VILLAGE OF OAK BROOK Illinois

ITEM 4.A.
COMMERCE PLAZA
COMMERCE PLAZA PROPERTY, LLC
2001-2015-2021 SPRING ROAD
Restaurant - Planned Development

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VILLAGE OF OAK BROOK
Planned Development Commission

STAFF REPORT

DATE: April 18, 2019

CASE FILE NO: 2019-03-ZO-PUD

DESCRIPTION: Planned Development proposal for a restaurant outlot on a 39,000 SF development site.

PETITIONER/ PROPERTY OWNER: Commerce Plaza Property, LLC
c/o Zeller Development Corporation
401 N. Michigan Avenue, Suite 250
Chicago, IL 60611

ADDRESS: 2001, 2015 and 2021 Spring Road, commonly known as Commerce Plaza

EXISTING ZONING/USE: ORA-2 Office Research and Assembly district consisting of three (3), seven (7) story office buildings totaling 555,000 SF with a surface parking lot, three (3) story parking garage and below grade executive parking facilities totaling 1,739 spaces.

ZONING/USE OF SURROUNDING PROPERTY:

North: **ORA-2** Office-Research-Assembly District and improved with a hotel, parking deck and surface parking.

South: **ORA-2** Office-Research-Assembly District and improved with Gibson's restaurant and a vacant office building owned by McDonald's Corporation. A petition for a mixed-use planned development will be before the Village Board on April 23rd for a presentation.

East: **ORA-1** Office-Research-Assembly District and is improved with a 2-story professional office building.

West: **B-2** Regional Shopping Center District, improved with the Oakbrook Center shopping mall.

LOCATION: The subject property is located on the east side of Spring Road, just south of Harger Road and north of Commerce Drive.

2001, 2015 and 2021 Spring Road

CONTROLLING AGREEMENTS:

Ordinance 1958-S-5	Annexing Property
Ordinance 1987-S-0613	Driveway width variation
Ordinance 2010-S-1125	Special use for drive-in bank facility (ATM)
Ordinance 2010-S-1299	Variations to allow wall signs above roofline for 2001, 2015 and 2015 Spring Road

BACKGROUND:

This project is being proposed at 2001, 2015 and 2021 Spring Road, commonly known as Commerce Plaza. The property currently includes three (3), seven (7) story office buildings totaling 555,000 SF of Class A office space with a surface parking lot, a three (3) story parking garage and below grade executive parking facilities totaling 1,739 spaces.

A restaurant is being proposed for an "outlot" at Commerce Plaza on the west side of the site adjacent to Spring Road. The development site associated with the restaurant outlot is approximately 39,000 SF in area. The specific restaurant operator has not been identified at this time but the project narrative indicates that it is the petitioner's intent to obtain a high-end restaurant operator that will build a new restaurant that is compatible with the existing office development, will be a maximum 14,000 SF and that will not exceed two (2) stories in height. The property owner also references several other

commitments that they will agree to in the project narrative in order to market the site with the requisite zoning approvals in place to reduce the time spent pursuing entitlements for the future restaurant user.

A Preliminary Board Review of the application was conducted by the Village Board on October 9, 2018 as required in the Village's PD regulations. Section 13-15-5 Procedures of the PD regulations provides an applicant the opportunity to submit for Preliminary Board Review. The intent and purpose of this review is to provide the Village Board with an overview of a development project in the initial conceptual phases in order to provide preliminary comments, suggestions and recommendations to the applicant on the development project. 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.

Planned Development. The Commerce Plaza 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 commercial areas revitalization master plan 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, non-single-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 commercial areas revitalization master plan, intended to allow 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 at the end of Tab No. 1, in the petitioner's binder and are as follows:

1. Building Setbacks. Section 13-10B-3C to reduce the required front yard building setback from 100' to 56'.

2. Monument Sign. Section 13-11-10C-5 to permit and allow a third monument sign to identify the proposed restaurant.

3. Outdoor Seating. Section 13-10B-2 to allow an outdoor seating area adjacent to the proposed restaurant as identified on the site plan. This approval will enable the future restaurant user to construct an outdoor seating area of the same size and configuration without having to receive approval of a special use permit.

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 Project. The new restaurant proposal is a permitted use in the ORA-2 Office-Research-Assembly district and several waivers/variations are being requested from the strict application of the zoning code. Instead of processing this case with multiple requests for a special use and variations before the Plan Commission and Zoning Board of Appeals, 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 new 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. The new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community. The combination of a restaurant and office uses on the same property with shared parking and cross access is consistent with and in keeping with adjacent properties in the Spring Road corridor and on 22nd Street.

As such, a PD application has been submitted for this restaurant. The improvements will consist of grading, site preparation, utility work, restaurant building, parking, underground detention, sidewalks, landscaping, and lighting.

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 accompanying binder.

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. In your materials, see Tab No. 3.

Consistency with the Commercial Revitalization Plan. The Village of Oak Brook Commercial Areas Revitalization Plan (CRP) dated December 2007 identifies the subject property, as Mixed Use (Commercial/Multi-Family).

The *Dining and Entertainment* section of the Commercial and Office Plan & Policies from the 2007 CRP (page 29) discusses restaurant and entertainment uses and states that they are an excellent complement to retail and office draws in the community and can have the ability to attract visitors as well. The Land Use Plan for Oak Brook's commercial area designates a cluster of offices at the intersection of 22nd Street and York Road; however, restaurants should be permitted within all other commercial areas. This includes mixed-use developments, regional retail areas, Oak Brook Center and Class A office buildings provided they are part of, and integrated into, a larger development effort.

Although not adopted at this time, the 2019 draft Commercial Areas Revitalization Plan Update ("Draft Plan") is proposing a restaurant in the Commerce Drive Subarea Plan. This site/ property is identified as Opportunity Site B with the commentary stating *"great visibility from Spring Road provides excellent opportunity to develop this infill site as a restaurant or other appropriate use".*

Stormwater and Floodplain. The 39,000 SF restaurant development site is not located in either the regulatory floodway or floodplain and any development proposal shall comply with the Village's adopted storm water ordinance requirements. The existing site provides stormwater detention in the form of a detention basin under the existing multi-story parking structure. This proposal will include an additional underground storage vault to accommodate additional detention as required by the Village's adopted stormwater ordinance.

Water and Sanitary Utilities. An existing water main and sanitary sewer main are located on the west side of Spring Road. The preliminary engineering for this project identifies that the restaurant proposal will include a water service line and sanitary sewer line to be connected to these existing mains across Spring Road. In addition, the applicant will be working with Public Works Department to update to the Village's water model for this restaurant to exchange project data for water capacity and fire pressure purposes.

Sanitary service is provided by the Flagg Creek Water Reclamation District. Specific comments concerning utility design and location will be provided by Flagg Creek as the project progresses.

Site Lighting. The current lighting plan (L-1) shows three (3) new 16' high light poles being added to the proposed parking lot. In addition, several additional 36" high, lighted bollards will be added for security and pedestrian safety. The photometric analysis identifies the lighting levels are code compliant at the property line and measure 0.0 foot-candles. The applicant does understand specific consideration should be given to the site lighting with an emphasis on backlighting, up lighting and glare for energy efficiency, aesthetics and nuisance considerations.

