONES
1742 N LATROBE
CHICAGO, IL 60639

13-32-319-035-0000
ANTHONY WILLIAMS
6108 W NORTH AVE
CHICAGO, IL 60639

13-32-319-036-0000
MARK LEE
6100 W NORTH AVE
CHICAGO, IL 60639

13-32-319-037-0000
TAXPAYER OF
6104 W NORTH AV
CHICAGO, IL 60639

13-32-319-038-0000
TAXPAYER OF
6100 W NORTH AV
CHICAGO, IL 60639

13-32-320-009-0000
JESUS ALARCON
1631 N MEADE AVE
CHICAGO, IL 60639

13-32-320-010-0000
DEUTSCHE BANK NATIONAL
PO BOX 24737
WEST PALM BE, FL 33416

13-32-320-011-0000
OSCAR L WESLEY
1625 N MEADE STREE
CHICAGO, IL 60639

13-32-320-012-0000
CHICAGO TITLE TRUST
1621 N MEADE AVE
CHICAGO, IL 60639

13-32-320-013-0000
LORRAINE PRESIDENT
1619 N MEADE AV
CHICAGO, IL 60639

13-32-320-014-0000
LILLIE HENRY
1615 MEADE
CHICAGO, IL 60639

13-32-320-022-0000
NANCY THORESDALE
5017 W FLETCHER AVE
CHICAGO, IL 60641

13-32-320-023-0000
JOSHUA GONZALEZ
1628 N MCVICKER
CHICAGO, IL 60639

13-32-320-024-0000
DENNIS Y WOIWOOD
5315 N SAINT LOUIS
CHICAGO, IL 60625

13-32-320-025-0000
CLAUDIA J LOTT
1622 N MCVICKER #O2
CHICAGO, IL 60639

13-32-320-026-0000
G WRIGHT OR D RODGERS
1004 WARWICK DRIVE
MATTESON, IL 60443

13-32-320-027-0000
ALEJANDRO L GUZMAN
1614 N MCVICKER AV
CHICAGO, IL 60639

13-32-320-029-0000
CONRAD SPIRRISON
126 CLARET KNOLL AVE
OGLESBY, IL 61348

13-32-320-030-0000
CARL PASSARELLI
6046 W NORTH AVE
CHICAGO, IL 60639

13-32-320-031-0000
MICHAEL BROOKING
545 N 260 W CIRCLE
SAINT GEORGE, UT 84770

13-32-320-032-0000
MICHAEL BROOKING
545 N 260 W CIRCLE
SAINT GEORGE, UT 84770

13-32-320-033-0000
MICHAEL BROOKING
545 N 260 W CIRCLE
SAINT GEORGE, UT 84770

13-32-320-036-0000
FREEDOM DEV GROUP NORT
910 W VAN BUREN ST#500
CHICAGO, IL 60607

13-32-320-037-0000
CHICAGO TITLE LAND TRU
10 S LA SALLE ST#2750
CHICAGO, IL 60603

13-32-321-009-0000
CESAR GONZALEZ JR
1631 N MCVICKER
CHICAGO, IL 60639

13-32-321-010-0000
A PAGAN
1627 N MCVICKER
CHICAGO, IL 60639

13-32-321-011-0000
ANGEL CAMPOVERDE
2244 N AUSTIN AVE#BSMT
CHICAGO, IL 60639

13-32-321-012-0000
ARCHIEBAL REYES
1621 N MCVICKER 1
CHICAGO, IL 60639

13-32-321-013-0000
MARSHALL LEE MILLER
1619 N MC VICKER AV
CHICAGO, IL 60639

13-32-321-014-0000
TAMECA MILES
PO BOX 53629
CHICAGO, IL 60653

13-32-321-022-0000
SERGIO F SANCHEZ
1632 N AUSTIN BLVD
CHICAGO, IL 60639

13-32-321-023-0000
BARBARA LATHAM
1828 N AUSTIN AVE
CHICAGO, IL 60639

13-32-321-024-0000
GLORIA J JEFFRIES
