PLANNING & ZONING COMMISSION
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

Regular Meeting
Wednesday, June 3, 2026
6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
   A. Special Planning & Zoning Commission Meeting Minutes dated May 13, 2026
4. UNFINISHED BUSINESS
5. NEW BUSINESS
   A. Final Plat of Subdivision Oak Brook Reserve - 2715, 2815, 2915 Jorie Blvd.
   B. Planned Development - OB22 - Franklin Partners - 1211-1315 22nd Street
   C. Planned Development - 1315 16th Street (Lot 2 of Franklin North Subdivision) - MDG LLC.
6. PUBLIC COMMENT
7. ADJOURNMENT

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date.

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: May 27, 2026

FILE NOS: 2026-6-SR-FP

DESCRIPTION: Final Plat of Subdivision

PETITIONERS: Lance Oriti
Kimley-Horn Associates, Inc.
10814 Jollyville Road
Building IV, Suite 200
Austin, TX 78759

LOCATION: North of Oak Brook Road and east Jorie Boulevard.

ADDRESS: 2715, 2815, and 2915 Jorie Blvd

ACREAGE: 80 acres

EXISTING ZONING/USE: ORA-3 Office-Research-Assembly District and R-1 Single-Family Detached Residence District, single-family home.

ZONING/USE OF SURROUNDING PROPERTY:

North: ORA-1 Office-Research-Assembly District, office buildings and R-1, Single-Family Residential, Butler National Golf Course

South: R-3 Single-Family Detached Residence District, Village Hall of Oak Brook. Oak Brook Road is to the immediate south of the property and residential single family homes (R-2) are to the south of Oak Brook Road.

East: R-1, Single-Family Detached Residence District, Oak Brook Bath and Tennis, CR Conservation/ Recreation Area, Oak Brook library, and Oak Brook Golf Course

West: CR Conservation/ Recreation Area, Oak Brook Park District, R-3 Single-Family Detached Residence District, single-family homes.

CONTROLLING AGREEMENTS:

Ordinance 1958-S-1 – Annexing Property, 05/1/1958
Ordinance 1997-S-880 – to permit a heliport
Ordinance 2023-S-1674 – to permit a parking lot expansion.

STAFF REPORT – FINAL PLAT
OAK BROOK RESERVE – 2815 JORIE BLVD
CASE NO. 2026-6-SR-FP

Ordinances related to McDonald's development/ ORA-3 District : Ord. G-60, 3-22-1966; Ord. G-233, 5-31-1978; Ord. G-305, 9-8-1981; Ord. G-447, 4-24-1990; Ord. G-558, 7-25-1995; Ord. G-696, 6-11-2002; Ord. G-1163, 4-28-2020; Ord. G-1261, 10-22-2024

DISCUSSION:

JPD Oak Brook Holdings, LLC, owner of the property located at 2715, 2815, and 2915 Jorie Boulevard, has submitted a petition requesting approval of a final plat of subdivision for the 80-acre property currently identified as Butler GHQ Subdivision. The 4-lot property is improved with the multi-tenant office building, the Hyatt Lodge, ACE Hardware HQ, and surface parking lots. The proposed subdivision, Oak Brook Reserve, would create three (3) lots. The subject lots appear to comply with the bulk requirements of the ORA-3, Office- Research-Assembly zoning district.

Please see the materials provided by the petitioner in the case file for a more detailed description and the rationale for this request.

STAFF COMMENTS:

1. The subject parcel existed as McDonald's Corporation and was subsequently purchased by JPD Oak Brook Holdings LLC in 2019.
2. The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as ORA-3, Office-Research-Assembly District under Panning District 2.
3. The proposal complies with the minimum lot size and setback requirements for the ORA-3, Office- Research-Assembly zoning district. The proposed subdivision, Oak Brook Reserve, creates three (3) lots that are 24.01-acres, 24.01-acres, and 32.53-acres in area.
4. The final subdivision plat includes easements for each subdivided parcel.
5. Staff finds that the proposed Lot 2 is irregularly shaped and could be revised to create a more regular configuration. If the revised Lot 2 results in an area smaller than the required 24 acres, staff recommends that the applicant seek a variance for the undersized lot.
6. The Village Engineer has reviewed this submittal, and his comments are included in the case file.
7. The Butler GHQ Subdivision, Lot 2 restriction (R1980-44966) shall be retained and remain in effect as noted: Restriction hereby declared that Lot 2 be kept, maintained and preserved in its natural state, and except for hiking trails and bicycle and bridle paths, the exiting roadway of a replacement thereof, an entrance way installation including signs, gate, guard house and vehicular turn around area near the intersection of said roadway and 31st St., public utilities and public road improvements all of which shall be subject to prior written approval of the Village of Oak Brook (which approval shall not be unreasonably withheld) no structure or improvements of any kind, weather temporary or permanent shall be erected or permitted on this Lot, nor shall any use be made of any portion thereof for vehicular parking , theatrical or musical presentations or performances, picnicking, camping or similar activities.

8. Staff notes shared common features in the Lots such as bridges, walking paths, drive aisles, parking lots etc.
9. This property is located in the regulatory floodplain and floodway.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission has the responsibility to make a recommendation on this request for a subdivision. Please include in your consideration, your findings with respect to the standards specified in the Zoning Ordinance for a Final Plat of Subdivision. The materials submitted by the applicant specifically addresses these standards.

CONCLUSION:

Based on the information provided, if it is the opinion of the Planning & Zoning Commission that the applicant has satisfied the requirements of the Subdivision Regulations for approval of the final plat, a recommendation would be in order to approve this request as presented, subject to the following conditions:

- Final engineering approval prior to recording of the Plat.
- Recording of the document by Village staff.
- A declaration of covenants, conditions, restrictions, easements, and shared maintenance agreements for the three (3) lots is required and shall be recorded.
- Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

Respectfully Submitted,

Rama Raman

Rama Raman
Village Planner

May 23, 2026

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
2815 Jorie Boulevard – Subdivision	SD 26 2	1	Not Approved

EZA Engineering received the following permit submittal documents on April 13, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of Subdivision	Kimley Horn	6	3-10-26

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

FINAL PLAT OF SUBDIVISION

1. Title 14-4-2.B.2 – Provide a full and detailed description of the land embraced in the plat in accordance with the referenced section.
2. Title 14-4-2.B.2 – Revise PIN 06-26-401-015 to 06-26-400-015.
3. Title 14-4-2.C.1 – The limits of the subdivision are shown differently on the existing plat than the final plat (see south property line of existing lot 2). This appears to be due to an indicated Exception. Provide a reference (recorded document?) to the Exception on the final plat.
4. Title 14-4-2.C.2 – Provide a narrative (not to be recorded with the subdivision plat) identifying and providing reasons for all easements to be granted and/or abrogated.
5. Title 14-4-2-C.2 – Provide an exhibit with approximate locations of all private utilities (storm, sanitary, water, electric, gas, telecom, fiber, etc.) serving buildings on each proposed lot. If a service to Lot 1 is located on Lot 2 (or another similar example), a private easement between property owners shall be granted.lllllllllllllllll
6. Title 14-4-2.C.4 – Section lines are located within the subdivision. Show all section lines on the plat and accurately tie them to the lines of the subdivision by distances and angles.
7. Title 14-4-2-C.9 – Provide written confirmation in agreement from the Flagg Creek Water Reclamation District that the Waste Water Sewer Easement Provisions are adequate.
8. Title 14-4-2.D – Address the following certificate comments:
    - Include all easements shown on the detail sheets (3-5) on the main subdivision sheet (2).
    - In the Owner's Certificate, replace **Downers Grove* or Hinsdale* Sanitary District** with **Flagg Creek Water Reclamation District**.
    - Revise the **Plan Commission Certificate** to the **Planning and Zoning Commission Certificate**. Revise the reference within the certificate language as well.
    - In the Sanitary District Certificate, revise **Secretary of the _____ Sanitary District** to **Executive Director of the Flagg Creek Water Reclamation District**.
    - Remove the Certificate of Township Highway Commissioner.
    - Add the **Certificate of County Engineer**.
9. Add the **Submitted By:** block, which shall include the name and mailing address.
10. Land improvements are not required for this subdivision. Therefore, a Subdivision Improvement Agreement (SIA) is not required. A response to this comment is not necessary.
11. Provide an itemized comment response letter in the next submittal.

VILLAGE OF OAK BROOK
Illinois

BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523

May 14, 2026

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a final plat of subdivision.

MEETING DATE AND INFORMATION:

Planning & Zoning Commission .....6:30 p.m., Wednesday, June 3, 2026
Board of Trustees Meeting..... 7:00 p.m., Tuesday, July 14, 2026***
*** Pending P&Z

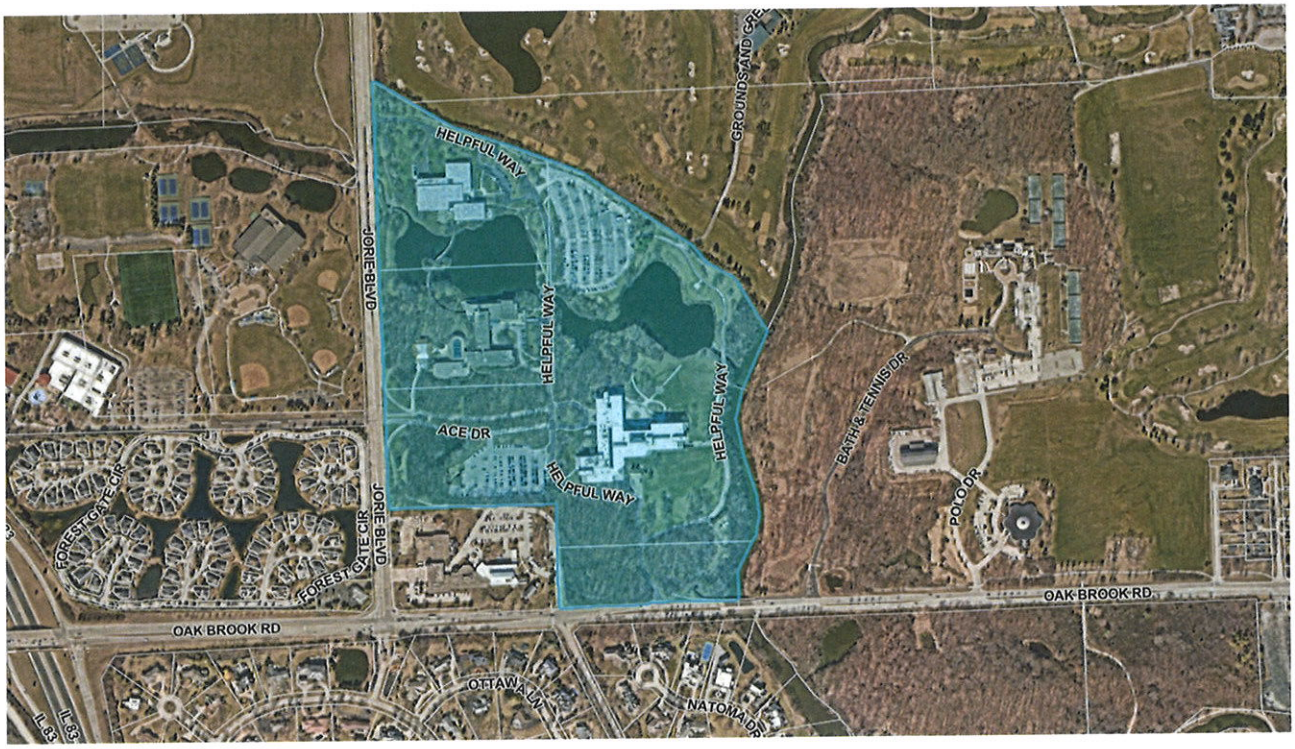
The application has been filed by:	Lance Oriti Kimley-Horn and Associates Austin, TX
The property is located at:	2715/2815/2915 Jorie Blvd
Relationship of applicant to property:	Agent

Kimley-Horn and Associates with the approval of JPD Oak Brook Holdings, LLC, owner of the property located at 2715, 2815, and 2915 Jorie Boulevard, has submitted a petition requesting approval of a final plat of subdivision for the 80-acre property currently identified as Butler GHQ Subdivision. The 4-lot property is improved with the multi-tenant office building, the Hyatt Lodge, ACE Hardware HQ, and surface parking lots. The proposed subdivision, Oak Brook Reserve, would create three (3) lots that are 24.01-acres, 24.01-acres, and 32.53-acres in area.

For more detailed information of the request, please contact the Development Services Department at 630-368-5103 between 8 AM-4 PM, Monday through Friday, except for holidays.

Sincerely,

Rebecca Von Drasek
Development Services Director



*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property.

The Village of Oak Brook, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 630-368-5010 as soon as possible before the meeting date.

All meetings are held in the Samuel E. Dean Board Room of the Oak Brook Village Hall, Butler Government Center located at 1200 Oak Brook Road (31st Street) and Spring Road, Oak Brook, Illinois.

ITEM 6.D.1.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
May 12, 2026

SUBJECT: Referral – 2715, 2815, and 2915 Jorie Blvd – Final Plat of Subdivision Oak Brook Reserve

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for the final plat of subdivision to the Planning & Zoning Commission for review and recommendation.

Background/History:
JPD Oak Brook Holdings, LLC, owner of the property located at 2715, 2815, and 2915 Jorie Boulevard, has submitted a petition requesting approval of a final plat of subdivision for the 80-acre property currently identified as Butler GHQ Subdivision. The 4-lot property is improved with the multi-tenant office building, the Hyatt Lodge, ACE Hardware HQ, and surface parking lots. The proposed subdivision, Oak Brook Reserve, would create three (3) lots that are 24.01-acres, 24.01-acres, and 32.53-acres in area. The subject lots appear to comply with the bulk requirements of the ORA-3, Office, Research, and Assembly zoning district.

Recommendation:
Staff recommends that the Village Board refer Final Plat to the Planning & Zoning Commission (P&Z) for public meeting, review and recommendation.

Attachments:
1. Exhibits - Referral

Record No: SD-26-2

Subdivision Application

Status: Active

Submitted On: 4/8/2026

Primary Location

2815 JORIE BLVD
OAK BROOK, IL 60523

Owner

JPD OAK BROOK HOLDINGS
109 W 7TH ST STE 200
GEORGETOWN , TX 78626

Applicant

Lance Oriti
[redacted]
10814 Jollyville Road, Building IV
Suite 200
Austin, TX 78759

Project Information

Subdivision Type*

Final Plat of Subdivision

Subdivision Title*

Oak Brook Reserve

Date Filed*

03/26/2026

Village Code Info

Number of Street Frontages for Public Hearing Signs*

2

General Location and Legal Address of Property to be Subdivided*

Commercial

Are you seeking any variation (relief) to the subdivision regulations?*

No

If YES, list the specific section in the Subdivision Regulations and attach a detailed explanation of the relief you are seeking:

Relationship of Applicant to Property Owner*

Agent

Owner of Record*

JPD Oak Brook Holdings, LLC

Phone*

(512)-762-6750

Address*

109 W 7th Street, Suite 200

City, State, Zip*

Georgetown TX 78626

Is the property in Trust?*

No

I (we) certify that all of 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) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.*

Lance Oriti
Mar 20, 2026

OWNERS AFFIDAVIT FOR SUBDIVISIONS OF NOT MORE THAN FIVE (5) LOTS This plat contains the entire contiguous undeveloped land area in which I have any interest.*

Lance Oriti
Mar 20, 2026

Sizing by Land Use Category

Number of Lots by Type*

Commercial

Number of Lots*

3

Number of Acres by Type*	Number of Acres*
Commercial	80.55

Number of Square Feet by Type*	Number of Square Feet*
Commercial	3508884

April 8, 2026

Letter of Explanation

JPD Oak Brook Holdings, owner of the Oak Brook Reserve Campus, wishes to subdivide the property into three new lots. Currently, the project site contains two lots. Existing Lot 1 contains a hotel and two office buildings, while existing Lot 2 contains a preservation restriction over it, and therefore, does not contain any structures. The proposed subdivision would create three new lots, each with a minimum area of 24 acres to conform with the ORA3 zoning regulations. No new development is proposed with this Subdivision Application and no changes to the current zoning regulations are being requested. The purpose of the Subdivision Application is to allow each of the three existing buildings to be located on their own lot, which will allow ownership to better allocate the campus expenses. A Property Owner's Association will be created to define expenses related to each lot and to shared property features.

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April 8, 2026

Lance Oriti
Kimley-Horn and Associates, Inc.
10814 Jollyville Road
Building IV, Suite 200
Austin, TX 78759

Re: Revised Plat Application
Oak Brook Reserve
2715 / 2815 / 2915 Jorie Blvd
Oak Brook, IL 60523
Owner's Authorization

Dear Mr. Oriti:
This letter shall serve as authorization for Kimley-Horn and Associates, Inc. to represent and act on behalf of JPD Oak Brook Holdings, LLC for the purpose of preparing and submitting all required applications associated with the Revised Plat Application for Oak Brook Reserve.

Please contact Jonathan McNaughton if additional information is required.
Jonathan McNaughton: jmcnaughton@improveone.com

Signed by:

[redacted]

Name: Paul McNaughton
Title: Manager, JPD Oak Brook Holdings, LLC

Application Fee

Record No.**SD-26-2**

Status Completed

Type Payment

Assignee Lance Oriti

Invoice ID 266260

Became Active April 9, 2026

Due Date None

Fee Breakdown

Fee Name	Total Fee	Paid	Due
✓ Public Hearing Signs	$100.00	$100.00	$0.00
✓ Final Plat of Subdivision-No Improvements	$750.00	$750.00	$0.00
✓ Plan Review Fee: Engineering	$1,000.00	$1,000.00	$0.00
Subdivision Amendment and/or Variation	$0.00	$0.00	$0.00
Time Extension Fee	$0.00	$0.00	$0.00
Final Plat of Consolidation and/or Plat of Vacation	$0.00	$0.00	$0.00
Total	**$1,850.00**	**$1,850.00**	**$0.00**

Payment History

Date	Method	Note	Paid
04/13/2026	Credit Card		$1,850.00

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-401-008
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

$41,491.46 PAID May 14, 2025

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

10626401008061430004149146 51

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 Tax

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06-26-401-008
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

$41,491.46 PAID August 18, 2025

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

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20626401008061430004149146 52

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	2,001.28	COUNTY OF DU PAGE	0.0832	1,852.14
0.0180	400.70	PENSION FUND	0.0165	367.30
0.0291	647.80	HEALTH DEPARTMENT	0.0250	556.52
0.0103	229.30	PENSION FUND	0.0114	253.78
0.1001	2,228.34	FOREST PRESERVE DIST	0.1213	2,700.26
0.0075	166.96	PENSION FUND	0.0097	215.94
0.0132	293.86	DU PAGE AIRPORT AUTH	0.0122	271.60
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0426	948.34	YORK TOWNSHIP	0.0425	946.10
0.0047	104.62	PENSION FUND	0.0020	44.52
0.0449	999.52	YORK TWP ROAD	0.0443	986.18
0.0014	31.16	PENSION FUND	0.0008	17.80
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.3085	6,867.58	OAK BROOK PARK DIST	0.2842	6,326.62
0.0180	400.70	PENSION FUND	0.0219	487.52
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2629	28,113.66	GRADE SCHOOL DIST 53	1.2255	27,281.06
0.0152	338.38	PENSION FUND	0.0148	329.46
1.6596	36,944.70	HIGH SCHOOL DIST 86	1.5964	35,537.72
0.0439	977.26	PENSION FUND	0.0366	814.76
0.1907	4,245.20	COLLEGE DU PAGE 502	0.1794	3,993.64
		** TIF **		
3.8605	85,939.36	TOTALS	3.7277	82,982.92
2023	**2,226,120**	**Assessed Value**	**2024**	**2,226,116**

Mailed to:
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

Property Location:
2715 JORIE BLVD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-401-008

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 14, 2025
2nd INST PAID August 18, 2025

TIF Frozen Value	
Fair Cash Value	6,679,000
Land Value	2,179,421
+ Building Value	46,695
= Assessed Value	**2,226,116 ***
x State Multiplier	1.0000
- Equalized Value	2,226,116
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	2,226,116
x Tax Rate	3.7277
= Total Tax Due	82,982.92
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/30/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
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06-26-401-009
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

$54,176.04 PAID May 14, 2025

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

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☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

10626401009861430005417604 51

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06-26-401-009
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

$54,176.04 PAID August 18, 2025

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

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NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

20626401009861430005417604 52

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	2,613.10	COUNTY OF DU PAGE	0.0832	2,418.36
0.0180	523.20	PENSION FUND	0.0165	479.60
0.0291	845.84	HEALTH DEPARTMENT	0.0250	726.66
0.0103	299.38	PENSION FUND	0.0114	331.36
0.1001	2,909.58	FOREST PRESERVE DIST	0.1213	3,525.80
0.0075	218.00	PENSION FUND	0.0097	281.94
0.0132	383.68	DU PAGE AIRPORT AUTH	0.0122	354.62
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0426	1,238.22	YORK TOWNSHIP	0.0425	1,235.34
0.0047	136.62	PENSION FUND	0.0020	58.14
0.0449	1,305.10	YORK TWP ROAD	0.0443	1,287.64
0.0014	40.70	PENSION FUND	0.0008	23.26
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.3085	8,967.08	OAK BROOK PARK DIST	0.2842	8,260.76
0.0180	523.20	PENSION FUND	0.0219	636.56
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2629	36,708.34	GRADE SCHOOL DIST 53	1.2255	35,621.30
0.0152	441.82	PENSION FUND	0.0148	430.18
1.6596	48,239.10	HIGH SCHOOL DIST 86	1.5964	46,402.14
0.0439	1,276.02	PENSION FUND	0.0366	1,063.84
0.1907	5,543.02	COLLEGE DU PAGE 502	0.1794	5,214.58
		** TIF **		
3.8605	112,212.00	TOTALS	3.7277	108,352.08
2023	**2,906,670**	**Assessed Value**	**2024**	**2,906,674**

Mailed to:
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

Property Location:
2815 JORIE BLVD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-401-009

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 14, 2025
2nd INST PAID August 18, 2025

TIF Frozen Value	
Fair Cash Value	8,720,900
Land Value	1,812,005
+ Building Value	1,094,669
= Assessed Value	**2,906,674 ***
x State Multiplier	1.0000
- Equalized Value	2,906,674
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	2,906,674
x Tax Rate	3.7277
= Total Tax Due	108,352.08
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/30/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-401-010

JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

$155,320.63 PAID May 14, 2025

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

10626401010661430015532063 31

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-401-010

JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

$155,320.63 PAID August 18, 2025

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

20626401010661430015532063 32

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	6,398.38	COUNTY OF DU PAGE	0.0832	6,933.32
0.0180	1,281.10	PENSION FUND	0.0165	1,375.00
0.0291	2,071.12	HEALTH DEPARTMENT	0.0250	2,083.34
0.0103	733.06	PENSION FUND	0.0114	950.00
0.1001	7,124.32	FOREST PRESERVE DIST	0.1213	10,108.30
0.0075	533.80	PENSION FUND	0.0097	808.34
0.0132	939.48	DU PAGE AIRPORT AUTH	0.0122	1,016.68
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0426	3,031.94	YORK TOWNSHIP	0.0425	3,541.68
0.0047	334.50	PENSION FUND	0.0020	166.66
0.0449	3,195.62	YORK TWP ROAD	0.0443	3,691.66
0.0014	99.64	PENSION FUND	0.0008	66.66
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.3085	21,956.60	OAK BROOK PARK DIST	0.2842	23,683.30
0.0180	1,281.10	PENSION FUND	0.0219	1,825.00
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2629	89,883.24	GRADE SCHOOL DIST 53	1.2255	102,124.86
0.0152	1,081.82	PENSION FUND	0.0148	1,233.34
1.6596	118,117.20	HIGH SCHOOL DIST 86	1.5964	133,033.14
0.0439	3,124.46	PENSION FUND	0.0366	3,050.00
0.1907	13,572.52	COLLEGE DU PAGE 502	0.1794	14,949.98
		** TIF **		
3.8605	274,759.90	TOTALS	3.7277	310,641.26
2023	**7,117,210**	**Assessed Value**	**2024**	**8,333,322**

Mailed to:
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

Property Location:
2915 JORIE BLVD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-401-010

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 14, 2025
2nd INST PAID August 18, 2025

TIF Frozen Value	
Fair Cash Value	25,002,500
Land Value	6,547,877
+ Building Value	1,785,445
= Assessed Value	**8,333,322 ***
x State Multiplier	1.0000
- Equalized Value	8,333,322
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	8,333,322
x Tax Rate	3.7277
= Total Tax Due	310,641.26
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/30/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

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MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-400-015

JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

$1,553.21 PAID May 14, 2025

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

10626400015661430000155321 31

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-400-015

JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

$1,553.21 PAID August 18, 2025

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

20626400015661430000155321 32

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	74.92	COUNTY OF DU PAGE	0.0832	69.32
0.0180	15.00	PENSION FUND	0.0165	13.76
0.0291	24.24	HEALTH DEPARTMENT	0.0250	20.84
0.0103	8.58	PENSION FUND	0.0114	9.50
0.1001	83.42	FOREST PRESERVE DIST	0.1213	101.08
0.0075	6.24	PENSION FUND	0.0097	8.08
0.0132	11.00	DU PAGE AIRPORT AUTH	0.0122	10.18
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0426	35.50	YORK TOWNSHIP	0.0425	35.42
0.0047	3.92	PENSION FUND	0.0020	1.66
0.0449	37.42	YORK TWP ROAD	0.0443	36.92
0.0014	1.16	PENSION FUND	0.0008	0.66
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.3085	257.08	OAK BROOK PARK DIST	0.2842	236.84
0.0180	15.00	PENSION FUND	0.0219	18.24
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2629	1,052.38	GRADE SCHOOL DIST 53	1.2255	1,021.24
0.0152	12.66	PENSION FUND	0.0148	12.34
1.6596	1,382.96	HIGH SCHOOL DIST 86	1.5964	1,330.34
0.0439	36.58	PENSION FUND	0.0366	30.50
0.1907	158.90	COLLEGE DU PAGE 502	0.1794	149.50
		** TIF **		
3.8605	3,216.96	TOTALS	3.7277	3,106.42
2023	**83,330**	**Assessed Value**	**2024**	**83,333**

Mailed to:
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

Property Location:
OAK BROOK RD
OAK BROOK IL 60521

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-400-015

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 14, 2025
2nd INST PAID August 18, 2025

TIF Frozen Value	
Fair Cash Value	250,000
Land Value	83,333
+ Building Value	
= Assessed Value	**83,333 ***
x State Multiplier	1.0000
- Equalized Value	83,333
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	83,333
x Tax Rate	3.7277
= Total Tax Due	3,106.42
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/30/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 0626401008
2. Common Address: 2715 Jorie Blvd. Oak Brook, Illinois 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Existing Legal Description: Lot 1, Butler GHQ Subdivision, Document R80-44966

Proposed Legal Description: Lot 1, Oak Brook Reserve Subdivision

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

Lance Oriti

Printed Name

[redacted]

Signature

Date

4-8-2026

Relationship to Applicant:

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 0626401009
2. Common Address: 2815 Jorie Blvd. Oak Brook, Illinois 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Existing Legal Description: Lot 1, Butler GHQ Subdivision, Document R80-44966
Proposed Legal Description: Lot 2, Oak Brook Reserve Subdivision

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

Lance Oriti
Printed Name

[redacted]
Signature

Date

4-8-2026

Relationship to Applicant:

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 0626401010
2. Common Address: 2915 Jorie Blvd. Oak Brook, Illinois 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Existing Legal Description: Lot 1, Butler GHQ Subdivision, Document R80-44966
Proposed Legal Description: Lot 3, Oak Brook Reserve Subdivision

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

Lance Oriti
Printed Name

[redacted]
Signature

Date

4-8-2026

Relationship to Applicant:

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 0626400015
2. Common Address: Oak Brook Road, Illinois 60521
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Existing Legal Description: Lot 2, Butler GHQ Subdivision, Document R80-44966

Proposed Legal Description: Lot 3, Oak Brook Reserve Subdivision

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

Lance Oriti

Printed Name

[redacted]

Signature

Date

4-8-2026

Relationship to Applicant:

Names of Surrounding Properties within 250' of Oak Brook Reserve

Name of Property Owner	Mailing Address of Property Owner	Property Address	Permanent Index Number
BUTLER NATIONAL GOLF CLUB	2616 S YORK RD OAK BROOK IL 60523	2616 YORK RD OAK BROOK IL 60523	626202002
VILLAGE OF OAK BROOK	1200 OAK BROOK RD OAK BROOK IL 60523	1200 OAK BROOK RD OAK BROOK IL 60523	625300017
FOREST PRESERVE DIST	P O BOX 5000 WHEATON IL 60189	31ST ST OAK BROOK IL 60521	635201006
NATOMA PROPERTIES LLC	15 NATOMA DR OAK BROOK IL 60523-7711	15 NATOMA DR OAK BROOK IL 60523-7711	635207014
RIZVI INVESTMENT GROUP	2005 BLOOMINGDALE RD NO A GLENDALE HTS IL 60139	17 NATOMA DR OAK BROOK IL 60523-7711	635207025
ATLURI, HARVINDER K S & P	19 NATOMA DR OAK BROOK IL 60523	19 NATOMA DR OAK BROOK IL 60523	635207024
ATG TRUST CO	925 S RT 83 ELMHURST IL 60126	22 NATOMA DR OAK BROOK IL 60523-7713	635207023
FORUTAN, SHALA & M	P O BOX 3911 LISLE IL 60532	21 NATOMA DR OAK BROOK IL 60523	635207028
LIYANAPATABENDI, S & C	308 OTTAWA LN OAK BROOK IL 60523-2788	308 OTTAWA LN OAK BROOK IL 60523-2788	635205004
SHIRAZI, NIDA	306 OTTAWA LN OAK BROOK IL 60523-2788	306 OTTAWA LN OAK BROOK IL 60523-2788	635205003
VILLAGE OF OAK BROOK	1200 OAK BROOK RD OAK BROOK IL 60523	1200 OAK BROOK RD OAK BROOK IL 60523	626400016
FOREST GATE HOA	40 FOREST GATE CIR OAK BROOK IL 60523	FOREST GATE CIR OAK BROOK IL 60523	626301016
FOREST GATE HOA	40 FOREST GATE CIR OAK BROOK IL 60523	FOREST GATE CIR OAK BROOK IL 60523	626301017
HUBER JR, GEORGE	17 FOREST GATE CIR OAK BROOK IL 60523	17 FOREST GATE CIR OAK BROOK IL 60523	626301058
GIORNO, CARMEN J	10 FOREST GATE CIR OAK BROOK IL 60523-2129	10 FOREST GATE CIR OAK BROOK IL 60523-2129	626301051
KANG TR, DAVID & CHUNGHEE	16 FOREST GATE CIR OAK BROOK IL 60523	16 FOREST GATE CIR OAK BROOK IL 60523	626301057
EVANS, DWIGHT & CHRISTY	11 FOREST GATE CIR OAK BROOK IL 60523-2129	11 FOREST GATE CIR OAK BROOK IL 60523-2129	626301052
OAK BROOK PARK DIST	1450 FOREST GATE RD OAK BROOK IL 60523	1300 FOREST GATE RD OAK BROOK IL 60523	626303002
OAK BROOK PARK DIST	1450 FOREST GATE RD OAK BROOK IL 60523	1300 FOREST GATE RD OAK BROOK IL 60523	626303001
OAK BROOK PARK DIST	1450 FOREST GATE RD OAK BROOK IL 60523	KENSINGTON RD OAK BROOK IL 60523	626102008
CYGAN, THOMAS S	12 FOREST GATE CIR OAK BROOK IL 60523	12 FOREST GATE CIR OAK BROOK IL 60523	626301053
PAPPAS, PATROKLOS S	3616 SPRING RD OAK BROOK IL 60523	3616 SPRING RD OAK BROOK IL 60523	626301056
MEHTA, TUSHAR	310 OTTAWA LN OAK BROOK IL 60523	310 OTTAWA LN OAK BROOK IL 60523	635205005
PERKOWSKI, JOHN	732 N CASS AVE WESTMONT IL 60559	20 NATOMA DR OAK BROOK IL 60523	635207010

Certification
Surrounding Property Owners

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 250 feet in all directions from the perimeter of the subject property and that the number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement.

Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated costs or fees within 30 days of billing.

Paul McNaughton — Printed Name of Owner

[redacted] — Signature of Owner

4/8/2026 — Date

Manager, JPD Oak Brook Holdings, LLC Lance Oriti — Printed Name of Applicant

[redacted] — Signature of Applicant

4-7-2026 — Date

BILL TO INFORMATION:

Brittany Spizzirri, JLL, as agent for owner
Print Name/Company — Contact Person

2715 Jorie Blvd. Suite 275, Oak Brook, IL, 60523
Address To be Billed

Contact Phone
(630)-418-5584
Alternate Phone

NOTE: If the applicant/owner has not complied with these requirements and notification has not been sent to a neighboring property owner within the 250-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 250-foot requirement have been sent proper notification.

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SITE SURVEY

PIN: 06-26-401-008
PIN: 06-26-401-009
PIN: 06-26-401-010
PIN: 06-26-401-015

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PAGE INDEX:

1. SITE SURVEY
2. SUBDIVISION
3. LOT 1 DETAILS
4. LOT 2 DETAILS
5. LOT 3 DETAILS
6. CERTIFICATION

AFTER RECORDING
RETURN TO:

COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, IL 60502

GRID NORTH

EASEMENT NOTES

- 1 EASEMENT TO THE ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT 991038
- 2 PUBLIC UTILITIES EASEMENT PER DOCUMENT R77-28548
- 3 BUILDING LINE 60 FEET ON THE WEST LINE OF LOT 2 PER DOCUMENT R71-43495
- 4 EASEMENT FOR STORM DRAINAGE PURPOSES PER DOCUMENT R71-43495
- 5 EASEMENT FOR GAS SERVICE PER DOCUMENT NO. R79-37290 AND R81-65824
- 7 EASEMENT FOR DRAINAGE PURPOSES PER DOCUMENT R80-39562
- 8 EASEMENT FOR PROPERTY MAINTENANCE PURPOSES AND FOR ACCESS PER R77-102287 AND R80-39563
- 9 EASEMENT FOR STORM SEWER AND SANITARY SEWER FORCE MAIN PER DOCUMENT R73-59093, R80-42162; R80-42163
- 10 EASEMENT FOR BICYCLE AND PEDESTRIAN PATH PER DOCUMENT R80-42165, R85-41629 AND R80-42165
- 12 EASEMENT FOR BICYCLE AND PEDESTRIAN PATH AND UNDERGROUND UTILITY FACILITIES PER DOCUMENT R80-42166
- 13 EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES PER DOCUMENT R80-42167
- 14 NON-ACCESS COVENANT TO RESTRICT ACCESS PER DOCUMENT R80-42167
- 15 BUILDING SET-BACK LINES AS SET FORTH ON THE PLAT OF BUTLER GHQ SUBDIVISION
- 16 PARKING SET-BACK LINES AS SET FORTH ON THE PLAT OF BUTLER GHQ SUBDIVISION
- 19 PUBLIC UTILITIES EASEMENT AS SHOWN ON PLAT OF AND AS CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BUTLER GHQ SUBDIVISION,
- 20 EASEMENT FOR DRAINAGE, STORM WATER RUNOFF INTO THE STORM WATER DETENTION AREA, AND FLOOD PLAIN AREA PURPOSES PER DOCUMENT R80-44967, WITH AMENDMENTS RECORDED AS DOCUMENT R81-38779 AND R85-41629 SAID LANDS DESCRIBED IN DOCUMENT R80-44967
- 23 NON-EXCLUSIVE PERPETUAL EASEMENT FOR UNDERGROUND WATER DISTRIBUTION SYSTEM PER DOCUMENT R81-38780 AND R85-41625
- 24 NON-EXCLUSIVE PERPETUAL EASEMENT FOR A BICYCLE AND PEDESTRIAN PATH PER DOCUMENT R81-38781 AND R85-41629
- 25 NON-EXCLUSIVE, PERPETUAL EASEMENT FOR ACCESS PER DOCUMENT R81-38782
- 27 GRANT OF PERMANENT EASEMENT FOR ROADWAY IMPROVEMENTS AND RETAINING WALL PER DOCUMENT 183465
- 28 GRANT OF PERMANENT EASEMENT FOR THE PURPOSE OF ROADWAY IMPROVEMENTS AND TRAFFIC SIGNALS PER DOCUMENT 183466 AND R80-44966
- 29 FIBER OPTIC EASEMENT AGREEMENT PER DOCUMENT 111640
- 30 ACCESS EASEMENT PER DOC. NO. R2023-024409
- 31 STORMWATER DETENTION EASEMENT PER DOC. NO. R2023-024409
- 33 EASEMENT FOR INGRESS AND EGRESS R74-14102

GENERAL NOTES

5 1. THE EASEMENT ORIGINALLY GRANTED BY DOCUMENT NO. R79-37290 WAS MODIFIED BY A GAS MAIN RECORDED AS DOCUMENT NO. R81-65824, WHICH SPECIFIED THE EASEMENT TO BE 10 FEET WIDE (5 FEET ON EITHER SIDE OF THE FACILITIES AS INSTALLED). THE DOCUMENT DOES NOT HAVE SUFFICIENT INFORMATION TO DETERMINE WHERE THE EXISTING FACILITIES ARE LOCATED AND THIS EASEMENT IS NOT SHOWN ON THE SURVEY.

2. INFORMATION REGARDING THE UNRECORDED EASEMENT IN FAVOR OF COMMON WEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND WAS NOT PROVIDED FOR REVIEW.

3. DOCUMENT NO. R81-38782 PROVIDES A BLANKET EASEMENT ACROSS, ABOVE, UNDER OVER AND THROUGH ALL PRIVATE PATHS AND PRIVATE ROADWAYS FOR ACCESS FOR THE PURPOSES DISCLOSED IN THE DOCUMENT.

4. DOCUMENT NO. R82-51618 GRANTS AN EASEMENT TO NORTHERN ILLINOIS GAS COMPANY WHICH IS 10 FEET WIDE (5 FEET ON EITHER SIDE OF THE FACILITIES AS INSTALLED). THE DOCUMENT DOES NOT HAVE SUFFICIENT INFORMATION TO DETERMINE WHERE THE EXISTING FACILITIES ARE LOCATED AND THIS EASEMENT IS NOT SHOWN ON THE SURVEY..

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
P.S.L. = PARKING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
H.B.E. = HEREBY ESTABLISHED
H.B.G. = HEREBY GRANTED

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD ZONE DIVISION LINE

FOUND NAIL 0.15' WEST
N02°06'49"W(M) 24.36'(M)
N00°06'26"W(R) 24.36'(R)
FOUND 1" O.D.I.P. (HELD)
FOUND 7/8" O.D.I.P.
S56°34'26"E(R) 424.59'(R)
S58°39'58"E(M) 423.91'(M)
ORIGINAL WESTERN UNITED GAS AND ELECTRIC EASEMENT PER DOCUMENT R79-37290 PARTIALLY ABANDONED AND MODIFIED (SEE NOTE 1)
FOUND 1" O.D.I.P.
S70°23'58"E(R) 256.19'(R)
S72°21'02"E(M) 255.84'(M)
VACATED SPRINGFIELD RIGHT-OF-WAY PER DOC. R61-10729
66'
FOUND 1" O.D.I.P.
S67°57'59"E(R) 492.60'(R)
S69°54'55"E(M) 492.60'(M)
FOUND 1" O.D.I.P.
S53°55'52"E(R) 658.29'(R)
S56°02'38"E(M) 658.04'(M)
S02°12'20"E(M) 314.15'(R=M)
N00°06'08"W(R)
FOUND 7/8" O.D.I.P.
50' 50'
S02°08'52"E(M) 1811.01'(M)
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JORIE BOULEVARD
FOREST GATE ROAD
OTHER FLOOD AREAS ZONE X
SPECIAL FLOOD HAZARD AREAS ZONE AE
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S25°30'22"W(R) 337.84'(R)
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S11°25'30"W(M) 150.00'(R=M)
S13°30'00"W(R)
S09°30'00"E(R)
S11°34'30"E(M) 200.00'(R=M)
S18°30'00"E(R)
S20°34'30"E(M) 200.00'(R=M)
S04°30'00"E(R)
S06°34'30"E(M) 100.00'(R=M)
S14°00'00"W(R)
S11°55'30"W(M) 100.00'(M)
S27°00'00"W(R)
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N88°13'48"E(M) 837.41'(M)
N85°40'30"W(R) 838.23'(R)
FOUND 7/8" O.D.I.P.
100'
220.32'
N02°10'18"W(M) 529.16'(M)
N00°04'40"W(R) 553.61'(R)
306.85'
LOT ONE
OAK BROOK VILLAGE COMMONS SUBDIVISION
DOCUMENT NUMBER R74-014102
FOUND REBAR ON LINE
FOUND NAIL
50'
℄ OAK BROOK ROAD
(A.K.A. 31ST STREET)
(A.K.A. COUNTY HIGHWAY 34)
R=8152.87'(M)
A=87.94'(M)
CH=87.94'(M)
CB=N85°26'13"E(M)
N88°05'01"E(M) 908.08'(M)
N89°52'57"W(R) 908.56'(R)
R=8251.30'(M)
A=371.24'(M)
CH=371.21'(M)
CB=S86°25'01"W(M)
FOUND REBAR 0.14' WEST & HELD NORTH-SOUTH
SET NAIL
S02°17'39"E(M) 16.40'(M)
EXCEPTION
33'
33'
40'
N88°05'01"E 981.50'
LOT 2
PRESERVATION RESTRICTION OVER LOT 2, DOCUMENT R80-44966
R=8267.70'(M)
A=49.16'(M)
CH=49.16'(M)
CB=S87°52'34"W(M)
S03°00'02"E(M) 128.10'(M)
FOUND REBAR 0.19' NORTH & 0.10' WEST
N88°02'47"E(M) 399.16'(M)
S00°55'32"E(R) 184.96'(R=M)
167.07'
32.93'
100'
100'
38N RITE TOWNSHIP 26 26 35 35 38N RITE TOWNSHIP

11/7/2025 1:13 PM – J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ. NO: 25.0054
1 OF 6
SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SITE SURVEY

PIN: 06-26-401-008
PIN: 06-26-401-009
PIN: 06-26-401-010
PIN: 06-26-401-015

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PAGE INDEX:

1. SITE SURVEY
2. SUBDIVISION
3. LOT 1 DETAILS
4. LOT 2 DETAILS
5. LOT 3 DETAILS
6. CERTIFICATION

AFTER RECORDING
RETURN TO:

COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, IL 60502

GRID NORTH

EASEMENT NOTES

- 1 EASEMENT TO THE ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT 991038
- 2 PUBLIC UTILITIES EASEMENT PER DOCUMENT R77-28548
- 3 BUILDING LINE 60 FEET ON THE WEST LINE OF LOT 2 PER DOCUMENT R71-43495
- 4 EASEMENT FOR STORM DRAINAGE PURPOSES PER DOCUMENT R71-43495
- 5 EASEMENT FOR GAS SERVICE PER DOCUMENT NO. R79-37290 AND R81-65824
- 7 EASEMENT FOR DRAINAGE PURPOSES PER DOCUMENT R80-39562
- 8 EASEMENT FOR PROPERTY MAINTENANCE PURPOSES AND FOR ACCESS PER R77-102287 AND R80-39563
- 9 EASEMENT FOR STORM SEWER AND SANITARY SEWER FORCE MAIN PER DOCUMENT R73-59093, R80-42162; R80-42163
- 10 EASEMENT FOR BICYCLE AND PEDESTRIAN PATH PER DOCUMENT R80-42165, R85-41629 AND R80-42165
- 12 EASEMENT FOR BICYCLE AND PEDESTRIAN PATH AND UNDERGROUND UTILITY FACILITIES PER DOCUMENT R80-42166
- 13 EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES PER DOCUMENT R80-42167
- 14 NON-ACCESS COVENANT TO RESTRICT ACCESS PER DOCUMENT R80-42167
- 15 BUILDING SET-BACK LINES AS SET FORTH ON THE PLAT OF BUTLER GHQ SUBDIVISION
- 16 PARKING SET-BACK LINES AS SET FORTH ON THE PLAT OF BUTLER GHQ SUBDIVISION
- 19 PUBLIC UTILITIES EASEMENT AS SHOWN ON PLAT OF AND AS CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BUTLER GHQ SUBDIVISION,
- 20 EASEMENT FOR DRAINAGE, STORM WATER RUNOFF INTO THE STORM WATER DETENTION AREA, AND FLOOD PLAIN AREA PURPOSES PER DOCUMENT R80-44967, WITH AMENDMENTS RECORDED AS DOCUMENT R81-38779 AND R85-41629 SAID LANDS DESCRIBED IN DOCUMENT R80-44967
- 23 NON-EXCLUSIVE PERPETUAL EASEMENT FOR UNDERGROUND WATER DISTRIBUTION SYSTEM PER DOCUMENT R81-38780 AND R85-41625
- 24 NON-EXCLUSIVE PERPETUAL EASEMENT FOR A BICYCLE AND PEDESTRIAN PATH PER DOCUMENT R81-38781 AND R85-41629
- 25 NON-EXCLUSIVE, PERPETUAL EASEMENT FOR ACCESS PER DOCUMENT R81-38782
- 27 GRANT OF PERMANENT EASEMENT FOR ROADWAY IMPROVEMENTS AND RETAINING WALL PER DOCUMENT 183465
- 28 GRANT OF PERMANENT EASEMENT FOR THE PURPOSE OF ROADWAY IMPROVEMENTS AND TRAFFIC SIGNALS PER DOCUMENT 183466 AND R80-44966
- 29 FIBER OPTIC EASEMENT AGREEMENT PER DOCUMENT 111640
- 30 ACCESS EASEMENT PER DOC. NO. R2023-024409
- 31 STORMWATER DETENTION EASEMENT PER DOC. NO. R2023-024409
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LOT ONE
OAK BROOK VILLAGE COMMONS SUBDIVISION
DOCUMENT NUMBER R74-014102
FOUND REBAR ON LINE
FOUND NAIL
50'
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(A.K.A. 31ST STREET)
(A.K.A. COUNTY HIGHWAY 34)
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38N RITE TOWNSHIP 26 26 35 35 38N RITE TOWNSHIP

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PROJ. NO: 25.0054
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2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SUBDIVISION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GRID NORTH

AREA SUMMARY

GROSS AREA (TO HEAVY LINES): 3,508,884 SQUARE FEET OR 80.553 ACRES
LESS R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: 3,508,884 SQUARE FEET OR 80.553 ACRES
(BASED ON MEASURED VALUES)

LOT 1
1,045,970 S.F.
24.012 AC.

LOT 2
1,046,002 S.F.
24.013 AC.

LOT 3
1,416,912 S.F.
32.529 AC.

PART OF LOT 2

LOT ONE
OAK BROOK VILLAGE COMMONS SUBDIVISION
DOCUMENT NUMBER R74-014102

PRESERVATION RESTRICTION
OVER LOT 2,
DOCUMENT R80-44966

EXCEPTION

N02°06'49"W(M) 24.36'(M)
N00°06'26"W(R) 24.36'(R)
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FOUND NAIL
FOUND REBAR 0.14' WEST & HELD NORTH-SOUTH
N88°05'01"E(M) 908.08'(M)
N89°52'57"W(R) 908.56'(R)
SET NAIL
S02°17'39"E(M) 16.40'(M)
SET 7/8" O.D.I.P. 100.0' WESTERLY ON LINE
R=8267.70'(M)
A=49.16'(M)
CH=49.16'(M)
CB=S87°52'34"W(M)
S03°00'02"E(M) 128.10'(M)
N88°02'47"E(M) 399.16'(M)
R=8152.87'(M)
A=87.94'(M)
CH=87.94'(M)
CB=N85°26'13"E(M)
R=8251.30'(M)
A=371.24'(M)
CH=371.21'(M)
CB=S86°25'01"W(M)
℄ OAK BROOK ROAD
(A.K.A. 31ST STREET)
(A.K.A. COUNTY HIGHWAY 34)
BUILDING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED
PARKING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED
SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED
PROPOSED B.S.L. H.B.E.
FOUND REBAR 0.19' NORTH & 0.10' WEST
OTHER FLOOD AREAS ZONE X
SPECIAL FLOOD HAZARD AREAS ZONE AE
FLOODWAY AREAS ZONE AE
B.S.L. H.B.E.
P.S.L. H.B.E.
100'
40'
26'
15'
60'
50'
77'
33'

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
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D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
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P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
H.B.E. = HEREBY ESTABLISHED
H.B.G. = HEREBY GRANTED

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD ZONE DIVISION LINE

38N RNE TOWNSHIP 39N RNE TOWNSHIP
26 26
35 35

11/7/2025 1:13 PM – J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ. NO.: 25.0054
2 OF 6
SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER:
JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 1 DETAIL

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

GRID NORTH

LINE CHART				
NO.	DISTANCE(M)	BEARING(M)	BEARING(R)	DISTANCE(R)
L1	24.36	N02°06'49"W	N00°06'20"W(R)	24.36'(R)

FOUND NAIL 0.15' WEST

FOUND 1" O.D.I.P. (HELD)

FOUND 7/8" O.D.I.P.

S56°34'26"E(R) 424.59'(R)
S58°39'58"E(M) 423.91'(M)

ORIGINAL WESTERN UNITED GAS AND ELECTRIC EASEMENT PER DOCUMENT R79-11790 PARTIALLY ABANDONED AND MODIFIED (SEE NOTE 1)

FOUND 1" O.D.I.P.

VACATED SPRINGFIELD RIGHT-OF-WAY PER DOC. R61-10729

66'

FOUND 1" O.D.I.P.

FOUND 7/8" O.D.I.P.

S67°57'59"E(R) 492.60'(R)
S69°54'55"E(M) 492.60'(M)

FOUND 1" O.D.I.P.

S53°55'52"E(R) 658.29'(R)
S56°02'38"E(M) 658.04'(M)

S02°12'20"E(M) 314.15'(R=M)
N00°09'08"W(R)

134.71'

CH=58.42' CB=S60°27'35"E R=70.00'

S58°25'05"E 27.41'

CH=210.79' CB=S77°24'57"E R=500.00' A=212.39'

S02°12'20"E(M) 15.64'
N00°09'08"W(R)

R=475.00' A=201.77' CH=200.25' CB=N77°24'57"W

CH=78.54' CB=S61°59'51"W R=50.00'

ACCESS EASEMENT HEREBY GRANTED

R=1325.00' A=222.86' CH=222.59' CB=N70°03'56"W

R=525.00' A=474.08' CH=458.13' CB=S49°00'53"E

R=500.00' A=251.50' CH=436.32' CB=N49°00'53"W

50'

242.47'

497.71'

25.00'

LOT 1
1,045,970 S.F.
24.012 AC.

25'

N23°38'44"W 11.40'

S23°08'44"E 45.27'

40'

100'

CH=116.02' CB=S07°20'36"E R=599.00' A=116.18'

N02°08'05"W 96.58'

S02°08'05"E 227.22'

S08°20'45"E 85.31'

38'

39'

N87°51'08"E 808.35'

604.81'

S02°08'52"E(M) 1811.01'(M)
N00°05'40"W(R) 1811.05'(R)

977.88' (EASEMENT)

100'

OTHER FLOOD AREAS ZONE X

SPECIAL FLOOD HAZARD AREAS ZONE AE

B.S.L. H.B.E.

P.S.L. H.B.E.

40'

FLOODWAY AREAS ZONE AE

SPECIAL FLOOD HAZARD AREAS ZONE AE

WAST WATER EASEMENT HEREBY GRANTED

JORIE BOULEVARD

LOT 2
SEE SHEET 4

N03°01'29"E 392.13'

S03°01'29"W 287.05'

S57°38'51"E 297.14'

ACCESS EASEMENT HEREBY GRANTED

N76°04'47"E 154.26'

N76°04'47"E 82.88'

S64°38'36"E 48.64'

N66°00'14"E 116.87'

N16°44'36"E 66.41'

S48°10'21"E 252.87'

S85°44'43"E 48.70'

N63°59'24"E 125.38'

S59°00'05"E 137.43'

S20°15'03"E 149.88'

S26°40'46"W 76.31'

S03°56'07"E 172.55'

S47°48'15"E 30.26'

N85°39'19"E 129.47'

S04°20'41"E 100.00'

N32°23'09"E 169.88'

N85°39'19"E 208.19'

PART OF LOT 2

LOT 3
SEE SHEET 5

S39°38'03"E(M) 97.32'(M)
S37°03'26"E(R) 97.09'(R)

S57°31'43"E(M) 99.62'(M)
S55°22'48"E(R) 99.73'(R)

S77°48'37"E(M) 23.03'(M)
S76°19'55"E(R) 22.69'(R)

S61°41'21"E(M) 17.41'(M)
S60°15'11"E(R) 18.21'(R)

S49°51'02"E(M) 17.90'(M)
S48°25'50"E(R) 17.80'(R)

FOUND 1" O.D.I.P.

S38°35'17"E(M) 23.35'(M)
S36°03'11"E(R) 23.38'(R)

FOUND 7/8" O.D.I.P.

S31°30'21"E(R) 285.68'(R)
S33°40'30"E(M) 283.78'(M)

SET 7/8" O.D.I.P. 60.0' NORTHWESTERLY ON LINE

S23°25'52"W(M) 337.84'(M)
S25°30'22"W(R) 337.84'(R)

SALT CREEK

S11°25'30"W(M)
150.00'(R=M)
S13°30'00"W(R)

100'

SPECIAL FLOOD HAZARD AREAS ZONE AE

FLOODWAY AREAS ZONE AE

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MONUMENTS NOT SET WITHIN WATER

LINE LEGEND

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PROJ. NO: 25.0054

3 OF 6

SCALE: 1" = 60'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

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10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

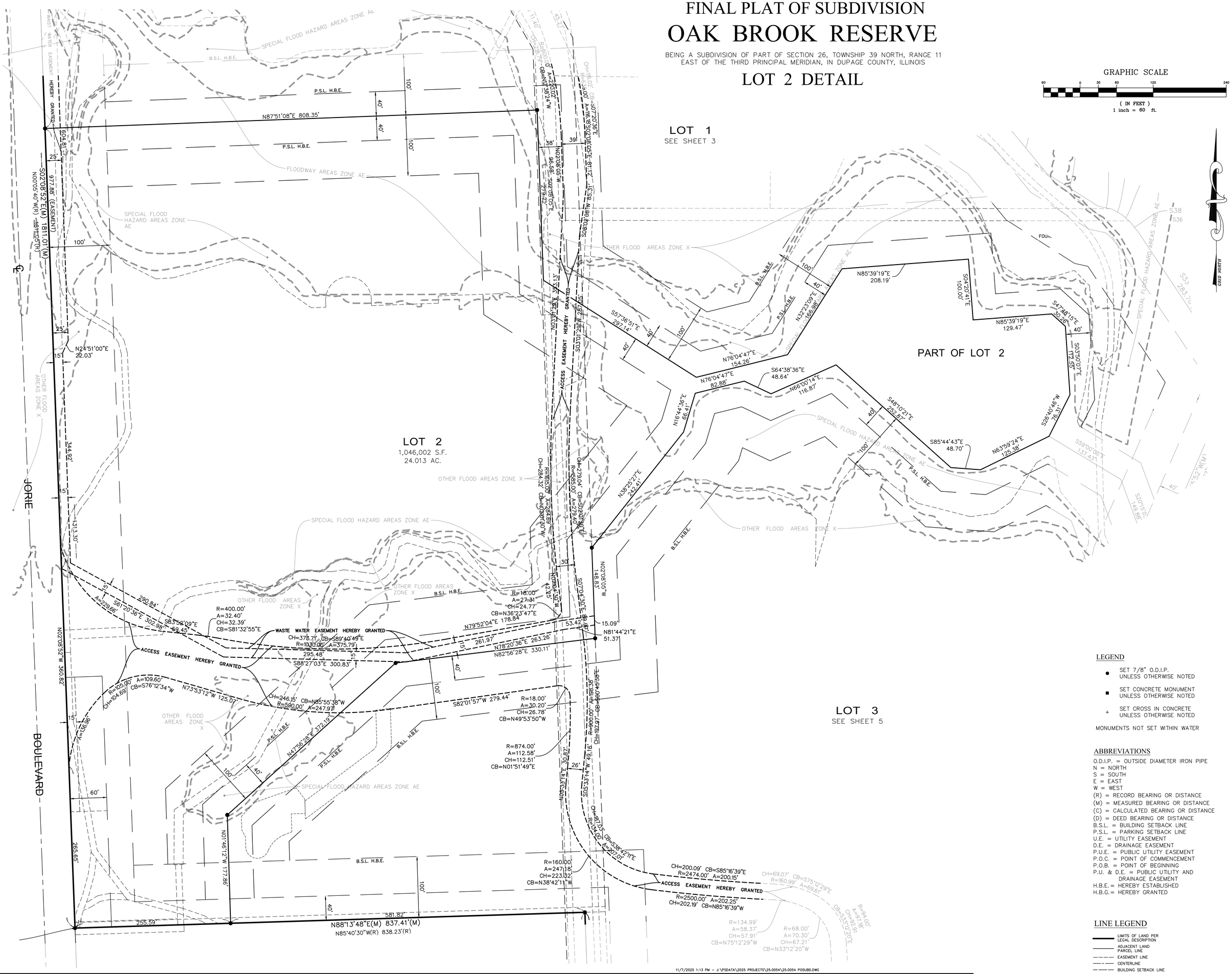
BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 2 DETAIL

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



GRID NORTH

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

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PROJ. NO. 25.0054 | 4 OF 6 | SCALE: 1" = 60'

COMPASS SURVEYING LTD
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AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT	CLIENT / ENGINEER	OWNER
OAK BROOK RESERVE	Kimley»Horn	JPD OAK BROOK HOLDINGS, LLC 109 W SEVENTH ST GEORGETOWN, TX 78626

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10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 3 DETAIL

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LOT 1
SEE SHEET 3

PART OF LOT 2

LOT 2
1,046,002 S.F.
24.013 AC.

LOT 2
SEE SHEET 4

LOT 3
1,416,912 S.F.
32.529 AC.

SALT CREEK

GRID NORTH

SPECIAL FLOOD HAZARD AREAS ZONE AE

OTHER FLOOD AREAS ZONE X

FLOODWAY AREAS ZONE AE

B.S.L. H.B.E.

P.S.L. H.B.E.

ACCESS EASEMENT HEREBY GRANTED

WASTE WATER EASEMENT HEREBY GRANTED

BUILDING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED

PARKING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED

PROPOSED B.S.L. H.B.E.

SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED

EXCEPTION

FOUND REBAR 0.19' NORTH & 0.10' WEST

FOUND REBAR 0.14' WEST & HELD

SET 7/8" O.D.I.P. 100.0' WESTERLY ON LINE

SET CROSS 25.00' SOUTH ON LINE EXTENDED

FOUND NAIL

N88°13'48"E(M) 837.41'(M)
N85°40'30"W(R) 838.23'(R)

N88°05'01"E 404.62'

N88°02'47"E(M) 399.16'(M)

N87°58'48"E 45.48'

19.64'

S03°00'02"E(M) 128.10'(M)

S00°55'32"E(R) 184.96'(R=M)

S14°00'00"W(R) S11°55'30"W(M) 100.00'(M)

S27°00'00"W(R) S24°55'30"W(M) 200.00'(M)

S09°30'00"E(R) S11°34'30"E(M) 200.00'(R=M)

S04°30'00"E(R) S06°34'30"E(M) 100.00'(R=M)

S13°30'00"W(R) S11°25'30"W(M) 150.00'(R=M)

S25°30'22"W(R) S23°25'52"W(M) 337.84'(M)

S85°39'19"E 208.19'

N85°39'19"E 129.47'

S04°20'41"E 100.00'

S57°36'51"E 29.14'

N76°04'47"E 154.26'

S64°38'36"E 48.64'

N66°00'14"E 116.87'

S48°10'21"E 252.87'

S85°44'43"E 48.70'

N63°59'24"E 126.38'

S26°40'46"W 76.31'

S20°15'02"E 149.98'

S59°00'05"E 137.43'

S10°30'07"E 172.55'

N16°44'35"E 66.41'

N38°25'27"E 242.41'

N02°08'05"W 148.83'

S07°04'30"E 88.87'

N81°44'21"E 51.37'

N79°52'04"E 178.84'

N78°20'36"E 263.26'

N82°56'28"E 330.11'

S88°27'03"E 300.83'

S82°01'57"W 279.44'

N47°56'28"E 372.19'

N01°46'12"W 177.86'

N02°10'18"W(M) 529.16'(M)
N00°04'40"W(R) 553.61'(R)

S03°35'23"E 209.85'

N02°35'27"W 209.85'

N32°27'50"W 46.63'

N32°27'50"W 109.61'

S89°52'09"E 59.45'

N73°53'12"W 125.59'

R=400.00' A=32.40' CH=32.39' CB=S81°32'55"E

L=105.00' A=109.60' CB=S76°12'34"W 34.59'

R=10.00' A=375.79' CH=376.77' CB=S89°40'49"E

R=590.00' A=247.97' CH=246.15' CB=N85°55'38"W

R=15.00' A=284.69' CH=284.32' CB=N20°01'30"W

R=4585.00' A=279.40' CH=279.04' CB=S02°00'30"E

R=18.00' A=27.31' CH=24.77' CB=N36°23'47"E

R=18.00' A=30.20' CH=26.78' CB=N49°53'50"W

R=874.00' A=112.58' CH=112.51' CB=N01°51'49"E

R=160.00' A=247.18' CH=223.32' CB=N38°42'11"W

R=2474.00' A=200.15' CH=200.09' CB=S85°16'39"E

R=2500.00' A=202.25' CH=202.19' CB=N85°16'39"W

R=160.99' A=69.61' CH=69.07' CB=S75°12'29"E

R=134.99' A=58.37' CH=57.91' CB=N75°12'29"W

R=68.00' A=70.30' CH=67.21' CB=N33°12'20"W

R=394.00' A=97.18' CH=96.91' CB=S33°12'20"E

R=8267.70'(M) A=49.16'(M) CH=49.16'(M) CB=S87°52'34"W(M)

R=274.00' A=138.08' CH=136.63' CB=N89°01'37"W

R=300.00' A=151.09' CH=149.59' CB=N89°01'37"W

R=64.00' A=41.86' CH=41.11' CB=N13°43'43"W

R=5967.00' A=197.49' CH=197.47' CB=S87°00'38"E

R=34.00' A=201.01' CH=87.33' CB=S38°42'11"E

ABBREVIATIONS

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N = NORTH
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H.B.E. = HEREBY ESTABLISHED
H.B.G. = HEREBY GRANTED

LEGEND

● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED

■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED

\+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

LINE LEGEND

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PROJ. NO: 25.0054 | 5 OF 6 | SCALE: 1" = 60'

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PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

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10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS WHICH ARE STATED HEREON.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, DOWNERS GROVE* OR HINSDALE* SANITARY DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:

LOT NUMBER(S)	ELEMENTARY	HIGH SCHOOL
ALL	GRADE SCHOOL DIST 53	HIGH SCHOOL DIST 86

DATED THIS _____ DAY OF _____, A.D., 20_____ .

BY: _____ OWNER'S NAME AND ADDRESS

_____ _____
PRINTED NAME AND TITLE _____
_____
_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT_____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20_____ .

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____ HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 20_____

BY: _____
NAME:
TITLE:

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF _____, A.D. 20_____

_____
NOTARY PUBLIC

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_____ .

OWNER / ATTORNEY: _____

_____
PRINTED NAME AND TITLE

ENGINEER: _____
_____
_____
_____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
VILLAGE ENGINEER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20____ , AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I,_____ , VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
VILLAGE TREASURER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, DATED

THIS _____ DAY OF _____, 20_____ .

_____
CHAIRMAN

CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____ , 20_____.

BY:_____
HIGHWAY COMMISSIONER

_____
TOWNSHIP

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, SECRETARY OF THE _____SANITARY DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT _____,

THIS _____ DAY OF _____, 20_____ .

_____
SECRETARY

WASTE WATER SEWER EASEMENT PROVISIONS

A WASTE WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FLAGG CREEK WATER RECLAMATION DISTRICT FOR ALL AREAS HEREON PLATTED AND DESIGNATED "SANITARY SEWER EASEMENT"; TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE WASTE WATER SEWERS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE DISTRICT DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE DISTRICT MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "SANITARY SEWER EASEMENT"WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE SANITARY SEWER SYSTEM AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE DISTRICT IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE DISTRICT SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE DISTRICT SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

ACCESS EASEMENT

AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, OVER ALL AREAS HEREON PLATTED AND DESIGNATED "ACCESS EASEMENT " FOR THE PURPOSE OF INGRESS AND EGRESS TO A PUBLIC ROADWAY.

STORM WATER DETENTION AND WATER QUALITY

FUTURE SITE IMPROVEMENTS THAT ADD OR MODIFY IMPERVIOUS COVER MAY REQUIRE NEW OR EXPANDED WATER QUALITY TREATMENT AND STORMWATER DETENTION CONTROLS. THE DEVELOPER IS REQUIRED TO OBTAIN APPROPRIATE PERMITS FROM THE VILLAGE OF OAK BROOK PRIOR TO FUTURE DEVELOPMENT.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I,_____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20_____ , AT _____O'CLOCK _____M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____ .

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, SCOTT C. KREBS, REGISTERED ILLINOIS LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 AND LOT 2 (EXCEPT THAT PART FALLING 31ST STREET, DESCRIBED IN DOCUMENT R 2001 183464), IN BUTLER GHQ SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1980 AS DOCUMENT R80-44966, IN DUPAGE COUNTY, ILLINOIS AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) "OTHER FLOOD AREAS ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE A"(NO BASE FLOOD ELEVATIONS DETERMINED) AND "FLOODWAY AREAS IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT HEIGHTS) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 0179J, MAP NUMBER 17043C0179J HAVING AN EFFECTIVE DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20_____ .

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

BY:_____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2026

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I HEREBY DESIGNATE ANY REPRESENTATIVE OF THE VILLAGE OF OAK BROOK, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____DAY OF_____, 20_____,
AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

BY:_____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

EXPIRES 11/30/2026

11/7/2025 1:13 PM - J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ NO.: 25.0054

6 OF 6

SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER:

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER:
JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

UNOFFICIAL COPY

BUTLER GHQ SUBDIVISION

Book 98 Page 91

R80-44966

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS.

CORPORATE PLAZA SUB UNIT 2 (DOC NO R72 66895)

CORPORATE PLAZA SUB UNIT 1 (DOC NO R70 37311)

SLY & ELLY ROW LINE OF JORIE BLVD

VACATED JORIE BLVD (DOC NO R72-21725)

LOT 2 IN OAK BROOK INV CO ASSM'T PLAT NO 3 (DOC NO R64-26332)

LOT 3 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO 3 (DOC NO R64-26333)

LOT 1 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO 5 (DOC NO R64-26333)

LOT 2 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO 5 (DOC NO R64-26333)

AUTUMN OAKS UNIT ONE Doc No R73-5825

FORMER T R MOULMAN PROPERTY

FOREST GATE ROAD

OAK BROOK VILLAGE GREEN SUBDIVISION Doc No R71 45495

INTN'L ASSOC OF Y'S MEN'S CLUBS ASSM'T PLAT Doc No R67-39100

LOT ONE IN OAK BROOK VILLAGE COMMONS DOC NO R74-14102

HUNTERS TRAILS WEST Doc No R75-32184

LOT 2 IN BUTLER COMPANY SPRING ROAD SUBDIVISION UNIT ONE (DOC NO R71 41555)

LOT 74.480 Acs

LOT 2 7.078 Acs.±

CONTINUATION (NO SCALE)

SCALE 1"=100'

SEE BELOW

SEE CONTINUATION ABOVE

WATERCOURSE DRAINAGE ACCESS AND MAINTENANCE EASEMENT PER DOC. Nº R80 44967

S E CORNER OF EASM'T IS ON LINE AND 0.30' S 36°03'11"E OF CORNER

LOT 6 IN PLAT OF LANDS OF F.D AND J.F. BUTLER (DOC NO 1070737)

G.G' EASEMENT GRANTED TO ILL BELL TEL CO PER DOC Nº R74-32790 & VACATED SPRING ROAD PER DOC Nº R61-10729

E OF VACATED SPRING ROAD

ILLINOIS BELL TELEPHONE CO GRANTED TO ILLINOIS

33' EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS (EXCEPT THE EASTERLY 10' AND THE NORTHERLY 15') AND 10' NO ACCESS EASEMENT PER DOC. NO. R80-42167

33' EASEMENT FOR INGRESS & EGRESS (DOC NO R74-14102)

LEGEND

0.00'	MEASURED DATA
(0.00')	RECORD, DEED OR PREVIOUSLY MEASURED DATA BY OTHERS*
	LIMITS OF SUBDIVISION
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER, QUARTER SECTION LINE OR CENTER LINE
	EXISTING R.O.W. LINE OR EASEMENT LINE
	EDGE OF WATER
	FLOOD PLAIN LINE
26 35	QUARTER SECTION CORNER

I.P. AT ALL CORNERS

* "BY OTHERS" AS SHOWN HEREON REFERS TO A PLAT OF SURVEY PREPARED BY CONSDER, TOWNSEND AND ASSOCIATES, DATED JUNE 7, 1977 AND KNOWN AS THEIR ORDER NO. 77-05-239.

LOT 2 RESTRICTION

RESTRICTION HEREBY DECLARED THAT LOT 2 SHALL BE KEPT, MAINTAINED AND PRESERVED IN ITS NATURAL STATE, AND, EXCEPT FOR HIKING TRAILS AND BICYCLE AND BRIDLE PATHS, THE EXISTING ROADWAY OR A REPLACEMENT THEREOF, AN ENTRANCE WAY INSTALLATION INCLUDING SIGNS, GATE, GUARD HOUSE AND VEHICULAR TURN AROUND AREA NEAR THE INTERSECTION OF SAID ROADWAY AND 31st ST., PUBLIC UTILITIES AND PUBLIC ROAD IMPROVEMENTS ALL OF WHICH SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE VILLAGE OF OAK BROOK (WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD) NO STRUCTURE OR IMPROVEMENTS OF ANY KIND, WHETHER TEMPORARY OR FERMANENT SHALL BE ERECTED OR PERMITTED ON THIS LOT, NOR SHALL ANY USE BE MADE OF ANY PORTION THEREOF, FOR VEHICULAR PARKING, THEATRICAL OR MUSICAL PRESENTATIONS OR PERFORMANCES, PICNICKING, CAMPING, OR SIMILAR ACTIVITIES.

ROADWAY IS SUBJECT TO RESTRICTIONS PROVIDED IN ORD. No. S-409 UPON ANY DEVELOPMENT OF LOT 1.

FOR LOT 2 RESTRICTIONS SEE ABOVE

PAUL BUTLER OWNERS ASSESSMENT PLAT No 1 Doc No 154010

REVISIONS CONT'D. RIGHT	
REVISED	: 11-13-79
REVISED	: 11-2-79
REVISED	: 5-11-79
MISC. REVISIONS	: 4-16-79
REV. FLOOD PLAIN LINE	: 3-9-79

REVISED: 5-16-80
REVISED: 4-17-80
REVISED: 3-19-80
REVISED: 3-12-80
REVISED: 3-6-80
REVISED: 3-5-80
REVISED: 3-4-80

BOLLINGER, LACH AND ASSOC., INC.
1010 JORIE BLVD
OAK BROOK, IL 60521
312-323-1385

REGISTERED PROFESSIONAL ENGINEERS ILLINOIS WISCONSIN INDIANA MICHIGAN
REGISTERED LAND SURVEYORS ILLINOIS WISCONSIN

1/3

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BUTLER GHQ SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 1 DAY OF _____, 19__.

_____
TREASURER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 21ST DAY OF MAY, 19 [illegible].

_____
CHAIRMAN SIGNED 7-11-80

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Marianne Larosil, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____, 19__, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPPOVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET BY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS 24th DAY OF July, 1980

Marianne Larosil
VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, DALE L. DURFEE JR. VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 23rd DAY OF JULY, 19 80

Dale L. Durfee Jr.

PLAT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE BOARD OF SUPERVISORS OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19__.

_____
PLAT OFFICER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Jay C. Bennett Jr. COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MAY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS 9th DAY OF July, A.D. 80

Jay C. Bennett Jr.
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT R80-44966 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE 6TH DAY OF Aug., A.D. 1980, AT 11:15 O'CLOCK A M., AND WAS RECORDED IN BOOK 98 OF PLATS ON PAGE 91.

George R. Pudlat
RECORDER OF DEEDS

For Details of this
State Letter
See Doc R80-44966

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS WHICH ARE STATED HEREON.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC UTILITY COMPANIES OPERATION UNDER FRANCHISE FROM THE VILLAGE OF OAK BROOK INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, HINSDALE SANITARY DISTRICT

AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURSS AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY, FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE OF OAK BROOK, AS TO DESIGN AND LOCATION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

PRESIDENT

BUTLER COMPANY, AN ILLINOIS CORP, OAK BROOK, ILLINOIS
ADDRESS

DATED THIS 9TH DAY OF JULY, 1980

OWNER EFFECTIVE JULY 11, 1980 - McDONALD'S CORPORATION, A DELAWARE CORPORATION, DATED THIS 24th DAY OF July, 1980.

BY: [illegible]
VICE PRESIDENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Jane P. Zaker, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Paul Butler PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 9th DAY OF July, 1980.

Jane P. Zaker
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNER(S) EFFECTIVE JULY 11, 1980, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 19__.

_____
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATERS DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 6TH DAY OF MARCH, A.D., 1980

BUTLER COMPANY

Michael W Lach
ENGINEER

By: Paul Butler, PRESIDENT
OWNER OR ATTORNEY

OWNER EFFECTIVE JULY 11, 1980, McDONALD'S CORPORATION, A DELAWARE CORPORATION. DATED THIS 24th DAY OF July A.D. 1980

BY: [illegible] VICE PRESIDENT

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, ROBERT F. WAITE, CLERK ~~SECRETARY~~ OF THE HINSDALE SANITARY DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OR LAND INCLUDED IN THE PLAT.

DATED AT HINSDALE, ILLINOIS, THIS TENTH DAY OF JULY, 1980

Robert F. Waite
~~SECRETARY~~ CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, WALTER A. BOLLINGER, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-1979, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

Those parts of lots 1, 2 and 3, taken as a tract, in Oak Brook Investment Company Assessment Plat No. 3, of parts of section 26, township 39 north, range 11, east of the 3rd principal meridian according to plat thereof recorded July 23, 1964 per document No. R64-26333 lying east of Jorie Blvd., per dedications recorded August 30, 1971 per document No. R71-43495 and May 30, 1973 per document No. R73-30748 and lying south of those parts thereof described as follows:

Beginning at the northeast corner of said lot 3; thence N. 27°-50'-10" W. along the east line of said lot 2, a distance of 430.63 feet (record 430.71 feet) to an angle point in the east line of said lot 2; thence N. 0°-02'-0" E., along the east line of lot 2, a distance of 803.24 feet, more or less, to a point on the south line of Jorie Blvd. as dedicated in corporate plaza subdivision unit one, as per plat thereof recorded October 14, 1970 as document No. R70-37311, and vacated per plat of vacation recorded April 28, 1972 per document No. R72-21725, said point being 76.69 feet arc-measure along said southerly line northeasterly of the southwest corner of said Jorie Blvd.; thence southwesterly along the southerly line of said vacated Jorie Blvd., being also an arc of a circle, convex to the northwest, having a radius of 474 feet the chord thereof, having a bearing of S. 40°-46'-46" W. and a length of 76.60 feet, an arc-distance of 76.69 feet to the most southerly corner of vacated Jorie Blvd., aforesaid; thence N. 0°-02'-0" E. along the west line and the west line extended north of said vacated Jorie Blvd., a distance of 188.23 feet to the southerly line of Jorie Blvd. as dedicated in Corporate Plaza Subdivision Unit Two, as per plat thereof, recorded August 10, 1972 as document No. R72-46895; thence south and west along the southerly and easterly lines of Jorie Blvd., as dedicated per document No. R72-46895 the following two (2) curves, courses and distances: (1) southwesterly along an arc of a circle, being convex to the northwest, having a radius of 330.82 feet, the chord thereof, having a bearing of S. 39°-41'-19" W. and a length of 423.47 feet, an arc-distance of 459.54 feet to a point of tangency; (2) thence S. 0°-06'-20" E., a distance of 868.86 feet; thence S. 56°-34'-26" E., a distance of 424.59 feet; thence S. 70°-23'-58" E., a distance of 256.19 feet; thence S. 67°-57'-55" E., a distance of 40.38 feet, more or less, to a point in the easterly line of said lot 3, which point is 243.64 feet S. 27°-50'-10" E. of the northeast corner of said lot 3; thence N. 27°-50'-10" W., a distance of 243.64 feet to the place of beginning, in DuPage County, Illinois.

Also: Lot 2 in Butler Company Spring Road Subdivision Unit One, being a subdivision of part of lot 6 in Oak Brook Investment Company Assessment Plat No. 3, of part of section 26, aforesaid, according to plat thereof recorded September 17, 1971 per document No. R71-47555, in DuPage County, Illinois.

Also: Lot 4 in Oak Brook Investment Company Assessment Plat No. 3, being a subdivision of Section 26, aforesaid according to plat thereof recorded July 23, 1964 per document No. R64-26333, in DuPage County, Illinois.

Also: The lands formerly owned by T. A. Mohlman, being that part of the SE 1/4 of section 26, aforesaid described as follows: commencing at the SW corner of said SE 1/4 of Section 26; thence N. 0°-06'-20" W. measured (N. 0°14' W. deed) along the west line of said SE 1/4 of Section 26, a distance of 1,195.2 feet measured (1,195.7 feet deed) to an iron pipe for a place of beginning; thence continuing N. 0°-06'-20" W. measured (N. 0°-14' W. deed) along the west line of SE 1/4 of Section 26, a distance of 364.4 feet; thence S. 88°-13'-45" E., a distance of 660.0 feet measured (651.1 feet deed) to the centerline of vacated Spring Road; thence S. 0°-04'-55" E. along said centerline, a distance of 338.9 feet; thence N. 85°-15'-12" W. measured (N. 85°-23' W. deed), a distance of 309.5 feet measured (300.0 feet deed); thence S. 84°-59'-48" W. measured (S. 84°-52' W. deed), a distance of 352.3 feet to the place of beginning in DuPage County, Illinois.

Also: That part of lot 6 in plat of lands of F.O. and J.F. Butler, Town of York, DuPage County, Illinois, of parts of sections 25 and 26, township 39 north, range 11, east of the 3rd principal meridian as per plat thereof recorded February 13, 1912 as document No. 107037 lying west of the center thread of Salt Creek and south of the following described boundary line: commencing at the center of said section 25; thence S. 89°-44'-33" W. along the south line of the northwest 1/4 of said section 25, a distance of 937.89 feet; thence S. 0°-15'-27" E. at right angles to the last described line, a distance of 51.80 feet; thence S. 89°-44'-33" W., parallel with the north line of the southwest 1/4 of said section 25, a distance of 790.62 feet to the place of beginning of said boundary line; thence continuing S. 89°-44'-33" W. along said parallel line a distance of 898.31 feet, more or less, to a point on the west line of the southwest 1/4 of said section 25, said point being 51.80 feet S. 0°-05'-55" E. of the west quarter corner of said section 25; thence S. 89°-28'-02" W., parallel with the north line of the southeast 1/4 of said section 26, a distance of 570.75 feet to the centerthread of Salt Creek; thence southerly along the centerthread of Salt Creek the following eight (8) courses and distances: (1) S. 7°-27'-27" E., a distance of 59.91 feet; (2) thence S. 22°-59'-47" W., a distance of 402.00 feet; (3) thence S. 9°-18'-58" W., a distance of 100.98 feet; (4) thence S. 1°-41'-03" E., a distance of 92.01 feet; (5) thence S. 5°-43'-56" E., a distance of 102.84 feet; (6) thence S. 12°-54'-23" W., a distance of 200.81 feet; (7) thence S. 18°-31'-18" W., a distance of 101.79 feet; (8) thence S. 30°-37'-59" W., a distance of 164.77 feet; thence N. 31°-30'-21" W., a distance of 283.68 feet; thence N. 36°-03'-11" W., a distance of 23.38 feet; thence N. 48°-25'-50" W., a distance of 17.80 feet; thence N. 60°-15'-11" W., a distance of 18.21 feet; thence N. 76°-19'-55" W., a distance of 22.69 feet; thence N. 55°-22'-48" W., a distance of 99.73 feet; thence N. 37°-43'-26" W., a distance of 97.09 feet; thence N. 53°-55'-52" W., a distance of 658.29 feet; thence N. 67°-57'-55" W., a distance of 452.22 feet, more or less, to a point on the east line of lot 3 in Oak Brook Investment Company Assessment Plat No. 3, as per plat thereof, recorded July 23, 1964 as document No. R64-26333, said point being 243.64 feet S. 27°-50'-10" E. of the northeast corner of said lot 3, all in DuPage County, Illinois.

Also lot 2 in Oak Brook Village Green Subdivision, being a subdivision of the southwest 1/4 of section 26 and lots 1 and 5 in Oak Brook Investment Company Assessment Plat No. 3 of part of said section 26, township 39 north, range 11 east of the third principal meridian in Du Page County, Illinois.

Except therefrom all that part lying within existing Oak Brook Road (31st Street) as dedicated per document number 296980 in the Recorder's Office of Du Page County, Illinois.

Said parcel of land herein described contains 81.558 acres, more or less.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXCERCISING THE SPECIAL POWERS AUTHORISED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

GIVEN UNDER MY HAND AND SEAL AT Oak Brook, ILLINOIS, THIS 6th DAY OF March, A.D., 1980

Walter A. Bollinger

REVISED: 3-6-80
REVISED: 11-2-79

BOLLINGER, LACH AND ASSOC., INC.
1010 JORIE BLVD
OAK BROOK, IL 60521
312 323-1365

REGISTERED PROFESSIONAL ENGINEERS ILLINOIS WISCONSIN INDIANA MICHIGAN
REGISTERED LAND SURVEYORS ILLINOIS WISCONSIN

2/3

UNOFFICIAL COPY

R80-44966

TOPOGRAPHIC MAP

BUTLER GHQ SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 26 , TOWNSHIP 39 NORTH , RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF OAK BROOK , DuPAGE COUNTY , ILLINOIS.



BENCH MARK — BENT R.R. SPIKE IN P.P. @ N.E. CORNER OF 31st ST. & SPRING RD., ELEV. = 696.83

STATE OF ILLINOIS)
) ss
COUNTY OF DU PAGE)

I, WALTER A. BOLLINGER, ILLINOIS REGISTERED LAND SURVEYOR, NO. 35-1979, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A TOPOGRAPHIC SURVEY PREFORMED AT AND UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL AT Oak Brook, ILLINOIS, THIS 12th DAY OF March, A.D. 19 80.

WALTER A. BOLLINGER — REGISTERED LAND SURVEYOR 35-1979 — ILLINOIS

Revised: 3-12-80
Revised: 11-2-79

3/3

BOLLINGER, LACH AND ASSOC., INC.
1010 JORIE BLVD.
OAK BROOK, IL 60521
312-323-1385

REGISTERED PROFESSIONAL ENGINEERS ILLINOIS WISCONSIN INDIANA MICHIGAN
REGISTERED LAND SURVEYORS ILLINOIS WISCONSIN

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: May 28, 2026

CASE FILE NO: 2026-5-ZO-PUD

DESCRIPTION: Planned Development proposal for Franklin Oak Brook 22, LLC to enclose outdoor dining for STK and allow a fitness studio, Solidcore, to operate in O-3 District.

PETITIONER: Franklin Oak Brook 22, LLC
1900 Spring Road, Suite 100
Oak Brook, Illinois 60523

ADDRESS: 1301 22nd Street, Oak Brook, IL 60523

EXISTING ZONING/USE: O-3, Office District, the property is currently improved with existing office buildings.

ZONING/USE OF SURROUNDING PROPERTY:

North: B-2 Regional Shopping Center District, Oakbrook Center Mall.

South: Tollway and R-4 Residence District.

East: ORA-1 Office Research and Assembly District, office building.

West: O-3 Office District, Marriott hotel.

LOCATION: The subject property is located west of Spring Road, north of Tollway, accessed from 22nd Street.

BACKGROUND:
Franklin Oak Brook 22, LLC, the property owner, has submitted an application requesting approval of a Planned Development ("PD") to enclose outdoor dining for STK and allow a fitness studio, Solidcore, to operate in O-3 District. The request is to utilize the existing outdoor area and to allow a fitness studio to utilize a retail space on the ground floor.

A Preliminary Board Review of the application was conducted by the Village Board on April 14, 2026, as required in the Village's PD regulations. The preliminary Board review is the first step in the process outlined in the PD regulations and is intended to provide an applicant with early feedback.

A separate neighborhood meeting was not required as part of the outreach for this redevelopment project. Since the property is surrounded solely by non-residential land uses such as offices and the mall, it was determined that a public hearing before the Planning & Zoning Commission would be adequate and provide the necessary and legally required forum for public feedback/comment on this redevelopment project. The application was referred by the Village Board on May 12, 2026.

1. Planned Development. A Planned Development is required for this proposal. The intent and purpose of the planned development regulations, standards and criteria is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation,

imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations. The end result is intended to be a product which fulfills the objectives of the Village of Oak Brook's Comprehensive Plan and planning policies while allowing flexibility from the standard application of the use and bulk regulations. The planned development is intended to permit and encourage flexibility and to accomplish the following:

1. To stimulate creative approaches to commercial, nonsingle-family residential, and commercial/ mixed-use development of land;

2. To provide more efficient use of land;

3. To preserve natural features and provide open space areas and recreation in excess of those required under standard zoning regulations;

4. To develop and implement new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;

5. To unify building and structures through design; and

6. To promote long-term planning pursuant to the village's plan, intended to allow harmonious and compatible land uses or combination of uses with surrounding areas.

Proposed Departures. Section 13-15-2E of the PD regulations acknowledges that proposed planned developments need not comply with the density, dimension, area, bulk, use, and other zoning regulations that, but for the provisions of this chapter, would otherwise apply to the property on which the proposed planned development is intended. Modifications and departures from the standard provisions may be provided in accordance with the provisions of this chapter and to the extent that they will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The departures from standard being proposed as part of this PD application are identified in the petitioner's materials and are as follows:

1. *Use*: Section 13-10D-1 To allow the fitness studio to operate in a retail space.

2. *Setback.* Section 13-10D-3. To allow a reduction in the required setback from 100' to 87' from the property line.

STAFF ANALYSIS:
As part of this review, the following commentary should be considered as part of the PD Commission's analysis and deliberations on the request.

Planned Development. The subject property is currently zoned O-3 Office District. Fitness studios are not listed as a Permitted or Special Use in the O-3 District.

Two (2) waivers are being requested from the strict application of the zoning code. Instead of processing this case with multiple requests for variations before the Planning & Zoning Commission, the planned development submittal incorporates all of these elements into a single request that can be reviewed and evaluated as a unified development project.

Section 13-15-2A General Provisions of the PD regulations does allow redevelopment within a planned development overlay district. Section 13-15-2B further indicates that each PD shall be presented and reviewed on its own merits. The project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

As such, a PD application has been submitted for the fitness studio use and outdoor dining enclosure. The improvements will consist of outdoor dining enclosure only.

Consistency with the Planned Development Regulations. The applicant has provided documentation, plans, and other review materials for their PD application that are included in the packet.

Planned Development Standards. The applicant has addressed and responded in detail to the Planned Development Standards as required in Section 13-15-3 of the Regulations.

Building setbacks. The fitness studio is proposed in an existing retail tenant space within the building. The existing outdoor dining is proposed to be enclosed, which will result in reduction of the setback from required 100' to 87'.

Consistency with the Comprehensive Plan. The 1990 Comprehensive Plan, Planning District 1, does not mention this type of use within the O-3, Office District. The Village code permits "retail sales and personal service uses when located on floors below those used for the principal use", this revision was incorporated within the October, 2024 Text Amendments.

Stormwater and Floodplain. The property is not located within the regulatory floodway or floodplain. The proposed use shall comply with the Village's adopted stormwater ordinance requirements.

Water and Sanitary Utilities. Water service for the building is sufficient for the proposed use. Sanitary service is being provided by the Flagg Creek Water Reclamation District (FCWRD).

Site Lighting. There are no additional exterior lighting being proposed as a part of the Planned Development.

Building Architecture. Renderings have been provided for the outdoor dining enclosure.

Signs. The applicant is proposing a wall sign at the north entrance to the retail space in the building. A detailed review will be conducted by staff following a sign permit submittal.

Landscaping and Open Space. No changes are proposed to the existing landscaping and open space. Existing landscaping related to the parking lot will remain as is.

Traffic Access and Parking Considerations. There are no changes to the traffic and parking lot. The existing parking facilities comply with Village Code requirements.

Pedestrian Access and Circulation. The commercial areas in the Village are generally auto oriented but do include some pedestrian circulation. The subject property includes pedestrian access from the Spring Road and 22nd Street intersection, as well as internal walkways within the site.

RESPONSIBILITIES OF HEARING BODY:
As part of the Planned Development Regulations, the Planning & Zoning Commission shall review the application, the standards and requirements, the report of the Development Services Director, and any oral and written comments and testimony received by the Planning & Zoning Commission before and at the public hearing. The Planning & Zoning Commission shall recommend approval, approval with conditions, or denial of the proposed planned development.

Every recommendation of the Commission upon any application filed pursuant to the Planned Development Regulations shall include such findings of fact and conclusions as the Commission shall deem necessary. The findings shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The findings shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement setting forth the recommendation of the commission. Every recommendation shall expressly set forth any limitations or conditions. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

When appropriate, please include in your consideration, findings with respect to the standards specified in the Planned Development Regulations for approval of the planned development. The materials submitted by the applicant specifically address each of these standards.

CONCLUSION:
Staff would like the Planning & Zoning Commission's feedback on the proposed petition and the departures from the standards that are being requested. As part of this discussion, staff has provided a series of additional conditions that can be included in a recommendation to ensure that applicable considerations are memorialized for the development.

As such, staff is providing the accompanying conditions for Planning & Zoning Commission review and discussion. If the Commission is prepared to make a recommendation, I would ask that you consider the conditions, incorporate any new recommendations and include the planned development findings (as identified in the petitioner's application materials) in your motion.

1. Compliance with Plans: The fitness studio use, operation and enclosed outdoor dining will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.

2. Sign proposals shall comply with applicable sign code regulations of the Oak Brook zoning ordinance unless otherwise modified or varied.

Please contact staff if you have any questions.

Respectfully Submitted,

Rama Raman

Rama Raman
Village Planner

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

NOTICE OF PUBLIC HEARING
VILLAGE OF OAK BROOK PLANNING & ZONING COMMISSION
JUNE 3, 2026 AT 6:30 P.M.

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Wednesday, June 3, 2026 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523 for the purpose of considering the application from the Petitioner, Franklin Oak Brook 22, LLC, 1900 Spring Road, Suite 100, Oak Brook, Illinois 60523, property owner of the property known as 1211-1315 22nd Street, Oak Brook, Illinois 60523, requesting a new planned development and related departures and other zoning relief to facilitate further the redevelopment of the existing commercial office building generally located at 1211-1315 22nd Street

The Petitioner has submitted an application, case number PD-26-3, seeking approval for a planned development on the property at the southwest corner of 22nd Street and Spring Road, as described below.

Project Description: Petitioner has submitted an application, case number PD-26-3, seeking approval of a new planned development and associated relief to facilitate a new fitness studio and the construction of a permanently enclosed outdoor dining area on the first floor of the existing commercial office building, in furtherance of its effort to modernize and reposition an aging Village asset.

In accordance with the zoning regulations, as part of the planned development, the Petitioner has requested certain departures pursuant to Chapter 15 of Title 13 of the Zoning Ordinance.

The subject property is generally described as 1211-1315 22nd Street, Oak Brook, Illinois 60523, Oak Brook, Illinois 60523, located at the southwest corner of 22nd Street and Spring Road, with the legal description as follows:

LOT 1 IN THE MANU LIFE SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 6 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NUMBER 4, OF PART OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF MANU LIFE SUBDIVISION RECORDED AUGUST 8, 1978 AS DOCUMENT R78-74138, IN DUPAGE COUNTY, ILLINOIS



Questions about the proposed project can be directed to Kelsea Neal Nolot, Elrod Friedman LLP, 350 North Clark Street, Second Floor, Chicago, Illinois 60654; 312-528-5200; kelsea.nolot@elrodfriedman.com.

In accordance with the provisions of the Americans with Disabilities Act, any individual who needs a reasonable accommodation to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall) at 630-368-5010 as soon as possible before the meeting date.

AFFIDAVIT

May 14, 2026

Village of Oak Brook
Plan Commission
Village Hall
1200 Oak Brook Rd
Oak Brook, IL 60523

RE: Case Number PD-26-3

Planning and Zoning Commission:

The undersigned, Kelsea Neal Nolot, being first duly sworn under oath, deposes and states the following:

That the undersigned certifies they have complied with the requirements of Section 13-15-5 of the Oak Brook Zoning Ordinance, Title 13 of the Village Code of Oak Brook, by serving written notice, by USPS certified mail, return receipt requested (i) to the taxpayers of record and owner of record of the property commonly known as 1211-1315 22nd Street, Oak Brook, Illinois (the "***Property***"), which is the subject of the application for planned development and (ii) to the taxpayers of record and residents of all property within 500 feet of the Property, excluding the number of feet occupied by streets, alleys, other public ways in each direction of the lot lines of the Property, and that the notice contained the:

- Identification number designation of the application;
- Date and time of the public hearing;
- Location of the public hearing; and
- General location of the Property, the legal description of the Property, and its street addresses, and a short description of the proposed planned development and the purpose of the public hearing.

Further, the undersigned made a bona fide effort to determine the address of the parties to be notified under the above ordinance, and the accompanying list of names and addresses of surrounding property taxpayers and residents within 500 feet is a complete list.

Signature

Subscribed and sworn to before me this
14th day of May, 2026.

Notary Public

OFFICIAL SEAL
JIN S STOKES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/12/2026

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Wednesday, June 3, 2026 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523 for the purpose of considering the application from the Petitioner, Murphy Development Group, LLC, with approval of the owner Franklin 1900 Spring Road, LLC, seeking a planned development as provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application, case number 2025-12-ZO-PUD (PD-26-2), seeking approval of a planned development to be located on the property at 1315 16th Street, Oak Brook, Illinois 60523, as further described below.

Project Description: Applicant/Owner have applied to the Village for planned development approval to authorize the construction of a 13-story building on the site. This location was previously approved for the Butler condominium project. The applicant proposes to construct 115 rental units with an average size of 1,382 sq. ft., 240 interior parking spaces, and added amenities of a pool, gym, outdoor seating areas, a golf simulator, climate-controlled storage, and co-working spaces.

The subject property is generally described as 1315 16th Street, Oak Brook, IL 60523 - permanent index number: 06-23-302-007, located at the corner of 16th Street and Spring Road.

The petitioner's application, including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5103, 8:00 a.m. to 4:00 p.m., Monday – Friday, excluding holidays.

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date.

Natasha Scarpiniti
Village Clerk

Published at the direction of the Corporate Authorities and the Planned Development Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
Published in Daily Herald May 15, 2026 (332002)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/15/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 332002

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

ITEM 6.D.2.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
May 12, 2026

SUBJECT: Referral of Planned Development for Franklin Partners OB22 –1211-1315 22nd Street

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board refer the Franklin Oak Brook 22, LLC request for a proposed fitness studio and the construction of a permanently enclosed outdoor dining, within the O-3, Office District to the Planning & Zoning Commission for public hearing, review and recommendation.

Background/History:
At the April 14, 2026, Village Board meeting, the applicant presented for preliminary Board review a proposal to include a fitness studio (Solidcore) within an existing ground-floor retail tenant space and constructing a permanently enclosed outdoor dining area for an existing restaurant tenant.

Staff Comments:

1. A Planned Development is required for this proposal. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.

2. A complete site plan with FAR calculations is required with the Planned Development application.

3. The subject property is currently zoned O-3, Office District. Fitness studio use is not listed as a Permitted or Special Use in the O-3 District. Health Club is defined within the Zoning Ordinance and is not a listed Permitted or Special Use.

4. The 1990 Comprehensive Plan, Planning District 1, does not mention this type of use within the O-3, Office District. The Village code permits "retail sales and personal service uses when located on floors below those used for the principal use", this revision was incorporated within the October, 2024 Text Amendments.

5. Section 13-15-2 indicates that each Planned Development (PD) shall be presented and reviewed on its own merits. As such, a new land use can be introduced into a zoning district through a PD if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

6. A separate neighborhood meeting is not required as part of the outreach for this project. The neighborhood meeting is an element of the Planned Development process outlined in Section 13-15-5.B.1d.

7. The O-3 District permits a floor area ratio (FAR) not to exceed 0.8. FAR compliance for the permanently enclosed outdoor dining will be determined after a final site plan and FAR calculations are submitted by the applicant. The enclosed outdoor dining would reduce the required front yard setback from 100' to 87'.

Please see the narrative and project presentation slides provided by the applicant for additional information and background.

Recommendation:
Staff recommends that the Village Board refer the request for a Planned Development to the Planning & Zoning Commission for public hearing, review and recommendation.

Attachments:
1. Exhibits - Referral

Franklin Partners
1900 Spring Road, Suite 100
Oak Brook, Illinois 60523

April 24, 2026

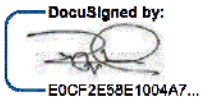
Ms. Rebecca Von Drasek
Director, Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Re: Oak Brook 22

Dear Ms. Von Drasek:

Franklin Partners, LLC, d/b/a Franklin Oak Brook 22, LLC, is the owner of the property located at 1211-1315 West 22nd Street, Oak Brook, Illinois, commonly known as Oak Brook 22. This letter confirms that we consent and support the filing of an application for a Planned Development by our attorney, Elrod Friedman LLP, for a Planned Development and other zoning relief as necessary. We authorize Elrod Friedman LLP to present an application to Village Staff and appear before the Village Board of Trustees and Planning and Zoning Committee in connection with the application.

Sincerely,



Raymond Warner
Franklin Partners, LLC

WAIVERS and VARIATIONS
(Site Development Departures)

Zoning Ordinance Section	Brief description of each waiver or variation sought	Fee Each
13-10D-1	A fitness facility as a permitted use in a planned development.	$ 500.00
13-10D-3	A reduction of the front yard setback requirement from 100 feet to 87 feet, to allow for development of a permanent enclosure of the existing patio, but within its current footprint.	$500.00

(To continue copy or retype form and Attach additional sheets if necessary)

PLANNED DEVELOPMENT - SITE DEVELOPMENT ALLOWANCES:
Section: 13-15-4

WAIVERS and VARIATIONS
(Site Development Departures)

Proposed site development characteristics that are not consistent with the Zoning Regulations otherwise applicable to the property on which a Planned Development or Planned Development amendment is proposed, may be approved in accordance with this Chapter as part of the ordinance approving the Planned Development or Planned Development amendment. The applicant shall specifically identify each site development departure and demonstrate how each departure will be compatible with surrounding development and is not inconsistent with the Planned Development standards set forth in Section 13-15-3 of this Chapter. Each departure shall be specifically stated and approved in the ordinance approving the Planned Development or Planned Development amendment. Any approved departures from the otherwise applicable Zoning Regulations shall not be deemed a nonconformity and shall not require a variation.

Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section 13-10D-3 **Relief Sought** A fitness facility as a permitted use in a planned development.

RESPONSE: See accompanying narrative.

Code Section 13-10D-3 **Relief Sought** • A reduction of the front yard setback requirement from 100 feet to but within its current footprint.

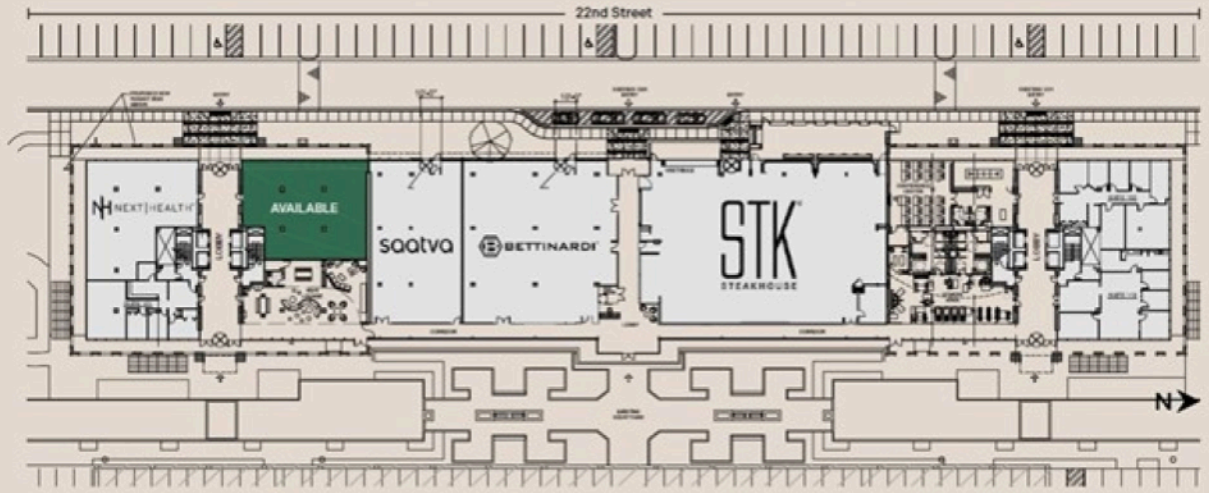
87 feet, to allow for development of a permanent enclosure of the existing patio,

RESPONSE: See accompanying narrative.