Landscaping and Open Space.
The proposed preliminary landscape plan is generally well designed and provides landscaping for perimeter/buffer areas, parking lot islands, outdoor seating area and foundation landscaping for buildings. The detailed landscape plans can be found in Tab 4, pages LP-1 and LP-2 of the project binder. This diversity and variety of landscaping reduces the urban heat island, assists in screening vehicles and services areas and generally improves the overall aesthetic of the project site.

Traffic/Access and Parking Considerations. The new site plan identifies a new full access curb cut on Spring Road in addition to cross access and shared parking with the existing Commerce Plaza office building complex that contains a total of 1,739 parking spaces. These parking spaces will be available by way of valet service and self-parking on-site. The site currently has multiple access points to Harger Road, Spring Road and Commerce Drive to provide efficient traffic flow in and around the office property. Harger Road and Commerce Drive both intersect with Spring Road where signalized intersections are maintained by the Village.

Some earlier staff concerns have been addressed by the applicant with the addition of a double-lane staging area for valet parking in front of the restaurant entrance. The concern had been customer queueing (or stacking) that would cause back-ups onto Spring Road and subsequently cause delays/ congestion for north bound Spring Road traffic.

Several Village departments have expressed concerns about the curb cut and full access point proposed for this restaurant project. This concern has also been identified by the Village's traffic consultant as a traffic safety issue for Spring Road. This situation is further discussed in the April 16, 2019 traffic review #2 (page 6-6.b of the case file). After further review by staff, the recommendation is that this new access point be limited to a three/quarter (3/4) access point onto Spring Road with a prohibition for left-out (south bound) turning movements.

Pedestrian Access and Circulation. The 2007 Commercial Areas Revitalization Plan ("Plan") places an emphasis on pedestrian access and circulation specifying that all developments should provide pedestrian circulation between buildings on the same site. The Plan further emphasizes that commercial areas are generally auto-oriented; but safe and attractive pedestrian circulation should be provided on every site. Additional sidewalks have been added to and from the restaurant and public sidewalk on Spring Road. Sidewalks have also been incorporated into the site plan on the east side of the building to connect to the existing garden area and provide pedestrian continuity for customers/ employees utilizing the self-park option in the surface parking lots to the east.

RESPONSIBILITIES OF HEARING BODY:
As part of the Planned Development Regulations, the Planned Development 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 Planned Development Commission before and at the public hearing. The Planned Development 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 resolutions shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The resolution 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 resolution 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 as identified under Tab No. 3.

CONCLUSION:
Staff would like the Planned Development 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 architecture, infrastructure, long-term maintenance, cross-access and other applicable considerations are memorialized for the 39,000 SF restaurant outlot.

As such, staff is providing the accompanying conditions for Planned Development 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. Final approval of building elevations for the restaurant building shall be subject to review and approval by the Village Board. Design and/or architectural guidelines may be provided for incorporation into the PD agreement that identify color palettes, building materials and other architectural features for a high-quality commercial restaurant project.

2. Cross-access and shared parking easements shall be provided within the development's surface parking lots and parking structures/decks in consideration of the mixed-use commercial nature of the development. The cross-access and shared parking easements must be in a form approved by the Village Attorney prior to recordation.

3. The curb cut for Spring Road shall be engineered and constructed to prevent left turns southbound onto Spring Road and provide a three quarter (¾) access (rather than full access). Staff recommends use of a 6" inch high island to deter left turns and the installation of signage.

4. Final engineering approval shall be required prior to the issuance of the building permit for the Development.

5. Final landscape plan approval shall be required prior to the issuance of the building permit for the Development.

6. The outdoor dining area location shall be approved in accordance with the approved site plan and shall not require a separate special use permit approval. Final review and approval of the outdoor seating area shall be provided with a building permit and reviewed/ approved by the Development Services Department.

7. Trash enclosures and other service areas shall be provided within the individual building unless otherwise noted on the approved site plan.

8. All sign proposals shall comply with applicable sign code regulations of the Oak Brook zoning ordinance.

9. 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.

Please contact me if you have any questions.

Respectfully Submitted,

Tony Budzikowski, AICP
Development Services Director

BURNS McDONNELL

Technical Memorandum

Date: April 18, 2019

To: Tony Budzikowski, AICP, Director of Development Services, Village of Oak Brook

From: Richard Jiang, P.E., Burns & McDonnell
Matt Papirnik, P.E., PTOE, Burns & McDonnell
James Patterson, P.E., Burns & McDonnell

Project: Commerce Plaza Proposed Restaurant

Re: Traffic Impact Study Review #2

Introduction

On behalf of the Village of Oak Brook, Burns & McDonnell (BMcD) reviewed the Traffic Impact Study (TIS), prepared by Gewalt Hamilton Associates, Inc. (GHA), dated April 2, 2019, for a proposed "white tablecloth" restaurant located within the Commerce Plaza office park on the east side of Spring Road between Harger Road and Commerce Drive in the Village of Oak Brook.

Observations and Comments

BMcD generally agrees with the methodology used for the traffic analysis in the GHA Traffic Impact Study. The estimated traffic distribution is within reason, and we see no reason to dispute the conclusion of GHA that traffic generated by the proposed restaurant should have a minor impact to the delay experienced at the nearby intersections of Spring Road with Harger Road and Commerce Drive. A midday traffic count and lunch time peak hour analysis may have been of interest as well due to the unique traffic nature at this location resulting from the dense concentration of office buildings, commercial buildings, and restaurants, as well as the presence of Oakbrook Center. However, if lunchtime traffic is truly only 30% of the evening business as stated in Exhibit 5 of the study, then it seems reasonable that it was not further evaluated, considering the minor impact found for much-higher PM peak hour traffic.

In the first TIS review memo dated January 9, 2019, stronger justification for the full access median opening on Spring Road was requested. It does not appear that any information was provided to demonstrate why the proposed full access is necessary to the success of the development.

The GHA study concludes that the 95th percentile queue for the southbound left turn lane at Commerce Drive and northbound left turn lane at Harger Road will not be impacted by the location of the full access median opening. BMcD agrees with this conclusion.

A full access median opening allows for the possibility of a vehicle turning left out of the restaurant, and immediately crossing two NB travel lanes, a left turn lane, and two SB travel lanes to turn into an entrance for Le Meridien Hotel in Oakbrook Center, approximately 100' south of the restaurant entrance (see right). While the movement may not be frequently made, the opportunity for it presents a safety concern. A greater safety concern is the movement involving a vehicle turning left out of the restaurant and turn into an entrance to Oakbrook Center, approximately 400' south of the restaurant entrance. This movement will require crossing the same number of lanes as in the previous scenario over a short distance and the report projects that 8 vehicles will make this movement during the PM peak hour.

The data states that there were only six crashes (out of a total of 41) on the block between Harger Road and Commerce Drive in the past five years. The only breaks in access control on that block are right-in right-out driveways, which could be an indicator of effectiveness for this form of traffic control. The data also states that 26 of the 41 crashes were angle or turning movement crashes – exactly the types for which there is concern as a result of the proposed median cut.

A striped car "holding" area in the median to allow southbound left turns to stage before merging with the rest of the Spring Road southbound traffic is mentioned in the On-Site Planning Elements section. BMcD does not believe this to be an effective means of making the turning movement safer as there is not an effective way to communicate the purpose of the striped area because it is not consistent with the typical driver's understanding of what the pavement markings mean. There are no reasonable and MUTCD-appropriate measures available.