1624 N AUSTIN AVE
CHICAGO, IL 60639

13-32-321-025-0000
KERRY VOLL
1622 N AUSTIN
CHICAGO, IL 60639

13-32-321-026-0000
BILLY R ADAMS
209 N WALLER AV
CHICAGO, IL 60644

13-32-321-027-0000
ODILIA M ESTRADA
1616 N AUSTIN
CHICAGO, IL 60639

13-32-321-028-0000
HENRY CHOI
611 LARAMIE AVE
WILMETTE, IL 60091

13-32-321-029-0000
HENRY CHOI
611 LARAMIE AVE
WILMETTE, IL 60091

13-32-321-030-0000
AUSTIN PLAZA LLC
4849 N MILWAUKEE 302
CHICAGO, IL 60630

13-32-321-031-0000
AUSTIN PLAZA LLC
4849 N MILWAUKEE 302
CHICAGO, IL 60630

16-05-104-005-0000
GREGORY M HAJDUK
2328 N 76TH CT
ELMWOOD PARK, IL 60707

16-05-104-006-0000
GREGORY M HAJDUK
2328 N 76TH CT
ELMWOOD PARK, IL 60707

16-05-104-007-0000
WM W HOFF
417 S BOULEVARD
OAK PARK, IL 60302

16-05-104-008-0000
JIMMIE LEE HOUSE
1230 HAYES AV
OAK PARK, IL 60302

16-05-104-009-0000
STEWARD
1228 N HAYES AV
OAK PARK, IL 60302

16-05-104-010-0000
LEETHELMAN KING
1226 N HAYES AV
OAK PARK, IL 60302

16-05-104-011-0000
MCBROOM ERIK
1222 N HAYES
OAK PK, IL 60302

16-05-104-012-0000
MICHAEL INGERSOLL
1220 N HAYES AV
OAK PARK, IL 60302

16-05-104-013-0000
ROBERT L POWELL
1218 N HAYES AV
OAK PARK, IL 60302

16-05-104-014-0000
PRESTON JONES JR
1214 N HAYES
OAK PARK, IL 60302

16-05-104-015-0000
MURIEL FLOYD
1212 HAYES AV
OAK PARK, IL 60302

16-05-104-016-0000
HELENA BATHER
1231 N TAYLOR AV
OAK PARK, IL 60302

16-05-104-017-0000
HIRKO T GOODFRIEND
1229 N TAYLOR AVE
OAK PARK, IL 60302

16-05-104-018-0000
JENELLE ANN KLEMZ
1227 N TAYLOR AVE
OAK PARK, IL 60302

16-05-104-019-0000
MACAIRE JOSEPH ADAMS
1225 N TAYLOR AVE
OAK PARK, IL 60302

16-05-104-020-0000
VASILIS LLC
1146 MAPLE AVE
LA GRANGE PK, IL 60526

16-05-104-021-0000
HEATHER CORWIN
1219 N TAYLOR AVE
OAK PARK, IL 60302

16-05-104-022-0000
IVAN BRESCHNEV
1215 N TAYLOR
OAK PARK, IL 60302

16-05-104-023-0000
ANGELA ATWATER
1213 N TAYLOR AVE
OAK PARK, IL 60302

16-05-104-026-0000
D KIRKLAND W FEEHAN
114 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-104-027-0000
MARGARET R MCKENZIE
110 LEMOYNE PKWY
OAK PARK, IL 60302

16-05-104-028-0000
DAVID WEINTROB
108 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-104-029-0000
DONALD R NICHOLSON
104 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-104-030-0000
STEVEN NEWBERG
102 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-105-001-0000
RAY BEIKZADEH
PO BOX 1006
OAK PARK, IL 60304