(To continue, Copy or retype form and attach additional sheets if necessary)

FLOOR PLAN

Available - 3,082 SF

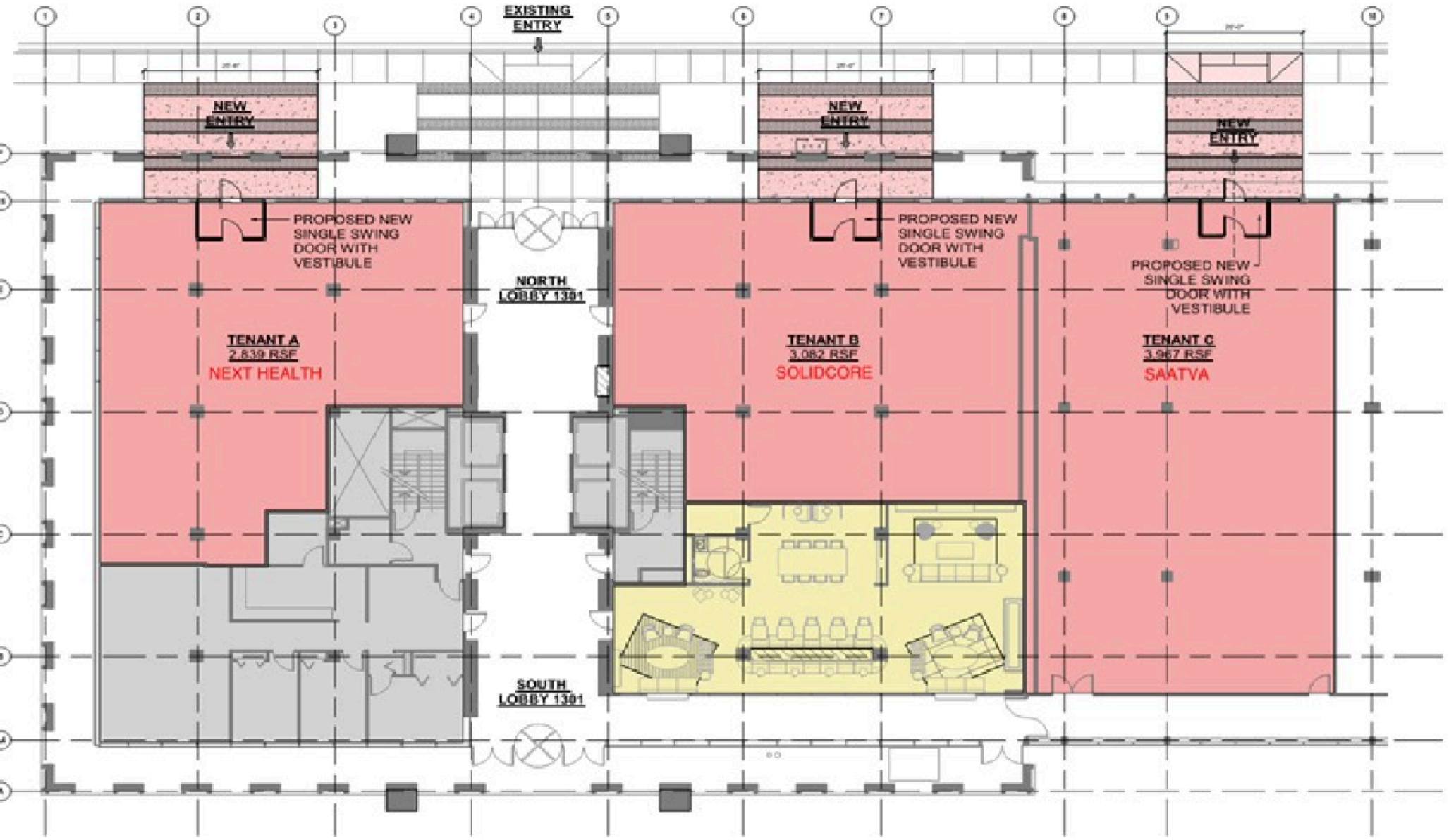


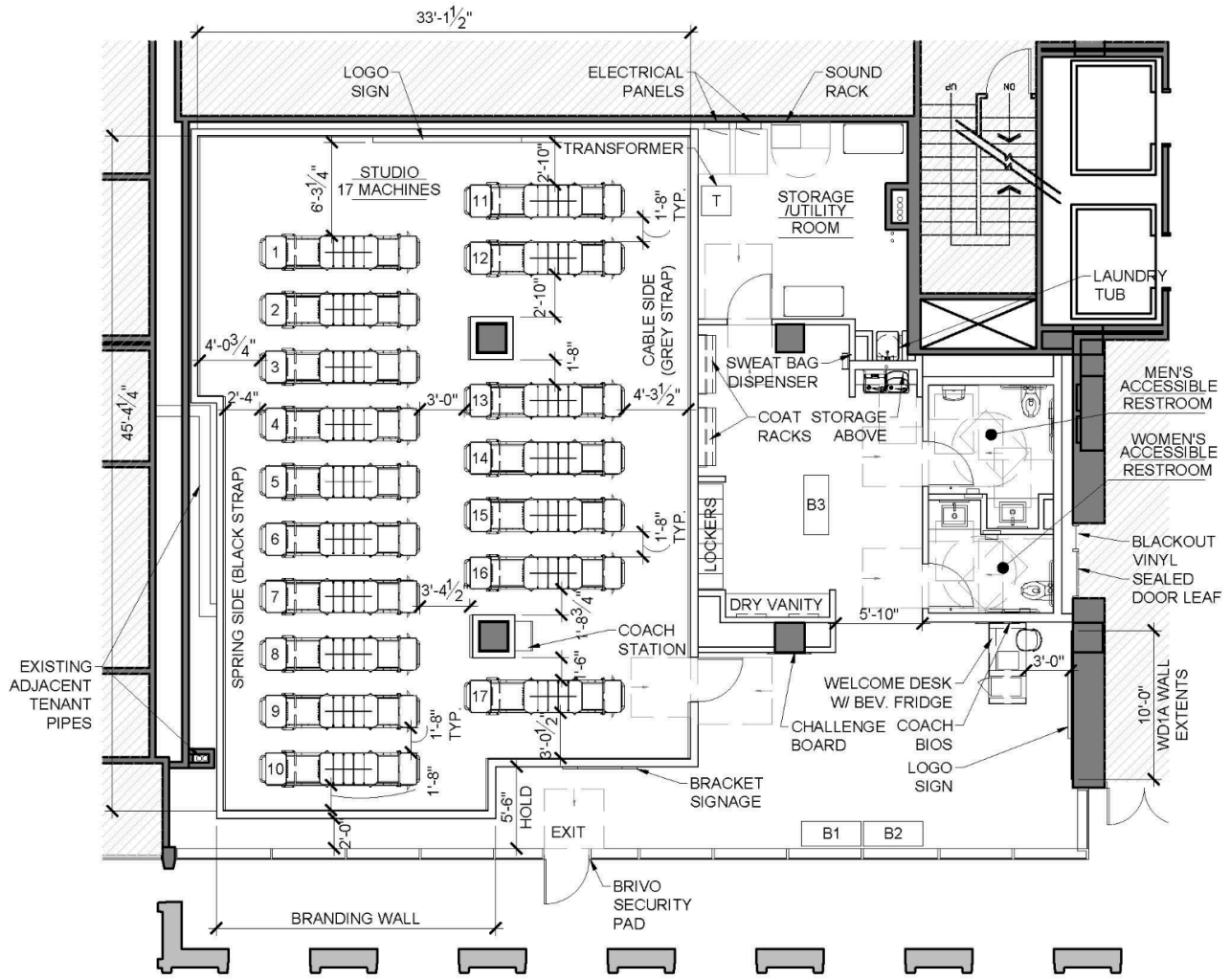
1,185
Parking Stalls

Across from
Oakbrook Center Mall

160,500 Average
Daily Vehicles along I-88

29,900 Average
Daily Vehicles along 22nd St


EXISTING ENTRY
NEW ENTRY
NEW ENTRY
NEW ENTRY
PROPOSED NEW SINGLE SWING DOOR WITH VESTIBULE
PROPOSED NEW SINGLE SWING DOOR WITH VESTIBULE
PROPOSED NEW SINGLE SWING DOOR WITH VESTIBULE
NORTH LOBBY 1301
SOUTH LOBBY 1301
TENANT A
2,839 RSF
NEXT HEALTH
TENANT B
3,082 RSF
SOLIDCORE
TENANT C
3,967 RSF
SAATVA



LEGEND

- EXISTING PARTITION
- NEW PARTITION
- NOT IN CONTRACT (NIC)

SQ. FOOTAGE CALCULATIONS

+/-3,082 RSF

N 01 FLOOR PLAN
1/8" = 1'-0"

CLIENT
[solidcore]

[solidcore] OAK BROOK, IL

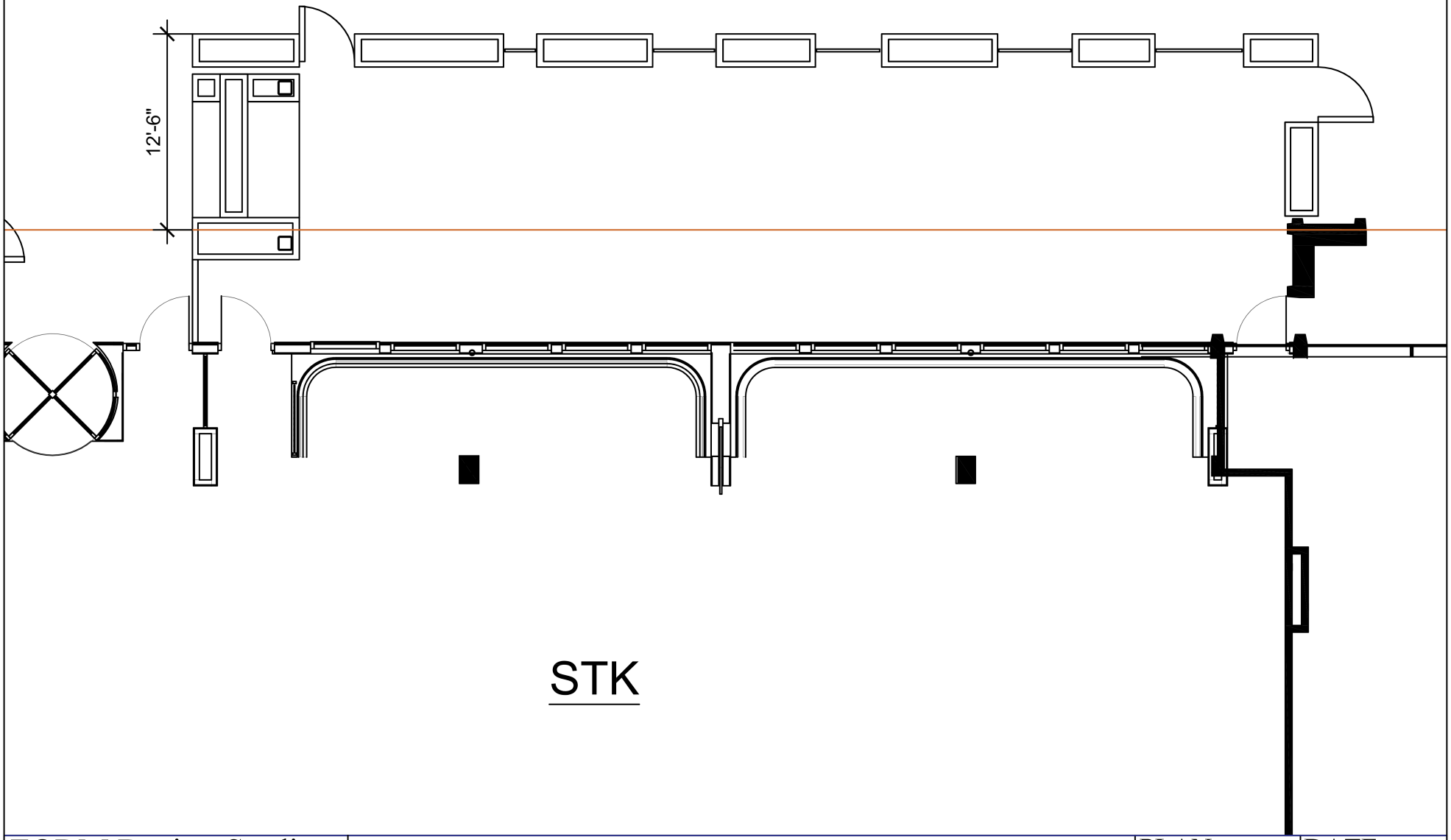
FLOOR PLAN

DXU ARCHITECTS
412 S. Wells Street • 2nd Floor • Chicago • IL • 60607
P: 312.955.0334 • dxuarch.com

DATE 03-09-2026
SHEET NO. TF

PLOT DATE: 3/9/2026 11:49 AM PLOTTED BY: SEAN JACKSON

© DxU 2026



STK

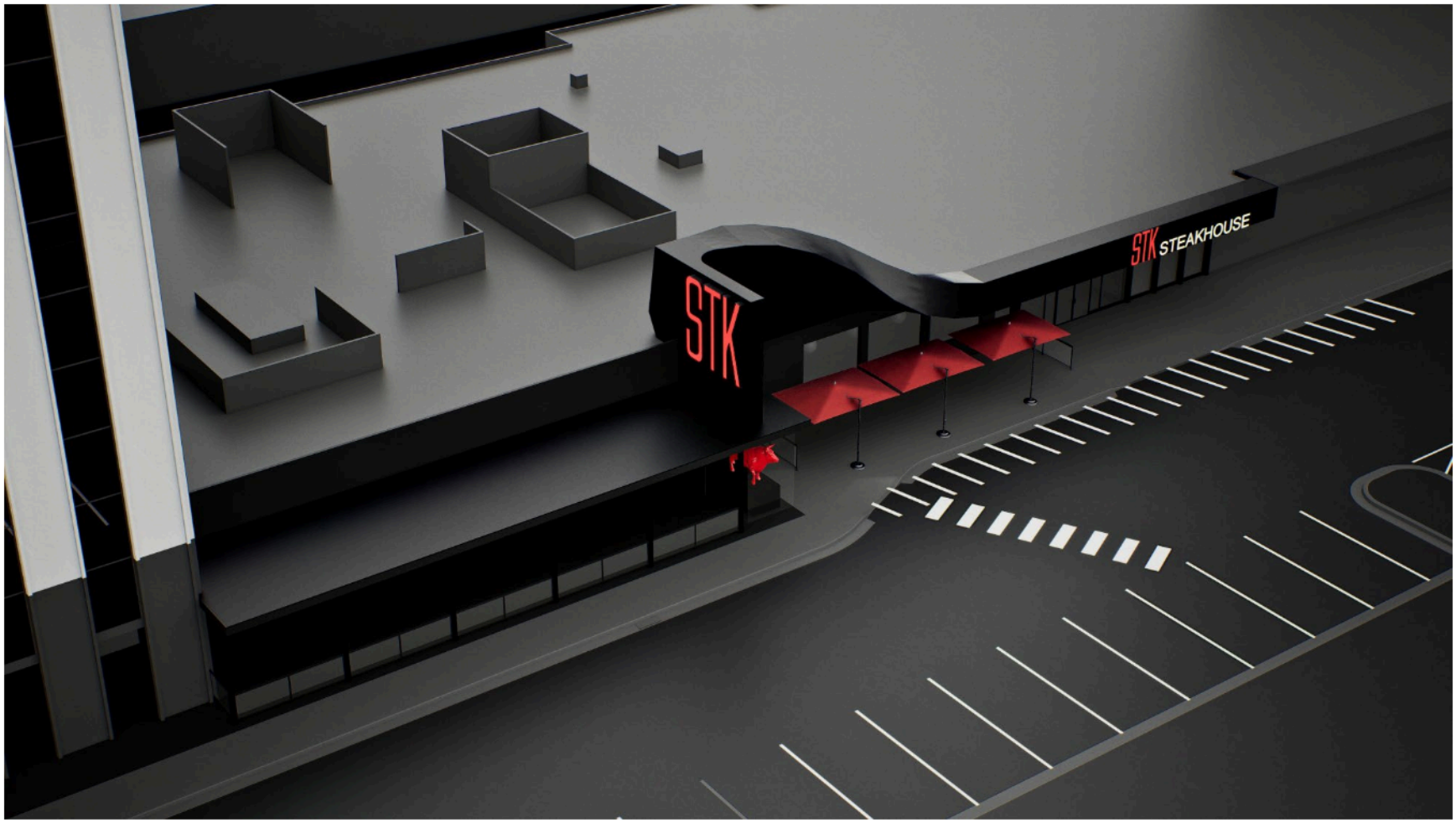
FORM Design Studio
ARCHITECTURE · INTERIOR DESIGN · FACILITY MANAGEMENT
200 East Randolph Street
Suite 5100
Chicago, IL 60601
TELEPHONE 773.931.8817

OB 22
1301-1225-1211 W 22ND STREET
OAK BROOK, IL

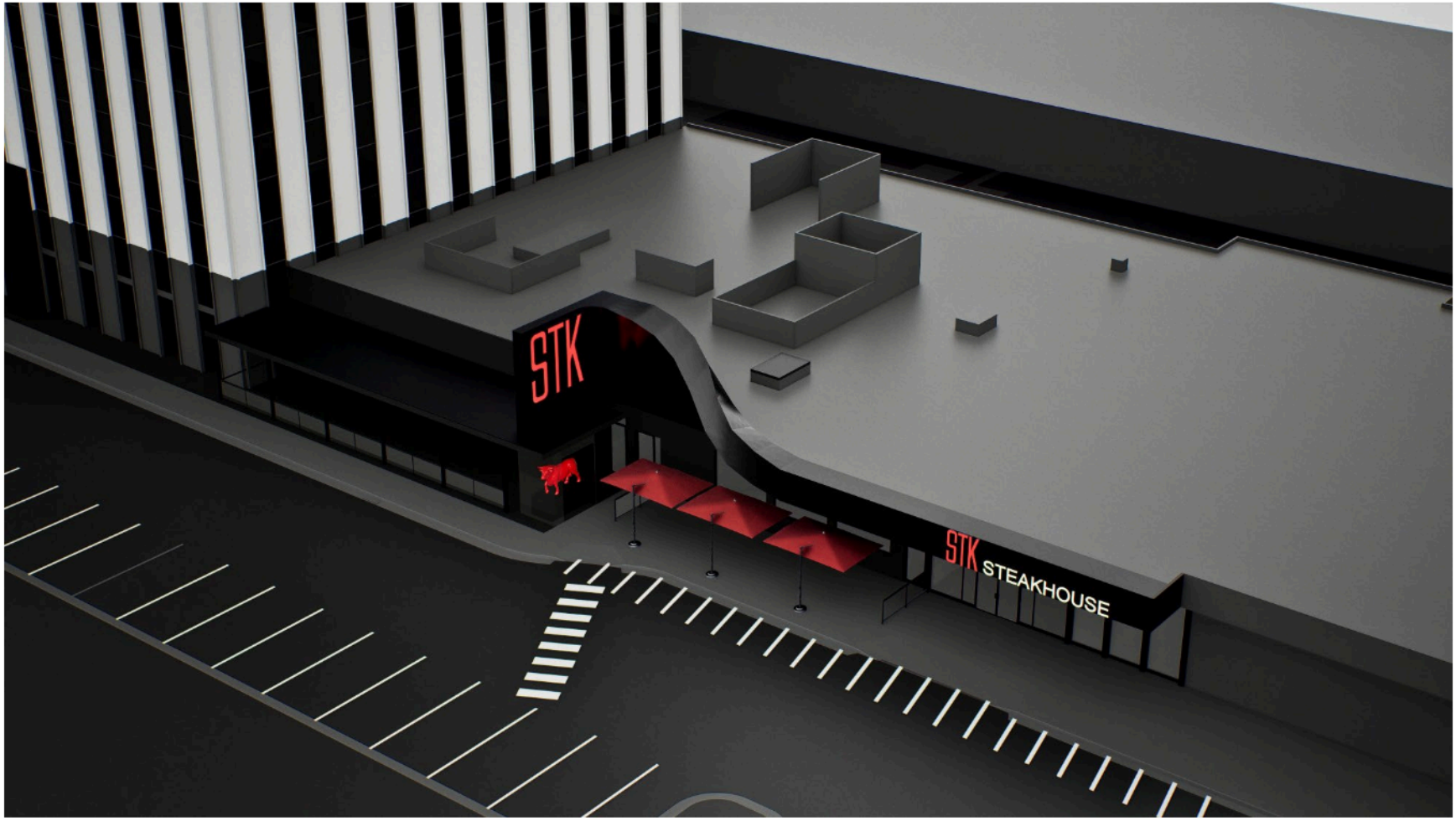
PLAN: EX.1

DATE: 04.06.26


1301
TENANT
NEXT HEALTH


STK
STK STEAKHOUSE


STK
STK STEAKHOUSE


STK
STK STEAKHOUSE

Record No: PD-26-3

Planned Development

Status: Active

Submitted On: 4/17/2026

Primary Location

1301 22ND ST
OAK BROOK, IL 60523

Owner

FRANKLIN OAK BROOK 22 LLC
SPRING RD 1900 OAK BROOK , IL 60523

Applicant

Kelsea Nolot
[redacted]
[redacted]
350 N Clark St
Second Floor
Chicago, Illinois 60654

Project Information

Type of Property*

Commercial

Development Type*

New Planned Development

Number of Waivers and/or Variations requested*

2

Number of Street Frontages*

1

General Location - Legal Address/s

1301 West 22nd Street

Zoning District*

O-3

Property Interest of the Applicant*

Owner's Agent

Owner of Record*

Franklin Oak Brook 22, LLC

Phone*

[redacted]

Owner Address*

1900 Spring Road, Suite 100, Oak Brook, Illinois 60523

Owner Email Address*

[redacted]

Name of Applicant*

Kelsea Neal Nolot

Applicant's Phone*

[redacted]

Applicant's Address*

350 North Clark Street, Second Floor,
Chicago, Illinois, 60654

Applicant Email Address*

[redacted]

Acknowledgement

I (we) certify that all of 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) give permission to the Village to install public hearing signs on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for all recoverable costs within 30 days of billing.

Signature of Applicant*

Kelsea Neal Nolot
Apr 14, 2026

Date*

04/17/2026

If the applicant/Agent is not the owner of record, a written statement authorizing approval of the proposed planned development application is required from the property owner in addition to their signature above and supporting documents. * Note: Plus all applicable third party costs and recoverable expenses. ** List each waiver or variation on a separate sheet with applicable fees calculated.

Subject Property Verification

Permanent Index Number*

626100014

Common Address*

1211-1315 W 22ND ST OAK BROOK IL 60523-2006

Legal Description-* Contact DuPage County: 630-407-5401 to cross-check and verify the accuracy of the PIN number, legal and common address. (can copy/paste if available)*

LOT 1 IN THE MANU LIFE SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 6 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NUMBER 4, OF PART OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF MANU LIFE SUBDIVISION RECORDED AUGUST 8, 1978 AS DOCUMENT R78-74138, IN DUPAGE COUNTY, ILLINOIS

I verify that the information provided above is accurate.*

Kelsea Neal Nolot
Apr 14, 2026

Date*

04/14/2026

Relationship to Applicant*

Owner's Agent

Planned Development Standards

A. Planned Developments Are Not Permitted As Of Right: Planned developments shall be approved by the village only in direct response to the accrual of tangible public benefits from the planned development to the village and its residents, along with the neighborhood and area in which the planned development is proposed. These benefits shall include, without limitation, exceptional amenities, landscape features, architectural or site design, or the conservation of special manmade or natural features of the site, all as more specifically set forth in the standards set forth in subsection B of this section.

B. General Design Standards: No application for a planned development shall be approved by the corporate authorities unless the proposed planned development satisfies the standards set forth in this subsection B and subsection C of this section. All of these standards shall not be regarded as inflexible, but shall be used as a framework by the village to test the quality of the amenities, benefits to the community, and design and desirability of the proposal. PLEASE RESPOND TO EACH ITEM BELOW.

1. Comprehensive Plan: The planned development shall not be inconsistent with the planning policies, goals, objectives, and provisions of the village's comprehensive plan. A planned development must also not be inconsistent with the intent and spirit of the village of Oak Brook comprehensive plan.*

The Proposed Planned Development is consistent with the planning policies, goals, objectives, and provisions of the Village of Oak Brook Comprehensive Plan and reflects its overall intent and spirit. The 1990 Comprehensive Plan designates the subject Property as part of an office-oriented district (O-3), intended to support office and related commercial uses serving the Village's daytime population.

The proposed modifications to OB22 further these objectives by reinvesting in and modernizing an existing office building, thereby supporting the continued viability of office uses on the Property and within the broader commercial district. Rather than altering the site's fundamental character, the Planned Development enhances an existing structure through adaptive reuse, extending its functional life and reinforcing the Property's role as a productive office asset.

Consistent with the Comprehensive Plan's emphasis on maintaining and enhancing commercial vitality, the project represents a significant capital investment in an aging office building, promoting long-term occupancy, economic activity, and sustainability. The improvements complement the surrounding commercial uses and support the Plan's goal of providing high-quality office environments for the Village's daytime workforce.

2. Public Welfare: The Planned Development shall be designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.*

The existing development at OB22 was originally designed to ensure adequate access to light and air for both the Property and the surrounding uses, and no modifications proposed as part of this Planned Development would alter those conditions. Accordingly, the proposed amendment will not impair the availability of light or air to adjacent properties.

The Proposed Planned Development does not introduce any changes that would increase the risk of fire or otherwise endanger public health, safety, or welfare. The Property will continue to operate in compliance with all applicable building, fire, and safety codes. In addition, existing site design features, including established circulation patterns, access points, and emergency vehicle access, will remain unchanged and continue to support safe and efficient operations.

3. Impact on Other Property: The Planned Development shall not be unnecessarily injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. The uses permitted in a Planned Development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The Planned Development must also address compliance with the Village's noise, lighting, and other performance standards. *

The Proposed Planned Development for OB22 will not be injurious to the use or enjoyment of neighboring properties, nor will it impede the normal and orderly development of surrounding properties for permitted uses. The proposed special use and requested relief are consistent with the established character of the neighborhood and will not alter its essential character. Additionally, the Planned Development will not diminish or impair property values or create incompatibility with nearby properties. The development will comply with applicable Village performance standards, including those related to noise, lighting, and other operational impacts.

4. Impact on Public Facilities and Resources: The Planned Development shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the development. The Planned Development shall include such impact donations as may be reasonably determined by the Corporate Authorities. The required impact donations, including, without limitation, obligations under the Village's subdivision regulations, shall be calculated in reasonable proportion to the impact of the Planned Development on public facilities and infrastructure to the extent permitted by law*

OB22 is designed to continue operating with adequate utilities, road access, drainage, and other necessary public facilities. The Property is fully served by existing infrastructure, including surrounding roadways, utilities, and stormwater management systems, all of which are sufficient to support the existing and proposed uses.

No modifications are proposed as part of this Planned Development that would materially impact utilities or public infrastructure, and no additional public improvements are anticipated or required. Existing drainage patterns and stormwater management systems will remain in place and continue to function in accordance with applicable Village and DuPage County requirements. The Property is not located within a special flood hazard area, and no regulatory wetlands are present on-site.

Accordingly, the Planned Development will not create any undue burden on public facilities or infrastructure, and any required impact contributions, if applicable, will be addressed in accordance with Village requirements and in proportion to the development's impact.

5. Archaeological, Historical or Cultural Impact: The Planned Development shall not substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development.*

No known archaeological, historical, or cultural resources are located on or off the Property impacted by the proposed planned development amendment.

6. Parking and Traffic: The Planned Development shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provides adequate access for emergency vehicles.*

The Proposed Planned Development provides adequate ingress and egress designed to minimize traffic congestion on adjacent public streets and to ensure safe and efficient site circulation, including appropriate access for emergency vehicles. An existing signalized intersection from the west driveway and 22nd Street serves OB22 and facilitates orderly traffic flow to and from the Property. On the east edge of the Property, a driveway provides a direct entrance to the I-88 Tollway via a right-turn-only lane. There will be no adverse effect on the performance of surrounding roadways or intersections, and the proposed uses will not generate materially greater traffic volumes than previously approved uses.

Further, OB22 is already developed with an efficient internal circulation system and includes a 1,185-space parking structure that adequately serves the Property. The Community Development Department confirmed that no modifications to the existing parking or traffic circulation framework are required for this Planned Development.

7. Adequate Buffering: The Planned Development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.*

The Applicant previously undertook voluntary landscaping improvements for the Property in 2025 in connection with zoning approvals for other retail uses on the Property. The Village informally reviewed and accepted the landscaping plan, finding that it provided appropriate buffering for uses within the development and on surrounding properties. While no additional landscaping improvements are anticipated for this Planned Development request, the existing landscaping plans have been submitted to the Village for formal review and approval.

8. Signage: Signage on the site of the Planned Development shall generally be in conformity with the Village's Sign Regulations (Chapter 11 of the Zoning Regulations), except as may otherwise be specifically provided in the ordinance approving a Planned Development. *

The existing development contains adequate signage, and no additional signage is proposed as part of this Planned Development. All existing and future signage will comply with prior Village approvals, including Ordinance 2017-ZO-V-EX-S-1488 and Ordinance 2024-ZO-V-EX-S-1688. To the extent applicable, OB22 will continue to comply with all relevant standards, regulations, and procedures of the Village Code and the ordinance approving the Planned Development.

9. Ownership/Control Area: The site of the Planned Development must be under ownership and/or unified control of the applicant.*

The Property is owned and under the unified control of the Applicant, Franklin Oak Brook 22, LLC.

10. Need: A clear showing of need for the Planned Development must be made by means of an economic feasibility, land utilization and marketing study*

The use of a Planned Development mechanism is somewhat unique in this context; however, Village staff recommended it to provide maximum flexibility and efficiency in evaluating and implementing the proposed modifications, and it ais necessary for the Applicant's continued revitalization of an aging office property. The Property was purchased with the intent of reinvesting significant capital to modernize and reposition a declining office building, and those efforts have already resulted in substantial improvements and renewed viability.

The Proposed Planned Development advances this effort by allowing for more efficient use of the existing Property, enhancing its functionality, market competitiveness, and long-term economic sustainability. By facilitating continued reinvestment and adaptive reuse, the Proposed Planned Development will support higher occupancy, improve tenant experience, and increase economic productivity.

From a land utilization and market perspective, the project responds to evolving demand for modernized office environments with integrated amenities, ensuring the Property remains a relevant and competitive asset to Village.

11. Compliance with Subdivision Regulations and Plat Act: All Planned Developments, whether or not they are by definition subject to the Village's subdivision regulations or the Illinois Plat Act, shall comply with all standards, regulations and procedures of the Village's subdivision regulations and the Plat Act except as is expressly provided otherwise in this Chapter, or as otherwise provided by the Corporate Authorities pursuant to the ordinance approving the Planned Development, or the applicable sections of the Village's subdivision regulations.*

The proposed Planned Development does not anticipate subdivision of the Property or the dedication of new public improvements to the Village. To the extent applicable, OB22 will comply with all standards, regulations, and procedures of the Village's subdivision regulations and the Illinois Plat Act, except as otherwise provided by the Village Code, applicable subdivision regulations, or the ordinance approving the Planned Development.

12. Covenants and Restrictions to be Enforceable by Village: All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the Planned Development shall provide that they may not be modified, removed, or released without the express consent of the Corporate Authorities and that they may be enforced by the Village as well as by future landowners within the proposed development.*

To the extent that any covenants, deed restrictions, easements, or similar restrictions are required to be recorded in connection with the proposed amendment and OB22, the Applicant will coordinate with the Village Attorney to ensure that such documents provide that they may not be modified, removed, or released without the express consent of the Village, and that they are enforceable by both the Village and future landowners within the Project.

13. Security and Site Control: The Planned Development shall include the plans necessary to describe, establish, and maintain appropriate property and building security and site control measures for the Planned Development and the property on which the Planned Development is located. These plans shall also include measures to prevent adverse impacts on neighboring properties. *

The Applicant will implement all necessary and appropriate measures to secure the site during construction of improvements to the Property, maintain safe conditions for authorized personnel, restrict unauthorized access, and minimize adverse impacts on neighboring properties.

Additional Standards

C. Additional Standards: In addition to the standards required in Subsection B of this Section, the following standards shall be considered in reviewing all proposed and amended Planned Developments, particularly with regard to elements of Planned Development proposals that do not satisfy the otherwise applicable provisions of the underlying zoning and subdivision regulations

1. Integrated Design: A Planned Development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.*

The existing development was designed and functions as an integrated, cohesive mixed-use development that provides for the safe, efficient, and harmonious grouping of structures, uses, and facilities. The existing building consists of two office towers connected by a unified ground-floor retail environment, creating a coordinated layout that supports both office and complementary commercial uses.

This integrated design promotes convenient circulation, efficient use of space, and a strong connection between interior and exterior areas, enhancing the Property's overall functionality. The combination of office, retail, and amenity spaces has created a balanced, synergistic environment that supports the primary office use while providing services and conveniences for tenants and visitors.

No changes are proposed in this Planned Development that would alter the established design framework. Accordingly, the Property will continue to operate as a well-integrated development consistent with the intent of this standard.

2. Beneficial Common Open Space: Any common open space in the Planned Development shall be integrated into the overall design. These open spaces shall have a direct functional or visual relationship to the main building(s) and shall not be of isolated or leftover character. *

As it currently exists, OB22 includes common open spaces that are fully integrated into the overall design and maintain a direct functional and visual relationship with the principal buildings. The existing development features a recently renovated outdoor terrace and patio, which serve as key amenities for tenants and guests, providing usable, accessible open space that complements the building's primary office use.

In addition to outdoor amenities, the Property includes indoor common spaces, such as a fitness center and a tenant lounge, which further enhance the development's functionality and cohesion. These amenities are thoughtfully incorporated into the building design and are neither isolated nor residual.

While no additional common open space is proposed as part of this Planned Development, the existing amenities will continue to provide meaningful, integrated open space consistent with the intent of this standard.

The following would not be considered usable common open space: a. Areas reserved for the exclusive use or benefit of an individual tenant or owner. b. Dedicated streets, alleys and other public rights-of-way. c. Vehicular drives, parking, loading and storage areas. d. Irregular or unusable narrow strips of land.

3. Functional and Mechanical Features: Exposed storage areas, trash and garbage retainers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the Planned Development and made as unobtrusive as possible. These features shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.*

The existing development adequately accounts for all functional and mechanical features, including service areas, loading areas, and utility installations, which are integrated into its overall design. These elements have been designed and located to be as unobtrusive as possible and are appropriately screened to ensure compatibility with the surrounding environment and adjacent properties.

No modifications to these features are proposed as part of this Planned Development. Accordingly, all such elements will remain in compliance with applicable requirements and will continue to function in a manner that is consistent with the existing and contemplated character of the Property and surrounding area.

4. Visual and Acoustical Privacy: The Planned Development shall provide reasonable visual, and acoustical privacy. Fences, insulations, walks, barriers and landscaping shall be used as appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable view or uses, and reduction of noises. *

The Proposed Planned Development does not include any modifications that would negatively impact existing visual or acoustic privacy for the subject Property or surrounding uses. Noise associated with the development is expected to remain limited to typical pedestrian and vehicular activity and will not result in adverse environmental impacts.

5. Energy Efficient Design: A Planned Development shall be designed with consideration given to various methods of site design and building location, architectural design of individual structures, and landscaping design capable of reducing energy consumption within the Planned Development. The applicant will be encouraged, to the extent feasible, to obtain Leadership in Energy and Environmental Design ("LEED") certification for the project. A Planned Development applicant may also undertake the following: a. Having at least one member of the applicant's project team be a "LEED Accredited Professional" -- a person who has received the LEED Accredited Professional designation from the United States Green Building Council ("USGBC"), the Green Building Certification Institute, or another entity authorized by the USGBC to grant that designation. *

The Applicant acquired the Property in 2024 with the specific intent to reinvest in and modernize an aging office building. Through substantial capital improvements, the building has been repositioned and revitalized, extending its useful life and avoiding demolition and new construction. This adaptive reuse approach represents a sustainable development strategy by conserving resources, reducing construction waste, and minimizing environmental impacts associated with ground-up development. As such, the project inherently advances the principles underlying LEED and sustainable design, even though formal LEED certification is neither required nor recommended in this instance.

b. Having its application materials include a "LEED Checklist" developed by the U.S. Green Building Council indicating the credits pursued and total points anticipated for a project under the most appropriate LEED rating system, in consultation with the Director of Community Development. *

The Director of Community Development has not indicated that a project-specific LEED Checklist or LEED certification is necessary or recommended, as the proposed Planned Development consists of modifications to an existing structure rather than new construction.

6. Drives, Parking and Circulation: Principal vehicular access shall be from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe and convenient, and insofar as feasible, do not detract from the design of proposed buildings and structures and the neighboring properties. To the extent practical, Planned Developments shall provide connections to and from existing bike and walking paths so as to ensure a continuous route without gaps or disconnections.

The Property is currently improved with adequate ingress and egress from dedicated public streets, well-designed internal circulation, and a 1,185-space structured parking facility that sufficiently serves existing tenants and uses. The proposed modifications are not expected to materially affect traffic flow or parking demand. Accordingly, no changes to existing access points, drive aisles, parking areas, or circulation patterns are proposed as part of this Planned Development.

7. Surface Water Drainage: Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic.*

The proposed Planned Development does not include any modifications to the existing storm drainage system and will not adversely affect neighboring properties or the public storm drainage system. Surface water in paved areas will continue to be collected at appropriate intervals to prevent interference with vehicular and pedestrian traffic, consistent with the approved Planned Development.

Acknowledgement

I (we) certify that all of the above statements and the statements contained in any documents or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.*

Kelsea Neal Nolot
Apr 17, 2026

Signature of Applicant: I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction.*

Kelsea Neal Nolot
Apr 17, 2026

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Kelsea Neal Nolot
[redacted]

Memorandum

Date: April 17, 2026

To: Rebecca Von Drasek
Director – Development Services

From: Peter M. Friedman
Kelsea Neal Nolot

Re: Oak Brook 22: Application for a Planned Development
Letter of Explanation
1211-1315 West 22nd Street, Oak Brook, Illinois

Franklin Oak Brook 22, LLC (the "***Applicant***"), owner of the property commonly known as Oak Brook 22 ("***OB22***" or the "***Property***"), respectfully submits this request for a Planned Development to facilitate targeted tenant improvements and site enhancements within an existing, fully developed mixed-use office development located at 1211–1315 West 22nd Street in Oak Brook, Illinois.

This application represents the continued evolution and reinvestment in a prominent and established office property in the heart of the Oak Brook commercial corridor. Since acquiring the Property in 2022, the Applicant has undertaken significant capital improvements to modernize and reposition an aging office building, successfully extending its useful life and enhancing its competitiveness in today's market. The proposed Planned Development is a natural continuation of that effort, enabling strategic, high-quality tenant activations that enhance the Property's functionality, economic performance, and long-term viability.

Key components of the proposed Planned Development include:

- Introduction of a boutique fitness studio (Solidcore) within an existing ground-floor tenant space;
- Construction of a permanent enclosed indoor/outdoor dining structure for the existing restaurant tenant, STK Restaurant, replacing a seasonal patio within the same footprint; and
- Limited zoning relief to accommodate these improvements in a coordinated and efficient manner.

These improvements are modest in scale, occur entirely within an existing developed site, and are intended to enhance, not alter, the established character of the Property.

I. Property and Development Overview

The Property is located within the O-3 Office District and consists of an approximately 400,000-square-foot mixed-use development featuring two 11-story office towers connected by a ground-floor retail concourse. The Property is supported by a 1,185-space structured parking facility and is strategically

positioned at the highly visible intersection of 22nd Street and Spring Road, adjacent to the I-88 interchange and across from Oakbrook Center.

OB22 has long served as a premier office destination within the Village, complemented by a mix of retail and dining uses that support both tenants and visitors. The Property's design integrates office, retail, dining, and amenity spaces into a cohesive environment that promotes efficient circulation, shared parking, and a strong relationship between interior and exterior spaces.

Recent reinvestment, including new restaurant offerings and upgraded tenant amenities, has further strengthened the Property's role as a modern mixed-use campus aligned with evolving market expectations.

II. Proposed Planned Development Improvements

The Planned Development seeks to facilitate two primary improvements:

1. Boutique Fitness Studio: Solidcore

The Applicant proposes to introduce a high-quality boutique fitness operator within an existing ground-floor tenant space. The use is characterized by scheduled, small-group classes with controlled occupancy, resulting in minimal impacts on parking and circulation. This use enhances tenant amenities, increases daily activity within the building, supports surrounding retail and dining uses, and increases tax generation within the Village.

2. Enclosed Dining Structure: STK Restaurant

The Applicant proposes to replace an existing seasonal outdoor patio with a permanent enclosed indoor/outdoor dining structure within the same footprint, similar to the nearby indoor/outdoor dining area at Wildberry Pancakes and Cafe. This improvement will allow for year-round use, enhance the dining experience, and support the long-term success of the existing restaurant tenant. No expansion of the building footprint or material changes to site layout, circulation, parking, drainage, or infrastructure are proposed as part of this request for a Planned Development.

III. Planned Development Framework and Zoning Relief

The Applicant seeks approval of a planned development to enable coordinated review and approval of the proposed improvements, including limited relief from underlying zoning requirements regarding permitted uses, setbacks, and floor area ratio.

The use of a planned development in this instance is appropriate and was recommended by Village Staff to provide maximum efficiency and flexibility in evaluating the proposed modifications. This approach:

- Consolidates approvals into a single, comprehensive review process;
- Ensures consistency with the Property's integrated mixed-use design; and
- Establishes a clear regulatory framework for future tenant improvements.

Importantly, the requested relief is limited in scope and tailored to the unique circumstances of an existing, fully developed property undergoing adaptive reuse and modernization.

IV. Consistency with Village Planning Objectives

The proposed Planned Development is consistent with the Village of Oak Brook's Comprehensive Plan and supports its goals for maintaining and enhancing high-quality office and commercial environments. The Property is located within a zoning district intended for office and commercial uses, and the proposed improvements reinforce its continued viability as a premier office destination.

The project advances key Village objectives by:

- Encouraging reinvestment in existing commercial properties;
- Supporting adaptive reuse as a sustainable development strategy;
- Enhancing tenant amenities and retails uses through mixed-use destinations; and
- Promoting long-term economic productivity and sales tax generation.

Rather than introducing greater intensity or fundamentally changing the site, the Planned Development builds upon an already successful integrated development and allows the Village to realize greater benefit from its existing assets.

V. Infrastructure, Parking, and Operations

OB22 is fully served by existing infrastructure, including utilities, roadways, and stormwater management systems. No modifications are proposed that would impact these systems.

The existing 1,185-space parking structure provides ample capacity to accommodate all users. The proposed uses are complementary, with staggered peak demand periods and operational characteristics that minimize parking and traffic impacts. Village Staff have confirmed that no changes to parking or circulation strategies are necessary.

VI. Economic and Community Benefits

The Planned Development represents a continued investment in the long-term success of OB22 and the Village as a whole. By enhancing tenant amenities and supporting high-quality retail, dining, and personal service uses, the project:

- Strengthens the Property's competitiveness in the regional office market;
- Supports tenant retention and attraction;
- Increases foot traffic and economic activity; and
- Contributes to the Village's tax base.

Moreover, the adaptive reuse and modernization of the existing structure reflect a sustainable development approach, avoiding the environmental and economic costs associated with demolition and new construction.

VII. Next Steps

Thank you for the opportunity to present the next phase of the Oak Brook 22 development to the Planning & Zoning Commission for a public hearing on June 3, 2026. The proposed Planned Development for OB22 represents a thoughtful and measured evolution of an established mixed-use property. The requested relief is limited in scope, consistent with the Property's existing design and function, and aligned with the Village's planning goals.

Additional development of OB22 in accordance with this proposal will support continued reinvestment in the Property by enhancing building functionality, tenant placemaking, market competitiveness, and, ultimately, its long-term economic sustainability.

VIII. OB22 Development Team

Franklin Partners has assembled a development team with the expertise, financial capability, Oak Brook-specific experience, and creativity to ensure the complete and successful execution of the proposed Planned Development and to continue revitalizing Oak Brook 22.

Developer – Franklin Partners

Since 1995, Franklin Partners has focused on quality and innovation, impacting more than 50 million square feet across development, property management, and new construction. Our portfolio spans Illinois, Missouri, Michigan, and Ohio with a focus on commercial office, industrial, and land development. We respect culture and innovation, and this mindset impacts everything we do. We work with the best industry experts and are motivated by what hasn't been done yet, taking great pride in our hospitality-inspired property management and leading-edge development.

Project Architect – Form Design Studio

Form Design Studio believes that architectural philosophy strikes a balance among function, efficiency, context, and aesthetics; what looks good can work well; and what works well endures. Its mission is to understand every aspect of each client's workplace environment and company culture. It believes that close client collaboration produces the optimal workplace environment.

Design is not about decoration; it's a critical component of how people communicate, collaborate, work, rest, and play. This is reflected in the spaces it creates, illustrating its ability to connect with our clients and their needs.

Its extensive expertise in commercial interior design, facility systems, and office technology, along with a detailed understanding of architecture and building systems, is perfect for both tenants and landlords to incorporate new design into their spaces.

Legal Counsel – Elrod Friedman LLP

Elrod Friedman LLP and Peter Friedman have extensive experience in zoning, entitlement, and land development matters. Having previously worked on establishing the Village's Planned Development regulations and having served for five years as Village Attorney, Mr. Friedman and his firm are uniquely able to guide the Oak Brook 22 through the Village review process in accordance with all Village planning and zoning regulations.

Franklin Partners
1900 Spring Road, Suite 100
Oak Brook, Illinois 60523

April 24, 2026

Ms. Rebecca Von Drasek
Director, Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Re: Oak Brook 22

Dear Ms. Von Drasek:

Franklin Partners, LLC, d/b/a Franklin Oak Brook 22, LLC, is the owner of the property located at 1211-1315 West 22nd Street, Oak Brook, Illinois, commonly known as Oak Brook 22. This letter confirms that we consent and support the filing of an application for a Planned Development by our attorney, Elrod Friedman LLP, for a Planned Development and other zoning relief as necessary. We authorize Elrod Friedman LLP to present an application to Village Staff and appear before the Village Board of Trustees and Planning and Zoning Committee in connection with the application.

Sincerely,



Raymond Warner
Franklin Partners, LLC

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-100-014
FRANKLIN OAK BROOK 22 LLC
1900 SPRING RD STE 100
OAK BROOK IL 60523-1478

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

$217,868.93 PAID May 12, 2025

10626100014261430021786893 41

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-100-014
FRANKLIN OAK BROOK 22 LLC
1900 SPRING RD STE 100
OAK BROOK IL 60523-1478

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

$217,868.93 PAID August 01, 2025

20626100014261430021786893 42

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
NO LEVY	0.00	COUNTY OF DU PAGE	0.0832	9,725.40
NO LEVY	0.00	PENSION FUND	0.0165	1,928.72
NO LEVY	0.00	HEALTH DEPARTMENT	0.0250	2,922.30
NO LEVY	0.00	PENSION FUND	0.0114	1,332.56
NO LEVY	0.00	FOREST PRESERVE DIST	0.1213	14,178.98
NO LEVY	0.00	PENSION FUND	0.0097	1,133.86
NO LEVY	0.00	DU PAGE AIRPORT AUTH	0.0122	1,426.08
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
NO LEVY	0.00	YORK TOWNSHIP	0.0425	4,967.92
NO LEVY	0.00	PENSION FUND	0.0020	233.78
NO LEVY	0.00	YORK TWP ROAD	0.0443	5,178.30
NO LEVY	0.00	PENSION FUND	0.0008	93.52
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
NO LEVY	0.00	OAK BROOK PARK DIST	0.2842	33,220.66
NO LEVY	0.00	PENSION FUND	0.0219	2,559.94
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
NO LEVY	0.00	GRADE SCHOOL DIST 53	1.2255	143,251.00
NO LEVY	0.00	PENSION FUND	0.0148	1,730.00
NO LEVY	0.00	HIGH SCHOOL DIST 86	1.5964	186,606.20
NO LEVY	0.00	PENSION FUND	0.0366	4,278.24
NO LEVY	0.00	COLLEGE DU PAGE 502	0.1794	20,970.40
		** TIF **		
0.0000	0.00	TOTALS	3.7277	435,737.86
2023		Assessed Value	2024	11,689,188

Mailed to:
FRANKLIN OAK BROOK 22 LLC
1900 SPRING RD STE 100
OAK BROOK IL 60523-1478

Property Location:
1211-1315 W 22ND ST
OAK BROOK IL 60523-2006

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-100-014

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 12, 2025
2nd INST PAID August 01, 2025

TIF Frozen Value	
Fair Cash Value	35,071,100
Land Value	4,372,252
+ Building Value	7,316,936
= Assessed Value	**11,689,188 ***
x State Multiplier	1.0000
- Equalized Value	11,689,188
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	11,689,188
x Tax Rate	3.7277
= Total Tax Due	435,737.86
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/23/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

WAIVERS and VARIATIONS
(Site Development Departures)

Zoning Ordinance Section	Brief description of each waiver or variation sought	Fee Each
13-10D-1	A fitness facility as a permitted use in a planned development.	$ 500.00
13-10D-3	A reduction of the front yard setback requirement from 100 feet to 87 feet, to allow for development of a permanent enclosure of the existing patio, but within its current footprint.	$500.00

(To continue copy or retype form and Attach additional sheets if necessary)

PLANNED DEVELOPMENT - SITE DEVELOPMENT ALLOWANCES:
Section: 13-15-4

WAIVERS and VARIATIONS
(Site Development Departures)

Proposed site development characteristics that are not consistent with the Zoning Regulations otherwise applicable to the property on which a Planned Development or Planned Development amendment is proposed, may be approved in accordance with this Chapter as part of the ordinance approving the Planned Development or Planned Development amendment. The applicant shall specifically identify each site development departure and demonstrate how each departure will be compatible with surrounding development and is not inconsistent with the Planned Development standards set forth in Section 13-15-3 of this Chapter. Each departure shall be specifically stated and approved in the ordinance approving the Planned Development or Planned Development amendment. Any approved departures from the otherwise applicable Zoning Regulations shall not be deemed a nonconformity and shall not require a variation.

Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section 13-10D-3 **Relief Sought** A fitness facility as a permitted use in a planned development.

RESPONSE: See accompanying narrative.

Code Section 13-10D-3 **Relief Sought** • A reduction of the front yard setback requirement from 100 feet to but within its current footprint.

87 feet, to allow for development of a permanent enclosure of the existing patio,

RESPONSE: See accompanying narrative.

(To continue, Copy or retype form and attach additional sheets if necessary)

13-15-5: PROCEDURES:

The following procedures are required to assure the orderly review of every planned development application in a timely and equitable manner:

A. Preliminary Board Review:

1. A prospective applicant, prior to meeting with village staff for a formal prefiling review, shall appear before the corporate authorities for a preliminary board review. At a minimum, the applicant shall provide the following materials to the corporate authorities for its preliminary review: a) a preliminary concept plan of the development, and b) a brief narrative describing the overall character, intensity, uses, and nature of the proposed planned development. Prior to submission to the corporate authorities, the Director of Development Services will review the materials to confirm that the materials provide sufficient information to adequately inform the corporate authorities of the nature and scope of the proposed planned development. If sufficient information is provided, the applicant shall coordinate with the village manager to be placed on a corporate authorities agenda and scheduled for the earliest appropriate corporate authorities meeting.

2. The purpose of the preliminary board review shall be to broadly acquaint the corporate authorities with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the corporate authorities may have at a time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

3. At the meeting at which the preliminary board review is conducted, any member of the corporate authorities may make any comments, suggestions or recommendations regarding the preliminary development concept plan deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Any views expressed in the course of the corporate authorities' review of any preliminary development concept plan shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the corporate authorities, or any member of it, to approve or deny any formal application following full consideration as required by this chapter.

COMPLETED DATE: _____

B. Prefiling Review And Transmittal Of Application:

1. Conference:

a. Following the preliminary board review, a prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefiling review conference with the village manager, the Director of Development Services, and any other village official or employee designated by the village manager. The purpose of the conference is to assist the applicant in understanding the comprehensive plan, the requirements of this chapter, the zoning regulations, the site development allowances, the standards by which the application will be evaluated, and the application requirements.

b. After reviewing the planned development process, the applicant may request a waiver of any application requirement which in the applicant's judgment should not apply to the proposed planned development. The justification for a waiver must be that the application requirement should not apply because it does not relate and is not necessary given the nature and scope of the proposed planned development. All requests for application waivers shall be made in writing to the community development director prior to the submission of the formal application documents.

c. All requests for waiver shall be reviewed by the Director of Development Services, who will make a final determination regarding the waiver within fifteen (15) working days of receipt of the request.

d. If deemed appropriate by the Director of Development Services, the applicant, prior to submitting a formal application for a planned development, will schedule a public meeting to discuss the proposed planned development and the nature and extent of impact, if any, on area residents. If a meeting is required, the applicant shall send a written notice of the meeting via certified mail to all taxpayers of record and residents for all property within five hundred feet (500') of the proposed planned development. The notice shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the Director of Development Services. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.

2. Filing Of Application: Following the completion of the prefiling review conference, the applicant shall file an application for a planned development in accordance with this chapter. The Director of Development Services shall deliver copies of the application to other appropriate village departments for review and comment.

3. Deficiencies: The Director of Development Services shall determine whether the application is complete. If the Director of Development Services determines that the application is not complete, then the Director of Development Services shall notify the applicant in writing of the deficiencies and shall take no further steps to process the application until the deficiencies are remedied.

4. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed planned development with the requirements and standards of this chapter shall be delivered to the planned development commission prior to the public hearing required by subsection C of this section.

5. Determination Not Binding: Neither the development services director's determination that an application is complete nor any comment made by the Director of Development Services or village staff at a prefiling review conference or as part of the review process shall be intended or construed as a formal or informal recommendation for or against the approval of a proposed planned development, or any component part thereof, nor shall they be intended or construed as a binding decision of the village, the planning & Zoning commission, or village staff.

6. The application will be referred to the P&Z Commission by the Village Board.

COMPLETED DATE:_____

C. Review And Action By The Planning & Zoning Commission:

1. Upon receiving the report from the Director of Development Services, and referral from the Village Board, the planning & Zoning commission shall hold a public hearing on the proposed planned development.

2. Notice of the required public hearing shall be published by the village, at the applicant's expense, not more than thirty (30) nor less than fifteen (15) days before the scheduled hearing in a newspaper of general circulation in the village and shall contain the following information:

a. The identification number designation of the application;

b. The date and time of the public hearing;

c. The location of the public hearing; and

d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed planned development and purpose of the public hearing.

3. Notice of the required public hearing shall also be provided by the village, at the applicant's expense, by posting a sign or signs on the property not more than thirty (30) days nor less than fifteen (15) days prior to the public hearing. The sign shall be weatherproof and contain the information as is required in subsection C2 of this section. Failure to post the sign(s) and/or the inadvertent removal or knocking down (by the village or others) of the sign after posting but before the public hearing shall not invalidate, impair, or otherwise affect any planned development subsequently granted following the public hearing, nor shall it require a postponement of the public hearing.

4. Notice of the required public hearing shall also be provided by the applicant by certified U.S. mail, return receipt requested, to the taxpayers of record and owners of record of the property which is the subject of the application (if different than the applicant), and the taxpayers of record and residents of all property within five hundred feet (500') of the subject property. The notice shall contain the information as is required in subsection C2 of this section and shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the public hearing. The notice shall also include the name and address and phone number of the applicant for the planned development.

5. The transcript of testimony, if any, the commission's minutes, all applications, requests, exhibits, and papers filed in the proceeding before the commission, and the decision and report, or reports, of the commission shall constitute the record for that particular application.

6. The planning & Zoning commission shall review the application, the standards and requirements established by this chapter, the report of the community development director, and any oral and written comments and testimony received by the planning & Zoning commission before and at the public hearing. The planning & Zoning commission shall recommend approval, approval with conditions, or disapproval of the proposed planned development.

7. Every recommendation of the commission upon any application filed pursuant to this chapter shall be by a written resolution and shall include such findings of fact and conclusions as the commission shall deem necessary. The findings shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The findings shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement separate from the findings setting forth the recommendation of the commission.

The findings shall expressly set forth any limitations or conditions recommended by the commission. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

D. Review And Action By The Corporate Authorities:

1. Within sixty (60) days of receipt of the report and recommendation of the planning & Zoning commission, and without further public hearing, the corporate authorities shall, at a minimum, commence consideration of the proposed planned development. The corporate authorities will attempt to conclude its consideration and render a final decision as soon as possible within that sixty (60) day time period, but may extend its consideration as necessary to allow a full and complete review and consideration of the proposed planned development. Following its consideration, the corporate authorities shall: a) deny the application; b) refer the application back to the planned development commission for further review and, if necessary, additional public hearings; c) postpone further consideration pending the submittal of additional information, including any application requirement previously waived but deemed necessary by the village for its consideration; or d) adopt an ordinance approving the planned development.

2. Any action taken by the corporate authorities pursuant to subsection D1 of this section shall require the concurrence of a majority of the corporate authorities; provided, however, that any proposed planned development that does not receive a recommendation of approval (with or without conditions) from the planned development commission shall not be approved by the corporate authorities except by the affirmative vote of two-thirds ($^2/_3$) of the corporate authorities.

3. In approving a planned development, the corporate authorities may attach such conditions to the approval as it deems necessary to have the proposed use or combination of uses meet the standards set forth in this chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. The conditions may include, but are not limited to: impact donations and other related fees or property or monetary contributions; limitations on size, bulk, location, and setbacks; requirements for landscaping, signage, and outdoor lighting; provisions for adequate ingress and egress; hours of operation; and such other conditions as the corporate authorities may deem necessary in furtherance of the objectives of this chapter.

E. Exemptions: At the election of the applicant, the planned development provisions of this chapter shall not apply to an existing development or a proposed development project that satisfies all of the underlying zoning regulations applicable to the property. In such case, the proposed development will be subject to the processes of the village that are applicable to any new construction project. (Ord. G-890, 7-14-2009; Ord. G-904, 11-10-2009)

Docusign Envelope ID: 19E0E0E5-0443-84D1-80E0-40F97FBB6376

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of **at least 500 feet in all directions.** The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 500-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County (Township Assessor's Office) within 30 days of the filing of this application. Notice must be sent by Certified Mail.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
See attached.			

(Attach additional sheets if necessary)

Docusign Envelope ID: 19E0E0E5-0443-84D1-80E0-40F97FBB6376

Certification
SURROUNDING PROPERTY OWNERS

I (we) certify that the names and addresses of all the surrounding property owners including certified mailing submitted with this application are located within a minimum distance of 500 feet in all directions from the perimeter of the subject property, excluding all streets and right-of-ways.

Said names and addresses are as they appear from the authentic tax records of the Township Assessor's Office of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for all costs/fees, publication costs, recording fees, and any other associated costs or fees as contained in Section 13-15-C within 30 days of billing.

RELEASE: By submitting the application and related information, applicant is aware that all information submitted is subject to FOIA rules (Freedom of Information Act).

Ray Warner		Kelsea Neal Nolot	
Printed Name of Owner		Printed Name of Applicant	
[redacted]	4/30/2026	Kelsea Neal Nolot Digitally signed by Kelsea Neal Nolot Date: 2026.04.30 09:55:25 -05'00'	4/30/26
Signature of Owner	Date	Signature of Applicant	Date

BILL TO INFORMATION:

Elrod Friedman LLP	Kelsea Neal Nolot	[redacted]
Print Name/Company	Contact Person	Contact Phone
350 North Clark Street, Second Floor, Chicago IL 60654		[redacted]
Address To be Billed		Email Address

NOTE: If the applicant/owner has not complied with these requirements and as a result the notification has not been sent to a neighboring property owner within the 500-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 500-foot requirement have been sent proper notification.

Docusign Envelope ID: 19E0E0E5-0443-84D1-80E0-40F97FBB6376

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
MACYS	145 PROGRESS PL SPRINGDALE OH 45246	1 OAKBROOK CNTR OAK BROOK IL 60521	0623300029
OAK BROOK SHOPPING CENTER	PO BOX 101042 CHICAGO IL 60610-9909	22ND & 83RD OAK BROOK IL 60523	0623300033
LT PROPCO LLC	PO BOX 101042 CHICAGO IL 60610-9909	RT 83 & 22ND ST OAK BROOK IL 60521	0623300043
OAK BROOK SHOPPING CENTER	PO BOX 101042 CHICAGO IL 60610-9909	120 OAKBROOK CTR OAK BROOK IL 60523	0623300044
OAK BROOK SHOPPING CENTER	PO BOX 101042 CHICAGO IL 60610-9909	22ND & SPRING RD OAK BROOK IL 60521	0623300050
OAK BROOK SHOPPING CENTER	PO BOX 101042 CHICAGO IL 60610-9909	22ND & 83RD OAK BROOK IL 60523	0623300054
OAK BROOK SHOPPING CENTER	PO BOX 101042 CHICAGO IL 60610-9909	22ND & 83RD OAK BROOK IL 60523	0623300054
OAK BROOK SHOPPING CTR BR	PO BOX 101042 CHICAGO IL 60610-9909	22ND & SPRING RD OAK BROOK IL 60521	0623300056
RESTORATION HARDWARE	15 KOCH RD CORTE MADERA CA 94925	22ND & SPRING RD OAK BROOK IL 60521	0623300057
COMMERCE PLAZA PROP LLC	401 N MICHIGAN UNIT 1300 CHICAGO IL 60611-4271	2001 SPRING RD OAK BROOK IL 60523-1812	0623404032
2105 SPRING ROAD LLC	750 N ORLEANS NO 210 CHICAGO IL 60654	2105 SPRING RD OAK BROOK IL 60523	0623406013
2105 SPRING ROAD LLC	750 N ORLEANS NO 210 CHICAGO IL 60654	SPRING RD OAK BROOK IL 60523	0623406016
HINES INTEREST LTD PRTNR	444 W LAKE ST UNIT 2400 CHICAGO, IL 60606	2125 SPRING RD OAK BROOK IL 60523	0623406019
HINES INTEREST LTD PRTNR	444 W LAKE ST UNIT 2400 CHICAGO, IL 60606	1120 W 22ND ST OAK BROOK IL 60523	0623406021
UC PROPERTIES LLC	1319 GREENDALE AVE PARK RIDGE IL 60068-2066	1170 22ND ST OAK BROOK IL 60523	0623406022
OAKBROOK RESIDENCES OWNER	444 W LAKE ST UNIT 2400 CHICAGO IL 60606-0090	2150 MC DONALD DR OAK BROOK IL 60523	0623406023

Docusign Envelope ID: 19E0E0E5-0443-84D1-80E0-40F97FBB6376

DAKOTA PARTNERSHIP	810 QUINCY ST RAPID CITY SD 57701	1150 22ND ST OAK BROOK IL 60523	0623406024
HINES INTEREST LTD PRTNR	444 W LAKE ST UNIT 2400 CHICAGO, IL 60606	1120 W 22ND ST OAK BROOK IL 60523	0623406025
HINES INTEREST LTD PRTNR	444 W LAKE ST UNIT 2400 CHICAGO, IL 60606	1101 COMMERCE DR OAK BROOK IL 60523	0623407012
HINES INTEREST LTD PRTNR	444 W LAKE ST UNIT 2400 CHICAGO, IL 60606	1120 W 22ND ST OAK BROOK IL 60523	0623407015
WILDBERRY PANCAKES & CAFE	1783 N MILWAUKEE AVENUE LIBERTYVILLE IL 60048	1100 22ND ST OAK BROOK IL 60523	0623407018
ASVRF OAK BROOK REGENCY	P O BOX 847 CARLSBAD CA 92018	1415 W 22ND ST OAK BROOK IL 60523	0626100009
VH M OAKBROOK ILLINOIS	860 REMINGTON RD SCHAUMBURG IL 60173	1401 W 22ND ST OAK BROOK IL 60523-2009	0626100015
PAN-AMERICAN LIFE INSURAN	1200 JORIE BLVD OAK BROOK IL 60523	1200 JORIE BLVD OAK BROOK IL 60523	0626101010
GALAXY IL WI LP	700 DRESHER RD UNIT 150 HORSHAM PA 19044-0138	2222 KENSINGTON CT OAK BROOK IL 60523	0626101012
NICOR GAS / SOUTHERN CO	241 RALPH MCGILL BLVD NE BIN #10139 ATLANTA GA 30308	JORIE BLVD OAK BROOK IL 60523	0626101021
WINDFALL OAK BROOK LLC	1300 KENSINGTON RD OAK BROOK IL 60523-2107	1300 KENSINGTON RD OAK BROOK IL 60523	0626101023
LIZZADRO MUSEUM	1220 KENSINGTON RD NO 100 OAK BROOK IL 60523	1220 KENSINGTON RD # 1 OAK BROOK IL 60523-2113	0626103001
OAK BROOK GATEWAY LLC	248 ADDIE ROY RD NO A-204 AUSTIN TX 78746	1111 W 22ND ST OAK BROOK IL 60523	0626200009
STELLCO PROPERTIES LLC	24W500 MAPLE NO 211 NAPERVILLE IL 60540	1100 JORIE BLVD OAK BROOK IL 60523-2242	626201008
1010 JORIE BOULEVARD LLC	21 SPINNING WHEEL HINSDALE IL 60521	900 JORIE BLVD OAK BROOK IL 60523	0626201019
LEGACY OF N BARRRINGTON	1110 JORIE BLVD UNIT 202 OAK BROOK IL 60523-2271	1110 JORIE BLVD OAK BROOK IL 60523	0626201026

Docusign Envelope ID: 19E0E0E5-0443-84D1-80E0-40F97FBB6376

BUTLER NATIONAL GOLF CLUB	2616 S YORK RD OAK BROOK IL 60523	2616 YORK RD OAK BROOK IL 60523	0626202002

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Kelsea Neal Nolot
[redacted]

Memorandum

Date: April 17, 2026

To: Rebecca Von Drasek
Director – Development Services

From: Peter M. Friedman
Kelsea Neal Nolot

Re: Oak Brook 22: Application for a Planned Development
Engineering Plans
1211-1315 West 22nd Street, Oak Brook, Illinois

Given the limited scope of the requested relief and the absence of any changes to the building's external engineering, no modifications to site drainage, stormwater detention, or maintenance systems are proposed or required. The existing stormwater management infrastructure will remain in place and continue to function as designed and previously approved. Accordingly, no additional drainage or stormwater studies or plans are included with this application.

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Kelsea Neal Nolot
[redacted]

Memorandum

Date: April 17, 2026

To: Rebecca Von Drasek
Director – Development Services

From: Peter M. Friedman
Kelsea Neal Nolot

Re: Oak Brook 22: Application for a Planned Development
Economic Analysis
1211-1315 West 22nd Street, Oak Brook, Illinois

Given the limited scope and nature of the relief requested, no economic or fiscal impact study is warranted for this Planned Development. The proposed modifications involve minor tenant improvements within an existing, fully developed property. Accordingly, no economic study was conducted in connection with this application.

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Kelsea Neal Nolot
[redacted]

Memorandum

Date: April 17, 2026

To: Rebecca Von Drasek
Director – Development Services

From: Peter M. Friedman
Kelsea Neal Nolot

Re: Oak Brook 22: Application for a Planned Development
Photometric Plans-Lighting Report
1211-1315 West 22nd Street, Oak Brook, Illinois

No changes to the existing exterior lighting or photometric design are proposed as part of the proposed Planned Development. The current lighting system will remain in place and continue to operate as previously approved. Because the proposed modifications do not affect site lighting levels or distribution, no additional photometric studies were conducted.

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Kelsea Neal Nolot
[redacted]

Memorandum

Date: April 17, 2026

To: Rebecca Von Drasek
Director – Development Services

From: Peter M. Friedman
Kelsea Neal Nolot

Re: Oak Brook 22: Application for a Planned Development
Traffic Study Requirement
1211-1315 West 22nd Street, Oak Brook, Illinois

The Property is currently improved with adequate ingress and egress from dedicated public streets, well-designed internal circulation, and a 1,185-space structured parking facility that sufficiently serves existing tenants and uses. The proposed modifications are not expected to materially affect traffic flow or parking demand. Accordingly, no changes to existing access points, drive aisles, parking areas, or circulation patterns are proposed as part of this Planned Development.

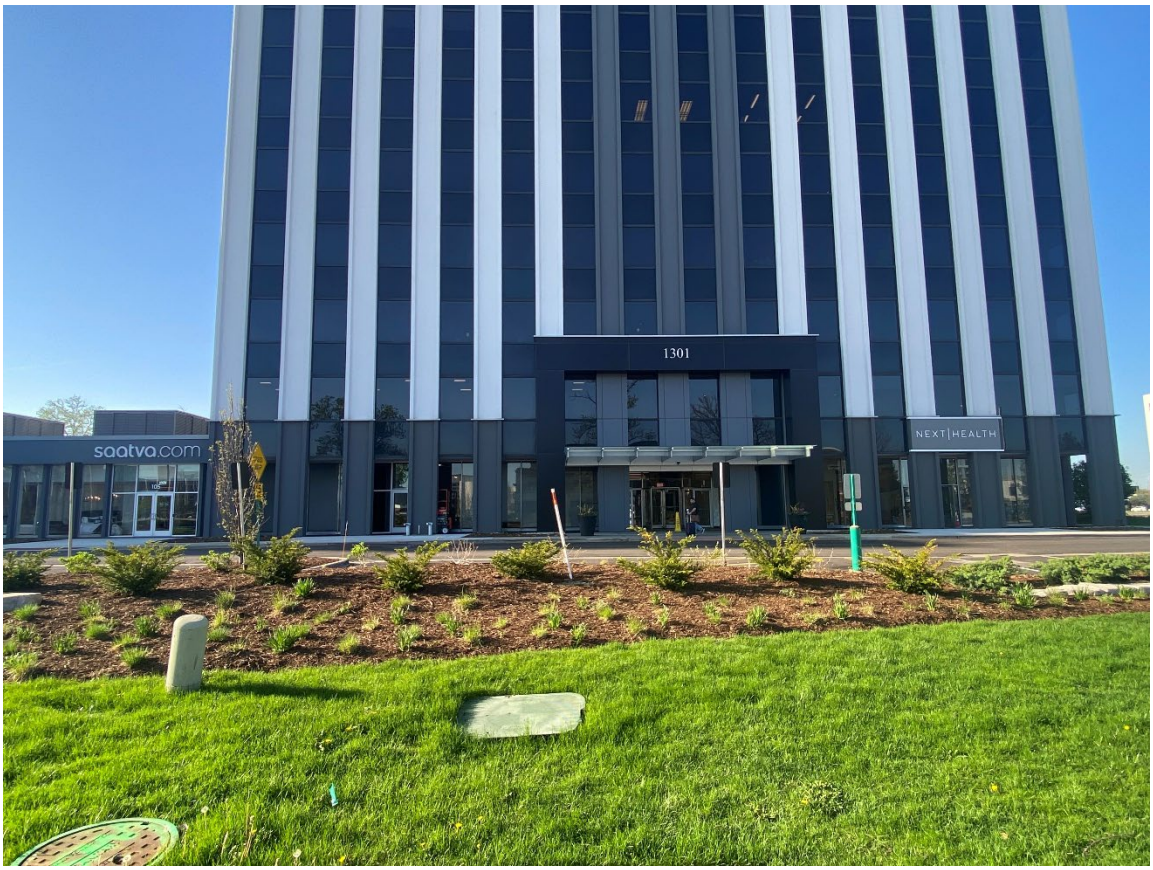
EXISTING SITE PHOTOS





EXISTING SITE PHOTOS





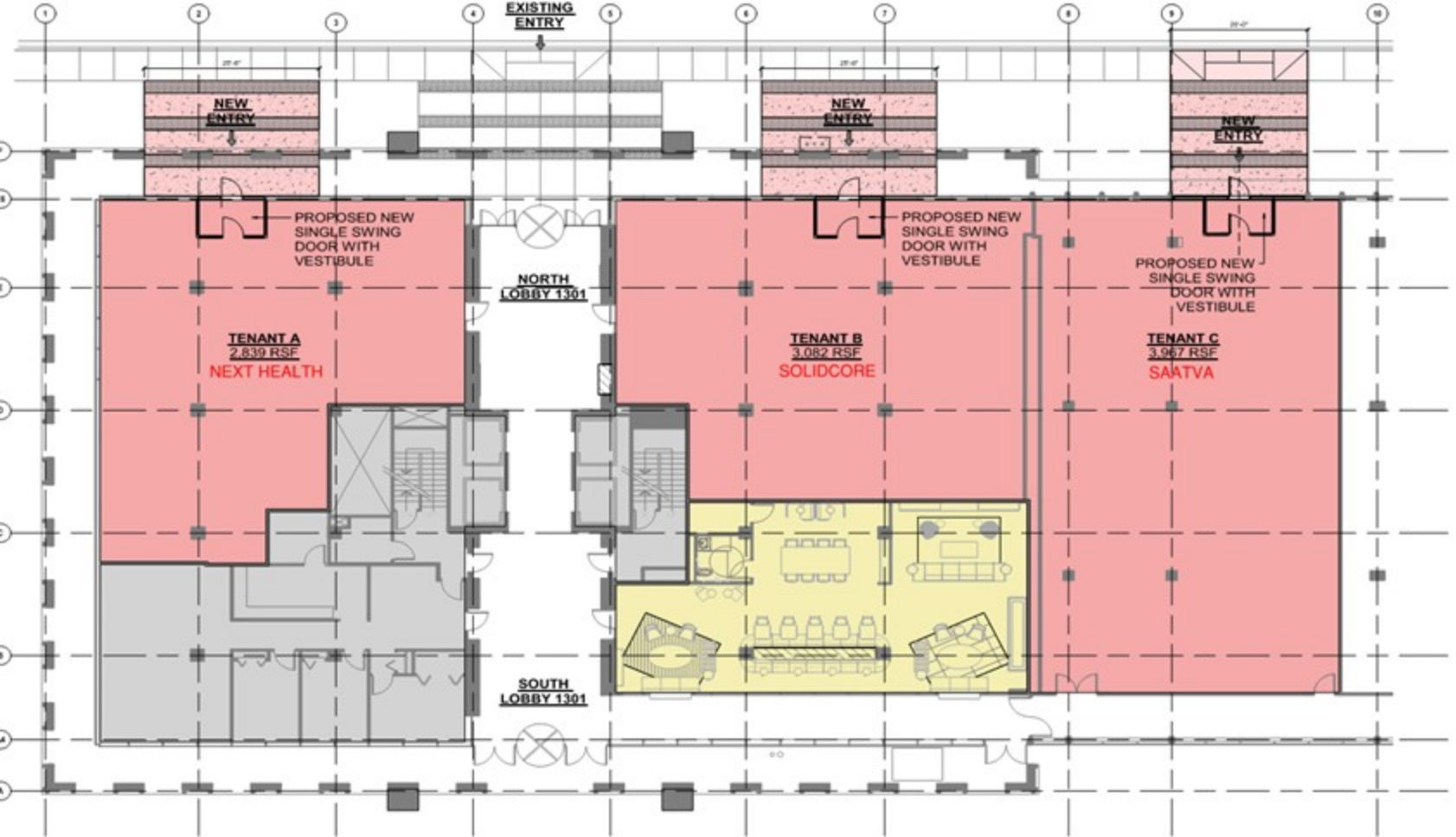


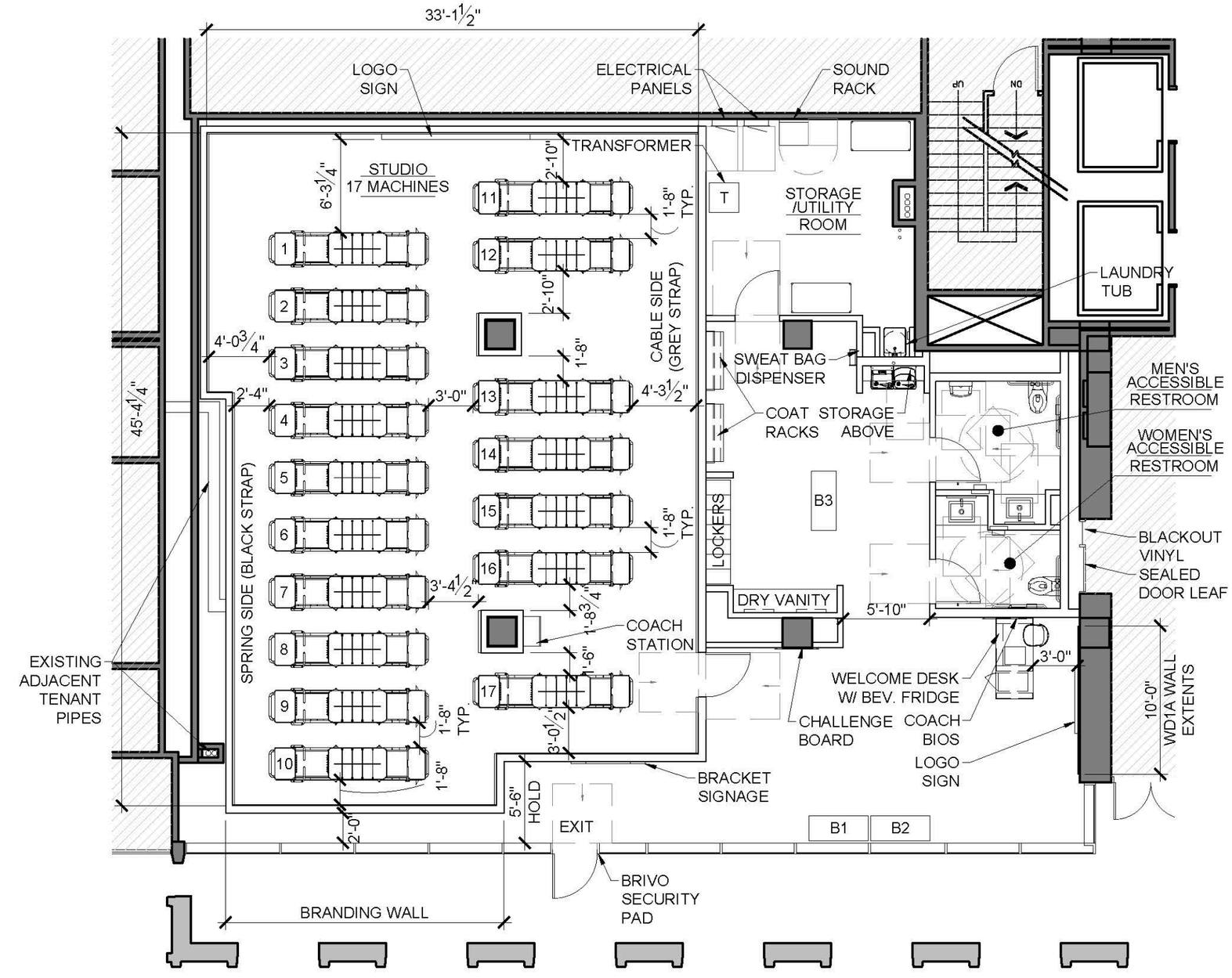

STK
STK STEAKHOUSE


STK


STK
STEAKHOUSE




EXISTING ENTRY
NEW ENTRY
NEW ENTRY
NEW ENTRY
PROPOSED NEW SINGLE SWING DOOR WITH VESTIBULE
PROPOSED NEW SINGLE SWING DOOR WITH VESTIBULE
PROPOSED NEW SINGLE SWING DOOR WITH VESTIBULE
NORTH LOBBY 1301
SOUTH LOBBY 1301
TENANT A
2,839 RSF
NEXT HEALTH
TENANT B
3,082 RSF
SOLIDCORE
TENANT C
3,967 RSF
SAATVA



LEGEND
EXISTING PARTITION
NEW PARTITION
NOT IN CONTRACT (NIC)
SQ. FOOTAGE CALCULATIONS
+/-3,082 RSF

01 FLOOR PLAN

1/8" = 1'-0"

CLIENT

[solidcore]

[solidcore] OAK BROOK, IL

FLOOR PLAN

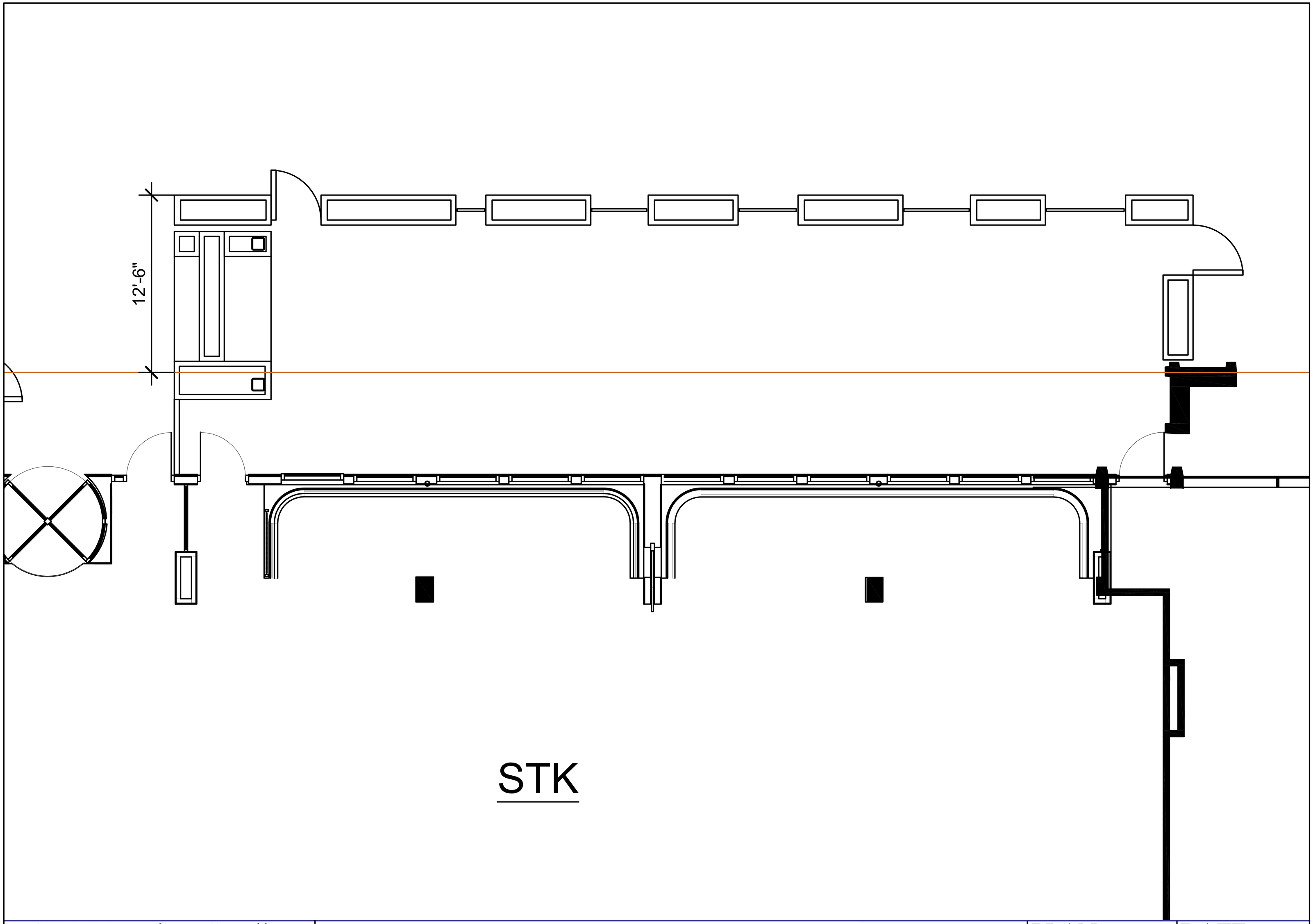
DXU ARCHITECTS
412 S. Wells Street • 2nd Floor • Chicago • IL • 60607
P: 312.955.0334 • dxuarch.com

DATE 03-09-2026

SHEET NO. TF

PLOT DATE: 3/9/2026 11:49 AM PLOTTED BY: SEAN JACKSON

© DxU 2026



STK

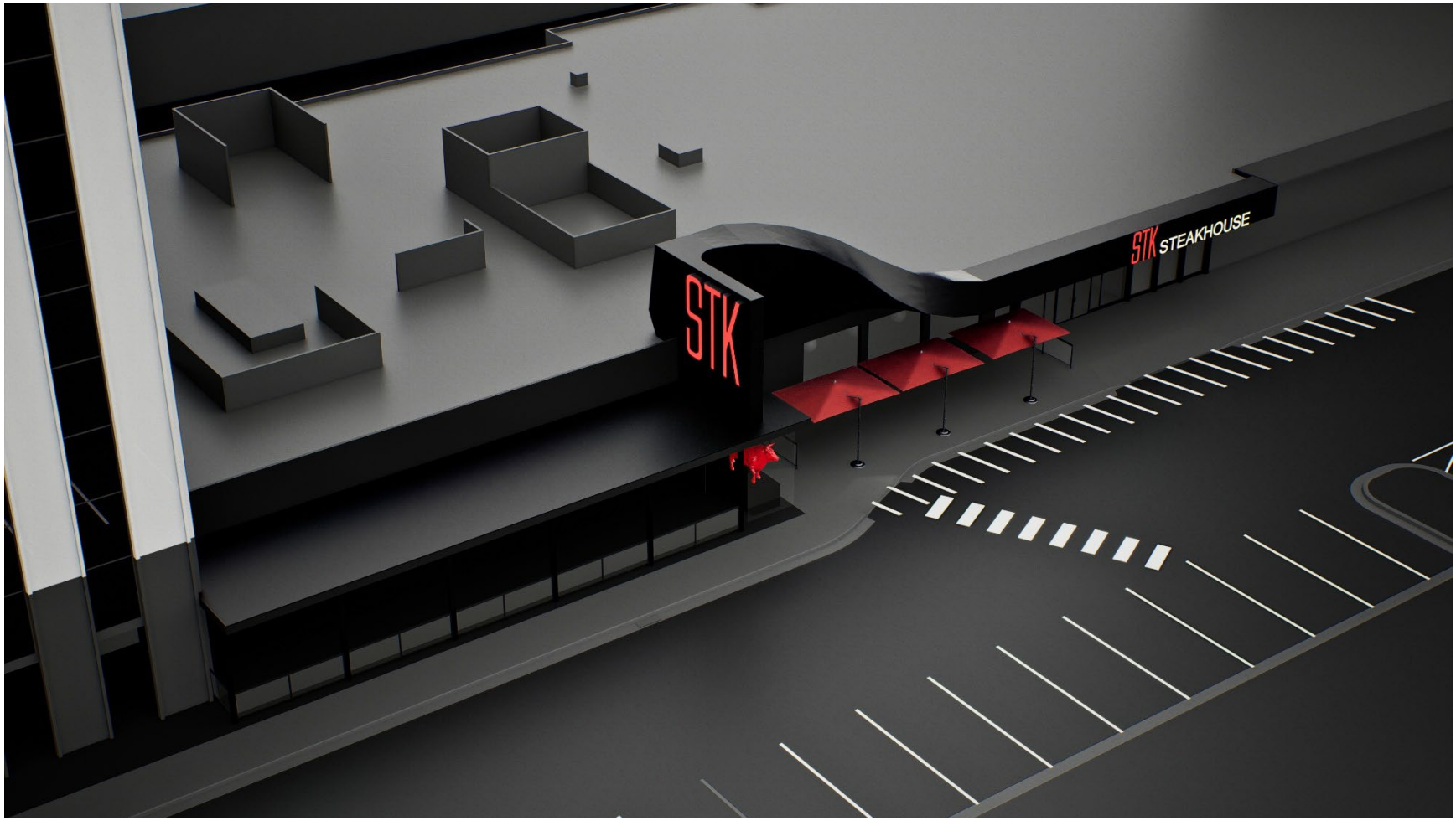
FORM Design Studio
ARCHITECTURE · INTERIOR DESIGN · FACILITY MANAGEMENT
200 East Randolph Street
Suite 5100
Chicago, IL 60601
TELEPHONE 773.931.8817

OB 22
1301-1225-1211 W 22ND STREET
OAK BROOK, IL

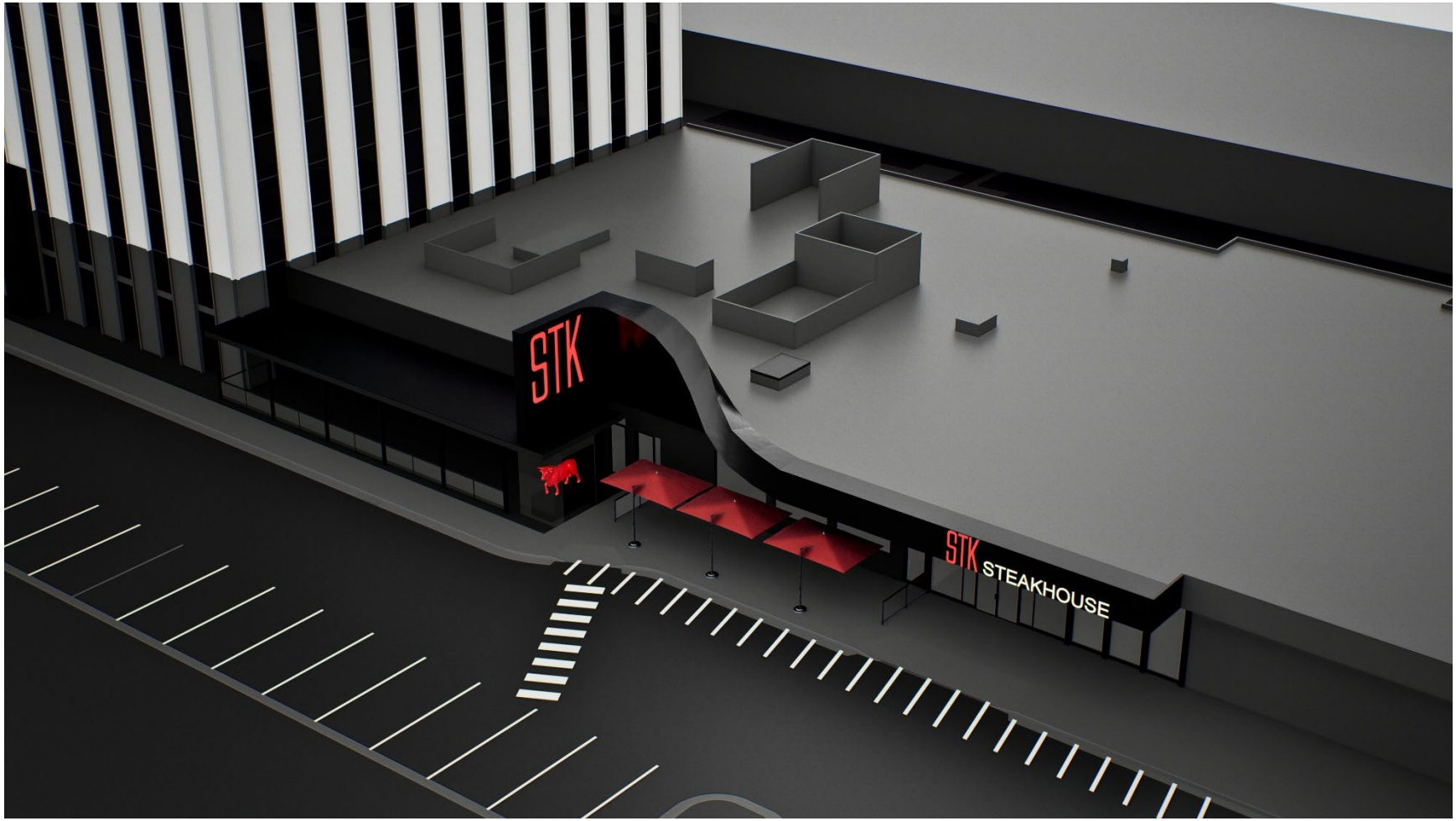
PLAN: EX.1

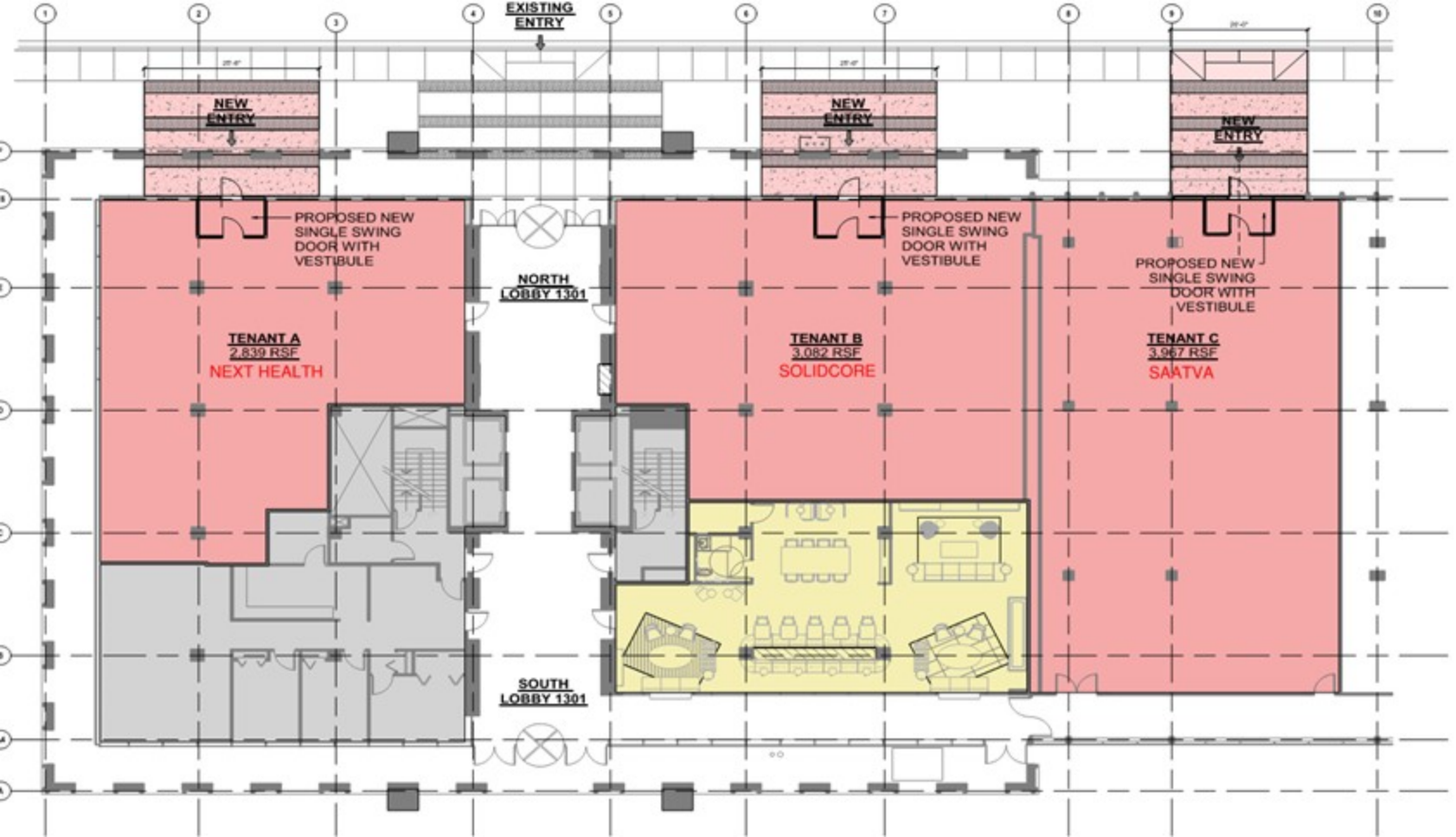
DATE: 04.06.26

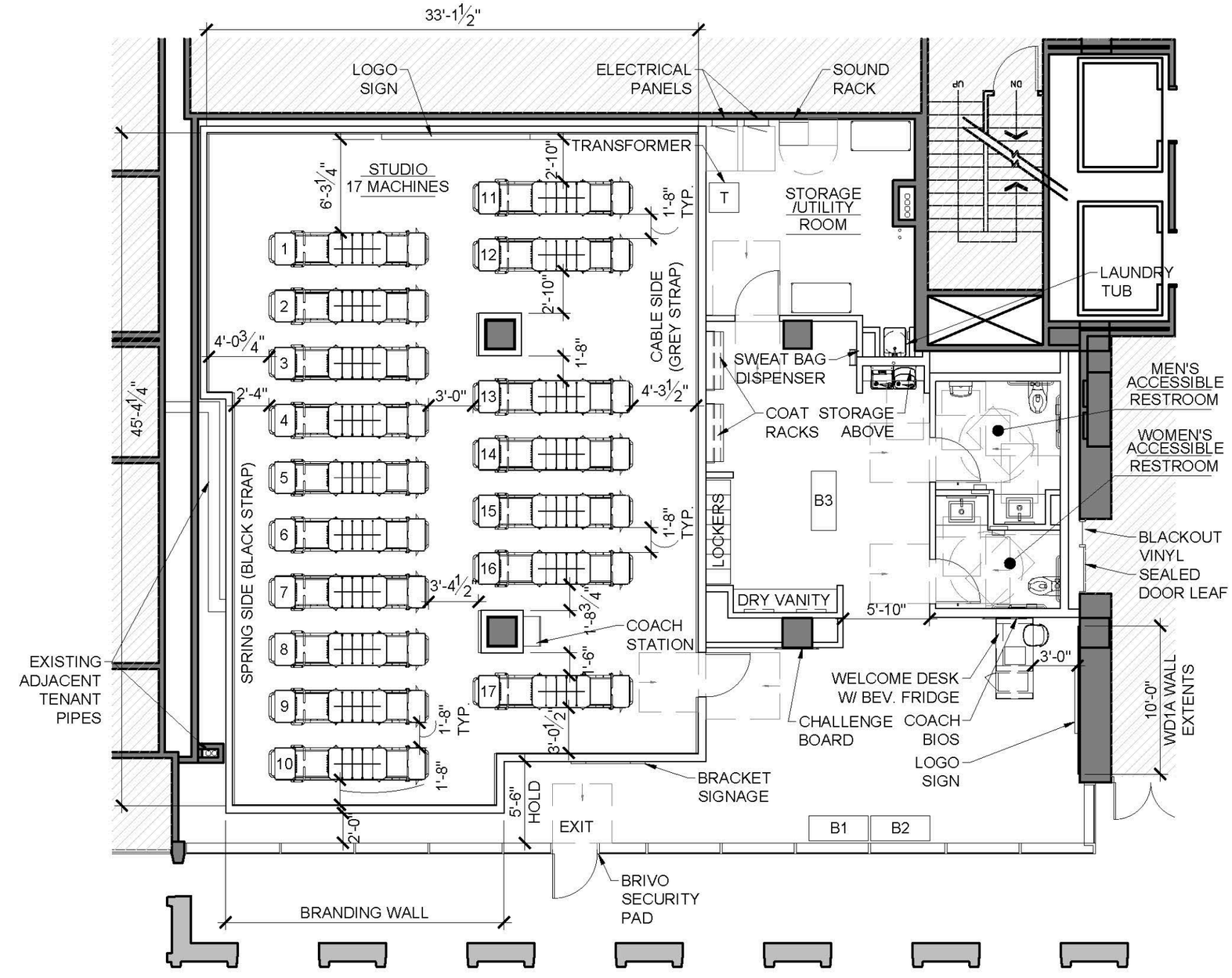

1301
TENANT
NEXT HEALTH


STK
STK STEAKHOUSE


STK
STK STEAKHOUSE


STK
STK STEAKHOUSE


EXISTING ENTRY
NEW ENTRY
NEW ENTRY
NEW ENTRY
PROPOSED NEW SINGLE SWING DOOR WITH VESTIBULE
PROPOSED NEW SINGLE SWING DOOR WITH VESTIBULE
PROPOSED NEW SINGLE SWING DOOR WITH VESTIBULE
NORTH LOBBY 1301
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2,839 RSF
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TENANT B
3,082 RSF
SOLIDCORE
TENANT C
3,967 RSF
SAATVA



LEGEND
EXISTING PARTITION
NEW PARTITION
NOT IN CONTRACT (NIC)
SQ. FOOTAGE CALCULATIONS
+/-3,082 RSF

01 FLOOR PLAN

1/8" = 1'-0"

CLIENT

[solidcore]

[solidcore] OAK BROOK, IL

FLOOR PLAN

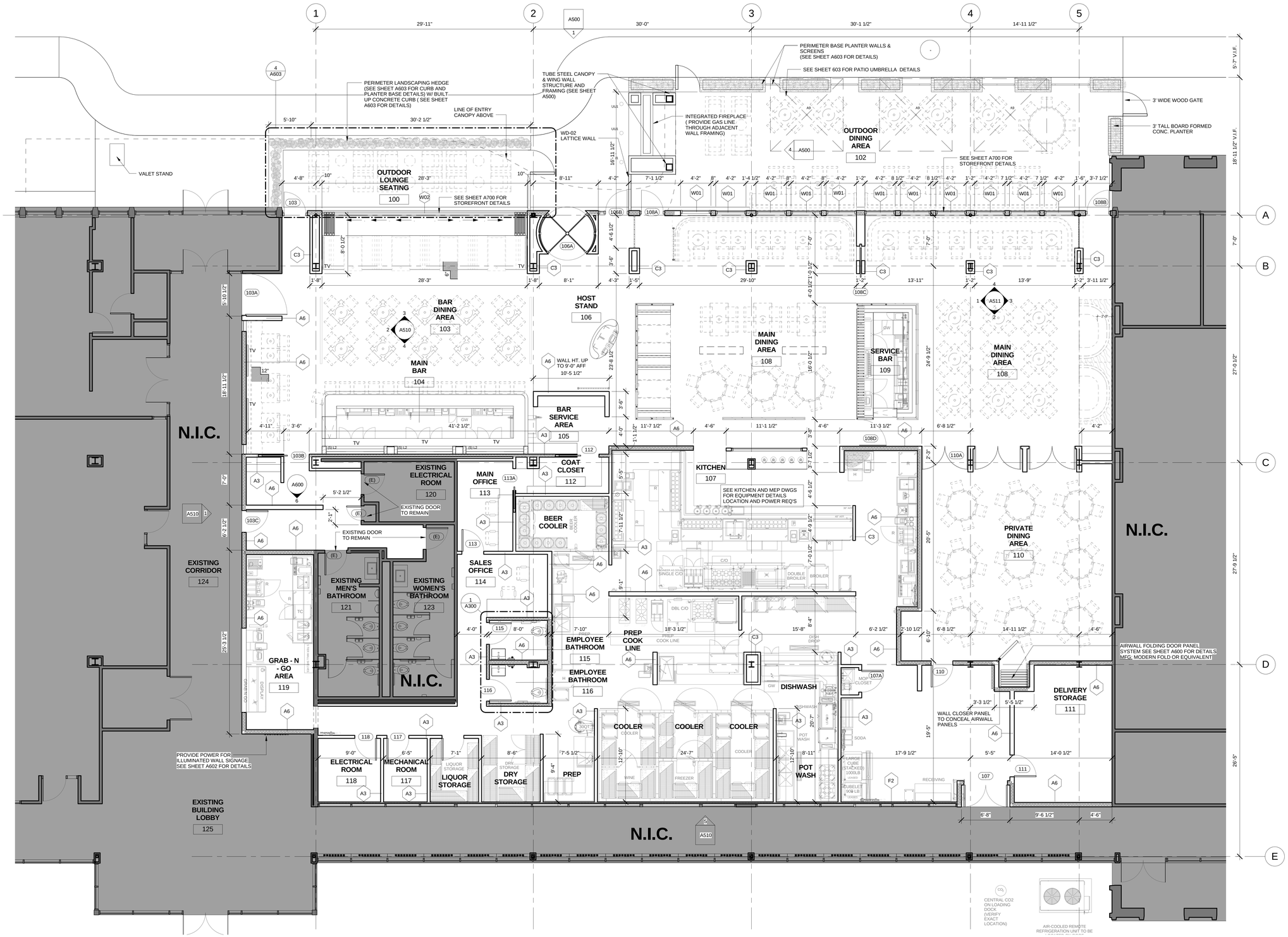
DXU ARCHITECTS
412 S. Wells Street • 2nd Floor • Chicago • IL • 60607
P: 312.955.0334 • dxuarch.com

DATE 03-09-2026

SHEET NO. TF

PLOT DATE: 3/9/2026 11:49 AM PLOTTED BY: SEAN JACKSON

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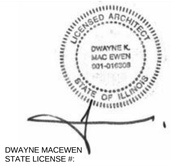


1 01 GROUND FLOOR - PROPOSED PLAN
3/16" = 1'-0"

NOTE: THIS DRAWING IS 30"x42"

DMACARCHITECTURE
831 CHICAGO AVE #100
EVANSTON, IL 60202

MICHAEL JORDAN'S
RESTAURANT



DWAYNE MACEWEN
STATE LICENSE #:

ARCHITECT:
DMAC ARCHITECTURE
831 CHICAGO AVE #100
EVANSTON, IL 60202

OWNER:

DAVID ZADIKOFF
CORNERSTONE RESTAURANT GROUP
1647 W. FULTON STREET
SECOND FLOOR
CHICAGO, IL 60612

PROJECT ADDRESS:

1225 22nd St.
OAKBROOK, IL 60523

ISSUE FOR BID
10/28/16

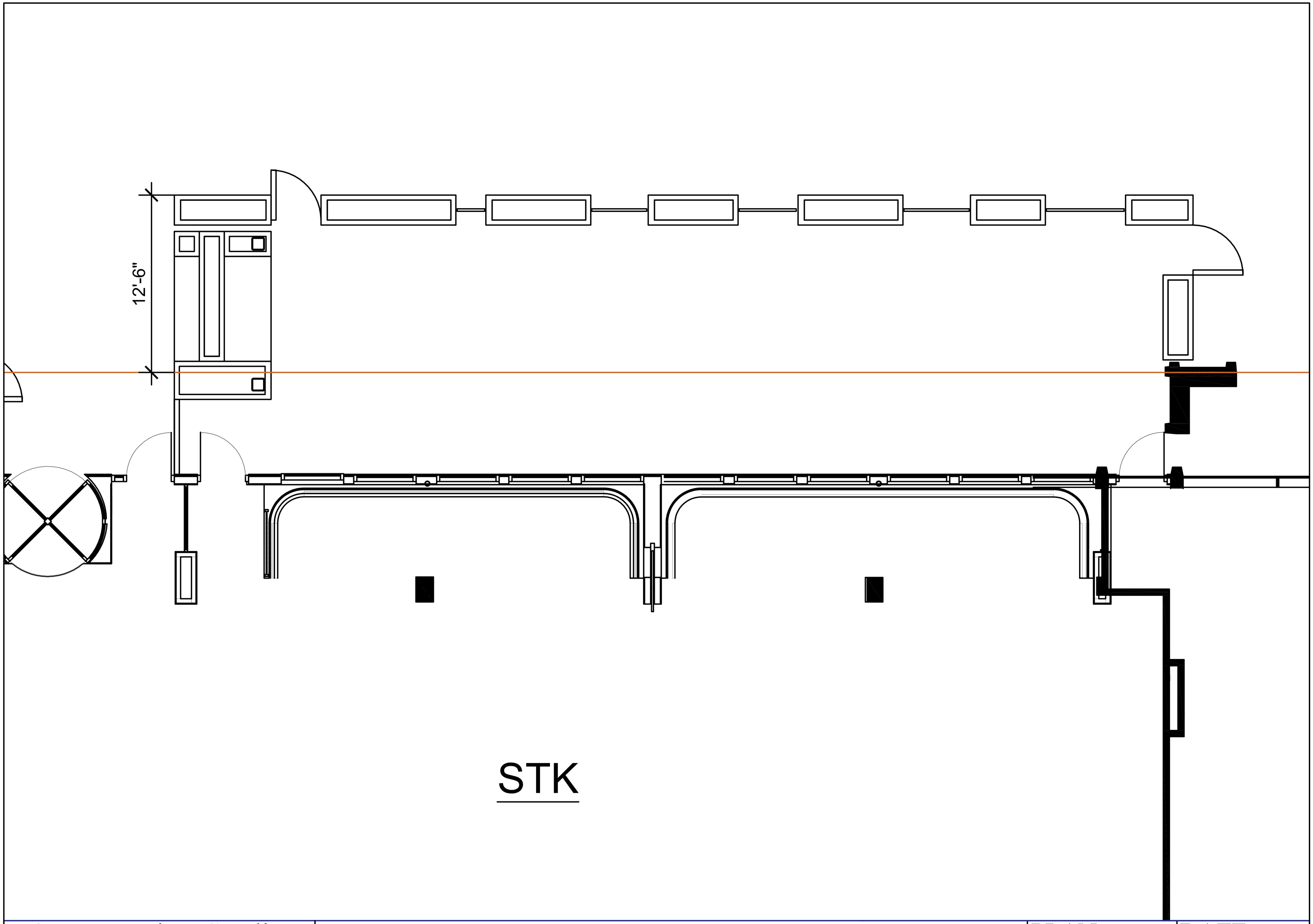
#	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	10-19-16
2	ISSUE FOR BID	10-28-16

GROUND FLOOR PLAN

Project number	16004
Date	10/28/16
Drawn by	AB/DJ/KB
Checked by	AB/DM
Scale	3/16" = 1'-0"

A100

10/28/2016 4:53:25 PM



STK

FORM Design Studio
ARCHITECTURE · INTERIOR DESIGN · FACILITY MANAGEMENT
200 East Randolph Street
Suite 5100
Chicago, IL 60601
TELEPHONE 773.931.8817

OB 22
1301-1225-1211 W 22ND STREET
OAK BROOK, IL

PLAN: EX.1

DATE: 04.06.26

GREMLEY & BIEDERMANN

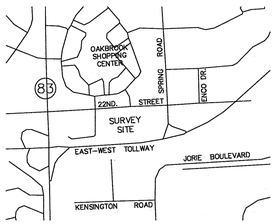
A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005322
PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / ACSM Land Title Survey

(SEE PAGE 2 FOR LEAGL DESCRIPTION)

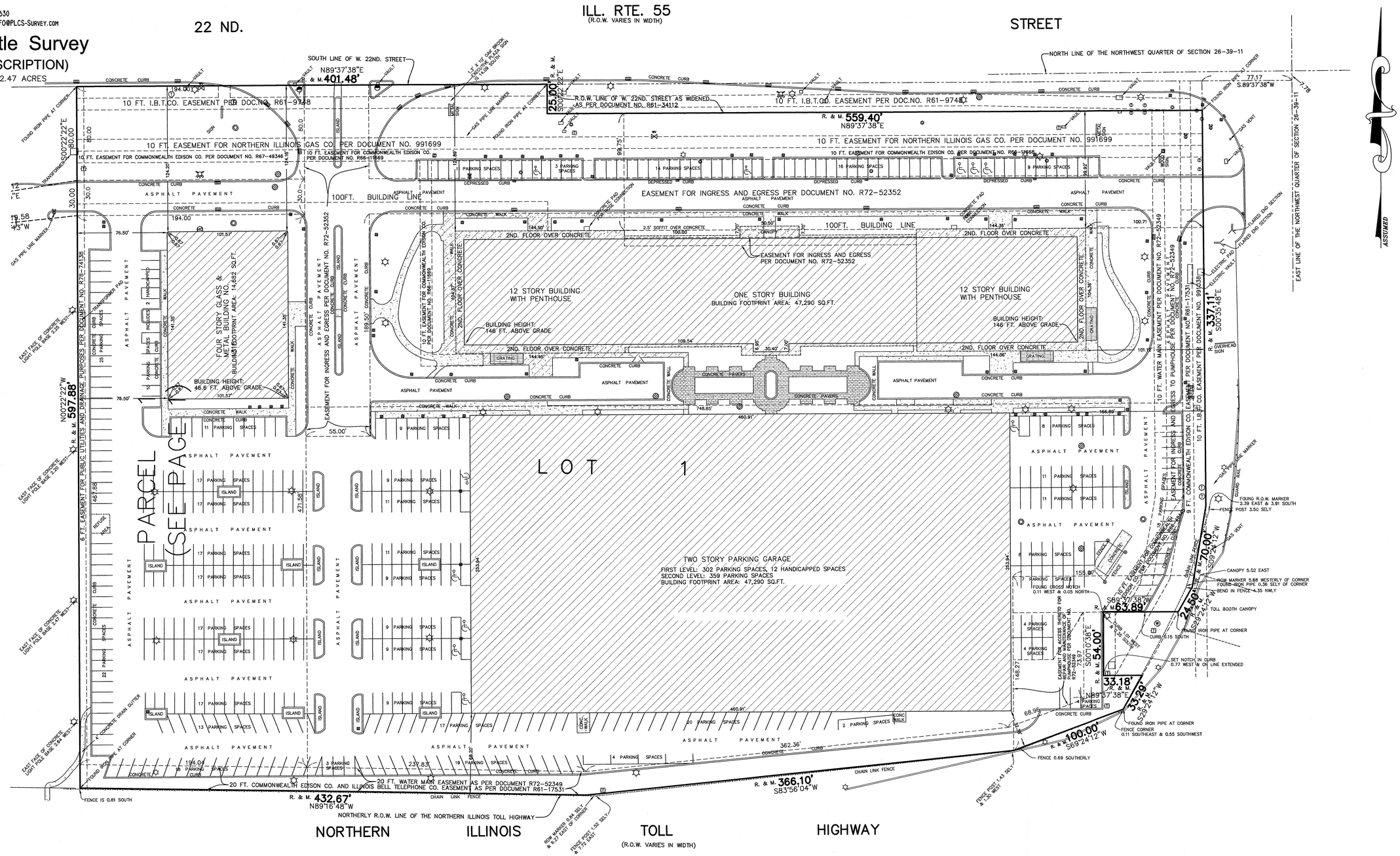
AREA OF PARCEL 1: 543,110 SQ.FT. OR 12.47 ACRES



VICINITY MAP
(NOT TO SCALE)

Legend:

- Storm MH
- Storm CB
- Storm Inlet
- Storm Inlet
- San MH
- San Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Gas Buffalo Box
- Sign Post
- Bumper Post
- Guy Anchor
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Fire Alarm
- Flag Pole



ORDERED BY: RREEF MANAGEMENT LLC	CHECKED:
ADDRESS: OAK BROOK EXECUTIVE PLAZA	DRAWN: BB

GREMLEY & BIEDERMANN
A Division of PLCS, CORPORATION
LICENSE NO. 184-005322
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE:	PAGE NO.
2014-19726-001	AUGUST 14, 2014	1 OF 2
	SCALE: 1 INCH = 40 FEET	

G:\CAD\2014\2014-19726\2014-19726-001.dwg

SURVEY NOTES:

REGARDING TABLE A ITEM 21 PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2014 "All Rights Reserved"

SURVEY NOTE:
This Survey was prepared based on Chicago Title Insurance Company Title Commitment 1401 008975040 D2 Effective Date: July 25, 2014 as to matters of record.
SEE PAGE 2 FOR SCHEDULE "B" ITEMS

Surveyor's license expires November 30, 2014.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP DU PAGE COUNTY, ILLINOIS, MAP NO. 17043C0609H, EFFECTIVE DATE DECEMBER 16, 2004.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 14, 20(a) and 21 of Table A thereof.