The LOS D and 33.6 seconds of delay experienced by a vehicle turning left out of the proposed restaurant during the PM peak hour are also not discussed. Even though LOS D and 33.6 seconds of delay are considered acceptable, this will be a somewhat difficult movement for drivers to make and it should be analyzed to ensure that it is acceptable.

Along this stretch of Spring Road, the existing typical approach for lower volume driveways is to maintain the non-traversable median and not provide full access. A right-in right-out driveway with a non-traversable median being present will provide for better efficiency and safety since there are less potential conflicting movements. In addition, the property already has an access point and consideration could also be made towards consolidating the driveways instead of

providing an additional curb cut on Spring Road for the restaurant. The Village recommended consideration of a three-quarter access (e.g. allowing a left-in, but prohibiting a left-out), but it does not appear to have been considered in the revised Traffic Impact Study. Burns & McDonnell's concerns regarding the proposed Spring Road median cut have not been mitigated.

COMMERCE PLAZA- PUD

NOTICE IS HEREBY GIVEN that a public hearing before the Planned Development Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Thursday, April 25, 2019 at 7:00 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, Commerce Plaza Property, LLC, c/o Zeller Development Corporation, 401 N. Michigan Avenue, Suite Number 250, Chicago, IL 60611, property owner of the property at 2001, 2015 and 2021 Spring Road, Oak Brook, Illinois 60523, 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 2019-03-ZO-PUD, seeking approval of a planned development to be located on the property at 2001, 2015 and 2021 Spring Road, Oak Brook, Illinois 60523, as further described below.

Description: Petitioner has applied to the Village for Planned Development [illegible] to allow for the development of an attractively designed and heavily landscaped [illegible] restaurant and fifteen (15) adjacent dedicated parking spaces to serve the [illegible]. The remaining required parking spaces for the restaurant were provided as part of a previous improvement project that included an additional 150 parking spaces that were provided on the site. In accordance with the zoning regulations, as part of the planned development, the Petitioner has requested modifications and departures from the standard zoning provisions.

The subject property may be generally described as 2001, 2015 and 2021 Spring Road, Oak Brook, Illinois 60523, Oak Brook, Illinois, with the legal description as follows:

PARCEL 1

LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION APART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY'S ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1 INC. ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1968 AS DOCUMENT R68-30335;
(EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 463.93 FEET TO THE EAST LINE OF SAID LOT 3, THENCE SOUTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 368.91 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES, 37 MINUTES, AND 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 960 FEET TO THE POINT OF BEGINNING)
AND (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET, THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 195.93 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 268 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 100.75 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS WEST, A DISTANCE OF 268 FEET; THENCE SOUTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS WEST, A DISTANCE OF 100.75 FEET TO THE PLACE OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION APART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY'S ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1 INC., ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 463.93 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 368.91 FEET TO THE [illegible] EAST CORNER THEREOF; THENCE SOUTH 89 DEGREES, 37 MINUTES, [illegible] SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF [illegible] T TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

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THAT PART OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION APART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY'S ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1, INC., ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 195.93 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST. A DISTANCE OF 268 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 100.75 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS WEST, A DISTANCE OF 268 FEET; THENCE SOUTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS WEST, A DISTANCE OF 100.75 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY A GRANT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED SEPTEMBER 2, 1969 AND KNOWN AS TRUST NUMBER 54180, TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 29, 1972 AND KNOWN AS TRUST NUMBER 61280, DATED JANUARY 31, 1975 AND RECORDED FEBRUARY 3, 1975 AS DOCUMENT R75-05194, TO OPERATE, REPAIR, MAINTAIN, RECONSTRUCT AND REBUILD (I) THE PRESENTLY EXISTING UNDERGROUND GARAGE STRUCTURE AND RELATED FACILITIES UNDER THE SURFACE OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION APART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY'S ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1 INC., ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1968 AS DOCUMENT R68-30335, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 165.78 FEET TO THE PLACE OF THE BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, 145.22 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, 25FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 44.79 FEET; THENCE SOUTH 0DEGREES, 17 MINUTES, AND 20 SECONDS WEST, A DISTANCE OF 40.38 FEET; THENCE SOUTH 89 DEGREES, 35 MINUTES, AND 84 SECONDS WEST, A DISTANCE OF 190.01 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 17.67 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS AND (II) THE PRESENTLY EXISTING ENTRANCE FROM THE SURFACE TO SAID UNDERGROUND GARAGE.
THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NCS-774448-CHI2, DATED EFFECTIVE JUNE 17, 2016, REVISED JUNE 23, 2016.

PARCEL NUMBER: 06-23-404-032

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 630-368-5106, 8:00 a.m. to 4:00 p.m., Monday - Friday, excluding holidays.

[illegible]rd with the provisions of the American with Disabilities Act, any individual who is [illegible] of a reasonable accommodation in order to participate in or benefit from [illegible]nce at this public meeting should contact the Butler Government Center (Village [illegible] at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

Charlotte Pruss, 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 April 5, 2019 (4522043)

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 and has been circulated daily in the Village(s) of:
Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville,Oakbrook, Oakbrook Terrace, Plainfield,Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

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-APR-19
in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4522043

5

VILLAGE OF
OAK BROOK
Illinois

MINUTES OF THE OCTOBER 9, 2018
REGULAR MEETING OF THE
PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF
OAK BROOK APPROVED AS
WRITTEN ON OCTOBER 23, 2018

1. CALL TO ORDER

The Regular Meeting of the Village Board of Trustees was called to order by President Gopal Lalmalani in the Samuel E. Dean Board Room of the Butler Government Center at 7:02 pm. The Pledge of Allegiance was given.

2. ROLL CALL

Village Clerk Charlotte Pruss called the roll with the following persons

PRESENT: Trustees Philip Cuevas, Michael Manzo, Moin Saiyed, Edward Tiesenga, Asif Yusuf, President Gopal Lalmalani

ABSENT: Trustee Baar

IN ATTENDANCE: Village Manager Rick Ginex, Finance Director Jason Paprocki, Development Services Director Tony Budzikowski, Information Technology Director Jim Fox, Fire Chief Barry Liss, Golf Club Superintendent / Manager Sean Creed, Head Librarian Jacob Post, Deputy Chief Jason Cates, Public Works Director Doug Patchin, Village Attorney Greg Jones

3. PRESIDENT'S OPENING COMMENTS

President Lalmalani discussed the Sears Grand Re-Opening.

A. Resolution of Appreciation - Champ Davis

Village Clerk Pruss read the Resolution.

Motion by Trustee Yusuf, seconded by Trustee Cuevas, to approve the Resolution of Appreciation of Champ Davis. VOICE VOTE: Motion carried.

B. Resolution of Appreciation - Simon Sheers

Village Clerk Pruss read the Resolution.

Motion by Trustee Tiesenga, seconded by Trustee Manzo, to approve the Resolution of Appreciation of Simon Sheers. VOICE VOTE: Motion carried.

C. Proclamation – American Legion Hinsdale Post 250 Centennial Celebration

This item was removed from the agenda by President Lalmalani at the beginning of the meeting.