16-05-105-007-0000
DEEP RIVER DEVELOPMENT
805 LAKE ST
OAK PARK, IL 60301

16-05-105-008-0000
DEEP RIVER DEV LLC
805 LAKE ST
OAK PARK, IL 60301

16-05-105-009-0000
DEEP RIVER DEVELOPMENT
805 LAKE ST
OAK PARK, IL 60301

16-05-105-010-0000
FRANKLIN LYNN RELF
1230 N TAYLOR AVE
OAK PARK, IL 60302

16-05-105-011-0000
GEORGE E RERGUSON
1228 N TAYLOR
OAK PARK, IL 60302

16-05-105-012-0000
MAURICE A COLLINS
1226 TAYLOR
OAK PARK, IL 60302

16-05-105-013-0000
DARYL LOUIS THOMPSON
1224 N TAYLOR AV
OAK PARK, IL 60302

16-05-105-014-0000
JOHN LYNDA HALL
1220 N TAYLOR
OAK PARK, IL 60302

16-05-105-015-0000
PETER MILOJEVIC
1218 N TAYLOR AV
OAK PARK, IL 60302

16-05-105-016-0000
FRANCESCO BARRAT
1216 N TAYLOR AVE
OAK PARK, IL 60302

16-05-105-017-0000
J MCCLURG U MERTEN
1212 N TAYLOR ST
OAK PARK, IL 60302

16-05-105-018-0000
MIKA SELENA YAMAMOTO
1233 N HUMPHREY AVE
OAK PARK, IL 60302

16-05-105-019-0000
ZACHARY J STEDT
1229 N HUMPHREY AVE
OAK PARK, IL 60302

16-05-105-020-0000
DONALD TARVER
1227 N HUMPHREY
OAK PARK, IL 60302

16-05-105-021-0000
LESLEE N SMITH
1223 N HUMPHREY AVE
OAK PARK, IL 60302

16-05-105-022-0000
MILDRED HILL
1221 N HUMPHREY
OAK PARK, IL 60302

16-05-105-023-0000
AARON HOLLY TRAVIS
1219 N HUMPHREY AVE
OAK PK, IL 60302

16-05-105-024-0000
DANIELLE SPENCER
126 PARKS ROAD
JACKSON, MS 39212

16-05-105-025-0000
MR MRS T WRIGHT
1213 N HUMPHREY
OAK PARK, IL 60302

16-05-105-026-0000
MARY KAY SHAW
52 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-105-027-0000
MICHAEL COHEN
48 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-105-028-0000
RUBY C COLLINS TTEE
46 LEMOYNE PARKWAY
OAK PARK, IL 60302

16-05-105-029-0000
BESSIE KEVIN BUFORD
42 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-105-030-0000
D WARGULA A SPINILLO
40 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-105-031-0000
SUSAN R STOCK
38 LE MOYNE PKWY
OAK PARK, IL 60302