The field work was completed on August 14, 2014.

Date of Plat Aug. 27, 2014.

By: Robert G. Biedermann

Robert G. Biedermann
Professional Illinois Land Surveyor No. 2802

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

SCHEDULE B ITEMS:

ITEMS 1-11, 31-39 - ARE NOT MATTERS OF SURVEY

C 12. GRANT RECORDED DECEMBER 27, 1960 AS DOCUMENT 991699, ALSO AS SHOWN ON PLAT OF MANU LIFE SUBDIVISION TO NORTHERN ILLINOIS GAS COMPANY, OF AN EASEMENT AND RIGHT TO CONSTRUCT, MAINTAIN AND OPERATE A GAS MAIN AND NECESSARY APPURTENANCES THERETO BENEATH THE SURFACE OF THE FOLLOWING DESCRIBED PROPERTY, TOGETHER WITH PROVISIONS THEREIN CONTAINED:
A STRIP OF LAND 10 FEET IN WIDTH IN THE NORTH 1/2 OF SECTION 26, TOWNSHIP 39
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE CENTER LINE OF
WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, AFORESAID, SAID POINT BEING 100 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF THE EXISTING 22ND STREET, TO A POINT IN THE CENTER LINE OF ILLINOIS ROUTE 83 (ROBERT KINGERY HIGHWAY), SAID POINT BEING 100 FEET SOUTH OF THE CENTER LINE OF 22ND STREET, IN DUPAGE COUNTY, ILLINOIS, AND ALSO ACROSS PROPERTY NOT NOW IN QUESTION.
SAID EASEMENT IS ALSO SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCELS 1, 2 AND 3)
PLOTTED

D 13. GRANT RECORDED MARCH 6, 1961 AS DOCUMENT R61-17531, ALSO AS SHOWN ON PLAT OF MANU LIFE SUBDIVISION TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, OF THE RIGHT AND EASEMENT TO INSTALL AND MAINTAIN THEIR EQUIPMENT FOR THE PURPOSES OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH PROVISIONS THEREIN CONTAINED, UPON, OVER AND UNDER A STRIP OF LAND ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PREMISES AS SHOWN ON THE PLAT ATTACHED THERETO AND MADE A PART THEREOF. SAID EASEMENT IS ALSO SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCELS 1, 2 AND 3)
PLOTTED

E 14. GRANT RECORDED JUNE 8, 1961 AS DOCUMENT R61-9748 TO THE ILLINOIS BELL
TELEPHONE COMPANY, OF THE RIGHT TO INSTALL AND MAINTAIN ITS EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE SERVICE, TOGETHER WITH THE RIGHT OF ACCESS THERETO, IN, UNDER, AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 26; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 26 A DISTANCE OF 7.78 FEET; THENCE SOUTH 78 DEGREES, 37 MINUTES, 38 SECONDS WEST ALONG THE SOUTH RIGHT OF
WAY LINE OF 22ND STREET (AS NOW PLATTED AND RECORDED) A DISTANCE OF 87.17 FEET TO A POINT ON THE WEST LINE OF THE THE ILLINOIS BELL TELEPHONE COMPANY EASEMENT (DOCUMENT 991038); THENCE SOUTH 0 DEGREES, 35 MINUTES, 48 SECONDS EAST ALONG SAID WEST LINE OF THE THE ILLINOIS BELL TELEPHONE COMPANY EASEMENT A DISTANCE OF 15.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 46 MINUTES, 54 SECONDS WEST A DISTANCE OF 179.89 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 38 SECONDS WEST ALONG A LINE 60.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF 22ND STREET A DISTANCE OF 640.14 FEET; THENCE NORTH 0 DEGREES, 22 MINUTES, 22 SECONDS WEST A DISTANCE OF 10.0 FEET TO A POINT ON SAID RIGHT OF WAY LINE OF 22ND STREET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 38 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF 22ND STREET A DISTANCE OF 19.0 FEET; THENCE SOUTH 0 DEGREES, 22 MINUTES, 22 SECONDS EAST A DISTANCE OF 10.0 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 38 SECONDS WEST ALONG A LINE
60.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF 22ND STREET A DISTANCE OF 894.74 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT 4 OF BUTLER COMPANY - ILLINOIS TOLLWAY ASSESSMENT PLAT NO. 1 (DOCUMENT 991695); THENCE SOUTH 54 DEGREES, 34 MINUTES, 14 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 4 A DISTANCE OF 141.36 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 38 SECONDS EAST ALONG A LINE 70.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF 22ND STREET A DISTANCE OF 1655.74 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 54 SECONDS EAST A DISTANCE OF 180.07 FEET; THENCE NORTH 0 DEGREES, 35 MINUTES, 48 SECONDS WEST ALONG THE WEST LINE OF SAID THE ILLINOIS BELL TELEPHONE COMPANY EASEMENT A DISTANCE OF 10.0 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY BEING SUBJECT TO THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SANITARY SEWERS, WATER MAINS AND APPURTENANCES TO BOTH, LYING CONTIGUOUS TO AND CROSSING SAID PROPERTY. SAID EASEMENT ALSO DESCRIBED PROPERTY NOT NOW IN QUESTION. SAID EASEMENT IS ALSO SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCELS 1, 2 AND 3)
PLOTTED

F 15. GRANT RECORDED APRIL 5, 1966 AS DOCUMENT R66-11669, TO THE COMMONWEALTH EDISON COMPANY OF A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO INSTALL, MAINTAIN, OPERATE, AND REMOVE UNDERGROUND CABLES AND NECESSARY APPURTENANCES IN, UNDER AND THROUGH A STRIP OF LAND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 6 OF OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 4 RECORDED JULY 8, 1964 AS DOCUMENT R64-24072 IN THE OFFICE OF THE RECORDER OF DEEDS, DUPAGE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 6 A DISTANCE OF 90 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 38 SECONDS WEST A DISTANCE OF 331.47 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF GRANTOR'S PROPERTY (SAID PROPERTY BEING DESCRIBED IN DOCUMENT R65-41133 RECORDED OCTOBER 19, 1965, IN THE OFFICE OF THE RECORDER OF DEEDS, DUPAGE COUNTY, ILLINOIS) FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 37 MINUTES, 38 SECONDS WEST A DISTANCE OF 332 FEET TO A POINT; THENCE SOUTH IN A STRAIGHT LINE AND AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE A DISTANCE OF 175 FEET TO A POINT; THENCE EAST IN A STRAIGHT LINE AND AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE A DISTANCE OF 48.16 FEET TO A POINT; THENCE WEST ALONG THE LAST DESCRIBED COURSE A DISTANCE
OF 48.16 FEET; THENCE NORTH IN A STRAIGHT LINE AND AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE A DISTANCE OF 175 FEET TO A POINT; THENCE EAST 103.41 FEET, MORE OR LESS, TO A POINT OF TERMINATION ON THE WESTERLY LINE OF GRANTOR'S PROPERTY, SAID POINT OF TERMINATION BEING 60 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF THE NORTHWEST CORNER OF GRANTOR'S PROPERTY; SAID GRANTOR'S PROPERTY BEING DESCRIBED IN SAID DOCUMENT R65-41133. SAID EASEMENT IS ALSO SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCELS 1 AND 2)
PLOTTED

G 16. GRANT RECORDED AS DOCUMENT DECEMBER 1, 1967 R67-46346, TO THE COMMONWEALTH EDISON COMPANY, OF A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO INSTALL, MAINTAIN, OPERATE, AND REMOVE UNDERGROUND CABLES AND NECESSARY APPURTENANCES IN, UNDER AND THROUGH LAND DESCRIBED AS FOLLOWS:
THAT PART OF LOT 6 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 4
(RECORDED JULY 8, 1964 AS DOCUMENT R64-24072) DESCRIBED AS A STRIP OF LAND 10 FEET WIDE AND BEING 5 FEET ON EACH SIDE OF A LINE 110 FEET SOUTH OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE CENTER LINE OF 22ND STREET AND BOUNDED ON THE WEST BY THE WESTERLY BOUNDER OF SAID LOT 6 AND ON THE EAST BY A LINE DRAWN PERPENDICULAR FROM A POINT ON THE NORTH LINE OF SAID LOT 6 WHICH IS 768.78 FEET WESTERLY (AS MEASURED ALONG SAID NORTH LINE) OF THE NORTHEAST CORNER OF SAID LOT 6; TOGETHER WITH SUCH PROVISIONS AS THEREIN CONTAINED. SAID EASEMENT IS ALSO SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCELS 1, 2 AND 3)
PLOTTED

H 17. GRANT RECORDED APRIL 5, 1966 AS DOCUMENT R66-11668, TO THE COMMONWEALTH EDISON COMPANY OF A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO INSTALL, MAINTAIN, OPERATE, AND REMOVE UNDERGROUND CABLES AND NECESSARY APPURTENANCES IN, UNDER AND THROUGH THE LAND AS DESCRIBED ON "EXHIBIT A" TOGETHER WITH SUCH TERMS AND PROVISION AS THEREIN SET FORTH.
SAID EASEMENT IS ALSO SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCEL 1)
PLOTTED

I 18. GRANT RECORDED DECEMBER 15, 1966 AS DOCUMENT R66-46445, TO CE, OF A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO INSTALL, MAINTAIN, OPERATE AND REMOVE UNDERGROUND CABLES AND NECESSARY APPURTENANCES IN, UNDER AND THROUGH CERTAIN PROPERTY DESCRIBED IN "EXHIBIT A" TOGETHER WITH SUCH PROVISIONS AS THEREIN CONTAINED. SAID EASEMENT IS ALSO SHOWN ON THE PLAT OF MAN LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCEL 1)
PLOTTED

J 19. GRANT RECORDED DECEMBER 19, 1960 AS DOCUMENT 991038 TO THE ILLINOIS BELL TELEPHONE COMPANY, OF THE RIGHT, PRIVILEGE AND AUTHORITY AND EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ITS UNDERGROUND TELEPHONE SYSTEM AND NECESSARY EQUIPMENT IN, UNDER AND ACROSS A STRIP OF LAND 10 FEET OF EVEN WIDTH, ADJACENT TO, PARALLEL WITH AND WEST OF A LINE BEGINNING AT THE NORTH LINE OF SECTION 26 AT A POINT 77.78 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4; THENCE SOUTH 0 DEGREES, 35 MINUTES, 48 SECONDS EAST FOR A DISTANCE OF 572.33 FEET (EXCEPT THE NORTH 7.55 FEET THEREOF LYING WITHIN THE PUBLIC HIGHWAY KNOWN AS CERMAK ROAD (22ND STREET), WITH OTHER PROPERTY, TOGETHER WITH PROVISIONS
THEREIN CONTAINED.
SAID EASEMENT IS ALSO SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCELS 1 AND 2)
PLOTTED

K 20. EASEMENT GRANT RECORDED AUGUST 30, 1972 AS DOCUMENT R72-52349 MADE BY AND AMONG CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 29, 1967 AND KNOWN AS TRUST NUMBER 50704, FIRST PARTY, AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1964 AND KNOWN AS TRUST NUMBER 46940, SECOND PARTY, AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 2, 1965 AND KNOWN AS TRUST NUMBER 48580, THIRD PARTY, WHEREBY FIRST PARTY GRANTS TO SECOND PARTY AN EASEMENT FOR LOCATION AND REPLACEMENT OF THE PUMPHOUSE THE PUMPHOUSE
PROPERTY AND AN EASEMENT FOR ACCESS THERETO, AND AN EASEMENT FOR PROJECTION OF REPAIR EQUIPMENT AND STORAGE OF PIPE LINE AND OTHER MATERIAL FROM TIME TO TIME DURING REPAIR AND MAINTENANCE AND THIRD PARTY GRANTS AN EASEMENT TO THE SECOND PARTY FOR THE PURPOSE OF MAINTAINING, REPAIRING, ADDING TO, REPLACING OR REMOVING WATER LINES AND PIPES ON OR UNDER PORTIONS OF THE LAND AS SET FORTH IN SAID GRANT OF EASEMENT GOT WITH THE TERMS AND PROVISIONS CONTAINED THEREIN.
SAID EASEMENT ALSO SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCEL 1)
PLOTTED

L 21. RECIPROCAL EASEMENT GRANT RECORDED AUGUST 30, 1972 AS DOCUMENT R72-52352 AND AFFIDAVIT RECORDED AS DOCUMENT R72-59981 MADE BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBERS 46940, 48580 AND 50704 AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 38790, WHEREAS THE PARTIES HAVING HERETOFORE CONSTRUCTED PRIVATE ROADWAYS ACROSS PORTIONS OF THEIR PROPERTIES WHICH PROVIDE INGRESS AND EGRESS TO AND FROM 22ND STREET NOW GRANTED TO EACH OTHER EASEMENTS FOR INGRESS, EGRESS AND REGRESS (PEDESTRIAN
AND VEHICULAR) OVER PORTIONS OF THEIR PROPERTIES AS DESCRIBED IN AND SHOWN ON EXHIBITS ATTACHED TO SAID GRANT, TOGETHER WITH THE TERMS AND PROVISIONS THEREIN CONTAINED.
SAID EASEMENT ALSO SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, AFORESAID.
(AFFECTS PARCEL 1)
PLOTTED

M 22. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN ON THE PLAT OF MANU LIFE SUBDIVISION, RECORDED AUGUST 8, 1978 AS DOCUMENT R78-74138.
(AFFECTS THE WEST 6 FEET OF PARCEL 1)
PLOTTED

N 23. EASEMENT RECORDED FEBRUARY 9, 1980 AS DOCUMENT R80-8788 TO TO THE COMMONWEALTH EDISON COMPANY FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT IN, UPON, UNDER AND ACROSS THE WEST 10 FEET OF THE SOUTH 200 FEET OF THE NORTH 260 FEET OF MANU LIFE SUBDIVISION OF PART OF LOT 6 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NUMBER 4.
PLOTTED

O 24. ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED ON THE LAND EASTERLY AND ADJOINING ONTO THE LAND BY 4.81 FEET AT ITS WIDEST POINT AS DEPICTED BY SURVEY #943157 DATED DECEMBER 30, 1994 AND PREPARED BY ROBERT E. BIEDERMANN.
PLOTTED

P 25. A CONCRETE DRAIN GUTTER LOCATED IN THE SOUTHWEST CORNER OF THE LAND AS DEPICTED BY SURVEY #943157 DATED DECEMBER 30, 1994 AND PREPARED BY ROBERT E. BIEDERMANN.
PLOTTED

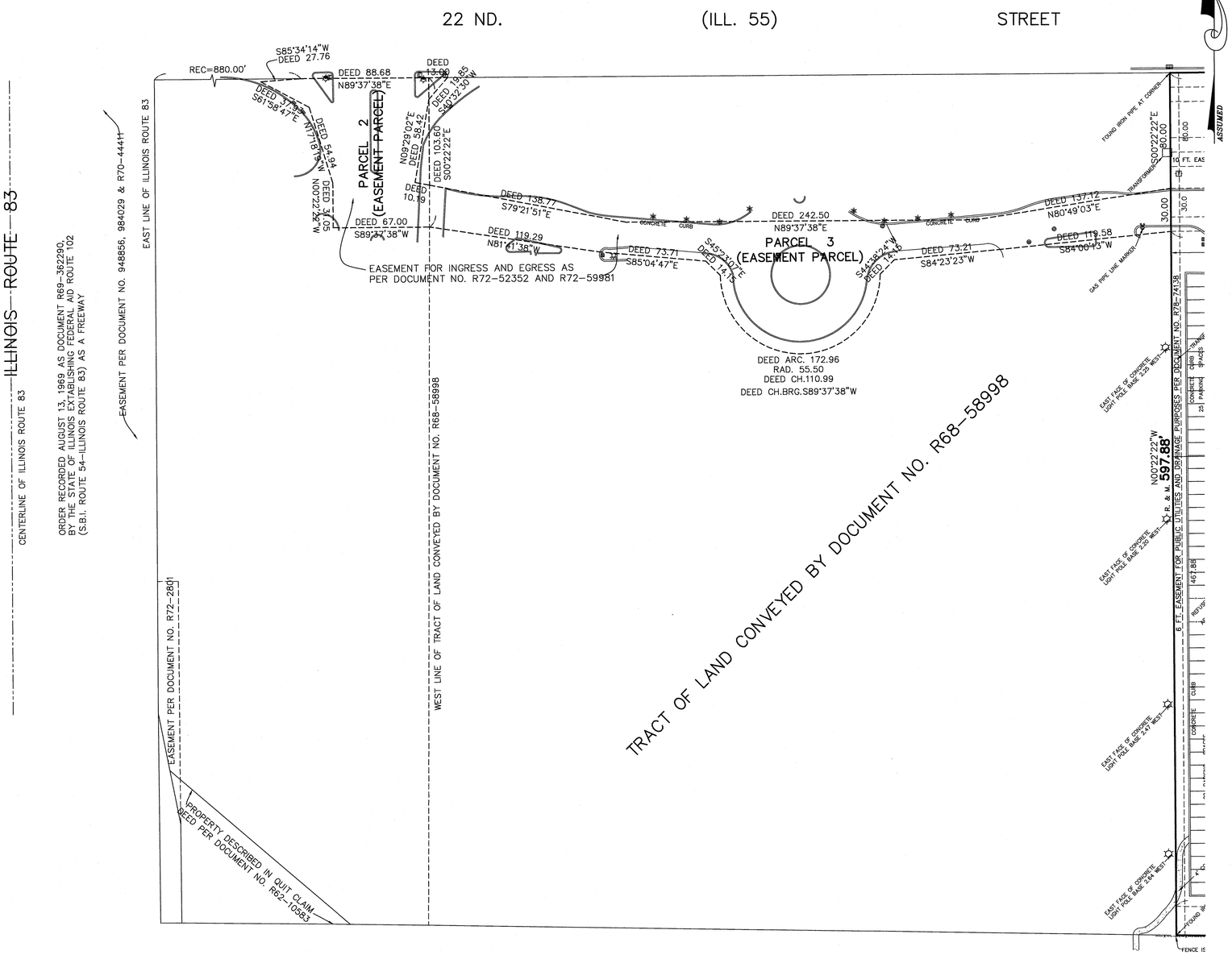
Q 26. A WATER MAIN EASEMENT GRANTED TO THE VILLAGE OF OAK BROOK, AS DISCLOSED BY THE LETTER FROM THE VILLAGE OF OAK BROOK DATED DECEMBER 5, 1994.
(AFFECTS THE EAST 194 FEET OF THE LAND--PARCEL 1)
DOCUMENT NOT PROVIDED

R 27. MATTERS OF SURVEY #943157 DATED DECEMBER 30, 1994 AND PREPARED BY ROBERT E. BIEDERMANN, AS FOLLOWS:
1) A CONCRETE RETAINING WALL LOCATED IN THE NORTHERN SECTION OF THE LAND.
2) VAULTS, LIGHT POLES, WATER VALVES, CURB DRAINS, MANHOLES, TELEPHONE
MANHOLES AND PEDESTALS, TRANSFORMERS, GAS VALVES, CATCH BASINS, AND CONCRETE PADS FOR HOSE CONNECTIONS LOCATED AT VARIOUS POINTS ON THE LAND.
PLOTTED

S 28. ORDER RECORDED AUGUST 13, 1969 AS DOCUMENT R69-36290, BY THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, ESTABLISHING FEDERAL AID ROUTE 102 (S. B. I. ROUTE 54 - ILLINOIS ROUTE 83) AS A FREEWAY AND PROVIDING THAT ACCESS BETWEEN SAID FREEWAY AND ABUTTING LANDS IS
TO BE PERMITTED ONLY AT ENTRANCES PROVIDED FOR THAT PURPOSE UNDER PERMITS FROM SAID DEPARTMENT.
(AFFECTS PARCEL 2)
PLOTTED

T 29. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 46940, TO BLANCHE VIRSA, DATED NOVEMBER 13, 1968 AND RECORDED DECEMBER 19, 1968 AS DOCUMENT R68-58998, RELATING TO THE APPROVAL OF PLANS AND SPECIFICATIONS FOR IMPROVEMENTS TO BE CONSTRUCTED ON THE LAND AND THE CONSTRUCTION AND LOCATION OF SIGNS TO BE PLACED ON THE LAND.
NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION
(AFFECTS PARCEL 3)

U 30. RIGHTS OF THE VILLAGE OF OAK BROOK IN AND TO A SEWER LINE LOCATED ALONG THE SOUTH LINE OF THE LAND.
(AFFECTS PARCEL 3)



SURVEY NOTES:

REGARDING TABLE A ITEM 21 PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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GRAPHIC SCALE

40 0 20 40 60 160

(IN FEET)
1 inch = 40 ft.

ORDERED BY: RREEF MANAGEMENT LLC		CHECKED:	DRAWN:
ADDRESS: OAK BROOK EXECUTIVE PLAZA			BB
GREMLEY & BIEDERMANN, A Division of PLCS, Corporation License No. 184-005322 Professional Land Surveyors 4505 North Elston Avenue, Chicago, IL 60630 Telephone: (773) 685-5102 Fax: (773) 286-4184 Email: INFO@PLCS-Survey.com			
ORDER NO. 2014-19726-001	DATE: AUGUST 14, 2014 SCALE: 1 INCH = 40 FEET		PAGE NO. 1 OF 2

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GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
License No. 184-005322
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Fax: (773) 286-4184 Email: INFO@PLCS-Survey.com

ALTA / ACSM Land Title Survey

PARCEL 1:
LOT 1 IN MANU LIFE SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 6 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NUMBER 4, OF PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF MANU LIFE SUBDIVISION RECORDED AUGUST 8, 1978 AS DOCUMENT R78-74138, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2 (EASEMENT PARCEL):
EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY RECIPROCAL EASEMENT GRANTS BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1964 KNOWN AS TRUST NUMBER 46940, CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 9, 1965 KNOWN AS TRUST NUMBER 48580, AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST
AGREEMENT DATED MAY 29, 1967 KNOWN AS TRUST NUMBER 50704 DATED AUGUST 2, 1972 AND RECORDED AUGUST 30, 1972 AS DOCUMENT R72-52352 AND AMENDED BY AFFIDAVIT RECORDED OCTOBER 2, 1972 AS DOCUMENT R72-59981 FOR INGRESS, EGRESS AND REGRESS (PEDESTRIAN OR VEHICULAR) TO AND FROM A PUBLIC STREET OVER THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 6 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 4, OF PART
OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JULY 8, 1964, AS DOCUMENT NO. R64-24072, IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 26; THENCE SOUTHERLY ALONG THE HALF SECTION LINE, A DISTANCE OF 7.78 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 22ND STREET (BEFORE WIDENING); THENCE SOUTH 89 DEGREES, 37 MINUTES, 38 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 22ND STREET (BEFORE WIDENING), A DISTANCE OF 77.17 FEET; THENCE SOUTH 0 DEGREES 35 MINUTES, 48 SECONDS EAST, A DISTANCE OF 25.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 22ND STREET (AS WIDENED BY DOCUMENT NO. R61-34112); THENCE SOUTH 89 DEGREES, 37 MINUTES, 38 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 22ND STREET (AS WIDENED BY DOCUMENT NO. R61-34112), A DISTANCE OF 559.40 FEET TO THE WESTERLY LIMIT OF SAID WIDENING BY DOCUMENT NO. R61-34112; THENCE NORTH 0 DEGREES, 22 MINUTES, 22 SECONDS EAST ALONG SAID WESTERLY LIMIT OF SAID WIDENING, A DISTANCE OF 25.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 22ND STREET (BEFORE WIDENING); THENCE SOUTH 89 DEGREES, 37 MINUTES 38 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 22ND STREET (BEFORE WIDENING), 401.48 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. R68-58998; THENCE SOUTH 0 DEGREES, 22 MINUTES, 22 SECONDS EAST, ALONG A LINE DRAWN PERPENDICULAR TO LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES, 22 MINUTES, 22 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 84 DEGREES, 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 119.58 FEET; THENCE SOUTH 84 DEGREES, 23 MINUTES, 23 SECONDS WEST, A DISTANCE OF 73.21 FEET; THENCE SOUTH 44 DEGREES, 36 MINUTES, 24 SECONDS WEST, A DISTANCE OF 14.15 FEET; THENCE WESTERLY ALONG AN ARC OF A CIRCLE, HAVING A RADIUS OF 55.50 FEET, BEING CONVEX TO THE SOUTH, THE CHORD THEREOF HAVING A BEARING OF SOUTH 89 DEGREES, 37 MINUTES, 38 SECONDS WEST AND A LENGTH OF 110.99 FEET AN ARC DISTANCE OF 172.96 FEET; THENCE NORTH 45 DEGREES, 23 MINUTES, 07 SECONDS WEST, A DISTANCE OF 14.15 FEET; THENCE NORTH 85 DEGREES, 47 SECONDS WEST, A DISTANCE OF 73.71 FEET; THENCE NORTH 81 DEGREES, 41 MINUTES, 38 SECONDS WEST, A DISTANCE OF 119.29 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. R68-58998, SAID POINT BEING 103.60 FEET SOUTH 0 DEGREES, 22 MINUTES, 22 SECONDS EAST OF THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED BY DOCUMENT NO. R68-58998; THENCE NORTH 0 DEGREES, 22 MINUTES, 22 SECONDS WEST, A DISTANCE OF 31.05 FEET; THENCE NORTH 67 DEGREES, 18 MINUTES, 19 SECONDS WEST, A DISTANCE OF 54.94 FEET; THENCE NORTH 61 DEGREES, 58 MINUTES, 47 SECONDS WEST, A DISTANCE OF 37.93 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 6, AFORESAID; THENCE NORTH 85 DEGREES, 34 MINUTES, 14 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 27.76 FEET TO A CORNER OF SAID LOT 6, BEING ALSO THE MOST EASTERLY POINT OF TRACT 4 OF THE BUTLER CO.- ILLINOIS TOLLWAY ASSESSMENT PLAT NO. 1, RECORDED DECEMBER 27, 1960 AS DOCUMENT NO. 991 695; THENCE NORTH 89 DEGREES, 37 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF 22ND STREET, A DISTANCE OF 88.68 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED BY DOCUMENT NO. R68-58998; THENCE CONTINUING NORTH 89 DEGREES, 37 MINUTES, 38 SECONDS EAST, A DISTANCE OF 13 FEET; THENCE SOUTH 40 DEGREES, 32 MINUTES 30 SECONDS WEST, A DISTANCE OF 19.85 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED BY DOCUMENT NO. R68-58998, SAID POINT BEING 15 FEET SOUTH 0 DEGREES, 22 MINUTES, 22 SECONDS EAST OF THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED BY DOCUMENT NO. R68-58998; THENCE SOUTH 9 DEGREES, 29 MINUTES, 02 SECONDS WEST, A DISTANCE OF 58.42 FEET; THENCE SOUTH 79 DEGREES, 21 MINUTES, 51 SECONDS EAST, A DISTANCE OF 10.19 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED BY DOCUMENT NO. R68-58998, SAID POINT BEING 74.50 FEET SOUTH 0 DEGREES, 22 MINUTES, 22 SECONDS EAST OF THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED BY DOCUMENT NO. R68-58998; THENCE CONTINUING SOUTH 79 DEGREES, 21 MINUTES, 51 SECONDS EAST, A DISTANCE OF 138.77 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 38 SECONDS EAST, A DISTANCE OF 242.50 FEET; THENCE NORTH 80 DEGREES, 49 MINUTES, 03 SECONDS EAST, A DISTANCE OF 137.12 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF LYING EAST OF THE WEST LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. R68-58998 AND RECORDED ON DECEMBER 19, 1968), ALL IN DUPAGE COUNTY, ILLINOIS

PARCEL 3 (EASEMENT PARCEL):
EASEMENTS FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS CREATED BY RECIPROCAL EASEMENT GRANTS BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 14, 1968 KNOWN AS TRUST NUMBER 38790, CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER

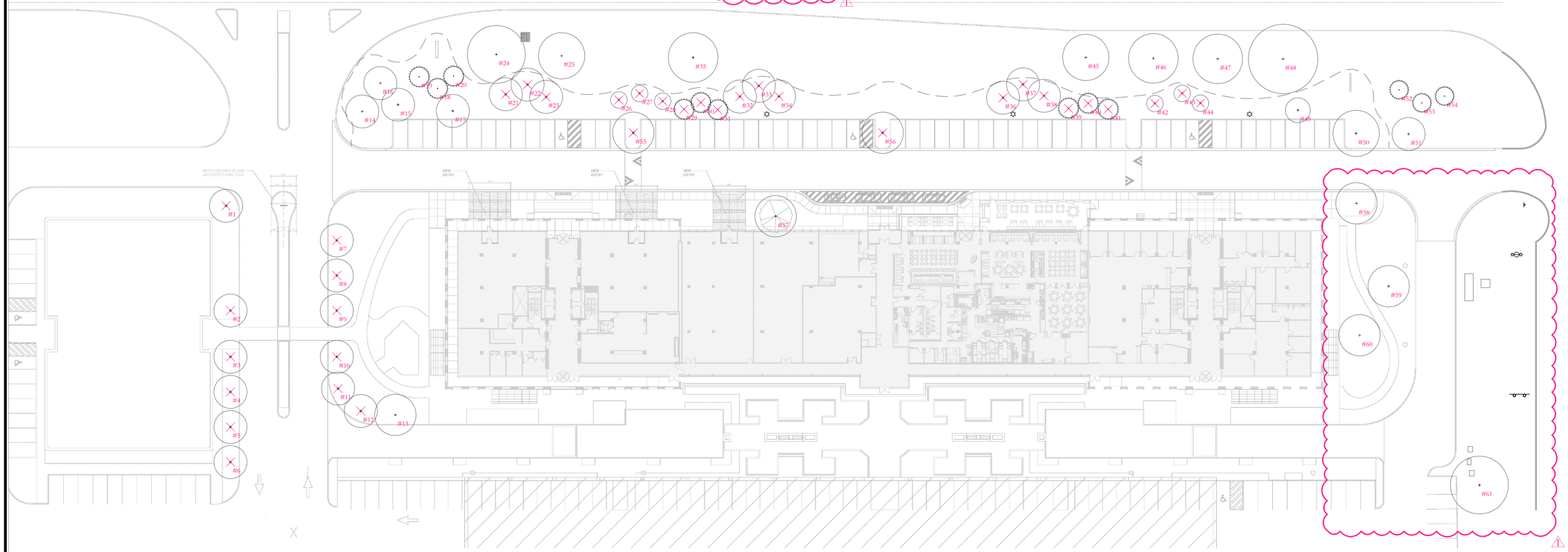
EXISTING TREE LEGEND

Tree #	Size	Common Name	Botanical Name	Recommendation
#1	11"	Red Maple	Acer rubrum	Remove
#2-12	4"	Ornamental Pear	Pyrus calleryana	Remove
#13	11"	Red Maple	Acer rubrum	Keep
#14-15	7"	Ornamental Pear	Pyrus calleryana	Keep
#16	12'	Common Dogwood	Cornus sanguinea	Remove
#17	9"	Ornamental Pear	Pyrus calleryana	Keep
#18-20	18'	Colorado Spruce	Picea pungens	Keep
#21-23	24'	River Birch	Betula nigra	Remove
#24	32"	Linden	Tilia cordata	Keep
#25	27"	Linden	Tilia cordata	Keep
#26-28	12'	Common Dogwood	Cornus sanguinea	Remove
#29-31	16'	Colorado Spruce	Picea pungens	Remove
#32-34	24'	River Birch	Betula nigra	Remove
#35	24"	Linden	Tilia cordata	Keep
#36-38	24'	River Birch	Betula nigra	Remove
#39-41	20'	Colorado Spruce	Picea pungens	Remove
#42-44	14'	Common Dogwood	Cornus sanguinea	Remove
#45	22"	Linden	Tilia cordata	Keep
#46	28"	Linden	Tilia cordata	Keep
#47	25"	Linden	Tilia cordata	Keep
#48	30"	Linden	Tilia cordata	Keep
#49	5.5"	Ornamental Pear	Pyrus calleryana	Keep
#50	16"	Accolade Elm	Ulmus 'Morton'	Keep
#51	8"	Honey Locust	Gleditsia triacanthos	Keep
#52-54	18'	Colorado Spruce	Picea pungens	Keep
#55-56	14"	Accolade Elm	Ulmus 'Morton'	Keep
#57	20"	Honey Locust	Gleditsia triacanthos	Keep
#58	11"	Red Maple	Acer rubrum	Keep
#59-60	18"	Red Maple	Acer rubrum	Keep
#61	20"	Honey Locust	Gleditsia triacanthos	Keep

TOTAL TREES REMOVED: 35

TOTAL TREES PROPOSED: 29

1



1

PREMIER *Landscape Architecture*

2001 Spring Road, Oak Brook, Illinois | 630.321.9530 | www.premierservice.com

Oakbrook 22

1301 W 22nd St. Oak Brook, Illinois

Client Rep:	MB
Designer:	JS
Drafter:	JS
Date:	2024.12.16

Revisions	
By:	Date:
1 JS	2025.01.10

Permit Plan: Existing Trees

P 1.0

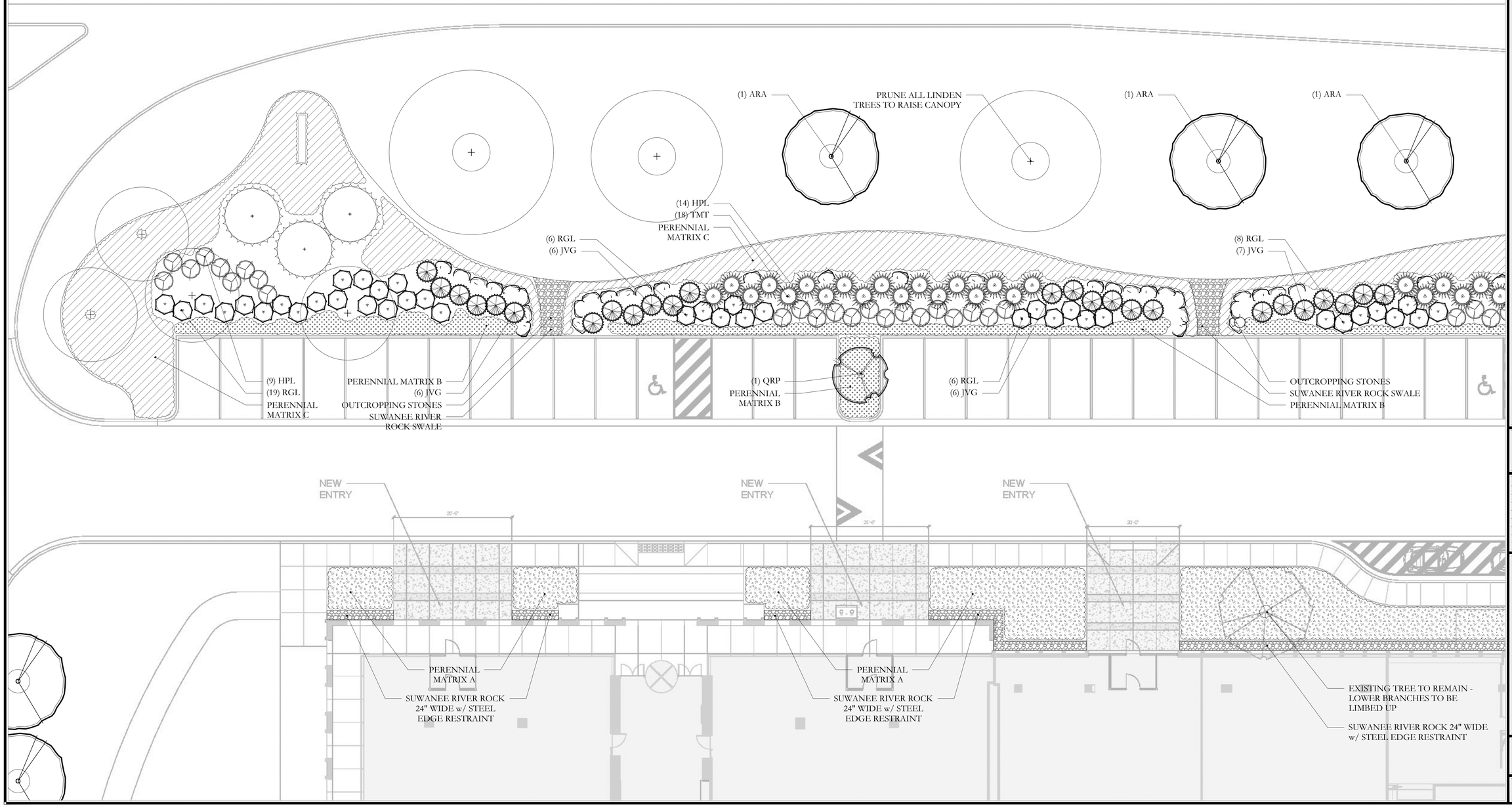
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PROPOSED WEST BUFFER PLANTS

Abbreviation	Quantity	Size	Common Name	Botanical Name
ARA	3	3"	Armstong Maple	Acer rubrum 'Armstrong'
QRP	1	3"	Regal Prince Oak	Quercus robur 'Regal Prince'
HPL	23	3 Gal	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'
RGL	39	3 Gal	Gro-Low Sumac	Rhus aromatica 'Gro-Low'
JVG	25	30"	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
TMT	18	30"	Taunton Yew	Taxus media 'Tauntonii'
	1925	1 Gal	Perennial Allowance	TBD

TREES PROPOSED IN AREA: 4



PREMIER
Landscape Architecture
2001 Spring Road, Oak Brook, Illinois | 630.321.9530 | www.premierservice.com

Oakbrook 22
1301 W 22nd St. Oak Brook, Illinois

Client Rep:	MB
Designer:	JS
Drafter:	JS
Date:	2024.12.16

Revisions

By:	Date:

Permit Plan: Proposed West Buffer

P 1.1

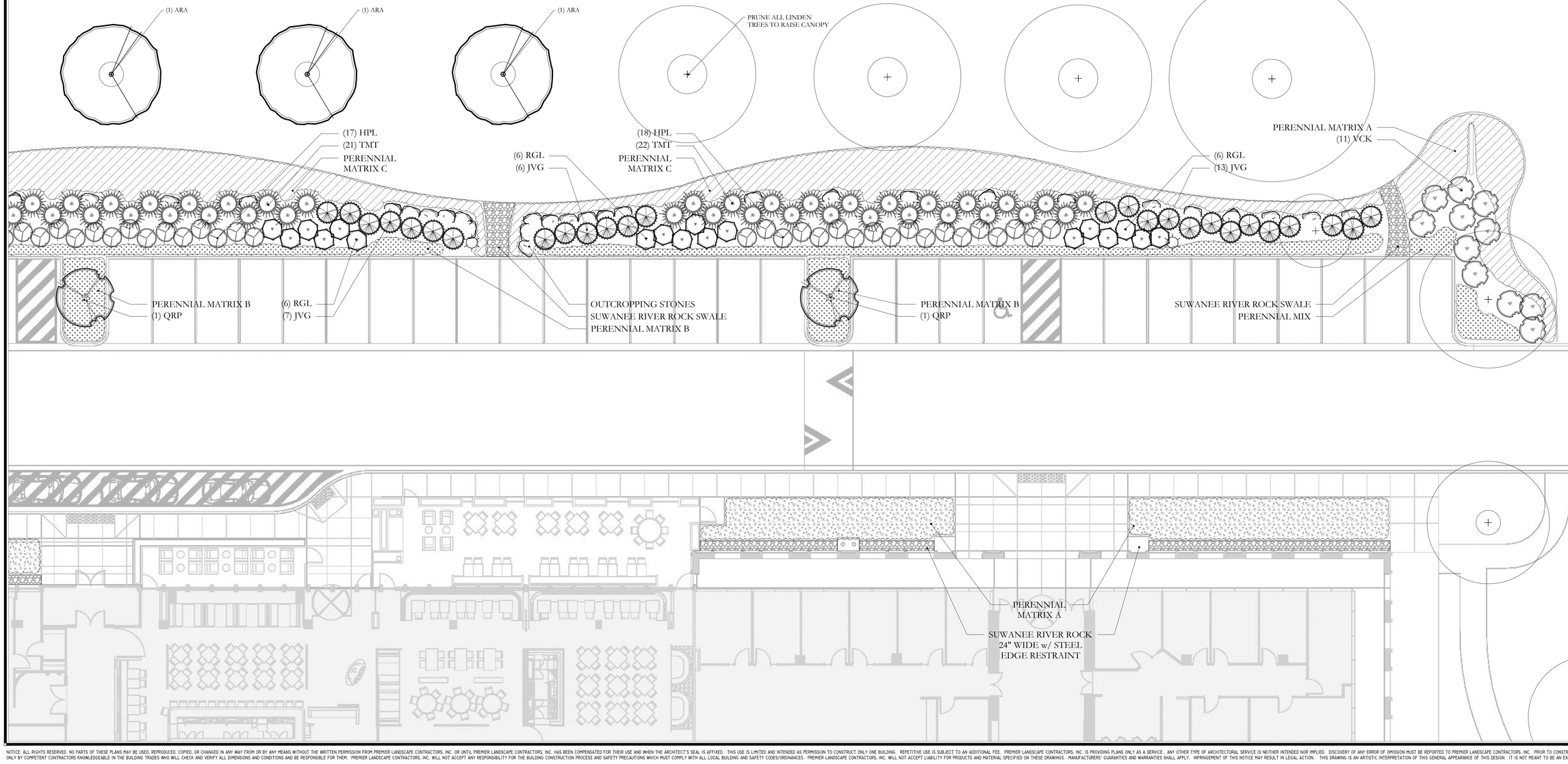
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PROPOSED EAST BUFFER PLANTS

Abbreviation	Quantity	Size	Common Name	Botanical Name
ARA	3	3"	Armstong Maple	Acer rubrum 'Armstrong'
QRP	2	3"	Regal Prince Oak	Quercus robur 'Regal Prince'
HPL	18	3 Gal	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'
RGL	18	3 Gal	Gro-Low Sumac	Rhus aromatica 'Gro-Low'
JVG	19	30"	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
TMT	43	30"	Taunton Yew	Taxus media 'Tauntonii'
VCK	11	36"	Koreanspice Viburnum	Viburnum carlesii
	1800	1 Gal	Perennial Allowance	TBD

TREES PROPOSED IN AREA: 5



PREMIER
Landscape Architecture
2001 Spring Road, Oak Brook, Illinois | 630.321.9530 | www.premierservice.com

Oakbrook 22
1301 W 22nd St. Oak Brook, Illinois

Client Rep:	MB
Designer:	JS
Drafter:	JS
Date:	2024.12.16

Revisions	
By:	Date:

Permit Plan:
Proposed West Buffer

P 1.2

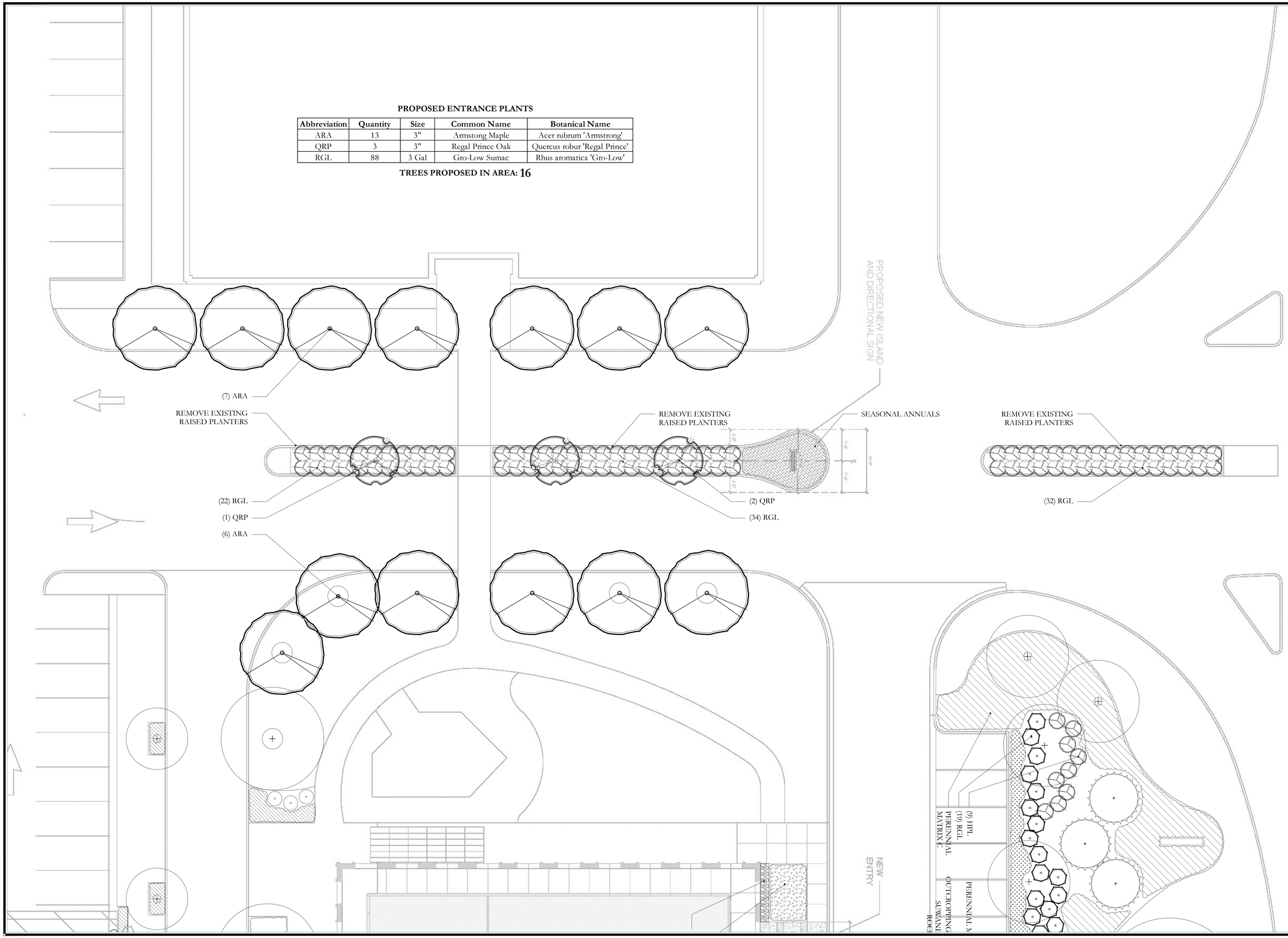
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PROPOSED ENTRANCE PLANTS

Abbreviation	Quantity	Size	Common Name	Botanical Name
ARA	13	3"	Armstong Maple	Acer rubrum 'Armstrong'
QRP	3	3"	Regal Prince Oak	Quercus robur 'Regal Prince'
RGL	88	3 Gal	Gro-Low Sumac	Rhus aromatica 'Gro-Low'

TREES PROPOSED IN AREA: 16



PREMIER *Landscape Architecture*

2001 Spring Road, Oak Brook, Illinois | 630.321.9530 | www.premierservice.com

Oakbrook 22

1301 W 22nd St. Oak Brook, Illinois

Client Rep: MB
Designer: JS
Drafter: JS
Date: 2024.12.16

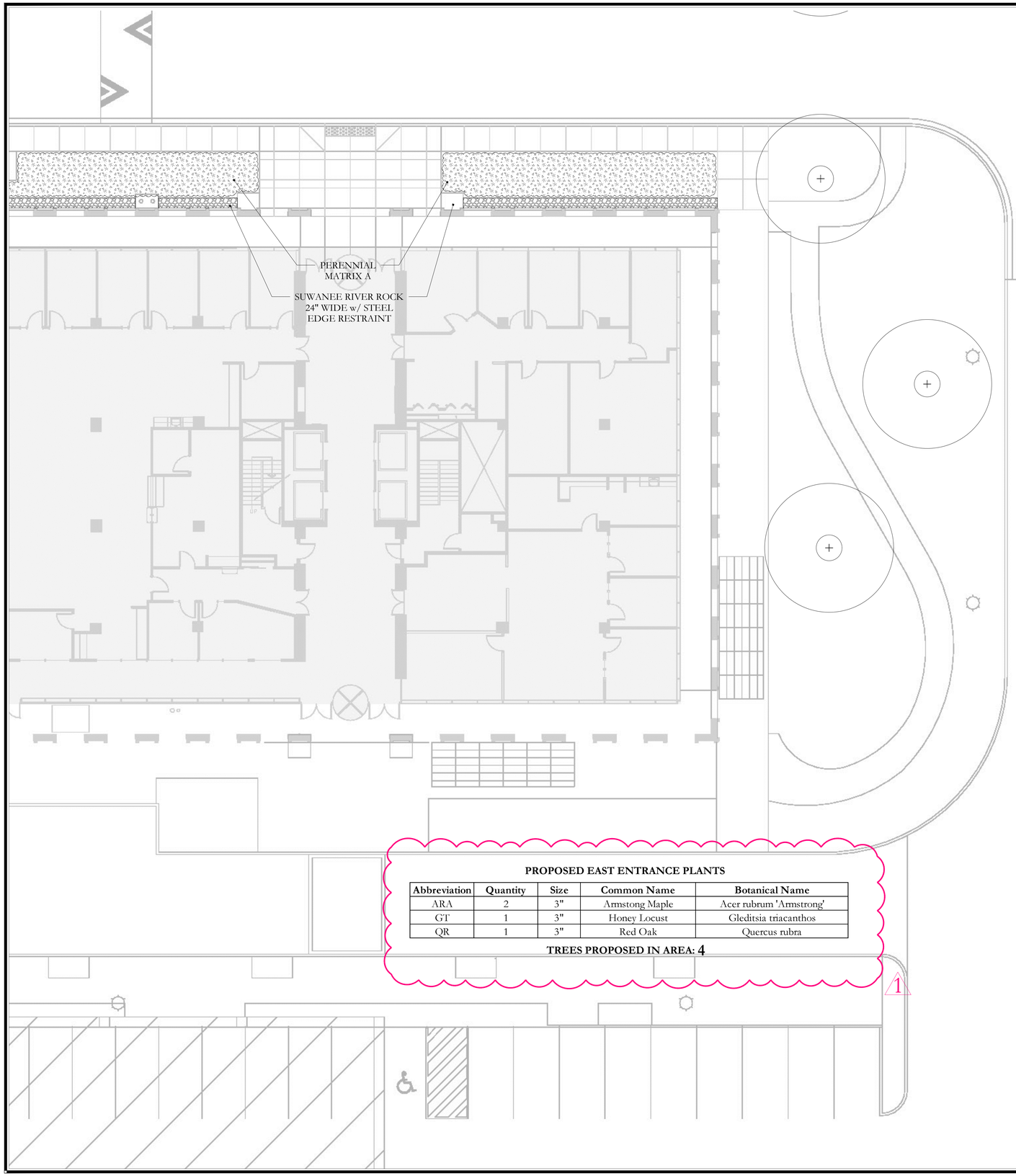
Revisions	
By:	Date:

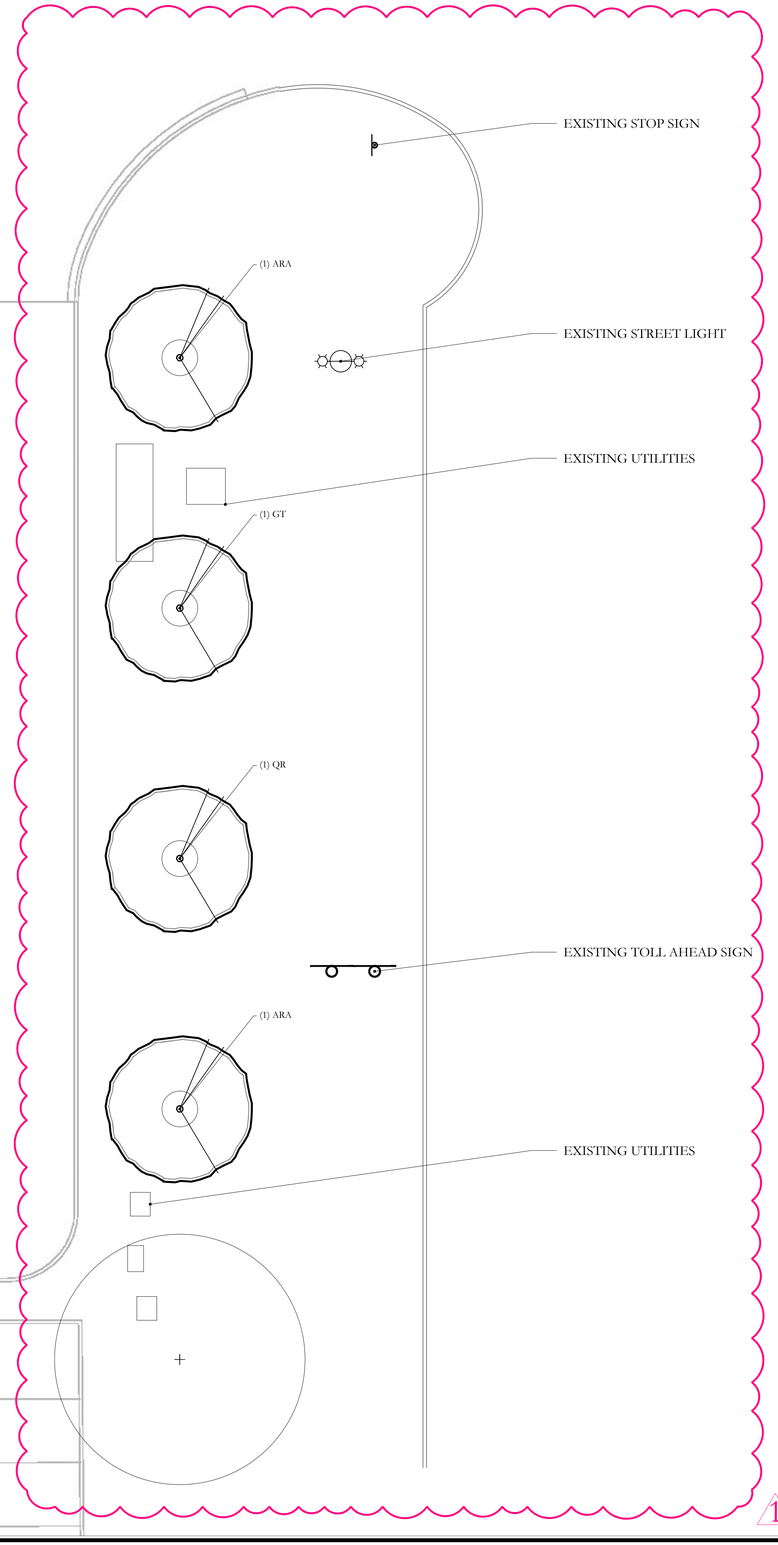
Permit Plan Entrance Islands

P 1.3

Scale: 1" = 10'

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PROPOSED EAST ENTRANCE PLANTS

Abbreviation	Quantity	Size	Common Name	Botanical Name
ARA	2	3"	Armstong Maple	Acer rubrum 'Armstrong'
GT	1	3"	Honey Locust	Gleditsia triacanthos
QR	1	3"	Red Oak	Quercus rubra

TREES PROPOSED IN AREA: 4

1

1

PREMIER
Landscape Architecture
2001 Spring Road, Oak Brook, Illinois | 630.321.9530 | www.premierservice.com

Oakbrook 22

1301 W 22nd St. Oak Brook, Illinois

Client Rep:	MB
Designer:	JS
Drafter:	JS
Date:	2025.01.09

Revisions	
By:	Date:
1 JS	2025.01.10

Permit Plan:
East Entrance

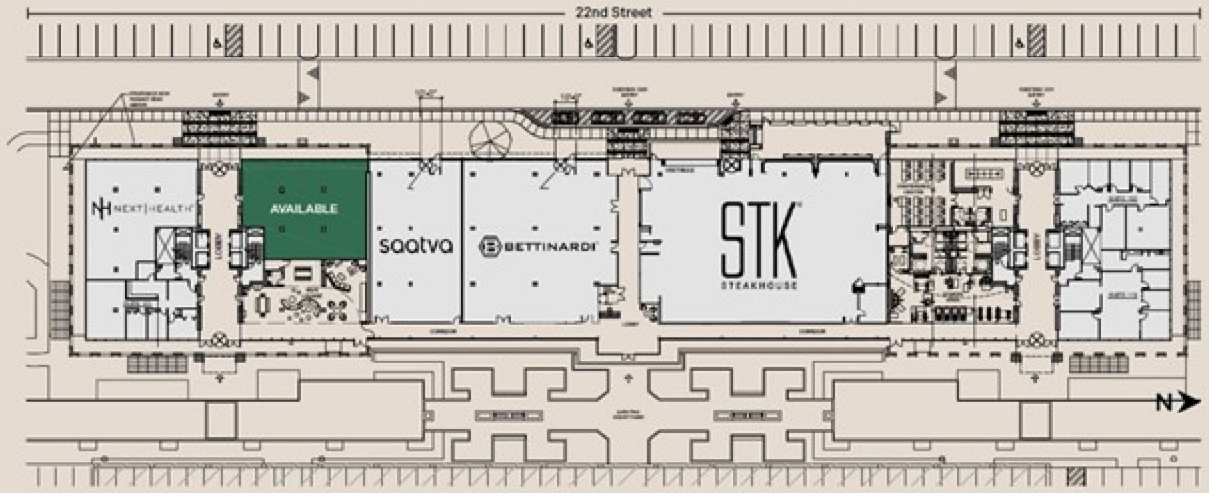
P 1.4

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FLOOR PLAN

Available - 3,082 SF



1,185
Parking Stalls

Across from
Oakbrook Center Mall

160,500 Average
Daily Vehicles along I-88

29,900 Average
Daily Vehicles along 22nd St

ITEM 3.A.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
April 14, 2026

SUBJECT: Preliminary Board Review 1211-1315 22nd Street – Franklin Partners

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Provide comments, suggestions, and recommendations to Franklin Oak Brook 22, LLC regarding a proposed fitness studio (health club) and the construction of a permanently enclosed outdoor dining, within the O-3, Office District.

The preliminary Board review is outlined in the Planned Development regulations and is an important step in providing an applicant with early feedback on a project proposal (see Section 13-15-5).

Background/History:
Peter Friedman, with the consent of the property owner, Franklin Oak Brook 22, LLC, is proposing a fitness studio (Solidcore) within an existing ground-floor retail tenant space. The application also proposes constructing a permanent enclosure of a current outdoor dining area.

Staff Comments:

1. A Planned Development is required for this proposal. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations. Both proposals would require relief from the Village Code. The applicant has consolidated the requests to expedite the process to the benefit of the current and future tenants.

2. A complete site plan with FAR calculations is required with the Planned Development application.

3. The subject property is currently zoned O-3, Office District. Fitness studio use is not listed as a

Permitted or Special Use in the O-3 District. Health Club is defined within the Zoning Ordinance and is not a listed Permitted or Special Use.

4. The 1990 Comprehensive Plan, Planning District 1, does not mention this type of use within the O-3, Office District. The Village code permits "retail sales and personal service uses when located on floors below those used for the principal use", this revision was incorporated within the October, 2024 Text Amendments.

5. Section 13-15-2 indicates that each Planned Development (PD) shall be presented and reviewed on its own merits. As such, a new land use can be introduced into a zoning district through a PD if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

6. A separate neighborhood meeting is not required as part of the outreach for this project. The neighborhood meeting is an element of the Planned Development process outlined in Section 13-15-5.B.1d.

7. The O-3 District permits a floor area ratio (FAR) not to exceed 0.8. FAR compliance for the permanently enclosed outdoor dining will be determined after a final site plan and FAR calculations are submitted by the applicant. The enclosed outdoor dining would reduce the required front yard setback from 100' to 87'.

Please see the narrative and project presentation slides provided by the applicant for additional information and background.

Recommendation:

Staff requests the Village Board discuss the concept and provide the applicant with direction as to if the use is appropriate in this location. Please provide comments, suggestions, and recommendations to the applicant concerning the proposed fitness studio use and the enclosed outdoor dining.

If the applicant decides to move forward with the project, the next step in the process is Village Board referral of the Planned Development to the Planning & Zoning Commission (P&Z) for public hearing, review and recommendation followed by.

Attachments:

1. Exhibits for PBR

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Peter M. Friedman
[redacted]

Kelsea Neal Nolot
[redacted]

April 6, 2026

Village Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Re: Consideration of Planned Development at 1301 West 22nd Street – OB22

Dear President Herman and Village Board of Trustees:

Franklin Oak Brook 22, LLC ("***Applicant***"), as owner of the property commonly known as Oak Brook 22 ("***Subject Property***"), respectfully submits this proposed Planned Development for preliminary Board review, pursuant to Section 13-15-5, to facilitate strategic tenant improvements and site enhancements within the existing mixed-use development located at 1211-1315 West 22nd Street in Oak Brook, Illinois.

The Subject Property is located within the O-3 Office District ("***O3 District***") and consists of a legacy mixed-use campus totaling approximately 400,000 square feet of office and retail space, supported by a 1,185-space structured parking facility. The property includes two 11-story office towers, connected by a ground-floor retail concourse/linkway. This application seeks approval of a Planned Development to:

- Allow a premier boutique fitness studio (Solidcore) within an existing ground-floor tenant space in the western tower; and
- Permit the construction of a permanent enclosed indoor/outdoor dining structure associated with the existing restaurant tenant, replacing the current seasonal outdoor patio within the same footprint.

In addition, the Planned Development will establish relief from certain zoning requirements, including setbacks, parking, and floor area ratio ("***FAR***"), to accommodate these improvements.

PROPERTY CONTEXT AND EXISTING CONDITIONS

The Subject Property occupies a highly visible and prominent location at the corner of 22nd Street and Spring Road, adjacent to the I-88 interchange and directly across from Oakbrook Center Mall. This positioning provides exceptional regional accessibility and visibility, reinforcing the Property's role as a landmark within the Oak Brook commercial corridor.

Oak Brook 22 has long functioned as a premier office destination complemented by ground-floor retail and dining uses. Recent reinvestment in the property, including the opening of a new upscale restaurant in December 2025, reflects a broader evolution toward a more activated, mixed-use environment that aligns with contemporary market expectations.

PROJECT COMPONENTS

1. Solidcore Fitness Studio

The Applicant proposes to lease approximately 3,082-square-feet of currently vacant ground-floor retail space in the western tower to Solidcore, a boutique fitness operator offering small-group, reservation-based, instructor-led classes. Solidcore's operations are characterized by:

- Scheduled class times with controlled occupancy
- Limited class sizes (approximately 17 participants per session)
- Minimal reliance on walk-in traffic
- High turnover throughout the day, distributing parking demand

While fitness studios are not currently permitted or listed as a special use within the O3 District, the proposed use represents a modern evolution of ground-floor activation that is increasingly common in mixed-use office environments. The introduction of a high-quality fitness operator is expected to:

- Enhance tenant amenities for office users
- Increase daily foot traffic within the building
- Support adjacent retail and restaurant uses
- Improve overall property competitiveness in the regional office market

2. Enclosed Indoor/Outdoor Dining Structure at STK

The Applicant also proposes to construct a permanent enclosed dining structure for the existing restaurant tenant, located in the same footprint as the current outdoor patio. The proposed improvements will:

- Convert the existing seasonal patio into a year-round dining environment
- Maintain the established outdoor dining footprint with no expansion beyond current limits
- Provide flexibility for both regular dining and private events
- Enhance the overall dining experience and viability of the restaurant

This improvement responds directly to market demand for all-season dining accommodations and supports the long-term success of the restaurant tenant, which is a key component of the property's mixed-use character and will enhance this tax-generating use in the Village.

ZONING RELIEF AND PLANNED DEVELOPMENT JUSTIFICATION

To accommodate the proposed improvements, the Applicant requests approval of a Planned Development that includes standard variations from the underlying O3 zoning requirements, including:

- A fitness facility as a permitted use in a planned development.
- A reduction of the front yard setback requirement from 100 feet to 87 feet, to allow for development of a permanent enclosure of the existing patio, but within its current footprint.
- A reduction of the FAR may be required from the existing .08 depending on final calculations and staff confirmation, to facilitate enclosure of the previously unenclosed patio space.

The Planned Development framework is appropriate in this instance because:

- The Subject Property already functions as an integrated mixed-use campus
- The proposed modifications are limited in scope and occur within an existing developed site
- The requests reflect adaptive reuse rather than new ground-up development
- The improvements enhance, rather than alter, the overall character of the property

PARKING AND CIRCULATION

The Subject Property is supported by a structured parking facility containing approximately 1,185 spaces, designed to accommodate office, retail, and restaurant users through a shared parking model. The proposed uses will not create adverse parking impacts due to:

- Offset peak demand periods (office vs. fitness vs. dining)
- Scheduled class formats at the fitness studio
- Existing surplus parking capacity during non-peak office hours

STREAMLINED APPROVAL PROCESS

Because both proposed tenant improvements require zoning relief, Village staff recommended the use of a Planned Development to consolidate approvals into a single, coordinated process.

This approach provides several benefits:

- Eliminates duplicative review procedures
- Ensures consistent evaluation of impacts across the entire property
- Establishes a clear regulatory framework for current and future tenants

The Applicant acknowledges that:

- Future tenants will be required to comply with the approved Planned Development and underlying zoning district; and
- Any major deviations will require further review and approval by the Village, including potential amendments to the Planned Development, as may be required by the Village Code.

CONSISTENCY WITH VILLAGE OBJECTIVES

The proposed Planned Development advances several key planning objectives of the Village of Oak Brook, including:

- Supporting reinvestment in existing commercial properties
- Encouraging high-quality dining and lifestyle amenities
- Enhancing the viability of office developments through mixed-use activation
- Promoting efficient land use through adaptive reuse

The project represents a thoughtful evolution of an established property, ensuring its continued relevance in a changing market while maintaining compatibility with surrounding uses.

CONCLUSION

The Applicant respectfully requests approval of the Planned Development to allow for the introduction of a boutique fitness studio and the enhancement of an existing restaurant through a permanent enclosed dining structure. These improvements will:

- Strengthen the economic vitality of the Subject Property
- Enhance the experience for tenants, visitors, and the broader community
- Reinforce Oak Brook 22's position as a premier mixed-use destination

Thank you for the opportunity to present this critically important piece of the Oak Brook 22 development to the Village Board for preliminary review at the Board's April 14, 2026 meeting. We are prepared to present the proposed planned development for Oak Brook 22 to the Village Board and to address any questions, comments, or concerns that Board members may have.

Sincerely,

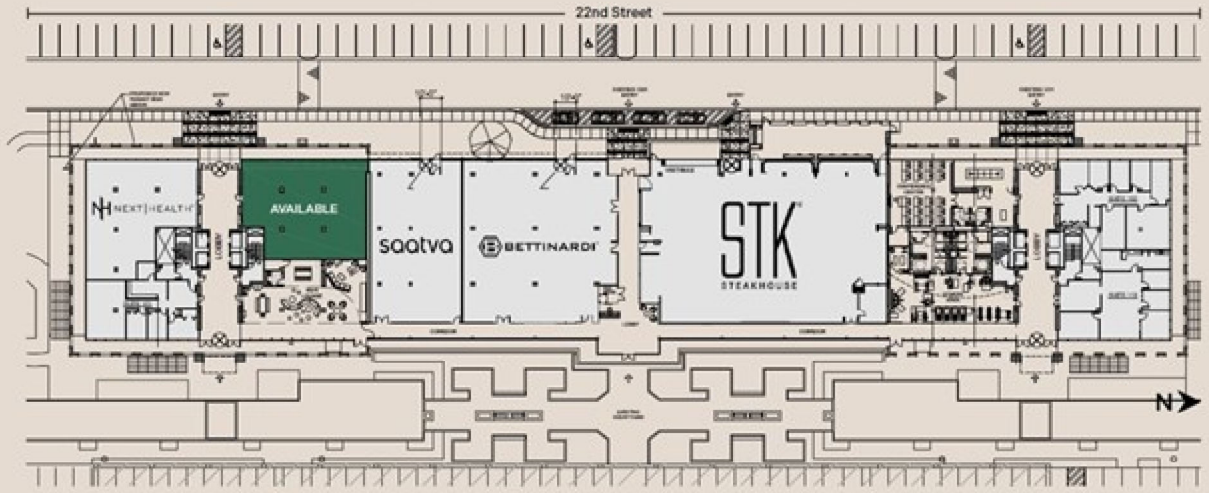


Peter M. Friedman


Mike Ditka's
Panera Bread
Pinstripes
Crate and Barrel
Microsoft Store
True Food Kitchen
AMC Oak Brook Center
J. Alexanders
Potbelly
Hilton Chicago
Oak Brook Suites Hotel
Perry's Steakhouse
Maggiano's Little Italy
Old Town Pour House
Beatrix Wildfire
Double Tree by
Hilton Chicago Hotel
Downtown Chicago
Nordstrom
Lifetime Fitness
Shake Shack
Gibsons Steakhouse
The Cheesecake Factory
Treehouse Foods
Apple Store
Neiman Marcus
Blanco Mexican Cuisine
Pottery Barn
Restoration
Hardware Rooftop
Macy's
Arhaus
Roka Akor
Fogo de Chao
Alter Brewing
Puttshack
Sweetgreen
Piccolo Bucco -
Cooper's Hawk
22nd Street
Starbuck's
Chicago Marriott
Oak Brook Hotel
Bettinardi Golf
STK Steakhouse
I-88 Highway Access Direct from Parking Lot
RETAIL AT
OB
22
Midway Airport - 16.0 Miles
Chicago O'Hare International Airport - 14.8 Miles
88
N

FLOOR PLAN

Available - 3,082 SF



1,185
Parking Stalls

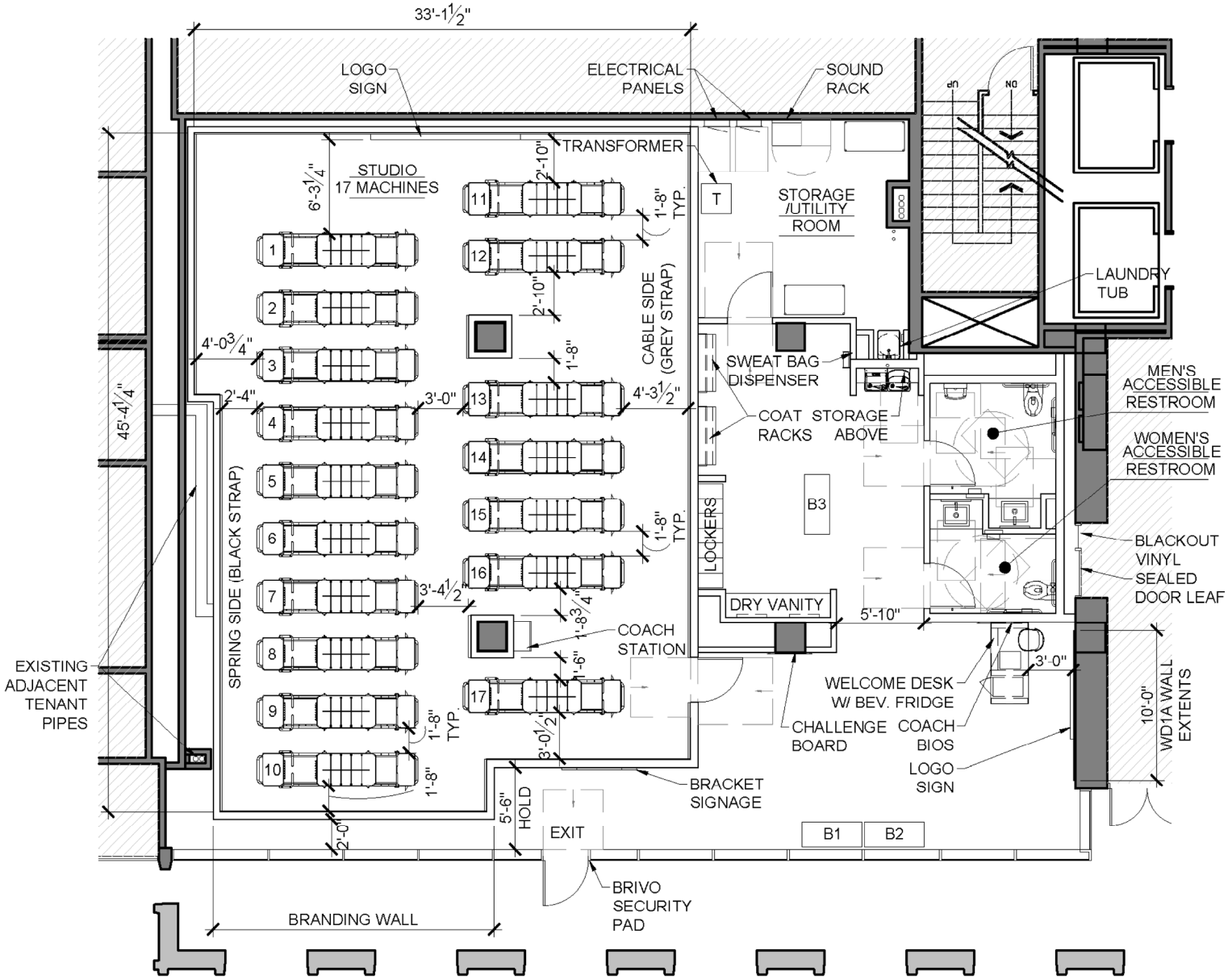
Across from
Oakbrook Center Mall

160,500 Average
Daily Vehicles along I-88

29,900 Average
Daily Vehicles along 22nd St


MICHAEL JORDAN'S
1301


1301
TENANT
NEXT HEALTH



LEGEND

EXISTING PARTITION

NEW PARTITION

NOT IN CONTRACT (N

SQ. FOOTAGE CALCULATION

+/-3,082 RSF

N

01 FLOOR PLAN

1/8" = 1'-0"

[solidcore]

[solidcore] OAK BROOK, IL

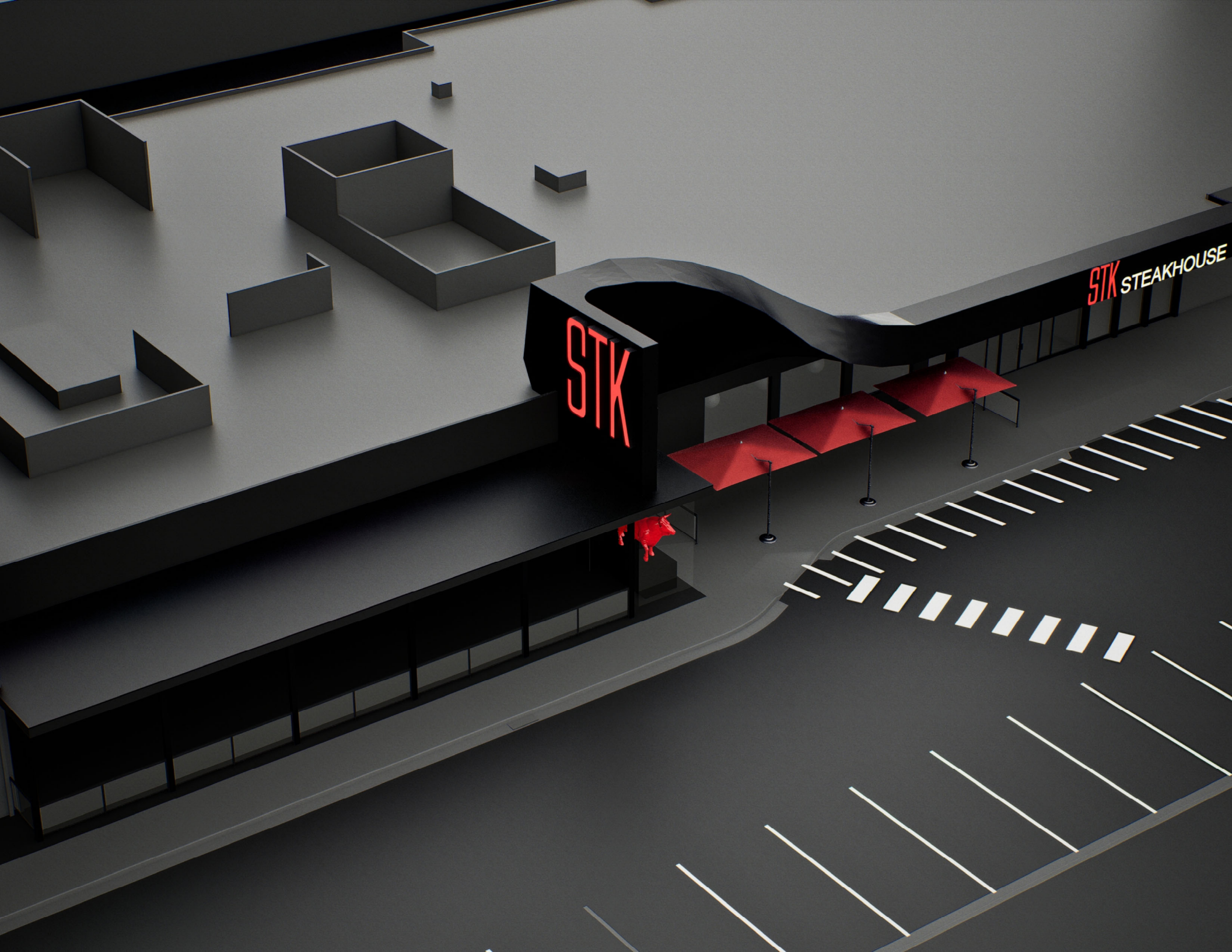
FLOOR PLAN

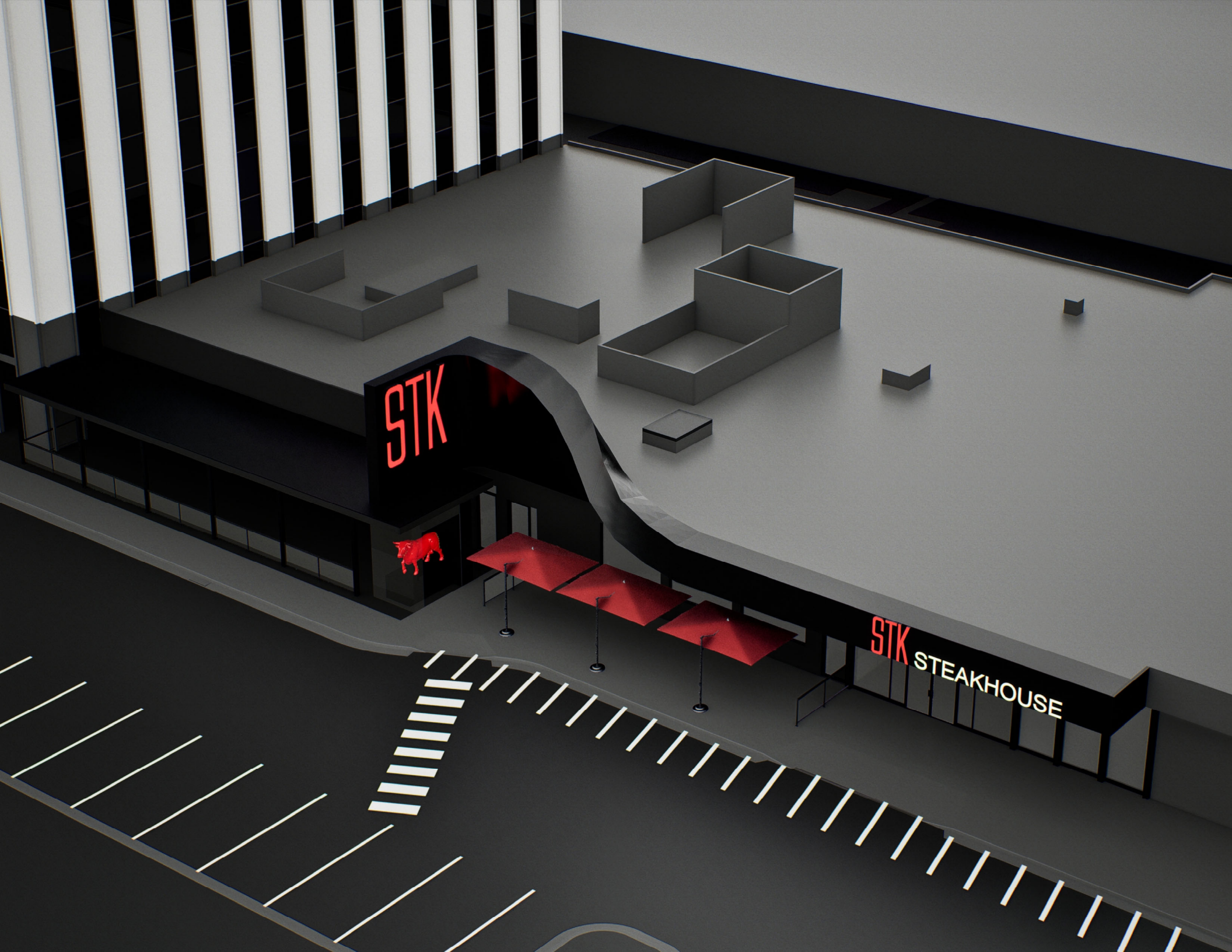
DXU ARCHITECTS
412 S. Wells Street • 2nd Floor • Chicago • IL • 60607
P: 312 955 0334 • dxuarch.com

DATE 03-0

SHEET NO.


STK


STK
STK STEAKHOUSE


STK
STK STEAKHOUSE

Application Fee

Record No.**PD-26-3**

Status Completed

Type Payment

Assignee Kelsea Nolot

Invoice ID 269794

Became Active April 28, 2026

Due Date None

Fee Breakdown

Fee Name	Total Fee	Paid	Due
Major Change to an Existing Planned Development	$0.00	$0.00	$0.00
Minor Change to an Approved/Existing Planned Development	$0.00	$0.00	$0.00
✔ New Planned Development	$1,500.00	$1,500.00	$0.00
✔ Number of Waivers and/or Variations	$1,000.00	$1,000.00	$0.00
✔ Daily Herald Legal Posting	$120.00	$120.00	$0.00
✔ Public Hearing Signs	$125.00	$125.00	$0.00
Total	**$2,745.00**	**$2,745.00**	**$0.00**

Payment History

Date	Method	Note	Paid
05/01/2026	Check	PD-26-3 / 1301 22nd Street	$2,745.00

Village of Oak Brook, IL

May 1, 2026

Initial Escrow Deposit

Record No.**PD-26-3**

Status Completed

Type Payment

Assignee Kelsea Nolot

Invoice ID 269805

Became Active April 28, 2026

Due Date None

Fee Breakdown

Fee Name	Total Fee	Paid	Due
Escrow	$500.00	$500.00	$0.00
Total	**$500.00**	**$500.00**	**$0.00**

Payment History

Date	Method	Note	Paid
05/01/2026	Check	PD-26-3 / 1301 22nd Street	$500.00

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: May 27, 2026

CASE FILE NO: 2025-12-ZO-PUD

DESCRIPTION: Planned Development proposal for 13-story residential apartment building with up to 115 dwelling units

PETITIONER & PROPERTY OWNER: Murphy Development Group, LLC
227 W Monroe Suite 5200
Chicago, IL 60606

ADDRESS: 1315 16th Street

EXISTING ZONING/USE: B-2 Regional Shopping Center District

ZONING/USE OF SURROUNDING PROPERTY:

North: **ORA-1** Office-Research-Assembly District and improved with an office building. **R-5** Multi-Family Residence District and improved with 3 and 4-story residential condominium buildings.

South: **B-2** Regional Shopping Center District and improved with a parking lot, office building and fast-casual restaurant and Kids Urgent Care medical building (under construction).

East: **ORA-2** Office-Research-Assembly District and improved with a hotel.

West: **B-2** Regional Shopping Center District and improved with the Oakbrook Center.

LOCATION:
The subject property is located at the southwest corner of 16th Street and Spring Road. The property is bounded by Oakbrook Center Mall to the west and office building to the south.

CONTROLLING AGREEMENTS:

Ordinance 1958-S-2 – Annexing Property, 05/03/1958
Ordinance S-0366 for Drive-In Bank
Ordinance S-0397 for Drive-In Bank
Ordinance S-0398 for Flood Plain Parking
Resolution R-1706 for Preliminary and Final Plat

STAFF REPORT – PLANNED DEVELOPMENT
MURPHY DEVELOPMENT – 1315 16TH STREET
CASE NO. 2025-12-ZO-PUD

Resolution R-1762 for Preliminary Plat
Resolution R-1842 for Extension of Preliminary Plat
Ordinance S-1555 for Jupiter Development - Butler Condominium
Resolution R-1842 for Preliminary Plat
Resolution R-1909 for Preliminary Plat
Resolution R-1963 for Extension Preliminary Plat
Ordinance S-1659 for Franklin Partners SSA
Resolution R-2048 for Extension for PUD
Resolution R-2055 for Final Plat
Resolution R-2152 for Extension for Planned Development



1315 16th Street

BACKGROUND:
Murphy Development Group, LLC, with the consent of the property owner, Franklin Partners, is proposing to construct a 13-story building on the site. This location was previously approved for the Butler condominium project. The applicant proposes to construct 115 rental units with an average size of 1,382 sq. ft., 250 interior parking spaces, and added amenities of a pool, gym, outdoor seating areas, a golf simulator, climate-controlled storage, and co-working spaces.

A Preliminary Board Review of the application was conducted by the Village Board on December 09, 2025 as required in the Village's PD regulations. On May 12, 2026 the Village Board referred the item

to the P&Z Commission, the Village Board commented that they still are looking for enhancements to condo quality, greater connectivity to the mall, and a offered concerns regarding the proposed intersection/ pedestrian safety.

A separate neighborhood meeting was required as part of the outreach for this project. The neighborhood meeting is an element of the Planned Development process outlined in Section 13-15-5.B.1d. The applicant held this meeting January 21, 2026, and a summary of comments is included within the case file.

Historically, the parcel was annexed into the Village in 1958 (S-2) and was improved with an office building in the 1970s. The parcel was subdivided into four (4) lots (R-2055). The southwest and southeast lots are improved with Shake Shack restaurant (S-1531) and Kids Urgent Care (S-1707) is under construction.

Planned Development. The Murphy Development project is proposed as a Planned Development. The intent and purpose of the planned development regulations, standards and criteria is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter.

The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations. The end result is intended to be a product which fulfills the objectives of the Village of Oak Brook and planning policies of the village while allowing flexibility from the standard application of the use and bulk regulations of the zoning regulations. The planned development is intended to permit and encourage flexibility and to accomplish the following:

1. To stimulate creative approaches to commercial, nonsingle-family residential, and commercial/ mixed-use development of land;

2. To provide more efficient use of land;

3. To preserve natural features and provide open space areas and recreation in excess of those required under standard zoning regulations;

4. To develop and implement new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;

5. To unify building and structures through design; and

6. To promote long term planning pursuant to the Village's Comprehensive plan to ensure harmonious and compatible land uses or combination of uses with surrounding areas.

Proposed Departures. Section 13-15-2.E of the PD regulations acknowledges that proposed planned developments need not comply with the density, dimension, area, bulk, use, and other zoning regulations that, but for the provisions of this chapter, would otherwise apply to the property on which the proposed planned development is intended. Modifications and departures from the standard provisions may be provided in accordance with the provisions of this chapter and to the extent that they will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The departures from standard being proposed as part of this PD application are identified as follows:

1. *Land Use*: Section 13-7B-1 to permit a residential use in a B-2 Regional Shopping Center District. Residential use is not a permitted use nor a special use in this zoning district.

2. *Setback*: Section 13-7B-3 to permit Minimum Setback of 30'-10". The Village code requires eighty feet (80') from the right-of-way of any other street. The site plan shows building setbacks. Ordinance S-1555 approved reduction of setback from 80' to 54' from the right-of-way of Spring Road.

3. *FAR:* Section 13-7B-3 to permit FAR of 2.3. The B-2 District permits a maximum FAR of 0.5. A total FAR of .99 was approved for the combined four (4) lots through Ordinance S-1555.

4. *Parking*: Section 13-12-3 to permit drive aisle width of 22'-0" in private residential parking. The Village Off Street parking Regulations require drive aisle width of 24'-0".

5. *Loading Berths:* Section 13-12-7. G. 2. To permit two (2) - 10ft x 35ft Loading Berths. The required off street loading berth per Village code is twelve feet (12') in width and at least fifty five feet (55') in length, with a vertical clearance of not less than fourteen feet (14').

STAFF ANALYSIS:
As part of this review, the following commentary should be considered as part of the P&Z Commission's analysis and deliberations on the request.

Planned Development Project. The proposed project is intended to add a residential component to the B-2 district to create a mixed-use environment in close proximity to the Oakbrook Center mall. The introduction of residential to the mall combines the elements of retail, dining, entertainment and residential housing with the intent to add variety and vitality to this commercial area. This project incorporates a new residential rental apartment building and several departures from standards that will be required to process the request. The use is neither a permitted nor a special use in the B-2 district and therefore is required to go through a Planned Development process.

Section 13-15-2A General Provisions of the PD regulations does allow mixed use development construction within a planned development overlay district. Section 13-15-2B further indicates that each PD shall be presented and reviewed on its own merits. As such, a request for several departures to bulk standards can be introduced into the zoning request through a Planned

Development entitlement process if waivers are being requested but the new project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

A PD application has been provided for this rental apartment building that includes 240 interior parking spaces, amenities of a pool, gym, outdoor seating areas, a golf simulator, climate-controlled storage, and co-working spaces.

Consistency with the Planned Development Regulations. The applicant has provided documentation, plans and other review materials for their PD application.

Planned Development Standards. The applicant has addressed and responded in detail to the Planned Development Standards as required in Section 13-15-3 of the Regulations.

Consistency with the Comprehensive Plan**.** This type of residential building is not specifically listed as permitted in any other district within the Village Zoning Ordinance. The 1990 Comprehensive Plan does not anticipate this type of development within the Village of Oak Brook. However, a 17-story apartment building was allowed as part of the Oak Brook Commons Planned Development within the ORA-2, Office, Research, and Assembly District.

B-2 Zoning. The B-2 District permits a floor area ratio (FAR) not to exceed 0.5. The proposed building would have a Floor Area Ratio of 2.3. The FAR for the subdivision including Citibank, Shake Shack, Kids Urgent Care, and the proposed project would be 0.92 for the entire four-lot subdivision, under the original proposal with a 0.99 FAR.

Stormwater and Floodplain. The approximately 2-acre property is in both the regulatory floodway and regulatory floodplain. The property owner has obtained a Letter of Map Revision (LOMR) and relocated the floodplain/floodway on-site to allow for development of the property. The applicant proposes to replace the existing on-site stormwater tank to accommodate the building footprint and intends to maintain the same capacity, volume, and approved elevations. A Special Service Area (SSA) has been recorded against the property to ensure ongoing protection and support for the stormwater features. Review comments by the Village Engineer are attached.

Safety. Preliminary comments from Fire have been addressed in the plans. Detailed review shall be conducted at the time of permit submittal.

Security. The Police did not have any specific concerns during the preliminary review.

Water and Sanitary Utilities. Plans are under review by Flagg Creek and Public Works. Also please see the Village Engineer's comments.

Site Lighting. A photometric plan is included in this submittal to show the proposed lighting levels throughout the site. Lighting design must emphasize controlling backlighting, uplighting, glare, aesthetics, and potential nuisance impacts to ensure that skyglow and light trespass are minimized.

Landscaping. The proposed preliminary landscape plan provides landscaping along the property line on 16th Street, portion Spring Road and south of the building, along covered parking lot to the east, and foundation landscaping for building. The landscape plan includes shade trees, evergreen trees, ornamental trees, evergreen shrubs, deciduous shrubs, ground cover, perennials, grasses and vines. Preliminary review comments have been provided (attached).

Architectural Plans. Exterior building elevations, color renderings and site plan is provided for the rental apartment building. The exterior building elevations include conceptual building material information and some of these materials are as follows: palette of brick and metal including painted profiled metal panel and perforated metal panel.

Signage. The project proposes a wall sign with the address number and a monument sign. Monument and wall sign design proposal is required and has not been provided as a part of the PD proposal. The B-2 District sign regulations allow ground signs to be up to 35' high and a maximum area of 1000 square feet. Staff suggests a condition of approval limit the sign to 10' in height and not to exceed one hundred (100) square feet per sign face, nor more than two hundred (200) square feet total. Signage requires a separate permit application.

Traffic and Access Considerations. A traffic study has been prepared and provided by KLOA. Access to the site will be provided by a new curb cut on 16th Street, opposite the north leg of Spring Road. Median improvements and restriping are proposed to create a dedicated left-turn lane serving the apartment building. The existing access drive at the northwest corner of 16th Street will be used for truck loading operations. The Village Engineer has provided preliminary review comments.

Converting the intersection to an all-way stop control is not desirable given the high traffic volumes, multiple lanes on each approach, and because it would be the only stop sign within the signalized Spring Road/16th Street corridor. There would likely be compliance issues, which could increase the crash rate. Side street (2-way) stop control would be challenging too, given the poor sight lines to the south and east. Additional review of this intersection by the traffic engineers is required.

Pedestrian Access and Circulation. A concrete pedestrian walkway runs along 16th Street and Spring Road, providing continuous connectivity to 22nd Street. The applicant has indicated that the Oakbrook Center is not interested in additional connections to the mall property.

Parking. The project proposes an enclosed structured parking facility beneath the apartment floors, providing 232 resident parking spaces (two spaces per unit) and 18 guest spaces. The structured parking will be screened from public view. The proposal must comply with Illinois accessible parking spaces requirement.

Preliminary/Final Plat of Subdivision. A plat of subdivision was approved by the Village Board in 2023 (R-2055).

RESPONSIBILITIES OF HEARING BODY:

As part of the Planned Development Regulations, the P&Z Commission shall review the application, the standards and requirements, the report of the Development Services Director, and any oral and written comments and testimony received by the P&Z Commission before and at the public hearing. The P&Z Commission shall recommend approval, approval with conditions, or denial of the proposed planned development.

Every recommendation of the Commission upon any application filed pursuant to the Planned Development Regulations shall include such findings of fact and conclusions as the Commission shall deem necessary. The ordinances shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The ordinance shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement separate from the findings setting forth the recommendation of the commission. Every ordinance shall expressly set forth any limitations or conditions recommended by the commission. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

When appropriate, please include in your consideration, findings with respect to the standards specified in the Planned Development Regulations for approval of the planned development. The materials submitted by the applicant specifically address each of these standards.

CONCLUSION:

Staff would like the P&Z Commission's feedback on the proposed petition and the departures from the standards that are being requested.

Staff is providing the accompanying conditions for the Planning & Zoning Commission's review and discussion. If the Commission is prepared to make a recommendation, I would ask that you consider the conditions, incorporate any new recommendations and include the planned development findings (as identified in the petitioner's application materials) in your motion.

1. Compliance with Plans: The development, maintenance, and operation of the property will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.

2. Architectural Components:
    a. All mechanical equipment ground-based and roof-mounted must be fully screened from view at the property lines per Village code.
    b. Separate sign permits are required for all signage. All sign proposals shall comply with applicable Village sign regulations under Section 13-11-10: DISTRICT B4, O3, O4, ORA1 AND ORA2.

c. Adequate sound insulation is required to ensure that airborne noise (such as voices or TVs) and impact noise (such as footsteps or moving furniture) remain within legally acceptable and livable limits.

3. Engineering:
    a. Final engineering approval (including stormwater) shall be required prior to the issuance of the building permit for the Development.
    b. The Applicant must pay the full cost of the floodplain compensatory storage related to the 16th Street driveway entrance improvements.

4. Traffic
    a. Spring Road must have a traffic signal at its intersection with 16th Street, or concurrence with the Village Engineer that the method of traffic control is acceptable (i.e. 4-way stop, traffic circle, etc.).
    b. The applicant will pay for the full cost of the creation of the turn lane at the intersection of Spring Road and 16th Street.
    c. Semi-trailers are prohibited from the subject property.

5. Landscaping:
    a. A final landscape plan for the Property is subject to Village staff review and approval in accordance with applicable Village Codes and Ordinances.