D. Commerce Plaza Property, LLC – 2001, 2015 and 2021 Spring Road – Preliminary Board Review/Planned Development for High-End Restaurant

Development Services Director Tony Budzikowski introduced the presentation and explained that this is a preliminary review for the Board. A PowerPoint presentation was provided by Jan Goldsmith (Commerce Plaza, LLC) regarding the concept of a new restaurant on the site plan. Comments were made by the Board and questions were addressed by Ms. Goldsmith.

ITEM 3.D

VILLAGE OF OAK BROOK Illinois

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

AGENDA ITEM

Regular Board of Trustees Meeting
of
October 9, 2018

SUBJECT: Commerce Plaza Property, LLC – 2001, 2015 and 2021 Spring Road – Preliminary Board Review of Planned Development for a Restaurant Project

FROM: Tony Budzikowski, AICP, Development Services Director TB

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Provide comments, suggestions and recommendations concerning a proposed restaurant project.

Background/History:
Section 13-15-5 Procedures of the Village's Planned Development regulations provides an applicant the opportunity to submit for ***Preliminary Board Review*** in accordance with Subsections A1, A2 and A3. The intent and purpose of this section of the Planned Development regulations is to provide the Village Board with an overview of a development project in the initial conceptual phases in order to provide preliminary comments, suggestions and recommendations to the applicant on the proposed development project. The preliminary Board review is the first step in the four (4) step process outlined in the Planned Development regulations and is an important step in providing an applicant with early feedback on a project.

Project Overview:
This project is being proposed at 2001, 2015 and 2021 Spring Road, commonly known as the Commerce Plaza. The property currently includes three (3), seven (7) story buildings totaling 555,000 SF of Class A office space with a surface parking lot, three (3) story parking garage and below grade executive parking facilities totaling 1,739 spaces.

A restaurant is being proposed for the "outlot" at Commerce Plaza on the west side of the site adjacent to Spring Road. The specific restaurant operator has not been identified at

3

RG

this time but the project narrative indicates that it is their intent to obtain a high-end restaurant operator with a building that is compatible with the existing office development, will be a maximum 14,000 SF and that will not exceed two (2) stories in height. The property owner also references several other commitments that they will agree to in the project narrative in order to market the site with the requisite zoning approvals in place to reduce the time spent pursuing entitlements for the future restaurant user.

Staff Comments:

1. The subject property is currently zoned ORA-2, Office-Research- Assembly District. A restaurant use is considered a permitted use in the ORA-2 District.

2. Zoning relief or a departure from Section 13-10B-3(C) of the zoning code will need to be considered to reduce the required front yard building setback from 100' to 56'. The applicant has provided a Spring Road building setback analysis that gives a comparison of other properties along the Spring Road corridor. This analysis shows that Gibson's restaurant has a 46' front yard building setback and McDonald's previously had a 75' building setback along Spring Road (prior to demolition).

3. The Village of Oak Brook Commercial Areas Revitalization Plan (CRP) dated December 2007 identifies the subject property, as Mixed Use (Commercial/Multi-Family).

4. The *Dining and Entertainment* section of the Commercial and Office Plan & Policies from the 2007 CRP (page 29) discusses restaurant and entertainment uses and states that they are an excellent complement to retail and office draws in the community and can have the ability to attract visitors as well. The Land Use Plan for Oak Brook's commercial area designates a cluster of offices at the intersection of 22nd Street and York Road; however, restaurants should be permitted within all other commercial areas. This includes mixed-use developments, regional retail areas, Oak Brook Center and Class A office buildings provided they are part of, and integrated into, a larger development effort.

5. Section 13-15-2(A) General Provisions of the PD regulations does allow new mixed use development construction 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. Project(s) should be reviewed on a case-by-case basis and provide tangible benefits to the community.

6. Cross access and shared parking is being incorporated into the development plan for this restaurant. Parking for the restaurant is anticipated to be a mix of valet parking and self-parking. The proposed full-access curb cut on Spring Road will need to be further evaluated by the Village Engineer.

7. The subject property is not located in either the regulatory floodplain or floodway.

Please see the project narrative and plans provided by the applicant for additional information and background concerning the project.

Recommendation:

Provide comments, suggestions and recommendations to the applicant concerning the proposed restaurant project at Commerce Plaza.

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.

300 South Wacker Drive, Suite 2200
Chicago, Illinois 60606
312.258.1600 ph 312.258.1955 fx

523 Encinitas Boulevard, Suite 200
Encinitas, California 92024
760.635.1465 ph 760.635.1475 fx
www.daspinaument.com

DASPIN AUMENT
LLP

Bridget M. O'Keefe
312.258.3795
bokeefe@daspinaument.com

September 20, 2018

VIA EMAIL AND FEDERAL EXPRESS

Mr. Tony Budzikowski
Development Services Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Proposed Planned Development – 2001, 2015 and 2021 Spring Road

Dear Mr. Budzikowski:

As you know, Commerce Plaza Property LLC ("Owner") owns Commerce Plaza, the office development located at 2001, 2015 and 2021 Spring Road in Oak Brook. The Owner purchased the property in 2016 and since that time has been evaluating the current uses and operation of the Property in order to maintain and strengthen its position as a Class A office building.

In 2017, the Owner commenced a two phased improvement project to provide more parking and landscaping on the Property. Phase I, which has been successfully completed, included the repair, expansion and restriping of the existing parking lot and the provision of extensive landscaping. An additional 150 parking spaces were provided on site. Owner would now like to proceed with Phase 2 of the redevelopment. This will include development of an attractively designed and heavily landscaped high end restaurant and thirteen (13) adjacent dedicated parking spaces to serve same.

In order to proceed with development of the restaurant, the Owner needs to obtain approval of a planned development because the restaurant is proposed to be located 56' into the required 100' front yard setback. Although the restaurant operator has not yet been identified, the Owner believes that having the needed zoning approvals in place from the Village of Oak Brook will assist with the marketing of the restaurant property. Thus, the Owner proposes to proceed with seeking the needed approvals at this time.

Pursuant to Section 13-15-5 of the Oak Brook Zoning Code, the Owner is filing the attached documentation and requesting Preliminary Board Review of the proposed development in order to obtain initial Board feedback prior to filing the needed application for a planned development. In support of this request, attached please find the following documentation:

1. Project Narrative;

2. Drawing Package, dated October 9, 2018, prepared by Allen L. Kracower & Associates, Inc. and Cross Engineering which include;

    a. Existing Conditions prior to Phase I Improvements;
    b. Commerce Plaza Phase I Site Plan;
    c. Commerce Plaza Phase II Site Plan;
    d. Commerce Plaza Preliminary Landscape Plan Phase II with Phase 1 Landscape
    e. Commerce Plaza Proposed Landscape Plan – Phase II;
    f. Commerce Plaza Restaurant Plan with Fire Truck Turning Analysis;
    g. Spring Road Building Setback Analysis Diagram depicting front yard setbacks along Spring Road;
    h. Conceptual Renderings of the Proposed Restaurant.

It is our hope to have this matter considered by the Village Board at its October 9th hearing. Please confirm whether or not this schedule will be possible. Also, we are available if any questions arise or further information is needed in the interim.

Thank you for your continued assistance with this matter.