16-05-105-032-0000
AUDREY DAVIS
34 LEMOYNE PKWY
OAK PARK, IL 60302

16-05-105-033-0000
JUANITA FLAGLER
30 LEMOYNE PKWY
OAK PARK, IL 60302

16-05-105-034-0000
CALVIN LOWENSTEIN
6041 W NORTH AV 43
OAK PARK, IL 60302

16-05-105-035-0000
HEE S KIM
6039 W NORTH AVE
OAK PARK, IL 60302

16-05-105-037-0000
STANLEY PIERCE
1656 N RUTHERFORD
CHICAGO, IL 60707

16-05-105-038-0000
CEDRICK HUNTER LIV TRS
6049 NORTH AVE
OAK PARK, IL 60302

16-05-106-011-0000
CYNTHIA BELL
1230 N HUMPHREY
OAK PARK, IL 60302

16-05-106-012-0000
KEVIN G WADE
1228 N HUMPHREY AVE
OAK PARK, IL 60302

16-05-106-013-0000
S MARK S NEWOKA
837 S HUMPHREY AVE
OAK PARK, IL 60304

16-05-106-014-0000
JOHN VANESSA THOMAS
1224 N HUMPHREY
OAK PARK, IL 60302

16-05-106-015-0000
RAYMOND EMILY HODGE
1220 N HUMPHREY AV
OAK PARK, IL 60302

16-05-106-016-0000
MERRY C GOODE
1218 N HUMPHREY AVE
OAK PARK, IL 60302

16-05-106-017-0000
TUWANDA WILLIAMSON
1216 N HUMPHREY
OAK PARK, IL 60302

16-05-106-018-0000
VALERIE J CAMMON
1214 N HUMPHREY
OAK PARK, IL 60302

16-05-106-019-0000
GREENPLAN NORTH AUSTIN
41 CHICAGO AVE
OAK PARK, IL 60302

16-05-106-020-0000
JESSIE BRUMFIELD
PO BOX 2156
OAK PARK, IL 60303

16-05-106-021-0000
J BRUMFIELD T GRAYER
1526 N AUSTIN AVE
OAK PARK, IL 60302

16-05-106-022-0000
JUAN GALVEZ
1522 N AUSTIN BLVD
OAK PARK, IL 60302

16-05-106-023-0000
SANDERS RUBY INGRAM
1609 SUGARCREEK DR
JOLIET, IL 60433

16-05-106-024-0000
FRENCHIE L NOEL
1516 N AUSTIN
OAK PARK, IL 60302

16-05-106-025-0000
ADAM JONES
1514 N AUSTIN
OAK PARK, IL 60302

16-05-106-026-0000
LAVERNE SCHWARTZ
24 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-106-027-0000
GEOFFREY KING
22 LEMOYNE PKWY
OAK PARK, IL 60302

16-05-106-028-0000
BRIAN JAMIE SHAMHART
12 W LEMOYNE PKWY
OAK PARK, IL 60302

16-05-106-029-0000
D J HULSE
10 LE MOYNE PKWY
OAK PARK, IL 60302

16-05-106-030-0000
MORTGAGE ASSETS MGMT
PO BOX 85400
AUSTIN, TX 78708

16-05-106-031-0000
PALAJI BROTHERS POLL
1625 N COMMERCE PKWY31
WESTON, FL 33326

16-05-106-033-0000
US BANK TAX DEPT
2800 E LAKE ST
MINNEAPOLIS, MN 55406

16-05-106-034-1001
PERCY L HARRINGTON JR
2 LEMOYNE PKWY #1N
OAK PARK, IL 60302

16-05-106-034-1002
NEW NETT INC
129 S EUCLID AVE
OAK PARK, IL 60302

16-05-106-034-1003
ASHOK NUTAN BANSAL
1228 HAMILTON LN
NAPERVILLE, IL 60540

16-05-106-034-1004
KETUL PATEL
404 S WARWICK AV
WESTMONT, IL 60559

16-05-106-034-1005
DEBRA GREENE SMITH
2 LEMOYNE PKWY #3N
OAK PARK, IL 60302

16-05-106-034-1006
ASHOK K BANSAL
1228 HAMILTON LANE
NAPERVILLE, IL 60540

16-05-200-001-0000
URBAN SITES INC
6677 N LINCOLN #210
LINCOLNWOOD, IL 60712

16-05-200-004-0000
AARON NEWSOM
1541 N AUSTIN AVE
CHICAGO, IL 60651

16-05-200-005-0000
LASHA LEE MORALES
1539 N AUSTIN BLVD
CHICAGO, IL 60651

16-05-200-006-0000
JOSE G QUIZHPI
4728 N ST LOUIS
CHICAGO, IL 60625

16-05-200-007-0000
LARRY SMITH
801 N FEDERAL #1090
CHANDLER, AZ 85226

16-05-200-008-0000
PORT GLASGOW INC
1608 N MASON
CHICAGO, IL 60639

16-05-200-009-0000
HELENE V DANIELS
1523 N AUSTIN BLVD
CHICAGO, IL 60651

16-05-200-010-0000
R B ROSS
1521 N AUSTIN BLVD
CHICAGO, IL 60651

16-05-200-011-0000
BILL DEBRA WILBORN
1517 N.AUSTIN
CHICAGO, IL 60651

16-05-200-012-0000
JOHNNY TONEY
1511 N AUSTIN BLVD
CHICAGO, IL 60651