6. Deed/Covenants/Easements: Provision for conversion of apartments into condominiums. The building must be built as condos in terms of quality, amenities and utilities. The building shall:
    - Be constructed with materials, finishes, and workmanship customarily used in condominium developments of similar quality;

    - Include amenities (such as lobbies, corridors, recreational facilities, storage areas, and parking) appropriate for condominium ownership and operation; and

    - Be served by utilities and building systems (including, as applicable, individually metered or sub-metered utilities, HVAC, plumbing, electrical, life-safety, and telecommunications systems) configured in a manner that reasonably facilitates the legal and physical subdivision of the Building into separate condominium units and common elements.

    - Covenants (including any condominium declarations) must be recorded in connection with the Planned Development and for the 4-lot Franklin Subdivision for FAR, storm water, bike and pedestrian pathway and property maintenance. The covenants and/or condominium declarations must be in a form approved by the village attorney prior to recordation. These covenants and/or condominium declarations may not be modified, removed, or released without consent of the corporate authorities of the Village. The Village, as well as future owners of condominiums on the Property, must be authorized to enforce the covenants and/or condominium declarations. The covenants and/or condominium declarations must be approved by the village attorney.

7. Comply with all other Village Ordinance requirements at time of Building Permit application except as specifically varied or waived.

Please contact me if you have any questions or concerns.

Respectfully Submitted,

Rebecca Von Drasek
Development Services Director

Respectfully Submitted,

Rama Raman
Village Planner

May 23, 2026

VILLAGE OF OAK BROOK – PLANNED DEVELOPMENT ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
1315 16th Street	PD 26 2	1	-

EZA Engineering received the following Planned Development submittal documents on April 16, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Engineering Plans	V3 Companies	9	3-9-26
Traffic Impact Study	KLOA	95	4-1-26
Landscape Plan	Kathryn Talty Landscape Arch.	3	4-2-26
ALTA/NSPS Land Title Survey	V3 Companies	1	8-19-25
Environmental Impact Analysis	V3 Companies	1	-

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. Based on a September 5, 2025 FEMA LOMR (Case No. 25-05-0048P), the Flood Insurance Rate Map was officially modified, elevating the building pad to be located outside of the regulatory floodplain. A response to this comment is not necessary.
2. An analysis of the proposed improvements within the floodplain (generally within the Spring Road right-of-way) will be required during permitting. There is currently 0.966 ac-ft of additional compensatory storage onsite and therefore, a requirement for additional compensatory storage is not anticipated. A response to this comment is not necessary.
3. The proposed stormwater improvements/modifications includes replacement of the existing underground detention vault. The proposed modification will maintain the existing floor area, elevations, and volume of the vault. A response to this comment is not necessary.
4. The impervious area of the development site is confirmed to decrease, compared to the condition of the site on April 23, 2013. Therefore, PCBMPs are not required for the proposed development. A response to this comment is not necessary.
5. The Utility Plan shows 4 building columns (southeast corner) partially or fully on the detention vault. The building is located over the detention vault and may also need to be structurally supported by the vault. This may be resolved during permitting. A response to this comment is not necessary.
6. A plat of easement will be required to vacate the existing Detention Easement and grant a new one. The new easement will require specific language to allow a structure to be located within the easement. This may be resolved during permitting. A response to this comment is not necessary.
7. Provide a Preliminary Engineer's Opinion of Probable Construction Cost for all site work.
8. Address all comments on the Civiltech Technical Memorandum (re: Traffic Impact Study) dated April 30, 2026 (attached).
9. Address all comments on the RVi Landscape Plan Review dated April 30, 2026 (attached).
10. Provide an itemized comment response letter in the next submittal.

Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
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Fax: 630.773.3975

30 N LaSalle Street, Suite 2000
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330 E Kilbourn Avenue
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Milwaukee, WI 53202

Transportation Design

Traffic Engineering

Civil Engineering

Construction Engineering

Environmental Studies

Water Resources

Structural Design

Right of Way

Urban Design

Transportation Planning

Program Management

Landscape Architecture

Nature-based Solutions

Technical Memorandum

Date: April 30, 2026

To: Jamie Patterson, P.E., CFM
EZA Engineering, PLLC

From: Steven A. Pautsch, P.E., PTOE

Re: 1315 16th Street Residential Development
Traffic Impact Study Review
Oak Brook, IL

Civiltech has reviewed the Traffic Impact Study (TIS) dated April 1, 2026, prepared by KLOA, Inc. for a 115-unit residential development located on the south side of 16th Street across from Spring Road. We offer the following traffic-related comments on this development proposal:

1. The traffic impact study was prepared in accordance with established industry guidelines and best practices. We concur with the scope of the study, the trip generation projections/assignments, the capacity analyses, and the parking assessment.

2. Perform an intersection sight distance analysis to verify available sight lines for drivers exiting the proposed site driveway.

3. Per Section 4C.01(10-11) in the MUTCD, provide an explanation why the minor street (north leg of Spring Road) was considered as two-lane approach in the signal warrant analysis when the typical cross section of the road includes one lane in each direction. Similarly, use engineering judgment to determine whether a right turn reduction factor should be applied to the warrant and discuss in the report. Adjust warrant analysis as needed to incorporate these considerations.

4. Include graphs with plotted points for Warrants 2 and 3.

5. Warrant 7 (Crash Experience) should be evaluated. A review of police crash reports indicates the following number of correctable crashes at the intersection:

   2020 – 2
   2021 – 0
   2022 – 0
   2023 – 1
   2024 – 3

6. Section 4C.01 (20) in the MUTCD states that "The satisfaction of warrants is one of the relevant factors in the engineering study, but it is not intended to be the only factor or even the overriding consideration." Incorporate geometric considerations into the warrant analysis and recommend whether unsignalized access, installation of a traffic signal, or an alternate means of traffic control would be the best solution for maintaining or improving overall safety and/or operation at the proposed site driveway.

7. Include the most recent version of the site plan in the appendix of the traffic study.

8. Ensure site design including driveway, Spring Road median, and any traffic control devices are forward-compatible with the Village's plans to install a crosswalk on the east leg of the intersection leading to a potential sidepath along the east side of Spring Road.

LANDSCAPE PLAN REVIEW

Date: April 30, 2026
Project Name: 1315 16th Street

TO: Jamie Patterson, EZA Engineering

FROM: Monica Goshorn-Maroney, RVi Planning + Landscape Architecture

SUBJECT: Landscape Plan Permit Review Comments #1

We have reviewed the Landscape Plan for the Oak Brook Commercial project prepared by Kathryn Talty, dated April 3, 2026. We offer the following comments based on the Village Ordinance:

Sec. 13-18-3 Landscape Requirements

1. **B) Landscape Plan Requirements:** Provide address of property owner/petitioner on the final landscape plan.

2. **B) Landscape Plan Requirements:** Provide the following additional plans:
    a. Provide existing tree survey, noting trees proposed for removal and planned for preservation.
    b. Provide irrigation plan with system details and sprinkler head locations if applicable.
    c. Provide construction erosion control plan.

3. **B) Landscape Plan Requirements:** Proposed shade tree species exceed the Village's required percentage for diversity. Per code no planting group (canopy tree, evergreen tree, etc.) shall exceed twenty-five percent (25%) of one genus. The evergreen and ornamental tree percentages are acceptable given the low quantity of material specified in those plant groups. Include a minimum of one additional shade tree species to satisfy the diversity requirement for this plan group.

4. **E) Minimum Setbacks and Landscape Requirements for Off-Street Parking Lots:**

    a. Landscape materials with parking setback is required for parking facing public streets and would be required for the covered parking and drive. Due to the proximity of the detention basin to the east, it is recommended that the additional plants required be added to the northern edge of the site between the two entry drives. Confirm new plant material is low enough in height to avoid blocking the views of the proposed sign in this location.
    b. The following landscaping is required along the drive aisle on the north edge of the site.
        i. Evergreen trees: one tree/twenty (20) lineal feet. 16 required and 5 provided.
            1. We do not suggest adding additional evergreen trees so that views in the site are maintained.
        ii. Evergreen shrubs: one shrub/four (4) lineal feet. 83 required, 6 provided.
        iii. Deciduous shrubs: one shrub/four (4) lineal feet. 83 required, 88 provided.
        iv. Ornamental trees: one tree/twenty five (25) lineal feet. 13 required, 4 provided.
        v. Shade trees: one tree/fifty (50) lineal feet. 7 required, 6 provided.

    Given the special constraints, flexibility in the type of plant material is provided. Additional shrubs and shade trees will be acceptable over the required evergreen trees in this area.

5. **I) Miscellaneous Landscape Requirements:** For every 1 square foot of total sign area, one square foot of landscaped area shall extend at least 3' beyond the sign faces in all directions at the monument entry signs. It appears the landscape requirements are met, this will need to be confirmed once a sign elevation is provided.

6. **G) Interior Landscaping Requirements:** Per code the plans do not meet the required planting island equal in area to a parking space shall be located at each end of a parking row and the total tree count of no less than one tree per five (5) parking lot spaces. Based on the parking lot design and site constraints, this is acceptable.

7. **H) Commercial Fencing:** Dumpsters shall be screened by a 6' high wall to match the color and material of the principal use building and include metal gates, oriented away from streets and sidewalks. Indicate the proposed location and screening of dumpsters on the plans.

General Comments:

1. Vinca minor is considered an invasive species in this area per the Morton Arboretum and Illinois Department of Natural Resources, due to the proximity of the wetlands, it is recommended that this is replaced with a less aggressive groundcover.
2. Ensure plantings shown under the parking canopy are shade tolerant species.
3. Landscaping shall not obstruct any fire hydrants. Shrubs, trees, or other barriers should be maintained 48" from fire hydrants.
4. Landscape code requirements indicate minimum shrub height requirements for screening. Provide plant height for all shrubs in the plant material list.

Integra Realty Resources
Chicago

1 N Franklin, Suite 3340
Chicago, IL 60606

T 312 565 0977
www.irr.com

May 28, 2026

Ms. Deirdre Clein
Murphy Real Estate Services
227 W. Monroe, Suite 5200
Chicago, IL 60606

SUBJECT: Proposed luxury residential building at 1315 16th Street, Oak Brook, IL

Dear Ms. Clein:

In August 2025, Integra Realty Resources – Chicago prepared a marketability study pertaining to the above-referenced proposed luxury rental apartment development. We are now being requested to consider the condominium conversion potential of this proposed development.

Many of the relevant findings from the report support the condominium conversion potential of the property at a future date. These findings include the following:

- **Location:** The subject site is immediately adjacent to Oakbrook Center, the premier retail destination in the Chicago MSA. The residents of the subject property will be able to walk out their front door and be at the entrance to Oakbrook Center with its extensive retail, dining, and lifestyle amenities. Thus, Oakbrook Center will offer an additional and unique enhancement to the amenities provided by the subject property. With this location adjacent to Oakbrook Center, the subject property will have tremendous appeal in the market and a location which cannot be duplicated elsewhere.

- **Proposed product characteristics:** The subject property is proposed as a 13-story, 115 unit residential building with an average unit size of 1,382 SF, 239 interior parking spaces (2.08 spaces/unit), and additional amenities including an outdoor swimming pool, fitness center, outdoor seating areas, a golf simulator, climate-controlled storage, resident lounge/club, and co-working spaces. These characteristics align with product types that can translate well into for-sale condominium units targeted at affluent buyers/empty nesters and professional couples/singles.

- **Market position:** The subject project is positioned at the top end of the DuPage County housing market, and this would be true as either a rental apartment building or as a condominium building. As a new construction, highly amenitized high-rise building with luxury finishes situated in an A+ location, it is a property that will appeal to persons who place great value on these features, amenities, and conveniences offered by the subject property.

- **Local demand indicators:** Oak Brook single-family sale home prices are high (median sale price of $1,072,500 and average sale price of $1,402,000 over the past year). Homes sales overall ranged from $572,000 to $5,300,000. For the affluent downsizer and empty-nester, there are limited luxury rental or for-sale alternatives in the market area. In DuPage County, there is a lack of high-rise luxury condominium or rental product, suggesting a scarcity that could support for-sale pricing for larger, high-quality units.

- **Primary market competitor:** Currently, there are no luxury high-rise condominiums in subject's market area. Persons who desire a newly constructed, luxury condominium residence cannot find this type of residence within Oak Brook and need to explore other communities for condominium alternatives which will be inferior. Although there are a few very small condominium buildings or 20+ year old mid-rise condominium buildings in other communities in DuPage County, none are comparable to the subject property in terms of unit types, luxury finishes, amenities, or location.

While these characteristics point to the strength of demand for the subject units as rental or condominium residences, the current market dynamics would not favor a for-sale, ground up new construction condominium project. The inability to finance a speculative, 115-unit condominium development, the onerous lender pre-sale requirement, and the length of time to sell out a pre-construction 115 unit development would render such a project not feasible at the present time. However, with the characteristics which the subject property possesses, it could be an excellent candidate for conversion to condominium ownership at some point in the future after it is already constructed and occupied. The uniqueness of subject's location, the luxury quality of the property, the level of affluence of its renters, the scarcity of comparable properties, and the strength of the housing market will drive demand for these units on a potential condominium conversion basis at some point in the future.

Sincerely,

INTEGRA REALTY RESOURCES – CHICAGO

Gail Lissner

Gail Lissner, CRE, SRA
Managing Director

Gail Lissner, SRA, CRE



Integra Realty Resources - Chicago

1 N Franklin St
Suite 3340
Chicago, IL 60606

T 312.565.0977

irr.com

Experience

Managing Director for Integra Realty Resources
Former Vice President and Appraiser for Appraisal Research Counselors

Throughout her career, Ms. Lissner has focused on the housing/multi-family market, with a particular interest in condominium development, apartment development, and the condominium conversion/deconversion market. Gail's work with condominiums and apartments spans many decades, providing consulting services to the original Chicago condominium convertors in the 1970s, and expanding to work in the conversion market throughout the United States. Gail produced a report from 1997 through 2021 on the condominium market on a quarterly basis delineating development trends and condo pricing in Downtown Chicago. In Gail's consulting and valuation work for apartment and condominium developments, the scope of work ranges from site and building plan consultations at project inception to market and feasibility studies along with comprehensive appraisals. Her work includes both urban and suburban properties and includes townhome and single family residential developments. Gail has testified as an expert witness in housing-related matters.

Professional Activities & Affiliations

SRA Designation, Appraisal Institute
CRE Designation, Counselors of Real Estate
Board Member (2017-2026) and Chair (2023-2024): State of IL Real Estate Appraisal Administration and Disciplinary Board
Village Trustee (2017-May 2025): Village of Glencoe Board of Trustees
Plan Commission - Vice Chair, Village of Glencoe (2022-May 2025)
President: Realty Club of Chicago (2016)/Vice President: Realty Club of Chicago (2015)
Secretary/Treasurer: Counselors of Real Estate Midwest Chapter (2009-2014)
Secretary: Counselors of Real Estate Midwest Chapter (2026)
Mentor: Goldie B Wolfe Miller Women Leaders in Real Estate at Roosevelt University (2008-2010)
Senior Member: Realty Club of Chicago and Real Estate Investment Association (REIA)
Member: Lambda Alpha International and Honorary Land Economics Society - Ely Chapter
Member: North Shore Barrington Board of Realtors
Crains Chicago Business: Named as one of Crains 20 Women to Watch 2008

Licenses

Illinois, Certified General Real Estate Appraiser, 553.001842, Expires September 2027
Illinois, Licensed Real Estate Managing Broker, 471.004757, Expires April 2027
Wisconsin, Certified General Real Estate Appraiser, 2282-10, Expires December 2027
Michigan, Certified General Real Estate Appraiser, 1205076446, Expires July 2026
Indiana, Certified General Real Estate Appraiser, CG42300003, Expires June 2026
Texas, Certified General Real Estate Appraiser, TX 1381509 G, Expires October 2026

Education

Bachelor of Arts from Washington University. Phi Beta Kappa.

glissner@irr.com - 312.565.3423

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Wednesday, June 3, 2026 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523 for the purpose of considering the application from the Petitioner, Murphy Development Group, LLC, with approval of the owner Franklin 1900 Spring Road, LLC, seeking a planned development as provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application, case number 2025-12-ZO-PUD (PD-26-2), seeking approval of a planned development to be located on the property at 1315 16th Street, Oak Brook, Illinois 60523, as further described below.

Project Description: Applicant/Owner have applied to the Village for planned development approval to authorize the construction of a 13-story building on the site. This location was previously approved for the Butler condominium project. The applicant proposes to construct 115 rental units with an average size of 1,382 sq. ft., 240 interior parking spaces, and added amenities of a pool, gym, outdoor seating areas, a golf simulator, climate-controlled storage, and co-working spaces.

The subject property is generally described as 1315 16th Street, Oak Brook, IL 60523 - permanent index number: 06-23-302-007, located at the corner of 16th Street and Spring Road.

The petitioner's application, including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5103, 8:00 a.m. to 4:00 p.m., Monday - Friday, excluding holidays.

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date.

Natasha Scarpiniti
Village Clerk

Published at the direction of the Corporate Authorities and the Planned Development Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
Published in Daily Herald May 15, 2026 (332002)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/15/2026 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 332002 *DUPAGE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

NOTICE OF PUBLIC HEARING

VILLAGE OF OAK BROOK PLANNING & ZONING COMMISSION
JUNE 3, 2026 AT 6:30 P.M.

NOTICE IS HEREBY GIVEN that on June 3, 2026 at 6:30 pm. the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be hold a Special meeting to conduct a public hearing in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523 for the purpose of considering the application from the Applicant and Developer, Murphy Development Group, LLC, who is under contract to purchase the property known as 1315 16th Street, Oak Brook, IL 60523, seeking approval of a planned development to authorize the redevelopment of the approximately 2.14-acre site generally located at 1315 16th Street.

Applicant has submitted an application, case number PD-26-2, seeking approval of a planned development on property located at 1315 16th Street, Oak Brook, IL 60523 as described below:

Project Description: Applicant has applied to the Village for planned development approval to authorize the redevelopment of the approximately 2.14-acre site generally located at 1315 16th Street (the "**Property**"). The Applicant proposes to construct a mixed-use residential development consisting of a 13-story building with four levels of structured parking and nine residential levels above, including 115 rental residences, resident amenity areas, and 250 parking spaces. The proposed development includes landscaping, streetscape, and stormwater management improvements, and related site work.

In accordance with the zoning regulations, as part of the planned development, Applicant has requested certain departures as provided in the Zoning Ordinance.

The subject property is generally described as 1315 16th Street, Oak Brook, IL 60523 (permanent index number: 06-23-302-007), located at the corner of 16th Street and Spring Road.



Questions about the proposed project can be directed to Deirdre Clein, Murphy Development Group, LLC; 227 W Monroe, Suite 5200, Chicago, Illinois 60606; (312) 625.3120; dclein@murphyres.com.

In accordance with the provisions of the American with Disabilities Act, any individual who needs a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall) at (630) 368-5010 as soon as possible before the meeting date.

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A. Mailer Action

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Shipped From:

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City Chicago

State IL Zip+4® 60606

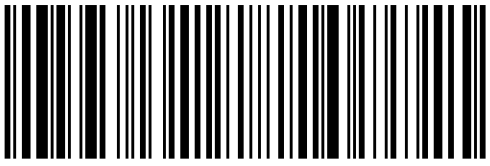
Type of Mail	Volume
Priority Mail Service®	0
Priority Mail Express Service®	0
Library Mail Service®	0
International Mail®	0
Ground Advantage™	0
Other	63
Total Volume	63

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9475 7112 0108 0417 9636 36

Mailer Name & Address:
Murphy Real Estate Services
Rachel Paige
227 West Monroe Street
Suite 5200
Chicago, IL 60606

FIRM BOOK REPORT

ARTICLE NUMBER	Address (Name, Street, City, State, & ZIP Code)	POSTAGE	Certified Fee	Return Receipt Electronic	Restricted Delivery	Total Postage & Fees
940711189876552707732 5	VINAYAKA HOSPITALITY OAKB, 860 REMINGTON RD, SCHAUMBURG, IL 60173	$0.740	$5.300			$6.040
940711189876552707730 1	OAK BROOK SHOPPING CENTER, PO BOX 101042, CHICAGO, IL 60610	$0.740	$5.300			$6.040
940711189876552707739 4	JONATHAN THATCHER, 356 FOREST TRAIL DR, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707734 9	D ANGELO WILLIAMS, 330 FOREST TRL, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707737 0	SALVATORE & CONCE LIOTTA, 6 OAK BROOK CLUB DR, UNIT J101, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707701 1	1550 SPRING RD LLC, 1717 N NAPER BLVD, NAPERVILLE, IL 60563	$0.740	$5.300			$6.040
940711189876552707705 9	GAIL HASCEK, 252 WALNUT LN, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707706 6	FRANKLIN 1900 SPRING RD, 1900 SPRING ROAD, UNIT 100, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707702 8	R & J LENAHAN COURSEY, 370 FOREST TRL, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707700 4	TAIBA NASREEN, 221 FOREST TRAIL, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707709 7	NORDSTROM INC, P O BOX 21045, SEATTLE, WA 98101	$0.740	$5.300			$6.040
940711189876552707704 2	JANICE H TR O DONNELL, 344 FOREST TRAIL DR, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707708 0	CITY OF ELMHURST, 119 SCHILLER ST, ELMHURST, IL 60126	$0.740	$5.300			$6.040
940711189876552707703 5	OAK BROOK CLUB INC, 1 OAKBROOK CLUB DR, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707707 3	LUBRIA ABDULLAH, 290 W LOOP RD, WHEATON, IL 60189	$0.740	$5.300			$6.040
940711189876552707745 5	CITY OF ELMHURST, 209 N YORK ST, ELMHURST, IL 60126	$0.740	$5.300			$6.040
940711189876552707746 2	LANA & EUGENE OGNIBENE, 6 OAK BROOK CLUB DR, UNIT K-20, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707742 4	GERALD & K WESTERKAMP, 6 OAKBROOK CLUB DR, UNIT K303, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707740 0	DAVE & KRISTEN BARCUS, 6 OAK BROOK CLUB DR, UNIT J104, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707749 3	KATHLEEN O HENES, 6 OAKBROOK CLUB DR, UNIT K-302, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707744 8	ANN HUCEK BURRESS, 1 CHATHAM LN, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707748 6	THOMAS & MARG CUNNINGHAM, 6 OAK BROOK CLUB DR, J304, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707743 1	JOHN COLLINS, 6 OAKBROOK CLUB DR, UNIT J203, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707747 9	TERRENCE & MAUREE TAYLOR, 6 OAK BROOK CLUB DR, UNIT J306, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707751 6	6 OAK BROOK CLUB LLC, 6 OAK BROOK CLUB, UNIT K301, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707755 4	LARRY WALSH, 6 OAK BROOK CLUB, UNIT K304, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707756 1	FURQAN & SABA SIDDIQI, 6 OAK BROOK CLUB, UNIT J108, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707752 3	DOMENICA MUGNOLO TRUSTEE, 6 OAKBROOK CLUB DR, UNIT K207, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707750 9	DONALD & K ANGELINI JR, 6 OAKBROOK CLUB DR, UNIT J205, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707754 7	JAMES &PAMELA VAN ALSTIN, 6 OAK BROOK CLUB, NO J204, OAK BROOK, IL 60523	$0.740	$5.300			$6.040

Mailer Name & Address:
Murphy Real Estate Services
Rachel Paige
227 West Monroe Street
Suite 5200
Chicago, IL 60606

FIRM BOOK REPORT

ARTICLE NUMBER	Address (Name, Street, City, State, & ZIP Code)	POSTAGE	Certified Fee	Return Receipt Electronic	Restricted Delivery	Total Postage & Fees
940711189876552707758 5	RALPH A & MARION J RENNO, 6 OAKBROOK CLUB DR, NO J-202, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707753 0	WALTER KELLY, 6 OAK BROOK CLUB DR, UNIT J207, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707757 8	OBC HOLDING LLC, 715 ENTERPRISE DR, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707621 2	IRENE W HONIG, 6 OAK BROOK CLUB, UNIT J308, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707626 7	MAUREEN PIERANUNZI, 6 OAK BROOK CLUB, UNIT K306, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707620 5	NANCY L HERTER, 6 OAK BROOK CLUB DR, UNIT K102, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707629 8	KATHLEEN RUETH, 6 OAKBROOK CLUB DR, UNIT J302, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707628 1	BARBARA MC GOLDRICK, 6 OAK BROOK CLUB DR, UNIT K105, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707623 6	ANTHONY J LAROCCO, 6 OAKBROOK CLUB DR, UNIT J208, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707627 4	BARBARA J TR HIFFMAN, 6 OAKBROOK CLUB DR, UNIT K101, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707681 6	THERESA B HUPP, 6 OAKBROOK CLUB DR, UNIT K305, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707685 4	GERALDINE SMRCINA, 6 OAK BROOK CLUB DR, UNIT J206, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707686 1	APP COLONY LLC, 18W140 BUTTERFIELD RD, UNIT 940, OAKBROOK TERR, IL 60181	$0.740	$5.300			$6.040
940711189876552707680 9	THOMAS DAVY, 6 OAK BROOK CLUB, UNIT K201, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707689 2	STEPHEN & JOANN CALLAHAN, 111 W ELMWOOD TER, ELMHURST, IL 60126	$0.740	$5.300			$6.040
940711189876552707683 0	RICHARD E TERRY TR, 7925 TIGER LILY DR, NAPLES, FL 34113	$0.740	$5.300			$6.040
940711189876552707675 5	JENNIFER ZORDANI, 6 OAK BROOK CLUB DR, UNIT K202, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707670 0	MICHAEL & ROSA LUCCHESI, 6 OAKBROOK CLUB DR, UNIT J307, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707674 8	RAYMOND R RIMKUS, 6 OAK BROOK CLUB, NO K-206, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707673 1	DANIEL & KAREN BRYAR, 6 OAK BROOK CLUB DR, UNIT K307, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707691 5	COMPY JOE KIRBY, 6 OAK BROOK CLUB, UNIT K107, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707696 0	CHICAGO TITLE 8002355285, 6 OAKBROOK CLUB DR, NO J303, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707690 8	BARBARA A NEIL, 6 OAKBROOK CLUB DR, UNIT K103, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707694 6	CONNIE WINKLER, 6 OAK BROOK CLUB DR, UNIT K308, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707697 7	ANGELINI FAMILY TRUST, 6 OAK BROOK CLUB DR, UNIT J102, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707665 6	FRANK J KIRBY, 6 OAKBROOK CLUB DR, NO K108, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707666 3	ASHA & RAMESH CHHABLANI, 6 OAK BROOK CLUB, UNIT J301, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707664 9	DIANE J PERO, 6 OAKBROOK CLUB DR, UNIT K-106, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707668 7	RAVI & RITA DUTT, 6 OAK BROOK CLUB, UNIT J105, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707667 0	OLGA E SOROKA, 6 OAKBROOK CLUB DR, UNIT K203, OAK BROOK, IL 60523	$0.740	$5.300			$6.040

Mailer Name & Address:
Murphy Real Estate Services
Rachel Paige
227 West Monroe Street
Suite 5200
Chicago, IL 60606

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ARTICLE NUMBER	Address (Name, Street, City, State, & ZIP Code)	POSTAGE	Certified Fee	Return Receipt Electronic	Restricted Delivery	Total Postage & Fees
940711189876552707616 8	MICHAEL & NANCY HOGAN, 6 OAK BROOK CLUB DR, UNIT J-103, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707610 6	FLORENCE SCULLY, 6 OAKBROOK CLUB DR, NO K104, OAK BROOK, IL 60523	$0.740	$5.300			$6.040
940711189876552707614 4	G & J CASKEY STORTZ, 6 OAK BROOK CLUB, NO K204, OAK BROOK, IL 60523	$0.740	$5.300			$6.040

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Rachel Paige
227 West Monroe Street
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FIRM BOOK REPORT

Total Pieces in this mailing: 63
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(Signature of receiving employee)

Total pieces received:_____

AFFIDAVIT

May 18, 2026

VIA EMAIL ONLY
rvondrasek@oak-brook.org

Mrs. Rebecca Von Drasek
Development Services Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

RE: *Murphy Development Group, LLC*
1315 16th Street, Oak Brook, IL 60523
Case File No.: PD-26-2

Dear Ms. Von Drasek:

The undersigned, Deirdre Clein, being first duly sworn under oath, deposes and states the following:

That the undersigned certifies they have complied with the requirements of Section 13-15-5 of the Oak Brook Zoning Ordinance, Title 13 of the Village Code of the Village of Oak Brook, by serving written notice, by USPS certified mail, return receipt requested: (i) to the taxpayers of record, applicant and owner of record of the property commonly known as 1315 16th Street, Oak Brook, IL 60523 (the "Property"), which is the subject of the application for planned development approval; and (ii) to the taxpayers of record and residents of all property within five hundred (500) feet of the Property, excluding the number of feet occupied by streets, alleys, other public ways in each direction of the lot lines of the Property, and that the notice contained:

- The identification number designation of the application;
- The date and time of the public hearing;
- The location of the public hearing; and
- The general location of the Property, the legal description of the Property and its street address, and a short description of the proposed planned development and the purpose of the public hearing.

Further, that the undersigned made a bona fide effort to determine the addresses of the parties to be notified under the above ordinance, and the accompanying list of names and addresses of surrounding property taxpayers and residents within 500 feet is a complete list.

Deirdre Clein
Director, Murphy Development Group, LLC

SUBSCRIBED and SWORN to me before this 18th day of May, 2026.

Notary Public

Official Seal
RACHEL ELIZABETH PAIGE
Notary Public, State of Illinois
Commission No. 979723
My Commission Expires October 18, 2027

(SEAL)

ITEM 6.D.3.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
May 12, 2026

SUBJECT: Referral of Planned Development for Lot 2 of Franklin North Subdivision (1315 16th Street) - Murphy Development Group, LLC

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the Murphy Development Group, LLC, with the approval of Franklin 1900 Spring Road, LLC, request for a Planned Development to construct a 13-story residential building within the B-2 Regional Shopping Center District to the Planning & Zoning Commission for public hearing, review and recommendation.

Background/History:

At the December 9, 2025 Village Board meeting, the applicant presented for Preliminary Board Review the proposal to construct an apartment building on Lot 2 of Franklin North Subdivision (1315 16th Street).

Murphy Development Group, LLC, with the consent of the property owner, Franklin Partners, is proposing to construct a 13-story building on the site. This location was previously approved for the Butler condominium project. The applicant proposes to construct 115 rental units with an average size of 1,382 sq. ft., 240 interior parking spaces, and added amenities of a pool, gym, outdoor seating areas, a golf simulator, climate-controlled storage, and co-working spaces.

Staff Comments:

1. A Planned Development is required for this proposal. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.

2. A Final subdivision plat was approved for Lot 2 of the Franklin North Subdivision on December 13, 2022 by Resolution R-2055.

3. The subject property is currently zoned B-2, Regional Shopping Center District. Residential uses are not listed as a Permitted or Special Use in the B-2 District.

4. This type of residential building is not specifically listed as permitted in any other district within the Village Zoning Ordinance. The 1990 Comprehensive Plan does not anticipate this type of development within the Village of Oak Brook. However, a 17-story apartment building was allowed as part of the Oak Brook Commons Planned Development within the ORA-2, Office, Research, and Assembly District.

5. Section 13-15-2 General Provisions of the PD regulations does allow new residential development within a planned development overlay district. Section 13-15-2(B) further indicates that each PD shall be presented and reviewed on its own merits. As such, a new land use can be introduced into a zoning district through a PD if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

6. A separate neighborhood meeting was required as part of the outreach for this project. The neighborhood meeting is an element of the Planned Development process outlined in Section 13-15-5.B.1d. The applicant held this meeting January 21, 2026, a summary of comments is included within the case file.

7. The B-2 District permits a floor area ratio (FAR) not to exceed 0.5. The proposed building would have a Floor Area Ratio of 2.3. The FAR for the subdivision including Citibank, Shake Shack, Kids Urgent Care, and the proposed project would be 0.92 for the entire four-lot subdivision, under the original proposal with an 0.99 FAR.

8. The approximately 2-acre property is in both the regulatory floodway and regulatory floodplain. The property owner has obtained a Letter of Map Revision (LOMR) and relocated the floodplain/floodway on-site to allow for development of the property.

Please see the application materials provided by the applicant for additional information and background.

Recommendation:

Staff recommends that the Village Board refer the request for a Planned Development to the Planning & Zoning Commission (P&Z) for public hearing, review and recommendation.

Attachments:

1. Exhibits - Referral

Record No: PD-26-2

Planned Development

Status: Active

Submitted On: 4/3/2026

Primary Location

1900 SPRING RD
OAK BROOK, IL 60523

Owner

FRANKLIN 1900 SPRING RD
1900 SPRING ROADUNIT 100
OAK BROOK , IL 60523

Applicant

Deirdre Clein
[redacted]
[redacted]
227 W Monroe
Suite 5200
Chicago, IL 60606

Project Information

Type of Property*

Commercial

Development Type*

New Planned Development

Number of Waivers and/or Variations requested*

5

Number of Street Frontages*

2

General Location - Legal Address/s

1315 16th Street

Zoning District*

B2

Property Interest of the Applicant*

Contract Purchaser

Owner of Record*

Franklin 1900 Spring Road, LLC

Phone*

312

Owner Address*

1900 Spring Road, Suite 100, Oak Brook, IL 60523

Owner Email Address*

[redacted]

Name of Applicant*

Murphy Development Group, LLC

Applicant's Phone*

[redacted]

Applicant's Address*

227 W Monroe, Suite 5200, Chicago, IL 60606

Applicant Email Address*

[redacted]

Acknowledgement

I (we) certify that all of 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) give permission to the Village to install public hearing signs on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for all recoverable costs within 30 days of billing.

Signature of Applicant*

Deirdre Clein
Feb 11, 2026

Date*

04/03/2026

If the applicant/Agent is not the owner of record, a written statement authorizing approval of the proposed planned development application is required from the property owner in addition to their signature above and supporting documents. * Note: Plus all applicable third party costs and recoverable expenses. ** List each waiver or variation on a separate sheet with applicable fees calculated.

Subject Property Verification

Permanent Index Number*

623302007

Common Address*

1316 16th Street

Legal Description-* Contact DuPage County: 630-407-5401 to cross-check and verify the accuracy of the PIN number, legal and common address. (can copy/paste if available)*

Being a resubdivision of Lot 3 in the Franklin Subdivision, being a resubdivision of Lot 1 in the First Federal Resubdivision of Lots 1 and 2 in Oakbrook Hotel Co's Resubdivision in Section 23, Township 39 North, Range 11 east of the third principal meridian, according to the plat thereof recorded April 27, 2018 as document no. R2018-036669, in DuPage County, Illinois.

I verify that the information provided above is accurate.*

Deirdre Clein
Feb 11, 2026

Date*

04/03/2026

Relationship to Applicant*

Employee

Planned Development Standards

A. Planned Developments Are Not Permitted As Of Right: Planned developments shall be approved by the village only in direct response to the accrual of tangible public benefits from the planned development to the village and its residents, along with the neighborhood and area in which the planned development is proposed. These benefits shall include, without limitation, exceptional amenities, landscape features, architectural or site design, or the conservation of special manmade or natural features of the site, all as more specifically set forth in the standards set forth in subsection B of this section.

B. General Design Standards: No application for a planned development shall be approved by the corporate authorities unless the proposed planned development satisfies the standards set forth in this subsection B and subsection C of this section. All of these standards shall not be regarded as inflexible, but shall be used as a framework by the village to test the quality of the amenities, benefits to the community, and design and desirability of the proposal. PLEASE RESPOND TO EACH ITEM BELOW.

1. Comprehensive Plan: The planned development shall not be inconsistent with the planning policies, goals, objectives, and provisions of the village's comprehensive plan. A planned development must also not be inconsistent with the intent and spirit of the village of Oak Brook comprehensive plan.*

The proposed development is consistent with the Village's Comprehensive Plan goals encouraging high-quality mixed-use environments in proximity to Oakbrook Center and major transportation corridors. The subject property is uniquely situated between Spring Road and16th Street, in proximity to I-88, adjacent to existing commercial, hospitality, and residential development. The proposal supports the evolution of this corridor into a more urban, walkable district while maintaining appropriate scale. The proposed 13-story, 145-foot building is lower in height than the previously approved development on the site (21 stories) and is comparable to surrounding structures such as One Oak Brook Common (17 stories). The proposed development also supports the Village's long-term economic objectives by introducing a high-value residential use that contributes to the tax base while supporting the vitality of the adjacent Oakbrook Center and commercial corridor.

2. Public Welfare: The Planned Development shall be designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.*

The building has been designed to preserve light and air through narrowed tower proportions, setbacks and articulated massing, and a podium-and-tower configuration that reduces perceived bulk at the pedestrian level. Fire safety and public health are addressed through full compliance with the International Building Code, fire suppression systems, emergency access provisions, and structured parking internalized within the building envelope. The design does not materially increase fire risk or endanger public welfare and instead enhances safety through controlled access and structured circulation. Compared to permitted commercial uses, the proposed residential use results in lower traffic generation, reduced service demand, and more predictable operational patterns, further supporting compatibility with surrounding properties.

3. Impact on Other Property: The Planned Development shall not be unnecessarily injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. The uses permitted in a Planned Development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The Planned Development must also address compliance with the Village's noise, lighting, and other performance standards. *

The proposed development is compatible with the established commercial and multi-story context of Spring Road and Oakbrook Center. It replaces a previously approved 21-story concept with a reduced-height 13-story building. The design screens structured parking behind architectural treatments and provides landscaping along the site perimeter. Noise and lighting will comply with Village performance standards. Exterior lighting will be down-cast and shielded to prevent spillover onto adjacent properties. Parking is internalized, limiting visual and operational impacts. The project enhances nearby property values by introducing a luxury residential population supporting adjacent retail, hospitality, and office uses. As confirmed by the traffic study, the development will not result in a material adverse impact on surrounding roadway operations and does not require signalization or significant roadway expansion.

4. Impact on Public Facilities and Resources: The Planned Development shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the development. The Planned Development shall include such impact donations as may be reasonably determined by the Corporate Authorities. The required impact donations, including, without limitation, obligations under the Village's subdivision regulations, shall be calculated in reasonable proportion to the impact of the Planned Development on public facilities and infrastructure to the extent permitted by law*

The Planned Development has been designed to ensure that adequate utilities, road access, drainage, and public infrastructure are available to serve the site. Structured parking accommodates residents and visitors on site, minimizing demand on public streets, and vehicular access points are coordinated with existing roadway geometry to ensure safe ingress and egress. With respect to stormwater management and floodplain considerations, the LOMR work for the property has already been completed. Although the existing on-site stormwater tank will be replaced as part of the redevelopment, the proposed system will maintain the same capacity, volume, and approved elevations. Importantly, this storage capacity accommodates more than just the subject property, as it also functions as compensatory storage for a portion of 16th Street. The development will therefore preserve previously approved floodplain conditions while modernizing the infrastructure. The project will comply with all Village and County engineering standards and will satisfy any impact fees or subdivision obligations as determined by the Corporate Authorities in proportion to its impact. The residential nature of the development, including its anticipated resident profile, further supports stable and predictable traffic patterns compared to higher-intensity commercial uses.

5. Archaeological, Historical or Cultural Impact: The Planned Development shall not substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development.*

The subject property does not contain known archaeological, historical, or cultural resources. The site is currently improved and does not include designated landmark structures or protected features. The proposed development will not substantially or adversely affect any known off-site archaeological, historical, or cultural resources.

6. Parking and Traffic: The Planned Development shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provides adequate access for emergency vehicles.*

The proposed Planned Development provides safe and efficient ingress and egress while minimizing impacts to surrounding roadways, with access from 16th Street designed to accommodate both resident and service traffic. A comprehensive traffic study confirms that the surrounding roadway network will continue to operate at acceptable Levels of Service under future conditions, with the development having no material adverse impact on traffic operations. Targeted improvements to Spring Road, including reconstruction of the median to provide an exclusive left turn lane and restriping to create a dedicated left turn lane and a shared through and right turn lane, will further support efficient traffic flow without the need for a signal or additional turn lanes. The proposed parking supply meets Village code requirements and exceeds projected peak demand, and the site layout provides appropriate internal circulation, cross access, and adequate accommodation for emergency vehicles.

7. Adequate Buffering: The Planned Development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.*

The site plan incorporates perimeter landscaping, enhanced plantings, and open space areas to buffer the development from surrounding properties and public streets. The metal panels at the podium screens parking from view and softens the building's base condition. Amenity decks and landscaped areas are integrated within the structure to maintain visual quality and protect adjacent properties. The overall design enhances the streetscape while preserving appropriate separation between uses.

8. Signage: Signage on the site of the Planned Development shall generally be in conformity with the Village's Sign Regulations (Chapter 11 of the Zoning Regulations), except as may otherwise be specifically provided in the ordinance approving a Planned Development. *

All signage associated with the Planned Development will comply with the Village's Sign Regulations unless specifically modified by the ordinance approving the Planned Development. Any building signage will be integrated architecturally into the façade design and will be scaled appropriately to the building and surrounding context.

9. Ownership/Control Area: The site of the Planned Development must be under ownership and/or unified control of the applicant.*

The applicant is currently under contract to purchase the subject property. The current owner has executed an owner's affidavit authorizing the applicant to pursue and process the Planned Development application. Upon closing, the property will be under unified ownership and control of the applicant. The Planned Development boundary encompasses the full parcel, ensuring cohesive planning, design, and long-term management of the site.

10. Need: A clear showing of need for the Planned Development must be made by means of an economic feasibility, land utilization and marketing study*

The project responds to demonstrated market demand for luxury residential housing in close proximity to Oakbrook Center and the Village's commercial core, where there is limited supply of high-quality, large-format units offering condominium-quality finishes and layouts. The proposed development provides an average unit size of approximately 1,382 square feet, appealing to downsizing homeowners and professionals seeking a high-quality, maintenance-free living environment within the Village. The refined 13-story configuration balances market feasibility with reduced height and improved contextual compatibility, while diversifying the Village's housing stock and strengthening its long-term tax base. The development also supports the Village's need for housing that reinforces its existing commercial base by introducing a population of high-income residents within immediate proximity to Oakbrook Center, thereby enhancing the economic performance and long-term viability of surrounding retail, dining, and hospitality uses while generating a meaningful and sustained fiscal benefit to the Village, as demonstrated in the submitted fiscal impact analysis.

11. Compliance with Subdivision Regulations and Plat Act: All Planned Developments, whether or not they are by definition subject to the Village's subdivision regulations or the Illinois Plat Act, shall comply with all standards, regulations and procedures of the Village's subdivision regulations and the Plat Act except as is expressly provided otherwise in this Chapter, or as otherwise provided by the Corporate Authorities pursuant to the ordinance approving the Planned Development, or the applicable sections of the Village's subdivision regulations.*

The Planned Development will comply with applicable Village subdivision regulations and the Illinois Plat Act, including engineering standards, dedication requirements, and recordation procedures, except as may be expressly modified by the Corporate Authorities in the approving ordinance.

12. Covenants and Restrictions to be Enforceable by Village: All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the Planned Development shall provide that they may not be modified, removed, or released without the express consent of the Corporate Authorities and that they may be enforced by the Village as well as by future landowners within the proposed development.*

All covenants, deed restrictions, easements, and related documents recorded in connection with the Planned Development will provide that they may not be modified, removed, or released without the express consent of the Corporate Authorities and will be enforceable by the Village as well as by future landowners within the development.

13. Security and Site Control: The Planned Development shall include the plans necessary to describe, establish, and maintain appropriate property and building security and site control measures for the Planned Development and the property on which the Planned Development is located. These plans shall also include measures to prevent adverse impacts on neighboring properties. *

The Planned Development includes appropriate security and site control measures, including controlled residential access points, secured garage entry, monitored lobby access, and professional property management. Exterior lighting will be designed to enhance safety while minimizing spillover onto adjacent properties. The overall site design, circulation pattern, and landscaping plan are intended to prevent adverse impacts on neighboring properties and ensure a safe, well-maintained residential environment.

Additional Standards

C. Additional Standards: In addition to the standards required in Subsection B of this Section, the following standards shall be considered in reviewing all proposed and amended Planned Developments, particularly with regard to elements of Planned Development proposals that do not satisfy the otherwise applicable provisions of the underlying zoning and subdivision regulations

1. Integrated Design: A Planned Development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.*

The Planned Development has been designed as a cohesive and integrated development that unifies building form, site planning, circulation, and amenity spaces into a single coordinated concept. The podium-and-tower configuration efficiently organizes residential, parking, and amenity uses while maintaining a clear hierarchy of spaces. Vehicular access, pedestrian movement, and building entry points are thoughtfully aligned to provide safe, efficient, and intuitive circulation throughout the site. The relationship between interior and exterior spaces has been carefully considered, with amenities, open space, and building features arranged to support the intended residential use while reinforcing a harmonious and well-composed development. The site's isolated configuration further allows the development to function as a self-contained and well-organized environment, minimizing external impacts while enabling a cohesive internal design.

2. Beneficial Common Open Space: Any common open space in the Planned Development shall be integrated into the overall design. These open spaces shall have a direct functional or visual relationship to the main building(s) and shall not be of isolated or leftover character. *

Common open space within the Planned Development is intentionally integrated into the overall design and directly tied to the primary residential use. Amenity decks, landscaped areas, and outdoor gathering spaces are located in meaningful relationship to the building and its occupants, including elevated amenity areas that provide both functional use and visual relief. These spaces are designed as usable, programmed environments that support recreation, social interaction, and resident wellbeing, rather than leftover or incidental areas. No common open space consists of unusable fragments, vehicular areas, or rights-of-way, and all such areas contribute to the overall livability and design quality of the development.

The following would not be considered usable common open space: a. Areas reserved for the exclusive use or benefit of an individual tenant or owner. b. Dedicated streets, alleys and other public rights-of-way. c. Vehicular drives, parking, loading and storage areas. d. Irregular or unusable narrow strips of land.

3. Functional and Mechanical Features: Exposed storage areas, trash and garbage retainers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the Planned Development and made as unobtrusive as possible. These features shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.*

All service and functional elements of the development have been incorporated into the building and site design in a manner that minimizes visual and operational impacts. Structured parking is internalized within the building and screened by architectural materials consistent with the primary façade. Trash, loading, and service areas are integrated within the building footprint and screened from view. Mechanical equipment is located within the building or screened at the roof level to prevent visibility from surrounding properties. These features are designed to be unobtrusive and compatible with the overall architectural character of the development.

4. Visual and Acoustical Privacy: The Planned Development shall provide reasonable visual, and acoustical privacy. Fences, insulations, walks, barriers and landscaping shall be used as appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable view or uses, and reduction of noises. *

The Planned Development provides for visual and acoustical privacy through a combination of building design, spatial separation, and landscaping. Unit layouts, window placement, and building orientation are designed to minimize direct overlook into adjacent properties. Landscaping, setbacks, and architectural articulation provide additional buffering and screening. Building construction will incorporate appropriate insulation and materials to reduce sound transmission between units and to adjacent properties. These measures collectively enhance the privacy and comfort of residents while protecting neighboring uses.

5. Energy Efficient Design: A Planned Development shall be designed with consideration given to various methods of site design and building location, architectural design of individual structures, and landscaping design capable of reducing energy consumption within the Planned Development. The applicant will be encouraged, to the extent feasible, to obtain Leadership in Energy and Environmental Design ("LEED") certification for the project. A Planned Development applicant may also undertake the following: a. Having at least one member of the applicant's project team be a "LEED Accredited Professional" -- a person who has received the LEED Accredited Professional designation from the United States Green Building Council ("USGBC"), the Green Building Certification Institute, or another entity authorized by the USGBC to grant that designation. *

The development has been designed with consideration for energy efficiency through building orientation, envelope design, and the incorporation of modern building systems intended to reduce overall energy consumption. High-performance glazing, insulation, and efficient mechanical systems will be utilized to improve building performance. The project team includes a LEED Accredited Professional, and sustainable design strategies consistent with industry best practices are being incorporated into the project. In addition, current Illinois building codes require a high level of energy performance that aligns closely with LEED–equivalent standards, ensuring that new construction meets rigorous efficiency benchmarks even without formal certification.

b. Having its application materials include a "LEED Checklist" developed by the U.S. Green Building Council indicating the credits pursued and total points anticipated for a project under the most appropriate LEED rating system, in consultation with the Director of Community Development. *

While formal LEED certification is not currently proposed, the development is being designed with a strong emphasis on energy efficiency and long-term operational sustainability, and opportunities to further align with LEED guidelines will continue to be evaluated as the project advances.

6. Drives, Parking and Circulation: Principal vehicular access shall be from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe and convenient, and insofar as feasible, do not detract from the design of proposed buildings and structures and the neighboring properties. To the extent practical, Planned Developments shall provide connections to and from existing bike and walking paths so as to ensure a continuous route without gaps or disconnections.

The Planned Development provides safe and efficient vehicular and pedestrian circulation consistent with the findings of the traffic study, with principal access from 16th Street and access points designed to accommodate anticipated traffic volumes while minimizing conflicts and maintaining smooth traffic flow. The study confirms that the surrounding roadway network and proposed access configuration will operate at acceptable Levels of Service under future conditions, with no signalization or additional turn lanes required beyond targeted improvements to Spring Road, including a reconstructed median and dedicated left turn lane to facilitate inbound movements. Internal circulation, including drive aisles and structured parking, is designed to modern standards and provides clear, safe, and convenient access for residents, visitors, and service vehicles. The fire lane layout and emergency access have been developed in coordination with the Village Fire Chief to ensure that the design meets the Fire Department's operational requirements and emergency response standards. Pedestrian circulation is incorporated through sidewalks and defined pathways with appropriate separation from vehicular areas where feasible, and the site's proximity to surrounding commercial uses supports walkability and connectivity to the broader area.

7. Surface Water Drainage: Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic.*

The Planned Development incorporates a comprehensive stormwater management system designed to ensure that surface water is properly collected, conveyed, and discharged without adverse impact on neighboring properties or the public storm drainage system. The site has already undergone significant floodplain and stormwater improvements, including mass grading to elevate the property out of the floodplain, widening of the adjacent tributary, and installation of a detention and compensatory storage system. As part of the proposed development, the existing underground stormwater vault will be replaced to accommodate the building footprint; however, it will be reconstructed to maintain the same storage capacity, volume, and elevations as previously approved, thereby preserving both detention and compensatory storage functions, including those that serve areas beyond the site, such as portions of adjacent public right-of-way. ln addition, the proposed development reduces overall impervious area compared to prior conditions, resulting in no net increase in stormwater runoff and eliminating the need for additional detention or best management practices under applicable Village requirements. Surface drainage across paved areas will be managed through appropriate grading and inlet placement to prevent ponding and ensure safe vehicular and pedestrian movement.

Acknowledgement

I (we) certify that all of the above statements and the statements contained in any documents or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.*

Deirdre Clein
Mar 27, 2026

Signature of Applicant: I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction.*

Deirdre Clein
Mar 27, 2026

MDG MURPHY DEVELOPMENT GROUP, LLC

April 3, 2026

Village of Oak Brook
Board of Trustees
1200 Oak Brook Road
Oak Brook, IL 60523

Re: 1315 16th Street (1900 Spring Road) – Planned Development Application Narrative

Murphy Development Group, LLC is pleased to submit the Planned Development application for 1315 16th Street (the north lot of 1900 Spring Road), a thoughtfully designed luxury residential community that represents a comprehensive re-envisioning of the site. The proposed development reflects a continued commitment to architectural excellence, contextual design, and responsible planning, consistent with the Village of Oak Brook's long-standing standards.

The project is envisioned as a 13-story residential building, consisting of a four-story podium with structured parking and building support uses, and nine stories of residential units above. The building will include 115 large-format residential units, with an average unit size of approximately 1,380 square feet, offering a mix of one-bedroom plus den through three-bedroom layouts. The scale, configuration, and unit mix have been carefully calibrated to deliver a lower-intensity residential environment while maintaining a high-quality architectural presence appropriate for this location. While the community is initially planned as a luxury rental offering, the residences are designed to condominium-quality standards, preserving the potential for future condominium conversion.

While the site has been the subject of prior development concepts by others, the current proposal represents a fundamentally new and independently conceived approach. In preparing this plan, the development team carefully considered feedback and perspectives previously expressed by the Village, including sensitivities around height, massing, and overall compatibility. The result is a materially refined project that reduces building height, improves proportions, and advances a more balanced and contextually appropriate design. This proposal is not a continuation of the prior concept, but rather a re-envisioning of the site that responds directly to Village priorities while achieving a viable and high-quality outcome.

The architectural design has advanced to incorporate a timeless and durable material palette of brick, metal, and extensive glazing. The building has been designed to present a cohesive and high-quality appearance from all vantage points, with structured parking fully integrated within the podium and screened from view. Mechanical systems are incorporated within the building envelope to ensure a clean architectural expression consistent with the Village's standards.

The site plan has been carefully coordinated to provide safe and efficient access while maintaining a strong arrival experience and clear internal circulation. Access is provided from 16th Street, with a defined motor court and organized vehicular circulation. A comprehensive traffic study has been completed and confirms that the surrounding roadway network will continue to operate at acceptable Levels of Service with the addition of the project. Based on this analysis, no traffic signal or additional roadway widening is required. Instead, targeted improvements to Spring Road, including median modifications and restriping to provide

a dedicated left-turn lane, will enhance traffic flow and facilitate safe access without introducing unnecessary infrastructure. Consistent with the approach approved under the previous Planned Development for this site, the costs of these public improvements will be shared between Murphy Development Group, the Village of Oak Brook, and Oakbrook Terrace, reflecting a collaborative investment in community infrastructure.

The subject site is uniquely positioned as a physically and functionally isolated parcel, bounded by major roadways and separated from established residential neighborhoods. This condition meaningfully limits the potential for the types of external impacts often associated with new residential development, such as traffic infiltration, noise, or compatibility concerns with adjacent uses. Unlike more embedded sites, the project does not introduce new intensity directly into existing residential neighborhoods, but instead occupies a standalone location where its impacts are largely self-contained.

At the same time, this isolation presents an opportunity to thoughtfully integrate the site in a manner that enhances its surroundings. The development has been planned to strengthen connectivity to the broader Oak Brook commercial environment, particularly the adjacent Oakbrook Center and surrounding retail corridor. By introducing a stable population of high-income residents within immediate proximity, the project supports local businesses, increases foot traffic, and contributes to the long-term economic vitality of the area. Pedestrian circulation, streetscape improvements, and internal site design have been intentionally configured to promote walkability and encourage engagement with nearby amenities, transforming an otherwise disconnected site into a cohesive and active component of the Village's commercial fabric.

The development also builds upon significant prior investment in site infrastructure. A completed floodplain and stormwater improvement program elevated the site out of the floodplain, expanded the adjacent tributary, and installed a stormwater detention and compensatory storage system. As part of this development, the existing underground vault will be replaced to accommodate the building footprint while maintaining the same capacity, volume, and elevations previously approved. This system continues to serve not only the subject property but also functions as compensatory storage for surrounding areas, including portions of 16th Street.

The development team is targeting completion of the entitlement process, advancement of the design, and submission for building permits by the end of 2026. The property is currently under contract, with closing anticipated in October 2026. The project schedule is closely coordinated with the Village's review and approval process, and the development team is prepared to advance the design expeditiously upon receiving entitlements. Following entitlement and permit issuance, construction is expected to commence in the first quarter of 2027. The project is anticipated to require approximately 18 to 19 months to complete, with delivery in the third quarter of 2028.

The project will offer a thoughtfully curated amenity program designed to support a refined and resident-focused living environment. Amenities are distributed throughout the building and include an outdoor pool terrace, fitness and wellness facilities, co-working and lounge spaces, and private gathering areas, all designed to prioritize comfort, convenience, and a quieter, more private residential experience. The overall amenity mix has been intentionally tailored to appeal to long-term residents seeking a maintenance-free lifestyle, particularly empty nesters and professionals, with an emphasis on wellness, functionality, and understated luxury rather than high-traffic or entertainment-oriented uses. Each residential floor will also include dedicated storage rooms, with additional enclosed storage provided

within the garage, offering a level of convenience and organization not typically found in comparable developments.

The building will provide enclosed structured parking for approximately 232 resident vehicles and 18 guest spaces, fully integrated within the podium and screened from public view. Streetscape enhancements, upgraded landscaping, and a reconfigured underground stormwater system will further improve the property's integration with 16th Street and Spring Road, reinforcing a cohesive and well-designed residential environment.

Interior finishes will be executed to a high standard, drawing from a refined and cohesive material palette. Residences will feature custom cabinetry in wood tones, quartz countertops, premium appliance packages, and wide-plank flooring throughout the main living areas. Kitchens are designed with clean, integrated millwork, complemented by polished metal fixtures, while bathrooms incorporate full-height tile surrounds, high-quality vanities, and coordinated fixture packages. Throughout the building, finishes are selected to create a warm, understated, and timeless aesthetic, emphasizing durability and long-term quality. The overall design approach prioritizes a residential character more consistent with condominium-level construction, reinforcing the project's positioning as a high-end, long-term living environment.

The project represents a total investment of approximately $105 million, underscoring Murphy Development Group's commitment to delivering an exceptional residential product. Based on a third-party market study, the community is projected to achieve rental rates in the range of $4,000 to $10,000 per month, positioning it among the most luxurious residential offerings in the suburban Chicago market. The homes are designed to appeal to residents who value Oak Brook's premier location, refined retail and dining amenities, and strong sense of community, while maintaining the Village's high standards for design, construction, and quality of life. The project is being designed to allow for potential future condominium conversion.

As a Chicago-based developer with a proven record of successful multifamily, hospitality, and mixed-use projects, Murphy Development Group looks forward to working collaboratively with the Village of Oak Brook to advance this proposal through the Planned Development process. The proposed development represents an opportunity to deliver a timeless residential community that enhances the Spring Road corridor and contributes meaningfully to the Village's continued growth and excellence.

Sincerely,

[redacted]

John T. Murphy
Murphy Development Group, LLC
[redacted]
[redacted]

WAIVERS and VARIATIONS
(Site Development Departures)

Zoning Ordinance Section	Brief description of each waiver or variation sought	Fee Each
13-4-2: ZONING DISTRICT MAP 13-7B-1: PERMITTED USES	Residential Use In a B-2 District	$ 500.00
13-7B-3: LOT AREA REQUIREMENTS A. Floor Area Ratio	Proposed FAR of 2.3 in B-2 District with an FAR maximun of 0.5	
13-7B-3: LOT AREA REQUIREMENTS B. Yards 1. b. Eighty feet (80') from the right-of-way of any other street;	Proposed Minimum Setback of 30'-10" in B-2 District with an FAR maximun of 0.5	
13-12-3: OFF STREET PARKING REGULATIONS	Proposed Drive Aisle Width of 22'-0" in private residential parking.	
13-12-7: OFF STREET LOADING REGULATIONS G. Required Berths 2. accessory to nonoffice uses	Provide 2 - 10ft x 35ft Loading Berths in lieu of 6 - 12ft x 55ft proscribed in B-2 District	

(To continue copy or retype form and Attach additional sheets if necessary)

PLANNED DEVELOPMENT - SITE DEVELOPMENT ALLOWANCES:
Section: 13-15-4

WAIVERS and VARIATIONS
(Site Development Departures)

Proposed site development characteristics that are not consistent with the Zoning Regulations otherwise applicable to the property on which a Planned Development or Planned Development amendment is proposed, may be approved in accordance with this Chapter as part of the ordinance approving the Planned Development or Planned Development amendment. The applicant shall specifically identify each site development departure and demonstrate how each departure will be compatible with surrounding development and is not inconsistent with the Planned Development standards set forth in Section 13-15-3 of this Chapter. Each departure shall be specifically stated and approved in the ordinance approving the Planned Development or Planned Development amendment. Any approved departures from the otherwise applicable Zoning Regulations shall not be deemed a nonconformity and shall not require a variation.

Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section 13-7B-1 **Relief Sought** Residential Use In a B-2 District

RESPONSE: The proposed residential use is compatible with surrounding development and represents an appropriate and improved evolution of the subject site. While residential is not a permitted use within the underlying B-2 District, the proposed development is more compatible with the surrounding area than many by-right commercial uses, which could generate higher traffic volumes, more intensive service demands, and greater operational impacts. In contrast, the proposed residential community is designed to provide a quieter, lower-intensity environment with controlled access, structured parking, and internalized operations. The project is intended to attract long-term residents seeking a high-quality, maintenance-free living experience, which aligns with the character of the Village and surrounding uses. As such, the proposed use represents a more contextually appropriate and less impactful development than would otherwise be permitted under conventional zoning.

Code Section 13-7B-3 **Relief Sought** Proposed FAR of 2.3 in B-2 District with an FAR maximun of 0.5

RESPONSE: While the proposed floor area ratio exceeds the underlying zoning limitation, the overall building design, massing, and site layout ensure that the development remains compatible with surrounding properties. The project concentrates density vertically within a well-proportioned building footprint, allowing for enhanced open space, efficient internal circulation, and reduced surface impacts. The building has been significantly reduced in height from prior concepts and incorporates a slender tower expression that minimizes perceived bulk. Structured parking and integrated amenity spaces further reduce site intensity at the ground level. The proposed FAR supports a cohesive and thoughtfully designed development that minimizes site-level impacts while delivering a high-quality, contextually appropriate outcome.

(To continue, Copy or retype form and attach additional sheets if necessary)

PLANNED DEVELOPMENT - SITE DEVELOPMENT ALLOWANCES:
Section: 13-15-4

WAIVERS and VARIATIONS
(Site Development Departures)

Proposed site development characteristics that are not consistent with the Zoning Regulations otherwise applicable to the property on which a Planned Development or Planned Development amendment is proposed, may be approved in accordance with this Chapter as part of the ordinance approving the Planned Development or Planned Development amendment. The applicant shall specifically identify each site development departure and demonstrate how each departure will be compatible with surrounding development and is not inconsistent with the Planned Development standards set forth in Section 13-15-3 of this Chapter. Each departure shall be specifically stated and approved in the ordinance approving the Planned Development or Planned Development amendment. Any approved departures from the otherwise applicable Zoning Regulations shall not be deemed a nonconformity and shall not require a variation.

Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section 13-7B-3 **Relief Sought** Proposed Minimum Setback of 30'-10" in B-2 District with an FAR maximum of 0.5.

RESPONSE: The proposed setback is compatible with surrounding development and is appropriate given the unique configuration of the site and overall project design. The property's irregular shape, combined with applicable zoning requirements, creates constraints that would significantly limit the ability to develop the site in a functional and cohesive manner if the full setback were applied. The proposed setback allows for a more efficient and well-organized site layout while maintaining appropriate separation through building orientation, landscaping, and buffering elements. The project incorporates substantial landscape improvements, streetscape enhancements, and architectural articulation to ensure a high-quality edge condition along adjacent rights-of-way. Additionally, the vertical nature of the building and its carefully composed massing reduce the perceived impact at the street level. The proposed setback supports a balanced and contextually appropriate development that enhances the site while remaining compatible with surrounding properties.

Code Section 13-12-3 **Relief Sought** Proposed Drive Aisle Width of 22'-0" in private residential parking.

RESPONSE: The proposed drive aisle width is appropriate for a private, controlled-access residential parking environment and will function safely and efficiently for its intended use. Unlike commercial or high-turnover parking facilities, the garage is designed for residents who are familiar with the layout, resulting in more predictable and lower-intensity traffic patterns. The proposed 22-foot drive aisle is consistent with commonly accepted design standards for structured residential parking facilities, including those utilized in comparable municipalities. Given the controlled access, lower traffic volumes, and predictable circulation typical of residential garages, the proposed dimension will function safely and efficiently without compromising maneuverability or visibility. The design has been coordinated to accommodate emergency access requirements, and the reduced aisle width allows for a more efficient and cohesive garage layout while maintaining overall functionality and safety.

(To continue, Copy or retype form and attach additional sheets if necessary)

PLANNED DEVELOPMENT - **SITE DEVELOPMENT ALLOWANCES:**
Section: 13-15-4

WAIVERS and VARIATIONS
(Site Development Departures)

Proposed site development characteristics that are not consistent with the Zoning Regulations otherwise applicable to the property on which a Planned Development or Planned Development amendment is proposed, may be approved in accordance with this Chapter as part of the ordinance approving the Planned Development or Planned Development amendment. The applicant shall specifically identify each site development departure and demonstrate how each departure will be compatible with surrounding development and is not inconsistent with the Planned Development standards set forth in Section 13-15-3 of this Chapter. Each departure shall be specifically stated and approved in the ordinance approving the Planned Development or Planned Development amendment. Any approved departures from the otherwise applicable Zoning Regulations shall not be deemed a nonconformity and shall not require a variation.

Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section 13-12-7 **Relief Sought** Provide 2 - 10ft x 35ft Loading Berths in lieu of 6 - 12ft x 55ft proscribed in B-2 District.

RESPONSE: The proposed loading configuration is appropriate for the residential nature of the development and reflects the significantly lower demand for loading compared to commercial or office uses contemplated under the B-2 district standards. Residential buildings of this type typically experience limited and predictable loading activity, primarily associated with move-ins, deliveries, and service functions, all of which can be adequately accommodated within the proposed loading areas. The loading requirement applicable to the underlying zoning district is designed for higher-intensity commercial uses and does not align with the operational characteristics of a residential building. In contrast, the proposed loading provision is consistent with typical multifamily residential developments, where fewer loading spaces are required due to lower frequency and duration of loading activity. The loading areas are integrated into the building design to minimize visual and operational impacts and are sufficient to accommodate anticipated demand without creating congestion or conflicts. As such, the proposed approach avoids unnecessary overbuilding while maintaining functionality and compatibility with surrounding development.

Code Section _____ **Relief Sought** _____

RESPONSE: _____

(To continue, Copy or retype form and attach additional sheets if necessary)

Docusign Envelope ID: BFDB1B40-7706-4B94-B861-0BE91553B478

OWNER'S AUTHORIZATION LETTER

The undersigned, Raymond A. Warner, authorized signatory for Franklin 1900 Spring Road, LLC hereby certifies that, as of the date of this Owner's Authorization Letter, Franklin 1900 Spring Road, LLC is the owner of the property described in **Exhibit A**, attached hereto, and that Franklin 1900 Spring Road, LLC has authorized the processing and approval of the request(s) reference in this Application for Planned Development ("Application") to be submitted to the Village of Oak Brook.

The undersigned provides this authorization solely as owner of the real estate that is the subject of the Application, and for the limited purposes of consenting to the Application. Franklin 1900 Spring Road, LLC makes no representation as the Application's conformance with applicable ordinances.

BY: [redacted]

Raymond A. Warner, Authorized Signatory
Franklin 1900 Spring Road, LLC

DATE: 3/4/2026

Docusign Envelope ID: BFDB1B40-7706-4B94-B861-0BE91553B478

EXHIBIT A

LEGAL DESCRIPTION

BEING A RESUBDIVISION OF LOT 3 IN THE FRANKLIN SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN THE FIRST FEDERAL RESUBDIVISION OF LOTS 1 AND 2 IN OAKBROOK HOTEL CO'S RESUBDIVISON IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 2018 AS DOCUMENT NO. R2018-036669, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-23-302-00

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-23-302-007
FRANKLIN 1900 SPRING RD
1900 SPRING ROAD
UNIT 100
OAK BROOK IL 60523

$14,743.18 PAID May 20, 2025

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

10623302007960550001474318 11

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-23-302-007
FRANKLIN 1900 SPRING RD
1900 SPRING ROAD
UNIT 100
OAK BROOK IL 60523

$14,743.18 PAID August 25, 2025

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

20623302007960550001474318 12

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	530.86	COUNTY OF DU PAGE	0.0832	531.30
0.0180	106.30	PENSION FUND	0.0165	105.36
0.0291	171.84	HEALTH DEPARTMENT	0.0250	159.64
0.0103	60.82	PENSION FUND	0.0114	72.80
0.1001	591.10	FOREST PRESERVE DIST	0.1213	774.60
0.0075	44.28	PENSION FUND	0.0097	61.94
0.0132	77.96	DU PAGE AIRPORT AUTH	0.0122	77.92
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0426	251.56	YORK TOWNSHIP	0.0425	271.40
0.0047	27.76	PENSION FUND	0.0020	12.78
0.0449	265.14	YORK TWP ROAD	0.0443	282.90
0.0014	8.26	PENSION FUND	0.0008	5.10
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.3085	1,821.72	OAK BROOK PARK DIST	0.2842	1,814.84
0.0180	106.30	PENSION FUND	0.0219	139.84
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.4190	8,379.34	GRADE SCHOOL DIST 48	1.7458	11,148.30
0.0201	118.70	PENSION FUND	0.0196	125.16
2.0254	11,960.18	HIGH SCHOOL DIST 88	1.9432	12,408.84
0.0592	349.58	PENSION FUND	0.0545	348.02
0.1907	1,126.10	COLLEGE DU PAGE 502	0.1794	1,145.62
		** TIF **		
4.4026	25,997.80	TOTALS	4.6175	29,486.36
2023	**590,510**	**Assessed Value**	**2024**	**638,578**

Mailed to:
FRANKLIN 1900 SPRING RD
1900 SPRING ROAD
UNIT 100
OAK BROOK IL 60523

Property Location:
1900 SPRING RD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6055

Property Index Number:
06-23-302-007

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 20, 2025
2nd INST PAID August 25, 2025

TIF Frozen Value	
Fair Cash Value	1,915,900
Land Value	638,578
+ Building Value	
= Assessed Value	**638,578 ***
x State Multiplier	1.0000
- Equalized Value	638,578
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	638,578
x Tax Rate	4.6175
= Total Tax Due	29,486.36
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/27/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

13-15-5: PROCEDURES:

The following procedures are required to assure the orderly review of every planned development application in a timely and equitable manner:

A. Preliminary Board Review:

1. A prospective applicant, prior to meeting with village staff for a formal prefiling review, shall appear before the corporate authorities for a preliminary board review. At a minimum, the applicant shall provide the following materials to the corporate authorities for its preliminary review: a) a preliminary concept plan of the development, and b) a brief narrative describing the overall character, intensity, uses, and nature of the proposed planned development. Prior to submission to the corporate authorities, the Director of Development Services will review the materials to confirm that the materials provide sufficient information to adequately inform the corporate authorities of the nature and scope of the proposed planned development. If sufficient information is provided, the applicant shall coordinate with the village manager to be placed on a corporate authorities agenda and scheduled for the earliest appropriate corporate authorities meeting.

2. The purpose of the preliminary board review shall be to broadly acquaint the corporate authorities with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the corporate authorities may have at a time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

3. At the meeting at which the preliminary board review is conducted, any member of the corporate authorities may make any comments, suggestions or recommendations regarding the preliminary development concept plan deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Any views expressed in the course of the corporate authorities' review of any preliminary development concept plan shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the corporate authorities, or any member of it, to approve or deny any formal application following full consideration as required by this chapter.

COMPLETED DATE: 12/09/2025

B. Prefiling Review And Transmittal Of Application:

1. Conference:

a. Following the preliminary board review, a prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefiling review conference with the village manager, the Director of Development Services, and any other village official or employee designated by the village manager. The purpose of the conference is to assist the applicant in understanding the comprehensive plan, the requirements of this chapter, the zoning regulations, the site development allowances, the standards by which the application will be evaluated, and the application requirements.

b. After reviewing the planned development process, the applicant may request a waiver of any application requirement which in the applicant's judgment should not apply to the proposed planned development. The justification for a waiver must be that the application requirement should not apply because it does not relate and is not necessary given the nature and scope of the proposed planned development. All requests for application waivers shall be made in writing to the community development director prior to the submission of the formal application documents.

c. All requests for waiver shall be reviewed by the Director of Development Services, who will make a final determination regarding the waiver within fifteen (15) working days of receipt of the request.

d. If deemed appropriate by the Director of Development Services, the applicant, prior to submitting a formal application for a planned development, will schedule a public meeting to discuss the proposed planned development and the nature and extent of impact, if any, on area residents. If a meeting is required, the applicant shall send a written notice of the meeting via certified mail to all taxpayers of record and residents for all property within five hundred feet (500') of the proposed planned development. The notice shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the Director of Development Services. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.

2. Filing Of Application: Following the completion of the prefiling review conference, the applicant shall file an application for a planned development in accordance with this chapter. The Director of Development Services shall deliver copies of the application to other appropriate village departments for review and comment.

3. Deficiencies: The Director of Development Services shall determine whether the application is complete. If the Director of Development Services determines that the application is not complete, then the Director of Development Services shall notify the applicant in writing of the deficiencies and shall take no further steps to process the application until the deficiencies are remedied.

4. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed planned development with the requirements and standards of this chapter shall be delivered to the planned development commission prior to the public hearing required by subsection C of this section.

5. Determination Not Binding: Neither the development services director's determination that an application is complete nor any comment made by the Director of Development Services or village staff at a prefiling review conference or as part of the review process shall be intended or construed as a formal or informal recommendation for or against the approval of a proposed planned development, or any component part thereof, nor shall they be intended or construed as a binding decision of the village, the planning & Zoning commission, or village staff.

6. The application will be referred to the P&Z Commission by the Village Board.

COMPLETED DATE: 01/21/2026

C. Review And Action By The Planning & Zoning Commission:

1. Upon receiving the report from the Director of Development Services, and referral from the Village Board, the planning & Zoning commission shall hold a public hearing on the proposed planned development.

2. Notice of the required public hearing shall be published by the village, at the applicant's expense, not more than thirty (30) nor less than fifteen (15) days before the scheduled hearing in a newspaper of general circulation in the village and shall contain the following information:

a. The identification number designation of the application;

b. The date and time of the public hearing;

c. The location of the public hearing; and

d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed planned development and purpose of the public hearing.

3. Notice of the required public hearing shall also be provided by the village, at the applicant's expense, by posting a sign or signs on the property not more than thirty (30) days nor less than fifteen (15) days prior to the public hearing. The sign shall be weatherproof and contain the information as is required in subsection C2 of this section. Failure to post the sign(s) and/or the inadvertent removal or knocking down (by the village or others) of the sign after posting but before the public hearing shall not invalidate, impair, or otherwise affect any planned development subsequently granted following the public hearing, nor shall it require a postponement of the public hearing.

4. Notice of the required public hearing shall also be provided by the applicant by certified U.S. mail, return receipt requested, to the taxpayers of record and owners of record of the property which is the subject of the application (if different than the applicant), and the taxpayers of record and residents of all property within five hundred feet (500') of the subject property. The notice shall contain the information as is required in subsection C2 of this section and shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the public hearing. The notice shall also include the name and address and phone number of the applicant for the planned development.

5. The transcript of testimony, if any, the commission's minutes, all applications, requests, exhibits, and papers filed in the proceeding before the commission, and the decision and report, or reports, of the commission shall constitute the record for that particular application.

6. The planning & Zoning commission shall review the application, the standards and requirements established by this chapter, the report of the community development director, and any oral and written comments and testimony received by the planning & Zoning commission before and at the public hearing. The planning & Zoning commission shall recommend approval, approval with conditions, or disapproval of the proposed planned development.

7. Every recommendation of the commission upon any application filed pursuant to this chapter shall be by a written resolution and shall include such findings of fact and conclusions as the commission shall deem necessary. The findings shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The findings shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement separate from the findings setting forth the recommendation of the commission.

The findings shall expressly set forth any limitations or conditions recommended by the commission. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

D. Review And Action By The Corporate Authorities:

1. Within sixty (60) days of receipt of the report and recommendation of the planning & Zoning commission, and without further public hearing, the corporate authorities shall, at a minimum, commence consideration of the proposed planned development. The corporate authorities will attempt to conclude its consideration and render a final decision as soon as possible within that sixty (60) day time period, but may extend its consideration as necessary to allow a full and complete review and consideration of the proposed planned development. Following its consideration, the corporate authorities shall: a) deny the application; b) refer the application back to the planned development commission for further review and, if necessary, additional public hearings; c) postpone further consideration pending the submittal of additional information, including any application requirement previously waived but deemed necessary by the village for its consideration; or d) adopt an ordinance approving the planned development.

2. Any action taken by the corporate authorities pursuant to subsection D1 of this section shall require the concurrence of a majority of the corporate authorities; provided, however, that any proposed planned development that does not receive a recommendation of approval (with or without conditions) from the planned development commission shall not be approved by the corporate authorities except by the affirmative vote of two-thirds ($^2/_3$) of the corporate authorities.

3. In approving a planned development, the corporate authorities may attach such conditions to the approval as it deems necessary to have the proposed use or combination of uses meet the standards set forth in this chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. The conditions may include, but are not limited to: impact donations and other related fees or property or monetary contributions; limitations on size, bulk, location, and setbacks; requirements for landscaping, signage, and outdoor lighting; provisions for adequate ingress and egress; hours of operation; and such other conditions as the corporate authorities may deem necessary in furtherance of the objectives of this chapter.

E. Exemptions: At the election of the applicant, the planned development provisions of this chapter shall not apply to an existing development or a proposed development project that satisfies all of the underlying zoning regulations applicable to the property. In such case, the proposed development will be subject to the processes of the village that are applicable to any new construction project. (Ord. G-890, 7-14-2009; Ord. G-904, 11-10-2009)

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of at least 500 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been excluded in computing the 500-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County (Township Assessor's Office) within 30 days of the filing of this application. Notice must be sent by Certified Mail.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER		PROPERTY ADDRESS	PARCEL NUMBER
VINAYAKA HOSPITALITY OAKB	860 REMINGTON RD	SCHAUMBURG IL 60173	1909 SPRING RD	0623400002
OAK BROOK SHOPPING CENTER	PO BOX 101042	CHICAGO IL 60610-9909	22ND & 83	0623300049
THATCHER; JONATHAN	356 FOREST TRAIL DR	OAK BROOK IL 60523	356 FOREST TRAIL DR	0623200022
WILLIAMS; D ANGELO	330 FOREST TRL	OAK BROOK IL 60523	330 FOREST TRL	0623200020
VINAYAKA HOSPITALITY OAKB	860 REMINGTON RD	SCHAUMBURG IL 60173	1909 SPRING RD	0623105007
LIOTTA; SALVATORE & CONCE	6 OAK BROOK CLUB DR UNIT J101	OAK BROOK IL 60523	6 OAK BROOK CLUB DR UNIT J-10	0623111001
1550 SPRING RD LLC	1717 N NAPER BLVD	NAPERVILLE IL 60563	1550 SPRING RD	0623109003
HASCEK; GAIL	252 WALNUT LN	OAK BROOK IL 60523	316 FOREST TR	0623200019
FRANKLIN 1900 SPRING RD	1900 SPRING ROADUNIT 100	OAK BROOK IL 60523	1900 SPRING RD	0623302008
COURSEY; R & J LENAHAN	370 FOREST TRL	OAK BROOK IL 60523-1415	370 FOREST TRL	0623200023
NASREEN; TAIBA	221 FOREST TRAIL	OAK BROOK IL 60523	404 FOREST TRL	0623401001
NORDSTROM INC	P O BOX 21045	SEATTLE WA 98101-2288	10 OAKBROOK CENTER	0623300047
O DONNELL; JANICE H TR	344 FOREST TRAIL DR	OAK BROOK IL 60523	344 FOREST TRAIL DR	0623200021
FRANKLIN 1900 SPRING RD	1900 SPRING ROADUNIT 100	OAK BROOK IL 60523	1900 SPRING RD	0623302007
OAK BROOK CLUB INC	1 OAKBROOK CLUB DR	OAK BROOK IL 60523	OAKBROOK CLUB DR	0623109004
ABDULLAH; LUBRIA	290 W LOOP RD	WHEATON IL 60189	1180 HARGER RD	0623302004
OGNIBENE; LANA & EUGENE	6 OAK BROOK CLUB DR UNIT K-20	OAK BROOK IL 60523-1349	6 OAK BROOK CLUB DR UNIT K-20	0623111037
WESTERKAMP; GERALD & K	6 OAKBROOK CLUB DRUNIT K303	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-303	0623111043
BARCUS; DAVE & KRISTEN	6 OAK BROOK CLUB DRUNIT J104	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT J-104	0623111004
HENES; KATHLEEN O	6 OAKBROOK CLUB DRUNIT K-302	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-302	0623111042
BURRESS; ANN HUCEK	1 CHATHAM LN	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-208	0623111040
CUNNINGHAM; THOMAS & MARG	6 OAK BROOK CLUB DR J304	OAK BROOK IL 60523	6 OAK BROOK CLUB DR UNIT J-30	0623111020
COLLINS; JOHN	6 OAKBROOK CLUB DRUNIT J203	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT J-203	0623111011
TAYLOR; TERRENCE & MAUREE	6 OAK BROOK CLUB DR UNIT J306	OAK BROOK IL 60523-8648	6 OAK BROOK CLUB DR UNIT J-30	0623111022
6 OAK BROOK CLUB LLC	6 OAK BROOK CLUBUNIT K301	OAK BROOK IL 60523-8659	6 OAK BROOK CLUB UNIT K-301	0623111041
WALSH; LARRY	6 OAK BROOK CLUBUNIT K304	OAK BROOK IL 60523-8662	6 OAK BROOK CLUB UNIT K-304	0623111044
SIDDIQI; FURQAN & SABA	6 OAK BROOK CLUBUNIT J108	OAK BROOK IL 60523-1323	6 OAK BROOK CLUB UNIT J-108	0623111008
MUGNOLO TRUSTEE;DOMENICA	6 OAKBROOK CLUB DRUNIT K207	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-207	0623111039
ANGELINI JR; DONALD & K	6 OAKBROOK CLUB DRUNIT J205	OAK BROOK IL 60523-8639	6 OAKBROOK CLUB DR UNIT J-205	0623111013
VAN ALSTIN; JAMES &PAMELA	6 OAK BROOK CLUB NO J204	OAK BROOK IL 60523-8638	6 OAK BROOK CLUB UNIT J-204	0623111012
RENNO; RALPH A & MARION J	6 OAKBROOK CLUB DRNO J-202	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT J-202	0623111010
KELLY; WALTER	6 OAK BROOK CLUB DRUNIT J207	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT J-207	0623111015
OBC HOLDING LLC	715 ENTERPRISE DR	OAK BROOK IL 60523-1907	6 OAK BROOK CLUB UNIT J-201	0623111009
HONIG; IRENE W	6 OAK BROOK CLUBUNIT J308	OAK BROOK IL 60523-8650	6 OAK BROOK CLUB UNIT J-308	0623111024
PIERANUNZI; MAUREEN	6 OAK BROOK CLUBUNIT K306	OAK BROOK IL 60523-8664	6 OAK BROOK CLUB UNIT K-306	0623111046
HERTER; NANCY L	6 OAK BROOK CLUB DRUNIT K102	OAK BROOK IL 60523-1324	6 OAK BROOK CLUB DR UNIT K-10	0623111026

(Attach additional sheets if necessary)

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of at least 500 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been excluded in computing the 500-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County (Township Assessor's Office) within 30 days of the filing of this application. Notice must be sent by Certified Mail.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER		PROPERTY ADDRESS	PARCEL NUMBER
RUETH; KATHLEEN	6 OAKBROOK CLUB DRUNIT J302	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT J-302	0623111018
MC GOLDRICK; BARBARA	6 OAK BROOK CLUB DR UNIT K105	OAK BROOK IL 60523-1324	6 OAK BROOK CLUB UNIT K-105	0623111029
LAROCCO; ANTHONY J	6 OAKBROOK CLUB DRUNIT J208	OAK BROOK IL 60523-8642	6 OAKBROOK CLUB DR UNIT J-208	0623111016
HIFFMAN; BARBARA J TR	6 OAKBROOK CLUB DRUNIT K101	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-101	0623111025
HUPP; THERESA B	6 OAKBROOK CLUB DRUNIT K305	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-305	0623111045
SMRCINA; GERALDINE	6 OAK BROOK CLUB DR UNIT J206	OAK BROOK IL 60523-8640	6 OAK BROOK CLUB DR UNIT J-20	0623111014
APP COLONY LLC	18W140 BUTTERFIELD RDUNIT 940	OAKBROOK TERR IL 60181-4851	6 OAK BROOK CLUB UNIT J-106	0623111006
DAVY; THOMAS	6 OAK BROOK CLUBUNIT K201	OAK BROOK IL 60523	6 OAK BROOK CLUB UNIT K-201	0623111033
CALLAHAN; STEPHEN & JOANN	111 W ELMWOOD TER	ELMHURST IL 60126-3334	6 OAKBROOK CLUB DR UNIT J-107	0623111007
TERRY TR; RICHARD E	7925 TIGER LILY DR	NAPLES FL 34113	6 OAKBROOK CLUB DR UNIT J-305	0623111021
ZORDANI; JENNIFER	6 OAK BROOK CLUB DRUNIT K202	OAK BROOK IL 60523	6 OAK BROOK CLUB DR UNIT K-20	0623111034
LUCCHESI; MICHAEL & ROSA	6 OAKBROOK CLUB DRUNIT J307	OAK BROOK IL 60523-8649	6 OAKBROOK CLUB DR UNIT J-307	0623111023
RIMKUS; RAYMOND R	6 OAK BROOK CLUB NO K-206	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-206	0623111038
BRYAR; DANIEL & KAREN	6 OAK BROOK CLUB DR UNIT K307	OAK BROOK IL 60523-8665	6 OAK BROOK CLUB DR UNIT K-30	0623111047
KIRBY; COMPY JOE	6 OAK BROOK CLUBUNIT K107	OAK BROOK IL 60523-1324	6 OAK BROOK CLUB UNIT K-107	0623111031
CHICAGO TITLE 8002355285	6 OAKBROOK CLUB DRNO J303	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT J-303	0623111019
NEIL; BARBARA A	6 OAKBROOK CLUB DRUNIT K103	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-103	0623111027
WINKLER; CONNIE	6 OAK BROOK CLUB DRUNIT K308	OAK BROOK IL 60523-8666	6 OAK BROOK CLUB DR UNIT K-30	0623111048
ANGELINI FAMILY TRUST	6 OAK BROOK CLUB DRUNIT J102	OAK BROOK IL 60523	6 OAK BROOK CLUB DR UNIT J-10	0623111002
KIRBY; FRANK J; TRUSTEE	6 OAKBROOK CLUB DRNO K108	OAK BROOK IL 60523-1324	6 OAKBROOK CLUB DR UNIT K-108	0623111032
CHHABLANI; ASHA & RAMESH	6 OAK BROOK CLUBUNIT J301	OAK BROOK IL 60523-8643	6 OAK BROOK CLUB UNIT J-301	0623111017
PERO; DIANE J	6 OAKBROOK CLUB DRUNIT K-106	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-106	0623111030
DUTT; RAVI & RITA	6 OAK BROOK CLUBUNIT J105	OAK BROOK IL 60523-1323	6 OAK BROOK CLUB UNIT J-105	0623111005
SOROKA; OLGA E	6 OAKBROOK CLUB DRUNIT K203	OAK BROOK IL 60523-8653	6 OAKBROOK CLUB DR UNIT K-203	0623111035
HOGAN; MICHAEL & NANCY	6 OAK BROOK CLUB DRUNIT J-103	OAK BROOK IL 60523	6 OAK BROOK CLUB DR UNIT J-10	0623111003
SCULLY; FLORENCE	6 OAKBROOK CLUB DRNO K104	OAK BROOK IL 60523	6 OAKBROOK CLUB DR UNIT K-104	0623111028
STORTZ; G & J CASKEY	6 OAK BROOK CLUB NO K204	OAK BROOK IL 60523-8654	6 OAK BROOK CLUB UNIT K-204	0623111036

(Attach additional sheets if necessary)

Certification
SURROUNDING PROPERTY OWNERS

I (we) certify that the names and addresses of all the surrounding property owners including certified mailing submitted with this application are located within a minimum distance of 500 feet in all directions from the perimeter of the subject property, excluding all streets and right-of-ways.

Said names and addresses are as they appear from the authentic tax records of the Township Assessor's Office of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for all costs/fees, publication costs, recording fees, and any other associated costs or fees as contained in Section 13-15-C within 30 days of billing.

RELEASE: By submitting the application and related information, applicant is aware that all information submitted is subject to FOIA rules (Freedom of Information Act).

Franklin 1900 Spring Road, LLC		Murphy Development Group, LLC	
Printed Name of Owner		Printed Name of Applicant	
[redacted]	3/27/2026	[redacted]	3/30/26
Signature of Owner	Date	Signature of Applicant	Date

BILL TO INFORMATION:

Murphy Development Group, LLC	Deirdre Clein	[redacted]
Print Name/Company	Contact Person	Contact Phone
227 W Monroe Street, Suite 5200, Chicago, IL 60606		[redacted]
Address To be Billed		Email Address

NOTE: If the applicant/owner has not complied with these requirements and as a result the notification has not been sent to a neighboring property owner within the 500-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 500-foot requirement have been sent proper notification.

Integra Realty Resources
Chicago

Fiscal Impact Analysis –

Proposed Luxury Apartment Building
Proposed Multifamily Property
1315 16th Street
Oak Brook, DuPage County, Illinois 60446

Prepared For:
Murphy Real Estate Services

Report Date:
April 3, 2026

IRR - Chicago
File Number: 194-2026-0351





Proposed Luxury Apartment Building
1315 16th Street
Oak Brook, Illinois

Integra Realty Resources
Chicago

1 N Franklin Street
Suite 3340
Chicago, Illinois 60606

T 312.565.0977

www.irr.com

April 3, 2026

Deirdre Clein
Murphy Real Estate Services
227 W. Monroe
Chicago, IL 60606

SUBJECT: Fiscal Impact Analysis
Proposed Luxury Apartment Building
1315 16th Street
Oak Brook, DuPage County, Illinois 60446
IRR - Chicago File No. 194-2026-0351

Dear Ms. Clein:

Integra Realty Resources – Chicago is pleased to submit the accompanying fiscal impact analysis for the proposed apartment development at 1315 16th Street in Oak Brook, Illinois. This analysis addresses the estimated total incremental direct revenue sources and costs to the Village of Oak Brook, the County of DuPage, and the School Districts.

The subject property is a proposed 13-story, 115-unit rental apartment building to be located adjacent to Oakbrook Center in Oak Brook, IL.

Our analysis incorporates several financial and market assumptions that were developed as part of this report. These are projections into the future and may not materialize exactly as laid out in this analysis. Further, some unanticipated events may occur that could impact the future outcome and performance of the proposed project. Regardless, the projections presented in this report are deemed to be a reasonable basis for our conclusions.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Chicago



Steven Kelley, MAI
Director
Certified General Real Estate Appraiser
Illinois Certificate # 553.000853
Expires 9/30/27
Telephone: 312-565-3429
Email: skelley@irr.com

Gail Lissner, SRA, CRE
Managing Director
Certified General Real Estate Appraiser
Illinois Certificate # 553.001842
Expires 9/30/27
Telephone: 312-565-3423
Email: glissner@irr.com

Executive Summary

The proposed development will include a 115-unit apartment tower on top of a 232-space resident parking garage. The property will have an additional 18 visitor parking spaces. The building will be 13 stories with a total gross building area of 308,795 square feet, including 158,896 square feet of apartment area (1,382 SF/dwelling unit).

As presented in this report, we have estimated the net cost/benefit to the Village of Oak Brook, the County of DuPage, and the school districts (Addison Trail – High School District 88 and Salt Creek – Grade School District 88). This net (cost)/benefit over 20 years for each is summarized below:

Summary of Net (Cost)/Benefit

	Tax Revenue	Cost	Net Benefit
Village of Oak Brook			
20-Year Sales Tax Revenue	$1,303,716	$0	$1,303,716
20-Year State Shared Revenue	$1,419,987	$0	$1,419,987
Building Permits	$1,640,000	$0	$1,640,000
Total			$4,363,703
20-Year Addison Trail High School District 88	$1,899,904	$0	$1,899,904
20-Year Salt Creek Grade School District 48	$8,133,338	-$1,656,458	$6,476,880
20-Year DuPage County	$544,348	$0	$544,348

The following sections and Addenda provide the detailed calculations for the preceding conclusions.

General Information

Identification of Subject

The proposed development will include a 115-unit luxury high-rise apartment building that will be located adjacent to Oakbrook Center in Oak Brook, Illinois.

Purpose of the Fiscal Impact Study

The purpose of this fiscal impact study is to estimate the incremental direct revenue sources and costs to the Village of Oak Brook, the County of DuPage and school districts (Addison Trail – High School District 88 and Salt Creek – Grade School District 88).

Effective Date

The effective date of the analysis and conclusions is April 2026.

Intended Use and User

The intended use of the market study is for internal planning purposes. The client is Murphy Real Estate Services and the intended users are Murphy Real Estate Services and the Village of Oak Brook. The fiscal impact report is not intended for any other use or user. No party or parties other than Murphy Real Estate Services and the Village of Oak Brook may use or rely on the information, opinions, and conclusions contained in this report.

Sources of Data/Extent of Research

The following data sources were researched:

- Inspection of the site
- Visual inspection of the immediate neighborhood
- Public Records
- Previous assignments where information was not confidential
- Ongoing inspections and discussions with ownership, management and leasing agents of Class A suburban rental apartment buildings
- Discussions with Township, Village, School District and County staff

Applicable Requirements

This fiscal impact study is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);

- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed prior services one time, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the report, the needs of the user, the complexity of the property, and other pertinent factors.

Inspection

Gail Lissner, CRE, SRA viewed the property on March 26, 2026. Steven J. Kelley, MAI did not conduct an inspection.

Proposed Development

The proposed development will include a 115-unit luxury high-rise apartment building that will be located adjacent to Oakbrook Center in Oak Brook, Illinois. There will be a 5th floor amenity space that will include a tenant lounge, golf simulator room, co-working space, and fitness center. This level will also include an outdoor swimming pool, pool deck and hot tub area. There will be a 232-space resident parking garage. The property will also have an additional 18 visitor parking spaces.

The apartments will all be market rate units with target rents ranging from about $4,000 to $7,800 per month (in current dollars) and sizes that range from 981 square feet, for a 1 bedroom + Den / 1 bathroom unit, to 1,858 square feet for a 3 bedroom / 2 bathroom apartment. The proposed unit mix includes one-bedroom plus den, two-bedroom, and three-bedroom apartments. The unit mix is summarized in the following table.

Proposed Unit Mix

Unit Type	# of Unit Type	Average Unit Size (SF)	Total Square Feet
1 Bedroom + Den	14	981	13,734
2 Bedroom	74	1,318	97,495
3 Bedroom	27	1,765	47,667
Total Units	115	1,382	158,896

The units will contain high quality finishes such as hard surface countertops, 42” kitchen cabinets, stainless steel appliances including a built-in microwave, undermount sinks with gooseneck faucets, and a coordinating backsplash. The units will have luxury vinyl plank floors throughout. Apartments will have floor to ceiling windows in metal frames.

The property is being designed to maintain flexibility for a potential future conversion to a condominium ownership structure.

Following are some examples of what is anticipated at the subject property as well as some renderings of what is planned.

Planned Elevation – Evening Scene



Site Plan



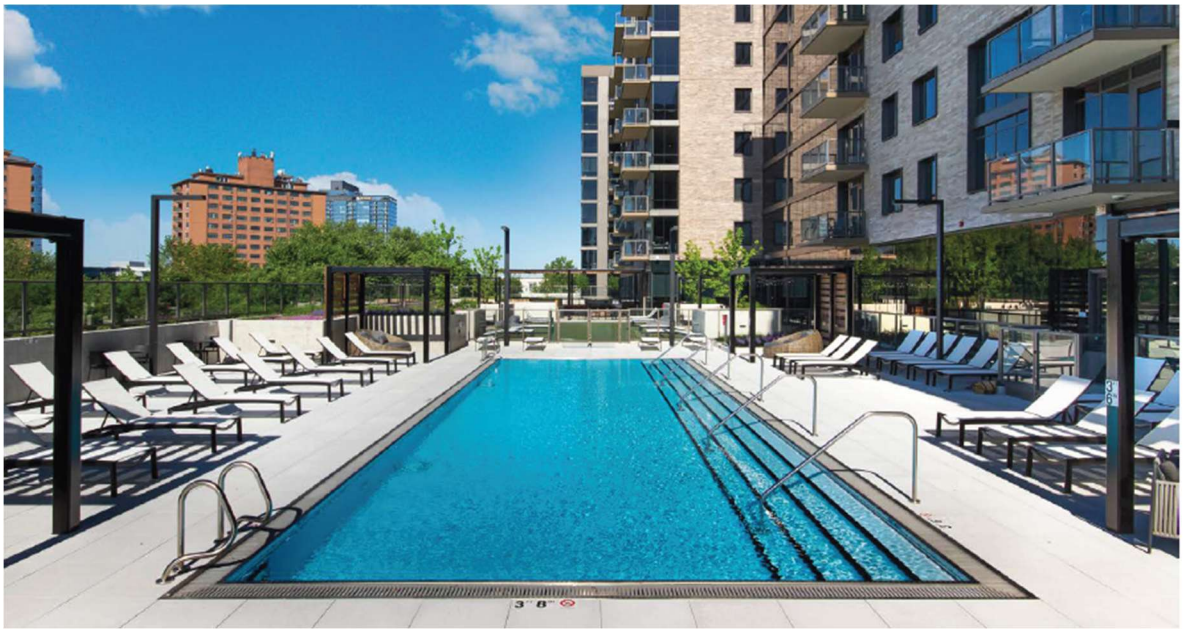
Lounge on Amenity Floor



Outdoor Deck Area on Amenity Floor



Outdoor Pool and Pool Deck Area on the Amenity Floor



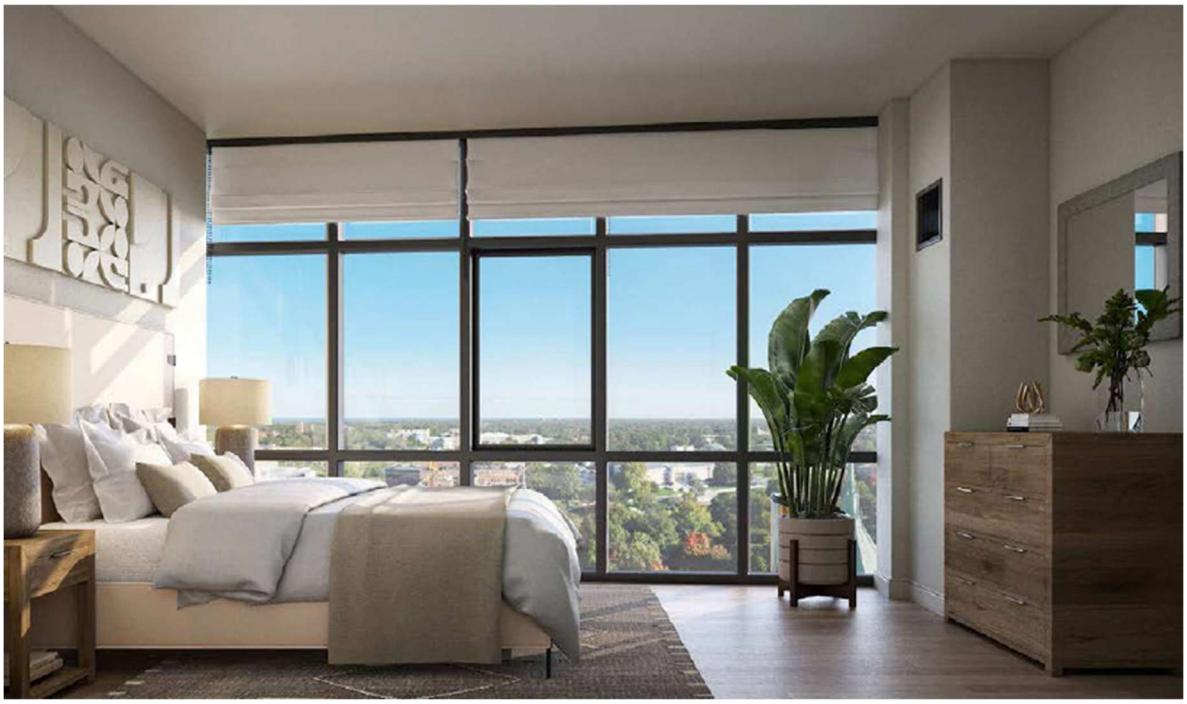
Resident Lounge Area



Kitchen and Dining Area of an Apartment



Bedroom Area of an Apartment



Fiscal Area Impact

The addition of 115 luxury apartment units will create a population increase to the immediate location that will benefit businesses throughout the general Oak Brook area and specifically Oakbrook Center, which is adjacent to the property. The economic benefit of adding approximately 115 high-end renter households to the area will be significant.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics

2026 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Chicago MSA	Illinois
Population 2020	5,129	80,642	302,183	9,449,351	12,812,508
Population 2026	5,769	81,340	302,002	9,433,066	12,715,327
Population 2030	6,237	82,390	304,051	9,481,432	12,714,287
Compound % Change 2020-2025	2.4%	0.2%	0.0%	0.0%	-0.2%
Compound % Change 2025-2030	1.6%	0.3%	0.1%	0.1%	0.0%
Households 2020	2,566	31,786	112,114	3,605,982	4,998,395
Households 2026	2,982	32,314	113,073	3,643,109	5,012,977
Households 2030	3,269	32,905	114,520	3,688,516	5,043,793
Compound % Change 2020-2026	3.1%	0.3%	0.2%	0.2%	0.1%
Compound % Change 2026-2031	1.9%	0.4%	0.3%	0.2%	0.1%
Median Household Income 2026	$101,749	$119,087	$117,920	$97,107	$89,567
Average Household Size	1.9	2.5	2.6	2.6	2.5
College Graduate %	56%	55%	51%	41%	37%
Owner Occupied %	66%	75%	74%	63%	65%
Renter Occupied %	34%	25%	26%	37%	35%
Median Owner Occupied Housing Value	$527,554	$461,314	$429,735	$332,600	$276,885
Median Year Structure Built	1979	1968	1963	1970	1970
Average Travel Time to Work in Minutes	32	30	31	33	31

Source: Claritas

As shown above, the current population within a 3-mile radius of the subject is 81,340, and the average household size is 2.5. Population in the area has grown since the 2020 census, and this trend is projected to continue over the next five years. This is in contrast to the population of the Chicago MSA, is projected to increase at a rate lower than the 3 mile radius.

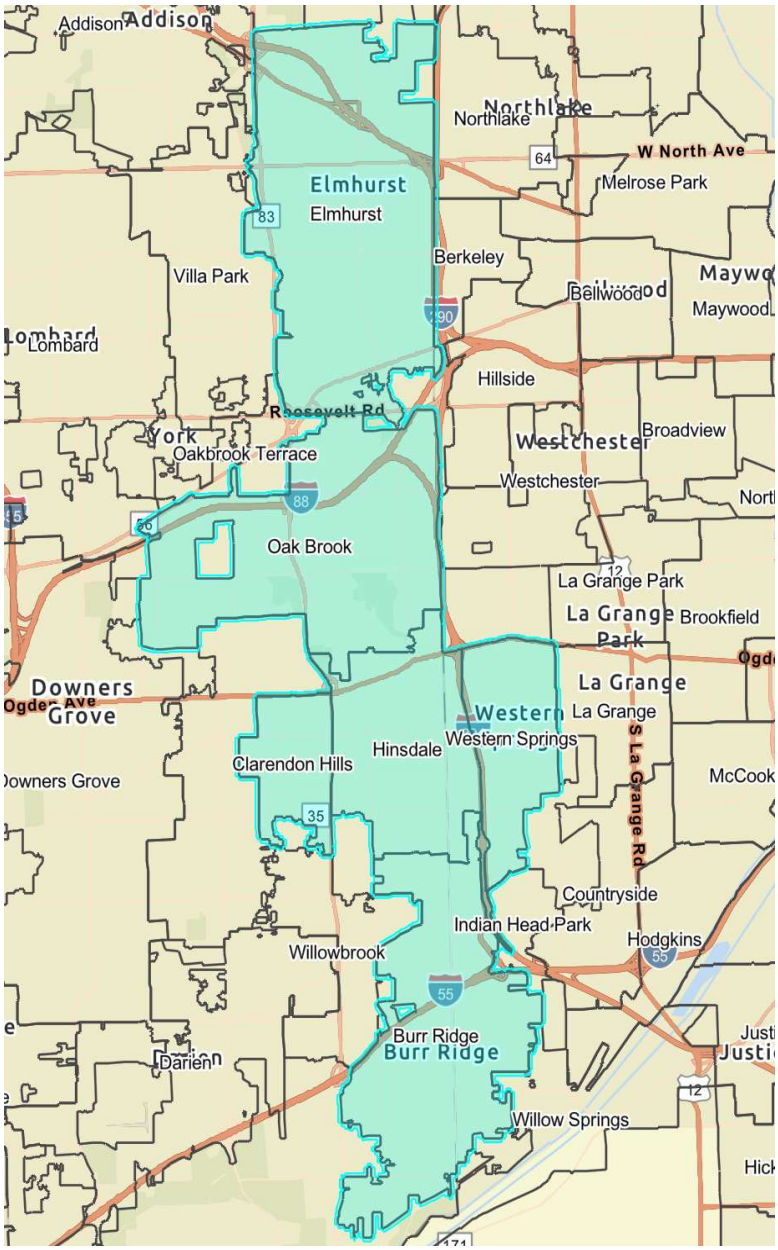
Median household income is $119,087, which is higher than the household income for the Chicago MSA. Residents within a 3-mile radius have a considerably higher level of educational attainment than those of the Chicago MSA, while median owner-occupied home values are considerably higher.