Very truly yours,

Bridget O'Keefe

BMO:jks

Attachments

cc: David Anderson
Janice Goldsmith
Sam Zeller
Stephen Cross
Lawrence Dziurdizik

PROJECT NARRATIVE IN SUPPORT OF PLANNED DEVELOPMENT APPLICATION
COMMERCE PLAZA – 2001, 2015 AND 2021 SPRING ROAD

Introduction:

Commerce Plaza, which is located at 2001, 2015 and 2021 Spring Road in Oak Brook, Illinois ("Property"), is currently owned by Commerce Plaza Property LLC ("Owner".) It consists of three (3) seven story buildings containing approximately 555,000 square feet of office space and 1,739 parking spaces located on a surface parking lot, within a three story parking garage, and in below grade executive parking. The Property is currently 94% leased.

The Owner purchased the property in 2016 and since that time has been evaluating the current uses and operation of the Property in order to maintain and strengthen its position as a Class A office building. Its site assessment revealed that there was market demand for an upscale restaurant to serve tenant and Village of Oak Brook residents and that such a restaurant is key to the Property's financial success. Development of such a restaurant would require that additional parking spaces be added on site. In addition, it was determined that the then existing landscaping did not meet current Village landscaping standards.

In 2017, the Owner commenced a two phased improvement project to provide more parking and landscaping on the Property. Phase I, which has been successfully completed, included the repair, expansion and restriping of the existing parking lot and the provision of extensive landscaping including 136 new trees, 579 shrubs and 3,055 perennials and ornamental grasses. An additional 150 parking spaces were provided on site.

Owner would now like to proceed with Phase 2 of the redevelopment. This will include development of an attractively designed and heavily landscaped high end restaurant and thirteen (13) adjacent dedicated parking spaces to serve same. The remaining required parking spaces for the restaurant were provided as part of the Phase I development. Parking for the restaurant would be anticipated as a mix of valet parking and self-parking. There will be a total of 1,752 parking spaces on site after completion of Phase 2. It is proposed that the restaurant be accessed from Spring Road and that a cut be made in the existing median to provide access for traffic traveling southbound on Spring Road; preliminary feedback from the project traffic consultant, Gewalt Hamilton Associates, Inc., indicates no functional concerns, and a copy of the completed analysis will be provided to the Village.

Overview of Restaurant:

The restaurant operator has not yet been identified. The Owner believes that having the needed zoning approvals in place from the Village of Oak Brook will assist with the marketing of the restaurant property. Given its request to seek zoning approval prior to confirmation of the restaurant operator, the Owner is willing to make the following commitments regarding the proposed restaurant development:

1. It will be a maximum 14,000 square foot white table cloth restaurant;
2. It will be a maximum of two stories in height;
3. The general building design will be compatible with the design of the existing office buildings;
4. The proposed landscaping will be consistent with landscape plans presented as part of the planned development drawing package; the existing landscaped plaza between the office buildings will be maintained.

5. Roof top screening will be provided on all sides; to the extent possible, green roof areas will be provided to create an attractive appearance from the adjacent office buildings.
6. The general signage plan will be consistent with the signage plan presented as part of the planned development drawing package; the signage package will include well designed identification signage as well as wayfinding signage for valet and self-parking at site entrances and within the parking lot itself;
7. If supported by engineering studies, permeable pavers in the proposed turn-around will be provided as part of the restaurant project.

Zoning of the Property:

The underlying zoning of the Property is ORA2, Office-Research-Assembly District. A restaurant is a permitted use in the underlying ORA2 zoning district. The Property is also located in the Village's Planned Development Overlay District.

The need for a planned development arises from the Project's lack of compliance with the following provision of the Oak Brook Zoning Code: Section 13-10B-3 of the Oak Brook Zoning Code requires a 100' foot front yard setback. A 56' front yard setback is proposed.

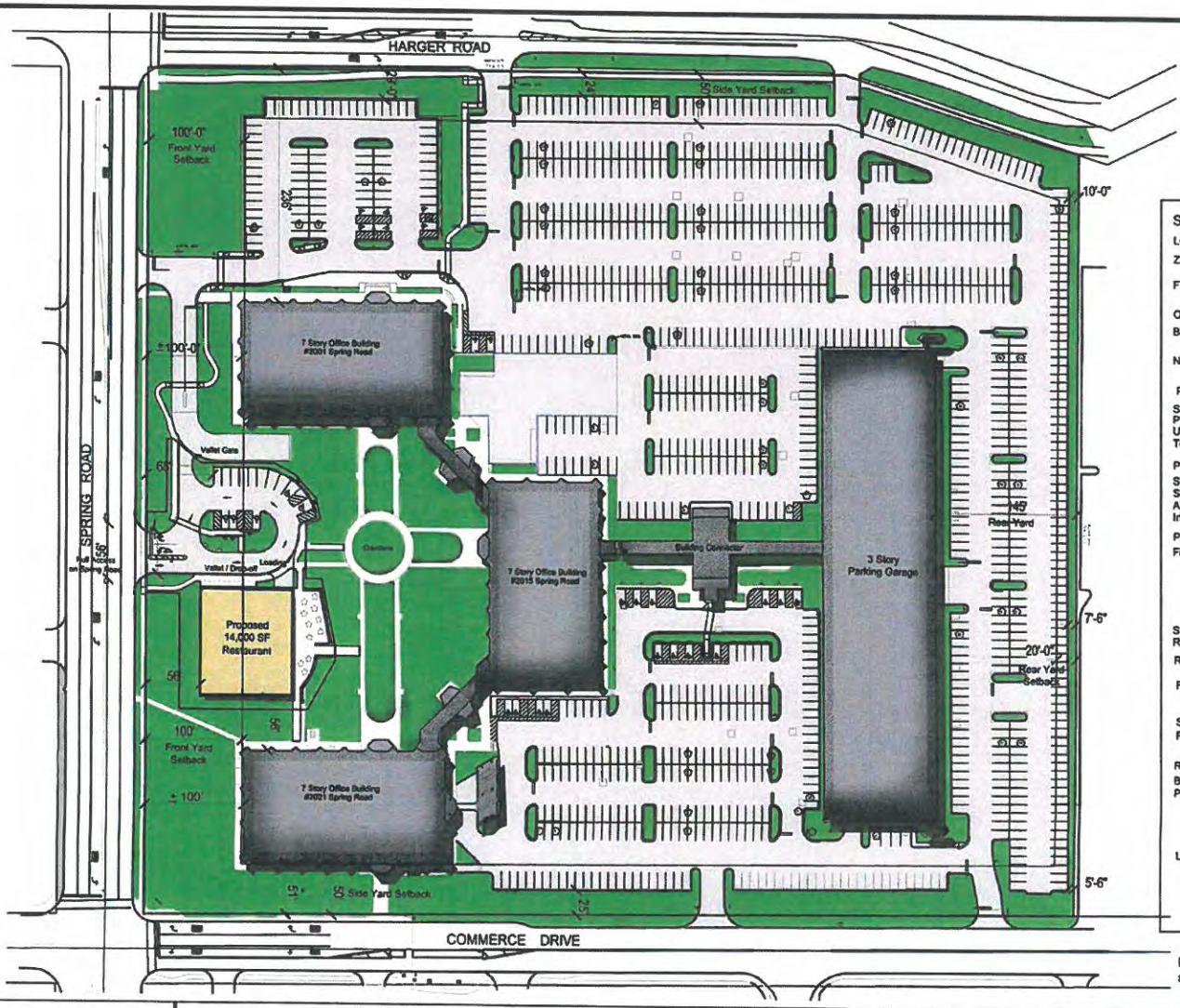
Compliance with Commercial Areas Revitalization Master Plan:

The Oak Brook Zoning Code requires that a planned development be consistent with the Commercial Areas Revitalization Master Plan. The 2007 Commercial Areas Revitalization Master Plan ('Current 2007 Plan") is currently in effect although it is in the process of being updated. A revised draft Commercial Areas Revitalization Master Plan ("2018 Plan") is currently the subject of public hearings being held by the Village.

The proposed addition of a restaurant on the site is consistent with the goals of the Current 2007 Plan which identifies the appropriate land use for the Property as a "Mixed Use (Commercial/Multi-Family") and with the draft 2018 Plan which identifies the Property as being appropriate for Mixed-Use Commercial and Office Uses.

The proposed restaurant is consistent with the draft 2018 Plan recommendation to "Promote a healthy and mutually reinforcing mix of commercial, retail, restaurant, entertainment and multi-family uses along the commercial corridor." The draft 2018 Plan has a Subarea Framework Plan that specifically addresses development on Commerce Drive including the Property. The draft plan identifies the Property as an excellent restaurant site: "Great visibility from Spring Road provides excellent opportunity to develop this infill site as a restaurant or other appropriate use."

The restaurant's proposed plan for access and pedestrian/vehicular circulation are also consistent with draft 2018 Plan recommendations to "Prioritize the importance of the pedestrian environment for all mixed-use areas..." and to "Promote shared parking facilities and develop parking management plans that provide a sufficient supply of conveniently located parking in a manner that is attractive and easily accessed..." The proposed access drive, turn-around and thirteen (13) new parking spaces will be heavily landscaped and attractively designed. The overall plan for the Commerce Plaza development provides pedestrian and vehicular connections to existing parking lots located on the Property and on adjacent sites.



SITE DATA -PHASE II

LOT SIZE: 18.57 Acres

ZONING: ORA2 Office -Research -Assembly District

FLOOR AREA RATIO:

	Permitted	Provided
Office Uses	1.2	.73 (Incl. Restaurant)

BUILDING HEIGHT:

	Permitted	Provided
Not more than 12 stories		Office -7 Stories Restaurant -2 Stories

PARKING SUMMARY (Including Restaurant)

Surface Parking:	1,087 Spaces
Parking Deck:	468 Spaces
Underground Garage:	197 Spaces
Total Parking:	1,752 Spaces

PARKING DIMENSIONS

Stall Width:	8'-6"
Stall Depth:	Min. 17-6"
Aisle Width:	24'-27'
Interior Landscape Island:	Varies 7' to 11'-0"

PARKING SETBACKS

Front Yard:

Required: Not more than 10% of required spaces not to exceed 6 spaces allowed in Front Yard & not less than 25' from a street line.

Provided: 6 spaces located in Front Yard Min. 68' on Spring Road

Side Yard Min. 24' on Harger Road & Commerce Drive

Rear Yard: Min. 5'-6"

REQUIRED YARD SETBACKS FOR BUILDINGS

	Required	Provided
Front Yard Setback:		
Office Buildings	100'	100'
Restaurant:	100'	56'
Side Yard Setback:	50'	50' Minimum
Rear Yard Setback:	20'	20' Minimum

RESTAURANT

Building: 14,000 SF Two-Story

Parking: (1 stall per 100 SF)

At Restaurant:	13 Spaces
At Main Lot:	127 Stalls
Total:	140 Stalls

LOADING BERTH

	Required	Provided
Office	4	4
Restaurant	1	1 (within building)

Drawings and renderings are preliminary and as such are subject to change.

Zeller Realty Group

Zeller Development Corporation
401 N. Michigan Ave. Suite 1300
Chicago, Illinois 60611

COMMERCE PLAZA PHASE II SITE PLAN

COMMERCE PLAZA

2001, 2015, & 2021 Spring Road

OAK BROOK , ILLINOIS

1"=50'

Cross
CROSS ENGINEERING & ASSOCIATES, INC.

ALK
Zoning Planning - Landscape Architecture -
900 N. Shore Drive, Lake Bluff, Illinois
(847) 604 9600

ISSUED FOR	DATE
Village Meeting	7-25-18
Village Board Meeting	10-8-18

SP-2

3.9

Departures Requested

1. 13-10B-2: SPECIAL USES:

Daycare centers, provided such facility complies with all licensing requirements of the state and maintains a direct alarm hookup to the police department or other emergency dispatch center.

Drive-in establishments for retail banks and freestanding restaurants.

Heliports (not for freight) shall meet all of the standards as contained in subsection 13-10A-4C of this chapter.

Nonresidential, postbaccalaureate schools.

Outdoor dining areas adjacent to restaurants.

Public utility, governmental service and transportation uses:

Bus turnarounds and passenger shelters.

Fire and police stations.

Sewage and stormwater lift stations.

Telephone exchanges, transmission buildings and equipment, and outdoor telephone booths and pedestals.

Water filtration plants, wells, pumping stations and reservoirs. (Ord. G-980, 9-25-2012)

2. 13-10B-3: LOT AREA REQUIREMENTS:

C. Yards:

1. Front: Not less than one hundred feet (100') in depth, except when adjacent to a residence district boundary line not less than one hundred fifty feet (150') in depth, provided that required front yards may be occupied by drives, sidewalks, landscaping and similar facilities.

3. 13-11-10: DISTRICT B4, O3, O4, ORA1 AND ORA2 REGULATIONS:

C. Number Of Signs Permitted Per Zoning Lot:

5. One monument sign per street frontage for zoning lot frontage that is less than seven hundred feet (700') in length, and up to two (2) monument signs per street frontage for zoning lot frontage that is seven hundred feet (700') or more in length.

Please Deposit Check(s) in: Zoning Account 10-4302

For:

Commerce Plaza - PUD ***$3,000.00***

Escrow Account 2306

For:

Commerce Plaza – PUD-- Escrow ***$500.00***

NOTE: 3 check(s) – Total ***$ 3,500.00***

MISCELLANEOUS PAYMENT RECPT#: 516933
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK IL 60523

DATE: 04/11/19 TIME: 11:13
CLERK: reception DEPT:
CUSTOMER#: 0

INFO: COMMERCE PLAZA-PUD

4302 ZONING/SUBDIVIS 3000.00

AMOUNT PAID: 3000.00

PAID BY: COMMERCE PLAZA PROPE
PAYMENT METH: CHECK
2351
REFERENCE:

AMT TENDERED: 3000.00
AMT APPLIED: 3000.00
CHANGE: .00

MISCELLANEOUS PAYMENT RECPT#: 516932
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK IL 60523

DATE: 04/11/19 TIME: 11:11
CLERK: reception DEPT:
CUSTOMER#: 0

INFO: COMMERCE PLAZA-PUD-E

2306 ESCROW DEPOSIT 500.00

AMOUNT PAID: 500.00

PAID BY: DASPIN & AUMENT LLP
PAYMENT METH: CHECK
18176
REFERENCE:

AMT TENDERED: 500.00
AMT APPLIED: 500.00
CHANGE: .00

INDEX

1. Planned Development Application.

2. A stamped Survey dated August 1, 2016 and Word version of Legal Description for the Property.

3. Response demonstrating compliance with the Planned Development Standards.

4. Full set of drawings of proposed Planned Development and Preliminary Engineering Plans dated April 8, 2019 jointly prepared by Cross Engineering & Associates, Inc. and Allen L. Kracower & Associates, Inc.