Market Area Definition

In addition to the radius demographic data presented above, we have defined the market area to include the nearby suburbs of Oak Brook, Elmhurst, Clarendon Hills, Hinsdale, Western Springs, and Burr Ridge. It is expected that the subject development will attract current residents from these

affluents communities who will be interested in downsizing and living in a luxury residential building. This area is illustrated on the following map.

Market Area Map



In order to project the fiscal impact of the proposed apartment development, we estimate the annual sales tax revenue that would accrue to the Village of Oak Brook, Illinois. Estimating sales tax revenue from a new residential development requires several assumptions about the households expected to

occupy the units. The following summarizes our assumptions and projections to arrive at this estimate.

Household Income Estimate

The developer is projecting an average rent of approximately $6,000 per unit (in current dollars) for the proposed project. This rent level is considered achievable based on a prior Marketability Study completed by our firm dated August 11, 2025. Households that will be able to afford this rent level will be toward the upper end of household income earners in the area. Household income is inferred from the projected market-rate rent using the "30% Rule," which holds that housing costs should represent no more than 30% of a household's gross monthly income. This benchmark is used extensively by landlords, lenders, and public agencies—including HUD—to assess housing affordability. As such, we estimate median income of the subject households at $240,000; however, it should be recognized that many residents will have incomes well above this amount that should only further increase the positive fiscal impact generated by the property. It is further noted anecdotally that higher income individuals typically spend a lower percentage of their income on housing than lower income persons, further confirming the conservative nature of this projected income level for subject's residents.

The following table illustrates the number of households in the $200,000+ income category in the defined market area. The subject would likely pull from the 1, 2, or 3 person renter household sizes, which include 582 households.

Renter Households
All Age Groups
Year 2026 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	308	100	68	18	10	**504**
$10,000-20,000	271	61	26	21	6	**385**
$20,000-30,000	248	44	27	44	9	**372**
$30,000-40,000	229	81	32	52	9	**403**
$40,000-50,000	119	61	41	29	7	**257**
$50,000-60,000	176	72	33	27	8	**316**
$60,000-75,000	419	82	36	30	18	**585**
$75,000-100,000	318	255	88	70	47	**778**
$100,000-125,000	186	194	131	60	36	**607**
$125,000-150,000	179	170	71	33	12	**465**
$150,000-200,000	226	211	69	64	32	**602**
$200,000+	302	195	85	87	49	**718**
Total	**2,981**	**1,526**	**707**	**535**	**243**	**5,992**

Source: Ribbon Demographics, LLC

We also present the same data only for households that currently own their residence, since prospective renters at the subject will likely come from owners that are looking to downsize. The

subject would likely pull from the 1, 2, or 3 person owner household sizes, which include 8,214 households.

Owner Households
All Age Groups
Year 2026 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	299	201	65	46	45	**656**
$10,000-20,000	375	99	39	34	29	**576**
$20,000-30,000	429	123	29	25	26	**632**
$30,000-40,000	480	272	52	50	38	**892**
$40,000-50,000	394	232	61	41	36	**764**
$50,000-60,000	243	272	59	39	45	**658**
$60,000-75,000	482	371	136	100	80	**1,169**
$75,000-100,000	610	971	362	255	131	**2,329**
$100,000-125,000	346	1,006	293	405	179	**2,229**
$125,000-150,000	256	841	406	271	337	**2,111**
$150,000-200,000	573	1,188	702	701	478	**3,642**
$200,000+	1,284	4,104	2,826	4,389	3,300	**15,903**
Total	**5,771**	**9,680**	**5,030**	**6,356**	**4,724**	**31,561**

Source: Ribbon Demographics, LLC

Total Consumer Spending Estimate

Total annual household spending is estimated as a percentage of gross income. According to the U.S. Bureau of Labor Statistics (BLS) 2024 Consumer Expenditure Survey (CEX), average annual expenditures for all consumer units were $78,535 against an average income of $104,207—a spending-to-income ratio of approximately 75%. However, for the high-income households implied by a $6,000/month rent, spending patterns more closely mirror those of the top income quintile. The BLS CEX reports that households in the highest income quintile spend approximately $150,342 annually. It is recognized that consumers at the higher end will spend at a lower spending-to-income percentage. BLS does not report a spending percentage for households at the highest quintile income level; however, we estimate 50% to 60% spending percentage for those in this category and use 55% for our analysis.

Taxable Spending

Not all consumer expenditures are subject to sales tax. Major non-taxable categories include housing costs (rent, mortgage), healthcare, financial services, insurance, education, and most groceries in Illinois. Based on the BLS CEX spending breakdown and Illinois sales tax exemptions, we estimate taxable spending at 30% of total household expenditures.

Local Capture Rate

Not all taxable spending by Oak Brook residents occurs within the Village of Oak Brook limits. Residents shop and dine at destinations throughout the area in neighboring suburbs and Chicago. Further, spending through on-line channels would be excluded from the local capture rate. However, Oak Brook is a regionally significant retail hub, anchored by Oakbrook Center (adjacent to the subject) with numerous restaurants and retailers, which will be a draw for residents of the subject property.

It is also important to recognize the some of the more affluent residents at the subject will treat their apartment at the property as a part-time residence. These will be residents that have a household income well above the median income used for this analysis. In total, we estimate a local capture rate of 65%.

Village Sales Tax Rate

The Village of Oak Brook receives 1.50% of the combined 7.50% general merchandise sales tax rate applicable in Oak Brook (DuPage County). Of the 1.50% Village share, 1.00% supports general operations and 0.50% is dedicated to roadway and infrastructure programs.

The following estimates the annual sales tax estimate generated from the subject in current dollars.

Oak Brook Sales Tax Revenue Projection From Subject

Average Monthly Rent	$6,000
Annual Rent per Household	$72,000
Rent to HH Income Ratio	30%
Implied Gross Household Income	$240,000
Consumer Spending Ratio	55%
Estimated Annual Total Spending per HH	$132,000
Taxable Spending Ratio	30%
Estimated Taxable Spending per HH	$39,600
Local Capture Rate	65%
Oak Brook Local Capture	$25,740
Number of Units at Subject	115
Estimated Total Captured Taxable Sales	$2,960,100
Village of Oak Brook Sales Tax Rate	1.5%
Village Sales Tax Revenue	$44,402

The 20 year projection of sales taxes to be generated from residents of the subject are presented in the Addenda.

Utility Taxes

In addition to sales tax revenue, the Village of Oak Brook will generate revenue from the residents of the subject property by taxing their electric and natural gas usage. The electric tax, which will be generated through taxing the electric bills sent by ComEd, is 5.00% with 10 rate tiers. The natural gas tax, which will be generated through taxing the gas bills sent by Nicor, is 5.00%.

We spoke to Marilyn Fumero, who is the finance director for the Village of Oak Brook, about the taxes that would likely be generated by the new residents at the subject property. She stated that the Nicor tax revenue to the Village for the month of March 2026 was $77,600 and the ComEd tax revenue was $130,300. A recent full year was not available, however, both utility taxes combined for 2024 was $3,112,972 according to information taken from the Village of Oak Brook website.

We asked Ms. Fumero if she could estimate the residential component of these tax revenues and she could not provide an estimate. She noted that there are about 3,000 residential customers and about 3,000 business customers in the Village, but the business customers have substantially higher average costs for both electric and natural gas. Therefore, we cannot simply calculate a per capita allocation for these tax amounts.

We believe the residential allocation to this tax is relatively modest on a per unit basis.

State Shared Revenue

The State of Illinois rebates back to the municipalities within the state a portion of tax revenue on a per capita basis. These shared revenue streams include a rebate of income taxes (aka Local Government Distributive Fund), State Use Tax (sales taxes from internet sales or purchases outside of Illinois), Motor Fuel Tax rebate, Transportation Renewal rebate, and Cannabis tax rebates. The following table was taken from the Illinois Municipal League website based on their State Shared Revenue Estimates and Forecasts (published August 26, 2025).

TABLE 2 - Revenue Summary Municipal Fiscal Year (MFY)

	MFY 2024 Actual	MFY 2025 Actual	MFY 2026 Initial Forecast	MFY 2026 Revised Estimate June	MFY 2026 Revised Estimate September	% Change MFY 2025 Actual vs MFY 2024 Actual	% Change MFY 2026 Estimate vs MFY 2025 Actual
LGDF (Per Capita)	$163.72	$173.81	$178.27	$181.53	$180.21	6.2%	3.7%
State Use Tax (Per Capita)	$38.21	$33.46	$19.60	$6.23	$6.57	-12.4%	-80.4%
Motor Fuel Tax	$22.80	$22.49	$21.57	$21.60	$21.60	-1.4%	-4.0%
Transportation Renewal Fund	$21.08	$22.70	$23.17	$23.68	$23.68	7.7%	4.3%
Cannabis (Per Capita)	$1.55	$1.55	$1.66	$1.58	$1.58	0.0%	1.8%
Total Per Capita	$247.36	$254.01	$244.27	$234.62	$233.63	2.7%	-8.0%
PPRT (millions)	$3,361.59	$2,062.74	$2,033.64	$2,202.88	$1,980.00	-38.6%	-4.0%

Source: Illinois Municipal League

As shown in the preceding table, the most recent projection for rebates for these various programs is $233.63 per capita.

For our analysis, we utilize an average household size of 1.8 people per unit for the subject property. We note that the average household size within a 1-mile radius of the subject is 1.9 and within a 3-mile radius is 2.5. These areas include some single-family residences and the subject will likely have an average household size slightly lower due to the smaller unit size.

Based on this estimate, we calculate the incremental contribution that would be generated from new residents at the subject property in the following table.

Illinois Revenue Share Estimates

	2026 Per Capita Forecast
State Income Tax Rebate	$180.21
State Use Tax Rebate	$6.57
Motor Fuel Tax Rebate	$21.60
Transportation Renewal	$23.68
Cannabis Rebate	$1.58
Total	$233.63
Number of Units	115
Estimated Household Size	1.80
Estimated Subject Contribution	$48,361

A 20 year projection is calculated in the Addenda of this report based on a 3% inflation factor.

Building Permits

While the preceding revenue sources will be on-going after completion of the subject project, the Village will receive a one-time revenue benefit from building permits. Typically, permit fees equate to about 2% of the hard costs of the project. The following summarizes our projection for permit fees based on the estimated hard costs of the development.

Building Permit Fees

	Hard Costs	Average Fee Percentage	Equals
Construction Budget	$82,000,000	2.0%	$1,640,000

Real Estate Taxes

The subject is located in DuPage County. The assessor's estimate of fair market value is determined by a variety of checks and balances which include scrutinizing of income and expense data, building permits, square foot areas, type of building, number of baths, etc., as well as comparable sales in the area. Commercial property in Will County is assessed at one third (33%) of market value.

More specifically, the subject is located in York Township. We conducted a phone interview with a commercial assessing professional at the York Township Assessor's office regarding their practice of estimating a fair market value of a property similar to the subject. The focus in this jurisdiction is on uniformity with similar properties in the area as well as sale comparables and an income capitalization analysis. The assessor officer pointed out one specific property that they would likely look to for uniformity, which is One Oak Brook Commons. This is a recently built luxury apartment development in Oak Brook that is also near Oakbrook Center. In conclusion, the official noted that the subject would be in the range of $275,000 to $350,000 per unit in assessor market value. Within this range, he estimated that the subject would be close to the upper end due to the date of construction, location, and luxury aspect.

Once the assessor arrives at their fair market value, they apply the assessment ratio (33.33%) to arrive at the assessed value. The tax bill is then determined by multiplying the local tax rate by the assessed value.

The following summarizes real estate assessment and tax comparables that were considered in estimating the subject's assessment upon completion of the project.

Apartment - Assessment and Tax Comparables

No.	Property Name	City	PIN	Year Built	Number of Units	Total Assessed Value	Assessed Value/Unit	Total Taxes Paid 2025	Taxes/Unit
1	Wheaton 121	Wheaton	05-16-304-028	2013	306	$27,157,284	$88,749	$1,845,881	$6,032
2	One Oak Brook Commons	Oak Brook	06-23-406-023	2022	250	$27,916,670	$111,667	$1,289,052	$5,156
3	Dash Downers Grove	Downers Grove	09-08-306-061	2023	167	$11,691,381	$70,008	$749,722	$4,489
4	The Fynn	Elmhurst	06-02-214-051	2021	212	$18,340,544	$86,512	$1,105,311	$5,214
5	Regency Place	Oakbrook Terrace	06-21-308-023	2007	112	$8,026,670	$71,667	$620,887	$5,544
6	Courthouse Square	Wheaton	05-16-318-007,-015,-027,-028	2016	149	$12,349,354	$82,882	$839,385	$5,633
7	Maple and Main	Downers Grove	09-08-306-060	2018	115	$7,443,430	$64,725	$477,317	$4,151
						Averages:	**$82,316**		**$5,174**

Based on the comparable data and discussions with the York Township Assessor's Office, we estimate an assessor market value of $345,000 per apartment unit upon completion of the subject property. We note that this is in 2025-dollar terms. The following summarizes the taxes and allocation to the Village and school district for the apartments.

Real Estate Tax Projection

Projected Assessor Market Value Per Unit	$345,000
Projected Assessment Per Unit	$115,000
Overall Tax Rate (2024 / Pay 2025)	4.61750%
Projected Real Estate Taxes Per Unit	$5,310.13

	Rate	$ Per Unit	Total
County of DuPage	0.13610%	$156.52	$17,999
Grade School District 48	1.76540%	$2,030.21	$233,474
High School District 88	1.99770%	$2,297.36	$264,196
Other Taxes	0.71830%	$826.05	$94,995
Total	4.61750%	$5,310.13	$610,664

We note that the Village of Oak Brook does not receive revenue from real estate taxes. The individual rates for the County, Grade School District 48 (Salt Creek), and High School District 88 (Addison Trail) were taken from the 2024 (payable 2025) real estate tax bill. Note that the Other Taxes line are for other municipal offices that receive funds from the real estate tax amount that are outside of this analysis.

The following summarizes our projection for real estate tax collections over the initial 20-year period commencing at completion of the project, which assumes that real estate taxes will grow at a rate of 3.0% annually:

Summary of Real Estate Tax Collections - 20-Year Period

Total Real Estate Tax Collection	$18,468,227
Allocations	
County of DuPage	$544,348
Grade School District 48	$8,133,338
High School District 88	$1,899,904
Other Departments	$7,890,638

The Addenda presents the detailed calculations for the preceding. We note that the Other Departments line represents other taxes that are collected for departments that are outside of this analysis.

Incremental Municipal Costs

As part of our analysis, it is necessary to analyze the incremental costs of the subject development to the Village. These incremental costs can come from the increased fire, police, or emergency services. Further, there can be incremental costs associated with providing water and sewer. Other costs can consist of Village staff in the evaluation of the proposed plans for construction. The impact on the school districts is also considered. In the following section we consider these potential costs.

Village Services

The following considers the services provided by the Village in connection with a development similar to what is proposed for the subject.

Police

A luxury rental apartment development typically experiences very few incidents. There are occasions when police may be called to respond to residents or guests of the property, but such incidents seldom occur, and the fiscal impact is very minor.

Fire and Ambulance

The subject is located on the northeastern edge of Oakbrook Center and will be serviced by Oak Brook Fire Department Station 93, which is at 725 Enterprise Drive in Oak Brook about a mile southeast of the property.

The property will be new construction with the latest in fire protection. There are occasions when fire and/or ambulance services are needed in a project like what is proposed, but they are rare. Ambulance services are typically charged by incident to the person receiving the care and there should not be an incremental cost to the Village. Further, fire protection incidents are expected to be modest without any measurable fiscal impact.

Village Staff Costs

The Village staff incur time to review building plans and consider zoning issues related to a project similar to the subject. However, building permits and associated fees will more than cover the costs related to the review by Village staff as it relates to the subject development. These fees are considered to be net neutral to the costs.

School District Costs

As shown below, the most recent available cost per student is illustrated for the subject's two school districts. This information was obtained from the Illinois Report Card as published by the Illinois State Board of Education and is the most recent data available (for the 2024-25 school year).

Student Cost By School District

School	Addison Trail - High School District 88	% YOY Increase	Salt Creek - Grade School District 48	% YOY Increase
2021-22	$18,156	8.93%	$21,710	4.59%
2022-23	$18,841	3.77%	$21,160	-2.53%
2023-24	$20,793	10.36%	$24,781	17.11%
2024-25	$22,915	10.21%	$23,775	-4.06%
	Average	8.32%	Average	3.78%

Source: Illinois Report Card, as reported by the Illinois State Board of Education

We note that the district annual increases have been very high for the high school district, but the grade school district is a somewhat reasonable 4% annually over the last few years. We estimate going forward the increases will abate somewhat to approximately 4.0% annually. As a result, we project the cost per student from the most recent year (fiscal year 2025) to grow by 4% annually. This calculation is presented in the Addenda.

School District Enrollment

A critical element in this analysis is estimating the number of students that will be generated by the subject property. As part of the valuation and consulting work that our firm does on a quarterly basis in the suburban market, we are tracking rental market trends throughout the MSA. This extensive survey of over 120,000 dwelling units in the suburban rental market provides us with a deeper understanding of the resident profile in apartment properties throughout the Chicago suburban MSA and the ability to identify the target renter profile for the subject property. While lower rent, garden apartment style and townhome style developments attract a component of families with school-age children, the subject property is providing a very different lifestyle with a different unit type, location, and amenities.

For this study, we interviewed several owners and property managers of Class A elevator newer construction multi-family properties throughout the north, northwest, and western suburbs regarding their population of students in the properties. The buildings included in this survey were all newer, Class A elevator high-rise buildings so that they would be most similar to the subject property. Due to the limited number of luxury rental properties in the market, only one property would be classified as luxury similar to subject. The others were the more typical elevator rental apartment buildings which are being built in suburban locations throughout the MSA, including properties in suburban downtowns and properties in or adjacent to large retail centers. The following are the results of this survey:

Student Population Survey

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Location	Units	Type	Built	Elementary Students	High school Students	Total Students	Students /Apt
North suburban	45	Luxury, Elevator	2024			0	0.00%
North suburban	250	Class A, Elevator	2021			10	4.00%
North suburban	296	Class A, Elevator	2023			0	0.00%
Northwest suburban	166	Class A, Elevator	2024	1	0	1	0.60%
Northwest suburban	268	Class A, Elevator	2020			5	1.87%
Northwest suburban	297	Class A, Elevator	2024	13	10	23	7.74*%
Northwest suburban	311	Class A, Elevator	2023			7	2.25%
West suburban	162	Class A, Elevator	2021	3	0	3	1.85%
West suburban	177	Class A, Elevator	2024			6	3.39%
West suburban	304	Class A, Elevator	2022			1	0.33%

*Property located in prime high school district attracting parents with school-age children

Where available, the survey data was broken out between elementary and high school students. However, while management firms generally do not track this data, it was reported that the elementary school age children were the dominant age bracket, when children were residing in these units.

The data was all within a rather narrow range, with one outlier being located in the Stevenson High School District. Stevenson High School in Lincolnshire is consistently ranking among the top public high schools in Illinois and the United States. U.S. News & World Report frequently ranks it in the top 10 within Illinois. Management personnel report that this ranking can skew the demographics in their apartment building as there will be a segment of their renters, though still very small, who will move to the building in order to be in the Stevenson school district.

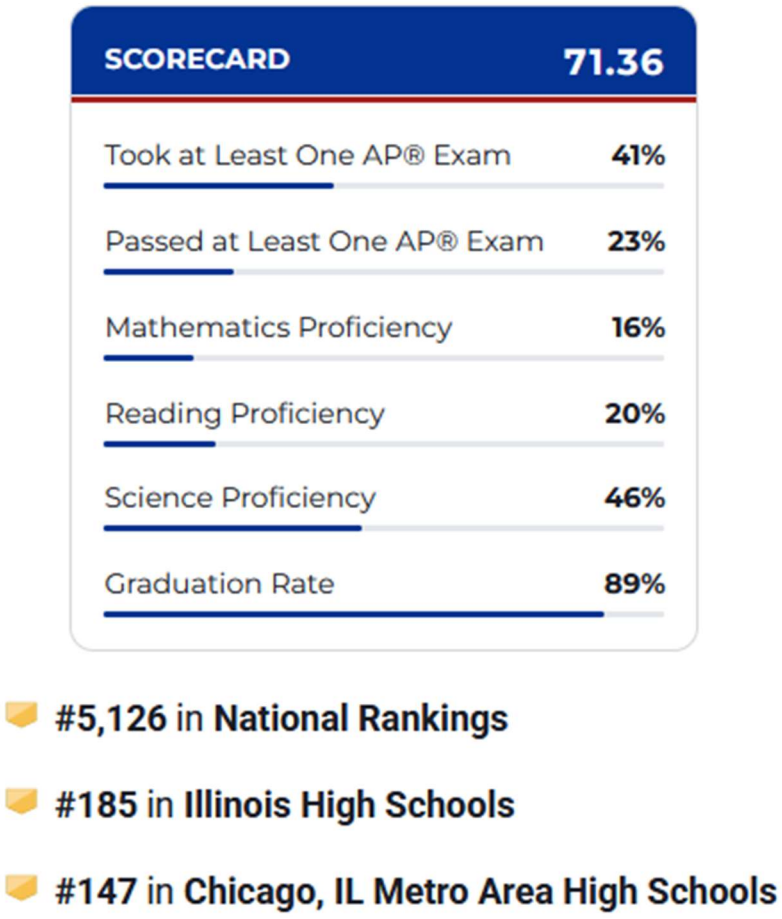
For the subject property, by some measures, we could anticipate zero students attending either of the school districts. Given the location of the subject property adjacent to a major regional retail center, its unit types and projected rents for the subject units, the main component of the target market for the subject will be the empty nester who is downsizing from a single-family house in Oak Brook, a nearby community, or moving to be close to their grandchildren in the Oak Brook market area. The 2020 census reported a median age in Oak Brook of 55.1 years. Combining the median age with the price point projected for the subject, the elevator style of the building, and the location adjacent to a regional retail center, it is unlikely that a resident in the subject building would have school age children.

An additional but smaller portion of subject's target market will be young professionals and affluent couples who may be moving to the building as part of a corporate move or as a residence prior to making a home purchase. While management personnel report residents who may get pregnant and then have a baby while residing in the building, these renters move out well before it is time for their young children to attend school. With the many available housing choices available to an affluent young couple with a child, an elevator apartment building is typically not the housing style preference.

This would be particularly true in a rather urban/suburban environment such as subject's location which is adjacent to a regional retail center, high-rise hotels, and office buildings. Thus, management personnel for Class A suburban elevator properties consistently report that this segment of their rental demographic will move out of the building prior to the start of kindergarten.

Given subject's location, the public high school would be Addison Trail in Addison, which is 9 miles from the property. In a fairly dense location like eastern DuPage County, this is a long distance. The following provides some statistics on performance rankings for Addison Trail High School.

Addison Trail High School District 88 Scorecard and Rankings



Source: US News and World Report

We believe that it is unlikely that a resident of the subject property would have a high school age child and if they did have one, they would likely elect to send their child to a private school rather than to Addison Trail High School. Therefore, we project zero Addison Trail High School District students to be living at the subject project.

It is slightly more likely to have grade school children than high school children, consistent with our survey results. For our analysis, we estimate 2 grade school children (1.7% of units) at the property on average throughout our 20-year projection. The 20-year cost and benefit projection is presented in the Addenda.

School and Village Impact Fees

The Village of Oak Brook reports that they do not charge impact fees for a new apartment development.

We have inquired at the two school districts and, as of the date of this report, they have not responded to our requests.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed prior services one time, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Gail Lissner, CRE, SRA viewed the subject site and reviewed the renderings and drawings. Steven Kelley, MAI did not inspect the subject site.
12. No one provided significant real property appraisal assistance to the persons(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Steven Kelley, MAI and Gail Lissner, SRA, CRE have completed the continuing education program for Designated Members of the Appraisal Institute.

15. As of the date of this report, we certify that no signing appraisers are currently Candidates or Practicing Affiliates of the Appraisal Institute.

[redacted]

Steven Kelley, MAI
Certified General Real Estate Appraiser
Illinois Certificate # 553.000853

Gail Lissner, SRA,CRE
Certified General Real Estate Appraiser
Illinois Certificate # 553.001842

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.

9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.

11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.

12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.

14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Chicago, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

24. IRR - Chicago is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Chicago. In addition, it is expressly agreed that in any action

which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. IRR - Chicago is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective data regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. Completion of the proposed improvements based on how the project has been described to us by the developer for this analysis.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A
Qualifications

Gail Lissner, SRA, CRE



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Experience

Managing Director for Integra Realty Resources
Former Vice President and Appraiser for Appraisal Research Counselors

Throughout her career, Ms. Lissner has focused on the housing/multi-family market, with a particular interest in condominium development, apartment development, and the condominium conversion/deconversion market. Gail's work with condominiums and apartments spans many decades, providing consulting services to the original Chicago condominium convertors in the 1970s, and expanding to work in the conversion market throughout the United States. Gail produced a report from 1997 through 2021 on the condominium market on a quarterly basis delineating development trends and condo pricing in Downtown Chicago. In Gail's consulting and valuation work for apartment and condominium developments, the scope of work ranges from site and building plan consultations at project inception to market and feasibility studies along with comprehensive appraisals. Her work includes both urban and suburban properties and includes townhome and single family residential developments. Gail has testified as an expert witness in housing-related matters.

Professional Activities & Affiliations

SRA Designation, Appraisal Institute
CRE Designation, Counselors of Real Estate
Board Member (2017-2026) and Chair (2023-2024): State of IL Real Estate Appraisal Administration and Disciplinary Board
Village Trustee (2017-May 2025): Village of Glencoe Board of Trustees
Plan Commission - Vice Chair, Village of Glencoe (2022-May 2025)
President: Realty Club of Chicago (2016)/Vice President: Realty Club of Chicago (2015)
Secretary/Treasurer: Counselors of Real Estate Midwest Chapter (2009-2014)
Secretary: Counselors of Real Estate Midwest Chapter (2026)
Mentor: Goldie B Wolfe Miller Women Leaders in Real Estate at Roosevelt University (2008-2010)
Senior Member: Realty Club of Chicago and Real Estate Investment Association (REIA)
Member: Lambda Alpha International and Honorary Land Economics Society - Ely Chapter
Member: North Shore Barrington Board of Realtors
Crains Chicago Business: Named as one of Crains 20 Women to Watch 2008

Licenses

Illinois, Certified General Real Estate Appraiser, 553.001842, Expires September 2027
Illinois, Licensed Real Estate Managing Broker, 471.004757, Expires April 2027
Wisconsin, Certified General Real Estate Appraiser, 2282-10, Expires December 2027
Michigan, Certified General Real Estate Appraiser, 1205076446, Expires July 2026
Indiana, Certified General Real Estate Appraiser, CG42300003, Expires June 2026
Texas, Certified General Real Estate Appraiser, TX 1381509 G, Expires October 2026

Education

Bachelor of Arts from Washington University. Phi Beta Kappa.

glissner@irr.com - 312.565.3423

State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
553.001842

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2027

CERTIFIED GENERAL REAL ESTATE APPRAISER

GAIL S LISSNER

MARIO TRETO, JR.
SECRETARY

LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

20339824

Steven Kelley, MAI



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Experience

Director for Integra Realty Resources
Former Senior Appraiser for Appraisal Research Counselors
Former Director of Real Estate for Duff & Phelps
Former Acquisitions Associate for Equity Office Properties Trust
Former Senior Financial Analyst for Equity Group Investments

Steven J. Kelley, MAI started his real estate valuation career in 1991. He has worked on the valuation side for independent appraisal firms, REITs and global account firms. Steve is experienced with detailed financial analysis of institutional office, retail, hotel, and multi-family properties. Steve was involved in the acquisition, disposition, and asset management for one of the largest owners of office properties in the Unites States. Steve's division was responsible for the due diligence and closings for acquisitions of over $2 Billion in institutional office properties for the REIT. He has managed portfolio engagements involving traditional market value assignments as well as purchase price allocations (ASC 805) for mergers and acquisitions. He has extensive experience with equity investment analysis, feasibility studies, market studies and highest and best use analysis. Steve has qualified as an expert witness. Mr. Kelley received his Bachelor of Science Degree in Real Estate from Florida State University. He holds the MAI designation of the Appraisal Institute and has served on the Chicago Chapter Admissions Committee.

Professional Activities & Affiliations

MAI Designation, Appraisal Institute
Member: Real Estate Investors Association (REIA)

Licenses

Illinois, Certified General Real Estate Appraiser, 553.000853, Expires September 2027
Indiana, Certified General Real Estate Appraiser, CG41300013, Expires June 2026

Education

Bachelor of Science Degree in Real Estate, April 1991, Florida State University, Tallahassee, Florida

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State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
553.000853

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2027

CERTIFIED GENERAL REAL ESTATE APPRAISER

STEVEN J KELLEY
IRR

MARIO TRETO, JR.
SECRETARY

LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

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About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

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Addendum B

Oak Brook 20 Year Sales Tax Estimate From Subject

Year #	Calendar Year	Annual Sales Tax Estimate
0	2026	$44,402
0	2027	$45,734
0	2028	$47,106
1	2029	$48,519
2	2030	$49,974
3	2031	$51,474
4	2032	$53,018
5	2033	$54,608
6	2034	$56,246
7	2035	$57,934
8	2036	$59,672
9	2037	$61,462
10	2038	$63,306
11	2039	$65,205
12	2040	$67,161
13	2041	$69,176
14	2042	$71,251
15	2043	$73,389
16	2044	$75,591
17	2045	$77,858
18	2046	$80,194
19	2047	$82,600
20	2048	$85,078
	20-Year Total	$1,303,716

Note: The gray shaded areas are pre-completion and are excluded from the fiscal analysis calculation but used as part of the inflation (3% annually) of the components in the benefit / cost analysis.

20-Year Illinois Revenue Sharing Estimated Contribution

Year #	Calendar Year	Benefit Total
0	2026	$48,361
0	2027	$49,812
0	2028	$51,307
1	2029	$52,846
2	2030	$54,431
3	2031	$56,064
4	2032	$57,746
5	2033	$59,478
6	2034	$61,263
7	2035	$63,101
8	2036	$64,994
9	2037	$66,944
10	2038	$68,952
11	2039	$71,020
12	2040	$73,151
13	2041	$75,346
14	2042	$77,606
15	2043	$79,934
16	2044	$82,332
17	2045	$84,802
18	2046	$87,346
19	2047	$89,966
20	2048	$92,665
	20-Year Total	$1,419,987

Note: The gray shaded areas are pre-completion and are excluded from the fiscal analysis calculation but used as part of the inflation (3% annually) of the components in the benefit / cost analysis.

20-Year Real Estate Tax Collection

Year #	Calendar Year	Estimated Taxes Per Apartment Unit	Total Taxes for Apartments
0	2025	$5,310	$610,664
0	2026	$5,469	$628,984
0	2027	$5,634	$647,854
0	2028	$5,803	$667,289
1	2029	$5,977	$687,308
2	2030	$6,156	$707,927
3	2031	$6,341	$729,165
4	2032	$6,531	$751,040
5	2033	$6,727	$773,571
6	2034	$6,929	$796,779
7	2035	$7,136	$820,682
8	2036	$7,350	$845,302
9	2037	$7,571	$870,661
10	2038	$7,798	$896,781
11	2039	$8,032	$923,685
12	2040	$8,273	$951,395
13	2041	$8,521	$979,937
14	2042	$8,777	$1,009,335
15	2043	$9,040	$1,039,615
16	2044	$9,311	$1,070,804
17	2045	$9,591	$1,102,928
18	2046	$9,878	$1,136,016
19	2047	$10,175	$1,170,096
20	2048	$10,480	$1,205,199
		20-Year Total Real Estate Taxes	$18,468,227

Note: The gray shaded areas are pre-completion and are excluded from the fiscal analysis calculation but used as part of the inflation (3% annually) of the components in the benefit / cost analysis.

20-Year Benefit / Cost - DuPage County Portion

Year #	Calendar Year	Estimated Taxes	Cost None	Benefit
0	2025	$17,999		
0	2026	$18,539		
0	2027	$19,095		
0	2028	$19,668		
1	2029	$20,258	$0	$20,258
2	2030	$20,866	$0	$20,866
3	2031	$21,492	$0	$21,492
4	2032	$22,137	$0	$22,137
5	2033	$22,801	$0	$22,801
6	2034	$23,485	$0	$23,485
7	2035	$24,189	$0	$24,189
8	2036	$24,915	$0	$24,915
9	2037	$25,663	$0	$25,663
10	2038	$26,432	$0	$26,432
11	2039	$27,225	$0	$27,225
12	2040	$28,042	$0	$28,042
13	2041	$28,883	$0	$28,883
14	2042	$29,750	$0	$29,750
15	2043	$30,642	$0	$30,642
16	2044	$31,562	$0	$31,562
17	2045	$32,509	$0	$32,509
18	2046	$33,484	$0	$33,484
19	2047	$34,488	$0	$34,488
20	2048	$35,523	$0	$35,523
	20-Year Total	$544,348	$0	$544,348

Note: The gray shaded areas are pre-completion and are excluded from the fiscal analysis calculation but used as part of the inflation (3% annually) of the components in the benefit / cost analysis.

20-Year Grade School District 48 Benefit / Cost Analysis

Year #	Calendar Year	Benefit Total	School Cost Per Student	Cost School Cost for 2 Students	Benefit
0	2025	$233,474	$23,775	$47,550	
0	2026	$242,813	$24,726	$49,452	
0	2027	$252,526	$25,715	$51,430	
0	2028	$262,627	$26,744	$53,487	
1	2029	$273,132	$27,813	$55,627	$217,505
2	2030	$284,057	$28,926	$57,852	$226,205
3	2031	$295,419	$30,083	$60,166	$235,253
4	2032	$307,236	$31,286	$62,573	$244,663
5	2033	$319,525	$32,538	$65,075	$254,450
6	2034	$332,307	$33,839	$67,678	$264,628
7	2035	$345,599	$35,193	$70,386	$275,213
8	2036	$359,423	$36,601	$73,201	$286,222
9	2037	$373,800	$38,065	$76,129	$297,671
10	2038	$388,752	$39,587	$79,174	$309,577
11	2039	$404,302	$41,171	$82,341	$321,960
12	2040	$420,474	$42,817	$85,635	$334,839
13	2041	$437,293	$44,530	$89,060	$348,232
14	2042	$454,784	$46,311	$92,623	$362,162
15	2043	$472,976	$48,164	$96,328	$376,648
16	2044	$491,895	$50,090	$100,181	$391,714
17	2045	$511,571	$52,094	$104,188	$407,383
18	2046	$532,033	$54,178	$108,355	$423,678
19	2047	$553,315	$56,345	$112,690	$440,625
20	2048	$575,447	$58,599	$117,197	$458,250
	20-Year Total	$8,133,338		$1,656,458	$6,476,880

Note: The gray shaded areas are pre-completion and are excluded from the fiscal analysis calculation but used as part of the inflation (3% annually) of the components in the benefit / cost analysis.

20-Year High School District 88 Benefit / Cost Analysis

Year #	Calendar Year	Benefit Total	Cost School Cost Per Student	Cost School Cost for Zero Students	Benefit
0	2025	$94,995	$0	$0	
0	2026	$94,995	$0	$0	
0	2027	$94,995	$0	$0	
0	2028	$94,995	$0	$0	
1	2029	$94,995	$0	$0	$94,995
2	2030	$94,995	$0	$0	$94,995
3	2031	$94,995	$0	$0	$94,995
4	2032	$94,995	$0	$0	$94,995
5	2033	$94,995	$0	$0	$94,995
6	2034	$94,995	$0	$0	$94,995
7	2035	$94,995	$0	$0	$94,995
8	2036	$94,995	$0	$0	$94,995
9	2037	$94,995	$0	$0	$94,995
10	2038	$94,995	$0	$0	$94,995
11	2039	$94,995	$0	$0	$94,995
12	2040	$94,995	$0	$0	$94,995
13	2041	$94,995	$0	$0	$94,995
14	2042	$94,995	$0	$0	$94,995
15	2043	$94,995	$0	$0	$94,995
16	2044	$94,995	$0	$0	$94,995
17	2045	$94,995	$0	$0	$94,995
18	2046	$94,995	$0	$0	$94,995
19	2047	$94,995	$0	$0	$94,995
20	2048	$94,995	$0	$0	$94,995
	20-Year Total	$1,899,904		$0	$1,899,904

Note: The gray shaded areas are pre-completion and are excluded from the fiscal analysis calculation but used as part of the inflation (3% annually) of the components in the benefit / cost analysis.

ENVIRONMENTAL IMPACT ANALYSIS

The 1315 16th Street project is an approximately 2.25-acre site that was previously a parking lot serving the 1900 Spring Road office building. The subject site is located at the southwest corner of Spring Road and 16th Street and drains to the Oak Brook Tributary. The existing parking lot was removed as part of a site enabling / floodplain improvement project that was completed in late 2024. This initial project was completed under Village permit 18-7-155. The site was mass graded to elevate the site out of the floodplain and included the widening of the Oak Brook Tributary, the installation of a stormwater detention/compensatory storage vault, and an at-grade compensatory storage basin. The currently proposed project is a 15 story multi-story apartment building to be built within the property to conform with the stormwater improvements permitted and constructed under Permit 18-7-155.

The proposed development is expected to have a positive environmental impact. The existing site was previously developed as a parking lot that included 60,322 square feet of impervious area while the proposed project reduces the impervious area to 41,526 square feet, a reduction of 18,796 square feet or 0.43 acres. It is rare that a redevelopment of an only 2.25 acre site would include returning 0.43 acres or 19 percent of the site back into pervious green space. The increase of green space will provide a positive environmental impact by increasing stormwater infiltration, water quality, and landscaping on the property. The water quality of the direct runoff from the previously existing surface parking lot is substantially worse (oil, gas, grease, metals) than the water quality of runoff from the proposed rooftop, and additional green space; all of which will be run through a storage facility in accordance with the current stormwater requirements of the Village.

The prior site work completed to enable this project included the widening and re-planting of the Oak Brook Tributary at the south end of the project site, which enhanced the vegetative quality of the tributary while also improving the stream flow. These prior improvements also resulted in the requirement to provide compensatory storage for the floodplain and floodway improvements for which 4.646 ac-ft of compensatory storage was provided. This equate to the addition of 1.65 ac-ft of stormwater storage as compared to the previously existing storage on the project site. This added stormwater storage has a positive environmental impact.

Neither the noise nor lighting for the project is anticipated to have any negative environmental impacts. Any noise associated with the apartment project will be pedestrian in nature. The site was previously a parking lot with the Code required parking lot lighting already in place. A Photometric Study is included with this submission to demonstrate that the proposed project will comply with Village Ordinances for lighting.

Traffic Impact Study
Proposed Residential Development

Oak Brook, Illinois



Prepared For:

MURPHY
REAL ESTATE SERVICES

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

April 1, 2026

1. Introduction

This report summarizes the results of a traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Oak Brook, Illinois. The site is generally located on the south side of 16th Street across from Spring Road and was previously occupied by an overflow parking lot for the 1900 Spring Road office building (Citibank) providing approximately 140 parking spaces. As proposed, the development is to contain an apartment building with 115 units and off-street parking for approximately 250 vehicles (239 in an above ground parking garage and 11 surface spaces) for residents and visitors. Access to the site will be provided via a new curb cut off 16th Street opposite the north leg of Spring Road. A second access drive at approximately the current location of the existing access drive that formerly served the bank parking lot will also be provided off 16th Street for truck loading.

The purpose of this study was to examine existing traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the development.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development-generated traffic
- Vehicle trip generation for the proposed development
- Projected traffic conditions, including access to the development
- Signal warrant analysis
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to development access and the adjacent roadway network
- Assessment of the adequacy of the proposed parking supply

2. Existing Conditions

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

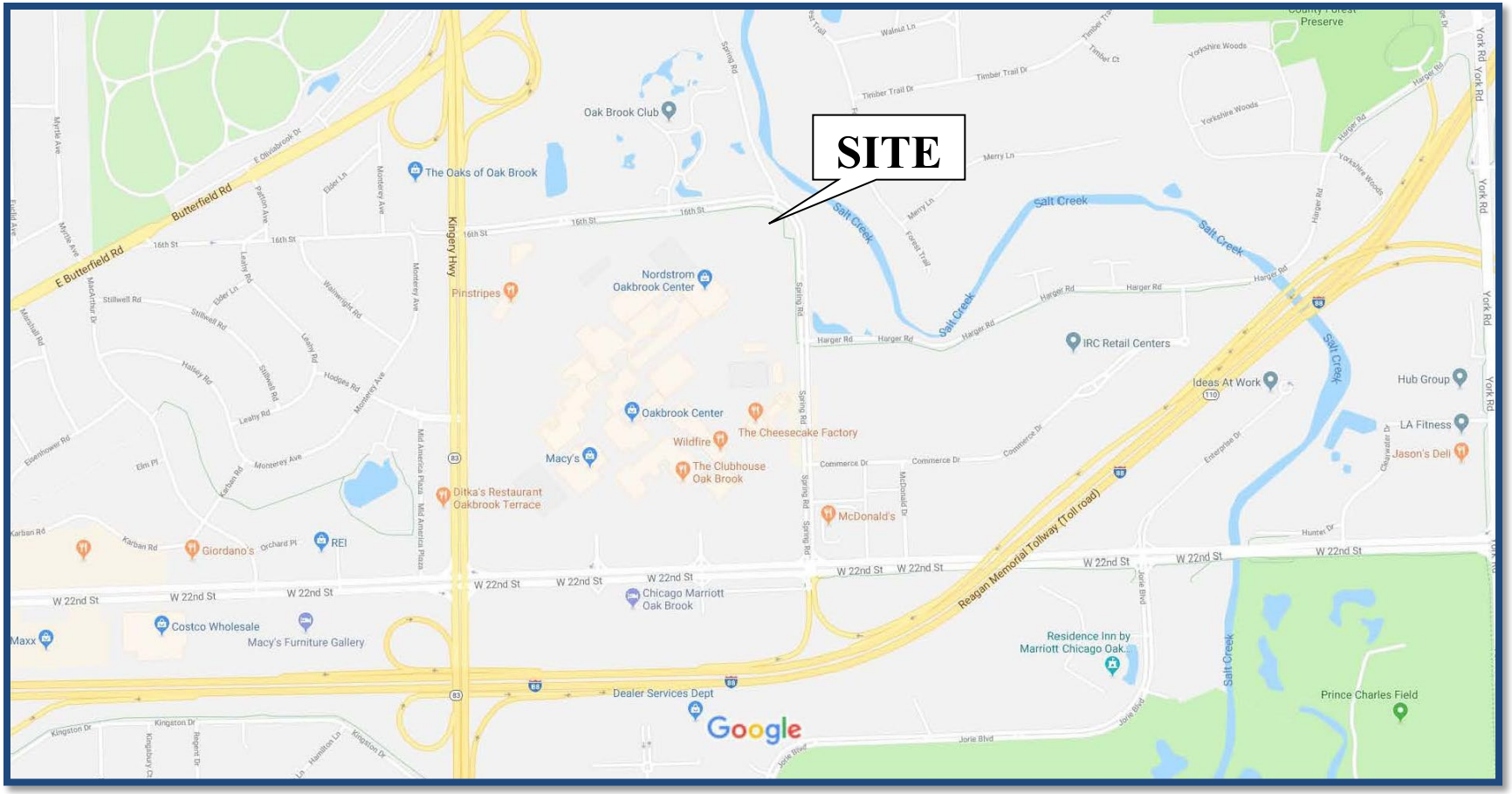
Site Location

The proposed residential development is to be located within the overflow surface parking lot for the 1900 Spring Road (Citibank) building and is generally bounded by 16th Street to the north, vacant land to the east, the Oak Brook Shopping Center to the west, and the 1900 Spring Road main parking lot to the south. Land uses in the vicinity of the site include an office building to the northwest, the DoubleTree hotel to the southeast, the Oak Brook Shopping Center to the west, and the 1900 Spring Road office building to the south. **Figure 1** shows the location of the site in relation to the area roadway system and **Figure 2** shows an aerial view of the site.

Existing Roadway System Characteristics

The characteristics of the existing roads that surround the proposed development are described below and shown in **Figure 3**.

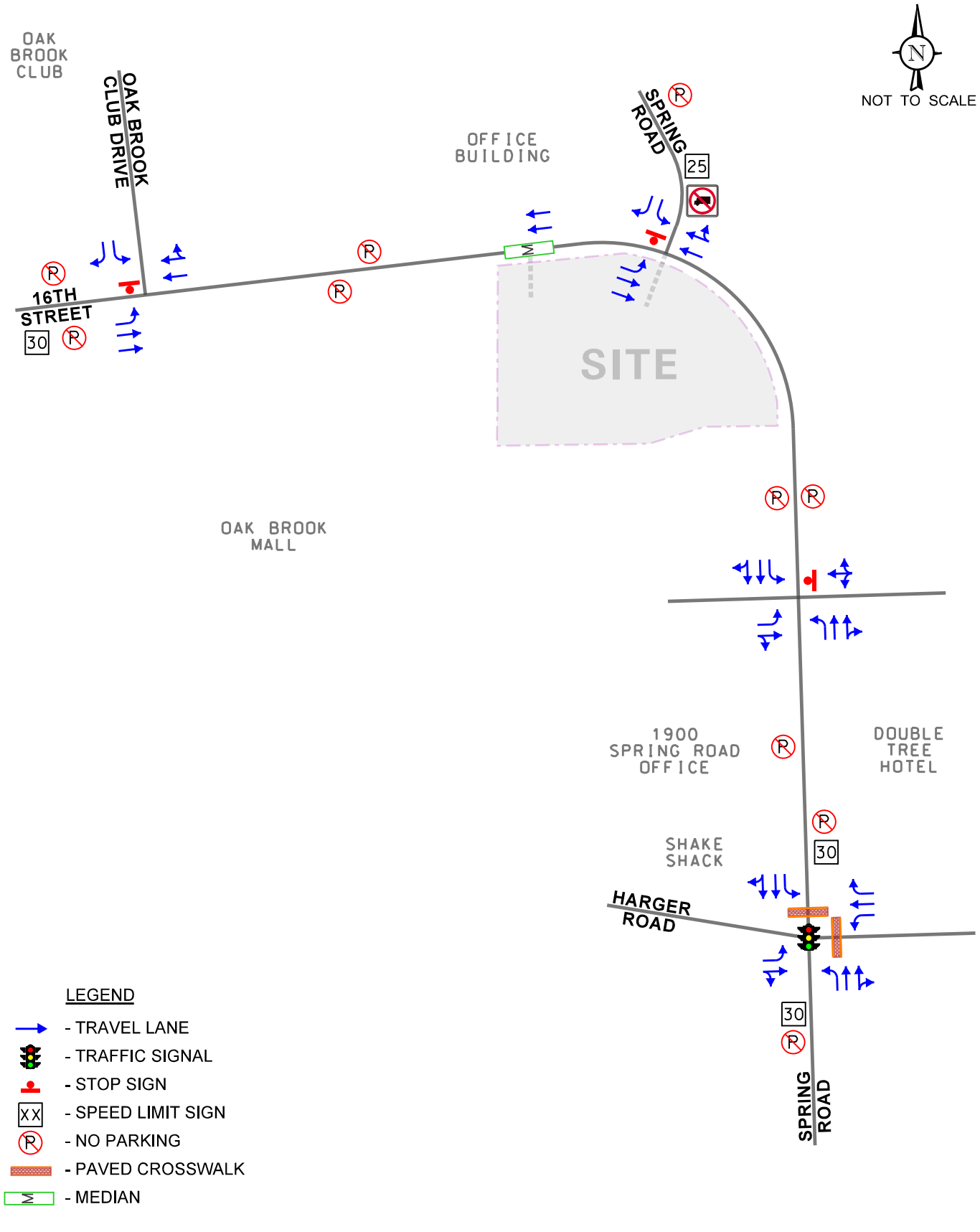
16th Street is generally an east-west collector road providing two lanes in each direction separated by a landscaped median with on-street parking prohibited on both sides of the road. At its unsignalized intersection with the north leg of Spring Road, the eastbound approach of 16th Street provides an exclusive left-turn lane and two through lanes. The westbound approach is the south leg of Spring Road and provides a through lane and a combined through/right-turn lane. At its unsignalized intersection with the Oak Brook Club access drive, the eastbound approach provides an exclusive left-turn lane and two through lanes. The westbound approach provides a through lane and a combined through/right-turn lane. 16th Street has a posted speed limit of 30 mph, is under the jurisdiction of the Village of Oak Brook, and has an Average Annual Daily Traffic (AADT) volume of 7,350 vehicles increasing to 8,550 vehicles south of the north leg of Spring Road (Year 2024) based on data provided by the Illinois Department of Transportation (IDOT).



Site Location **Figure 1**



Aerial View of Site **Figure 2**



1900 Spring Road Apartments
Oak Brook, Illinois

Existing Roadway Characteristics

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

Job No: 26-075 Figure: 3

Spring Road is a north-south collector road that extends from the IL 38 south frontage road south to its terminus at I-88. North of 16th Street, Spring Road generally provides one lane in each direction. South of 16th Street, Spring Road provides two lanes in each direction divided by a raised median. At its unsignalized intersection with 16th Street, the north leg of Spring Road is under stop sign control and provides an exclusive left-turn lane and an exclusive right-turn lane. The south leg of Spring Road, at its intersection with 16th Street provides a through lane and a combined through/right-turn lane. At its unsignalized intersection with the 1900 Spring Road/ DoubleTree Hotel access drive, Spring Road provides an exclusive left-turn lane, a through lane and a combined through/right-turn lane on both approaches. At its signalized intersection with Harger Road, Spring Road provides an exclusive left-turn lane, a through lane and a shared through/right-turn lane on both approaches. Spring Road has a posted speed limit of 30 mph and an AADT volume of 8,550 vehicles (IDOT 2024) south of 16th Street. Spring Road is under the jurisdiction of the Village of Oak Brook.

Oak Brook Club Drive is a private drive serving the Oak Brook Club condominium development. At its unsignalized intersection with 16th Street, Oak Brook Club Drive provides two inbound lanes and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane with outbound movements under stop sign control.

Harger Road is an east-west minor collector road that in the vicinity of the site provides one lane in each direction. At its signalized intersection with Spring Road, Harger Road provides an exclusive left-turn lane and a shared through/right-turn lane on the eastbound approach. The westbound approach provides an exclusive left-turn lane, a through lane and an exclusive right-turn lane. Harger Road has a posted speed limit of 30 mph east of Spring Road and carries an AADT volume of 2,650 vehicles (IDOT 2024) east of Spring Road. Harger Road is under the jurisdiction of the Village of Oak Brook.

The 1900 Spring Road access drive is an east-west private drive that provides two inbound lane and two outbound lanes on the eastbound approach. The westbound approach is the access drive for the DoubleTree Hotel and provides one inbound lane and one outbound lane. Both approaches at its intersection with Spring Road are under stop sign control.

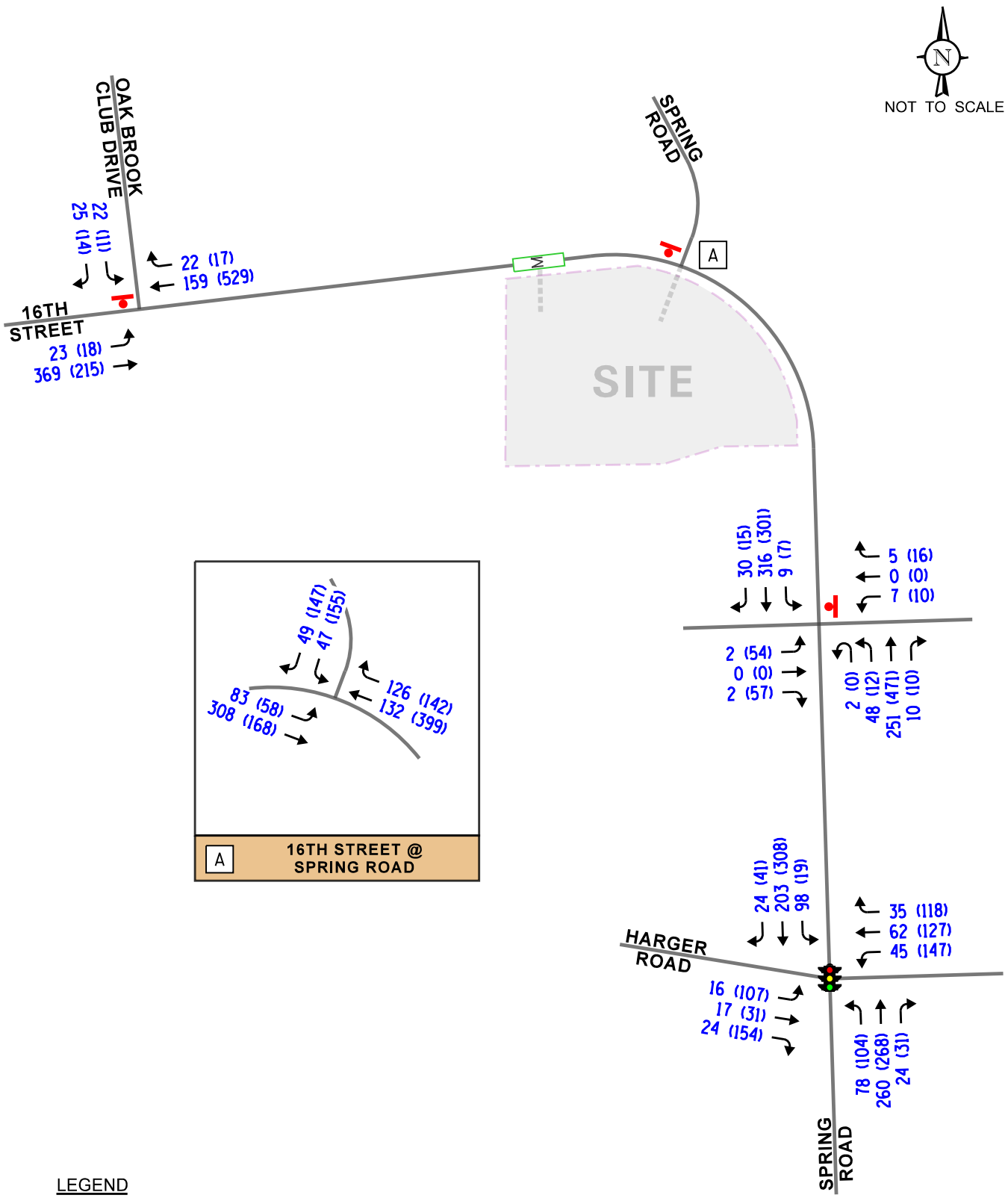
Existing Traffic Volumes

In order to determine current traffic conditions on the existing roads, KLOA, Inc. conducted peak period traffic counts at the following intersections:

- 16th Street with Oak Brook Club Drive
- 16th Street with Spring Road
- Spring Road with 1900 Spring Road/DoubleTree Hotel access drive
- Spring Road with Harger Road

The traffic counts were conducted on Tuesday, March 17, 2026 during the weekday morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods. In addition, the traffic counts at the intersection of 16th Street with Spring Road also collected traffic volumes from 9:00 A.M. to 4:00 P.M. and from 6:00 to 7:00 P.M. The additional hours were collected to determine if a traffic signal at this location is warranted under existing conditions.

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 8:00 to 9:00 A.M. and the weekday evening peak hour of traffic occurs from 4:30 to 5:30 P.M. **Figure 4** illustrates the existing peak hour traffic volumes. Summaries of the traffic counts are located in the Appendix.



LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

1900 Spring Road Apartments Oak Brook, Illinois	Existing Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 26-075 Figure: 4

Crash Summary

KLOA, Inc. obtained crash data for the most recent available past five years (2020 to 2024) from the Illinois Department of Transportation (IDOT) for the intersections of 16th Street with Oak Brook Club Drive, 16th Street with Spring Road, and Spring Road with Harger Road. **Tables 1** through **3** summarize the crash data for the four studied intersections. A review of the accident data revealed that the severity and frequency of crashes at these intersections is very low and that there were no fatalities reported.[1]

Table 1
16th STREET WITH OAK BROOK CLUB DRIVE

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2020	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0	0
2022	1	0	0	0	0	0	0	1	1	0	0
2023	0	0	0	0	0	1	0	1	0	0	0
2024	0	0	0	0	0	0	0	0	0	0	0
Total	**1**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**0**	**0**
Avg	**<1.0**	**0.0**	**0.0**	**0.0**	**0.0**	**<1.0**	**0.0**	**<1.0**	**<1.0**	**0.0**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

1 IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

Table 2
16th STREET WITH SPRING ROAD

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2020	0	0	0	0	0	2	0	2	2	0	0
2021	0	0	0	0	1	0	0	1	1	0	0
2022	0	0	0	0	1	0	0	1	1	0	0
2023	0	0	0	0	0	2	0	2	2	0	0
2024	2	0	0	0	0	3	0	5	4	2	0
Total	**2**	**0**	**0**	**0**	**2**	**7**	**0**	**11**	**10**	**2**	**0**
Avg	**<1.0**	**0.0**	**0.0**	**0.0**	**<1.0**	**1.4**	**0.0**	**2.2**	**2.0**	**<1.0**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

Table 3
16th STREET WITH HARGER ROAD

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2020	0	0	0	0	0	1	0	1	0	2	0
2021	1	0	1	1	0	1	0	4	3	2	0
2022	0	0	2	0	0	0	0	2	2	0	0
2023	0	0	0	0	0	1	0	1	1	0	0
2024	0	0	0	0	0	1	0	1	1	2	0
Total	**1**	**0**	**3**	**1**	**0**	**4**	**0**	**9**	**7**	**6**	**0**
Avg	**<1.0**	**0.0**	**<1.0**	**<1.0**	**0.0**	**<1.0**	**0.0**	**1.8**	**1.4**	**1.2**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

3. Traffic Characteristics of the Proposed Development

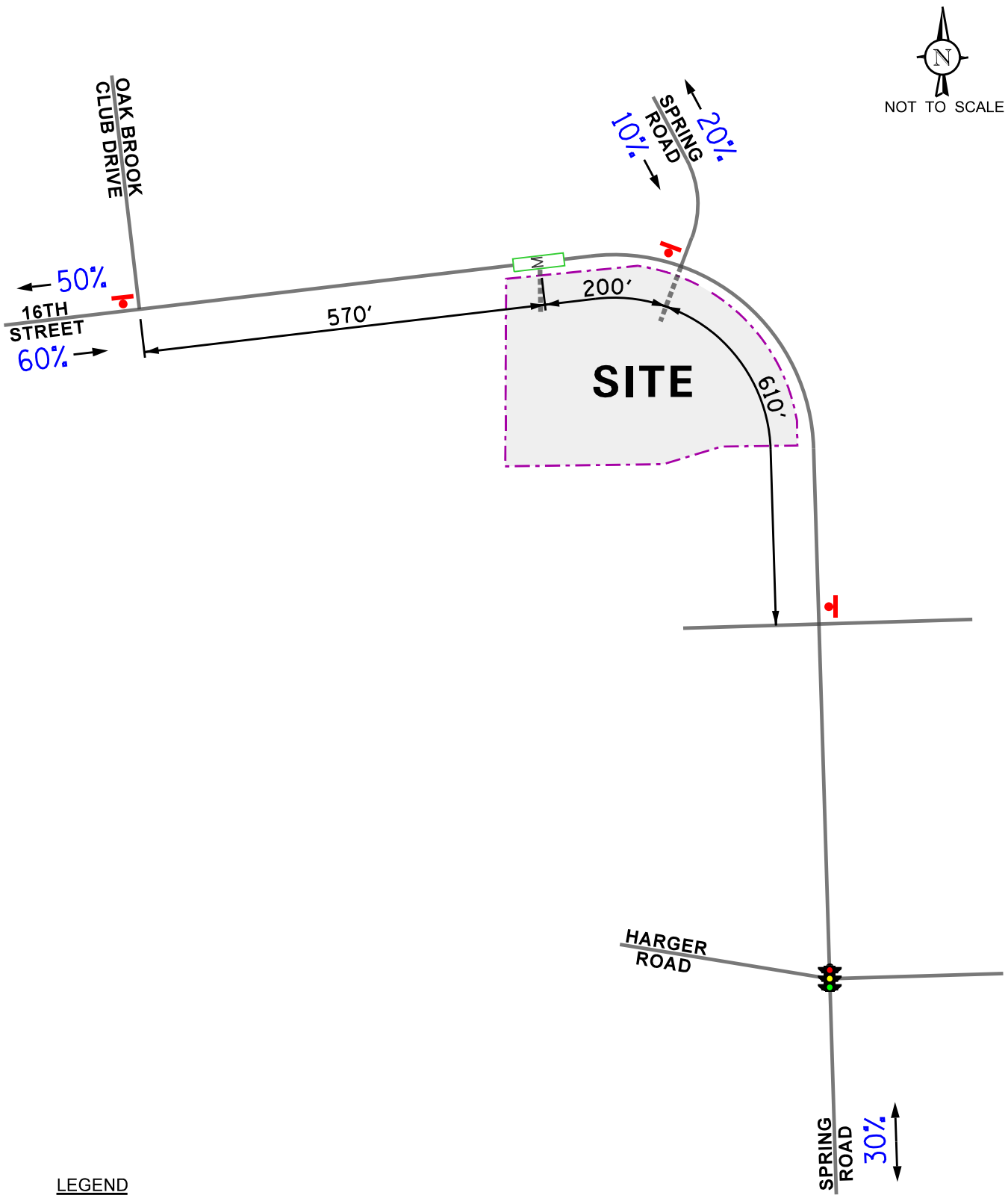
In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

As proposed, the development will occupy what used to be 140-space overflow parking lot for the 1900 Spring Road office building (Citibank). As proposed, the development will contain a condominium building with 115 units. Parking for approximately 250 spaces for residents and visitors will be provided in an above-ground parking garage (239 spaces) and via surface parking spaces (11 spaces). Access to the parking garage, surface spaces, and pick-up/drop-off area will be provided via a new curb cut off 16th Street opposite the north leg of Spring Road. A second access drive limited to right-in/right-out movements for truck loading only will be provided off 16th Street at approximately the same location of the access drive that used to serve overflow parking lot (200 feet west of Spring Road). A copy of the preliminary site plan is included in the Appendix.

Directional Distribution of Site Traffic

The directions from which development-generated traffic will approach and depart the site were estimated based on the existing travel patterns, as determined from the traffic counts, as well as expected employment centers in the area. **Figure 5** illustrates the estimated directional distribution for the development.



1900 Spring Road Apartments
Oak Brook, Illinois

Directional Distribution

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

Job No: 26-075 Figure: 5

Site Traffic Generation

As stated previously, the development is proposed to consist of approximately 115 apartment units. The number of peak hour trips estimated to be generated by the proposed development were based on "Multifamily Housing (High-Rise)" (Land-Use Code 222) trip generation rates contained in *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). **Table 4** shows the estimated peak hour traffic to be generated by the development.

Table 4
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

Land Use/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Two-Way Trips[1]		
	In	Out	Total	In	Out	Total	In	Out	Total
Condominium – 115 units ITE LUC 222	7	16	23	18	12	30	253	253	506

LUC = Land-Use Code
1 – Given ITE does not provide daily trip generation data for LUC 222, LUC 221 (Multifamily Housing – Mid-Rise) was utilized to estimate the daily trip generation.

4. Projected Traffic Conditions

The projected Year 2032 traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth and other planned/approved developments in the area and the traffic estimated to be generated by the proposed development.

Development Traffic Assignment

The peak hour traffic volumes projected to be generated by the proposed subject development (Table 1) were assigned to the area roadways based on the directional distribution established (Figure 5).

Figure 6 shows the assignment of the development-generated traffic volumes.

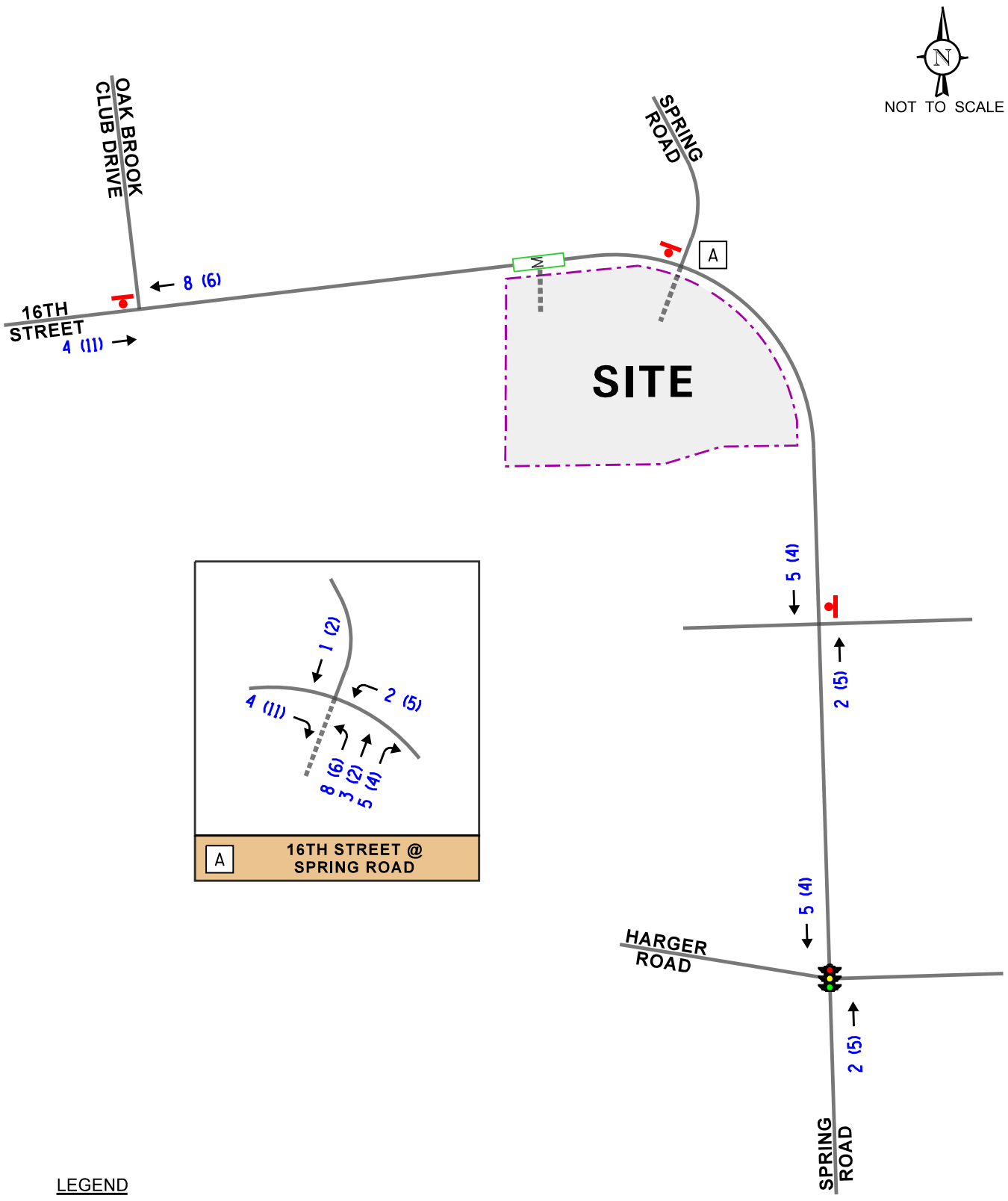
Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate of 0.57 percent per year for six years (buildout year plus five years) for a total of approximately 3.5 percent to project Year 2032 background conditions. Included in the future No Build conditions is the traffic to be generated by the currently under construction KIDS Urgent Care located within the 1900 Spring Road office development. A copy of the CMAP 2050 projections letter is included in the Appendix.

Figure 7 illustrates the Year 2032 no-build conditions.

Year 2032 Total Projected Traffic Volumes

The Year 2032 total projected traffic volumes include the no-build traffic volumes, and the traffic estimated to be generated by the proposed development. **Figure 8** shows the Year 2032 total projected traffic volumes.



LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

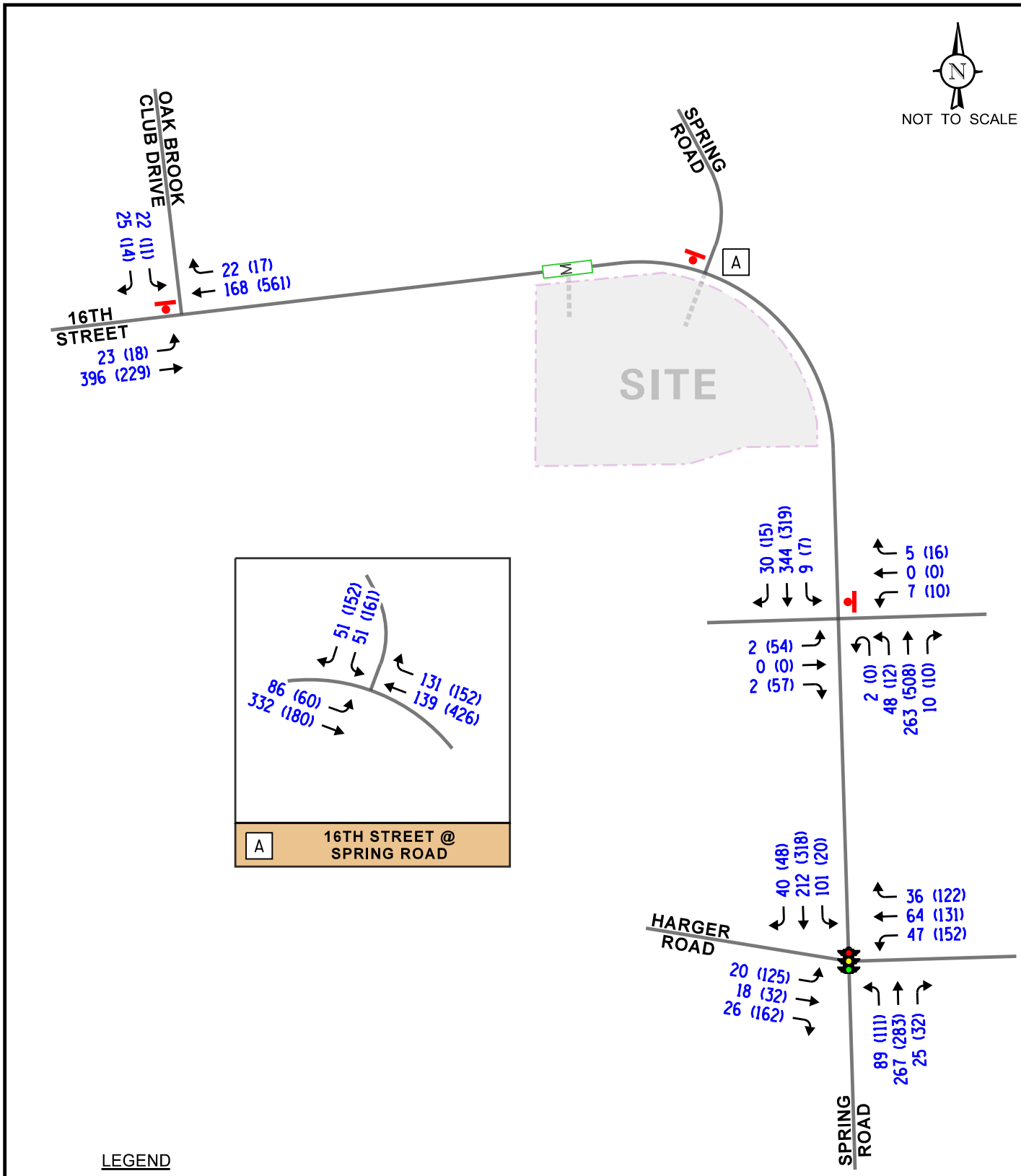
(00) - PM PEAK HOUR (4:30-5:30 PM)

1900 Spring Road Apartments
Oak Brook, Illinois

Site-Generated Traffic Volumes

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Job No: 26-075 Figure: 6

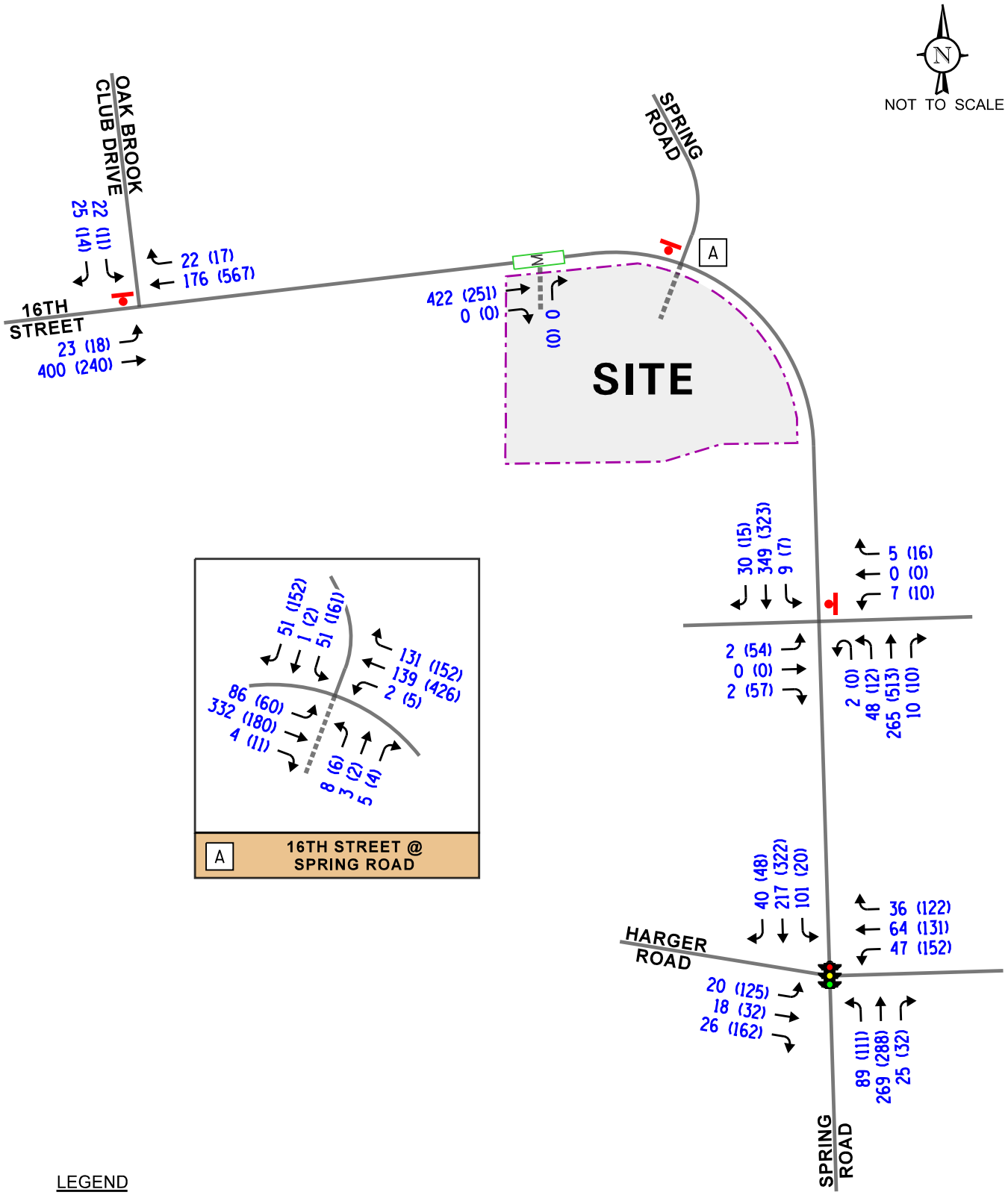


LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

1900 Spring Road Apartments Oak Brook, Illinois	Year 2032 No-Build Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 26-075 Figure: 7



LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

1900 Spring Road Apartments
Oak Brook, Illinois

Year 2032 Total Traffic Volumes

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

Job No: 26-075 Figure: 8

5. Traffic Evaluation

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to provide an indication of how well the roadway facilities will serve the anticipated traffic demands placed upon them assuming the projected traffic volumes.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing (Year 2026), Year 2032 no-build, and Year 2032 future projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 7th Edition and analyzed using Synchro/SimTraffic 12 analysis software. The analysis for the traffic-signal controlled intersection was accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and projected traffic volumes are presented in **Tables 5** through **8**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
SPRING ROAD WITH HARGER ROAD – SIGNALIZED

	Peak Hour	Eastbound		Westbound			Northbound		Southbound		Overall
		L	T/R	L	T	R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning	B 17.7	B 19.6	B 19.5	C 26.0	A 0.5	A 5.8	B 11.2	A 5.8	B 10.6	B 11.5
		B – 19.0		B – 17.6			B – 10.0		A – 9.1		
	Weekday Evening	C 33.6	C 21.4	D 38.2	D 53.2	B 11.1	A 7.9	B 10.6	A 7.8	B 13.7	C 20.7
		C – 25.9		C – 34.9			A – 9.9		B – 13.4		
No-Build Conditions	Weekday Morning	B 17.8	B 19.2	B 19.1	C 28.9	A 0.7	A 6.1	B 11.5	A 6.0	B 10.6	B 11.8
		B – 18.7		B – 18.9			B – 10.3		A – 9.3		
	Weekday Evening	C 34.4	C 20.9	D 38.3	D 53.0	B 11.0	A 8.1	B 10.9	A 7.9	B 14.1	C 20.9
		C – 26.2		C – 34.8			B – 10.2		B – 13.8		
Projected Conditions	Weekday Morning	B 17.8	B 19.2	B 19.1	C 28.9	A 0.7	A 6.1	B 11.5	A 6.0	B 10.7	B 11.8
		B – 18.7		B – 18.9			B – 10.3		A – 9.4		
	Weekday Evening	C 34.4	C 20.9	D 38.3	D 53.0	B 11.0	A 8.1	B 10.9	A 7.9	B 14.2	C 20.9
		C – 26.2		C – 34.8			B – 10.2		B – 13.8		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 6
UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
16th Street with Oak Brook Club Drive[1]				
• Eastbound Left-Turn	A	7.6	A	8.8
• Southbound Left-Turn	B	11.9	C	16.6
• Southbound Right-Turn	A	9.0	B	10.4
16th Street with Spring Road[1]				
• Eastbound Left-Turn	A	8.0	A	9.0
• Southbound Left-Turn	B	12.6	C	19.5
• Southbound Right-Turn	A	9.4	B	11.8
Spring Road with 1900 Spring Road/DoubleTree Hotel Access Drive[1]				
• Northbound Left-Turn	A	8.2	A	8.5
• Southbound Left-Turn	A	8.0	A	8.6
• Eastbound Approach	B	13.2	B	14.3
• Westbound Approach	B	12.3	B	14.2

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 7
UNSIGNALIZED – YEAR 2032 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
16th Street with Oak Brook Club Drive[1]				
• Eastbound Left-Turn	A	7.7	A	9.0
• Southbound Left-Turn	B	12.1	C	17.4
• Southbound Right-Turn	A	9.0	B	10.5
16th Street with Spring Road[1]				
• Eastbound Left-Turn	A	8.0	A	9.1
• Southbound Left-Turn	B	12.9	C	21.3
• Southbound Right-Turn	A	9.5	B	12.2
Spring Road with 1900 Spring Road/DoubleTree Hotel Access Drive[1]				
• Northbound Left-Turn	A	8.3	A	8.6
• Southbound Left-Turn	A	8.0	A	8.7
• Eastbound Approach	B	13.8	C	15.1
• Westbound Approach	B	12.6	B	14.9

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 8
UNSIGNALIZED – YEAR 2032 FUTURE CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
16th Street with Oak Brook Club Drive[1]				
• Eastbound Left-Turn	A	7.7	A	9.0
• Southbound Left-Turn	B	12.1	C	17.4
• Southbound Right-Turn	A	9.0	B	10.5
16th Street with Spring Road/Proposed Access Drive[1]				
• Eastbound Left-Turn	A	8.0	A	9.1
• Westbound Left-Turn	A	8.0	A	7.7
• Northbound Approach	B	13.2	B	13.6
• Southbound Left-Turn	B	14.0	C	24.9
• Southbound Right-Turn	A	9.6	B	12.3
Spring Road with 1900 Spring Road/DoubleTree Hotel Access Drive[1]				
• Northbound Left-Turn	A	8.4	A	8.6
• Southbound Left-Turn	A	8.0	A	8.8
• Eastbound Approach	B	13.8	C	15.2
• Westbound Approach	B	12.7	C	15.1

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Discussion and Recommendations

The following summarizes how the intersections within the study area currently operate and are projected to operate assuming the total projected traffic volumes. It will also identify any improvements and/or modifications necessary to accommodate the projected traffic volumes.

Spring Road with Harger Road

The results of the capacity analyses indicate that the intersection operates at an overall LOS B and C during the weekday morning and evening peak hours, respectively. Furthermore, all turning movements operate at a LOS D or better.

Under Year 2032 no-build conditions, the intersection will continue operating at the same overall LOS during the weekday morning and evening peak hours with increases in delay of less than one second. Under Year 2032 future conditions, the intersection will continue operating at the same overall LOS and delay as under the no-build conditions thus indicating that he proposed development will not have a negative impact on the traffic operations of this intersection. As such, no geometric or traffic control improvements will be necessary in conjunction with the proposed development.

16th Street with Oak Brook Club Drive

The results of the capacity analyses show that all turning movements at this intersection operate at a Level of Service (LOS) C or better during both peak hours. Under future conditions and taking into account background growth and the traffic to be generated by the proposed development, all of the turning movements will continue operating at an acceptable LOS with increases in delays of less than one second. As such, the proposed development will have a limited impact on traffic conditions at this intersection and no geometric or traffic control improvements will be necessary in conjunction with the proposed development.

Spring Road with 1900 Spring Road/DoubleTree Hotel Access Drive

The results of the capacity analysis for this intersection show that the eastbound and westbound approaches operate at LOS B during the weekday peak hours and that the northbound and southbound left-turn movements operate at LOS A. Under future conditions, all of the turning movements will continue operating at an acceptable LOS with increases in delay of less than one second. As such, the proposed development will have a limited impact on traffic conditions at this intersection and no geometric or traffic control improvements will be necessary in conjunction with the proposed development.

16th Street with Spring Road/Proposed Access Drive

The results of the capacity analyses indicate that all of the movements at this intersection are operating at an acceptable LOS during the morning and evening peak hours.

Under Year 2032 no-build conditions, all of the movements at this intersection will continue operating at acceptable LOS during the morning and evening peak hours with increases in delays of less than two seconds.

Under Year 2032 future conditions, all of the intersection's movements will operate at an acceptable LOS with minimal increases in delay. It is important to note that as part of the proposed development, the existing raised median along the south/west leg of Spring Road will be reconstructed to provide an exclusive left-turn lane. Based on the posted speed limit, this exclusive turn lane should provide 120 feet of storage and 175 feet of taper. The provision of this inbound exclusive left-turn lane on Spring Road will ensure that inbound left-turn traffic does not block through traffic on Spring Road.

Based on a review of the projected traffic volumes and the warrants for exclusive right-turn lanes found in the Illinois Department of Transportation (IDOT) *Bureau of Design and Environment* (BDE) Manual, an exclusive right-turn lane into the site will not be warranted. Further inspection of the capacity analyses indicates that the northbound queues from the proposed access drive will not exceed 25 feet and as such will not have a negative impact on the internal circulation of the site. As such, the proposed development will have a limited impact on traffic conditions at this intersection and no additional geometric or traffic control improvements will be necessary in conjunction with the proposed development

Signal Warrant Analysis

The intersection of 16th Street with Spring Road and the proposed access drive was examined to determine if a traffic signal is warranted under existing conditions, Year 2023 No Build conditions and/or under future conditions. Installation of a traffic signal requires that one or more of the nine signal warrants outlined in the *Manual on Uniform Traffic Control Devices* (MUTCD 2009) is met. Warrant 1, Eight-Hour Vehicular Volume, Warrant 2 – Four Hour, and Warrant 3 – Peak Hour were analyzed in establishing the justification for a traffic signal.

Warrant 1 - Eight-Hour Vehicular Volume states that the minimum vehicular volume, Condition A, is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal. The Interruption of Continuous Traffic, Condition B, is intended for application at locations where Condition A is not satisfied and where the traffic volumes on a major street are so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street. Given that 16th Street/Spring Road provides two or more lanes, the required vehicles per hour on the major street is 600 (total of both approaches) and the required vehicles per hour on the minor street (one direction only) is 200 for Condition A. For Condition B, the required number of vehicles per hour on the major street is 900 (total of both approaches) and the required number of vehicles per hour on the minor street (one direction only) is 100.

Warrant 2 - Four-Hour Vehicular Volume is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. The minimum volume threshold for the minor approach is 115 vehicles.

Warrant 3 - Peak Hour is intended for use at a location where traffic conditions are such that for a minimum of one hour of an average day, the minor street suffers undue delay when entering or crossing the major street. The minimum volume threshold for the minor approach is 150 vehicles.

Table 9 shows the existing hourly traffic along 16th Street/Spring Road and on the southbound approach of Spring Road. The table also highlights which hours of the day satisfy the minimum volume threshold for each warrant.

In summary, a traffic signal at this location is not warranted and justified for the following reasons:

1. Based on a review of Table 9, the existing traffic volumes do not meet the requirements set forth in the MUTCD for Warrant 1 – Condition B, Warrant 2 and Warrant 3 for any of the 12-hours evaluated.

2. A review of Warrant 1 – Condition A indicates that the existing traffic volumes warrant two of the required eight hours.

3. While there are a few additional hours where the volumes may meet the requirements set forth on Warrant 1 – Condition A, it is not enough to meet the required eight hours.

Table 9
WARRANT VOLUME SUMMARY
16th STREET/SPRING ROAD – EXISTING TRAFFIC VOLUMES

Hour	16th St/Spring Rd (Both Approaches)	Spring Road (Southbound Approach)	Signal Warrants			
			Warrant 1A[1] (8-Hour)	Warrant 1B[2] (8-Hour)	Warrant 2[3] (4-Hour)	Warrant 3[4] (1-Hour)
7:00 to 8:00 AM	511	106	No	No	No	No
8:00 to 9:00 AM	649	97	No	No	No	No
9:00 to 10:00 AM	455	97	No	No	No	No
10:00 to 11:00 AM	427	90	No	No	No	No
11:00 AM to Noon	550	164	No	No	No	No
12:00 to 1:00 PM	530	193	No	No	No	No
1:00 to 2:00 PM	584	162	No	No	No	No
2:00 to 3:00 PM	586	132	No	No	No	No
3:00 to 4:00 PM	634	186	No	No	No	No
4:00 to 5:00 PM	730	284	Yes	No	No	No
5:00 to 6:00 PM	694	249	Yes	No	No	No
6:00 to 7:00 PM	481	137	No	No	No	No
Total Hours Met:			**2**	**0**	**0**	**0**
Warrant Satisfied:			**No**	**No**	**No**	**No**

[1]Warrant 1A; Minimum Vehicular Volume: 600 vehicles minimum on 16th Street/Spring Road; 200 vehicles minimum on Spring Road (southbound approach).
[2]Warrant 1B; Interruption of Continuous Traffic: 900 vehicles minimum on 16th Street/Spring Road; 100 vehicles minimum on Spring Road (southbound approach).
[3]Warrant 2 – Four Hour: 115 vehicles per hour applies as the lower threshold volume for a minor-street approach with two or more lanes
[4]Warrant 3 – Peak Hour: 150 vehicles per hour applies as the lower threshold volume for a minor-street approach with two or more lanes

5. Parking Evaluation

As previously indicated, the plans call for providing 250 spaces for residents and visitors in an above ground parking garage (239 spaces) and via surface parking spaces (11 spaces). This parking supply translates into a ratio of 2.17 parking spaces per unit.

Village of Oak Brook Parking Requirements

The Village of Oak Brook Zoning Code requires two parking spaces per dwelling units. Based on this, the total number of required parking spaces per Village Code will be 230 spaces. As such, the proposed 250 parking spaces will meet the Village of Oak Brook requirements.

ITE Parking Demand

KLOA, Inc. also reviewed the ITE *Parking Generation Manual*, 6th Edition to calculate the peak parking demand for the proposed apartment development for the weekday and Saturday conditions. Based on Land Use Code 222 (Multifamily Housing – 2+ BR (High-Rise)), the proposed development will have a peak parking demand of 117 on a weekday. No information for a Saturday is provided in the ITE Parking Generation Manual for Land Use Code 222. For comparison purposes, KLOA, Inc. also look at the peak parking demand utilizing the Land Use Code 221 (Multifamily Housing – 2+ BR (Mid-Rise). Based on this land use code, the proposed development will have a peak parking demand of 132 vehicles on a weekday and 120 vehicles on a Saturday.

Given the above, the proposed development parking supply will meet the Village's code requirements and exceed the projected peak parking demand based on ITE parking rates.

6. Conclusion

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

- The site is well located with respect to the regional and local roadway system.
- The results of the capacity analyses indicate that all of the studied intersections are operating at acceptable Levels of Service and will continue to do so under future conditions.
- As part of the proposed development, the existing raised median along the south/west leg of Spring Road will be reconstructed to provide an exclusive left-turn lane and the southbound approach of Spring Road will be restriped to provide an exclusive left-turn lane and a shared through/right-turn lane.
- A review of the projected traffic volumes indicates that an exclusive right-turn lane into the site will not be warranted.
- The access system, as proposed, will be adequate in accommodating future traffic volumes.
- The proposed parking supply meets Village Code requirements and will be adequate in accommodating the anticipated peak parking demand that will be generated by the proposed development.

Appendix

Traffic Count Summary Sheets
Site Plan
Year 2050 CMAP Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

16th+with+Oak+Brook+Club TMC - TMC

Tue Mar 17, 2026
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385676, Location: 41.854227, -87.951966

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

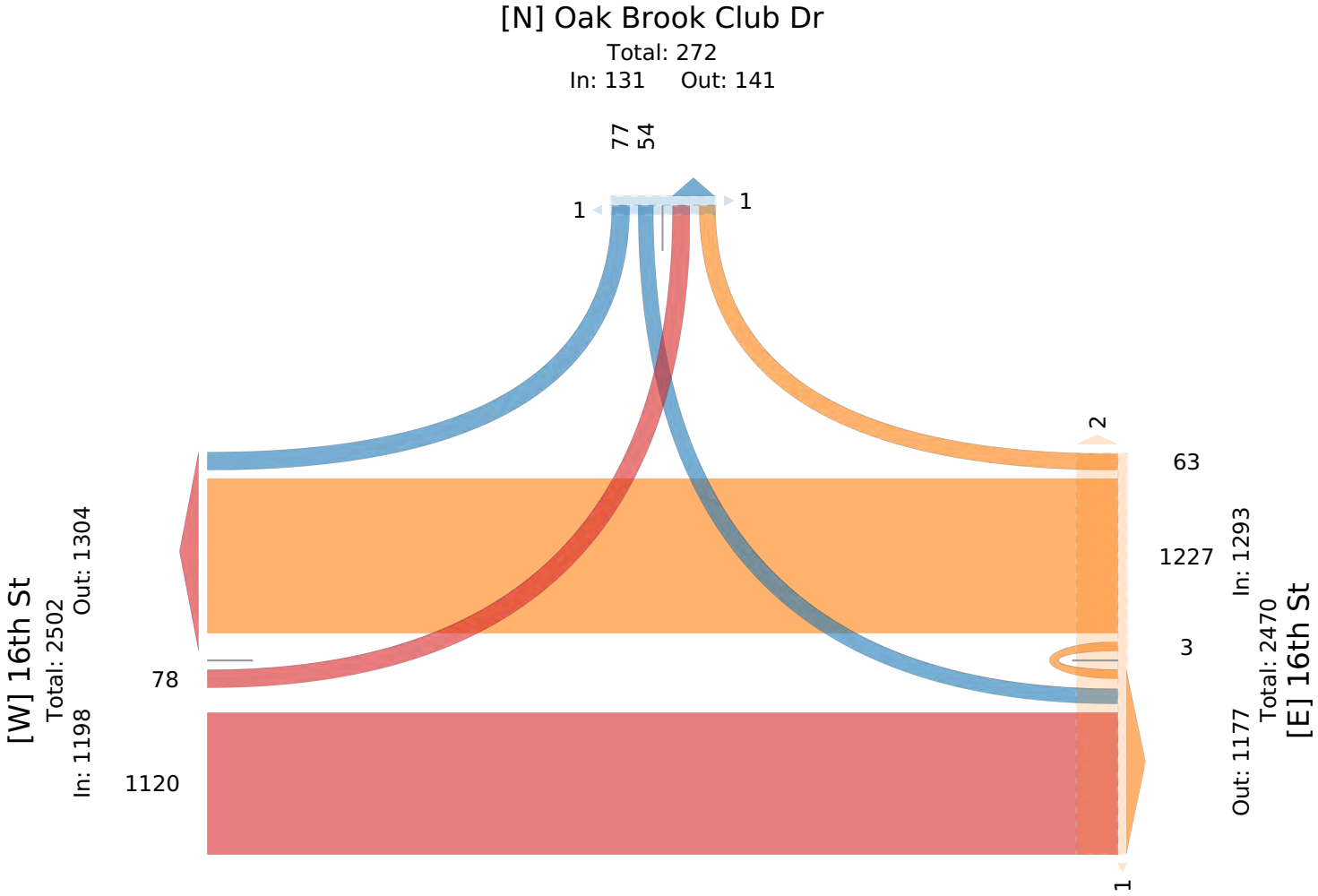
Leg	16th St					16th St					Oak Brook Club Dr					
Direction	Eastbound					Westbound					Southbound					
Time	T	L	U	**App**	Ped*	R	T	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2026-03-17 7:00AM	62	0	0	**62**	0	2	32	0	**34**	1	3	4	0	**7**	0	**103**
7:15AM	73	2	0	**75**	0	2	31	0	**33**	0	3	0	0	**3**	0	**111**
7:30AM	96	1	0	**97**	0	1	27	0	**28**	0	3	2	0	**5**	0	**130**
7:45AM	94	8	0	**102**	0	4	30	1	**35**	0	5	0	0	**5**	1	**142**
Hourly Total	325	11	0	**336**	0	9	120	1	**130**	1	14	6	0	**20**	1	**486**
8:00AM	87	10	0	**97**	0	8	35	0	**43**	0	8	5	0	**13**	0	**153**
8:15AM	106	4	0	**110**	0	6	38	0	**44**	0	6	3	0	**9**	0	**163**
8:30AM	70	3	0	**73**	0	2	41	0	**43**	0	9	5	0	**14**	0	**130**
8:45AM	96	6	0	**102**	0	6	42	0	**48**	0	2	9	0	**11**	0	**161**
Hourly Total	359	23	0	**382**	0	22	156	0	**178**	0	25	22	0	**47**	0	**607**
4:00PM	64	4	0	**68**	0	4	127	0	**131**	0	8	7	0	**15**	0	**214**
4:15PM	49	9	0	**58**	0	5	105	0	**110**	0	7	4	0	**11**	0	**179**
4:30PM	50	5	0	**55**	0	7	130	0	**137**	0	3	3	0	**6**	0	**198**
4:45PM	59	4	0	**63**	0	2	105	2	**109**	0	6	6	0	**12**	0	**184**
Hourly Total	222	22	0	**244**	0	18	467	2	**487**	0	24	20	0	**44**	0	**775**
5:00PM	58	5	0	**63**	0	3	165	0	**168**	1	2	2	0	**4**	0	**235**
5:15PM	48	4	0	**52**	0	5	129	0	**134**	0	3	0	0	**3**	0	**189**
5:30PM	60	9	0	**69**	0	2	97	0	**99**	1	6	2	0	**8**	1	**176**
5:45PM	48	4	0	**52**	0	4	93	0	**97**	0	3	2	0	**5**	0	**154**
Hourly Total	214	22	0	**236**	0	14	484	0	**498**	2	14	6	0	**20**	1	**754**
Total	1120	78	0	**1198**	0	63	1227	3	**1293**	3	77	54	0	**131**	2	**2622**
% Approach	93.5%	6.5%	0%	**-**	-	4.9%	94.9%	0.2%	**-**	-	58.8%	41.2%	0%	**-**	-	**-**
% Total	42.7%	3.0%	0%	**45.7%**	-	2.4%	46.8%	0.1%	**49.3%**	-	2.9%	2.1%	0%	**5.0%**	-	**-**
Lights	1115	78	0	**1193**	-	62	1211	3	**1276**	-	76	54	0	**130**	-	2599
% Lights	99.6%	100%	0%	**99.6%**	-	98.4%	98.7%	100%	**98.7%**	-	98.7%	100%	0%	**99.2%**	-	99.1%
Single-Unit Trucks	4	0	0	**4**	-	1	12	0	**13**	-	1	0	0	**1**	-	18
% Single-Unit Trucks	0.4%	0%	0%	**0.3%**	-	1.6%	1.0%	0%	**1.0%**	-	1.3%	0%	0%	**0.8%**	-	0.7%
Articulated Trucks	0	0	0	**0**	-	0	2	0	**2**	-	0	0	0	**0**	-	2
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0.2%	0%	**0.2%**	-	0%	0%	0%	**0%**	-	0.1%
Buses	1	0	0	**1**	-	0	2	0	**2**	-	0	0	0	**0**	-	3
% Buses	0.1%	0%	0%	**0.1%**	-	0%	0.2%	0%	**0.2%**	-	0%	0%	0%	**0%**	-	0.1%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	3	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	100%	-

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

16th+with+Oak+Brook+Club TMC - TMC

Tue Mar 17, 2026
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385676, Location: 41.854227, -87.951966

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



16th+with+Oak+Brook+Club TMC - TMC

Tue Mar 17, 2026
AM Peak (8 AM - 9 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385676, Location: 41.854227, -87.951966

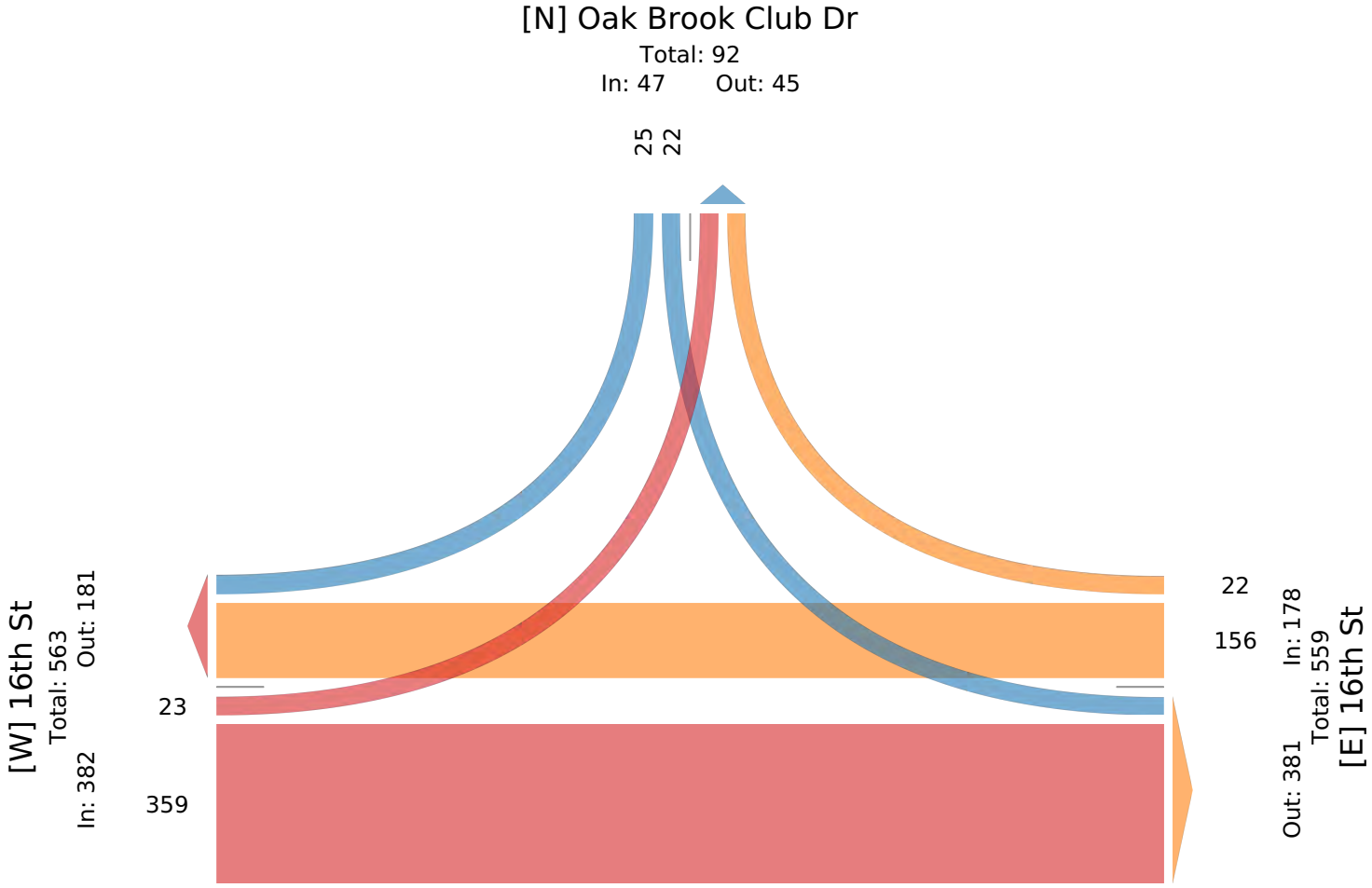
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	16th St					16th St					Oak Brook Club Dr					
Direction	Eastbound					Westbound					Southbound					
Time	T	L	U	**App**	Ped*	R	T	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2026-03-17 8:00AM	87	10	0	**97**	0	8	35	0	**43**	0	8	5	0	**13**	0	**153**
8:15AM	106	4	0	**110**	0	6	38	0	**44**	0	6	3	0	**9**	0	**163**
8:30AM	70	3	0	**73**	0	2	41	0	**43**	0	9	5	0	**14**	0	**130**
8:45AM	96	6	0	**102**	0	6	42	0	**48**	0	2	9	0	**11**	0	**161**
Total	359	23	0	**382**	0	22	156	0	**178**	0	25	22	0	**47**	0	**607**
% Approach	94.0%	6.0%	0%	**-**	-	12.4%	87.6%	0%	**-**	-	53.2%	46.8%	0%	**-**	-	**-**
% Total	59.1%	3.8%	0%	**62.9%**	-	3.6%	25.7%	0%	**29.3%**	-	4.1%	3.6%	0%	**7.7%**	-	**-**
PHF	0.847	0.575	-	**0.868**	-	0.688	0.929	-	**0.927**	-	0.694	0.611	-	**0.839**	-	0.931
Lights	354	23	0	**377**	-	21	146	0	**167**	-	24	22	0	**46**	-	590
% Lights	98.6%	100%	0%	**98.7%**	-	95.5%	93.6%	0%	**93.8%**	-	96.0%	100%	0%	**97.9%**	-	97.2%
Single-Unit Trucks	4	0	0	**4**	-	1	8	0	**9**	-	1	0	0	**1**	-	14
% Single-Unit Trucks	1.1%	0%	0%	**1.0%**	-	4.5%	5.1%	0%	**5.1%**	-	4.0%	0%	0%	**2.1%**	-	2.3%
Articulated Trucks	0	0	0	**0**	-	0	2	0	**2**	-	0	0	0	**0**	-	2
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	1.3%	0%	**1.1%**	-	0%	0%	0%	**0%**	-	0.3%
Buses	1	0	0	**1**	-	0	0	0	**0**	-	0	0	0	**0**	-	1
% Buses	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0.2%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

16th+with+Oak+Brook+Club TMC - TMC
Tue Mar 17, 2026
AM Peak (8 AM - 9 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385676, Location: 41.854227, -87.951966

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



16th+with+Oak+Brook+Club TMC - TMC

Tue Mar 17, 2026
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385676, Location: 41.854227, -87.951966

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

Leg	16th St					16th St					Oak Brook Club Dr					
Direction	Eastbound					Westbound					Southbound					
Time	T	L	U	**App**	Ped*	R	T	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2026-03-17 4:30PM	50	5	0	**55**	0	7	130	0	**137**	0	3	3	0	**6**	0	**198**
4:45PM	59	4	0	**63**	0	2	105	2	**109**	0	6	6	0	**12**	0	**184**
5:00PM	58	5	0	**63**	0	3	165	0	**168**	1	2	2	0	**4**	0	**235**
5:15PM	48	4	0	**52**	0	5	129	0	**134**	0	3	0	0	**3**	0	**189**
Total	215	18	0	**233**	0	17	529	2	**548**	1	14	11	0	**25**	0	**806**
% Approach	92.3%	7.7%	0%	**-**	-	3.1%	96.5%	0.4%	**-**	-	56.0%	44.0%	0%	**-**	-	-
% Total	26.7%	2.2%	0%	**28.9%**	-	2.1%	65.6%	0.2%	**68.0%**	-	1.7%	1.4%	0%	**3.1%**	-	-
PHF	0.911	0.900	-	**0.925**	-	0.607	0.802	0.250	**0.815**	-	0.583	0.458	-	**0.521**	-	0.857
Lights	215	18	0	**233**	-	17	528	2	**547**	-	14	11	0	**25**	-	805
% Lights	100%	100%	0%	**100%**	-	100%	99.8%	100%	**99.8%**	-	100%	100%	0%	**100%**	-	99.9%
Single-Unit Trucks	0	0	0	**0**	-	0	1	0	**1**	-	0	0	0	**0**	-	1
% Single-Unit Trucks	0%	0%	0%	**0%**	-	0%	0.2%	0%	**0.2%**	-	0%	0%	0%	**0%**	-	0.1%
Articulated Trucks	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Buses	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Buses	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	1	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-

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

16th+with+Oak+Brook+Club TMC - TMC

Tue Mar 17, 2026

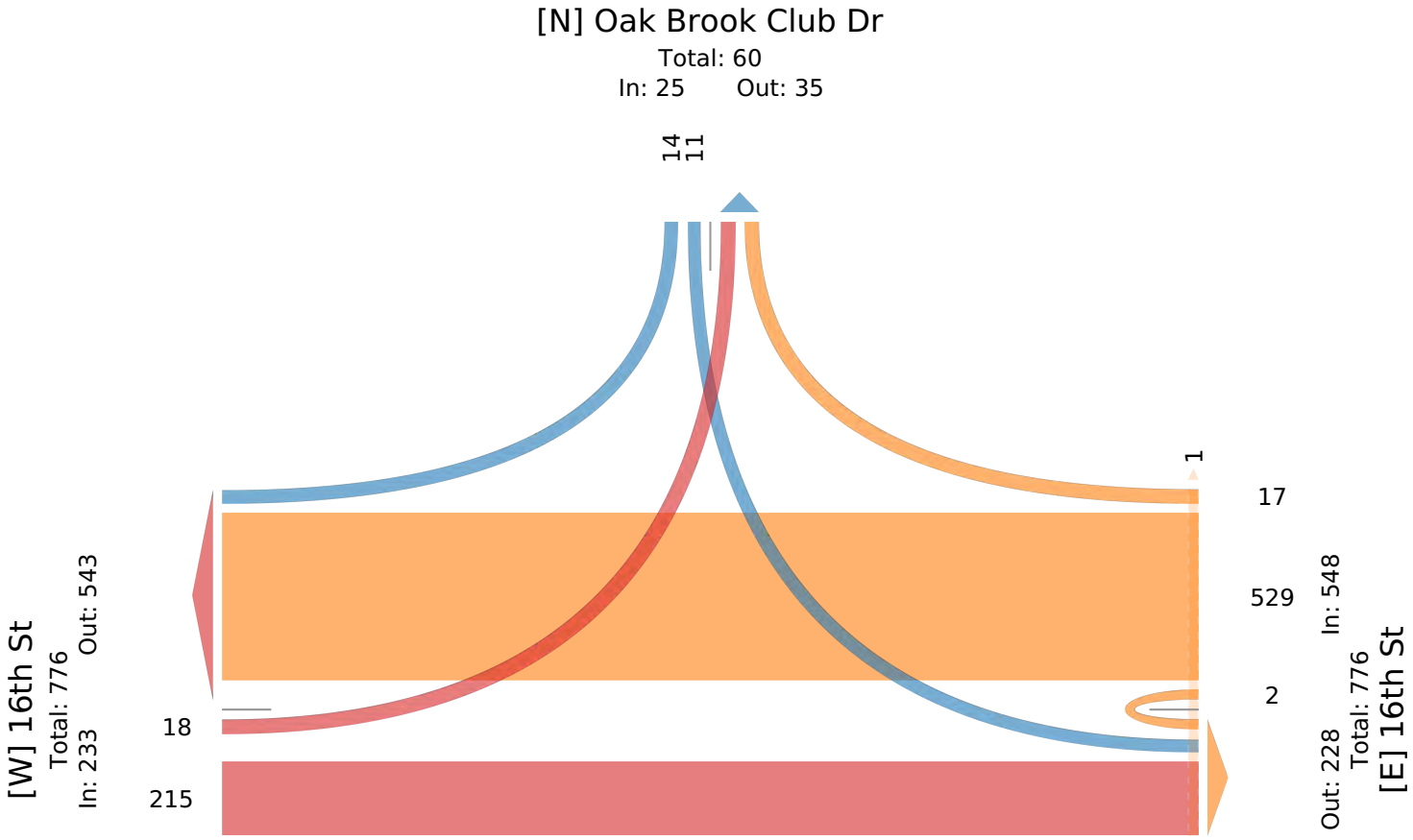
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour

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

All Movements

ID: 1385676, Location: 41.854227, -87.951966

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



16th+with+Spring TMC - TMC

Tue Mar 17, 2026
Full Length (7 AM-7 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385683, Location: 41.854438, -87.949044



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

Leg	16th st					16th st					Spring Rd					
Direction	Eastbound					Westbound					Southbound					
Time	T	L	U	**App**	Ped*	R	T	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2026-03-17 7:00AM	52	16	0	**68**	0	19	24	0	**43**	0	10	10	0	**20**	0	**131**
7:15AM	58	9	0	**67**	0	22	19	0	**41**	0	13	10	0	**23**	0	**131**
7:30AM	81	14	0	**95**	0	22	20	0	**42**	0	12	15	0	**27**	0	**164**
7:45AM	74	23	0	**97**	0	32	26	0	**58**	0	9	27	0	**36**	0	**191**
Hourly Total	265	62	0	**327**	0	95	89	0	**184**	0	44	62	0	**106**	0	**617**
8:00AM	65	27	0	**92**	0	34	38	0	**72**	0	14	10	1	**25**	0	**189**
8:15AM	88	23	0	**111**	0	29	29	0	**58**	0	8	8	0	**16**	0	**185**
8:30AM	70	10	0	**80**	0	32	36	0	**68**	0	9	14	0	**23**	0	**171**
8:45AM	85	23	0	**108**	0	31	29	0	**60**	0	18	15	0	**33**	0	**201**
Hourly Total	308	83	0	**391**	0	126	132	0	**258**	0	49	47	1	**97**	0	**746**
9:00AM	62	18	0	**80**	0	33	28	0	**61**	0	17	8	0	**25**	0	**166**
9:15AM	40	12	0	**52**	0	19	30	0	**49**	1	17	7	0	**24**	0	**125**
9:30AM	35	8	0	**43**	0	17	43	0	**60**	0	15	11	0	**26**	0	**129**
9:45AM	42	15	0	**57**	0	24	29	0	**53**	0	14	8	0	**22**	0	**132**
Hourly Total	179	53	0	**232**	0	93	130	0	**223**	1	63	34	0	**97**	0	**552**
10:00AM	45	11	0	**56**	0	13	41	0	**54**	0	16	8	0	**24**	0	**134**
10:15AM	36	9	0	**45**	0	13	35	0	**48**	0	19	6	0	**25**	0	**118**
10:30AM	45	13	0	**58**	0	20	41	0	**61**	0	14	7	0	**21**	0	**140**
10:45AM	44	5	0	**49**	0	17	39	0	**56**	0	15	5	0	**20**	0	**125**
Hourly Total	170	38	0	**208**	0	63	156	0	**219**	0	64	26	0	**90**	0	**517**
11:00AM	25	20	0	**45**	0	29	50	0	**79**	0	24	15	0	**39**	0	**163**
11:15AM	49	17	0	**66**	0	16	51	0	**67**	0	20	12	0	**32**	0	**165**
11:30AM	39	10	0	**49**	0	24	60	0	**84**	0	22	17	0	**39**	0	**172**
11:45AM	53	11	0	**64**	0	18	77	1	**96**	0	33	21	0	**54**	0	**214**
Hourly Total	166	58	0	**224**	0	87	238	1	**326**	0	99	65	0	**164**	0	**714**
12:00PM	30	18	0	**48**	0	22	68	0	**90**	0	31	22	0	**53**	0	**191**
12:15PM	35	9	0	**44**	0	18	58	0	**76**	0	32	27	0	**59**	0	**179**
12:30PM	32	22	0	**54**	0	21	57	0	**78**	0	21	24	0	**45**	0	**177**
12:45PM	38	18	0	**56**	0	36	48	0	**84**	0	16	20	0	**36**	0	**176**
Hourly Total	135	67	0	**202**	0	97	231	0	**328**	0	100	93	0	**193**	0	**723**
1:00PM	41	13	0	**54**	0	25	43	0	**68**	0	24	21	0	**45**	0	**167**
1:15PM	34	24	0	**58**	0	34	66	0	**100**	0	20	16	0	**36**	0	**194**
1:30PM	33	22	0	**55**	0	33	59	0	**92**	0	28	15	0	**43**	0	**190**
1:45PM	43	13	0	**56**	0	41	60	0	**101**	0	18	20	0	**38**	0	**195**
Hourly Total	151	72	0	**223**	0	133	228	0	**361**	0	90	72	0	**162**	0	**746**
2:00PM	48	15	0	**63**	0	38	53	0	**91**	0	17	8	0	**25**	0	**179**
2:15PM	52	17	0	**69**	0	31	48	0	**79**	0	22	20	0	**42**	0	**190**
2:30PM	42	14	0	**56**	0	32	64	0	**96**	0	17	16	0	**33**	0	**185**
2:45PM	32	18	0	**50**	0	33	49	0	**82**	0	15	17	0	**32**	0	**164**
Hourly Total	174	64	0	**238**	0	134	214	0	**348**	0	71	61	0	**132**	0	**718**
3:00PM	51	15	0	**66**	1	32	83	0	**115**	0	19	14	0	**33**	0	**214**
3:15PM	37	22	0	**59**	0	23	48	0	**71**	0	21	22	0	**43**	0	**173**
3:30PM	43	13	0	**56**	0	30	76	1	**107**	0	36	19	0	**55**	0	**218**
3:45PM	54	11	0	**65**	0	28	67	0	**95**	0	32	23	0	**55**	0	**215**
Hourly Total	185	61	0	**246**	1	113	274	1	**388**	0	108	78	0	**186**	0	**820**
4:00PM	47	20	1	**68**	0	30	111	0	**141**	0	27	41	0	**68**	0	**277**
4:15PM	38	17	0	**55**	0	37	88	0	**125**	0	32	26	0	**58**	0	**238**
4:30PM	30	17	0	**47**	0	35	86	0	**121**	0	43	47	0	**90**	0	**258**
4:45PM	45	20	1	**66**	0	28	79	0	**107**	0	33	35	0	**68**	0	**241**
Hourly Total	160	74	2	**236**	0	130	364	0	**494**	0	135	149	0	**284**	0	**1014**
5:00PM	36	8	0	**44**	0	44	123	0	**167**	0	42	42	0	**84**	0	**295**
5:15PM	35	13	0	**48**	0	35	98	0	**133**	0	29	31	0	**60**	0	**241**

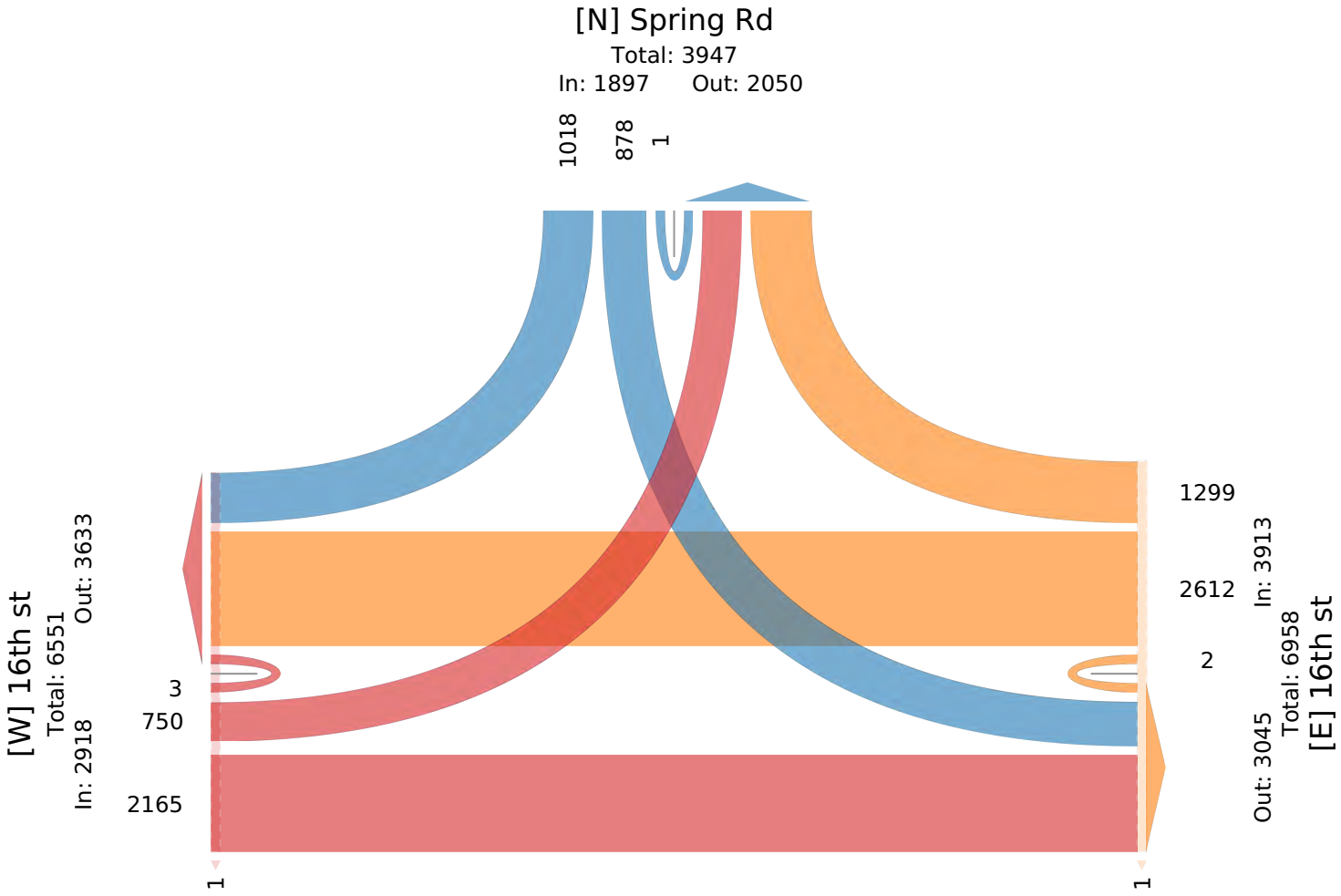
Leg	16th st					16th st					Spring Rd					
Direction	Eastbound					Westbound					Southbound					
Time	T	L	U	**App**	Ped*	R	T	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
5:30PM	44	13	0	**57**	0	28	70	0	**98**	0	30	27	0	**57**	0	**212**
5:45PM	37	13	0	**50**	0	23	74	0	**97**	0	22	26	0	**48**	0	**195**
Hourly Total	152	47	0	**199**	0	130	365	0	**495**	0	123	126	0	**249**	0	**943**
6:00PM	29	20	0	**49**	0	27	72	0	**99**	0	21	27	0	**48**	0	**196**
6:15PM	35	17	0	**52**	0	31	43	0	**74**	0	18	10	0	**28**	0	**154**
6:30PM	31	17	0	**48**	0	21	47	0	**68**	0	14	17	0	**31**	0	**147**
6:45PM	25	17	1	**43**	0	19	29	0	**48**	0	19	11	0	**30**	0	**121**
Hourly Total	120	71	1	**192**	0	98	191	0	**289**	0	72	65	0	**137**	0	**618**
Total	2165	750	3	**2918**	1	1299	2612	2	**3913**	1	1018	878	1	**1897**	0	**8728**
% Approach	74.2%	25.7%	0.1%	**-**	-	33.2%	66.8%	0.1%	**-**	-	53.7%	46.3%	0.1%	**-**	-	**-**
% Total	24.8%	8.6%	0%	**33.4%**	-	14.9%	29.9%	0%	**44.8%**	-	11.7%	10.1%	0%	**21.7%**	-	**-**
Lights	2141	735	3	**2879**	-	1281	2582	2	**3865**	-	998	868	1	**1867**	-	8611
% Lights	98.9%	98.0%	100%	**98.7%**	-	98.6%	98.9%	100%	**98.8%**	-	98.0%	98.9%	100%	**98.4%**	-	98.7%
Single-Unit Trucks	19	12	0	**31**	-	16	26	0	**42**	-	17	10	0	**27**	-	100
% Single-Unit Trucks	0.9%	1.6%	0%	**1.1%**	-	1.2%	1.0%	0%	**1.1%**	-	1.7%	1.1%	0%	**1.4%**	-	1.1%
Articulated Trucks	4	0	0	**4**	-	1	4	0	**5**	-	0	0	0	**0**	-	9
% Articulated Trucks	0.2%	0%	0%	**0.1%**	-	0.1%	0.2%	0%	**0.1%**	-	0%	0%	0%	**0%**	-	0.1%
Buses	1	3	0	**4**	-	1	0	0	**1**	-	3	0	0	**3**	-	8
% Buses	0%	0.4%	0%	**0.1%**	-	0.1%	0%	0%	**0%**	-	0.3%	0%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	1	-	-	-	-	1	-	-	-	-	0	
% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	-	-

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

16th+with+Spring TMC - TMC

Tue Mar 17, 2026
Full Length (7 AM-7 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385683, Location: 41.854438, -87.949044

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



16th+with+Spring TMC - TMC

Tue Mar 17, 2026
AM Peak (8 AM - 9 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385683, Location: 41.854438, -87.949044

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

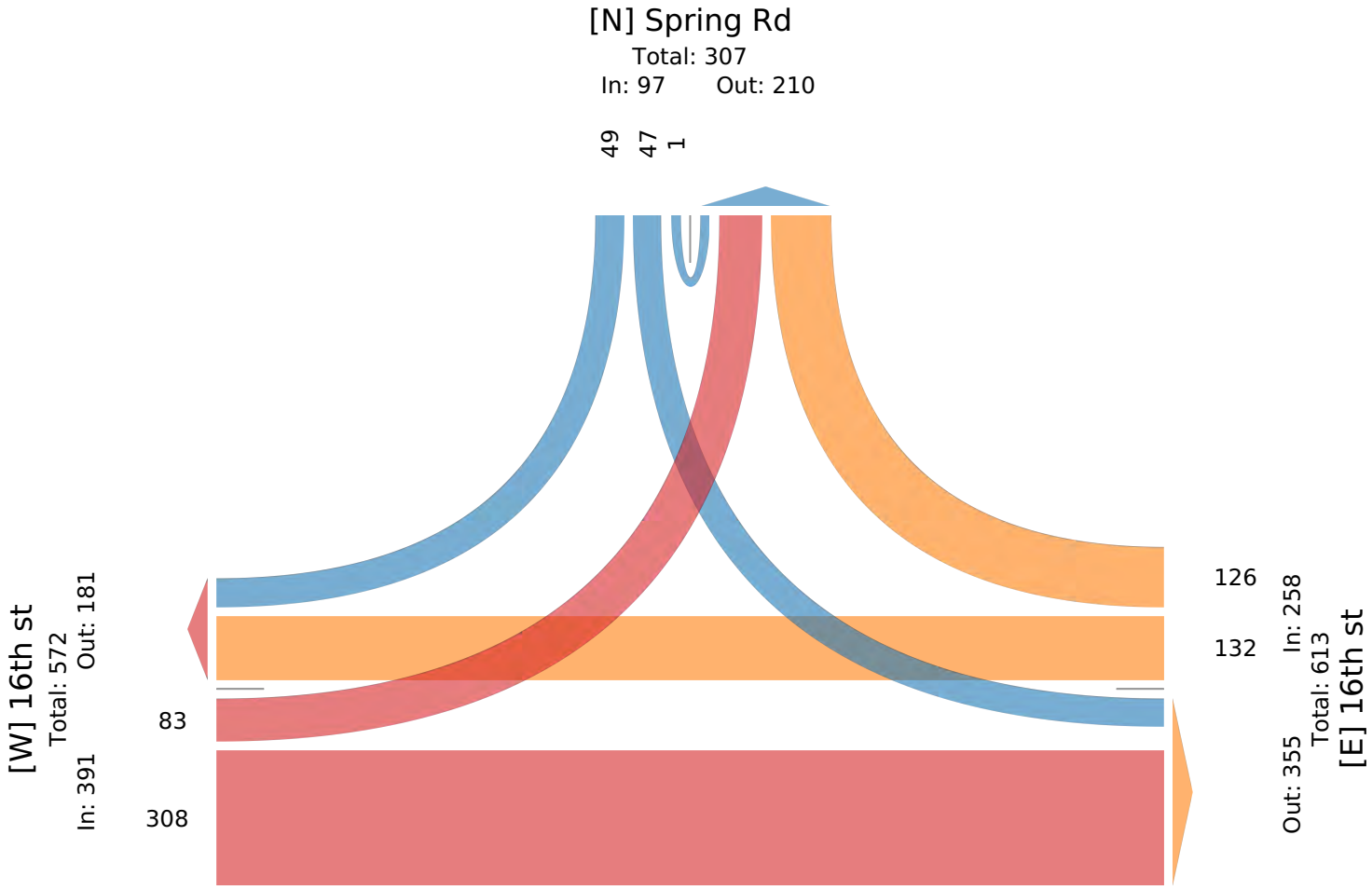
Leg	16th st					16th st					Spring Rd					
Direction	Eastbound					Westbound					Southbound					
Time	T	L	U	**App**	Ped*	R	T	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2026-03-17 8:00AM	65	27	0	**92**	0	34	38	0	**72**	0	14	10	1	**25**	0	**189**
8:15AM	88	23	0	**111**	0	29	29	0	**58**	0	8	8	0	**16**	0	**185**
8:30AM	70	10	0	**80**	0	32	36	0	**68**	0	9	14	0	**23**	0	**171**
8:45AM	85	23	0	**108**	0	31	29	0	**60**	0	18	15	0	**33**	0	**201**
Total	308	83	0	**391**	0	126	132	0	**258**	0	49	47	1	**97**	0	**746**
% Approach	78.8%	21.2%	0%	**-**	-	48.8%	51.2%	0%	**-**	-	50.5%	48.5%	1.0%	**-**	-	-
% Total	41.3%	11.1%	0%	**52.4%**	-	16.9%	17.7%	0%	**34.6%**	-	6.6%	6.3%	0.1%	**13.0%**	-	-
PHF	0.875	0.769	-	**0.881**	-	0.926	0.868	-	**0.896**	-	0.681	0.783	0.250	**0.735**	-	0.928
Lights	304	82	0	**386**	-	125	126	0	**251**	-	45	46	1	**92**	-	729
% Lights	98.7%	98.8%	0%	**98.7%**	-	99.2%	95.5%	0%	**97.3%**	-	91.8%	97.9%	100%	**94.8%**	-	97.7%
Single-Unit Trucks	3	1	0	**4**	-	0	4	0	**4**	-	4	1	0	**5**	-	13
% Single-Unit Trucks	1.0%	1.2%	0%	**1.0%**	-	0%	3.0%	0%	**1.6%**	-	8.2%	2.1%	0%	**5.2%**	-	1.7%
Articulated Trucks	0	0	0	**0**	-	0	2	0	**2**	-	0	0	0	**0**	-	2
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	1.5%	0%	**0.8%**	-	0%	0%	0%	**0%**	-	0.3%
Buses	1	0	0	**1**	-	1	0	0	**1**	-	0	0	0	**0**	-	2
% Buses	0.3%	0%	0%	**0.3%**	-	0.8%	0%	0%	**0.4%**	-	0%	0%	0%	**0%**	-	0.3%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

16th+with+Spring TMC - TMC

Tue Mar 17, 2026
AM Peak (8 AM - 9 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385683, Location: 41.854438, -87.949044

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



16th+with+Spring TMC - TMC

Tue Mar 17, 2026
Midday Peak (11:45 AM - 12:45 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385683, Location: 41.854438, -87.949044

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

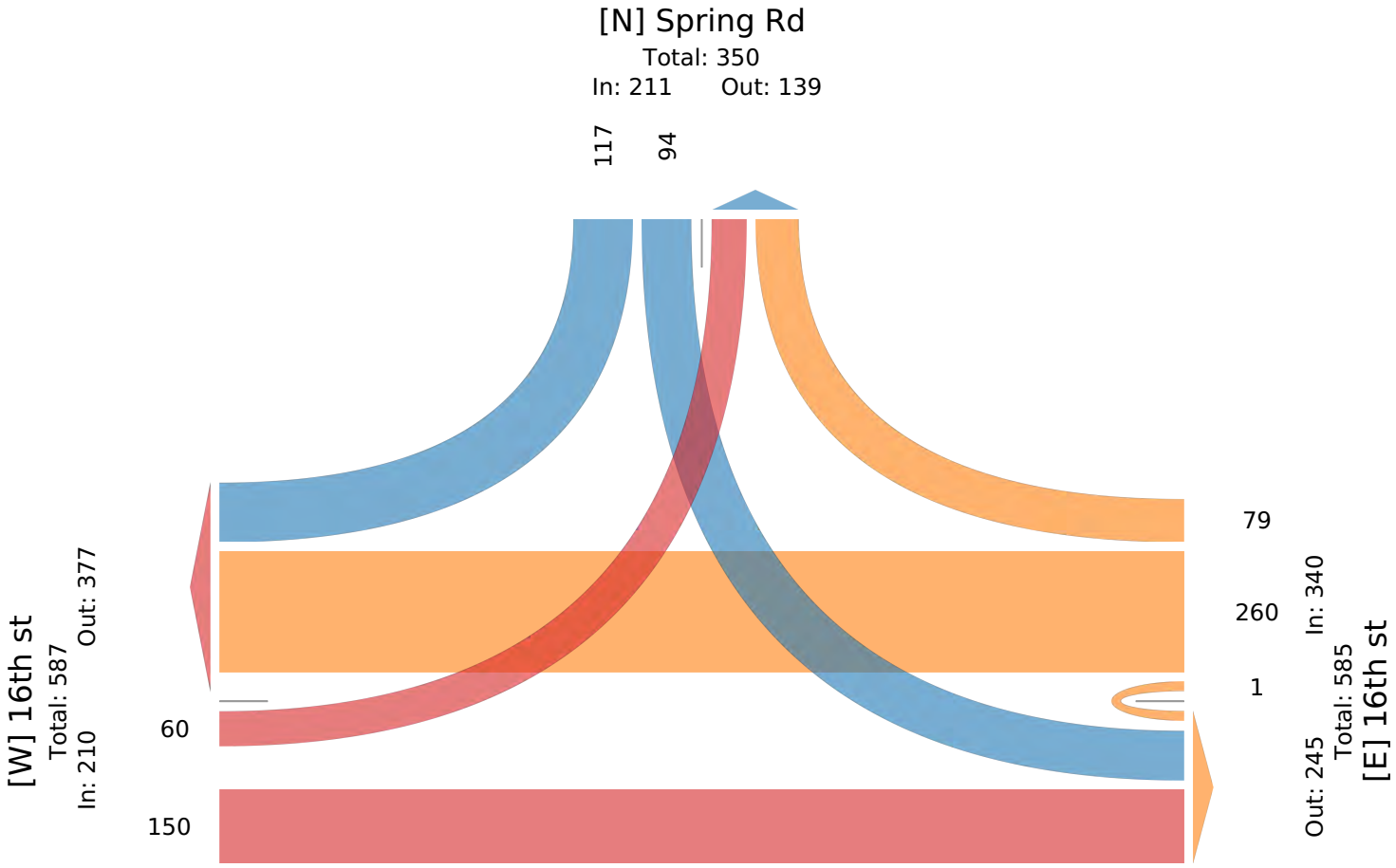
Leg Direction	16th st Eastbound					16th st Westbound					Spring Rd Southbound					
Time	T	L	U	**App**	Ped*	R	T	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2026-03-17 11:45AM	53	11	0	**64**	0	18	77	1	**96**	0	33	21	0	**54**	0	**214**
12:00PM	30	18	0	**48**	0	22	68	0	**90**	0	31	22	0	**53**	0	**191**
12:15PM	35	9	0	**44**	0	18	58	0	**76**	0	32	27	0	**59**	0	**179**
12:30PM	32	22	0	**54**	0	21	57	0	**78**	0	21	24	0	**45**	0	**177**
Total	150	60	0	**210**	0	79	260	1	**340**	0	117	94	0	**211**	0	**761**
% Approach	71.4%	28.6%	0%	**-**	-	23.2%	76.5%	0.3%	**-**	-	55.5%	44.5%	0%	**-**	-	-
% Total	19.7%	7.9%	0%	**27.6%**	-	10.4%	34.2%	0.1%	**44.7%**	-	15.4%	12.4%	0%	**27.7%**	-	-
PHF	0.708	0.682	-	**0.820**	-	0.898	0.844	0.250	**0.885**	-	0.886	0.870	-	**0.894**	-	0.889
Lights	150	60	0	**210**	-	78	256	1	**335**	-	112	94	0	**206**	-	751
% Lights	100%	100%	0%	**100%**	-	98.7%	98.5%	100%	**98.5%**	-	95.7%	100%	0%	**97.6%**	-	98.7%
Single-Unit Trucks	0	0	0	**0**	-	1	4	0	**5**	-	5	0	0	**5**	-	10
% Single-Unit Trucks	0%	0%	0%	**0%**	-	1.3%	1.5%	0%	**1.5%**	-	4.3%	0%	0%	**2.4%**	-	1.3%
Articulated Trucks	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Buses	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Buses	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

16th+with+Spring TMC - TMC

Tue Mar 17, 2026
Midday Peak (11:45 AM - 12:45 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385683, Location: 41.854438, -87.949044

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



16th+with+Spring TMC - TMC

Tue Mar 17, 2026
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385683, Location: 41.854438, -87.949044

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

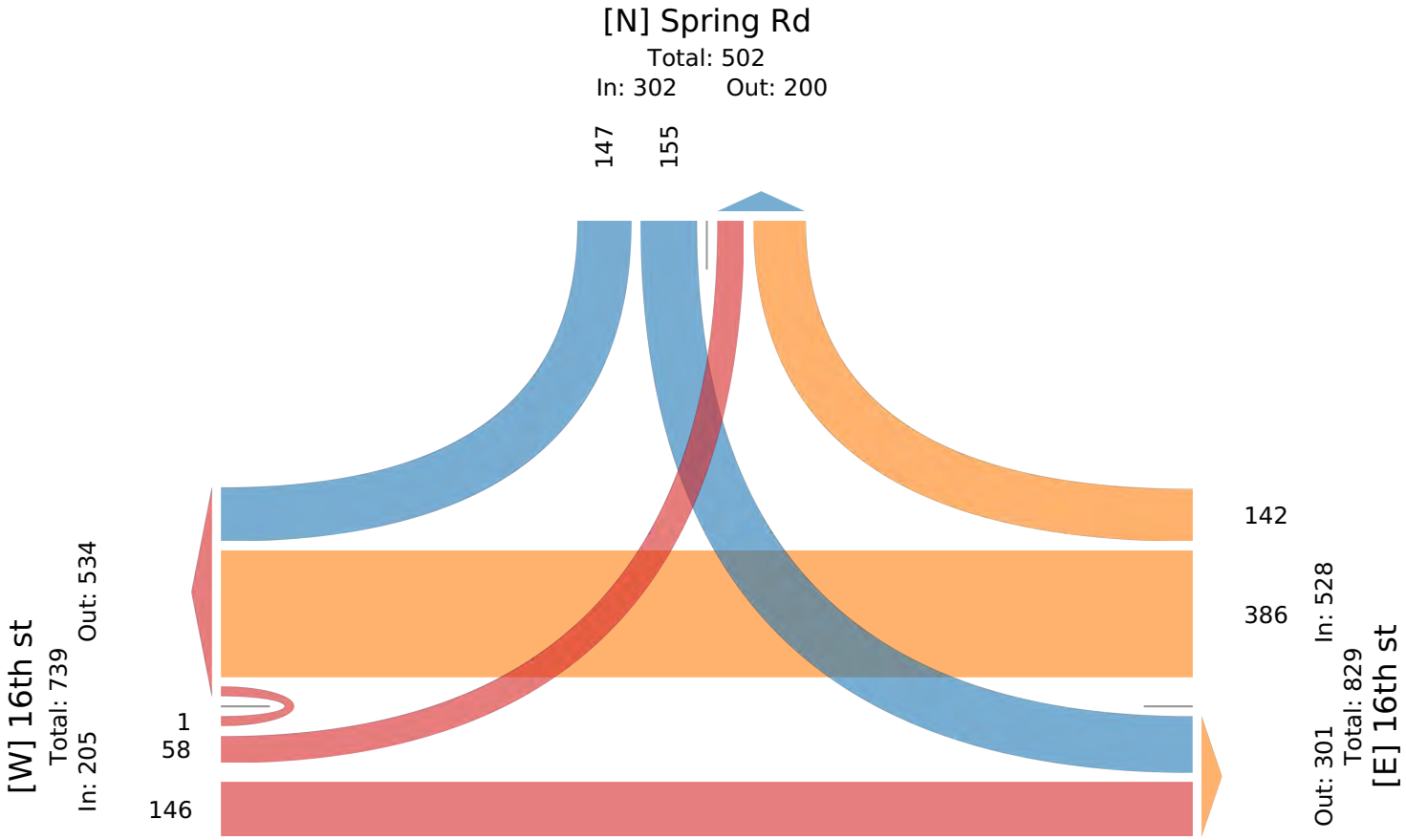
Leg	16th st					16th st					Spring Rd					
Direction	Eastbound					Westbound					Southbound					
Time	T	L	U	**App**	Ped*	R	T	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2026-03-17 4:30PM	30	17	0	**47**	0	35	86	0	**121**	0	43	47	0	**90**	0	**258**
4:45PM	45	20	1	**66**	0	28	79	0	**107**	0	33	35	0	**68**	0	**241**
5:00PM	36	8	0	**44**	0	44	123	0	**167**	0	42	42	0	**84**	0	**295**
5:15PM	35	13	0	**48**	0	35	98	0	**133**	0	29	31	0	**60**	0	**241**
Total	146	58	1	**205**	0	142	386	0	**528**	0	147	155	0	**302**	0	**1035**
% Approach	71.2%	28.3%	0.5%	**-**	-	26.9%	73.1%	0%	**-**	-	48.7%	51.3%	0%	**-**	-	-
% Total	14.1%	5.6%	0.1%	**19.8%**	-	13.7%	37.3%	0%	**51.0%**	-	14.2%	15.0%	0%	**29.2%**	-	-
PHF	0.811	0.725	0.250	**0.777**	-	0.807	0.785	-	**0.790**	-	0.855	0.824	-	**0.839**	-	0.877
Lights	146	58	1	**205**	-	142	385	0	**527**	-	147	155	0	**302**	-	1034
% Lights	100%	100%	100%	**100%**	-	100%	99.7%	0%	**99.8%**	-	100%	100%	0%	**100%**	-	99.9%
Single-Unit Trucks	0	0	0	**0**	-	0	1	0	**1**	-	0	0	0	**0**	-	1
% Single-Unit Trucks	0%	0%	0%	**0%**	-	0%	0.3%	0%	**0.2%**	-	0%	0%	0%	**0%**	-	0.1%
Articulated Trucks	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Buses	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Buses	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

16th+with+Spring TMC - TMC

Tue Mar 17, 2026
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385683, Location: 41.854438, -87.949044

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



Spring rd and Harger Rd TMC - TMC

Wed Mar 25, 2026
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385685, Location: 41.851564, -87.948285

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

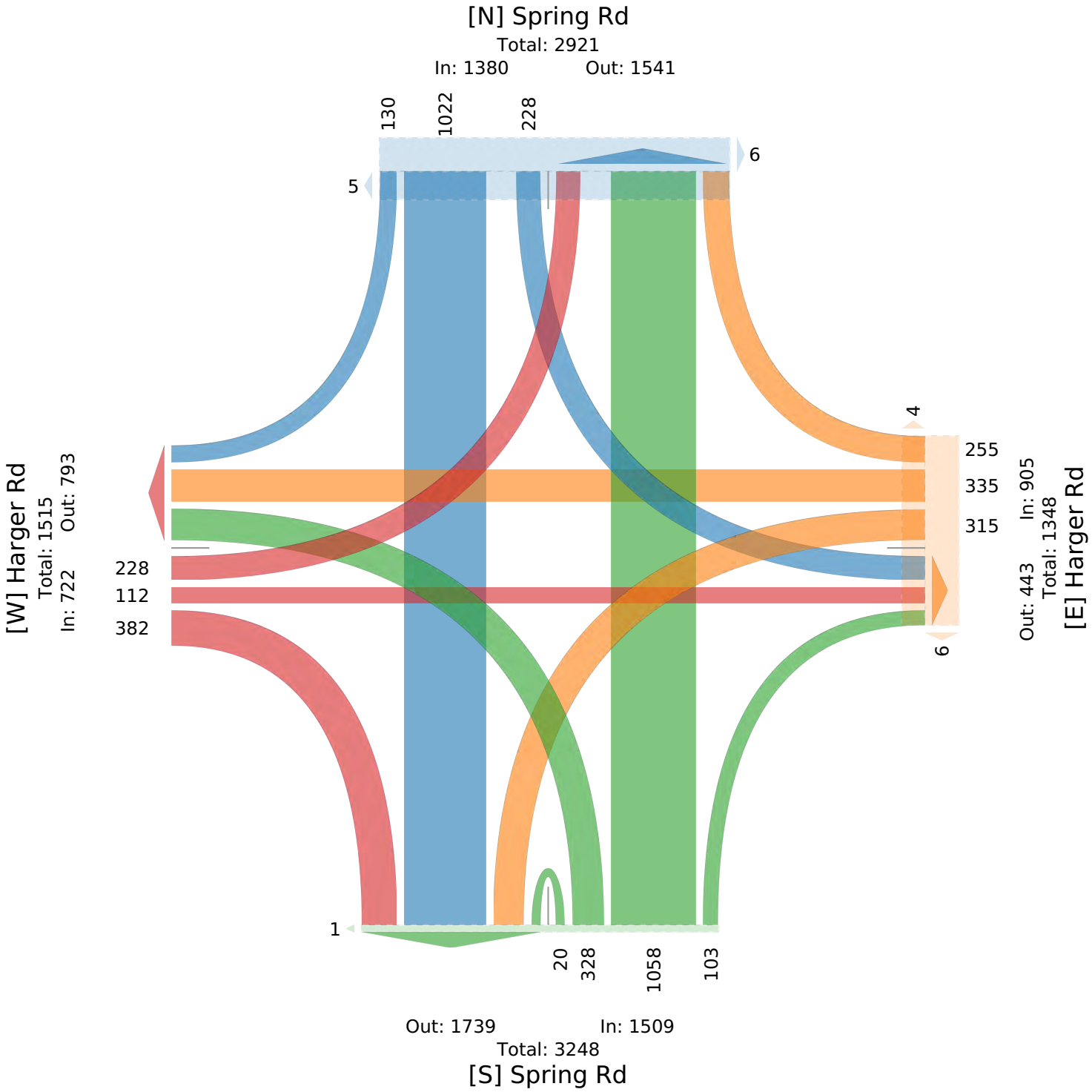
Leg	Harger Rd						Harger Rd						Spring Rd						Spring Rd						
Direction	Eastbound						Westbound						Northbound						Southbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2026-03-25 7:00AM	6	5	3	0	**14**	0	4	2	5	0	**11**	0	4	38	2	0	**44**	0	3	40	16	0	**59**	0	**128**
7:15AM	5	1	0	0	**6**	0	3	7	6	0	**16**	0	7	48	4	0	**59**	0	3	43	22	0	**68**	0	**149**
7:30AM	7	5	0	0	**12**	0	5	8	5	0	**18**	1	8	41	11	0	**60**	0	3	62	24	0	**89**	1	**179**
7:45AM	6	7	4	0	**17**	0	9	11	11	0	**31**	1	5	55	9	0	**69**	0	3	68	34	0	**105**	1	**222**
Hourly Total	24	18	7	0	**49**	0	21	28	27	0	**76**	2	24	182	26	0	**232**	0	12	213	96	0	**321**	2	**678**
8:00AM	7	3	5	0	**15**	0	2	12	7	0	**21**	1	9	71	15	0	**95**	0	3	61	24	0	**88**	1	**219**
8:15AM	2	5	2	0	**9**	0	12	13	12	0	**37**	0	0	57	17	0	**74**	0	3	59	28	0	**90**	0	**210**
8:30AM	5	4	4	0	**13**	0	10	12	12	0	**34**	1	6	63	17	0	**86**	0	8	49	23	0	**80**	1	**213**
8:45AM	10	5	5	0	**20**	0	11	25	14	0	**50**	0	9	53	29	0	**91**	0	10	47	23	0	**80**	0	**241**
Hourly Total	24	17	16	0	**57**	0	35	62	45	0	**142**	2	24	244	78	0	**346**	0	24	216	98	0	**338**	2	**883**
4:00PM	49	14	34	0	**97**	0	25	25	24	0	**74**	2	4	83	22	3	**112**	0	9	76	5	0	**90**	2	**373**
4:15PM	39	9	32	0	**80**	0	26	24	28	0	**78**	2	9	78	33	1	**121**	0	10	71	4	0	**85**	2	**364**
4:30PM	35	12	28	0	**75**	0	29	31	32	0	**92**	0	5	95	21	2	**123**	0	14	79	7	0	**100**	0	**390**
4:45PM	40	2	23	0	**65**	0	31	39	40	0	**110**	1	7	93	22	6	**128**	0	9	67	7	0	**83**	1	**386**
Hourly Total	163	37	117	0	**317**	0	111	119	124	0	**354**	5	25	349	98	12	**484**	0	42	293	23	0	**358**	5	**1513**
5:00PM	40	8	24	0	**72**	0	32	33	47	0	**112**	0	10	85	28	1	**124**	0	8	110	1	0	**119**	0	**427**
5:15PM	37	10	18	0	**65**	0	17	31	29	0	**77**	0	5	81	40	3	**129**	0	20	62	4	0	**86**	0	**357**
5:30PM	45	9	28	0	**82**	0	20	21	18	0	**59**	0	8	59	28	1	**96**	1	11	61	3	0	**75**	1	**312**
5:45PM	49	13	18	0	**80**	0	19	41	25	0	**85**	1	7	58	30	3	**98**	0	13	67	3	0	**83**	1	**346**
Hourly Total	171	40	88	0	**299**	0	88	126	119	0	**333**	1	30	283	126	8	**447**	1	52	300	11	0	**363**	2	**1442**
Total	382	112	228	0	**722**	0	255	335	315	0	**905**	10	103	1058	328	20	**1509**	1	130	1022	228	0	**1380**	11	**4516**
% Approach	52.9%	15.5%	31.6%	0%	**-**	-	28.2%	37.0%	34.8%	0%	**-**	-	6.8%	70.1%	21.7%	1.3%	**-**	-	9.4%	74.1%	16.5%	0%	**-**	-	-
% Total	8.5%	2.5%	5.0%	0%	**16.0%**	-	5.6%	7.4%	7.0%	0%	**20.0%**	-	2.3%	23.4%	7.3%	0.4%	**33.4%**	-	2.9%	22.6%	5.0%	0%	**30.6%**	-	-
Lights	372	111	221	0	**704**	-	253	333	309	0	**895**	-	99	1040	324	20	**1483**	-	129	1011	226	0	**1366**	-	4448
% Lights	97.4%	99.1%	96.9%	0%	**97.5%**	-	99.2%	99.4%	98.1%	0%	**98.9%**	-	96.1%	98.3%	98.8%	100%	**98.3%**	-	99.2%	98.9%	99.1%	0%	**99.0%**	-	98.5%
Single-Unit Trucks	7	1	6	0	**14**	-	2	0	2	0	**4**	-	1	13	2	0	**16**	-	1	10	1	0	**12**	-	46
% Single-Unit Trucks	1.8%	0.9%	2.6%	0%	**1.9%**	-	0.8%	0%	0.6%	0%	**0.4%**	-	1.0%	1.2%	0.6%	0%	**1.1%**	-	0.8%	1.0%	0.4%	0%	**0.9%**	-	1.0%
Articulated Trucks	3	0	1	0	**4**	-	0	0	3	0	**3**	-	1	3	2	0	**6**	-	0	1	1	0	**2**	-	15
% Articulated Trucks	0.8%	0%	0.4%	0%	**0.6%**	-	0%	0%	1.0%	0%	**0.3%**	-	1.0%	0.3%	0.6%	0%	**0.4%**	-	0%	0.1%	0.4%	0%	**0.1%**	-	0.3%
Buses	0	0	0	0	**0**	-	0	2	1	0	**3**	-	1	0	0	0	**1**	-	0	0	0	0	**0**	-	4
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.6%	0.3%	0%	**0.3%**	-	1.0%	0%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1	2	0	0	**3**	-	0	0	0	0	**0**	-	3
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	1.0%	0.2%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0.1%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	10	-	-	-	-	-	1	-	-	-	-	-	11	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

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

Spring rd and Harger Rd TMC - TMC

Wed Mar 25, 2026
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385685, Location: 41.851564, -87.948285

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



Spring rd and Harger Rd TMC - TMC

Wed Mar 25, 2026
AM Peak (8 AM - 9 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385685, Location: 41.851564, -87.948285

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

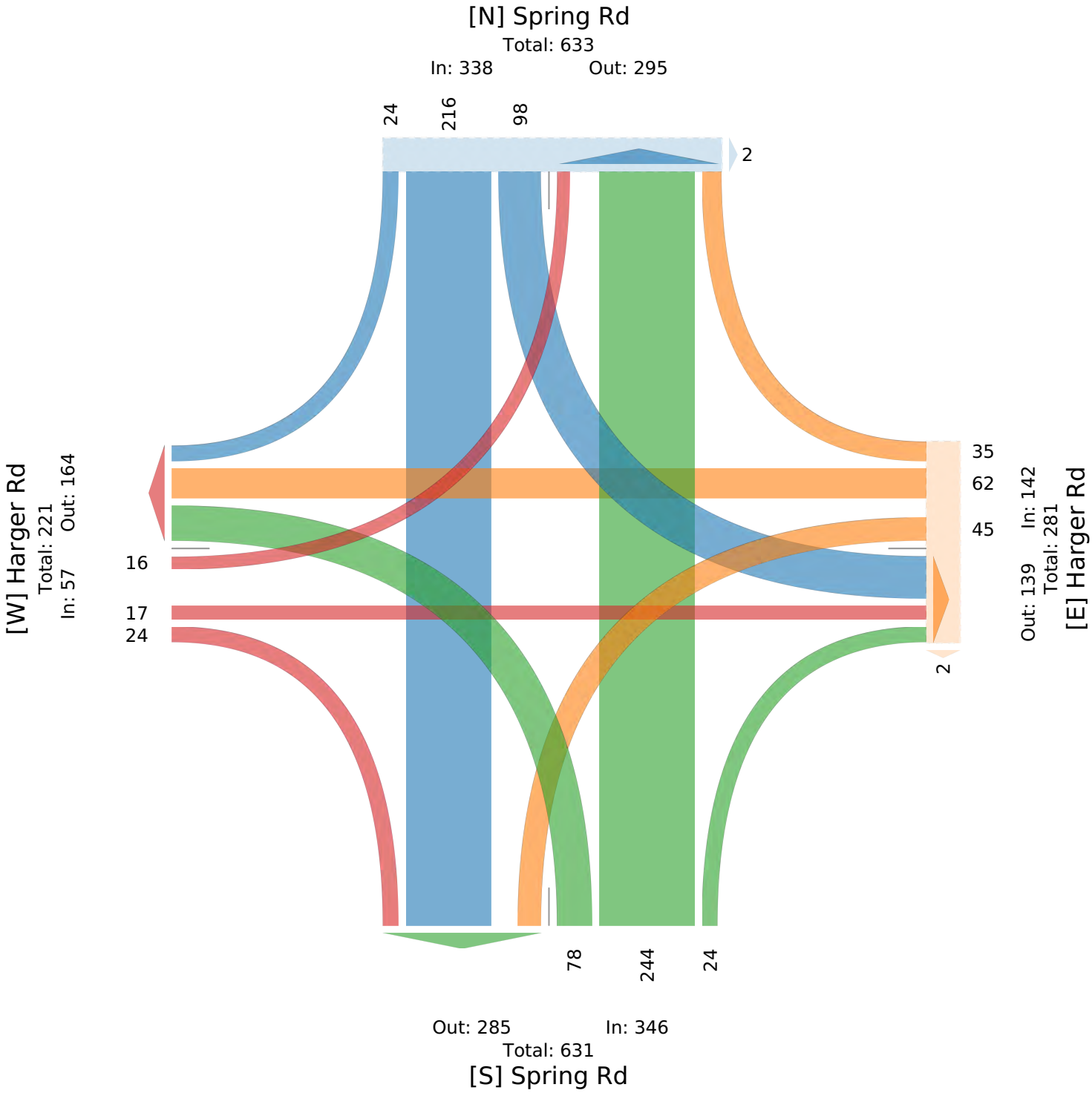
Leg / Direction	Harger Rd Eastbound						Harger Rd Westbound						Spring Rd Northbound						Spring Rd Southbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2026-03-25 8:00AM	7	3	5	0	**15**	0	2	12	7	0	**21**	1	9	71	15	0	**95**	0	3	61	24	0	**88**	1	**219**
8:15AM	2	5	2	0	**9**	0	12	13	12	0	**37**	0	0	57	17	0	**74**	0	3	59	28	0	**90**	0	**210**
8:30AM	5	4	4	0	**13**	0	10	12	12	0	**34**	1	6	63	17	0	**86**	0	8	49	23	0	**80**	1	**213**
8:45AM	10	5	5	0	**20**	0	11	25	14	0	**50**	0	9	53	29	0	**91**	0	10	47	23	0	**80**	0	**241**
Total	24	17	16	0	**57**	0	35	62	45	0	**142**	2	24	244	78	0	**346**	0	24	216	98	0	**338**	2	**883**
% Approach	42.1%	29.8%	28.1%	0%	**-**	-	24.6%	43.7%	31.7%	0%	**-**	-	6.9%	70.5%	22.5%	0%	**-**	-	7.1%	63.9%	29.0%	0%	**-**	-	-
% Total	2.7%	1.9%	1.8%	0%	**6.5%**	-	4.0%	7.0%	5.1%	0%	**16.1%**	-	2.7%	27.6%	8.8%	0%	**39.2%**	-	2.7%	24.5%	11.1%	0%	**38.3%**	-	-
PHF	0.600	0.850	0.800	-	**0.713**	-	0.729	0.620	0.804	-	**0.710**	-	0.667	0.859	0.672	-	**0.911**	-	0.600	0.885	0.875	-	**0.939**	-	0.916
Lights	21	17	12	0	**50**	-	34	61	44	0	**139**	-	23	237	76	0	**336**	-	24	215	98	0	**337**	-	862
% Lights	87.5%	100%	75.0%	0%	**87.7%**	-	97.1%	98.4%	97.8%	0%	**97.9%**	-	95.8%	97.1%	97.4%	0%	**97.1%**	-	100%	99.5%	100%	0%	**99.7%**	-	97.6%
Single-Unit Trucks	3	0	3	0	**6**	-	1	0	0	0	**1**	-	1	6	1	0	**8**	-	0	1	0	0	**1**	-	16
% Single-Unit Trucks	12.5%	0%	18.8%	0%	**10.5%**	-	2.9%	0%	0%	0%	**0.7%**	-	4.2%	2.5%	1.3%	0%	**2.3%**	-	0%	0.5%	0%	0%	**0.3%**	-	1.8%
Articulated Trucks	0	0	1	0	**1**	-	0	0	0	0	**0**	-	0	1	1	0	**2**	-	0	0	0	0	**0**	-	3
% Articulated Trucks	0%	0%	6.3%	0%	**1.8%**	-	0%	0%	0%	0%	**0%**	-	0%	0.4%	1.3%	0%	**0.6%**	-	0%	0%	0%	0%	**0%**	-	0.3%
Buses	0	0	0	0	**0**	-	0	1	1	0	**2**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	2
% Buses	0%	0%	0%	0%	**0%**	-	0%	1.6%	2.2%	0%	**1.4%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.2%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-

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

Spring rd and Harger Rd TMC - TMC

Wed Mar 25, 2026
AM Peak (8 AM - 9 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385685, Location: 41.851564, -87.948285

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



Spring rd and Harger Rd TMC - TMC

Wed Mar 25, 2026
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385685, Location: 41.851564, -87.948285

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

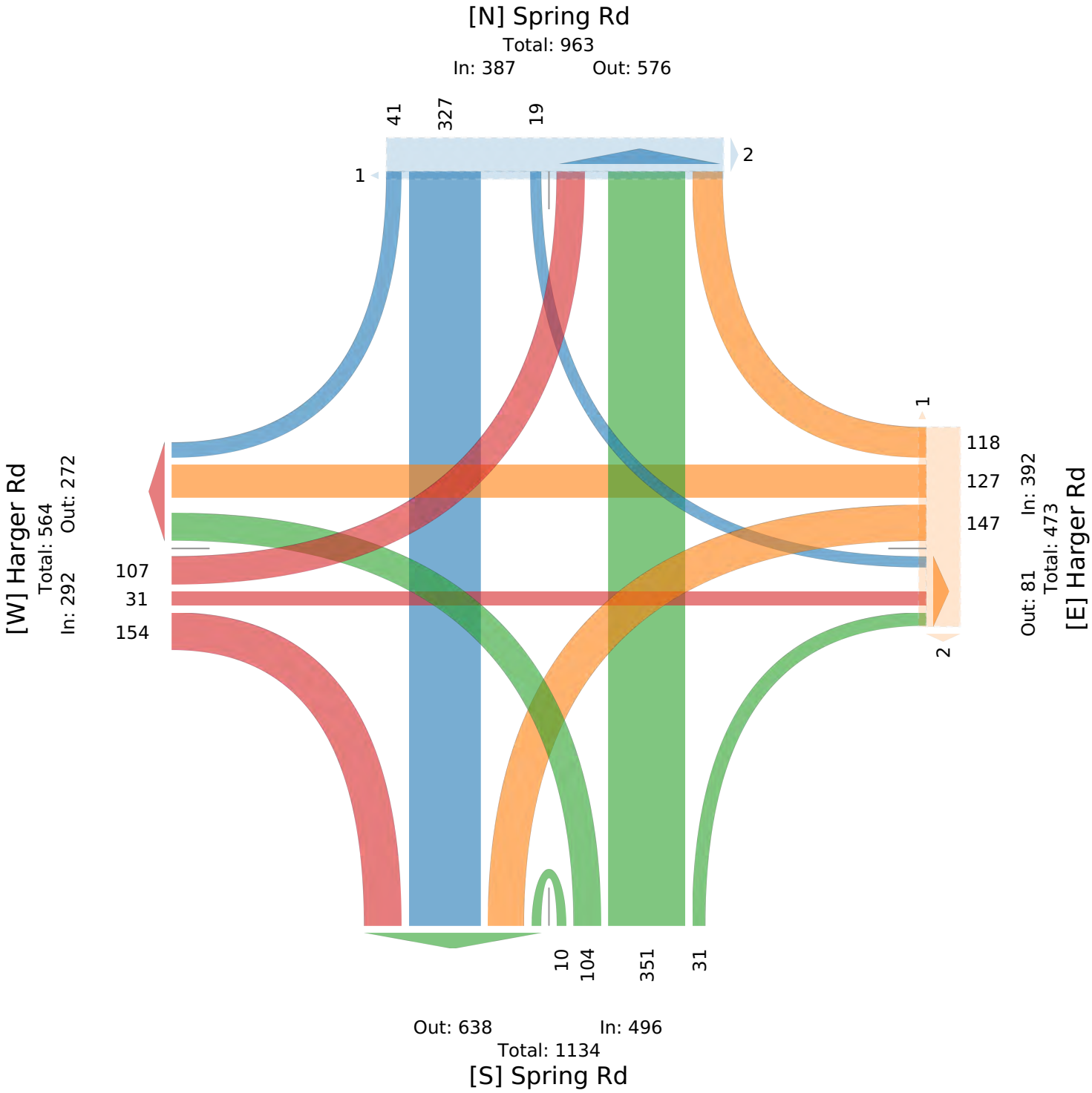
Leg	Harger Rd						Harger Rd						Spring Rd						Spring Rd						
Direction	Eastbound						Westbound						Northbound						Southbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2026-03-25 4:15PM	39	9	32	0	**80**	0	26	24	28	0	**78**	2	9	78	33	1	**121**	0	10	71	4	0	**85**	2	**364**
4:30PM	35	12	28	0	**75**	0	29	31	32	0	**92**	0	5	95	21	2	**123**	0	14	79	7	0	**100**	0	**390**
4:45PM	40	2	23	0	**65**	0	31	39	40	0	**110**	1	7	93	22	6	**128**	0	9	67	7	0	**83**	1	**386**
5:00PM	40	8	24	0	**72**	0	32	33	47	0	**112**	0	10	85	28	1	**124**	0	8	110	1	0	**119**	0	**427**
Total	154	31	107	0	**292**	0	118	127	147	0	**392**	3	31	351	104	10	**496**	0	41	327	19	0	**387**	3	**1567**
% Approach	52.7%	10.6%	36.6%	0%	**-**	-	30.1%	32.4%	37.5%	0%	**-**	-	6.3%	70.8%	21.0%	2.0%	**-**	-	10.6%	84.5%	4.9%	0%	**-**	-	-
% Total	9.8%	2.0%	6.8%	0%	**18.6%**	-	7.5%	8.1%	9.4%	0%	**25.0%**	-	2.0%	22.4%	6.6%	0.6%	**31.7%**	-	2.6%	20.9%	1.2%	0%	**24.7%**	-	-
PHF	0.963	0.646	0.836	-	**0.913**	-	0.922	0.814	0.782	-	**0.875**	-	0.750	0.931	0.788	0.417	**0.965**	-	0.732	0.743	0.679	-	**0.813**	-	0.916
Lights	154	31	104	0	**289**	-	118	126	144	0	**388**	-	29	349	103	10	**491**	-	41	324	19	0	**384**	-	1552
% Lights	100%	100%	97.2%	0%	**99.0%**	-	100%	99.2%	98.0%	0%	**99.0%**	-	93.5%	99.4%	99.0%	100%	**99.0%**	-	100%	99.1%	100%	0%	**99.2%**	-	99.0%
Single-Unit Trucks	0	0	3	0	**3**	-	0	0	1	0	**1**	-	0	1	1	0	**2**	-	0	3	0	0	**3**	-	9
% Single-Unit Trucks	0%	0%	2.8%	0%	**1.0%**	-	0%	0%	0.7%	0%	**0.3%**	-	0%	0.3%	1.0%	0%	**0.4%**	-	0%	0.9%	0%	0%	**0.8%**	-	0.6%
Articulated Trucks	0	0	0	0	**0**	-	0	0	2	0	**2**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	2
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	1.4%	0%	**0.5%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.1%
Buses	0	0	0	0	**0**	-	0	1	0	0	**1**	-	1	0	0	0	**1**	-	0	0	0	0	**0**	-	2
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.8%	0%	0%	**0.3%**	-	3.2%	0%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1	1	0	0	**2**	-	0	0	0	0	**0**	-	2
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	3.2%	0.3%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0.1%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	3	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-

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

Spring rd and Harger Rd TMC - TMC

Wed Mar 25, 2026
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385685, Location: 41.851564, -87.948285

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



Spring+with+Access+Drives TMC - TMC

Tue Mar 17, 2026
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385679, Location: 41.852975, -87.948315

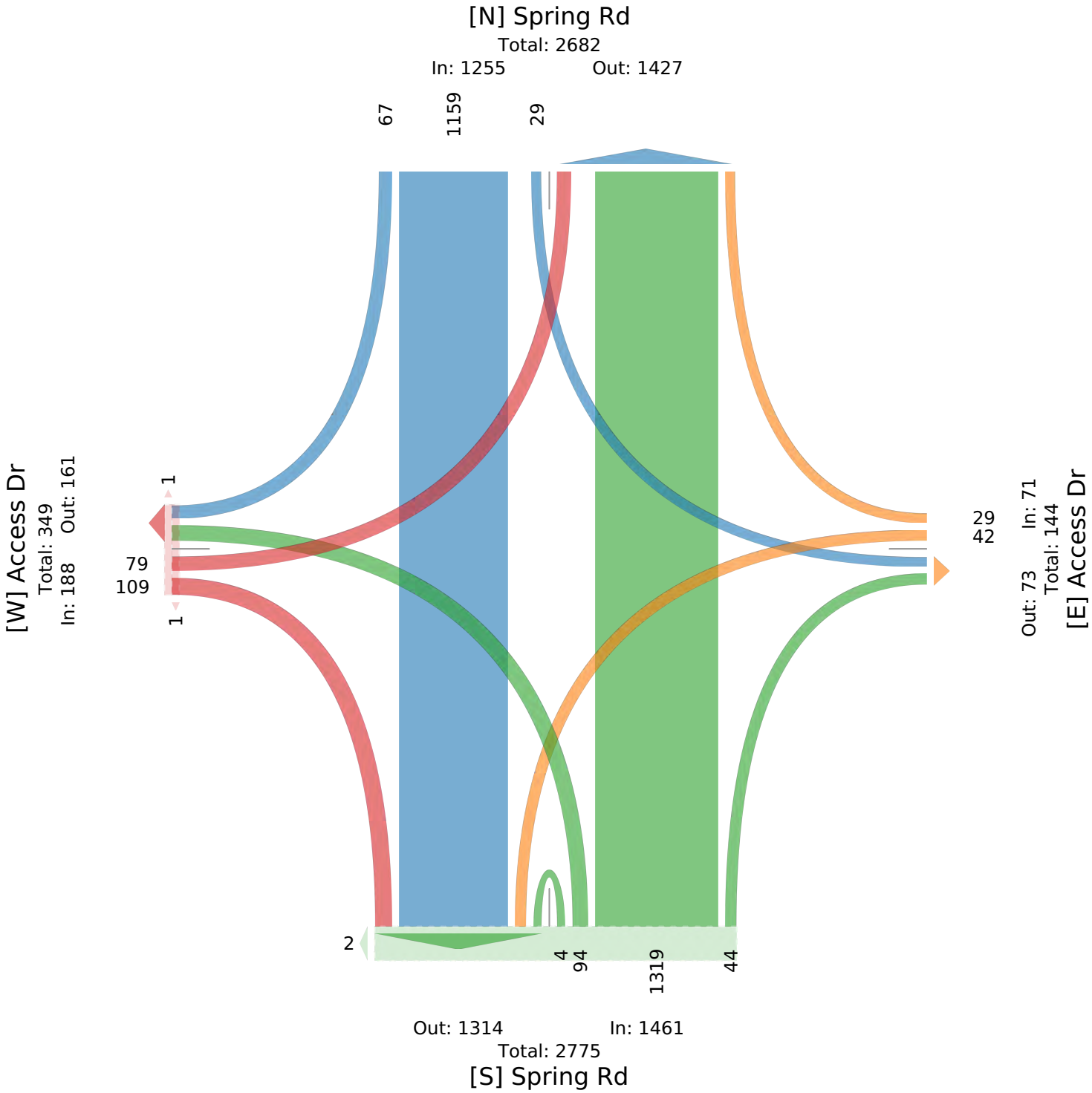
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Access Dr						Access Dr						Spring Rd						Spring Rd						
Direction	Eastbound						Westbound						Northbound						Southbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2026-03-17 7:00AM	0	0	0	0	**0**	0	1	0	3	0	**4**	0	4	41	3	0	**48**	0	2	54	0	0	**56**	0	**108**
7:15AM	0	0	1	0	**1**	0	0	0	4	0	**4**	0	2	41	2	0	**45**	0	1	66	1	0	**68**	0	**118**
7:30AM	0	0	1	0	**1**	0	4	0	1	0	**5**	0	4	34	5	1	**44**	0	0	93	1	0	**94**	0	**144**
7:45AM	0	0	1	0	**1**	1	0	0	9	0	**9**	0	3	57	13	0	**73**	0	6	94	1	0	**101**	0	**184**
Hourly Total	0	0	3	0	**3**	1	5	0	17	0	**22**	0	13	173	23	1	**210**	0	9	307	3	0	**319**	0	**554**
8:00AM	0	0	2	0	**2**	0	1	0	1	0	**2**	0	3	58	8	1	**70**	0	6	71	2	0	**79**	0	**153**
8:15AM	1	0	0	0	**1**	0	0	0	2	0	**2**	0	0	67	10	0	**77**	0	7	84	2	0	**93**	0	**173**
8:30AM	0	0	0	0	**0**	0	2	0	1	0	**3**	0	2	65	18	1	**86**	0	8	73	3	0	**84**	0	**173**
8:45AM	1	0	0	0	**1**	0	2	0	3	0	**5**	0	5	58	12	0	**75**	0	9	84	2	0	**95**	0	**176**
Hourly Total	2	0	2	0	**4**	0	5	0	7	0	**12**	0	10	248	48	2	**308**	0	30	312	9	0	**351**	0	**675**
4:00PM	13	0	8	0	**21**	0	1	0	0	0	**1**	0	3	134	5	1	**143**	0	3	80	1	0	**84**	0	**249**
4:15PM	9	0	4	0	**13**	0	0	0	1	0	**1**	0	1	116	2	0	**119**	0	2	58	4	0	**64**	0	**197**
4:30PM	8	0	4	0	**12**	0	5	0	2	0	**7**	0	2	114	2	0	**118**	0	5	67	1	0	**73**	0	**210**
4:45PM	8	0	8	0	**16**	0	3	0	2	0	**5**	0	2	99	1	0	**102**	0	3	77	3	0	**83**	0	**206**
Hourly Total	38	0	24	0	**62**	0	9	0	5	0	**14**	0	8	463	10	1	**482**	0	13	282	9	0	**304**	0	**862**
5:00PM	23	0	20	0	**43**	0	0	0	3	0	**3**	0	3	147	5	0	**155**	0	1	73	1	0	**75**	0	**276**
5:15PM	18	0	22	0	**40**	0	8	0	3	0	**11**	0	3	110	4	0	**117**	1	6	62	2	0	**70**	0	**238**
5:30PM	16	0	3	0	**19**	1	1	0	4	0	**5**	0	4	92	1	0	**97**	0	7	60	2	0	**69**	0	**190**
5:45PM	12	0	5	0	**17**	0	1	0	3	0	**4**	0	3	86	3	0	**92**	1	1	63	3	0	**67**	0	**180**
Hourly Total	69	0	50	0	**119**	1	10	0	13	0	**23**	0	13	435	13	0	**461**	2	15	258	8	0	**281**	0	**884**
Total	109	0	79	0	**188**	2	29	0	42	0	**71**	0	44	1319	94	4	**1461**	2	67	1159	29	0	**1255**	0	**2975**
% Approach	58.0%	0%	42.0%	0%	**-**	-	40.8%	0%	59.2%	0%	**-**	-	3.0%	90.3%	6.4%	0.3%	**-**	-	5.3%	92.4%	2.3%	0%	**-**	-	-
% Total	3.7%	0%	2.7%	0%	**6.3%**	-	1.0%	0%	1.4%	0%	**2.4%**	-	1.5%	44.3%	3.2%	0.1%	**49.1%**	-	2.3%	39.0%	1.0%	0%	**42.2%**	-	-
Lights	106	0	77	0	**183**	-	29	0	41	0	**70**	-	42	1304	90	4	**1440**	-	67	1153	28	0	**1248**	-	2941
% Lights	97.2%	0%	97.5%	0%	**97.3%**	-	100%	0%	97.6%	0%	**98.6%**	-	95.5%	98.9%	95.7%	100%	**98.6%**	-	100%	99.5%	96.6%	0%	**99.4%**	-	98.9%
Single-Unit Trucks	3	0	2	0	**5**	-	0	0	1	0	**1**	-	2	12	4	0	**18**	-	0	6	0	0	**6**	-	30
% Single-Unit Trucks	2.8%	0%	2.5%	0%	**2.7%**	-	0%	0%	2.4%	0%	**1.4%**	-	4.5%	0.9%	4.3%	0%	**1.2%**	-	0%	0.5%	0%	0%	**0.5%**	-	1.0%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	0	0	0	0	**0**	-	2
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0.1%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	1	0	**1**	-	2
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	3.4%	0%	**0.1%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-

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

Spring+with+Access+Drives TMC - TMC
Tue Mar 17, 2026
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385679, Location: 41.852975, -87.948315

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



Spring+with+Access+Drives TMC - TMC

Tue Mar 17, 2026
AM Peak (7:45 AM - 8:45 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385679, Location: 41.852975, -87.948315

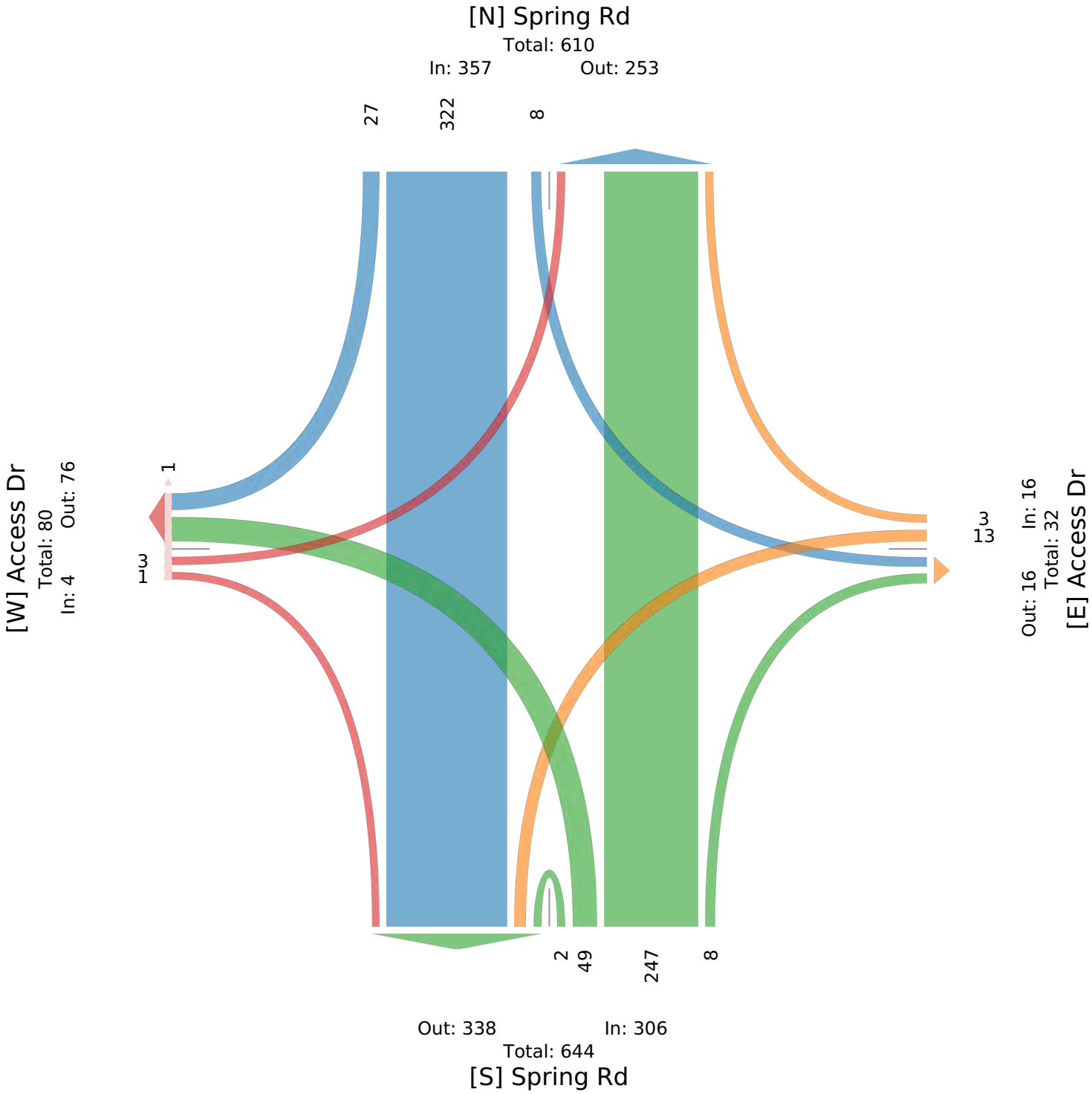
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9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Access Dr Eastbound						Access Dr Westbound						Spring Rd Northbound						Spring Rd Southbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2026-03-17 7:45AM	0	0	1	0	**1**	1	0	0	9	0	**9**	0	3	57	13	0	**73**	0	6	94	1	0	**101**	0	**184**
8:00AM	0	0	2	0	**2**	0	1	0	1	0	**2**	0	3	58	8	1	**70**	0	6	71	2	0	**79**	0	**153**
8:15AM	1	0	0	0	**1**	0	0	0	2	0	**2**	0	0	67	10	0	**77**	0	7	84	2	0	**93**	0	**173**
8:30AM	0	0	0	0	**0**	0	2	0	1	0	**3**	0	2	65	18	1	**86**	0	8	73	3	0	**84**	0	**173**
Total	1	0	3	0	**4**	1	3	0	13	0	**16**	0	8	247	49	2	**306**	0	27	322	8	0	**357**	0	**683**
% Approach	25.0%	0%	75.0%	0%	**-**	-	18.8%	0%	81.3%	0%	**-**	-	2.6%	80.7%	16.0%	0.7%	**-**	-	7.6%	90.2%	2.2%	0%	**-**	-	-
% Total	0.1%	0%	0.4%	0%	**0.6%**	-	0.4%	0%	1.9%	0%	**2.3%**	-	1.2%	36.2%	7.2%	0.3%	**44.8%**	-	4.0%	47.1%	1.2%	0%	**52.3%**	-	-
PHF	0.250	-	0.375	-	**0.500**	-	0.375	-	0.361	-	**0.444**	-	0.667	0.922	0.681	0.500	**0.890**	-	0.844	0.856	0.667	-	**0.884**	-	0.928
Lights	1	0	2	0	**3**	-	3	0	13	0	**16**	-	8	237	48	2	**295**	-	27	319	7	0	**353**	-	667
% Lights	100%	0%	66.7%	0%	**75.0%**	-	100%	0%	100%	0%	**100%**	-	100%	96.0%	98.0%	100%	**96.4%**	-	100%	99.1%	87.5%	0%	**98.9%**	-	97.7%
Single-Unit Trucks	0	0	1	0	**1**	-	0	0	0	0	**0**	-	0	7	1	0	**8**	-	0	3	0	0	**3**	-	12
% Single-Unit Trucks	0%	0%	33.3%	0%	**25.0%**	-	0%	0%	0%	0%	**0%**	-	0%	2.8%	2.0%	0%	**2.6%**	-	0%	0.9%	0%	0%	**0.8%**	-	1.8%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	0	0	0	0	**0**	-	2
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.8%	0%	0%	**0.7%**	-	0%	0%	0%	0%	**0%**	-	0.3%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	1	0	**1**	-	2
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.4%	0%	0%	**0.3%**	-	0%	0%	12.5%	0%	**0.3%**	-	0.3%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

Spring+with+Access+Drives TMC - TMC
Tue Mar 17, 2026
AM Peak (7:45 AM - 8:45 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385679, Location: 41.852975, -87.948315

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



Spring+with+Access+Drives TMC - TMC

Tue Mar 17, 2026
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385679, Location: 41.852975, -87.948315

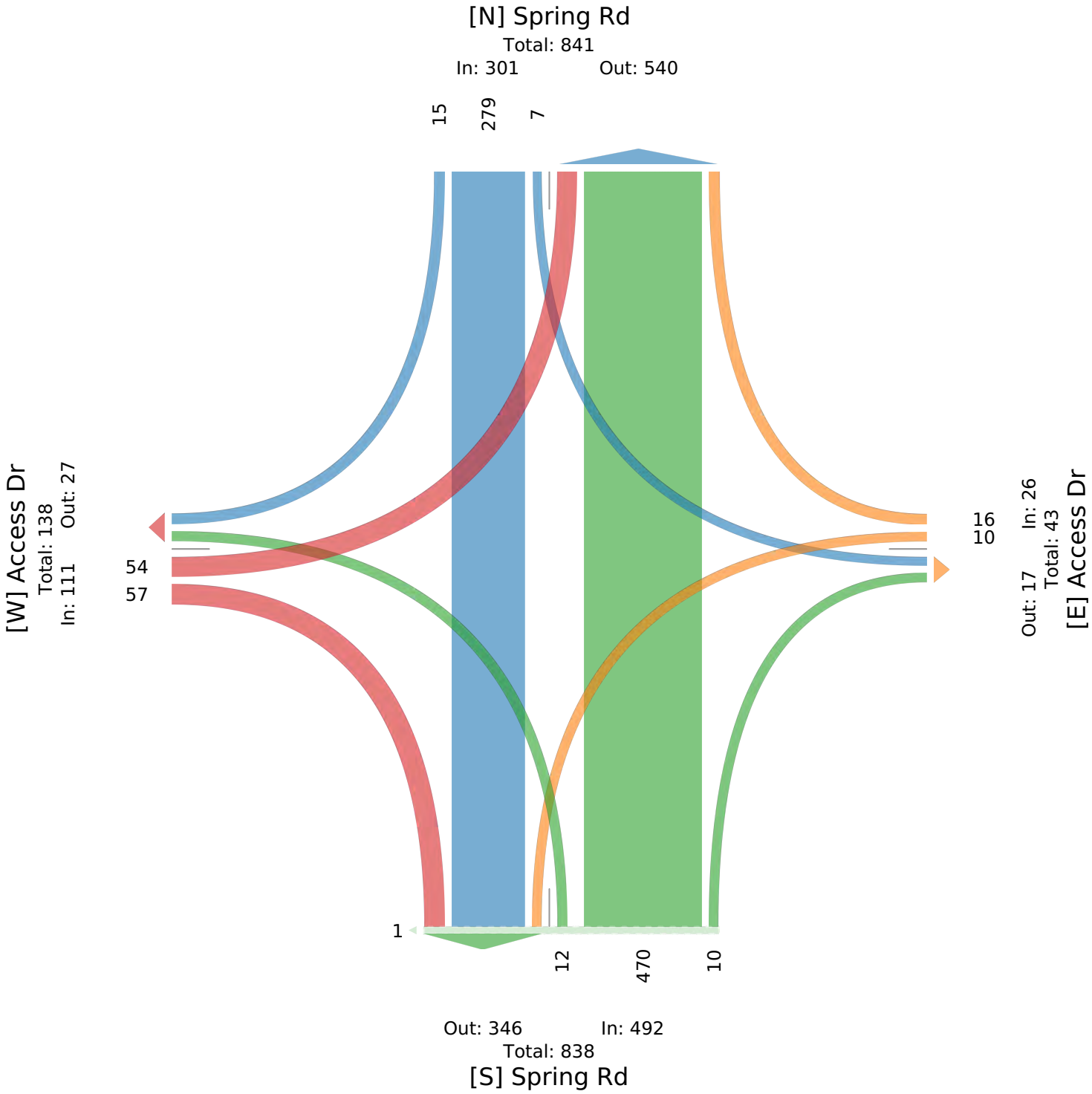
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Access Dr Eastbound						Access Dr Westbound						Spring Rd Northbound						Spring Rd Southbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2026-03-17 4:30PM	8	0	4	0	**12**	0	5	0	2	0	**7**	0	2	114	2	0	**118**	0	5	67	1	0	**73**	0	**210**
4:45PM	8	0	8	0	**16**	0	3	0	2	0	**5**	0	2	99	1	0	**102**	0	3	77	3	0	**83**	0	**206**
5:00PM	23	0	20	0	**43**	0	0	0	3	0	**3**	0	3	147	5	0	**155**	0	1	73	1	0	**75**	0	**276**
5:15PM	18	0	22	0	**40**	0	8	0	3	0	**11**	0	3	110	4	0	**117**	1	6	62	2	0	**70**	0	**238**
Total	57	0	54	0	**111**	0	16	0	10	0	**26**	0	10	470	12	0	**492**	1	15	279	7	0	**301**	0	**930**
% Approach	51.4%	0%	48.6%	0%	**-**	-	61.5%	0%	38.5%	0%	**-**	-	2.0%	95.5%	2.4%	0%	**-**	-	5.0%	92.7%	2.3%	0%	**-**	-	-
% Total	6.1%	0%	5.8%	0%	**11.9%**	-	1.7%	0%	1.1%	0%	**2.8%**	-	1.1%	50.5%	1.3%	0%	**52.9%**	-	1.6%	30.0%	0.8%	0%	**32.4%**	-	-
PHF	0.620	-	0.614	-	**0.645**	-	0.500	-	0.833	-	**0.591**	-	0.833	0.799	0.600	-	**0.794**	-	0.625	0.906	0.583	-	**0.907**	-	0.842
Lights	54	0	54	0	**108**	-	16	0	10	0	**26**	-	10	469	9	0	**488**	-	15	279	7	0	**301**	-	923
% Lights	94.7%	0%	100%	0%	**97.3%**	-	100%	0%	100%	0%	**100%**	-	100%	99.8%	75.0%	0%	**99.2%**	-	100%	100%	100%	0%	**100%**	-	99.2%
Single-Unit Trucks	3	0	0	0	**3**	-	0	0	0	0	**0**	-	0	1	3	0	**4**	-	0	0	0	0	**0**	-	7
% Single-Unit Trucks	5.3%	0%	0%	0%	**2.7%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	25.0%	0%	**0.8%**	-	0%	0%	0%	0%	**0%**	-	0.8%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-

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

Spring+with+Access+Drives TMC - TMC
Tue Mar 17, 2026
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1385679, Location: 41.852975, -87.948315

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



Site Plan



Murphy Real Estate Services, LLC.

Site Plan

Year 2050 CMAP Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

March 3, 2026

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Spring Road at 16th Street and at Harger Road
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated March 2, 2026, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
16th Street at Spring Rd	7,350	8,600
Spring Rd at 16th Street	8,350	9,750
Harger Rd at Spring Rd	2,650	3,100

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2025 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

[redacted]

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

cc: Rios (IDOT)
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Level of Service Criteria

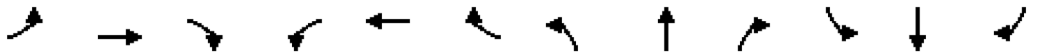
LEVEL OF SERVICE CRITERIA

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

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 7th Edition.

Capacity Analysis Reports

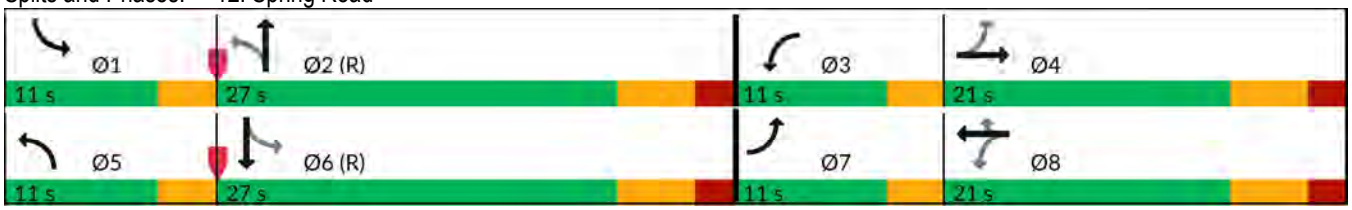


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	16	17	24	45	62	35	78	260	24	98	203	24
Future Volume (vph)	16	17	24	45	62	35	78	260	24	98	203	24
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	195		0	170		0	100		0	115		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	80			45			160			165		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.911				0.850		0.987			0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1444	1616	0	1770	1961	1568	1752	3456	0	1805	3521	0
Flt Permitted	0.713			0.514			0.599			0.559		
Satd. Flow (perm)	1084	1616	0	957	1961	1568	1105	3456	0	1062	3521	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		26				140		14			18	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		344			444			488			509	
Travel Time (s)		7.8			10.1			11.1			11.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	25%	0%	12%	2%	2%	3%	3%	3%	4%	0%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	17	44	0	49	67	38	85	309	0	107	247	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2			6		
Detector Phase	7	4		3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.0	21.0		9.0	21.0	21.0	9.0	21.0		9.0	21.0	
Total Split (s)	11.0	21.0		11.0	21.0	21.0	11.0	27.0		11.0	27.0	
Total Split (%)	15.7%	30.0%		15.7%	30.0%	30.0%	15.7%	38.6%		15.7%	38.6%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0	2.0	0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	6.0		3.0	6.0	6.0	3.0	6.0		3.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max		None	C-Max	
Act Effct Green (s)	13.5	7.1		15.3	11.3	11.3	47.2	39.7		47.8	40.0	
Actuated g/C Ratio	0.19	0.10		0.22	0.16	0.16	0.67	0.57		0.68	0.57	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.07	0.24		0.17	0.21	0.10	0.11	0.16		0.13	0.12	
Control Delay (s/veh)	17.7	19.6		19.5	26.0	0.5	5.8	11.2		5.8	10.6	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	17.7	19.6		19.5	26.0	0.5	5.8	11.2		5.8	10.6	
LOS	B	B		B	C	A	A	B		A	B	
Approach Delay (s/veh)		19.0			17.6			10.0			9.1	
Approach LOS		B			B			B			A	
Queue Length 50th (ft)	6	7		16	23	0	12	38		15	28	
Queue Length 95th (ft)	21	34		36	61	0	33	75		38	58	
Internal Link Dist (ft)		264			364			408			429	
Turn Bay Length (ft)	195			170			100			115		
Base Capacity (vph)	269	366		309	442	462	833	1967		822	2020	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.06	0.12		0.16	0.15	0.08	0.10	0.16		0.13	0.12	

Intersection Summary			
Area Type:	Other		
Cycle Length: 70			
Actuated Cycle Length: 70			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.24			
Intersection Signal Delay (s/veh): 11.5		Intersection LOS: B	
Intersection Capacity Utilization 35.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 12: Spring Road



Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	83	308	132	126	47	49
Future Vol, veh/h	83	308	132	126	47	49
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	300	-	-	-	160	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	1	1	4	1	2	8
Mvmt Flow	89	331	142	135	51	53

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	277	0	-	0	554	139
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	344	-
Critical Hdwy	4.12	-	-	-	6.84	7.06
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.21	-	-	-	3.52	3.38
Pot Cap-1 Maneuver	1290	-	-	-	462	865
Stage 1	-	-	-	-	805	-
Stage 2	-	-	-	-	689	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1290	-	-	-	430	865
Mov Cap-2 Maneuver	-	-	-	-	523	-
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	689	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.7	0	10.99
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1290	-	-	-	523	865
HCM Lane V/C Ratio	0.069	-	-	-	0.097	0.061
HCM Ctrl Dly (s/v)	8	-	-	-	12.6	9.4
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0.3	0.2

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	369	159	22	22	25
Future Vol, veh/h	23	369	159	22	22	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	120	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	6	4	0	4
Mvmt Flow	25	397	171	24	24	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	195	0	-	0	431	97
Stage 1	-	-	-	-	183	-
Stage 2	-	-	-	-	248	-
Critical Hdwy	4.1	-	-	-	6.8	6.98
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.34
Pot Cap-1 Maneuver	1391	-	-	-	558	933
Stage 1	-	-	-	-	836	-
Stage 2	-	-	-	-	776	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1391	-	-	-	548	933
Mov Cap-2 Maneuver	-	-	-	-	548	-
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	776	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.45	0	10.32
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1391	-	-	-	548	933
HCM Lane V/C Ratio	0.018	-	-	-	0.043	0.029
HCM Ctrl Dly (s/v)	7.6	-	-	-	11.9	9
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1	0.1

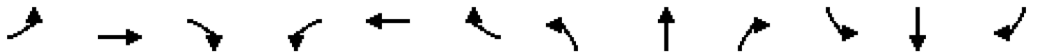
Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	2	0	2	7	0	5	2	48	251	10	9	312	30
Future Vol, veh/h	2	0	2	7	0	5	2	48	251	10	9	312	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	118	-	-	120	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	33	0	0	0	0	0	0	2	4	0	12	1	0
Mvmt Flow	2	0	2	8	0	5	2	52	270	11	10	335	32

Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	613	759	184	570	770	140	368	368	0	0	281	0	0
Stage 1	371	371	-	383	383	-	-	-	-	-	-	-	-
Stage 2	242	388	-	187	387	-	-	-	-	-	-	-	-
Critical Hdwy	8.16	6.5	6.9	7.5	6.5	6.9	6.4	4.14	-	-	4.34	-	-
Critical Hdwy Stg 1	7.16	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.16	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.83	4	3.3	3.5	4	3.3	2.5	2.22	-	-	2.32	-	-
Pot Cap-1 Maneuver	319	338	833	409	334	888	849	1187	-	-	1209	-	-
Stage 1	544	623	-	617	616	-	-	-	-	-	-	-	-
Stage 2	658	612	-	802	613	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	300	320	833	386	316	888	1169	1169	-	-	1209	-	-
Mov Cap-2 Maneuver	300	320	-	386	316	-	-	-	-	-	-	-	-
Stage 1	540	618	-	589	587	-	-	-	-	-	-	-	-
Stage 2	624	584	-	794	608	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	13.21	12.32	1.32	0.21
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1169	-	-	300	833	505	1209	-	-
HCM Lane V/C Ratio	0.046	-	-	0.007	0.003	0.026	0.008	-	-
HCM Ctrl Dly (s/v)	8.2	-	-	17.1	9.3	12.3	8	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0.1	0	-	-

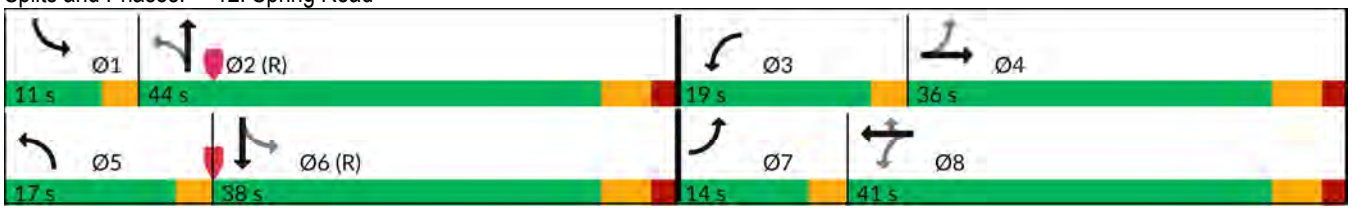


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	107	31	154	147	127	118	104	268	31	19	308	41
Future Volume (vph)	107	31	154	147	127	118	104	268	31	19	308	41
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	195		0	170		0	100		0	115		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	80			45			160			165		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.875				0.850		0.984			0.982	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1662	0	1770	1980	1615	1787	3499	0	1805	3545	0
Flt Permitted	0.669			0.296			0.500			0.555		
Satd. Flow (perm)	1234	1662	0	551	1980	1615	941	3499	0	1054	3545	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		167				128		12			13	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		344			444			488			509	
Travel Time (s)		7.8			10.1			11.1			11.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	0%	0%	2%	1%	0%	1%	1%	6%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	116	201	0	160	138	128	113	325	0	21	380	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2			6		
Detector Phase	7	4		3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0	24.0	9.5	24.0		9.5	24.0	
Total Split (s)	14.0	36.0		19.0	41.0	41.0	17.0	44.0		11.0	38.0	
Total Split (%)	12.7%	32.7%		17.3%	37.3%	37.3%	15.5%	40.0%		10.0%	34.5%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0	2.0	0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	6.0		3.0	6.0	6.0	3.0	6.0		3.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max		None	C-Max	
Act Effct Green (s)	23.6	10.5		29.2	13.7	13.7	74.2	67.5		69.2	60.2	
Actuated g/C Ratio	0.21	0.10		0.27	0.12	0.12	0.67	0.61		0.63	0.55	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.37	0.65		0.55	0.56	0.41	0.16	0.15		0.03	0.20	
Control Delay (s/veh)	33.6	21.4		38.2	53.2	11.1	7.9	10.6		7.8	13.7	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	33.6	21.4		38.2	53.2	11.1	7.9	10.6		7.8	13.7	
LOS	C	C		D	D	B	A	B		A	B	
Approach Delay (s/veh)		25.9			34.9			9.9			13.4	
Approach LOS		C			C			A			B	
Queue Length 50th (ft)	65	23		92	95	0	25	41		4	65	
Queue Length 95th (ft)	104	92		137	148	51	57	92		16	113	
Internal Link Dist (ft)		264			364			408			429	
Turn Bay Length (ft)	195			170			100			115		
Base Capacity (vph)	326	574		326	630	601	742	2150		736	1944	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.36	0.35		0.49	0.22	0.21	0.15	0.15		0.03	0.20	

Intersection Summary			
Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay (s/veh): 20.7		Intersection LOS: C	
Intersection Capacity Utilization 51.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 12: Spring Road



Intersection	
Int Delay, s/veh	4.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	58	168	399	142	155	147
Future Vol, veh/h	58	168	399	142	155	147
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	300	-	-	-	160	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	66	191	453	161	176	167

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	615	0	-	0	761	307
Stage 1	-	-	-	-	534	-
Stage 2	-	-	-	-	227	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	975	-	-	-	346	694
Stage 1	-	-	-	-	558	-
Stage 2	-	-	-	-	795	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	975	-	-	-	322	694
Mov Cap-2 Maneuver	-	-	-	-	421	-
Stage 1	-	-	-	-	520	-
Stage 2	-	-	-	-	795	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	2.3	0	15.78
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	975	-	-	-	421	694
HCM Lane V/C Ratio	0.068	-	-	-	0.418	0.241
HCM Ctrl Dly (s/v)	9	-	-	-	19.5	11.8
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.2	-	-	-	2	0.9

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	215	529	17	11	14
Future Vol, veh/h	18	215	529	17	11	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	120	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	21	250	615	20	13	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	635	0	-	0	792	317
Stage 1	-	-	-	-	625	-
Stage 2	-	-	-	-	167	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	958	-	-	-	330	684
Stage 1	-	-	-	-	501	-
Stage 2	-	-	-	-	852	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	958	-	-	-	323	684
Mov Cap-2 Maneuver	-	-	-	-	323	-
Stage 1	-	-	-	-	490	-
Stage 2	-	-	-	-	852	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.68	0	13.12
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	958	-	-	-	323	684
HCM Lane V/C Ratio	0.022	-	-	-	0.04	0.024
HCM Ctrl Dly (s/v)	8.8	-	-	-	16.6	10.4
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1	0.1

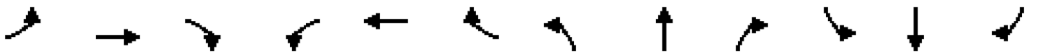
Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	54	0	57	10	0	16	12	471	10	7	301	15
Future Vol, veh/h	54	0	57	10	0	16	12	471	10	7	301	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	118	-	-	120	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	0	5	0	0	0	25	0	0	0	0	0
Mvmt Flow	64	0	68	12	0	19	14	561	12	8	358	18

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	693	985	188	791	988	286	376	0	0	573	0	0
Stage 1	384	384	-	595	595	-	-	-	-	-	-	-
Stage 2	309	601	-	196	393	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	7	7.5	6.5	6.9	4.6	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.35	3.5	4	3.3	2.45	-	-	2.2	-	-
Pot Cap-1 Maneuver	334	250	813	284	249	716	1030	-	-	1010	-	-
Stage 1	616	615	-	462	495	-	-	-	-	-	-	-
Stage 2	682	492	-	793	609	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	318	245	813	254	244	716	1030	-	-	1010	-	-
Mov Cap-2 Maneuver	318	245	-	254	244	-	-	-	-	-	-	-
Stage 1	611	610	-	456	489	-	-	-	-	-	-	-
Stage 2	654	486	-	721	604	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	14.38	14.21	0.21	0.19
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1030	-	-	318	813	422	1010	-	-
HCM Lane V/C Ratio	0.014	-	-	0.202	0.084	0.073	0.008	-	-
HCM Ctrl Dly (s/v)	8.5	-	-	19.2	9.8	14.2	8.6	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0.3	0.2	0	-	-

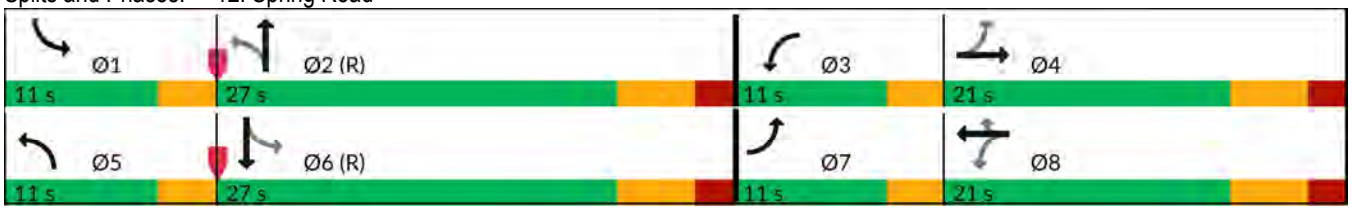


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	18	26	47	64	36	89	267	25	101	212	40
Future Volume (vph)	20	18	26	47	64	36	89	267	25	101	212	40
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	195		0	170		0	100		0	115		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	80			45			160			165		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.912				0.850		0.987			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1444	1619	0	1770	1961	1568	1752	3456	0	1805	3494	0
Flt Permitted	0.711			0.589			0.584			0.556		
Satd. Flow (perm)	1081	1619	0	1097	1961	1568	1077	3456	0	1056	3494	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		28				140		14			31	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		344			444			488			509	
Travel Time (s)		7.8			10.1			11.1			11.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	25%	0%	12%	2%	2%	3%	3%	3%	4%	0%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	22	48	0	51	70	39	97	317	0	110	273	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2			6		
Detector Phase	7	4		3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.0	21.0		9.0	21.0	21.0	9.0	21.0		9.0	21.0	
Total Split (s)	11.0	21.0		11.0	21.0	21.0	11.0	27.0		11.0	27.0	
Total Split (%)	15.7%	30.0%		15.7%	30.0%	30.0%	15.7%	38.6%		15.7%	38.6%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0	2.0	0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	6.0		3.0	6.0	6.0	3.0	6.0		3.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max		None	C-Max	
Act Effct Green (s)	13.9	7.4		15.1	9.6	9.6	47.1	39.3		47.3	39.5	
Actuated g/C Ratio	0.20	0.11		0.22	0.14	0.14	0.67	0.56		0.68	0.56	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.25		0.17	0.26	0.12	0.12	0.16		0.14	0.14	
Control Delay (s/veh)	17.8	19.2		19.1	28.9	0.7	6.1	11.5		6.0	10.6	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	17.8	19.2		19.1	28.9	0.7	6.1	11.5		6.0	10.6	
LOS	B	B		B	C	A	A	B		A	B	
Approach Delay (s/veh)		18.7			18.9			10.3			9.3	
Approach LOS		B			B			B			A	
Queue Length 50th (ft)	8	8		17	24	0	14	40		16	31	
Queue Length 95th (ft)	24	35		37	62	0	37	78		40	63	
Internal Link Dist (ft)		264			364			408			429	
Turn Bay Length (ft)	195			170			100			115		
Base Capacity (vph)	273	368		322	427	451	813	1947		811	1983	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.08	0.13		0.16	0.16	0.09	0.12	0.16		0.14	0.14	

Intersection Summary			
Area Type:	Other		
Cycle Length: 70			
Actuated Cycle Length: 70			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.26			
Intersection Signal Delay (s/veh): 11.8		Intersection LOS: B	
Intersection Capacity Utilization 36.4%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 12: Spring Road



Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	86	332	139	131	51	51
Future Vol, veh/h	86	332	139	131	51	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	300	-	-	-	160	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	1	1	4	1	2	8
Mvmt Flow	92	357	149	141	55	55

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	290	0	-	0	583	145
Stage 1	-	-	-	-	220	-
Stage 2	-	-	-	-	363	-
Critical Hdwy	4.12	-	-	-	6.84	7.06
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.21	-	-	-	3.52	3.38
Pot Cap-1 Maneuver	1276	-	-	-	443	857
Stage 1	-	-	-	-	796	-
Stage 2	-	-	-	-	674	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1276	-	-	-	411	857
Mov Cap-2 Maneuver	-	-	-	-	508	-
Stage 1	-	-	-	-	738	-
Stage 2	-	-	-	-	674	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.65	0	11.21
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1276	-	-	-	508	857
HCM Lane V/C Ratio	0.072	-	-	-	0.108	0.064
HCM Ctrl Dly (s/v)	8	-	-	-	12.9	9.5
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0.4	0.2

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	396	168	22	22	25
Future Vol, veh/h	23	396	168	22	22	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	120	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	6	4	0	4
Mvmt Flow	25	426	181	24	24	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	204	0	-	0	455	102
Stage 1	-	-	-	-	192	-
Stage 2	-	-	-	-	262	-
Critical Hdwy	4.1	-	-	-	6.8	6.98
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.34
Pot Cap-1 Maneuver	1379	-	-	-	539	927
Stage 1	-	-	-	-	827	-
Stage 2	-	-	-	-	764	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1379	-	-	-	529	927
Mov Cap-2 Maneuver	-	-	-	-	529	-
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	764	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.42	0	10.46
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1379	-	-	-	529	927
HCM Lane V/C Ratio	0.018	-	-	-	0.045	0.029
HCM Ctrl Dly (s/v)	7.7	-	-	-	12.1	9
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1	0.1

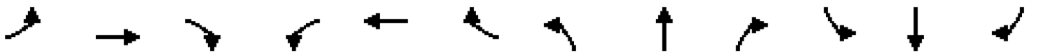
Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	2	0	2	7	0	5	2	48	263	10	9	344	30
Future Vol, veh/h	2	0	2	7	0	5	2	48	263	10	9	344	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	118	-	-	120	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	33	0	0	0	0	0	0	2	4	0	12	1	0
Mvmt Flow	2	0	2	8	0	5	2	52	283	11	10	370	32

Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	654	806	201	600	817	147	402	402	0	0	294	0	0
Stage 1	405	405	-	396	396	-	-	-	-	-	-	-	-
Stage 2	249	401	-	204	422	-	-	-	-	-	-	-	-
Critical Hdwy	8.16	6.5	6.9	7.5	6.5	6.9	6.4	4.14	-	-	4.34	-	-
Critical Hdwy Stg 1	7.16	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.16	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.83	4	3.3	3.5	4	3.3	2.5	2.22	-	-	2.32	-	-
Pot Cap-1 Maneuver	296	318	813	389	313	880	807	1153	-	-	1196	-	-
Stage 1	517	602	-	606	608	-	-	-	-	-	-	-	-
Stage 2	652	604	-	784	592	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	278	300	813	367	296	880	1133	1133	-	-	1196	-	-
Mov Cap-2 Maneuver	278	300	-	367	296	-	-	-	-	-	-	-	-
Stage 1	513	597	-	578	579	-	-	-	-	-	-	-	-
Stage 2	617	576	-	776	587	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	13.75	12.64	1.29	0.19
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1133	-	-	278	813	484	1196	-	-
HCM Lane V/C Ratio	0.047	-	-	0.008	0.003	0.027	0.008	-	-
HCM Ctrl Dly (s/v)	8.3	-	-	18	9.4	12.6	8	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0.1	0	-	-