5. Proposed Detention Easement.

6. Proposed Stormwater Narrative.

7. Proposed Construction Schedule.

8. Traffic Study prepared by Gewalt Hamilton Associates, Inc. dated April, 8, 2019.

9. Environmental Impact Statement.

10. Economic Impact Statement.

11. Notice Letter, Notice Affidavit and Copy of Stamped Receipts.

APPLICATION FOR PLANNED DEVELOPMENT

VILLAGE OF OAK BROOK *Illinois*

NOTE: ALL COMPLETED APPLICATIONS ARE TO BE DELIVERED to the DEVELOPMENT SERVICES DEPARTMENT. Call 630-368-5106

☒ **NEW PLANNED DEVELOPMENT ($1,500)*** ☐ **INITIAL ESCROW DEPOSIT ($500)*****

3 ENTER NUMBER OF WAIVERS and/or VARIATIONS REQUESTED ($500 ea)**

☐ **MAJOR CHANGE TO AN EXISTING PLANNED DEVELOPMENT ($1,500)***

☐ **MINOR CHANGE TO AN APPROVED/EXISTING PLANNED DEVELOPMENT ($750)***

3 ENTER NUMBER OF WAIVERS and/or VARIATIONS REQUESTED ($500 ea)**

PUBLIC HEARING SIGNS (each lot frontage) 3 Enter Number of Street Frontages/Per Parcel/ Address

*** Plus all applicable third party costs and recoverable expenses.**
**** List each waiver or variation on separate sheet with applicable fees calculated.**
***** From which anticipated third party costs and recoverable expenses are to be drawn. No interest shall be payable on any such escrow account.**

LOCATION OF SUBJECT PROPERTY Commerce Plaza PERMANENT PARCEL NO/s 06-23-404-032

LEGAL ADDRESS 2001, 2015 and 2021 Spring Road, Oak Brook, Illinois ZONING DISTRICT ORA-2

PROPERTY INTEREST OF APPLICANT: OWNER ☒ CONTRACT PURCHASER[1] ☐ AGENT[1] ☐

OWNER(S) OF RECORD Commerce Plaza Property, LLC PHONE 312-640-7602

ADDRESS c/o Zeller Development Corporation 401 N. Michigan Avenue Suite # 250 CITY Chicago STATE IL ZIP 60611

Owner Contact E-mail Address/s Jgoldsmith@zellerrealty.com

NAME OF APPLICANT[1] (and Billing Information) Same PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

Applicant Contact E-mail Address/s _____

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

Joyce A. Goldsmith 4/8/19 Joyce A. Goldsmith 4/8/19
Signature of Owner Date Signature of Applicant[1] Date

[1]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.

DO NOT WRITE IN THE SPACE BELOW – FOR OFFICE USE ONLY

Date Application Filed 4/2/19 Fee Paid $ 3,000.00 Escrow Paid $ 500.00 Receipt No. 516933 516932 Received By C. Chiarelli

Preliminary Board of Trustees Review 10/9/18 Prefiling Review Conference with Staff 2/26/19 Resident Meeting Required/Date N/A

Application Distributed to Depts: 2/26/19 Notice Published 4/5/19 Newspaper Daily Herald Adj. Property Owners Notified 4/8/19

Planned Development Commission April 25, 2019

COMMERCE PLAZA PROPERTY, L.L.C.
401 NORTH MICHIGAN AVENUE, SUITE 1300
CHICAGO, ILLINOIS 60611

April 2, 2019

VILLAGE OF OAK BROOK
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Commerce Plaza
2001, 2015, 2021 Spring Road
Oak Brook, Illinois

This letter confirms that Commerce Plaza Property, L.L.C. ("Owner") is the owner of the referenced property, and that Janice S. Goldsmith, as Executive Vice President of the Sole Member of Owner, has authority to act on behalf of ownership in all matters related to this property.

Please contact me if you have any questions.

Very truly yours,

COMMERCE PLAZA PROPERTY, L.L.C.,
a Delaware limited liability company

By: Zeller-OV Commerce GP, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: Bethany B
Name: Bethany N. Bonner
Title: Executive Vice President and Secretary

Board of Trustees _____ Board of Trustees _____
(Approval of Ordinance)

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. Also provide a mailing label for each Property Owner listed.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
See attached Exhibit A			

(Attach additional sheets if necessary)

06-23-300-037
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO IL 60661

06-23-300-041
NEIMAN MARCUS GROUP LTD
C/O RYAN LLC PTS
PO BOX 460389
HOUSTON TX 77056

06-23-300-049
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO IL 60661-7905

06-23-300-050
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO IL 60661-7905

06-23-300-051
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO IL 60661-7905

06-23-300-052
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO IL 60661-7905

06-23-300-053
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO IL 60661-7905

06-23-300-054
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO IL 60661-7905

06-23-300-055
RBP OAK BROOK LLC
C/O ROCK BRIDGE CAPITAL
4100 REGENT ST
UNIT G
COLUMBUS OH 43219

06-23-302-003
FRANKLIN 1900 SPRING RD
1900 SPRING RD
OAK BROOK IL 60523-1447

06-23-302-004
FRANKLIN 1900 SPRING RD
55 SHUMAN BLVD UNIT 375
NAPERVILLE IL 60563-8467

06-23-302-005**
BFC PROPERTIES
515 LYELL DR
UNIT 100
MODESTO CA 95356

06-23-302-006
FRANKLIN 1900 SPRING RD
55 SHUMAN BLVD
UNIT 375
NAPERVILLE IL 60563-8467

06-23-400-002
VINAYAKA HOSPITALITY OAKB
860 REMINGTON RD
SCHAUMBURG IL 60173

06-23-401-003
COUNTY OF DUPAGE
C/O STORMWATER MGT
421 N COUNTY FARM RD
WHEATON IL 60187

06-23-401-004
IRFAN, KHUDSIA
454 FOREST TRAIL
OAK BROOK IL 60523

06-23-401-005
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N COUNTY FARM RD
WHEATON IL 60187

06-23-401-006
CO DUPAGE – PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N COUNTY FARM RD
WHEATON IL 60187

06-23-401-007
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N COUNTY FARM RD
WHEATON IL 60187

06-23-401-008
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N COUNTY FARM RD
WHEATON IL 60187

06-23-402-005
DUPAGE COUNTY
STORMWATER MGT
421 N COUNTY FARM RD
WHEATON IL 60187

06-23-403-004
STEEPLE CHASE ASSOCIATION
C/O CHAMP W DAVIS JR
8500 SEARS TOWER
CHICAGO IL 60606

06-23-403-005
ROSS, AMY
918 RED FOX LN
OAK BROOK IL 60523

06-23-403-031
DAVIS JR, CHAMP W & JANET
920 HARGER RD
OAK BROOK IL 60523

06-23-404-020
AT&T COMMUNICATIONS OF IL
PO BOX 7207
BEDMINSTER NJ 07921

06-23-404-021
SMITH, WILLIAM JR
10 S LASALLE ST
UNIT 2660
CHICAGO IL 60603

06-23-404-023
AT&T COMMUNICATIONS IL
PO BOX 7207
BEDMINSTER NJ 07921

06-23-404-024
STROBECK REAL ESTATE INC
915 HARGER RD NO 210
OAK BROOK IL 60523

06-23-406-013
2105 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N STATE ST UNIT 4
CHICAGO IL 60610