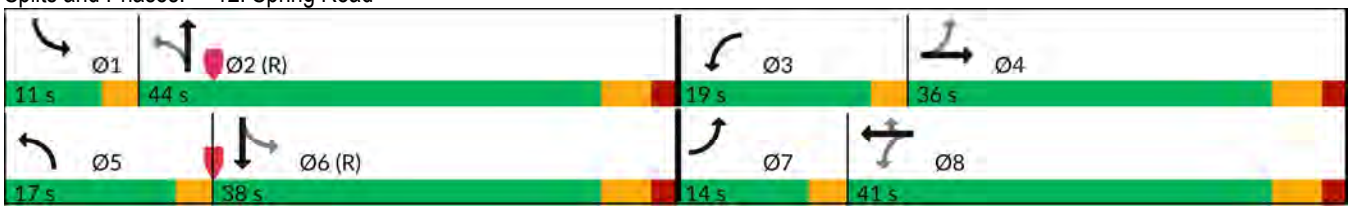


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	125	32	162	152	131	122	111	283	32	20	318	48
Future Volume (vph)	125	32	162	152	131	122	111	283	32	20	318	48
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	195		0	170		0	100		0	115		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	80			45			160			165		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.875				0.850		0.985			0.980	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1662	0	1770	1980	1615	1787	3503	0	1805	3538	0
Flt Permitted	0.666			0.286			0.487			0.546		
Satd. Flow (perm)	1229	1662	0	533	1980	1615	916	3503	0	1037	3538	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		176				133		12			15	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		344			444			488			509	
Travel Time (s)		7.8			10.1			11.1			11.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	0%	0%	2%	1%	0%	1%	1%	6%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	136	211	0	165	142	133	121	343	0	22	398	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2			6		
Detector Phase	7	4		3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0	24.0	9.5	24.0		9.5	24.0	
Total Split (s)	14.0	36.0		19.0	41.0	41.0	17.0	44.0		11.0	38.0	
Total Split (%)	12.7%	32.7%		17.3%	37.3%	37.3%	15.5%	40.0%		10.0%	34.5%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0	2.0	0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	6.0		3.0	6.0	6.0	3.0	6.0		3.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max		None	C-Max	
Act Effct Green (s)	24.3	10.9		29.6	14.0	14.0	73.7	66.9		68.4	59.4	
Actuated g/C Ratio	0.22	0.10		0.27	0.13	0.13	0.67	0.61		0.62	0.54	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.43	0.65		0.56	0.57	0.41	0.18	0.16		0.03	0.21	
Control Delay (s/veh)	34.4	20.9		38.3	53.0	11.0	8.1	10.9		7.9	14.1	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	34.4	20.9		38.3	53.0	11.0	8.1	10.9		7.9	14.1	
LOS	C	C		D	D	B	A	B		A	B	
Approach Delay (s/veh)		26.2			34.8			10.2			13.8	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	77	23		95	97	0	28	44		5	70	
Queue Length 95th (ft)	119	94		140	151	52	61	97		16	120	
Internal Link Dist (ft)		264			364			408			429	
Turn Bay Length (ft)	195			170			100			115		
Base Capacity (vph)	330	581		326	630	604	724	2133		719	1916	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.41	0.36		0.51	0.23	0.22	0.17	0.16		0.03	0.21	

Intersection Summary			
Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay (s/veh): 20.9		Intersection LOS: C	
Intersection Capacity Utilization 53.2%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 12: Spring Road



Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	60	180	426	152	161	152
Future Vol, veh/h	60	180	426	152	161	152
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	300	-	-	-	160	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	68	205	484	173	183	173

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	657	0	-	0	809	328
Stage 1	-	-	-	-	570	-
Stage 2	-	-	-	-	239	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	940	-	-	-	322	673
Stage 1	-	-	-	-	535	-
Stage 2	-	-	-	-	785	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	940	-	-	-	299	673
Mov Cap-2 Maneuver	-	-	-	-	401	-
Stage 1	-	-	-	-	496	-
Stage 2	-	-	-	-	785	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	2.28	0	16.88
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	940	-	-	-	401	673
HCM Lane V/C Ratio	0.073	-	-	-	0.457	0.257
HCM Ctrl Dly (s/v)	9.1	-	-	-	21.3	12.2
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.2	-	-	-	2.3	1

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	229	561	17	11	14
Future Vol, veh/h	18	229	561	17	11	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	120	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	21	266	652	20	13	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	672	0	-	0	837	336
Stage 1	-	-	-	-	662	-
Stage 2	-	-	-	-	175	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	928	-	-	-	309	666
Stage 1	-	-	-	-	480	-
Stage 2	-	-	-	-	844	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	928	-	-	-	302	666
Mov Cap-2 Maneuver	-	-	-	-	302	-
Stage 1	-	-	-	-	469	-
Stage 2	-	-	-	-	844	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.65	0	13.58
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	928	-	-	-	302	666
HCM Lane V/C Ratio	0.023	-	-	-	0.042	0.024
HCM Ctrl Dly (s/v)	9	-	-	-	17.4	10.5
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1	0.1

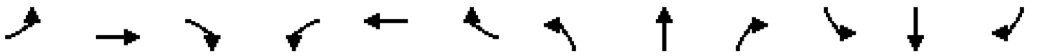
Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	54	0	57	10	0	16	12	508	10	7	319	15
Future Vol, veh/h	54	0	57	10	0	16	12	508	10	7	319	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	118	-	-	120	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	0	5	0	0	0	25	0	0	0	0	0
Mvmt Flow	64	0	68	12	0	19	14	605	12	8	380	18

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	736	1051	199	846	1054	308	398	0	0	617	0	0
Stage 1	405	405	-	639	639	-	-	-	-	-	-	-
Stage 2	331	645	-	207	414	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	7	7.5	6.5	6.9	4.6	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.35	3.5	4	3.3	2.45	-	-	2.2	-	-
Pot Cap-1 Maneuver	311	229	800	259	228	694	1009	-	-	973	-	-
Stage 1	599	602	-	435	473	-	-	-	-	-	-	-
Stage 2	662	470	-	782	596	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	295	224	800	232	223	694	1009	-	-	973	-	-
Mov Cap-2 Maneuver	295	224	-	232	223	-	-	-	-	-	-	-
Stage 1	593	597	-	429	467	-	-	-	-	-	-	-
Stage 2	634	464	-	709	591	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	15.09	14.95	0.2	0.18
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1009	-	-	295	800	393	973	-	-
HCM Lane V/C Ratio	0.014	-	-	0.218	0.085	0.079	0.009	-	-
HCM Ctrl Dly (s/v)	8.6	-	-	20.6	9.9	15	8.7	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.8	0.3	0.3	0	-	-

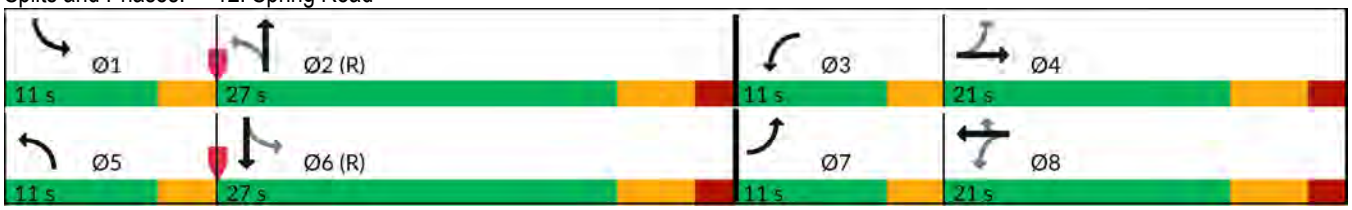


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	18	26	47	64	36	89	269	25	101	217	40
Future Volume (vph)	20	18	26	47	64	36	89	269	25	101	217	40
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	195		0	170		0	100		0	115		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	80			45			160			165		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.912				0.850		0.987			0.977	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1444	1619	0	1770	1961	1568	1752	3456	0	1805	3497	0
Flt Permitted	0.711			0.589			0.580			0.555		
Satd. Flow (perm)	1081	1619	0	1097	1961	1568	1070	3456	0	1054	3497	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		28				140		14			30	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		344			444			488			509	
Travel Time (s)		7.8			10.1			11.1			11.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	25%	0%	12%	2%	2%	3%	3%	3%	4%	0%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	22	48	0	51	70	39	97	319	0	110	279	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2			6		
Detector Phase	7	4		3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.0	21.0		9.0	21.0	21.0	9.0	21.0		9.0	21.0	
Total Split (s)	11.0	21.0		11.0	21.0	21.0	11.0	27.0		11.0	27.0	
Total Split (%)	15.7%	30.0%		15.7%	30.0%	30.0%	15.7%	38.6%		15.7%	38.6%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0	2.0	0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	6.0		3.0	6.0	6.0	3.0	6.0		3.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max		None	C-Max	
Act Effct Green (s)	13.9	7.4		15.1	9.6	9.6	47.1	39.3		47.3	39.5	
Actuated g/C Ratio	0.20	0.11		0.22	0.14	0.14	0.67	0.56		0.68	0.56	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.25		0.17	0.26	0.12	0.12	0.16		0.14	0.14	
Control Delay (s/veh)	17.8	19.2		19.1	28.9	0.7	6.1	11.5		6.0	10.7	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	17.8	19.2		19.1	28.9	0.7	6.1	11.5		6.0	10.7	
LOS	B	B		B	C	A	A	B		A	B	
Approach Delay (s/veh)		18.7			18.9			10.3			9.4	
Approach LOS		B			B			B			A	
Queue Length 50th (ft)	8	8		17	24	0	14	40		16	31	
Queue Length 95th (ft)	24	35		37	62	0	37	78		40	65	
Internal Link Dist (ft)		264			364			408			429	
Turn Bay Length (ft)	195			170			100			115		
Base Capacity (vph)	273	368		322	427	451	810	1947		810	1984	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.08	0.13		0.16	0.16	0.09	0.12	0.16		0.14	0.14	

Intersection Summary			
Area Type:	Other		
Cycle Length: 70			
Actuated Cycle Length: 70			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.26			
Intersection Signal Delay (s/veh): 11.8		Intersection LOS: B	
Intersection Capacity Utilization 36.4%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 12: Spring Road



Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	86	332	4	2	139	131	8	3	5	51	1	51
Future Vol, veh/h	86	332	4	2	139	131	8	3	5	51	1	51
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	300	-	-	130	-	-	-	-	-	160	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	92	92	93	93	92	92	92	93	92	93
Heavy Vehicles, %	1	1	2	2	4	1	2	2	2	2	2	8
Mvmt Flow	92	357	4	2	149	141	9	3	5	55	1	55

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	290	0	0	361	0	0	624	839	181	589	771	145
Stage 1	-	-	-	-	-	-	544	544	-	224	224	-
Stage 2	-	-	-	-	-	-	80	295	-	365	546	-
Critical Hdwy	4.12	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	7.06
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.21	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.38
Pot Cap-1 Maneuver	1276	-	-	1194	-	-	370	301	831	392	329	857
Stage 1	-	-	-	-	-	-	491	517	-	758	717	-
Stage 2	-	-	-	-	-	-	920	668	-	627	516	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1276	-	-	1194	-	-	320	278	831	357	305	857
Mov Cap-2 Maneuver	-	-	-	-	-	-	387	363	-	453	389	-
Stage 1	-	-	-	-	-	-	455	480	-	756	716	-
Stage 2	-	-	-	-	-	-	858	667	-	573	479	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.64	0.06	13.18	11.8
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	458	1276	-	-	1194	-	-	453	837
HCM Lane V/C Ratio	0.038	0.072	-	-	0.002	-	-	0.121	0.067
HCM Ctrl Dly (s/v)	13.2	8	-	-	8	-	-	14	9.6
HCM Lane LOS	B	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.1	0.2	-	-	0	-	-	0.4	0.2

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	396	168	22	22	25
Future Vol, veh/h	23	396	168	22	22	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	120	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	6	4	0	4
Mvmt Flow	25	426	181	24	24	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	204	0	-	0	455	102
Stage 1	-	-	-	-	192	-
Stage 2	-	-	-	-	262	-
Critical Hdwy	4.1	-	-	-	6.8	6.98
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.34
Pot Cap-1 Maneuver	1379	-	-	-	539	927
Stage 1	-	-	-	-	827	-
Stage 2	-	-	-	-	764	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1379	-	-	-	529	927
Mov Cap-2 Maneuver	-	-	-	-	529	-
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	764	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.42	0	10.46
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1379	-	-	-	529	927
HCM Lane V/C Ratio	0.018	-	-	-	0.045	0.029
HCM Ctrl Dly (s/v)	7.7	-	-	-	12.1	9
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1	0.1

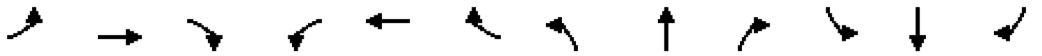
Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	2	0	2	7	0	5	2	48	265	10	9	349	30
Future Vol, veh/h	2	0	2	7	0	5	2	48	265	10	9	349	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	118	-	-	120	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	33	0	0	0	0	0	0	2	4	0	12	1	0
Mvmt Flow	2	0	2	8	0	5	2	52	285	11	10	375	32

Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	661	814	204	605	825	148	408	408	0	0	296	0	0
Stage 1	411	411	-	398	398	-	-	-	-	-	-	-	-
Stage 2	250	403	-	207	427	-	-	-	-	-	-	-	-
Critical Hdwy	8.16	6.5	6.9	7.5	6.5	6.9	6.4	4.14	-	-	4.34	-	-
Critical Hdwy Stg 1	7.16	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.16	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.83	4	3.3	3.5	4	3.3	2.5	2.22	-	-	2.32	-	-
Pot Cap-1 Maneuver	293	315	809	386	310	879	801	1148	-	-	1193	-	-
Stage 1	513	598	-	605	606	-	-	-	-	-	-	-	-
Stage 2	651	603	-	781	589	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	275	297	809	364	293	879	1128	1128	-	-	1193	-	-
Mov Cap-2 Maneuver	275	297	-	364	293	-	-	-	-	-	-	-	-
Stage 1	508	594	-	576	577	-	-	-	-	-	-	-	-
Stage 2	616	574	-	773	584	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	13.83	12.69	1.28	0.19
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1128	-	-	275	809	481	1193	-	-
HCM Lane V/C Ratio	0.048	-	-	0.008	0.003	0.027	0.008	-	-
HCM Ctrl Dly (s/v)	8.4	-	-	18.2	9.5	12.7	8	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0.1	0	-	-

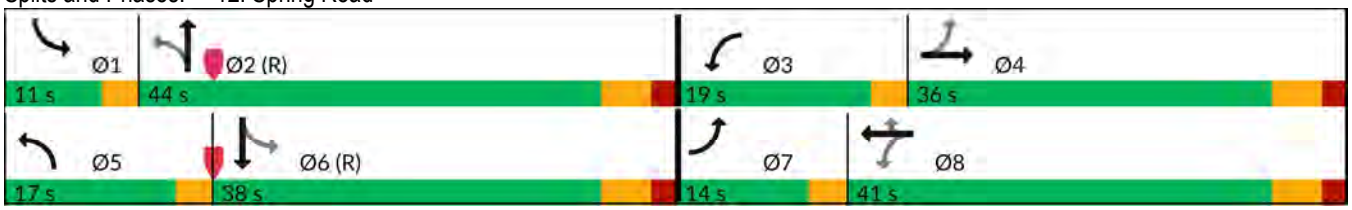


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	125	32	162	152	131	122	111	288	32	20	322	48
Future Volume (vph)	125	32	162	152	131	122	111	288	32	20	322	48
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	195		0	170		0	100		0	115		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	80			45			160			165		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.875				0.850		0.985			0.981	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1662	0	1770	1980	1615	1787	3503	0	1805	3541	0
Flt Permitted	0.666			0.286			0.484			0.543		
Satd. Flow (perm)	1229	1662	0	533	1980	1615	910	3503	0	1032	3541	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		176				133		12			15	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		344			444			488			509	
Travel Time (s)		7.8			10.1			11.1			11.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	0%	0%	2%	1%	0%	1%	1%	6%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	136	211	0	165	142	133	121	348	0	22	402	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2			6		
Detector Phase	7	4		3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0	24.0	9.5	24.0		9.5	24.0	
Total Split (s)	14.0	36.0		19.0	41.0	41.0	17.0	44.0		11.0	38.0	
Total Split (%)	12.7%	32.7%		17.3%	37.3%	37.3%	15.5%	40.0%		10.0%	34.5%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0	2.0	0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	6.0		3.0	6.0	6.0	3.0	6.0		3.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max		None	C-Max	
Act Effct Green (s)	24.3	10.9		29.6	14.0	14.0	73.7	66.9		68.4	59.4	
Actuated g/C Ratio	0.22	0.10		0.27	0.13	0.13	0.67	0.61		0.62	0.54	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.43	0.65		0.56	0.57	0.41	0.18	0.16		0.03	0.21	
Control Delay (s/veh)	34.4	20.9		38.3	53.0	11.0	8.1	10.9		7.9	14.2	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	34.4	20.9		38.3	53.0	11.0	8.1	10.9		7.9	14.2	
LOS	C	C		D	D	B	A	B		A	B	
Approach Delay (s/veh)		26.2			34.8			10.2			13.8	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	77	23		95	97	0	28	45		5	70	
Queue Length 95th (ft)	119	94		140	151	52	61	98		16	121	
Internal Link Dist (ft)		264			364			408			429	
Turn Bay Length (ft)	195			170			100			115		
Base Capacity (vph)	330	581		326	630	604	721	2133		716	1918	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.41	0.36		0.51	0.23	0.22	0.17	0.16		0.03	0.21	

Intersection Summary			
Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay (s/veh): 20.9		Intersection LOS: C	
Intersection Capacity Utilization 53.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 12: Spring Road



Intersection	
Int Delay, s/veh	5.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	60	180	11	5	426	152	6	2	4	161	2	152
Future Vol, veh/h	60	180	11	5	426	152	6	2	4	161	2	152
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	300	-	-	130	-	-	-	-	-	160	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	92	92	88	88	92	92	92	88	92	88
Heavy Vehicles, %	0	0	2	2	0	0	2	2	2	0	2	0
Mvmt Flow	68	205	12	5	484	173	7	2	4	183	2	173

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	657	0	0	217	0	0	601	1015	108	821	934	328
Stage 1	-	-	-	-	-	-	347	347	-	581	581	-
Stage 2	-	-	-	-	-	-	254	668	-	240	353	-
Critical Hdwy	4.1	-	-	4.14	-	-	7.54	6.54	6.94	7.5	6.54	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.5	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.5	5.54	-
Follow-up Hdwy	2.2	-	-	2.22	-	-	3.52	4.02	3.32	3.5	4.02	3.3
Pot Cap-1 Maneuver	940	-	-	1350	-	-	384	237	925	270	264	673
Stage 1	-	-	-	-	-	-	642	633	-	471	498	-
Stage 2	-	-	-	-	-	-	728	455	-	748	630	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	940	-	-	1350	-	-	262	219	925	247	244	673
Mov Cap-2 Maneuver	-	-	-	-	-	-	356	304	-	360	354	-
Stage 1	-	-	-	-	-	-	596	587	-	469	496	-
Stage 2	-	-	-	-	-	-	537	453	-	688	584	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	2.19	0.06	13.59	18.77
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	432	940	-	-	1350	-	-	360	666
HCM Lane V/C Ratio	0.03	0.073	-	-	0.004	-	-	0.509	0.263
HCM Ctrl Dly (s/v)	13.6	9.1	-	-	7.7	-	-	24.9	12.3
HCM Lane LOS	B	A	-	-	A	-	-	C	B
HCM 95th %tile Q(veh)	0.1	0.2	-	-	0	-	-	2.8	1.1

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	229	561	17	11	14
Future Vol, veh/h	18	229	561	17	11	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	120	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	21	266	652	20	13	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	672	0	-	0	837	336
Stage 1	-	-	-	-	662	-
Stage 2	-	-	-	-	175	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	928	-	-	-	309	666
Stage 1	-	-	-	-	480	-
Stage 2	-	-	-	-	844	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	928	-	-	-	302	666
Mov Cap-2 Maneuver	-	-	-	-	302	-
Stage 1	-	-	-	-	469	-
Stage 2	-	-	-	-	844	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.65	0	13.58
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	928	-	-	-	302	666
HCM Lane V/C Ratio	0.023	-	-	-	0.042	0.024
HCM Ctrl Dly (s/v)	9	-	-	-	17.4	10.5
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1	0.1

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	54	0	57	10	0	16	12	513	10	7	323	15
Future Vol, veh/h	54	0	57	10	0	16	12	513	10	7	323	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	118	-	-	120	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	0	5	0	0	0	25	0	0	0	0	0
Mvmt Flow	64	0	68	12	0	19	14	611	12	8	385	18

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	744	1061	201	854	1064	311	402	0	0	623	0	0
Stage 1	410	410	-	645	645	-	-	-	-	-	-	-
Stage 2	334	651	-	209	419	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	7	7.5	6.5	6.9	4.6	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.35	3.5	4	3.3	2.45	-	-	2.2	-	-
Pot Cap-1 Maneuver	307	226	797	255	225	690	1005	-	-	968	-	-
Stage 1	595	599	-	432	470	-	-	-	-	-	-	-
Stage 2	659	468	-	779	593	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	291	220	797	228	220	690	1005	-	-	968	-	-
Mov Cap-2 Maneuver	291	220	-	228	220	-	-	-	-	-	-	-
Stage 1	590	594	-	426	464	-	-	-	-	-	-	-
Stage 2	632	461	-	707	588	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	15.23	15.07	0.19	0.18
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1005	-	-	291	797	388	968	-	-
HCM Lane V/C Ratio	0.014	-	-	0.221	0.085	0.08	0.009	-	-
HCM Ctrl Dly (s/v)	8.6	-	-	20.8	9.9	15.1	8.8	-	-
HCM Lane LOS	A	-	-	C	A	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.8	0.3	0.3	0	-	-

From: Deirdre Clein
To: serge.khalimsky@ggp.com
Cc: Chris Horney
Subject: RE: 1900 Spring Road & Oakbrook Center – Connectivity Discussion
Date: Friday, February 27, 2026 3:54:00 PM
Attachments: image001.png

Hi Serge,

Thank you for taking the time to speak with me today. We appreciate the candid discussion.

As a follow up to our conversation, we understand that Oakbrook Center does not have any plans to pursue additional pedestrian connectivity improvements in the area discussed and is not looking to advance any new physical connection between 16th Street and mall property at this time. We appreciate the clarity regarding your current position and will relay that understanding as part of our ongoing discussions with the Village.

We are excited about moving forward with our redevelopment and look forward to being neighbors with Oakbrook Center. Please feel free to reach out if there are ever opportunities to coordinate as our project progresses.

Best,

Deirdre Clein | Director
[redacted]

From: Deirdre Clein
Sent: Monday, January 26, 2026 10:13 AM
[redacted]
Subject: 1900 Spring Road & Oakbrook Center – Connectivity Discussion

Hi Serge,

I am reaching out to introduce Murphy Development Group and share some information on a redevelopment project we are advancing at the north lot of 1900 Spring Road, immediately adjacent to Oakbrook Center.

As part of our early discussions with the Village of Oak Brook, they asked that we reach out to Oakbrook Center management to explore whether there may be opportunities to improve pedestrian connectivity between Spring Road and 16th Street and the mall. We were encouraged to initiate a dialogue directly with your team to better understand existing

conditions, constraints, and whether any practical solutions might be worth discussing, either in the near term or as part of longer-range planning efforts.

At a high level, the Village's interest centers on the idea of creating a pedestrian bridge between our 16th Street and the mall. That said, we fully recognize that any connection involving mall property, floodplain areas, or new infrastructure would raise significant ownership, operational, and regulatory considerations. We are not approaching this with any expectation of a specific outcome; our goal is simply to engage in a constructive dialogue and better understand feasibility and constraints, recognizing that Village support is important for our project to move forward and that they have emphasized the value of having these conversations early in the process.

If you or someone on your team would be open to a brief introductory call, we would appreciate the opportunity to walk through the project at a high level and hear your perspective.

Thank you for your time and consideration.

Best,

Deirdre Clein
Director

MURPHY
REAL ESTATE SERVICES

227 W Monroe | Suite 5200 | Chicago, IL, 60606
[redacted]

Outlook

RE: 1900 Spring Road - follow-up

From Kevin Fleege <kfleege@oak-brook.org>
Date Fri 2/13/2026 11:48 AM
To Keith Lee <klee@fitzgeralddesign.com>; kovarik@yorkcenterfire.org <kovarik@yorkcenterfire.org>
Cc [redacted]

Some people who received this message don't often get email from kfleege@oak-brook.org. Learn why this is important

Keith,

I was able to speak with Ken. Everything looks good and as we discussed.

Best regards,

Kevin

KEVIN FLEEGE
Fire Chief – Fire Department

VILLAGE OF OAK BROOK
1200 Oak Brook Road | Oak Brook, IL 60523
Office: (630) 368-5204 | Cell: (630) 327-0842
www.oak-brook.org

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From: Keith Lee <klee@fitzgeralddesign.com>
Sent: Tuesday, February 10, 2026 2:00 PM
To: Kevin Fleege <kfleege@oak-brook.org>; kovarik@yorkcenterfire.org
[redacted]
Subject: RE: 1900 Spring Road - follow-up

CAUTION: This email message originated from outside of the Village's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kevin, Kenneth,

Thanks again for your time and feedback last Friday. Attached please find the meeting minutes. Please review and let us know of any discrepancies.

Also attached is our revised site plan with the East fire lane relocated to the West side, along with its corresponding fire apparatus turning radius analysis for your review. If there are no further comments at this stage, we will proceed with this site plan design for the entitlement process.

Thank you,

Keith Lee, CDT, LEED AP
Managing Associate | Architecture
Licensed Architect

FitzGerald

Chicago | Denver

200 West Adams Street, Suite 2100
Chicago, Illinois 60606

PMB#3168 2301 Blake Street, Suite 100
Denver, Colorado 80205

o 312 563 9100 x269
[redacted]

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From: Kevin Fleege <kfleege@oak-brook.org>
Sent: Tuesday, February 3, 2026 1:48 PM
To: Keith Lee <klee@fitzgeralddesign.com>; Chris Horney <Chorney@murphyres.com>; kovarik@yorkcenterfire.org
[redacted]
Subject: RE: 1900 Spring Road - follow-up

Great! The meeting will just be with Ken and I, Rebecca and Monica are not available. I can reserve a space with AV. How many people will be attending in person so that I have a proper sized space?

Best regards,

Kevin

KEVIN FLEEGE
Fire Chief – Fire Department

VILLAGE OF OAK BROOK
1200 Oak Brook Road | Oak Brook, IL 60523
Office: (630) 368-5204 | Cell: (630) 327-0842
www.oak-brook.org

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From: Keith Lee <klee@fitzgeralddesign.com>
Sent: Tuesday, February 3, 2026 1:45 PM
To: Chris Horney <Chorney@murphyres.com>; Kevin Fleege <kfleege@oak-brook.org>; kovarik@yorkcenterfire.org

[redacted]

Subject: RE: 1900 Spring Road - follow-up

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Yes, FitzGerald Team can meet in-person this Friday morning at 10am.

Kevin/Rebecca – is there a meeting room in the Hall that would accommodate a hybrid meeting in case not everyone would be able to make it in-person? We can send out an invite once confirmed. Thanks!

Best,
Keith Lee, CDT, LEED AP
Managing Associate | Architecture
Licensed Architect

FitzGerald

Chicago | Denver

200 West Adams Street, Suite 2100
Chicago, Illinois 60606

PMB#3168 2301 Blake Street, Suite 100
Denver, Colorado 80205

o 312 563 9100 x269
[redacted]

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From: Chris Horney <Chorney@murphyres.com>
Sent: Tuesday, February 3, 2026 1:36 PM
To: Kevin Fleege <kfleege@oak-brook.org>; Keith Lee <klee@fitzgeralddesign.com>; kovarik@yorkcenterfire.org

[redacted]

Subject: RE: 1900 Spring Road - follow-up

I am available at that time, Fitzgerald team?

Chris Horney
COO

MURPHY
REAL ESTATE SERVICES
227 W Monroe | Suite 5200 | Chicago, IL, 60606
[redacted]
MurphyRES.com

From: Kevin Fleege <kfleege@oak-brook.org>
Sent: Tuesday, February 3, 2026 1:15 PM
To: Keith Lee <klee@fitzgeralddesign.com>; kovarik@yorkcenterfire.org
Cc: Mike DeRouin <mderouin@fitzgeralddesign.com>; Mike Breclaw <mbreclaw@fitzgeralddesign.com>; John [redacted]
Subject: RE: 1900 Spring Road - follow-up

Some people who received this message don't often get email from kfleege@oak-brook.org. Learn why this is important

How does Friday morning at 1000 sound? I am good with the meeting being in person or virtual, whatever you believe is best suited to discuss the concerns.

Best regards,

Kevin

KEVIN FLEEGE
Fire Chief – Fire Department

VILLAGE OF OAK BROOK
1200 Oak Brook Road | Oak Brook, IL 60523
Office: (630) 368-5204 | Cell: (630) 327-0842
www.oak-brook.org

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From: Keith Lee <klee@fitzgeralddesign.com>
Sent: Monday, February 2, 2026 11:48 AM
To: Kevin Fleege <kfleege@oak-brook.org>; kovarik@yorkcenterfire.org
[redacted]
Subject: RE: 1900 Spring Road - follow-up

You don't often get email from klee@fitzgeralddesign.com. Learn why this is important

CAUTION: This email message originated from outside of the Village's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning Kevin and Kenneth,

Thank you again for providing the fire truck specifications and your initial feedback.

Based on our conversation and our understanding of the Fire Code, we have revised the site plan to incorporate a 20-foot-wide fire lane at the North and East sides of the proposed building. We have attached the updated drawings for your review.

Key Compliance Highlights:

- The proposed 13-story building will be of Type IA (non-combustible) construction and fully equipped with an approved automatic sprinkler system.
- The proposed building will comply with applicable High-Rise building code requirements, which includes but not limited to:
  - Detection, alarm and emergency system of high-rise buildings as required
  - Fire Command Center shall be provided at ground floor lobby area. Location to be coordinated with Fire Code official
  - Standby and emergency power shall be provided
  - Smokeproof stair enclosures shall be provided
  - Fire service access elevators shall be provided
- Turn-around Requirements: Per 2021 IFC §503.2.5, the East fire lane does not require a turn-around as the total length is less than 150 feet.
- South Access Exception: Due to property boundaries and the waterway to the South, a continuous perimeter fire lane is not feasible. To mitigate this, there is a smokeproof, enclosed, standpipe-equipped stairwell at the South side for firefighter access. We believe this meets the exception criteria under Section 503.1.1.
- Turning Analysis: The second page of the attached PDF includes a vehicle turning apparatus analysis based on the truck data provided.

We would appreciate your review of these revisions. If possible, we'd like to schedule a meeting (in-person or virtual) to discuss these details and ensure we are aligned with your requirements.

Our current availability:

- Wednesday: Afternoon
- Thursday: All day
- Friday: All day

We are happy to adjust our schedule to accommodate yours. Please let us know what works best for your team. Thanks for your time.

Best,

Keith Lee, CDT, LEED AP
Managing Associate | Architecture
Licensed Architect

FitzGerald

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Chicago, Illinois 60606

PMB#3168 2301 Blake Street, Suite 100
Denver, Colorado 80205

o 312 563 9100 x269
[redacted]

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From: Keith Lee
Sent: Monday, January 26, 2026 5:04 PM
To: 'Kevin Fleege' <kfleege@oak-brook.org>; kovarik@yorkcenterfire.org
Cc: Mike DeRouin <mderouin@fitzgeralddesign.com>; Mike Breclaw <mbreclaw@fitzgeralddesign.com>
Subject: RE: 1900 Spring Road - follow-up

Thank you, Kevin.

Keith Lee, CDT, LEED AP
Managing Associate | Architecture
Licensed Architect

FitzGerald

Chicago | Denver

200 West Adams Street, Suite 2100
Chicago, Illinois 60606

PMB#3168 2301 Blake Street, Suite 100
Denver, Colorado 80205

o 312 563 9100 x269
[redacted]

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From: Kevin Fleege <kfleege@oak-brook.org>
Sent: Monday, January 26, 2026 4:39 PM
To: Keith Lee <klee@fitzgeralddesign.com>; kovarik@yorkcenterfire.org
Cc: Mike DeRouin <mderouin@fitzgeralddesign.com>; Mike Breclaw <mbreclaw@fitzgeralddesign.com>
Subject: RE: 1900 Spring Road - follow-up

Hello,

Please see the attached document. This is for our 2014 Pierce Aerial Ladder, we are on the market to order a new vehicle, but only in the RFP process now. This new vehicle will be 3-4 years out from delivery once ordered so the 2014 info will be the most applicable “worst” case vehicle scenario we have.

Best regards,

Kevin

KEVIN FLEEGE
Fire Chief – Fire Department

VILLAGE OF OAK BROOK
1200 Oak Brook Road | Oak Brook, IL 60523
Office: (630) 368-5204 | Cell: (630) 327-0842
www.oak-brook.org

*The content of this e-mail message is privileged, confidential and subject to copyright. Any unauthorized use or disclosure is prohibited.

From: Keith Lee <klee@fitzgeralddesign.com>
Sent: Monday, January 26, 2026 2:56 PM
To: kovarik@yorkcenterfire.org; Kevin Fleege <kfleege@oak-brook.org>
Cc: Mike DeRouin <mderouin@fitzgeralddesign.com>; Mike Breclaw <mbreclaw@fitzgeralddesign.com>
Subject: RE: 1900 Spring Road - follow-up

You don't often get email from klee@fitzgeralddesign.com. Learn why this is important
CAUTION: This email message originated from outside of the Village's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Afternoon All,

We would like to follow up for our inquiry regarding Oak Brook fire engine's turning radius. Thanks again for your help!

Best,
Keith Lee, CDT, LEED AP
Managing Associate | Architecture
Licensed Architect

FitzGerald

Chicago | Denver

200 West Adams Street, Suite 2100
Chicago, Illinois 60606

PMB#3168 2301 Blake Street, Suite 100
Denver, Colorado 80205

o 312 563 9100 x269
[redacted]

website | linkedin | instagram | facebook | newsletter

Email Terms of Use

From: Keith Lee
Sent: Thursday, January 22, 2026 10:57 AM
To: 'kovarik@yorkcenterfire.org' <kovarik@yorkcenterfire.org>; 'kfleege@oak-brook.org' <kfleege@oak-brook.org>
Cc: Mike DeRouin <mderouin@fitzgeralddesign.com>; Mike Breclaw <mbreclaw@fitzgeralddesign.com>
Subject: 1900 Spring Road - follow-up

Kevin, Kenneth,

Nice meeting you both yesterday at the pre-filing meeting. We appreciate the time and inputs you gave to the proposed design, and we would very much like to continue the dialogue on making this project a sound and safe building everyone will be proud of.

Would you be able to forward us the spec. of Oak Brook's Fire apparatus, especially, its turning radius requirement? That would be very helpful for our access road study. Thanks again for your help!

Best,

Keith Lee, CDT, LEED AP
Managing Associate | Architecture
Licensed Architect

FitzGerald

Chicago | Denver

200 West Adams Street, Suite 2100
Chicago, Illinois 60606

PMB#3168 2301 Blake Street, Suite 100
Denver, Colorado 80205

o 312 563 9100 x269
[redacted]

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Email Terms of Use

COMMUNITY POLICIES, RULES AND REGULATIONS ADDENDUM

This addendum is incorporated into the Lease Contract (the "Lease") identified below and is in addition to all the terms and conditions contained in the Lease. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling:

Property Owner: **Murphy Development Group, LLC or sub-entity**

Resident(s):

Address: **1315 16th Street, Oak Brook, IL 60523**

Unit No (if applicable):

Lease Date:

I. *GENERAL CONDITIONS FOR USE OF COMMUNITY PROPERTY AND RECREATIONAL FACILITIES.*

Resident(s) permission for use of all common areas, Resident amenities, and recreational facilities (together, "Amenities") located at the Community is a privilege and license granted by Owner, and not a contractual right except as otherwise provided for in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this Addendum, and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be revoked by Owner at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum, or the Community Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to change the character of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion, without notice, obligation or recompense of any nature to Resident. Owner and management may make changes to the Rules for use of any Amenity at any time.

Additionally, Resident(s) expressly agrees to assume all risks of every type, including but not limited to risks of personal injury or property damage, of whatever nature or severity, related to Resident's use of the amenities at the Community. Resident(s) agrees to hold Owner harmless and release and waive any and all claims, allegations, actions, damages, losses, or liabilities of every type, whether or not foreseeable, that Resident(s) may have against Owner and that are in any way related to or arise from such use. This provision shall be enforceable to the fullest extent of the law.

THE TERMS OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER WITH THE HEIRS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND RESIDENT(S) SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY RULES AND REGULATIONS, AND RESIDENT(S) INTEND TO AND SHALL INDEMNIFY AND HOLD OWNER HARMLESS FROM ALL CLAIMS OF SUCH PERSONS AS DESCRIBED IN THE PRECEDING PARAGRAPH. The term "Owner" shall include the Management, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of Owner.

II. **POOL.** This Community ☒ **DOES**; ❑ **DOES NOT** have a pool. When using the pool, Resident(s) agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the pool area and Management policies.
- All Swimmers swim at their own risk. Owner is not responsible for accidents or injuries.
- For their safety, Residents should not swim alone.
- Pool hours are posted at the pool.
- No glass, pets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only.
- Proper swimming attire is required at all times and a swimsuit "cover up" should be worn to and from the pool.
- No running or rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture with a towel when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed.
- Resident(s) must accompany their guests.
- Resident(s) must notify Owner any time there is a problem or safety hazard at the pool.

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III. FITNESS CENTER. This Community ☒ **DOES**; ☐ **DOES NOT** have a fitness center. When using the fitness center, Resident agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the fitness center and Management policies.
- The Fitness Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment.
- Resident(s) shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous.
- Resident(s) shall immediately report to Management any equipment that is not functioning properly, is damaged or appears dangerous, as well any other person's use that appears to be dangerous or in violation of Management Rules and Policies.
- Resident(s) shall consult a physician before using any equipment in the Fitness Center and before participating in any aerobics or exercise class, and will refrain from such use or participation unless approved by Resident's physician.
- Resident(s) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center.
- Resident(s) will not admit any person to the Fitness Center who has not registered with the Management Office.
- Resident(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitted in the Fitness Center.

Card # issued: (1) _____ (3) _____ (5) _____
(2) _____ (4) _____ (6) _____

IV. PACKAGE RELEASE. This Community ☒ **DOES**; ☐ **DOES NOT** accept packages on behalf of Residents.
For communities that do accept packages on behalf of its Residents:
Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any list, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same

V. BUSINESS CENTER. This Community ☐ **DOES**; ☒ **DOES NOT** have a business center.
Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center computers without the written approval of Community Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers at any time. Residents will limit time on computers to **0** minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.

VI. AUTOMOBILES/BOATS/RECREATIONAL VEHICLES. The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time:

- Only **0** vehicle per licensed Resident is allowed.
- All vehicles must be registered at the Management office.
- Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense after a **4** hour notice is placed on the vehicle.
- Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
- The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
- Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
- Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.

VII. FIRE HAZARDS. In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:

- Residents and guests will adhere to the Community rules and regulations, and other Management policies concerning fire hazards, which may be revised from time to time.
- No person shall knowingly maintain a fire hazard.
- **Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only at the outdoor amenity deck and will be placed a minimum of 0 feet from any building.** Such devices will not be used close

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to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires.

- **Fireplaces:** Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
- Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in the dwelling, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
- No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
- Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.

VIII. EXTERMINATING. Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' dwelling, and give Resident instructions for the preparation of the dwelling and safe contact with insecticides. Residents will be responsible to prepare the dwelling for extermination in accordance with Owner's instructions. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. **Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:**

- Clean in all cabinets, drawers and closets in kitchen and pantry.
- If roaches have been seen in closets, remove contents from shelves and floor.
- Remove infants and young children from the dwelling.
- Remove pets or place them in bedrooms, and notify Owner of such placement.
- Remove chain locks or other types of obstruction on day of service.
- Cover fish tanks and turn off their air pumps.
- Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

- Resident will wash all clothing, bed sheets, draperies, towels, etc. in extremely hot water.
- Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.
- Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO EXTERMINATION AND THE USE OF INSECTICIDES

IX. DRAPES AND SHADES. Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.

X. WATER BEDS. Resident shall not have water beds or other water furniture in the dwelling without prior written permission of Owner.

XI. BALCONY or PATIO. Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.

XII. TRASH AND RECYCLING. You will comply with all local regulations and rules regarding trash disposal and recycling on the property. Where required, we will provide notices about trash disposal and recycling.

XIII. SIGNS. Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.

XIV. SATELLITE DISHES/ANTENNAS. You must complete a satellite addendum and abide by its terms prior to installation or use.

XV. WAIVER/SEVERABILITY CLAUSE. No waiver of any provision herein, or in any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.

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XVI. SHORT-TERM RENTALS AND SUBLEASING. Resident shall not sublease, license, assign, rent, list, advertise, or otherwise transfer or grant occupancy of the dwelling unit, whether in whole or in part, to any third party without the prior written consent of Owner, which may be withheld in Owner's sole and absolute discretion. Any purported sublease, assignment, license, or transfer without such consent shall be void and of no force or effect.

Short-term rentals are strictly prohibited under all circumstances. For purposes of this Lease, a "short-term rental" shall include any rental, license, occupancy, or other arrangement for a term of less than thirty (30) consecutive days, whether or not rent or other consideration is exchanged. This prohibition expressly includes, without limitation, any listing, advertising, or use of the dwelling unit on platforms or services such as Airbnb, VRBO, Booking.com, or any similar short-term rental or transient lodging platform.

XVII. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

No grilling is allowed.

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Deirdre Clein

From: Chris Marschinke <c.marschinke@trotter-inc.com>
Sent: Thursday, February 26, 2026 12:15 PM
To: Deirdre Clein
Cc: Dave Ariola; Scott Trotter; Cathy Chiarelli; Timothy O'Malley; John Temes; Kristin Kalitowski
Subject: RE: 1315 16th Street Development

Got it – then the below note regarding capacity from the model is correct. I believe determination of acceptability will come from the Village.

Thanks,
Chris

TROTTER and ASSOCIATES, INC.
CONSULTING ENGINEERS

Chris J. Marschinke, P.E.
Senior Project Manager
[redacted]

PSMJ Employer of Choice 2025 Winner

From: Deirdre Clein [redacted]
Sent: Thursday, February 26, 2026 12:00 PM
To: Chris Marschinke <c.marschinke@trotter-inc.com>
Cc: Dave Ariola <dariola@murphyres.com>; Scott Trotter <s.trotter@trotter-inc.com>; Cathy Chiarelli <cchiarelli@oak-brook.org>; Timothy O'Malley <tomalley@oak-brook.org>; John Temes <jtemes@oak-brook.org>
Subject: RE: 1315 16th Street Development

Correct, our site is at the corner (hatched in orange) and we are planning to tie into the 10-inch shown on your model. We just need confirmation that it can support the project.



Thanks,

Deirdre Clein | Director
C: 734.646.0834

From: Chris Marschinke <c.marschinke@trotter-inc.com>
Sent: Thursday, February 26, 2026 11:54 AM
To: Deirdre Clein [redacted]
Cc: Dave Ariola <dariola@murphyres.com>; Scott Trotter <s.trotter@trotter-inc.com>; Cathy Chiarelli <cchiarelli@oak-brook.org>; Timothy O'Malley <tomalley@oak-brook.org>; John Temes <jtemes@oak-brook.org>
Subject: 1315 16th Street Development

Morning Deirdre,

Scott looped me into this conversation regarding the 1315 16th Street development in Oak Brook. Copying in Cathy with the Village who I believe you had been working with, and Public Works just so everyone is on the same page.

Based on the Village's current hydraulic model, the available capacity of the 10-inch main along 16th/Spring at that turn is approximately 1,550 gpm. This is run under a maximum day demand conditions, with a lower residual limit of 20 psi. The static pressure at the location is roughly 72 psi based on the water towers being nearly full.

This will be appreciably different than the previous SoulCycle modeling performed since that reviewed a connection to the existing 12-inch main at the Spring Road/Harger Road intersection. I'm not sure where this development would connect to, so it's run assuming it's right at the curve where Spring splits off and 16th beginning.

Let me know if there's anything else needed on this one.

Thanks,
Chris

TROTTER and ASSOCIATES, INC.
CONSULTING ENGINEERS

Chris J. Marschinke, P.E.
Senior Project Manager
[redacted]

PSMJ Employer of Choice 2025 Winner

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Re: 1315 16th Street Development

MD

Mike DeRouin <mderouin@fitzgeralddesign.com>
To Deirdre Clein; Mike Breclaw; Keith Lee
Cc Dave Ariola; Ryan Wagner

If there are problems with how this message is displayed, click here to view it in a web browser.

We will add the following to the architectural site plan near the intended location for the water service.

Fire Pump Flow = 1,000 GPM
Domestic Cold Water Flow = 285 GPM
New 10" water service required.

Michael DeRouin, CSI, CCCA
President
FitzGerald
Chicago | Denver

200 West Adams Street, Suite 2100
Chicago, Illinois 60606

2301 Blake Street, Suite 100
Denver, Colorado 80205

[redacted]

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NORDSTROM




45523103
WARNING
NOTICE
ADVERTENCIA
CAUTION
CAUTION
1900




1900




citibank
1900
LEFT TURN LANE



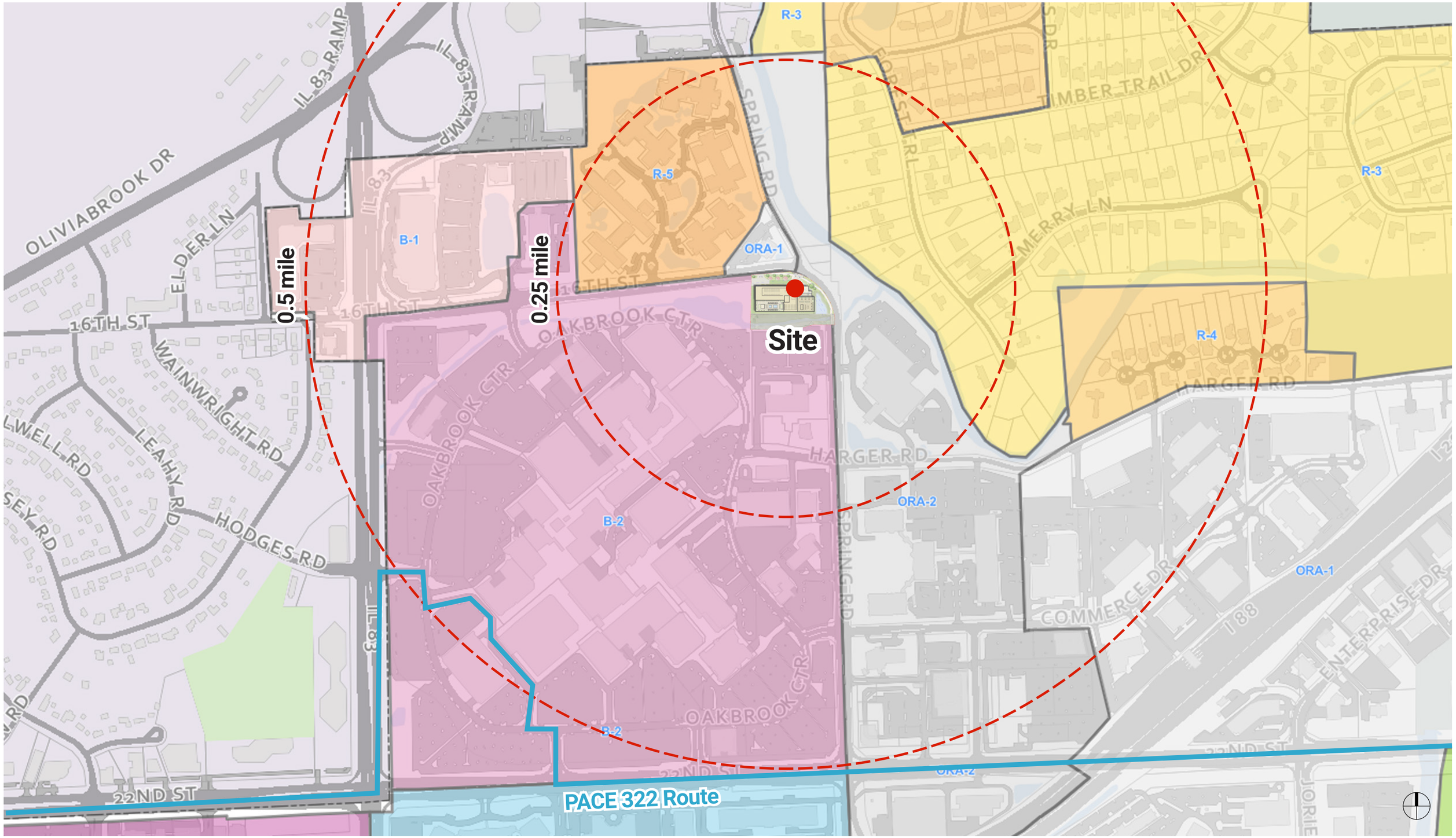
Murphy Real Estate Services, LLC.

Site Plan

FitzGerald

1315 16th Street

Oak Brook, Illinois | **April 2, 2026**



Murphy Real Estate Services, LLC.

Site Context Plan

FitzGerald

1315 16th Street

Oak Brook, Illinois | **April 2, 2026**

FINAL ENGINEERING PLANS
FOR
1315 16TH STREET

Address

OAK BROOK, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

Murphy Real Estate Services
227 W. Monroe, STE 5200
Chicago, IL. 60606
734.646.0834
Contact: Dierdre Clein

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200
Project Manager: Name Here
name@v3co.com
Project Engineer: Name Here
name@v3co.com

ARCHITECT

FitzGerald
200 W. Adams Street, STE 2100
Chicago, IL., 60606
312.563.9100
Contact: Michael DeRouin

BENCHMARKS

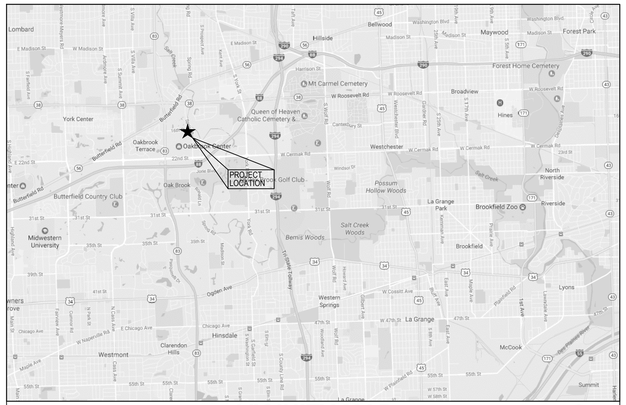
SOURCE:

STATION DESIGNATION: EWT IL 83A
ELEVATION: 700.14 (PUBLISHED AND HELD) DATUM: NAVD 88
DESCRIPTION: LOCATED AT THE JUNCTION OF INTERSTATE HIGHWAY 88 (TOLLWAY) AND STATE ROUTE 83, ON THE WEST SIDE OF THE HIGHWAY NEAR THE SOUTH END OF THE ROUTE 83 OVERPASS OF I-88, WHICH IS ABOUT 0.1 MI SOUTH OF THE INTERSECTION OF ROUTE 83 AND 22ND STREET. STATION IS 137.1 FT WEST OF THE CENTER OF THE ROUTE 83 MEDIAN, 99.1 FT SOUTHWEST OF THE SOUTH END OF A GUARDRAIL ON THE WEST SIDE OF THE OVERPASS BRIDGE, 108.6 FT SOUTHWEST OF A LIGHT POLE AT THE SOUTHWEST CORNER OF THE OVERPASS BRIDGE, 76.8 FT NORTHWEST OF A LIGHT POLE WITH SIGN MOTOR VEHICLES ONLY AT EASTBOUND I-88 ON-RAMP, AND 2.6 FT EAST OF A FIBERGLASS WITNESS POST.

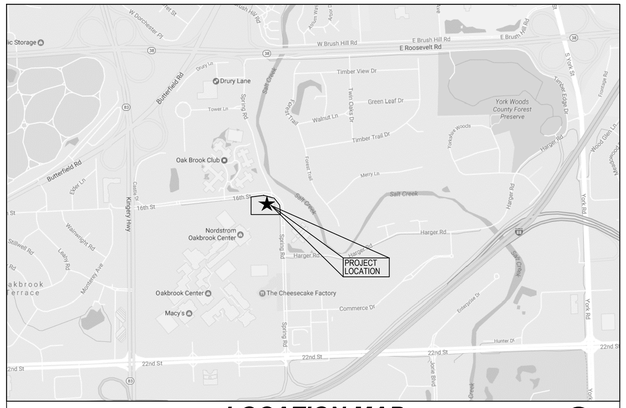
SITE:

STATION DESIGNATION: SBM#1 ESTABLISHED BY: V3 COMPANIES DATE: 10-05-16 ELEVATION: 662.46 (MEASURED) DATUM: NAVD 88
DESCRIPTION: SET CROSS IN CURB ALONG SOUTH SIDE OF HARGER ROAD, LOCATED 17.3' EAST OF THE WEST PROPERTY LINE EXTENDED AND, 59.3' SOUTH OF THE SOUTHWEST PROPERTY CORNER

STATION DESIGNATION: SBM#2 ESTABLISHED BY: V3 COMPANIES DATE: 10-27-16 ELEVATION: 666.65 (MEASURED) DATUM: NAVD 88
DESCRIPTION: 1ST BOLT PAST ARROW ON FIRE HYDRANT FLANGE LOCATED 30.4' NORTH OF, AND 29.3 EAST OF THE NORTHWEST CORNER OF 3 STORY CONCRETE BUILDING.



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C3.0	LAYOUT PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, RYAN WAGNER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF DEVELOPER OR ARCHITECT BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____ , A.D., 20**.

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER
MY LICENSE EXPIRES ON NOVEMBER 30, 20**

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

PROJECT:
1315 16TH STREET
OAK BROOK, ILLINOIS

CLIENT:

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

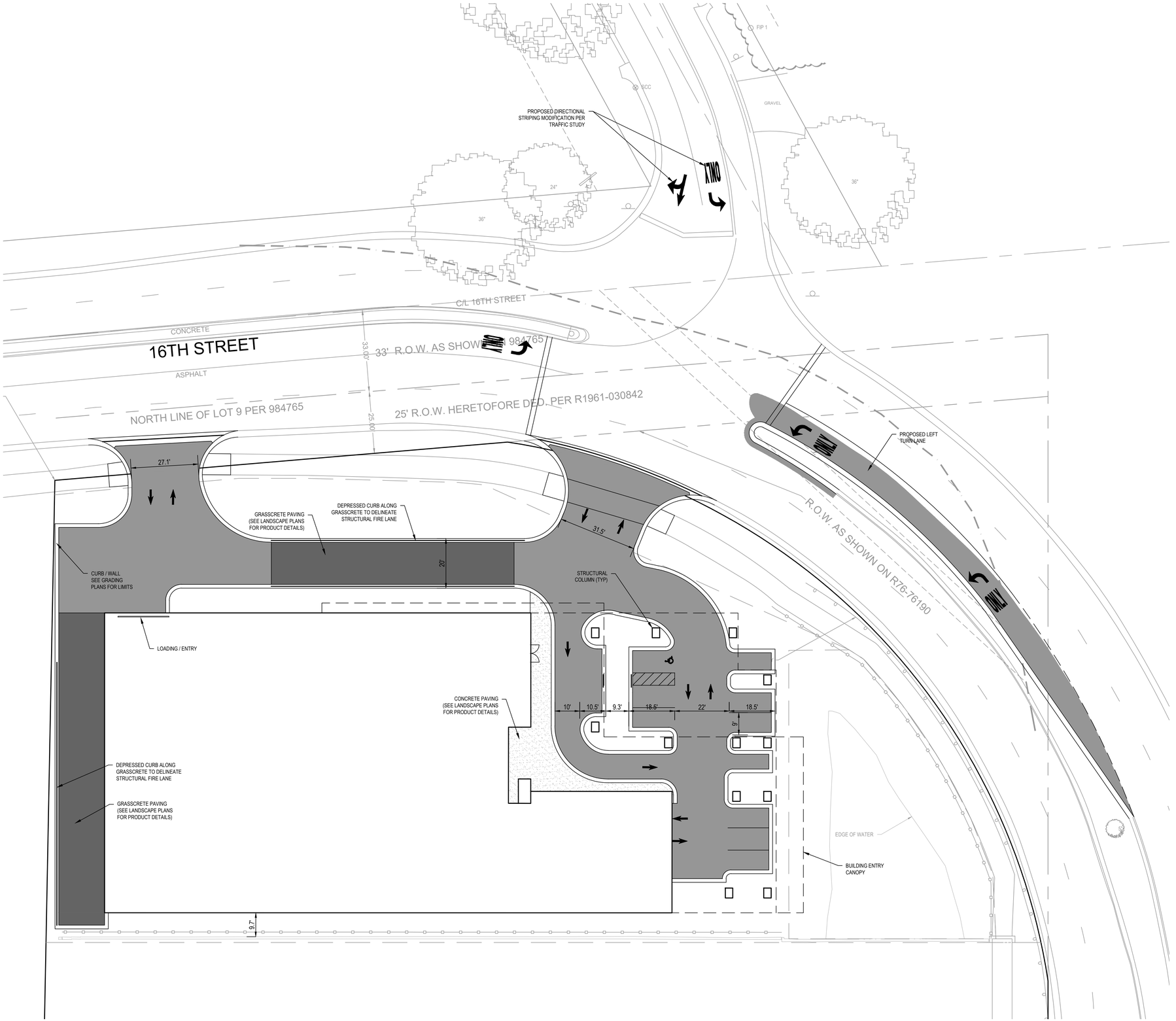
DATE: 2026-03-09	PM: RW
DESIGNED BY: MH	DRAWN BY: MI

PROJECT NO.: 16255.MUR

SCALE/NORTH:

TITLE:
TITLE SHEET

DRAWING NO.
C0.0



SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

LEGEND

LAYOUT	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		RW
PROPERTY LINE		
EASEMENT LINE		
CURB & GUTTER		
REVERSE CURB & GUTTER		
DEPRESSED CURB & GUTTER		
CONCRETE SIDEWALK		
EDGE OF ASPHALT		
CHAINLINK FENCE		

PROJECT:

1315 16TH STREET

OAK BROOK, ILLINOIS

CLIENT:

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: 2026-03-09 | PM: RW

DESIGNED BY: MH | DRAWN BY: MI

PROJECT NO.: 16255.MUR

SCALE/NORTH:

20 10 0 20

1" = 20'

TITLE:

LAYOUT PLAN

DRAWING NO.

C3.0

GRADING NOTES

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%. (REVISE FOR CITY OF CHICAGO PROJECTS)

LEGEND

GRADING	EXISTING	PROPOSED
STORM MANHOLE - CLOSED LID	◎	◉
STORM MANHOLE - OPEN	◯	○
CATCHBASIN	▭	▬
HYDRANT		
WATER MAIN VALVE	⋈	⋈
WATER VALVE VAULT	Ⓜ	Ⓜ
FLARED END SECTION		
CONTOURS: MAJOR	100	100
CONTOURS: MINOR	100	100
MAJOR FLOW ARROW		

16TH STREET
ASPHALT
C/L 16TH STREET
NORTH 1/2 OF LOT 9 PER 984765
33' R.O.W. AS SHOWN ON 984765
25' R.O.W. HERETOFORE DED. PER R1961-030842
CURB TO BE CONSTRUCTED AS WALL ALONG PROPERTY LINE. TOP OF WALL GRADES TO REPRESENT EDGE OF PAVEMENT.
PROPOSED FLOODPLAIN AND FLOODWAY LIMIT
EDGE OF WATER
COMPENSATORY STORAGE AREA TO REMAIN AND BE PROTECTED
STREET LIGHT CONTROL
MULTIPLE C
FIBER OPTIC
PROVIDED A

14155 SAN RIM=660.12 IE 12" RCP E=652.97 IE 24" RCP S=652.82 IE 12" RCP W=654.12
14156 INLET RIM=659.83 IE 12" RCP W=656.36
14214 SAN RIM=660.54 BOLTED CLOSED
14250 WVV RIM=661.02 T/PIPE 6" N=656.42 T/PIPE 18" E-W=656.72 T/KEY=657.32
14251 WVV RIM=661.07 T/PIPE 8" N=655.47 T/PIPE 18" E-W=655.56 T/KEY=657.37
14298 UNKNOWN RIM=661.77 UNABLE TO OPEN
14249 INLET RIM=660.60 IE 12" RCP N=657.10
14276 SAN RIM=660.66 IE 18" RCP E,W=646.96
14176 INLET RIM=659.84 IE 12" RCP W=657.19
14139 STORM RIM=660.15 IE 24" RCP N=652.65 IE 30" RCP S=652.60 IE 24" RCP W=652.75
16186 30" RCP IE=651.87
14278 SAN RIM=659.89 IE 18" RCP E,SW=647.75
#2285 INLET RIM=659.89 PIPE ENTERS FROM OFF-SITE NO OTHER PIPES VISIBLE
#2284 INLET RIM=659.94 IE 12" RCP E,W=656.70
14278 INLET IE 12" RCP E=656.70
14396 SAN RIM=660.28 IE 6" RCP N=647.38 IE 12" RCP SE=647.38 IE 18" RCP W=647.38
14363 WVV RIM=661.72 T/PIPE 18" E-W 656.72 T/KEY=656.32
14503 INLET RIM=658.21 IE 12" RCP SE=655.81
14504 INLET RIM=658.21 IE 12" RCP E=655.01 IE 12" RCP NW=655.31
14043 6" PVC T/P=650.52
14026 6.5' CMP
17224 INLET RIM=662.72
#17197 STM RIM=662.83 IE 4" DIP N=660.58 IE 12" RCP S=656.53
T/P 4" DIP N-S=661.43 NO VISIBLE OUTLETS
#17354 WVV RIM=665.45 T/P 10" DIP NW-SE=657.10
#17365 SAN RIM=662.22 IE 8" N, SW=648.72 UNABLE TO DETERMINE PIPE MATERIAL
17071 STM RIM=661.90 IE 12" RCP S,W=658.90
#17069 INLET RIM=661.77 IE 12" RCP N=659.47
#17356 STM RIM=662.17 IE 12" RCP N=657.09 IE 12" RCP E=656.62 IE 12" RCP W=656.44
14530 INLET RIM=659.51 IE 12" RCP SE=656.61 IE 16" RCP E=656.21
14541 STORM RIM=660.55 IE 30" RCP E=653.85 IE 12" RCP S=654.05 IE 12" RCP SW=655.05
14531 INLET RIM=659.46 IE 12" RCP NW=657.16
14532 INLET RIM=659.86 IE 16" RCP NE=654.91 IE 16" RCP SW=654.86
14603 SAN RIM=660.19 BOLTED CLOSED
14604 STORM RIM=661.15 IE 30" RCP S=653.00 NO OTHER VISIBLE OUTLETS
STM RIM= 657.90 IE.E= 651.90 IE.S= 651.90
FES IE=651.91
IE= 651.91
CURB RAD
T/W 661.51 FG 661.51
T/W 661.55 FG 660.50
T/W 661.80 FG 660.50
T/W 660.50 FG 660.50
660.10± M.E.
660.13± M.E.
660.30± M.E.
660.25± M.E.
660.00± M.E.
659.73± M.E.
659.64± M.E.
659.85
659.79± M.E.
659.64
659.98± M.E.
659.08± M.E.
R 659.80 M.E.±
R 660.00 M.E.±
E/P 659.95
E/P 660.10
E/P 659.85
E/P 660.00
R 660.15 M.E.±
R 659.51± M.E.
R 659.46± M.E.
R 659.36
ADJUST RIM TO R 659.30± M.E.
659.93± M.E.
659.78± M.E.
0.00± M.E.
661.34± M.E.
R 661.20
R 662.00

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

PROJECT:

1315 16TH STREET

OAK BROOK, ILLINOIS

CLIENT:

REVISIONS

NO.	DATE	DESCRIPTION

SEALS:

FOR REVIEW ONLY

DATE: 2026-03-09 | PM: RW
DESIGNED BY: MH | DRAWN BY: MI
PROJECT NO.: 16255.MUR

SCALE/NORTH:

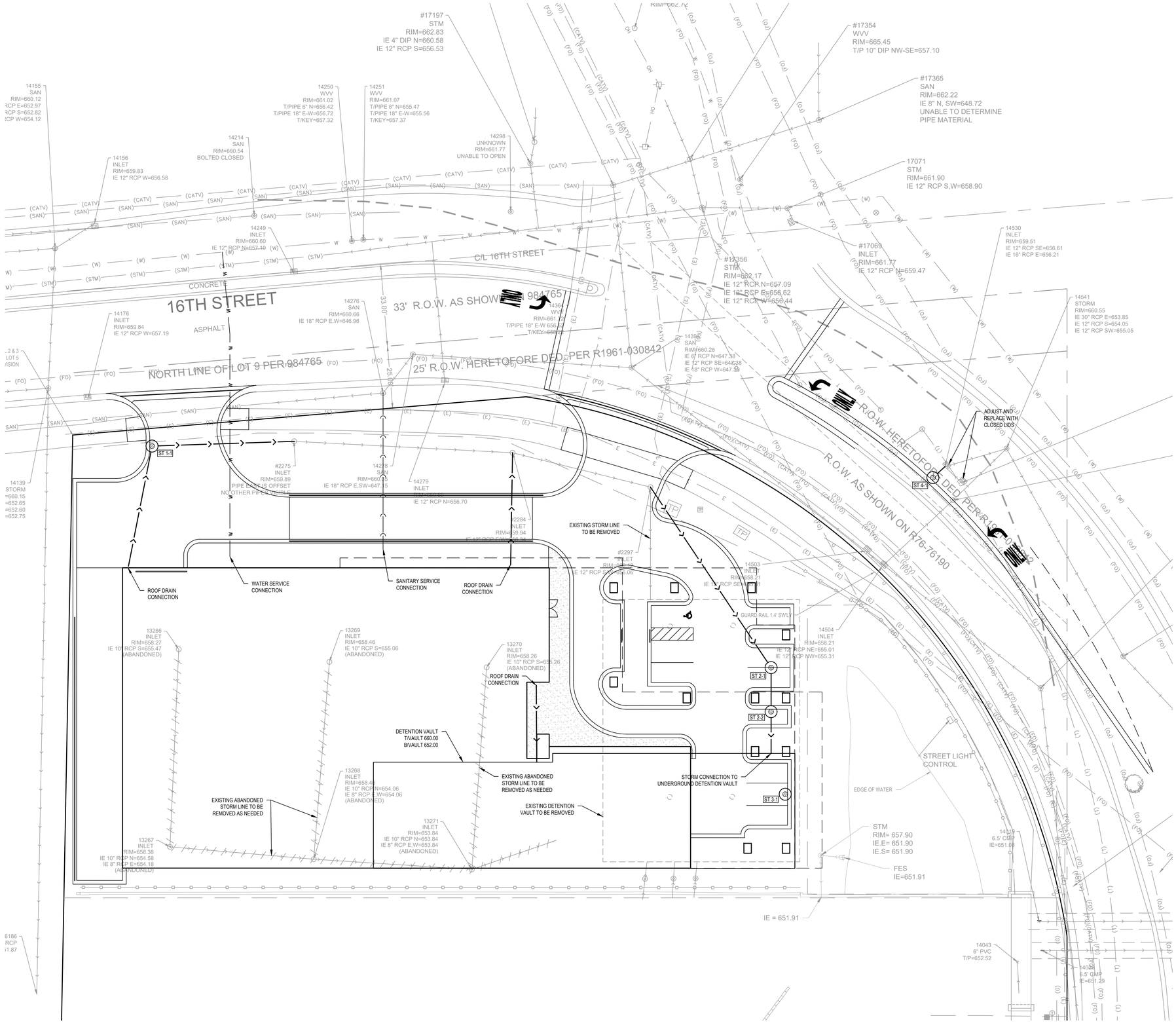
20 10 0 20
1" = 20'

TITLE:

GRADING PLAN

DRAWING NO.

C4.0



UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
3. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
4. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.

LEGEND

		EXISTING	PROPOSED
UTILITY	SANITARY SEWER		
	STORM SEWER		
	WATER MAIN	W	W
	SANITARY FORCEMAIN		
	FIBER OPTIC LINE	FO	FO
	CABLE TELEVISION LINE	CATV	CATV
	GAS LINE	G	G
	TELECOM LINE	T	T
	OVERHEAD LINE	OH	OH
	UNDERGROUND ELECTRICAL LINE	UGE	UGE
	OVERHEAD ELECTRICAL LINE	OHE	OHE
	FLARED END SECTION		
	CATCHBASIN		
	STORM MANHOLE - CLOSED LID		
	STORM MANHOLE - OPEN		
	HYDRANT		
	WATER MAIN VALVE		
	WATER VALVE VAULT		
	UTILITY POLE		
	LIGHT STANDARD		
	LIGHT STANDARD - SINGLE HEAD		
	LIGHT STANDARD - DUAL HEAD		

PROJECT:

1315 16TH STREET

OAK BROOK, ILLINOIS

CLIENT:

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: 2026-03-09 | PM: RW

DESIGNED BY: MH | DRAWN BY: MI

PROJECT NO.: 16255.MUR

SCALE/NORTH:

20 10 0 20

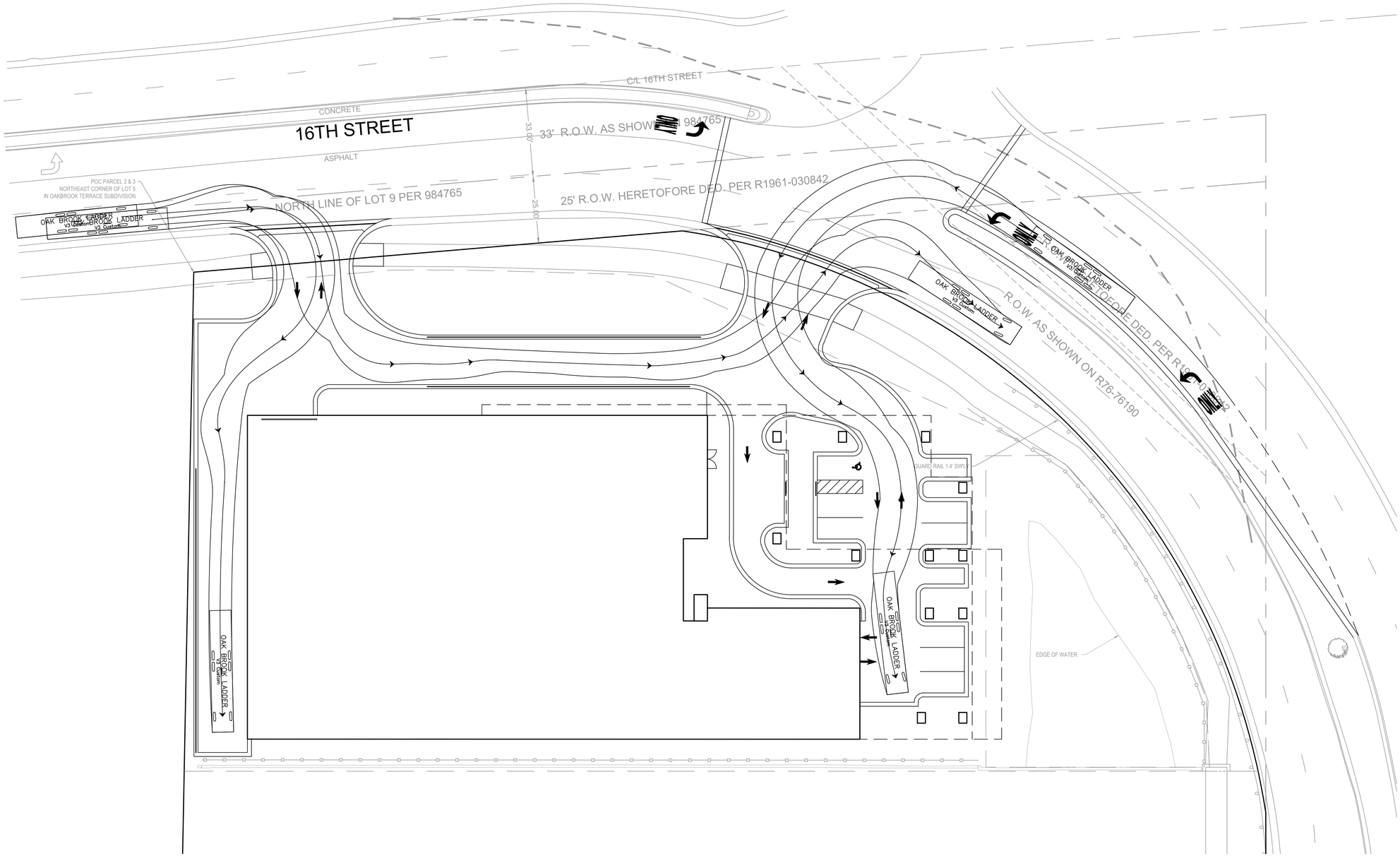
1" = 20'

TITLE:

UTILITY PLAN

DRAWING NO.

C5.0



PROJECT:

1315 16TH STREET

OAK BROOK, ILLINOIS

CLIENT:

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: 2026-03-09	PM: RW
DESIGNED BY: MH	DRAWN BY: MI
PROJECT NO.: 16255.MUR	

SCALE/NORTH:

20 10 0 20
1" = 20'

TITLE:

TRUCK ACCESS EXHIBIT

DRAWING NO.

EX 1

STORMWATER NARRATIVE

The 1315 16th Street project is an approximately 2.3-acre site that was previously a parking lot serving the 1900 Spring Road office building. The subject site is located at the southwest corner of Spring Road and 16th Street and drains to the Oak Brook Tributary. The existing parking lot was removed as part of a site enabling / floodplain improvement project that was completed in late 2024. This initial project was completed under Village permit 18-7-155. The site was mass graded to elevate the site out of the floodplain and included the widening of the Oak Brook Tributary, the installation of a stormwater detention/compensatory storage vault, and an at-grade compensatory storage basin. The currently proposed project is a multi-story apartment building to be built within the property to conform with the stormwater improvements permitted and constructed under Permit 18-7-155.

The existing site (pre-development) included 60,322 square feet of impervious area while current proposed design includes 41,526 square feet of impervious area. This results in a decrease of 18,796 square feet. As the project results in an impervious area reduction, requirements for providing new or additional site runoff storage (detention) and post construction best management practices (PCBMPs) are not triggered. This is due to there being less than 25,000 square feet of net new impervious area which would trigger detention requirements, and less than 2,500 square feet of net new impervious area which would trigger PCBMP requirements under the Village Code. The previously proposed improvements replaced the existing detention, converting storage that was provided at-grade within the existing parking lot to an underground storage vault.

The site enabling improvements completed in 2024 and noted above resulted in the requirement to provide compensatory storage for fill within the floodplain/floodway and required the parking lot detention to be replaced. A below grade stormwater vault was constructed as part of those improvements to replace the required detention volume and to provide compensatory storage. In total this vault provided 1.40 ac-ft of stormwater storage. The proposed project requires that this vault be removed and a new vault to be installed to work with the project/building footprint. As reflected in the Preliminary Engineering Plans the proposed vault will be designed to have the same floor area, elevations, and volume as it is understood that these parameters are critical to the already permitted improvements. The proposed vault will connect to the existing inflow and outflow pipes that are presently installed and connected to the existing vault. It is our opinion that a vault designed as such will substantially conform to the requirements of Permit 18-7-155.



LEGEND - NORTH PROPERTY	
	IMPERVIOUS AREA 59,450 SQ FT (1.36 AC)
	PERVIOUS AREA 38,560 SQ FT (0.89 AC)
TOTAL SITE AREA: 98,166 SQ FT (2.25 AC)	

PROJECT:

16255.MUR

CLIENT:

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: **2026-03-23** | PM: RW

DESIGNED BY: MH | DRAWN BY: MI

PROJECT NO.: 16255.MUR

SCALE/NORTH:

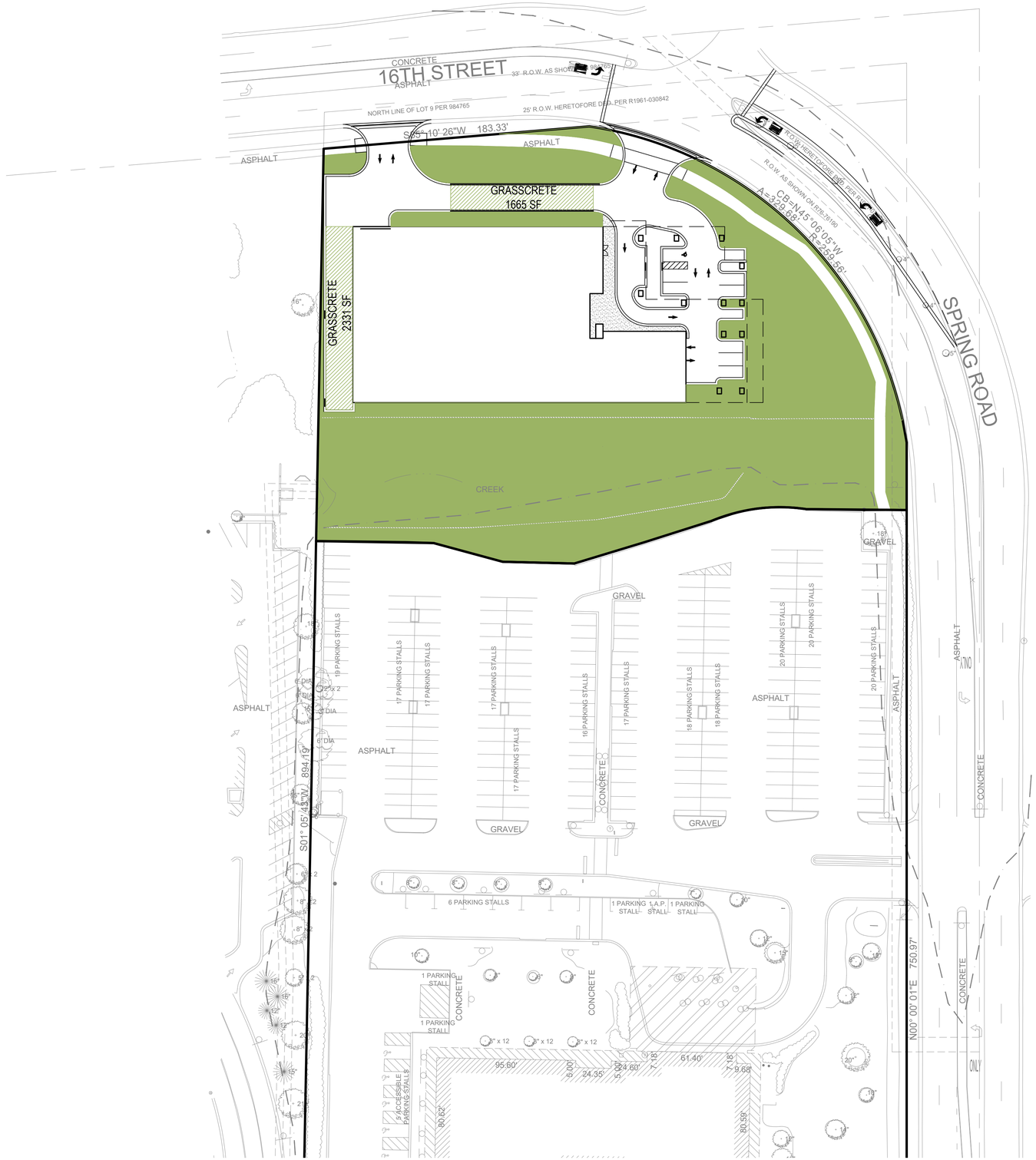
40 20 0 40

1" = 40'

TITLE: **EXISTING IMPERVIOUS EXHIBIT**

DRAWING NO.

EX1



LEGEND - NORTH PROPERTY
IMPERVIOUS AREA 41,526 SQ FT (0.95 AC)
PERVIOUS AREA 56,640 SQ FT (1.30 AC)
TOTAL SITE AREA: 98,166 SQ FT (2.25 AC)

PROJECT:

16255.MUR

CLIENT:

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: **2026-03-23** | PM: RW

DESIGNED BY: MH | DRAWN BY: MI

PROJECT NO.: 16255.MUR

SCALE/NORTH:

40 20 0 40

1" = 40'

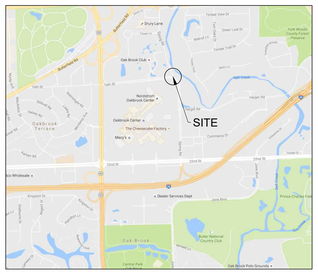
TITLE: **PROPOSED IMPERVIOUS EXHIBIT**

DRAWING NO.

EX2

TOPOGRAPHIC MAP
OF
1900 SPRING ROAD
OAK BROOK, ILLINOIS

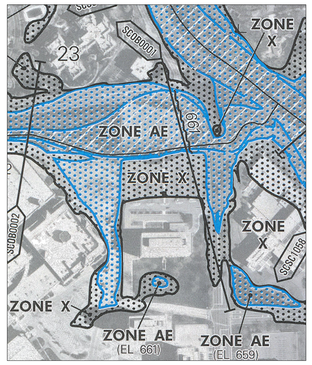
PART OF THE WEST HALF OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

FLOOD HAZARD NOTE

THIS PROPERTY IS IN: AREAS MINIMAL FLOOD HAZARD (ZONE X, UNSHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD (ZONE X, SHADED), SPECIAL FLOOD HAZARD AREA (ZONE AE) AND FLOODWAY AREAS IN ZONE AE, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17021A0177J) EFFECTIVE DATE AUGUST 1, 2019, AND LETTER OF MAP REVISION (LOMR) 25-05-0048P EFFECTIVE DATE 09/02/2025.



UTILITY ATLAS NOTES:

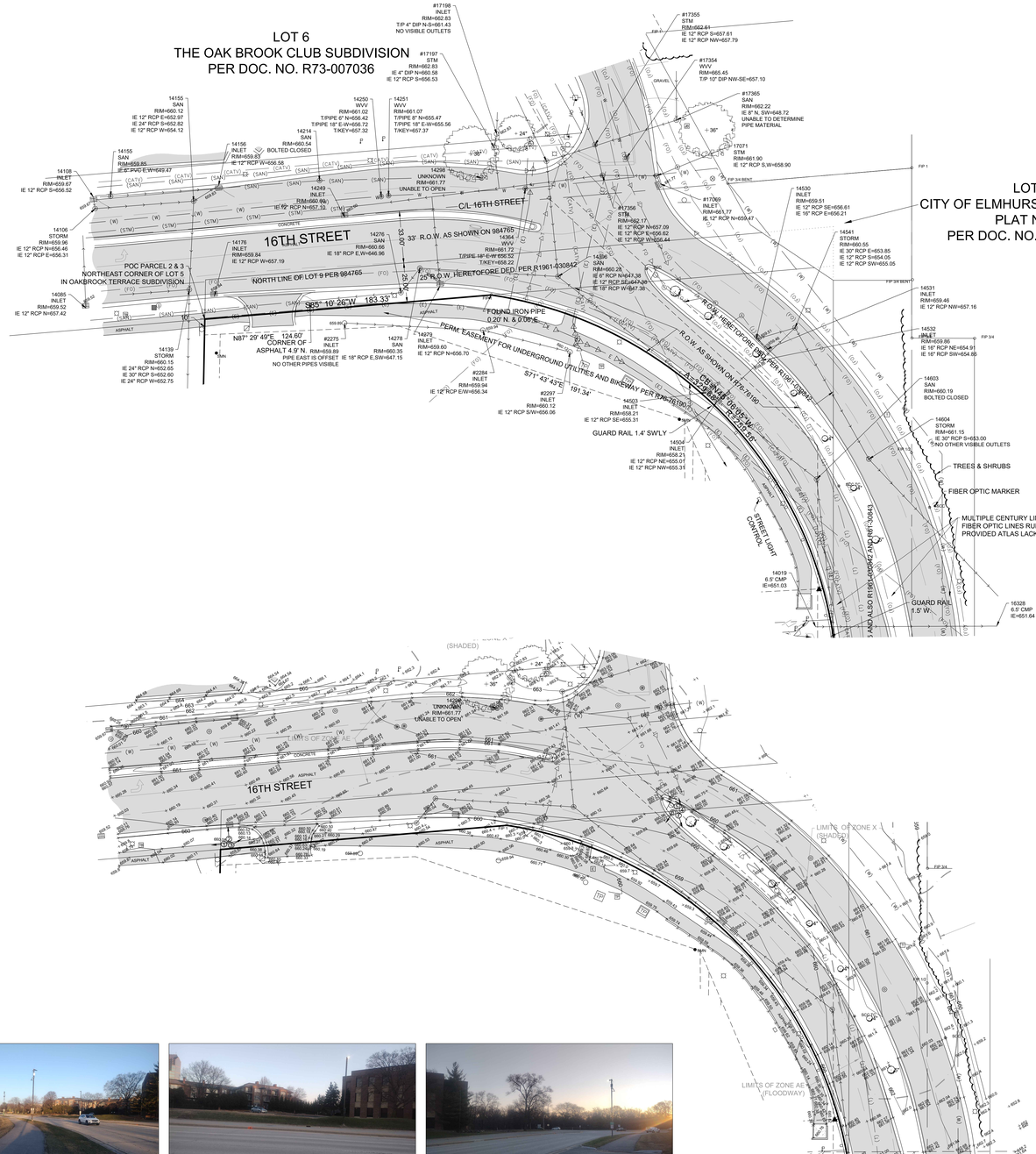
J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER X1311771 RECEIVED 05/11/18.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 05/11/18.

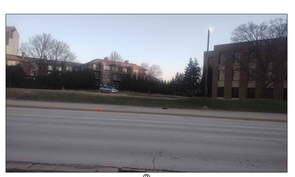
CONTACTS	*RESPONSE*
BP PIPELINE NORTH AMERICA	RESPONDED "ALL CLEAR"
ATT / TRANSMISSION	RESPONDED WITH ATLAS
ATT / DISTRIBUTION	NO RESPONSE
COMED	NO RESPONSE
COMCAST	NO RESPONSE
FLAGG CREEK WATR. REC. DIST.	RESPONDED WITH ATLAS
LEVEL 3 COMMUNICATIONS	RESPONDED WITH ATLAS
MCI	RESPONDED WITH ATLAS
NICOR GAS	NO RESPONSE
OAK BROOK, VILLAGE OF	RESPONDED WITH ATLAS
OAKBROOK TERRACE, CITY OF	RESPONDED "ALL CLEAR"
ATT / T-TCG	RESPONDED "ALL CLEAR"
BUCKEYE PARTNERS	RESPONDED "ALL CLEAR"
WEST SHORE PIPELINE	RESPONDED "ALL CLEAR"

GENERAL NOTES

1. COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
2. FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
3. DO NOT SCALE DIMENSIONS FROM THIS MAP.
4. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
5. UTILITIES AND IMPROVEMENTS SHOWN HEREON BASED ON VISIBLE FIELD VERIFIED STRUCTURES.
6. BOUNDARY INFORMATION SHOWN HEREON, IF ANY EXISTS, IS FOR GRAPHICAL DEPICTION ONLY.
7. COPIES AND WERE PREPARED FOR THE SOLE USE OF THE CLIENT SHOWN HEREON AND ARE NOT TRANSFERABLE.
8. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
9. BOUNDARY INFORMATION SHOWN HEREON PER ALTA/NSPS LAND TITLE SURVEY DATED 07-26-2017 BY V3 COMPANIES.

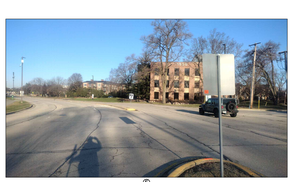



①


②


③


④


⑤


⑥


⑦

BASIS OF BEARINGS

ASSUMED THE NORTH LINE OF LOT 5 IN OAKBROOK TERRACE ASSESSMENT PLAT TO BE N 85°10'26 E

ASSUMED MERIDIAN

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1" = 30'

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE 6" TRUNK SIZE
- NON-DECIDUOUS TREE 6" TRUNK SIZE
- BUSH
- SOIL BORING HOLE 6" NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- FOUND IRON IN CONCRETE
- FOUND BRASS DISC
- FOUND IRON MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND MAG NAIL
- FOUND CUT CROSS
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRAVERSE POINT
- SET PK NAIL
- SET MAG NAIL
- SET IRON PIPE
- SET CONCRETE MONUMENT WITH BRASS DISC
- SET CONCRETE MONUMENT WITH IRON PIPE
- SECTION CORNER
- QUARTER SECTION CORNER

ABBREVIATIONS

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (MISC)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

TBS-EC	EXISTING TOP OF CURB ELEVATION
TBS-EE	EXISTING EDGE OF PAVEMENT ELEVATION
457	EXISTING SPOT ELEVATION
A.P.	ACCESSIBLE PARKING
F.F.	FINISHED FLOOR
T.F.	TOP OF FOUNDATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
FM	FRAME
BRK	BRICK
TC	TOP OF CURB
DEP	DEPRESSED CURB
EP	EDGE OF PAVEMENT
EF	EDGE OF PAVEMENT
F.L.	FLOW LINE
CONC.	CONCRETE
BIT.	BITUMINOUS
ASPH.	ASPHALT
CW	CONCRETE WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PIPE
INV	INVERT ELEVATION
FES	FLARED END SECTION
INV	INVERT
DIP	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN	SANITARY SEWER
S	SOUTH
E	EAST
W	WEST
DB	DEED BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.T.	POINT OF TANGENCY
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
(CALC)	CALCULATED DATUM
<DEED>	INFORMATION TAKEN FROM DEED
ETBE	EXCEPTION TO BLANKET EASEMENT

BENCHMARK

SOURCE:

STATION DESIGNATION: EWT IL 83A

ELEVATION: 700.14 (PUBLISHED AND HELD)
DATUM: NAVD 88
DESCRIPTION: LOCATED AT THE JUNCTION OF INTERSTATE HIGHWAY 88 (TOLLWAY) AND STATE ROUTE 83, ON THE WEST SIDE OF THE HIGHWAY NEAR THE SOUTH END OF THE ROUTE 83 OVERPASS OF I-88, WHICH IS ABOUT 0.1 MI SOUTH OF THE INTERSECTION OF ROUTE 83 AND 22ND STREET. STATION IS 137.1 FT WEST OF THE CENTER OF THE ROUTE 83 MEDIAN, 99.1 FT SOUTHWEST OF THE SOUTH END OF A GUARDRAIL, ON THE WEST SIDE OF THE OVERPASS BRIDGE, 108.6 FT SOUTHWEST OF A LIGHT POLE AT THE SOUTHWEST CORNER OF THE OVERPASS BRIDGE, 76.8 FT NORTHWEST OF A LIGHT POLE WITH SIGN MSTOR VEHICLES ONLY AT EASTBOUND I-88 ON-RAMP, AND 2.6 FT EAST OF A FIBERGLASS WITNESS POST.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 10-05-16

ELEVATION: 662.46 (MEASURED)
DATUM: NAVD 88
DESCRIPTION: SET CROSS IN CURB ALONG SOUTH SIDE OF HARGER ROAD, LOCATED 17.3' EAST OF THE WEST PROPERTY LINE EXTENDED AND, 59.3' SOUTH OF THE SOUTHWEST PROPERTY CORNER

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 10-27-16

ELEVATION: 666.65 (MEASURED)
DATUM: NAVD 88
DESCRIPTION: 1ST BOLT PAST ARROW ON FIRE HYDRANT FLANGE LOCATED 30.4' NORTH OF, AND 29.3 EAST OF THE NORTHWEST CORNER OF 5 STORY CONCRETE BUILDING.

STATION DESIGNATION: SBM#3
ESTABLISHED BY: V3 COMPANIES
DATE: 10-05-16

ELEVATION: 661.30 (MEASURED)
DATUM: NAVD 88
DESCRIPTION: FOUND CROSS IN CURB OF MEDIAN ISLAND ALONG THE EAST SIDE OF THE SOUTHBOUND TRAVEL LANE OF SPRING ROAD. LOCATED 45.3' EAST OF THE WEST LINE OF SPRING ROAD AND 656.4' NORTH OF THE NORTH LINE OF HARGER ROAD

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. THIS PROFESSIONAL SERVICE DOES NOT CONSTITUTE A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC MAP.

FIELD WORK COMPLETED ON MARCH 12, 2026.

DATED THIS 20TH DAY OF MARCH, A.D., 2026.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

PROFESSIONAL LAND SURVEYOR
EDWARD J. MURRAY
4037
WOODRIDGE, ILLINOIS
STATE OF ILLINOIS

Go beyond limits

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice

v3co.com

PREPARED FOR:
FITZGERALD ASSOCIATES ARCHITECTS PC
200 W. ADAM STREET, SUITE 2100
CHICAGO, ILLINOIS 60606
312-563-9100

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

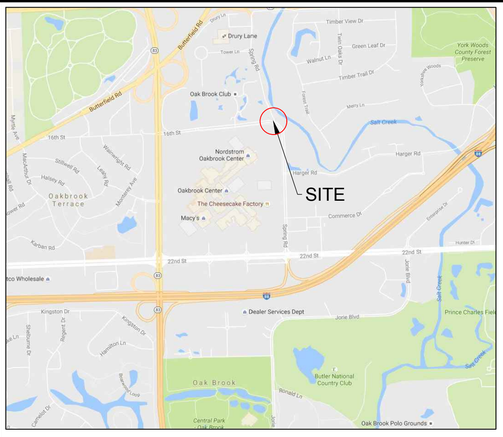
TOPOGRAPHIC MAP
1900 SPRING ROAD, OAK BROOK, IL

SURVEY MANAGER: EJM | DRAWN: KAR | FIELD CHIEF: DKS

PROJECT # : 16255.MUR
GROUP # : VP03.1
WORK ORDER # : 52379
SHEET # : 1 OF 1

Plotted: Mar 20, 2026 @ 08:05:18 [2026/2026_Work Orders/16255.MUR_1900 SPRING ROAD, OAK BROOK, IL/DWG/16255.MUR_TOPO.dwg] [emurray] [C:\Users\emurray\AppData\Local\Temp\AcPublish_26016\16255.MUR_TOPO.dwg]

ALTA/NSPS LAND TITLE SURVEY
OF
1900 Spring Rd. - Oak Book, IL



VICINITY MAP
NOT TO SCALE

FLOOD HAZARD NOTE

PART OF THE PROPERTY IS IN AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD (ZONE X, SHADED), AREAS OF 1% ANNUAL CHANCE FLOOD (ZONE AE) AND FLOODWAY AREAS IN ZONE AE, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043C0177J) EFFECTIVE DATE AUGUST 1, 2019.

PARCEL 1:

LOT 2 IN FRANKLIN NORTH SUBDIVISION, BEING A SUBDIVISION OF LOT 3 IN FRANKLIN SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN FIRST FEDERAL RESUBDIVISION OF LOTS 1 AND 2 IN OAKBROOK HOTEL CO'S RESUBDIVISION IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2023 AS DOCUMENT NUMBER R2023-025162, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A PERMANENT NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 RECORDED AS DOCUMENT NUMBER R83-046294, FOR THE PURPOSES OF INSTALLING, OPERATING, CLEANING, MAINTAINING, REPAIRING AND REMOVING A STORM WATER DRAINAGE LINE, TRIBUTARY CONNECTIONS AND APPURTENANT FACILITIES UNDER, ACROSS, ALONG AND UNDER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 9 OF OAK BROOK TERRACE, RECORDED AS DOCUMENT NUMBER 984765, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 IN SAID SUBDIVISION; THENCE SOUTH 1 DEGREE 05 MINUTES 37 SECONDS WEST 894.18 FEET ALONG THE EAST LINE OF SAID LOT 5 TO A PLACE OF BEGINNING; THENCE EASTERLY ON A CURVE CONVEX TO THE NORTH, HAVING A RADIUS OF 570.24 FEET, AN ARC DISTANCE OF 10.84 FEET AND A CHORD BEARING NORTH OF 86 DEGREES 44 MINUTES 30 SECOND EAST ALONG THE NORTH LINE OF SAID LOT 9; THENCE SOUTH 33 DEGREES 33 MINUTES 57 SECONDS WEST, 20.14 FEET TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 1 DEGREE 05 MINUTES 37 SECONDS WEST 16.17 FEET ALONG LAST WEST LINE TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

A PERMANENT NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 RECORDED AS DOCUMENT NUMBER R83-046294, FOR THE PURPOSE OF CONNECTING, REMOVING AND RE-CONNECTING THE STORM WATER DRAINAGE LINES LOCATED WITHIN THE FIRST FEDERAL DRAINAGE EASEMENT NO. 3 WITH THE STORM SEWER LINES, THE TRIBUTARY CONNECTIONS AND APPURTENANT FACILITIES THERETO LOCATED ON THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5, AFORESAID; THENCE SOUTH 1 DEGREE 5 MINUTES 37 SECONDS WEST 901.05 FEET ALONG THE EAST LINE OF SAID LOT 5 TO THE PLACE OF BEGINNING; THENCE SOUTH 33 DEGREES 33 MINUTES 57 SECONDS WEST 5.59 FEET; THENCE NORTH 40 DEGREES 58 MINUTES 14 SECONDS WEST 27.61 FEET; THENCE NORTH 45 DEGREES EAST 9.37 FEET; THENCE NORTH 1 DEGREE 05 MINUTES 37 SECONDS EAST 316.25 FEET; THENCE NORTH 1 DEGREE 42MINUTES 46 SECONDS WEST 326.89 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 22 SECONDS EAST 31.01 FEET TO THE EAST LINE OF SAID LOT 5, AFORESAID, ALSO BEING THE WEST LINE OF LOT 1 IN FIRST FEDERAL RESUBDIVISION, RECORDED AS DOCUMENT NUMBER R78-38235, IN DUPAGE COUNTY, ILLINOIS.

BASIS OF BEARINGS

ASSUMED THE WEST LINE OF LOT 2 IN FRANKLIN NORTH SUBDIVISION TO BE N 01°05'43" E

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

1" = 20'

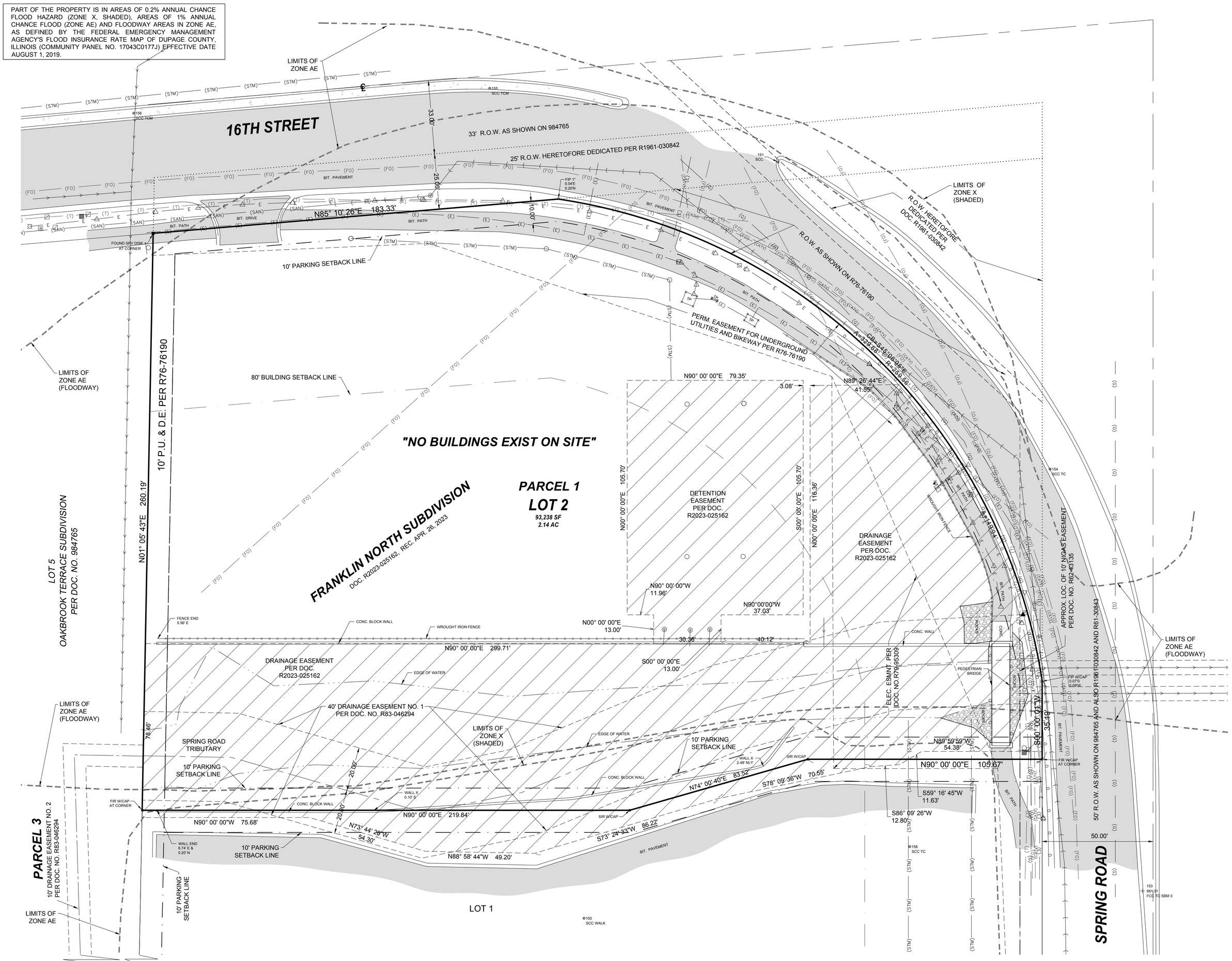
ASSUMED MERIDIAN

AREA

93,238 SQ. FT.
2.1404 ACRES

PARKING STALLS

NO PAINTED PARKING STALLS



GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. A CURRENT STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT NO. 25000030746 DATED JULY 18, 2025 WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B, PART II" SHOWN HEREON FOR DETAILS.



NOTES FROM SCHEDULE B PART II

	EXCEPTIONS	NOTE
5.	NIGAS EASEMENT; DOC. R62-43135	(a)
6.	UNDERGROUND UTILITIES EASEMENT; DOC. R76-076190	(a)
7.	PUBLIC UTILITY AND DRAINAGE EASEMENT; DOC. R76-076190	(a)
8.	ELECTRIC EASEMENT; DOC. R79-95039	(a)
9.	STORMWATER DRAINAGE EASEMENT; DOC. R83-046294	(a)
11.	EASEMENTS, BUILDING SETBACK LINES; DOC. R2023-025162	(a)

EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE OR NOT A SURVEY MATTER

CLARIFICATION STATEMENTS

a. its location is shown;
b. its location cannot be determined from the record document;
c. there was no observed evidence at the time of the fieldwork;
d. it is a blanket easement;
e. it is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property;
f. it limits access to an otherwise abutting right of way;
g. the documents are illegible; or
h. the surveyor has information indicating that it may have been released or otherwise terminated

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER X252191563 RECEIVED 08/07/25.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 08/07/25.

CONTACTS	RESPONSE
BP PIPELINE	RESPONDED "NO CONFLICT"
ATT / TRANSMISSION	RESPONDED WITH ATLAS
ATT / DISTRIBUTION	RESPONDED WITH ATLAS
COMED	RESPONDED WITH ATLAS
COMCAST	RESPONDED "NO CONFLICT"
FLAGG CREEK WATR. REC. DIST.	RESPONDED WITH ATLAS
LEVEL 3 /LUMEN	RESPONDED WITH ATLAS
MCI/VERIZON	RESPONDED WITH ATLAS
NICOR GAS	RESPONDED WITH ATLAS
OAK BROOK, VILLAGE OF	RESPONDED WITH ATLAS
OAKBROOK TERRACE, CITY OF	NO RESPONSE
ATT / T-TCG	NO RESPONSE
BUCKEYE PARTNERS	RESPONDED "NO CONFLICT"
WEST SHORE PIPELINE	RESPONDED "NO CONFLICT"
VINAKOM COMMUNICATIONS	RESPONDED WITH ATLAS
VERIZON WIRELESS	RESPONDED WITH ATLAS
NORTHERN LIGHTS LOCATING SVCS	NO RESPONSE
WINDSTREAM KDL/MCLEOD USA	RESPONDED "NO CONFLICT"
EVERSTREAM GLC HOLDING CO LLC	NO RESPONSE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: MURPHY DEVELOPMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (OR ITS ASSIGNEE);
FRANKLIN 1900 SPRING ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, and 11(a) OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

THE FIELD WORK WAS COMPLETED ON AUGUST 11, 2025.

DATED THIS 21ST DAY OF AUGUST, A.D., 2025.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

ABBREVIATIONS

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
EXISTING FENCELINE (CHAIN LINK)
EXISTING FENCELINE (WOOD)
EXISTING FENCELINE (WIRE)
GUARDRAIL
RAILROAD TRACKS
UNDERGROUND CABLE TV
UNDERGROUND CABLE TV(ATLAS INFO.)
UNDERGROUND FIBER OPTIC CABLE(ATLAS)
UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC(ATLAS INFO.)
UNDERGROUND TELEPHONE
UNDERGROUND TELEPHONE(ATLAS INFO.)
GAS MAIN
GAS MAIN(ATLAS INFO.)
WATER MAIN
WATER MAIN (ATLAS INFO.)
SANITARY SEWER
SANITARY SEWER(ATLAS INFO.)
STORM SEWER
STORM SEWER(ATLAS INFO.)
EDGE OF WATER
OVERHEAD WIRES
CURB
DEPRESSED CURB
EXISTING CONTOUR LINE
ASPHALT PAVING OR WATER (LABELED)
UNPAVED ROAD
CONCRETE
WETLANDS
EXISTING BUILDING
MARSH AREA

782.62 EXISTING TOP OF CURB ELEVATION
782.12 EXISTING EDGE OF PAVEMENT ELEVATION
+ 782.62 EXISTING SPOT ELEVATION

A.P. ACCESSIBLE PARKING
F.F. FINISHED FLOOR
T.F. TOP OF FOUNDATION
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
VCP VITRIFIED CLAY PIPE
FRM. FRAME
BRK. BRICK
TC TOP OF CURB
DEP DEPRESSED CURB
GUT GUTTER
EP EDGE OF PAVEMENT
F.L. FLOW LINE
CONC. CONCRETE
BIT. BITUMINOUS
MH MANHOLE
CW CONCRETE WALK
TW TOP OF WALL
BW BOTTOM OF WALL
TP TOP OF PIPE
BW BACK OF WALK
FES FLARED END SECTION
INV INVERT
DIP DUCTILE IRON PIPE
SD STORM DRAIN
SAN SANITARY SEWER
N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM
[CALC] CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT
DETENTION EASEMENT PER DOC. R2023-025162

LEGEND

CABLE TV PEDESTAL
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRAFFIC CONTROL VAULT
TRAFFIC LIGHT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
PAINTED TELEPHONE LINE
FIBER OPTIC CABLE LINE
ANCHOR
GUY POLE
UTILITY POLE
POWER POLE
LIGHT STANDARD
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER PAD
ELECTRIC METER
HANDHOLE
ELECTRICAL JUNCTION BOX
ELECTRIC VAULT
ELECTRIC SERVICE OUTLET BOX
PAINTED ELECTRIC LINE
TRANSFORMER PAD
SECTION CORNER

PAINTED GAS LINE
GAS VALVE
GAS METER
GAS VALVE VAULT
GAS METER
PIPELINE MARKER
MONITORING WELL
POST INDICATOR VALVE
WELL HEAD
FLAGPOLE
MAILBOX
SIGN
POST
PUBLIC PAY TELEPHONE
PARKING METER
WETLAND MARKER
BASKETBALL HOOP
AIR CONDITIONER PAD/UNIT
DECIDUOUS TREE W/ TRUNK SIZE
NON-DECIDUOUS TREE W/ TRUNK SIZE
BUSH
SOIL BORING HOLE W/ NUMBER
QUARTER SECTION CORNER

HEADWALL
CURB INLET
STORM INLET
STORM MANHOLE
FLARED END SECTION
CLEANOUT
SANITARY MANHOLE
HOSE BIB
B-BOX
HYDRANT
WATER VALVE
WATER VALVE VAULT
PAINTED WATER LINE
IRRIGATION HEAD
IRRIGATION CONTROL VALVE
WATER METER
FOUND DISK IN CONCRETE
FBD FOUND BRASS DISC
FOUND ROW MARKER
FIR FOUND IRON ROD
FRS FOUND RAILROAD SPIKE
FPK FOUND PK NAIL
FMG FOUND MAG NAIL
FCC FOUND CUT CROSS
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
TP SET TRAVERSE POINT
SPK SET PK NAIL
SMG SET MAG NAIL
SIP SET IRON PIPE
SBM SET CONCRETE MONUMENT WITH BRASS DISC
SCM SET CONCRETE MONUMENT WITH IRON PIPE

V3 Engineers Scientists Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Murphy Development Group, LLC
227 W. Monroe, Ste. 5200
Chicago, IL 60606
734.646.0834

REVISIONS

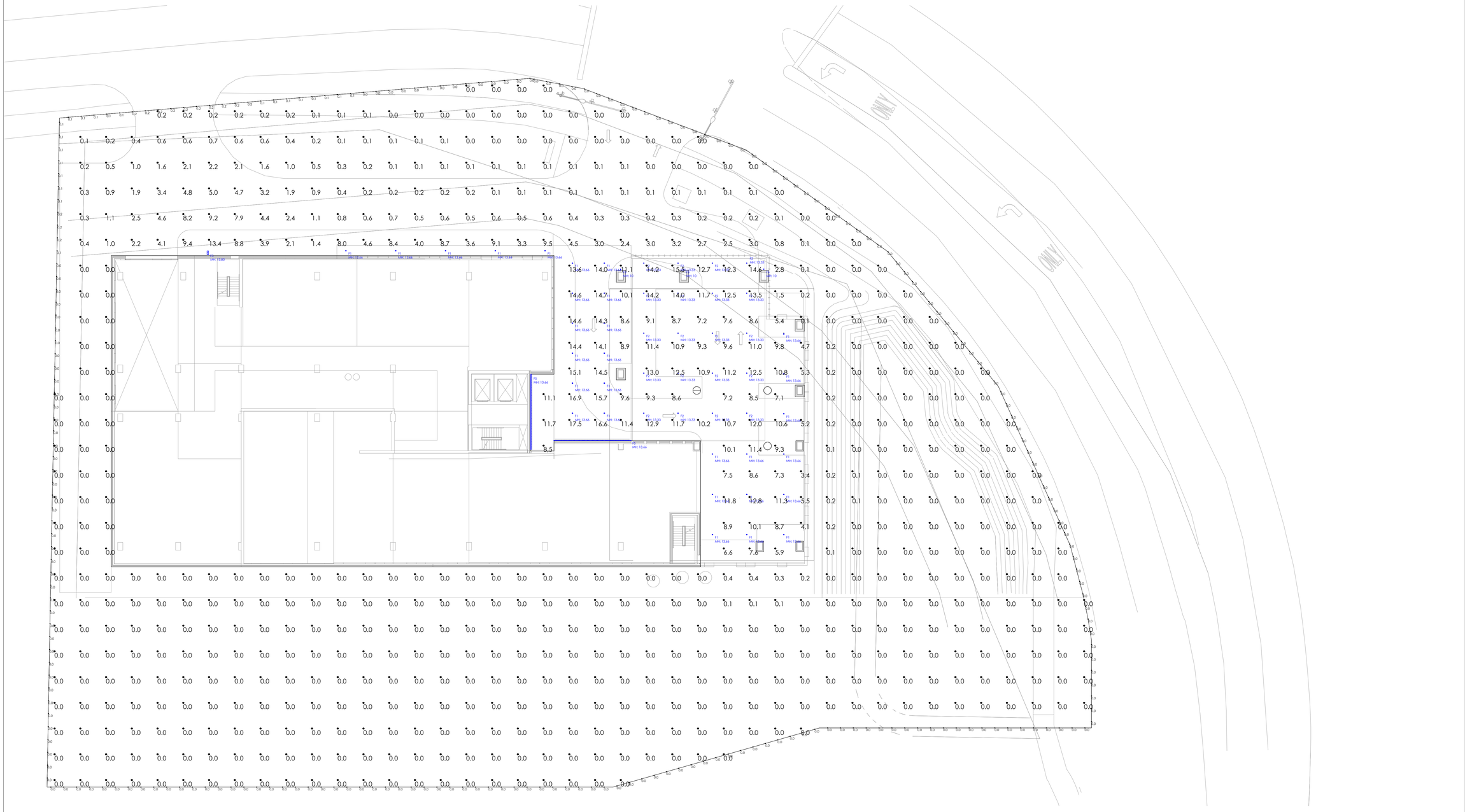
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
1900 Spring Rd. - Oak Book, IL

DRAFTING COMPLETED:	08-19-25	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	08-11-25	CHECKED BY:	CDB	SCALE:	1" = 20'

Project No: 16255.MRES
Group No: VP01.1
SHEET NO. 1 of 1

N:\2016\16255\16255.MRES\Drawings\ACAD\SYVP01.11\ALT16255.MRES_20250811.dwg



Not to Scale

NOTES

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
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 BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10'-0" O.C.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min	Calc Plane Ht
Property Line	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
Site at Grade_Planar	Illuminance	Fc	1.63	17.5	0.0	N.A.	0

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF
	F1	LEDRA BRANDS	NU4-RD-SW-25LM-30K-80-65D-HET-WH-WH	Single	2315	2315	21	21	0.900
	F2	LEDRA BRANDS	BETA-4R-SW-25LM-30K-80-65D-HET-WH-WH	Single	2315	2315	21	21	0.900
	F3	ILP	SWL-18L-U-30-T4FT	Single	18106	18106	133	133	0.900
	F5	Ecosense Lighting	L60-E-12-10-30-80-MULT-05X05	Single	878	878	9.7	9.7	0.900
	F6	BETA-CALCO	RARDxW01-BA75-CR80-CTAxx	Single	480	480	6.8	6.8	0.900

PG enlighten

DRAWN BY:
ERIC SISCO
eric.sisco@pg-enlighten.com
913.488.3072

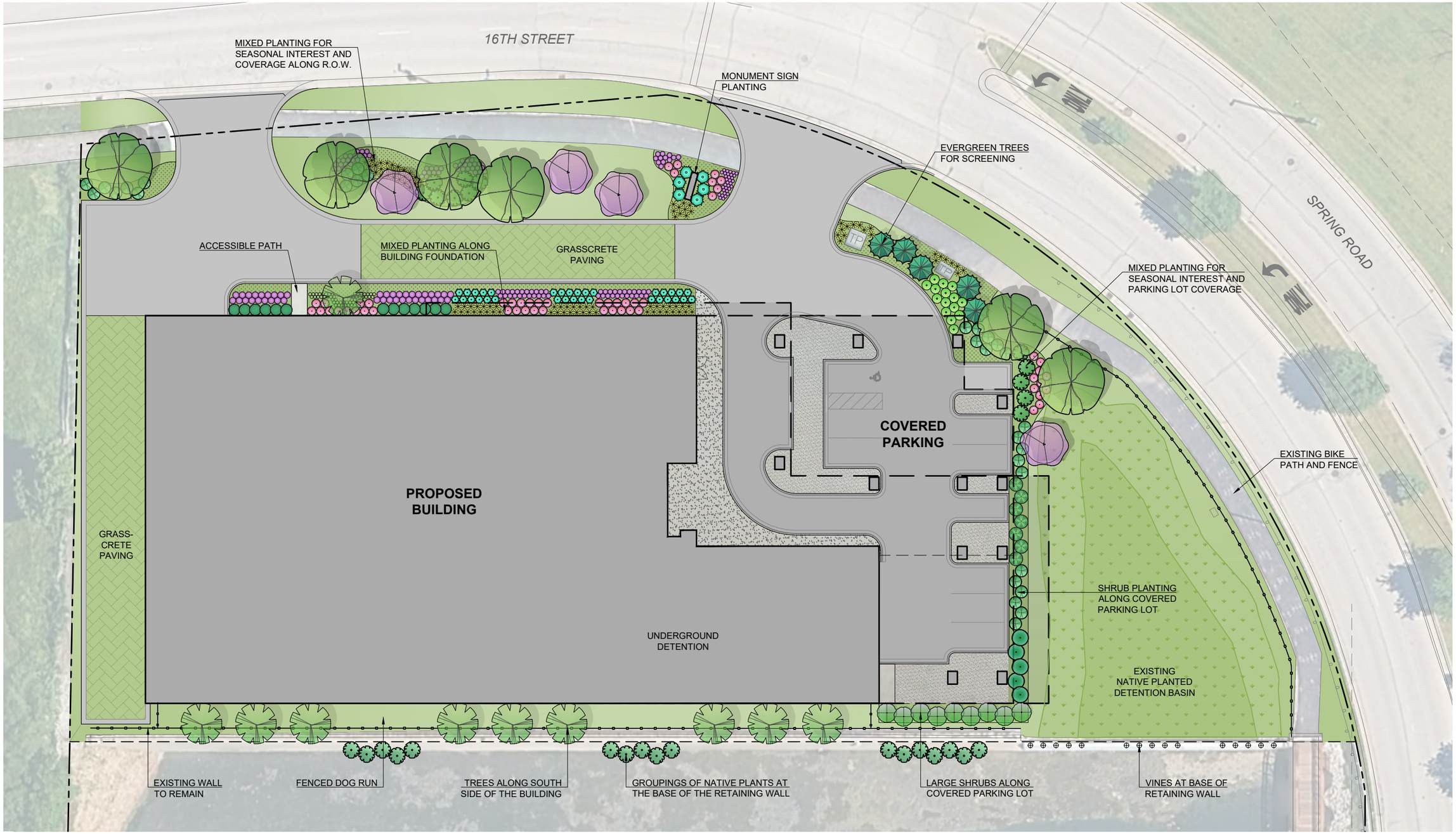
PG CONTACT:
JANINE EVERLY
janine.everly@pg-enlighten.com
773.682.8478

REVISIONS

PROJECT NAME:
1315 16TH STREET - OAK BROOK, IL

CLIENT NAME:
FITZGERALD

Date:3/18/2026



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

N

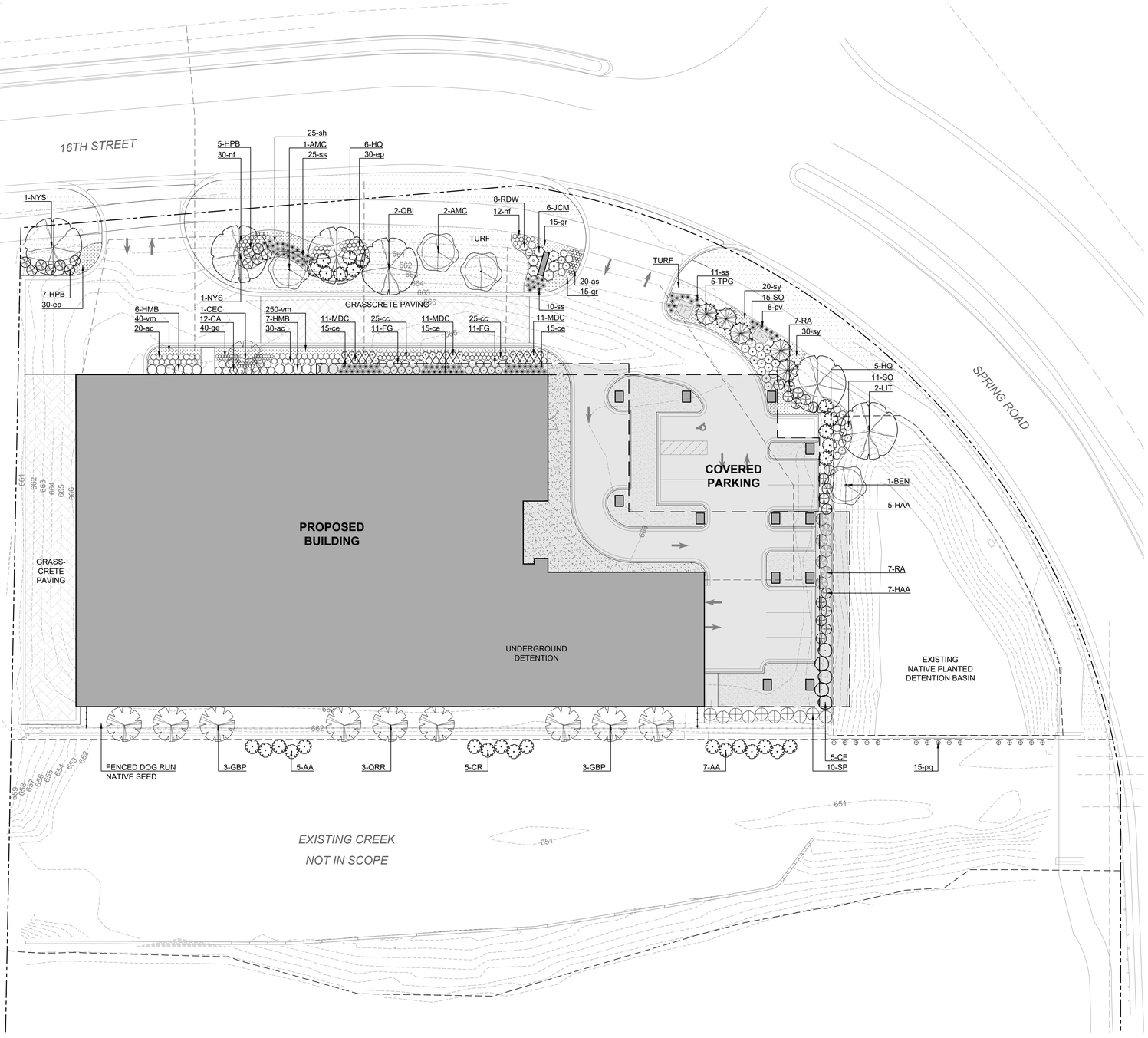
0 15' 30'

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

1315 16TH ST

OAK BROOK, IL

DATE: 04-02-26



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

N

0 10' 20' 40'

Master Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
		Shade Trees				
BEN	1	BETULA NIGRA	RIVER BIRCH	10' BB	NATIVE	
GBP	6	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" BB		COLUMNAR, MALE SPE
LIT	2	LIRODENDRON TULIPIFERA	TULIPTREE	3" BB	NATIVE	
NYS	2	NYSSA SYLVATICA	TUPELO	3" BB	NATIVE	
QBI	2	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
QRR	3	QUERCUS ROBUR x BICOLOR 'LONG'	REGAL PRINCE OAK	3" BB		COLUMNAR
		Evergreen Trees				
TPG	5	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' BB		
		Ornamental Trees				
AMC	3	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' BB	NATIVE	
CEC	1	CERCIS CANADENSIS	EASTERN REDBUD	8' BB	NATIVE	
		Evergreen Shrubs				
JCM	6	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		
MDC	33	MICROBIOTA DECUSSATA 'CELTIC PRIDE'	RUSSIAN ARBORVITAE	5 GAL		
		Deciduous Shrubs				
AA	12	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	5 GAL	NATIVAR	
CA	12	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL	NATIVAR	
CF	5	CALYCANTHUS FLORIDUS	CAROLINA SWEETSHRUB	5 GAL		
FG	22	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL	NATIVE	
HAA	12	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL	NATIVAR	
HMB	13	HYDRANGEA MACROPHYLLA 'BLOOMSTRUCK'	BLOOMSTRUCK HYDRANGEA	3 GAL		
HPB	12	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	3 GAL		
HQ	11	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" BB		
RA	14	RIBIES ALPINUM	ALPINE CURRANT	5 GAL		
RDW	8	ROSA 'DRIFT WHITE'	GROUNDCOVER ROSE	2 GAL		WHITE FLOWER
SO	16	SORBARIA SORBIFOLIA 'SEM'	SEM URAL FALSE SPIREA	24" BB		
SP	10	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	7 GAL		4
		Groundcover				
vm	300	VINCA MINOR	PERIWINKLE	3" POTS		
		Perennials				
as	20	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	1 GAL		
ac	50	ASTILBE CHINENSIS 'MAGGIE DALEY'	FALSE SPIREA	1 GAL		
cc	50	CAMPANULA CARPATICA 'PEARL DEEP BLUE'	BELLFLOWER	1 GAL		
ep	60	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	NATIVE	
gj	30	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	1 GAL		
nf	42	NEPETA X FAASSENII	FAASSEN'S CATMINT	1 GAL		
sy	50	SYMPHYOTRICHUM 'WOOD'S BLUE'	WOOD'S BLUE ASTER	1 GAL		
		Grasses				
ce	51	CAREX ELATA 'GURRE SOE'	NORDIC BLADE SEDGE	1 GAL		
pv	8	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE	
ss	46	SCHIZACHYRIUM SCOPARUM 'PRAIRIE BLUES'	LITTLE BLUESTEM	1 GAL	NATIVAR	
		Vines				
pq	15	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	2 GAL	NATIVE	

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REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

no.	revision description	initial	date
	ISSUED FOR REVIEW	DJW	04-03-26

1315 16TH ST
OAK BROOK, IL

OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
GROUND TREATMENT KEY
CONSTRUCTION NOTES

date. 03-11-26
drawn DJW
checked KMT

job no. 26150

sheet no. L1.0

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE
PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE
POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM	NOT TO EXCEED 750PPM/0.75 MMHOS/CM
	IN SOIL; NOT TO EXCEED 1400 PPM/2.5	IN SOIL; NOT TO EXCEED 2000 PPM/2.0
	MMHOS/CM IN HIGH ORGANIC MIX	MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY – SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   A. YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
   C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC.
10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR
NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLAN PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE

PERENNIALIZATION OF BULBS:

1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE.
3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL.

FLOWER ROTATION:

1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
2. SUMMER ANNUALS OR FALL PLANTS:
   A. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
   B. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER, OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP.
   C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERENNIALS:

1. AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
2. THE FOLLOWING YEAR:
   A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
   B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
   C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
   D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
   E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
   F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
3. THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
4. LONG-TERM CARE:
   A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
   B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

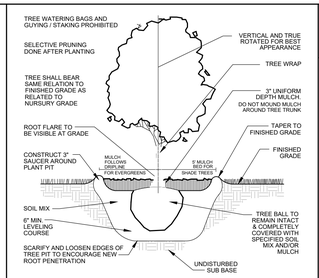
1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES.
3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
7. MECHANICALLY EDGE CURBS AND WALKS.
8. APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE

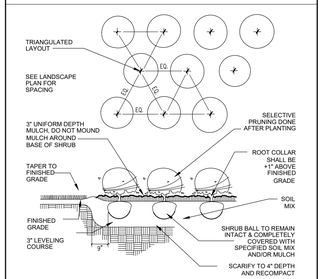
1. PRUNE SHRUBS, TREES AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
5. APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
6. ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
7. EDGE ALL MULCHED BEDS.
8. REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE

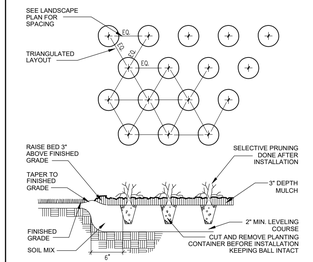
1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.



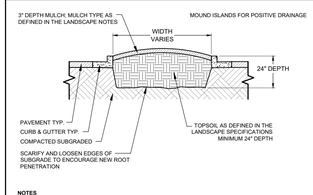
1 L2.0 TREE PLANTING DETAIL
SCALE: NO SCALE



2 L2.0 SHRUB PLANTING DETAIL
SCALE: NO SCALE



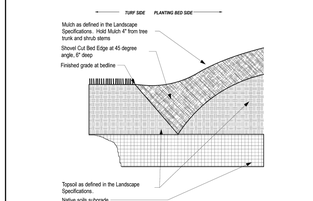
3 L2.0 GROUNDCOVER DETAIL
SCALE: NO SCALE



NOTES

1. CLEAN CONSTRUCTION DEBRIS FROM WITHIN LANDSAPE ISLAND AREAS (IE. CONCRETE, ROCKS, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO INSTALLING TOPSOIL AND PLANT MATERIAL.
2. EXCAVATE EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. BACKFILL AMENDED TOPSOIL TO MINIMUM HEIGHT EQUAL WITH CURBING. MOUND FOR POSITIVE DRAINAGE OF PLANTING AREA.
3. ISLAND PLANT MATERIAL AS PER THE LANDSCAPE PLAN.
4. INSTALL PLANT MATERIAL AS PER TREE, SHRUB, AND GROUND COVER PLANTING DETAILS, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.
5. INSTALL MULCH OR PLANT MATERIAL AS SPECIFIED ON THE LANDSCAPE PLAN, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.

4 L2.0 PARKING ISLAND DETAIL
SCALE: NO SCALE



5 L2.0 SPADED PLANTING BED EDGE DETAIL
SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN

Proposed: 13 stories; 115 units

145 feet tall (excluding parapet and Mechanical Penthouse)
Average Unit Area = 1,382 sf; 232 Residents' parking +18 Visitors' Parking



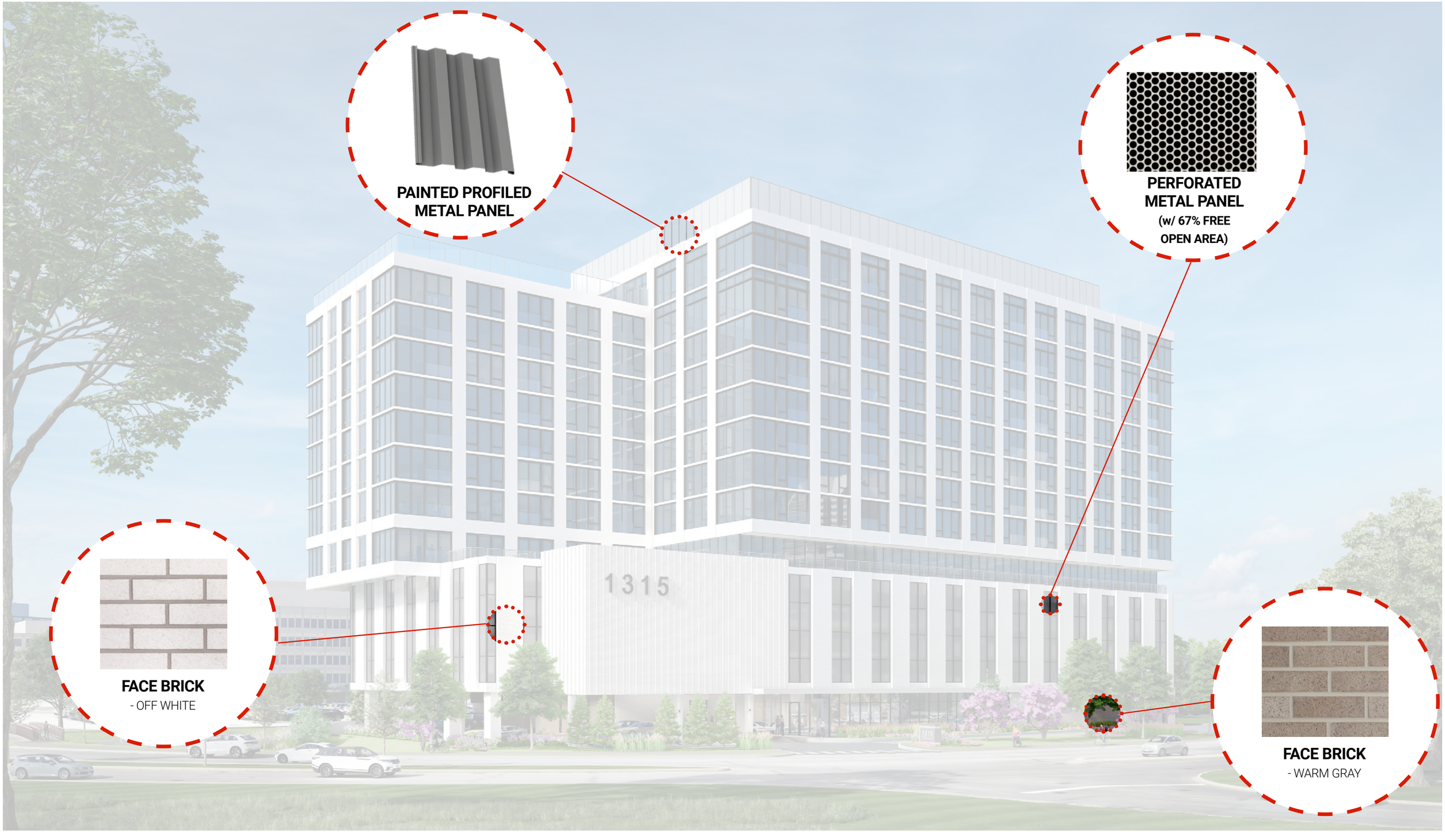
Murphy Real Estate Services, LLC.

Conceptual Rendering

FitzGerald

1315 16th Street

Oak Brook, Illinois | **April 2, 2026**



Murphy Real Estate Services, LLC.

Conceptual Rendering

FitzGerald

1315 16th Street

Oak Brook, Illinois | **April 2, 2026**



Murphy Real Estate Services, LLC.

Conceptual Rendering - Evening Scene

FitzGerald

1315 16th Street

Oak Brook, Illinois | **April 2, 2026**



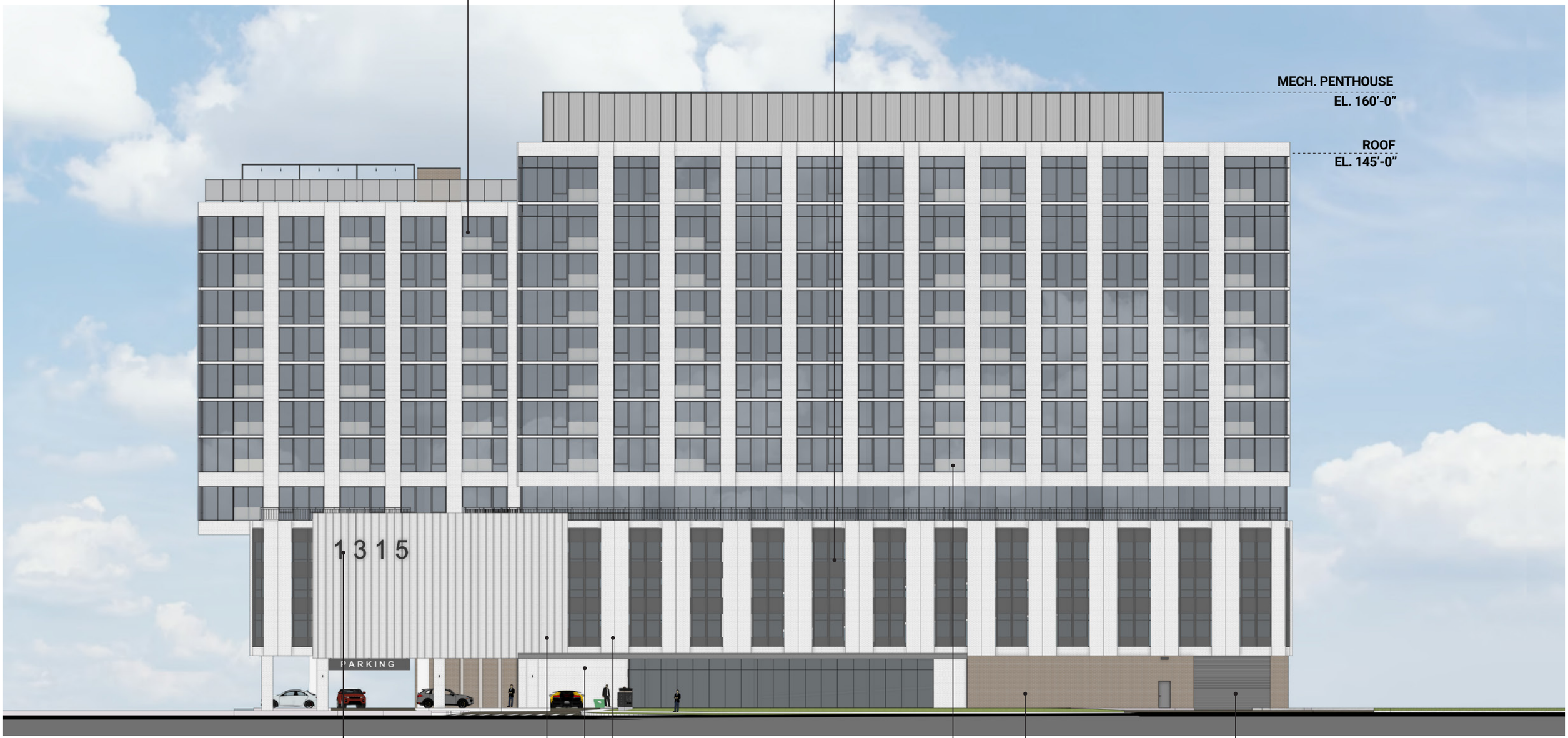
Murphy Real Estate Services, LLC.

Conceptual Vignette - Motor Court

FitzGerald

1315 16th Street

Oak Brook, Illinois | **April 2, 2026**



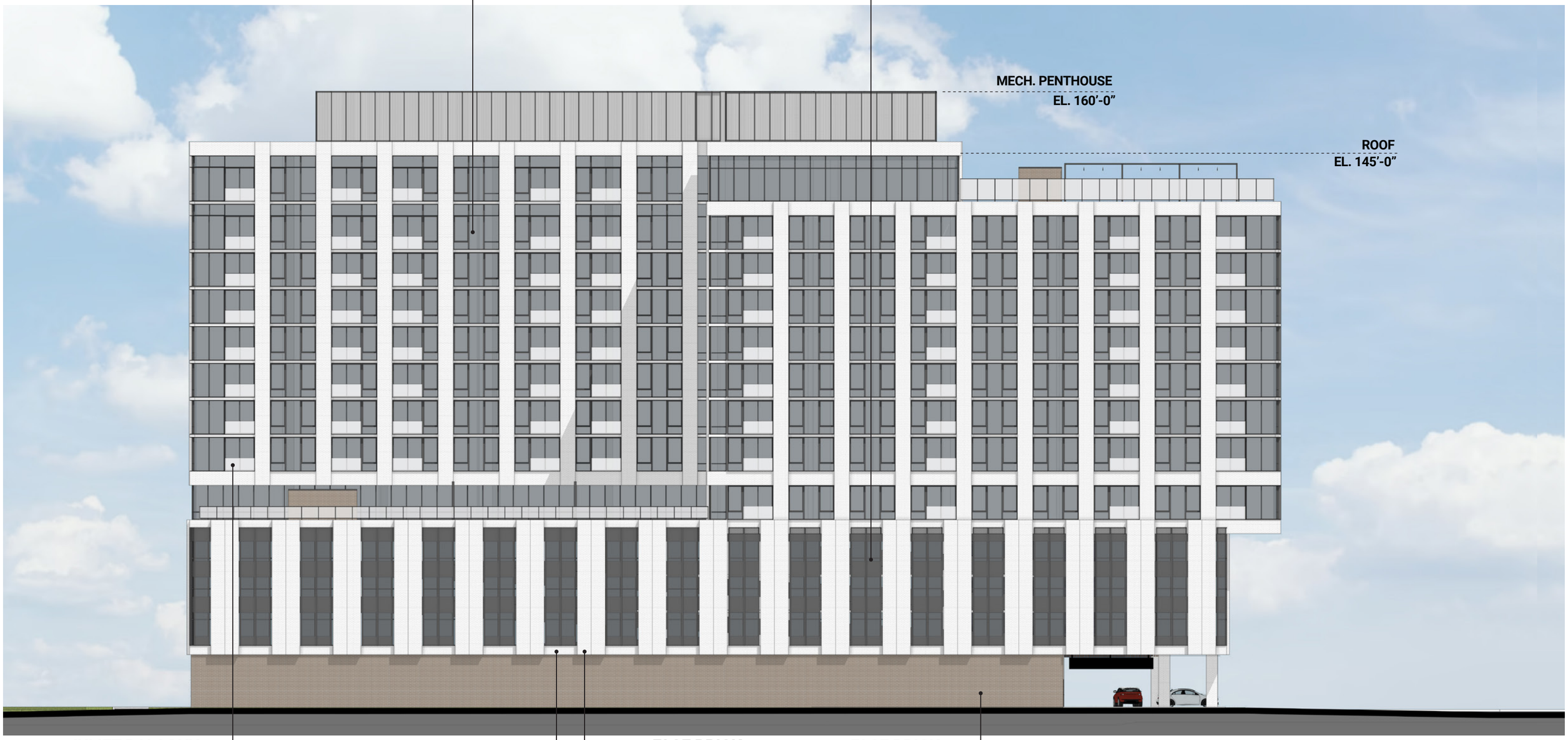
Murphy Real Estate Services, LLC.

North Elevation

FitzGerald

1315 16th Street

Oak Brook, Illinois | **April 2, 2026**



Murphy Real Estate Services, LLC.

FitzGerald

South Elevation

1315 16th Street

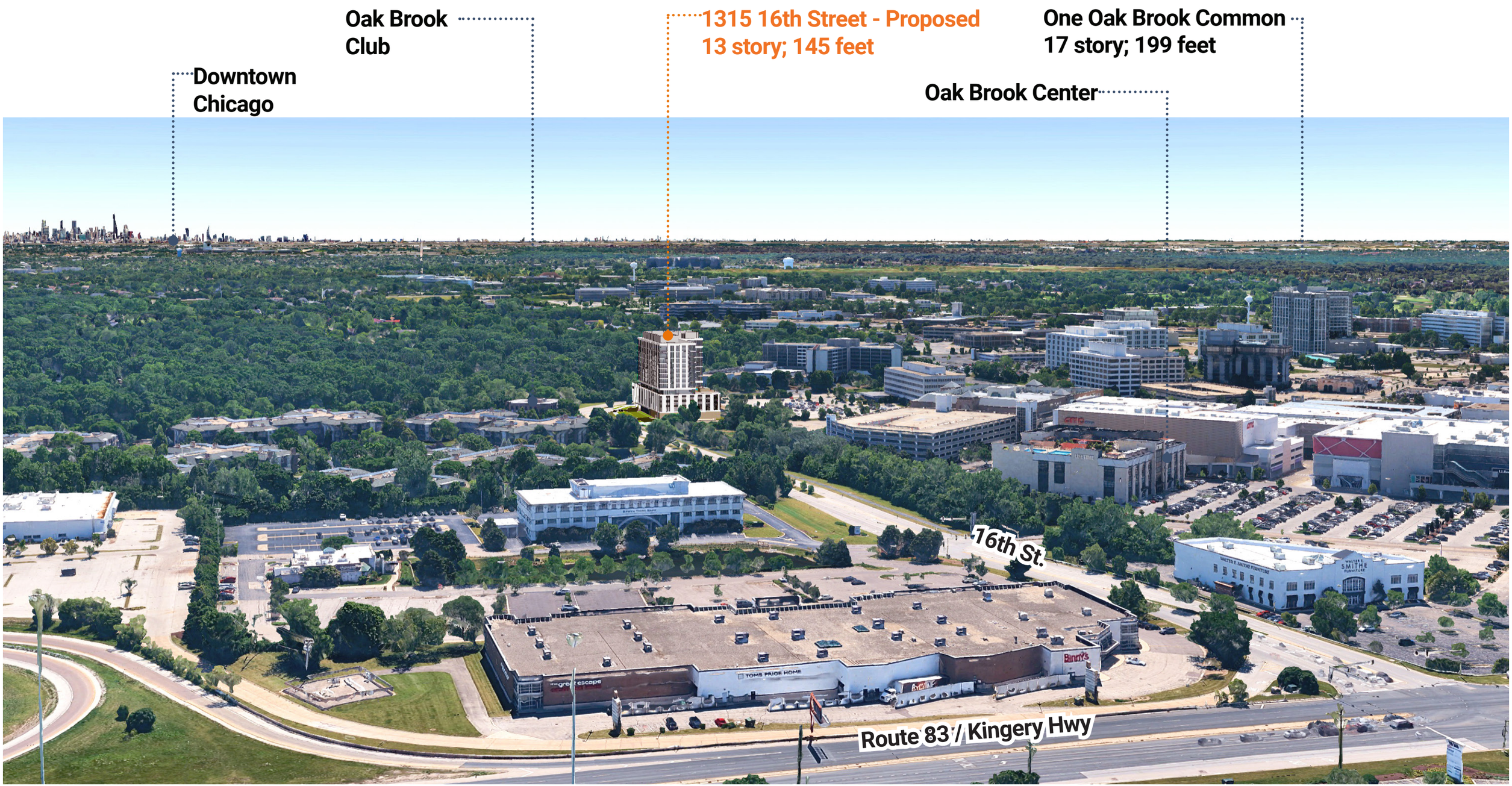
Oak Brook, Illinois | **April 2, 2026**



West Elevation

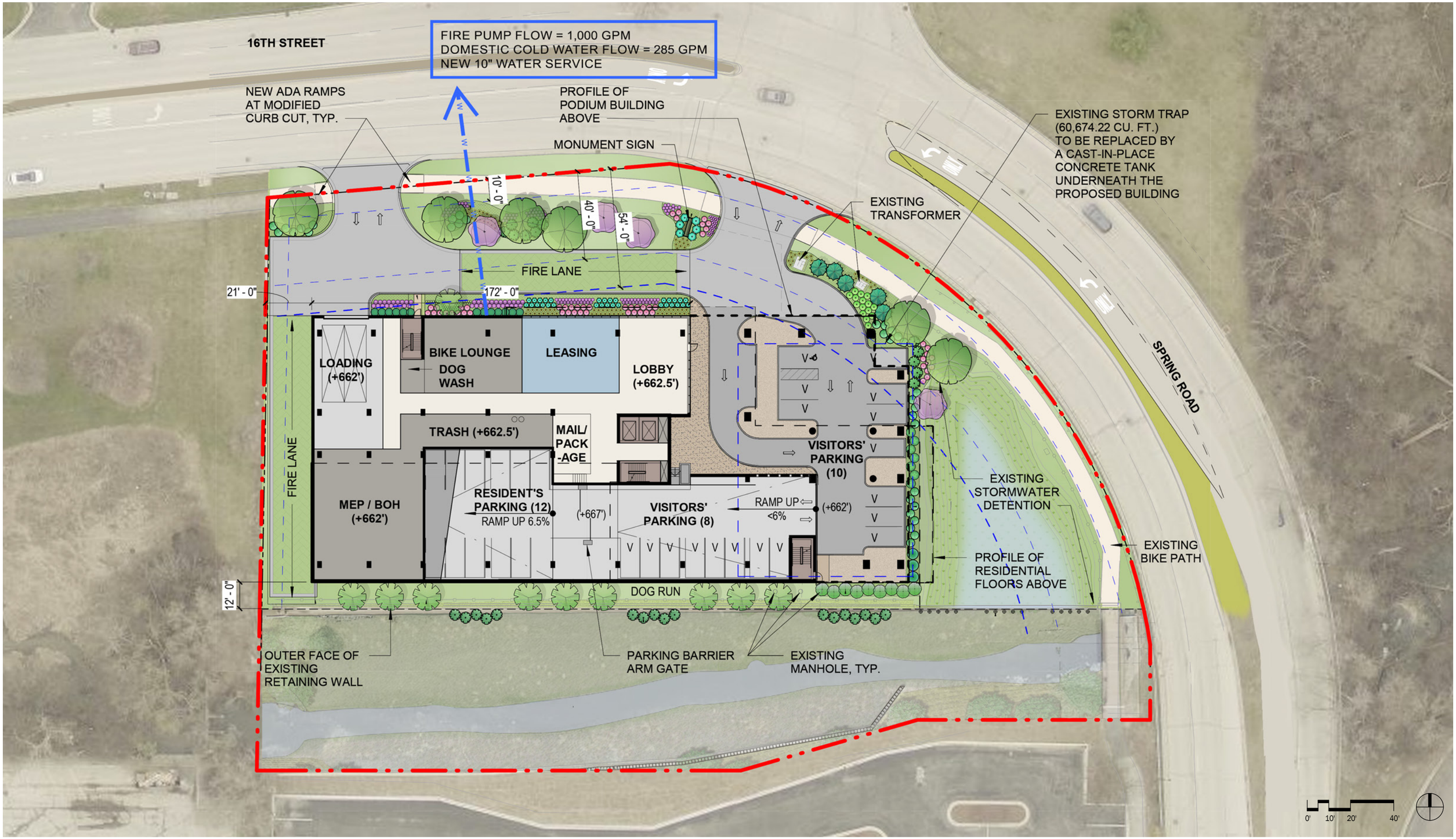


East Elevation


Oak Brook Club
1315 16th Street - Proposed
13 story; 145 feet
One Oak Brook Common
17 story; 199 feet
Downtown Chicago
Oak Brook Center
16th St.
Route 83 / Kingery Hwy
TOMS PRICE HOME
Binny's
SMITHE
FURNITURE


Spring Road


Spring Road
1315
16th St.



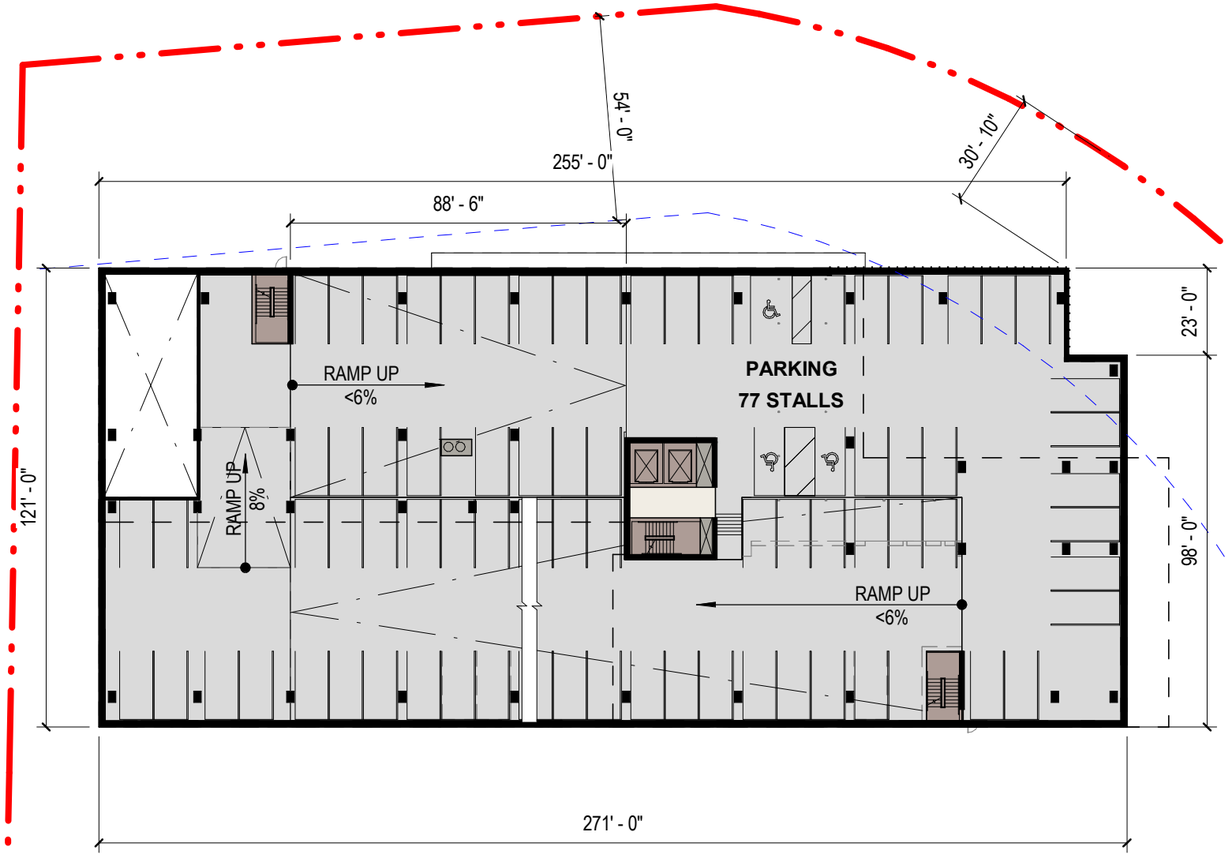
Murphy Real Estate Services, LLC.

Ground Floor Plan

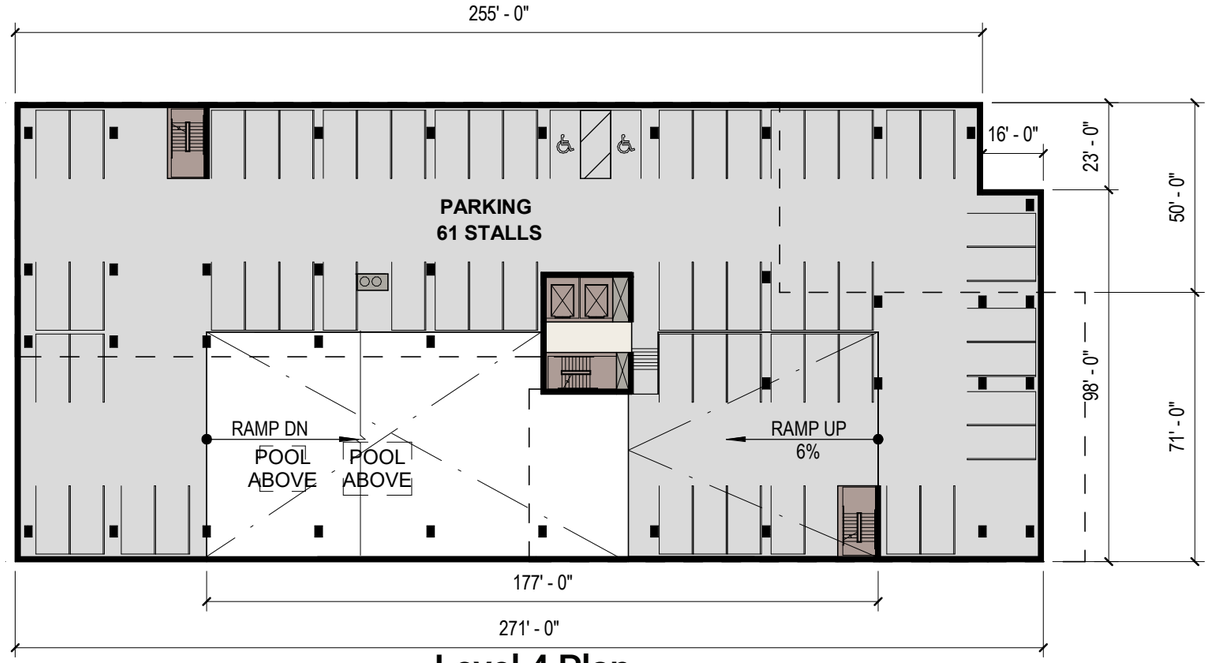
FitzGerald

1315 16th Street

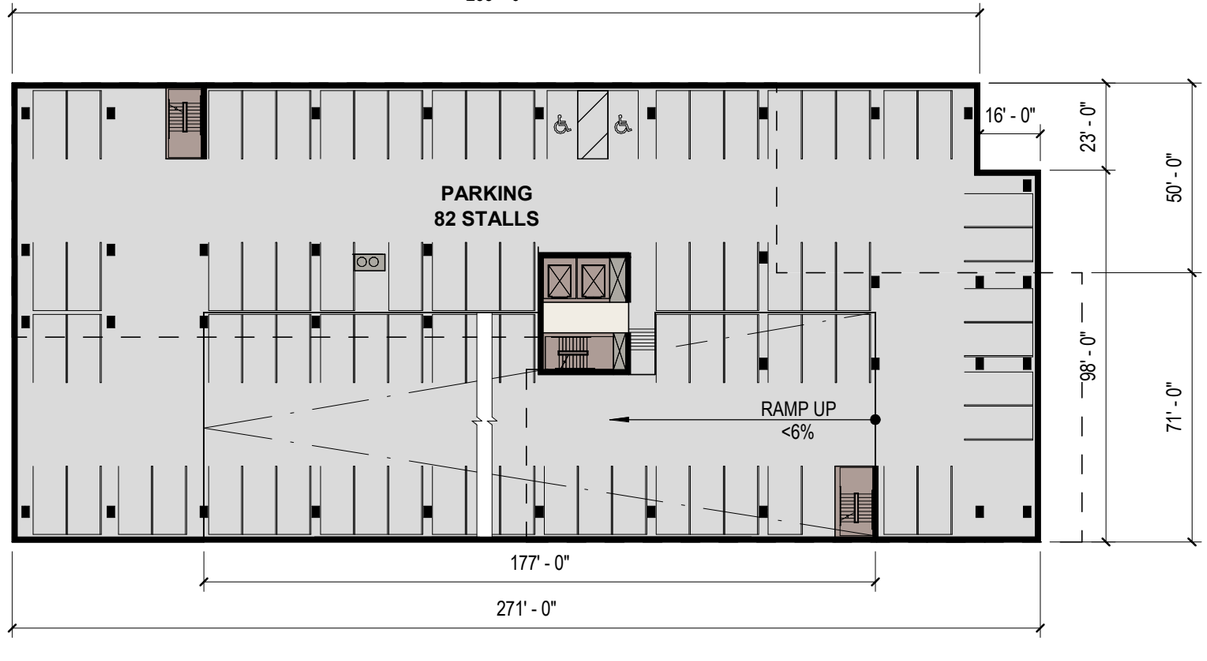
Oak Brook, Illinois | **April 2, 2026**



Level 2 Plan

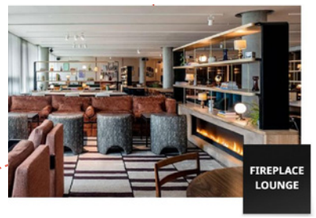


Level 4 Plan

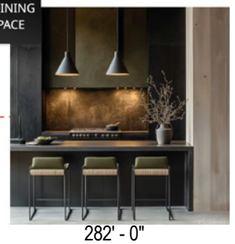


Level 3 Plan

0' 10' 20' 40'

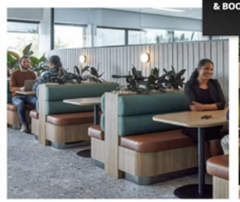


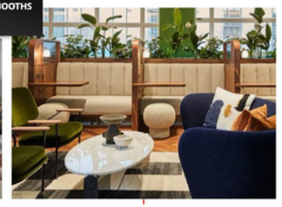
FIREPLACE LOUNGE



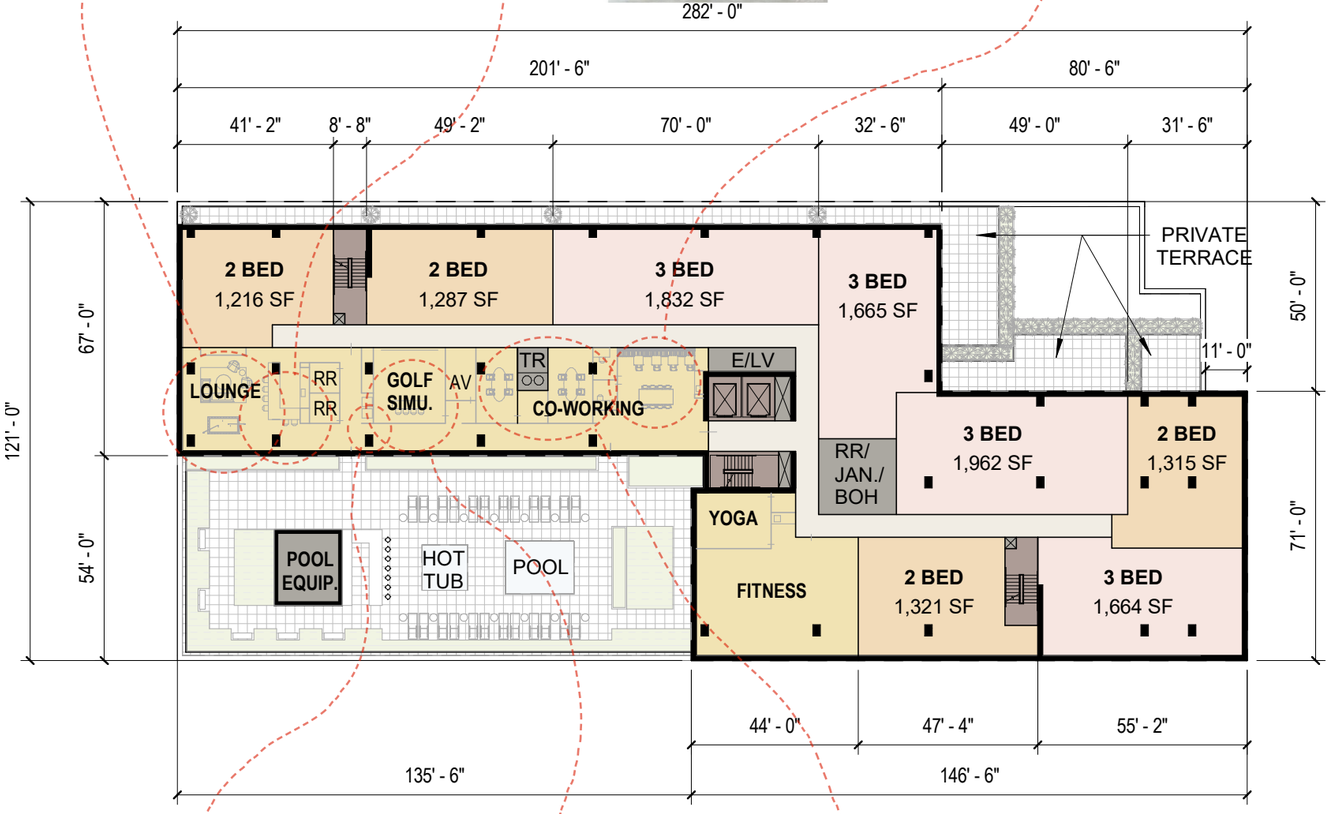
KITCHEN & DINING SPACE





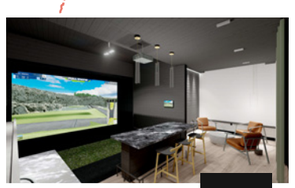


BANQUETTE & BOOTHS

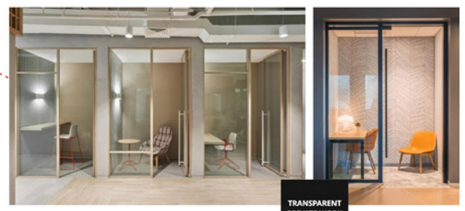




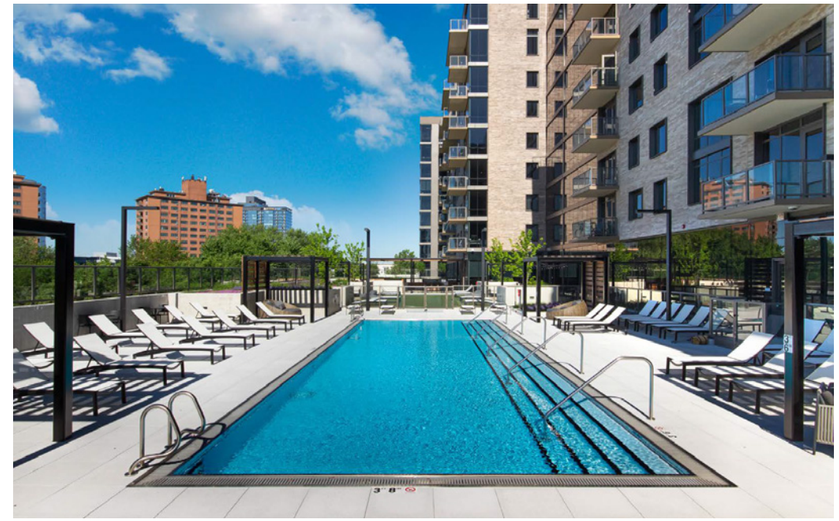
HYDRATION + VENDING



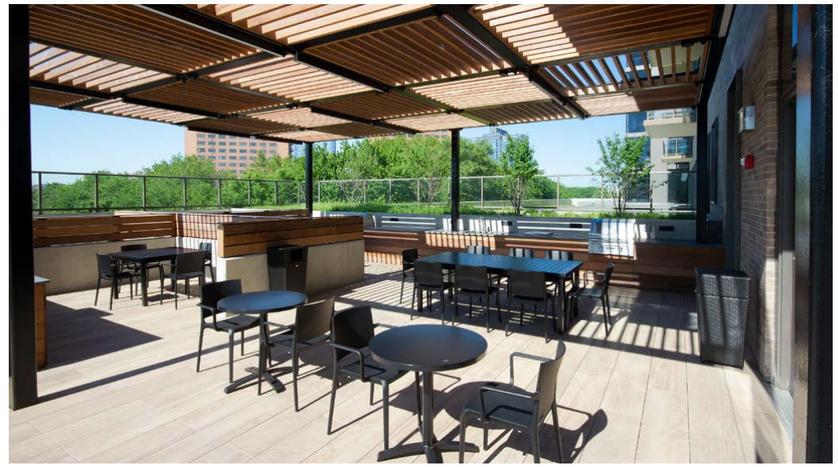
GOLF SIMULATOR



TRANSPARENT PRIVATE WORK ROOMS







0' 10' 20' 40'

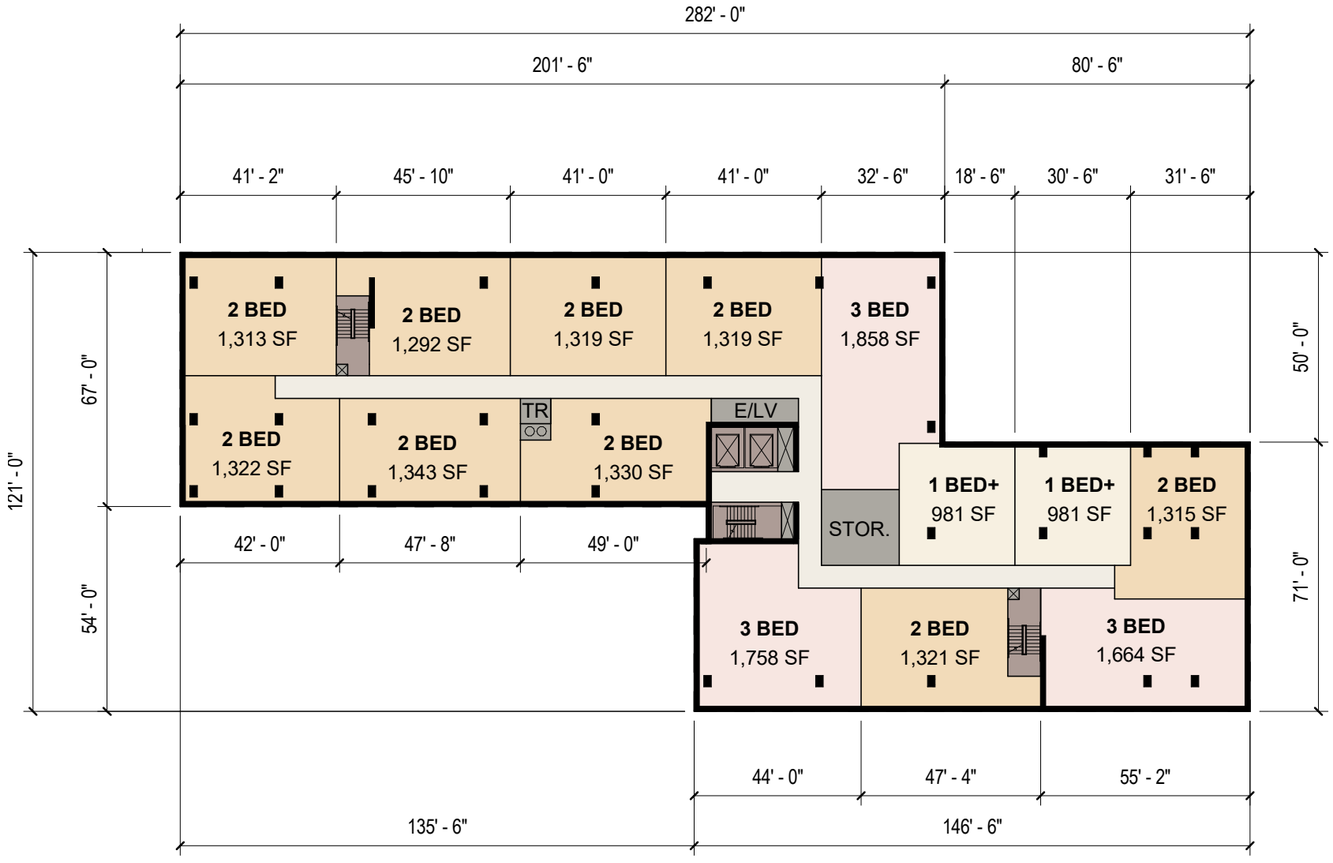
Murphy Real Estate Services, LLC.

Level 5 Plan - Dwelling & Amenity

FitzGerald

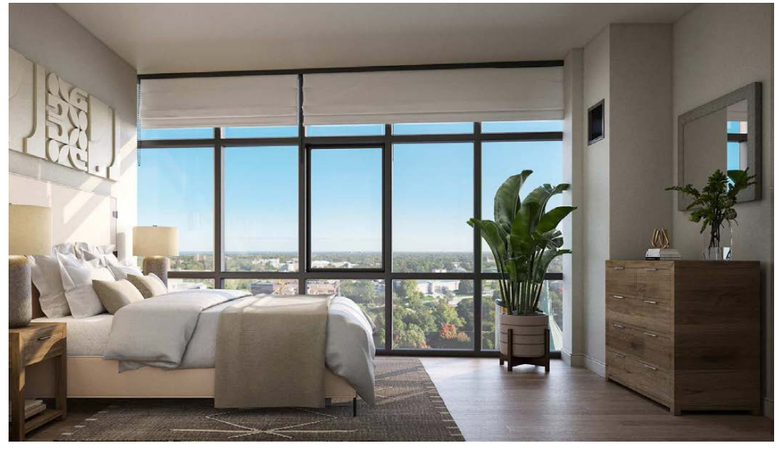
1315 16th Street

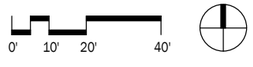
Oak Brook, Illinois | **April 2, 2026**

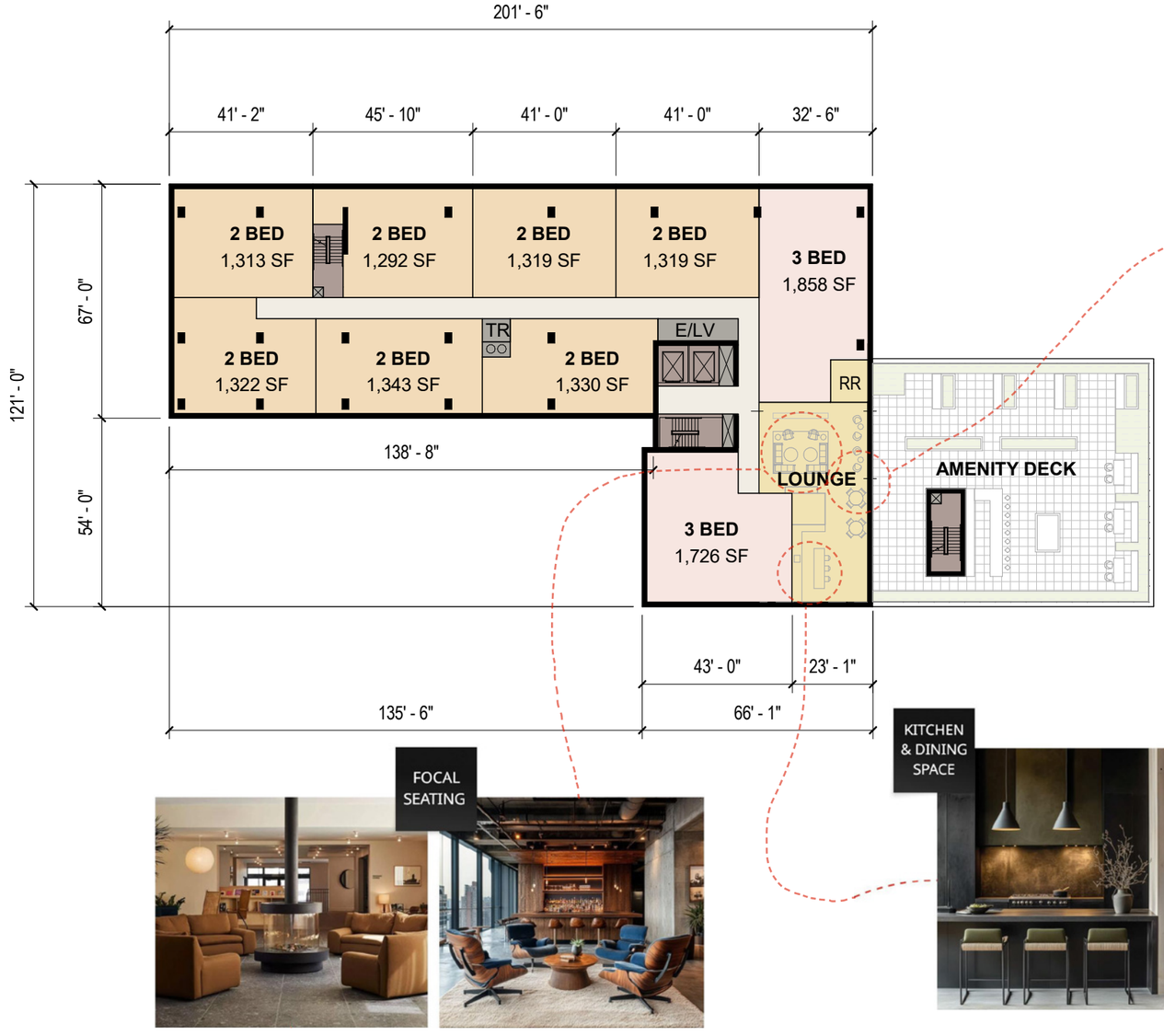

282' - 0"
201' - 6"
80' - 6"
41' - 2"
45' - 10"
41' - 0"
41' - 0"
32' - 6"
18' - 6"
30' - 6"
31' - 6"
67' - 0"
121' - 0"
54' - 0"
50' - 0"
71' - 0"
2 BED
1,313 SF
2 BED
1,292 SF
2 BED
1,319 SF
2 BED
1,319 SF
3 BED
1,858 SF
2 BED
1,322 SF
2 BED
1,343 SF
TR
2 BED
1,330 SF
E/LV
STOR.
1 BED+
981 SF
1 BED+
981 SF
2 BED
1,315 SF
3 BED
1,758 SF
2 BED
1,321 SF
3 BED
1,664 SF
42' - 0"
47' - 8"
49' - 0"
44' - 0"
47' - 4"
55' - 2"
135' - 6"
146' - 6"



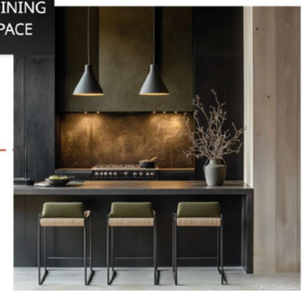





0'
10'
20'
40'















0' 10' 20' 40'

Murphy Real Estate Services, LLC.

Level 13 Plan - Dwelling & Amenity

FitzGerald

1315 16th Street

Oak Brook, Illinois | **April 2, 2026**

Building Summary

Level	Areas: Total Gross	Areas: Total FAR	FAR: Dwelling	FAR: Amenity	FAR: Common Areas / Services	Non-FAR: Parking	Non-FAR: Open-Space	Units: 1 Bed	Units: 2 Bed	Units: 3 Bed	Units: Total	Unit: Average	Unit: Unit Efficiency	Interior Parking: Count	Floor Height
13	17,110	17,110	12,822	1,707	2,581		5,118		7	2	**9**	1,425	75%		12.67
12	22,487	22,487	19,116		3,371			2	9	3	**14**	1,365	85%		12.67
11	22,487	22,487	19,116		3,371			2	9	3	**14**	1,365	85%		9.67
10	22,487	22,487	19,116		3,371			2	9	3	**14**	1,365	85%		9.67
9	22,487	22,487	19,116		3,371			2	9	3	**14**	1,365	85%		9.67
8	22,487	22,487	19,116		3,371			2	9	3	**14**	1,365	85%		9.67
7	22,487	22,487	19,116		3,371			2	9	3	**14**	1,365	85%		9.67
6	22,487	22,487	19,116		3,371			2	9	3	**14**	1,365	85%		9.67
5	21,641	21,641	12,262	5,601	3,778		9,544		4	4	**8**	1,533	57%		12.67
4	26,073	1,239			1,239	24,834								61	16.33
3	32,423	1,233			1,233	31,190								82	9.33
2	30,850	1,209			1,209	29,641								77	10.33
1	23,289	14,931			14,931	8,358								12	15.00

			Dwelling	Amenity	Common Areas / Services	Parking	Open-Space	1 Bed	2 Bed	3 Bed	Total				
Totals	**308,795**	**214,772**	**158,896**	**7,308**	**48,568**	**94,023**	**14,662**	**14**	**74**	**27**	**115**	**1382**	**74%**	**232**	**147**
			1,382	64		405		12.2%	64.3%	23.5%				232	Resi
			Avg nsf / unit	sf / unit		Avg sf / Stall								8	Visitor (interior)
														10	Visitor (Surface)
			Residential Subtotal:		**214,772**									**250**	**Total**
					1,868										
					Avg gsf / unit										

Murphy Development Group, LLC
227 W Monroe | Suite 5200
[redacted]

NOTICE OF MEETING TO NEIGHBORS OF 1900 SPRING ROAD, OAK BROOK, ILLINOIS 60523

December 22, 2025

RE: 1900 Spring Road, Oak Brook, Illinois 60523
Request for Meeting with Neighbors

Dear Neighbor:

Murphy Development Group, LLC is under contract to purchase and develop the north lot at 1900 Spring Road and is proposing a Class A+ condominium quality rental community. The current concept includes a 13-story residential building with approximately 115 residences above structured parking and resident amenities. We are writing to invite nearby residents and property owners to a neighborhood meeting to review the proposal and address your questions and concerns.

The meeting will be held at the Samuel E. Dean Board Room of the Butler Government Center (1200 Oak Brook Road) on Wednesday, January 21st, 2026 at 5:00 p.m. The purpose of this meeting is to present the current concept for the project, including the building design, on-site parking and amenities, and the planned public improvements at Spring Road and 16th Street, and to discuss the anticipated entitlement process with the Village of Oak Brook.

It is our sincere hope that you will attend. We want to make sure we understand your interests and concerns, as your input is an important component of the project in advancing through the Village's review process.

If you have any questions in advance of the meeting, or are unable to attend and want your comments documented, please feel free to contact our office.

Respectfully yours,

Deirdre Clein
Murphy Development Group, LLC

cc: Village of Oak Brook (Community Development Department)
Ray Warner, Franklin Partners
Scott M. Day, Day Robert & Morrison

1900 Spring Road

Community Meeting Minutes

Location: Village Hall Board Room
Date: January 21, 2026
Time: 5:00 PM

Attendees

Development Team:

- John Murphy
- Chris Horney
- Dave Ariola
- Deirdre Clein
- Mike DeRouin
- Keith Lee

Neighborhood:

- Dave Barcus
- Karen & Dan Bryar
- Ramesh & Asha Chhablani
- Jonathan & Gianna Cohen
- Dennis Hiffman
- Andy Laux
- Jean & Luce Senese
- David Carlin (Oak Brook Chamber of Commerce)

Additional members of the community were present but did not provide their names or make a comment.

Presentation Overview

John Murphy of Murphy Development Group and Mike DeRouin of FitzGerald Architects presented the proposed redevelopment of 1900 Spring Road. The presentation included an overview of the architectural design, residential program, site layout, and building massing, as well as site access, loading, and infrastructure improvements. Murphy also discussed anticipated resident demographics and the targeted tenant base, emphasizing that the project is designed to serve a niche, high-quality residential market consistent with Oak Brook's character.

Project Overview & Residential Program

How many residents will live in the building?
At full lease-up, the project is expected to house approximately 230–250 residents for 115 units ranging 1-bedroom plus den to 3-bedroom.

Are the units rentals or for sale?
All units will be for rent. The building will be designed with flexibility to allow for a potential condominium conversion in the future, if market conditions support it.

What are the anticipated rental rates?
Monthly rents are currently projected to range from approximately $4,500 to $12,000, reflecting a high-quality, luxury product targeted to a specific market segment.

Design, Operations & Quality of Life

Will the building incorporate bird-friendly design features?
Bird-safe design strategies, including glass treatments and exterior lighting considerations, will be evaluated as part of the design process.

How will loading and trash be handled? Will Oak Brook Club have a view of the trash/loading area?
All loading and refuse functions will be fully enclosed within the building, minimizing visual and operational impacts on the surrounding area.

Will there be a sound study for the rooftop amenity space?
Rooftop amenity use will be governed by building rules and regulations, including limitations on hours of operation, to ensure compatibility with the surrounding neighborhood.

Traffic & Access

How will traffic at Spring Road and 16th Street be addressed?
The development team is sensitive to traffic flow concerns and will update the traffic study as the project advances to determine the exact traffic-calming measures needed. The Village has requested that the project driveway align with the existing intersection.

Concerns were raised regarding left-turn movements from Oak Brook Club and driver behavior at the intersection.
Potential improvements under consideration include a flashing signal and the addition of a crosswalk at Spring Road and 16th Street. It was noted that the Oak Brook Club driveway is outside the project limits and that existing traffic challenges at this location are not caused by the proposed development.

Schedule & Entitlements

What is the anticipated construction duration?
Construction is currently estimated to take approximately 17–18 months.

When would construction begin?
The earliest anticipated start is early 2027. Entitlements, design development, and permitting are expected to require roughly one year prior to construction.

What happens if the Village does not approve the proposal or rejects additional rental housing?
The project is not a conventional apartment development and is intended to meet a demonstrated demand for a unique residential offering in Oak Brook. The development team is committed to working collaboratively with the Village and making the strongest possible case for the project, recognizing that Village support is ultimately required.

Additional Comments

The President of Oak Brook Club read a statement into the record. The letter is attached herein.

President, Trustees, and Village Staff,

My name is Jonathan Cohen. I am the President of Club West at the Oak Brook Club, and our community is the only residential neighborhood directly adjacent to the proposed development at 1900 Spring Road.

I want to speak in support of the revised proposal before you tonight.

A couple years ago, our residents raised serious concerns about a much taller, 21–22 story high-rise that had been discussed for this site. In response to community feedback, the developer has significantly reduced the scale of the project. What is now being proposed is a 13-story, high-end residential building, which represents a meaningful and responsible change.

This is a Class A luxury rental development not a typical apartment building. The units are large, averaging approximately 1,380 square feet, with projected rents ranging from $4,000 to $10,000 per month, or nearly $5 per square foot. The building will include structured indoor parking, controlled access, professional on-site management, extensive amenities, and dedicated resident storage, including climate-controlled storage on residential floors and within the garage.

Importantly, the building is also designed to allow for a future condominium conversion, when market conditions permit.

I think it is also critical to understand the zoning context. Under the existing B-2 zoning, this property could be developed by right, without any variance or neighborhood input, for other commercial uses including, for example, a budget hotel, a convenience store such as a 7-Eleven–type use, or a gas station. In my opinion, those types of uses would raise far greater concerns for traffic, security, and compatibility with our residential community.

This proposal, by contrast, comes before you through a Planned Development process, allowing the Village to maintain oversight of design, height, traffic, access, landscaping, and security. That oversight matters.

I also want to be very clear on one point, because there has been misinformation circulating:

There is no low-income housing, no subsidized housing, and no affordable housing component in this project. This is a 100% market-rate, luxury residential building, with standard income, credit, and background screening.

After reviewing the realistic alternatives, I and many others who live in the Oakbrook Club believe this scaled-down, high-end residential proposal is a better outcome for Oak Brook, for Oak Brook Club residents, and for the long-term character of the Village.

Thank you for your time and consideration.

President, Trustees, and Village Staff,

My name is Jonathan Cohen. I am the President of Club West at the Oak Brook Club, and our community is the only residential neighborhood directly adjacent to the proposed development at 1900 Spring Road.

I want to speak in support of the revised proposal before you tonight.

A couple years ago, our residents raised serious concerns about a much taller, 21–22 story high-rise that had been discussed for this site. In response to community feedback, the developer has significantly reduced the scale of the project. What is now being proposed is a 13-story, high-end residential building, which represents a meaningful and responsible change.

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Thank you for your time and consideration.

ITEM 3.A.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
December 9, 2025

SUBJECT: Presentation - Murphy Real Estate Services – Preliminary Board Review of Planned Development for Lot 2 of Franklin North Subdivision (1900 Spring Road)

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT:

RECOMMENDED MOTION: Provide comments, suggestions, and recommendations to Murphy Real Estate Services regarding the proposed 13-story, 115 unit residential building within the B-2, Regional Shopping Center District.

The preliminary Board review is outlined in the Planned Development regulations and is an important step in providing an applicant with early feedback on a project proposal (see Section 13-15-5).

Background/History:
Murphy Real Estate Services, with the consent of the property owner, Franklin Partners, is proposing to construct the 13-story building on Lot 2 of Franklin North Subdivision. This location was previously approved for the Butler condominium project. The applicant proposes to construct 115 rental units with an average size of 1,382 sq. ft., 239 interior parking spaces, and added amenities of a pool, gym, outdoor seating areas, a golf simulator, climate-controlled storage, and co-working spaces.

Staff Comments:

1. A Planned Development is required for this proposal. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.

2. A Final subdivision plat was approved for Lot 2 of the Franklin North Subdivision on December

13, 2022 by Resolution R-2055.

3. The subject property is currently zoned B-2, Regional Shopping Center District. Residential uses are not listed as a Permitted or Special Use in the B-2 District.

4. This type of residential building is not specifically listed as permitted in any other district within the Village Zoning Ordinance. The 1990 Comprehensive Plan does not anticipate this type of development within the Village of Oak Brook. However, a 17-story apartment building was allowed as part of the Oak Brook Commons Planned Development within the ORA-2, Office, Research, and Assembly District.

5. Section 13-15-2 General Provisions of the PD regulations does allow new residential development within a planned development overlay district. Section 13-15-2(B) further indicates that each PD shall be presented and reviewed on its own merits. As such, a new land use can be introduced into a zoning district through a PD if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

6. A separate neighborhood meeting is required as part of the outreach for this project. The neighborhood meeting is an element of the Planned Development process outlined in Section 13-15-5.B.1d.

7. The B-2 District permits a floor area ratio (FAR) not to exceed 0.5. The proposed building would have a Floor Area Ratio of 2.3. The FAR for the subdivision including Citibank, Shake Shack, Kids Urgent Care, and the proposed project would be 0.92 for the entire four-lot subdivision, under the original Butler Condominium proposal with a 0.99 FAR.

8. The approximately 2-acre property is in both the regulatory floodway and regulatory floodplain. The property owner has obtained a Letter of Map Revision (LOMR) and relocated the floodplain/floodway on-site to allow for development of the property.

Please see the narrative, project presentation slides, and an analysis of rental residences provided by the applicant for additional information and background.

Recommendation:

Staff requests the Village Board discuss the concept and provide the applicant with direction as to if the land use is appropriate in this location. Please provide comments, suggestions, and recommendations to the applicant concerning the proposed land use and the proposed location.
If the applicant decides to move forward with the project, the next step in the process is a *Prefiling Review and Transmittal of Application* in accordance with Section 13-15-5(B) of the Planned Development regulations.

Attachments:

1. 1900 Spring Road - Narrative - Revised
2. 2025-11-13 1900 Spring Road - Conceptual Design
3. 1900 Spring Road_Market and Financing Memorandum

MDG MURPHY DEVELOPMENT GROUP, LLC

December 1, 2025

Village of Oak Brook
Board of Trustees
1200 Oak Brook Road
Oak Brook, IL 60523

Re: 1900 Spring Road – Preliminary Village Board Review

Murphy Development Group, LLC is pleased to present the concept for 1900 Spring Road, a thoughtfully designed Class A+ rental condominium community proposed within a planned development in the Village of Oak Brook. The project represents a high-quality, residentially focused addition to the Village, consistent with Oak Brook's long-standing commitment to architectural excellence and thoughtful land use planning.

The proposed development envisions a 13-story residential tower rising from a four-story podium containing structured parking and resident amenities. The building will include 115 condominium rental units, with larger average sizes units of approximately 1,380 square feet, offering a mix of unit types ranging from one-bedroom plus den to three-bedrooms. The design emphasizes a low-intensity residential character with limited traffic generation, and ownership-level finishes intended to attract long-term residents seeking a maintenance-free lifestyle in Oak Brook.

The project's scale and design have been carefully planned to complement the surrounding uses along Spring Road and the nearby Oakbrook Center corridor. The exterior will feature a refined architectural palette of brick, stone, metal, and glass – materials consistent with the Village's tradition of enduring, high-quality architecture.

As part of the planned development, public infrastructure upgrades are proposed at the intersection of Spring Road and 16th Street, including the installation of a new traffic signal and a dedicated left-turn lane into the project. These improvements will enhance safety and circulation for both residents and the broader community. Consistent with the approach approved under the previous Planned Development for this site, the costs of these public improvements will be shared between Murphy Development Group, the Village of Oak Brook, and Oakbrook Terrace, reflecting a collaborative investment in community infrastructure.

Residents will enjoy an extensive amenity package, including an outdoor pool terrace, fitness and wellness center, co-working and lounge areas, and private gathering spaces. Each residential floor will also include extensive dedicated storage rooms for resident use, providing additional convenience and functionality. Additional enclosed storage will also be available throughout the garage. The building will provide enclosed structured parking for approximately 232 resident vehicles and 18 guest spaces, enclosed within the podium and screened from public view. Streetscape enhancements, upgraded landscaping, and a reconfigured underground stormwater system will further improve the property's integration with Spring Road and the surrounding neighborhood.

The interiors will be finished to luxury condominium standards, featuring designer kitchens with custom cabinetry, stone countertops, high-end appliance packages, spa-quality bathrooms, wide-plank flooring, extensive glazing, and soaring ceilings. The design intent is to deliver a level of craftsmanship and quality that aligns with Oak Brook's most distinguished residences.

The project represents a total investment of approximately $120 million, underscoring Murphy Development Group's commitment to delivering an exceptional residential product. Based on a third-party market study, the community is projected to achieve rental rates in the range of $4,000 to $10,000 per month, positioning it among the most luxurious residential offerings in the suburban Chicago market. The homes are designed to appeal to residents who value Oak Brook's premier location, refined retail and dining amenities, and strong sense of community, while maintaining the Village's high standards for design, construction, and quality of life. Upon stabilization, the project will be analyzed for condominium conversion.

As a Chicago-based developer with a proven record of successful multifamily, hospitality, and mixed-use projects, Murphy Development Group looks forward to working collaboratively with the Village of Oak Brook to advance this proposal through the public review process. Our goal is to deliver a timeless residential community that enhances the Spring Road corridor and contributes meaningfully to the Village's continued growth and excellence.
Sincerely,

[redacted]

John T. Murphy
[redacted]

Memorandum

To: Village President and Board of Trustees, Village of Oak Brook

From: Murphy Development Group

Date: December 1, 2025

Re: Market and Financing Rationale for Rental Residences at 1900 Spring Road

Introduction

Murphy Development Group is proposing a high-quality residential building at 1900 Spring Road that will function as rental condominiums: professionally managed, amenity rich homes designed and priced for households who could afford ownership but choose to rent for lifestyle and financial reasons. We understand that the Village has questions about why the homes are proposed as rentals rather than for sale condominiums and what this means for Oak Brook's long term character and property values.

This memorandum summarizes the structural changes in the condominium and apartment markets since the Great Financial Crisis, explains why lenders today are willing to finance this building as a luxury rental but not as a traditional condominium project, and addresses concerns that well designed, market rate rental housing will harm surrounding single family neighborhoods.

1. Why new condominium construction has declined so sharply

In the early 2000s, large parts of the Chicagoland multifamily pipeline were built as for sale condominiums. After the 2008 financial crisis, condominium construction in the region collapsed and has never recovered. The Downtown Development Activity chart that Integra Realty Resources provided shows that annual condominium deliveries in the Chicago area are now roughly 95 percent below pre 2008 levels, even though population and employment have grown over the same period.[1]

This is not just a Chicago phenomenon. A recent analysis by SPUR and the Terner Center for Housing Innovation finds that in California, a state with severe housing shortages, only about 3,000 condominiums are built each year and multifamily condos made up just 3 percent of new housing between 2011 and 2021. Developers there pay three to four times as much for insurance on condominium projects as on comparable rental apartments and receive roughly half as much coverage, primarily because construction defect liability laws expose condo developers to a decade of litigation risk. The litigation risk is the same in Illinois as in California. As a result, many builders have shifted almost entirely to rental product.[2]

A similar pattern has been documented in Colorado. A 2025 report from the Common Sense Institute concludes that construction defect laws and related insurance challenges have created what it calls a "de facto, uninsurable housing type" and that in 2021 only 5.4 percent of all multifamily development nationally was for sale, the lowest level in nearly fifty years.[3]

These legal and insurance risks are then reflected in the way banks and institutional investors underwrite new projects. A high rise or mid-rise condominium building requires much higher pre-sales, more equity, and significantly more risk capital than a comparable market rate rental because buyers can sue the developer and

association for construction defects for many years after completion. In contrast, lenders view a stabilized rental building with diversified tenants and professional management as a more predictable income producing asset.

For 1900 Spring Road, multiple lenders have made clear that they are willing to finance the project as a luxury rental community but not as a speculative condominium tower. Attempting to build it as for-sale condos would require materially more equity, a pre-sale campaign in a segment that is barely being built in the Chicago region, and would render the project infeasible.

2. Who lives in high quality suburban rentals today

There has also been a structural shift in who rents since the Great Financial Crisis. Renting is no longer primarily associated with young, low-income households. National data show that a growing share of higher income and older households are choosing to rent, often in suburban locations similar to Oak Brook.

- **Growth of high-income renters.** The Harvard Joint Center for Housing Studies reports that from 2009 to 2019, households earning at least $75,000 accounted for nearly 70 percent of total renter household growth. Over that decade, the number of renters making at least $75,000 increased by 48 percent to 11.3 million, and their share of all renter households rose from 20 percent to 26 percent.[4][5] Many of these households rent by choice, attracted to amenity rich buildings in desirable locations and prefer flexibility over tying up capital in a down payment.
- **Impact of housing costs and interest rates**. The Joint Center's 2025 State of the Nation's Housing analysis notes that as of early 2025, US home prices are up about 60 percent since 2019, and the median existing single family home price has reached roughly five times the median household income. Monthly mortgage payments on the median priced home have climbed to approximately $2,570, about 40 percent higher than in 1990, and a buyer now needs an income of around $126,700 to qualify. Only about 6 million of the nation's 46 million renters meet that benchmark. At the same time, existing home sales have fallen to a thirty-year low.[6] These conditions make it much harder for even well-paid professionals to buy and encourage many to remain in high quality rentals longer into their careers.
- **Older adults and empty nesters**. The Joint Center also finds that renter households headed by someone age 65 or older have already climbed to more than 7 million and will continue to increase over the coming decades.[7] A summary by the Pennsylvania Association of Realtors notes that between 2009 and 2019, the total number of renter households grew 14 percent, but the number headed by someone 65 or older jumped 43 percent, reflecting a large wave of older Americans who are downsizing and choosing the convenience of renting.[8]
- **Suburban and mixed-use locations**. New rental construction over the past decade has increasingly been concentrated in amenity rich, walkable locations and in suburban communities near jobs, shopping, and entertainment.[4] For households in both of the groups above young professionals and older empty nesters, the appeal of a turnkey, lock and leave apartment with on site parking, security, and services in a place like Oak Brook is very strong.

The residents of a building like 1900 Spring Road will reflect these national trends. With market rate rents and standard income and credit screening, the building will attract households who can afford to live in Oak Brook already, such as doctors, attorneys, executives, business owners, and downsizing empty nesters, many of whom are likely already working, shopping, or dining in the village.

3. Evidence on rental housing and single-family property values

We recognize that some residents worry that any new apartments might depress nearby single-family home values or bring in undesirable activity. A large body of empirical research on both market rate and affordable multifamily housing indicates that these fears are not supported when projects are well designed and professionally managed.

- A widely cited Urban Land Institute publication, "Higher Density Development: Myth and Fact," reviewed available research and concluded that there is no discernible difference in the appreciation rates of properties located near higher density development compared with those that are not. Some studies even find that higher quality multifamily development can increase nearby property values. The report also notes that people of all income groups choose higher density housing and that well designed higher density projects are compatible with existing suburban communities.[9]
- A literature review prepared at the University of North Carolina School of Government examined multiple quantitative studies and found that affordable housing is generally not a significant factor in nearby property values compared with other neighborhood characteristics. The author concludes that at worst, well designed projects have only a minimal negative impact, and in many cases, they have neutral or positive effects.[10]
- A 2016 national study by Trulia analyzed more than 3,000 Low Income Housing Tax Credit developments in the nation's twenty least affordable housing markets and found no significant difference in home price trends between properties located near the developments and those further away.[11]
- Academic work by economists Rebecca Diamond and Tim McQuade similarly finds that new subsidized multifamily developments can raise property values in lower income neighborhoods by improving local amenities and housing quality, while having little to no negative effect in higher income areas.[12]

Taken together, these studies indicate that the quality, design, and management of a development matter far more than whether the homes are rented or owned. In a high-income community like Oak Brook, a single, well-conceived luxury rental building with structured parking, limited access entrances, professional management, and careful resident screening is not expected to reduce surrounding property values. If anything, it can enhance the village's appeal by providing new housing options for existing residents who wish to downsize and for high earning employees who want to live near Oak Brook's employers and amenities.

4. Why 1900 Spring Road is proposed as luxury rentals

Given these national trends and local conditions, our proposal to build luxury rental residences at 1900 Spring Road reflects what is financeable, what is in demand in today's market, and what best supports the village's long-term goals.

- **Financing reality**. As described above, lenders and investors are willing to finance a high quality rental building at this site but are not prepared to finance a speculative condominium tower, particularly given the nearly complete halt in condominium construction regionally since the Great Financial Crisis.[1][3] Proceeding as rentals is what makes it possible to deliver any new housing on this long planned site.
- **Alignment with demand in Oak Brook and the North Shore**. Our firm's recent experience with similar high-end rental developments in Winnetka and Skokie demonstrates strong demand from both affluent younger households and empty nesters seeking walkable, service rich living without giving up the quality they expect in places like Oak Brook. The proposed building at 1900 Spring Road is intended to fill that same niche, with architecture and materials that match the standard of nearby Class A office, retail, and hospitality uses.
- **Resident profile and operations**. The building will be fully market rate. Prospective residents will be subject to income verification, credit checks, and background screening consistent with institutional lender and investor standards. The project will be professionally managed on site, with 24-hour maintenance response, controlled access, and clear rules regarding noise, conduct, and property upkeep. These factors are the primary

determinants of who lives in a community and how it feels day-to-day, rather than whether the homes are owned or rented.

- **Contribution to Oak Brook's tax base and vitality**. By adding a critical mass of households within walking distance of Oakbrook Center and nearby employers, the project will support local retailers and restaurants, help reduce regional traffic by allowing some workers to live close to their jobs, and broaden the village's housing options without expanding its boundaries. The property will also generate significant property tax revenue and utility fees over time, helping to support local schools and services without putting the same strain on infrastructure as lower density development.

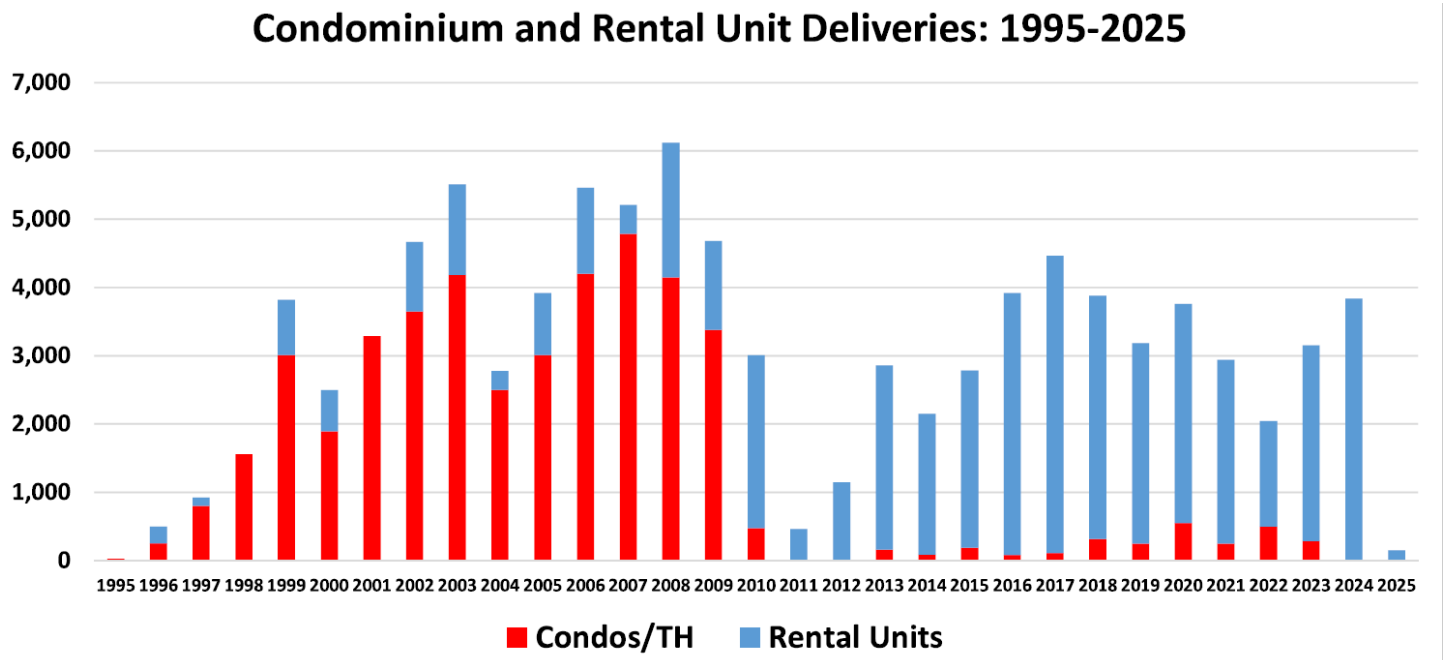
Conclusion

In summary, the decision to propose rental residences at 1900 Spring Road is driven by long-term structural changes in capital markets and housing demand, not by an effort to change the character of Oak Brook. Condominium construction across the country and in the Chicago region has become difficult to finance because of litigation risk and insurance costs, and new multifamily supply is overwhelmingly being built as rental housing. At the same time, a growing share of high-income professionals and older households are choosing to rent, and the best available research indicates that high-quality multifamily housing does not typically harm nearby single family property values.

The proposed building will be a well-managed, luxury asset that serves the same households who already live, work, and shop in Oak Brook today. Structuring it as rental condominiums allows us to secure financing, deliver the architecture and amenity package the village expects, and put a long-planned site to productive use in a way that supports Oak Brook's long-term fiscal health and community character.

Footnotes and Sources

[1] Downtown Development Activity chart for the Chicago region, Integra Realty Resources, 2025.



[2] Michael Lane, “Condos Provide Affordable Homeownership, So Why Doesn’t California Build More of Them?” SPUR, October 16, 2025, summarizing Economic & Planning Systems, “The Financial Impacts of Construction Defect Liability on Housing Development in California” (Terner Center for Housing Innovation at UC Berkeley, 2025), https://www.spur.org/news/2025-10-16/condos-provide-affordable-homeownership-so-why-doesnt-california-build-more-them and https://ternercenter.berkeley.edu/research-and-policy/the-financial-impacts-of-construction-defect-liability-on-housing-development-in-california/.

[3] Common Sense Institute, “The Decline of Condominium Construction in Colorado: Addressing Litigation Reform to Alleviate the Housing Affordability Crisis,” 2025, https://www.commonsenseinstituteus.org/colorado/research/housing-and-our-community/the-decline-of-condominium-construction-in-colorado-addressing-litigation-reform-to-alleviate-the-housing-affordability-crisis.

[4] Joint Center for Housing Studies of Harvard University, America’s Rental Housing 2022 (Cambridge, MA: 2022), pp. 5–7, https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_Americas_Rental_Housing_2022.pdf.

[5] Joint Center for Housing Studies of Harvard University, “New Report Shows America’s Rental Affordability Crisis Climbing the Income Ladder,” press release, January 31, 2019, https://www.jchs.harvard.edu/press-releases/new-report-shows-americas-rental-affordability-crisis-climbing-income-ladder.

[6] Chris Herbert, “Unease in the Housing Market Amid a Worsening Affordability Crisis,” Joint Center for Housing Studies of Harvard University, June 24, 2025, https://www.jchs.harvard.edu/blog/unease-housing-market-amid-worsening-affordability-crisis.

[7] Joint Center for Housing Studies of Harvard University, America’s Rental Housing 2022, p. 8 (discussion of renter households headed by a person age 65 and over), https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_Americas_Rental_Housing_2022.pdf.

[8] Hope Walborn, “Baby Boomers Enjoy Convenience of Renting,” Pennsylvania Association of Realtors, September 13, 2023, citing Harvard Joint Center for Housing Studies data, https://www.parealtors.org/blog/baby-boomers-enjoy-convenience-of-renting/.

[9] Together Colorado / Metonic Real Estate Solutions, “Dispelling the Myths About Affordable Housing,” 2024, summarizing Urban Land Institute, Higher-Density Development: Myth and Fact (National Multi Housing Council, Sierra Club, American Institute of Architects, 2005), https://www.togethercolorado.org/wp-content/uploads/2024/03/Dispelling-the-Myths-About-Affordable-housing-1.pdf.

[10] Omar Kashef, “Student Corner: Does Affordable Housing Negatively Impact Nearby Property Values?” Community and Economic Development blog, University of North Carolina School of Government, January 26, 2017, https://ced.sog.unc.edu/2017/01/26/does-affordable-housing-negatively-impact-nearby-property-values/.

[11] Cheryl Young, “There Doesn’t Go the Neighborhood: Low-Income Housing Has No Impact on Nearby Home Values,” Trulia Research, November 16, 2016, https://www.trulia.com/research/low-income-housing/.

[12] Rebecca Diamond and Tim McQuade, “Who Wants Affordable Housing in Their Backyard? An Equilibrium Analysis of Low Income Property Development,” Journal of Political Economy 127, no. 3 (2019); see also summary at Stanford Center on Poverty and Inequality, https://inequality.stanford.edu/publications/media/details/who-wants-affordable-housing-their-backyard-equilibrium-analysis-low.

Fee Breakdown

Fee Name	Total Fee	Paid	Due
Major Change to an Existing Planned Development	$0.00	$0.00	$0.00
Minor Change to an Approved/Existing Planned Development	$0.00	$0.00	$0.00
✔ New Planned Development	$1,500.00	$1,500.00	$0.00
✔ Number of Waivers and/or Variations	$2,500.00	$2,500.00	$0.00
✔ Daily Herald Legal Posting	$120.00	$120.00	$0.00
✔ Public Hearing Signs	$445.00	$445.00	$0.00
Total	**$4,565.00**	**$4,565.00**	**$0.00**

Payment History

Date	Method	Note	Paid
04/08/2026	Check	PD-26-2, 1315 16TH ST	$4,565.00

Village of Oak Brook, IL

April 30, 2026

Initial Escrow Deposit

Record No.**PD-26-2**

Status Completed

Type Payment

Assignee Deirdre Clein

Invoice ID 265445

Became Active April 8, 2026

Due Date None

Fee Breakdown

Fee Name	Total Fee	Paid	Due
Escrow	$5,000.00	$5,000.00	$0.00
Total	**$5,000.00**	**$5,000.00**	**$0.00**

Payment History

Date	Method	Note	Paid
04/10/2026	Check	PD-26-2 ESCROW	$5,000.00