06-23-406-014
MC DONALDS CORP
PO BOX 182571
COLUMBUS OH 43218

06-23-406-015
MC DONALDS CORP
PO BOX 182571
COLUMBUS OH 43218

06-23-406-016
2105 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N STATE ST UNIT 4
CHICAGO IL 60610

06-23-406-017
MC DONALDS CORP
PO BOX 182571
COLUMBUS OH 43218

06-23-407-002
OAK BROOK COMMERCE CENTER
C/O EQUITY PROPERTY TAX G
PO BOX 06494
CHICAGO IL 60606-6494

06-23-407-006
MC DONALDS CORP 012-0901
PO BOX 182571
COLUMBUS OH 43218

06-23-407-007
MC DONALDS CORP 012-0901
PO BOX 182571
COLUMBUS OH 43218

06-23-403-004
RESIDENT
800 HARGER ROAD
OAK BROOK, IL 60523

06-23-403-005
RESIDENT
918 RED FOX LANE
OAK BROOK, IL 60523

06-23-401-004
RESIDENT
454 FOREST TRAIL
OAK BROOK, IL 60523

06-23-403-031
RESIDENT
920 HARGER ROAD
OAK BROOK, IL 60523

06-23-404-023
RESIDENT
915 HARGER ROAD
OAK BROOK, IL 60523

06-23-404-032
COMMERCE PLAZA PROP LLC
C/O ZELLER ERALTY GROUP
401 N. MICHIGAN, #1300
CHICAGO, IL 60611-4271

Name of Property Owner	Mailing Addresss of Property Owner	Property Address	PIN
Oakbrook Shopping Center LLC/Oakbrook Ancor Acquistion LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	N/A	06-23-300-037
Oakbrook Shopping Center LLC/Oakbrook Ancor Acquisition LLC	Neiman Marcus Group Inc C/O Ryan LLC PTS PO BOX 460389 Houston, TX 77056	5 Oakbrook Cntr Oakbrook, IL 60523	06-23-300-041
Oakbrook Shopping Center LLC/Oakbrook Ancor Acquisition LLC	Neiman Marcus Group Inc C/O Ryan LLC PTS PO BOX 460389 Houston, TX 77056	6 Oakbrook Cntr Oakbrook, IL 60523	06-23-300-041
Oakbrook Shopping Center LLC/Oakbrook Ancor Acquisition LLC	Neiman Marcus Group Inc C/O Ryan LLC PTS PO BOX 460389 Houston, TX 77056	8 Oakbrook Cntr Oakbrook, IL 60523	06-23-300-041
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	280 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	284 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	286 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	288 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049

Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	290 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	300 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	399 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	400 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	402 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	404 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	413 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	416 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	417 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049

Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	419 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	410 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	421 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	423 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	425 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	427 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	428 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	432 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	433 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049

Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	437 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	440 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	441 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	444 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	445 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	448 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	449 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	452 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	456 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049

Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	460 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	462 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	466 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	500 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	508 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	512 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	513 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	517 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	519 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049

Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	520 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	521 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	522 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	523 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	524 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	525 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	527 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	528 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	529 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049

Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	530 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	531 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	532 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	533 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	535 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	536 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	537 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	539 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	541 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049

Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	543 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	544 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	545 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	547 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	551 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	552 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	553 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	556 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	560 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049

Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	600 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	715 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	717 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	605 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	806 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	858 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	860 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	922 Oakbrook Cntr Parking Deck Red Oak Brook, IL 60523	06-23-300-049
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	923 Oakbrook Cntr Parking Deck Blue Oak Brook, IL 60523	06-23-300-049

Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	206 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-050
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	208 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-050
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	212 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-050
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	222 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-050
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	226 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-050
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	232 Oakbrook Cntr Oak Brook, IL 60523	06-23-300-050
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	2857 Oakbrook Cntr Service Yard 7 Oak Brook, IL 60523	06-23-300-050
Oakbrook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	N/A	06-23-300-051
Oakbrook Center East LLC	General Growth Properties PO BOX 617905 Chicago, IL 60661-7905	1200 Harger Rd Oak Brook, IL 60523	06-23-300-052

Oakbrook Center East LLC	General Growth Properties PO BOX 617905 Chicago, IL 60661-7905	2000 Spring Rd Oak Brook, IL 60523	06-23-300-053
Oak Brook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	2020 Spring Rd Oak Brook, IL 60523	06-23-300-054
Oak Brook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	2022 Spring Rd Oak Brook, IL 60523	06-23-300-054
Oak Brook Shopping Center LLC	Oak Brook Shopping Center C/O Property Tax Dept PO BOX 617905 Chicago, IL 60661-7905	925 Oakbrook Cntr Parking Deck Green Oak Brook, IL 60523	06-23-300-054
Oakbrook Center East LLC/RBP Oak Brook LLC	RBP Oak Brook LLC C/O Rock Bridge Capital 4100 Regent St Unit G Columbus, OH 43219	2100 Spring Rd Oak Brook, IL 60523	06-23-300-055
Franklin 1900 Spring Road LLC/1900 Spring Road Lot 2 LLC	Franklin 1900 Spring Rd 1900 Spring Rd Oak Brook, IL 60523-1447	N/A	06-23-302-003
Franklin 1900 Spring Road LLC	Franklin 1900 Spring Rd 55 Shuman Blvd Unit 375 Naperville, IL 60563-8467	1180 Harger Rd Oak Brook, IL 60523	06-23-302-004
Franklin 1900 Spring Road Lot 2 LLC	BFC Properties 515 Lyell Dr. Unit 100 Modesto, CA 95356	1950 Spring Rd Oak Brook, IL 60523	06-23-302-005
Franklin 1900 Spring Road LLC	Franklin 1900 Spring Rd 55 Shuman Blvd Unit 375 Naperville, IL 60563-8467	1900 Spring Rd Oak Brook, IL 60523	06-23-302-006
Vinayaka Hospitality OAKB	Vinayaka Hospitality OAKB 860 Remington Rd Schaumburg, IL 60173	1909 Spring Rd Oak Brook, IL 60523	06-23-400-002

County of Dupage	County of Dupage C/O Stormwater Mgt 421 N County Farm Rd Wheaton, IL 60187	440 Forest Trail Dr Oak Brook, IL 60523	06-23-401-003
Mohammed & Khudsia Irfan	Khudsia Irfan 454 Forest Trail Oak Brook, IL 60523	454 Forest Tr Oak Brook, IL 60523	06-23-401-004
County of DuPage	County of DuPage Public Works Attn: Janet Williams 421 N County Farm Rd. Wheaton, IL 60187	470 Forest TR Oak Brook, IL 60523	06-23-401-005
County of DuPage	County of DuPage Public Works Attn: Janet Williams 421 N County Farm Rd. Wheaton, IL 60187	470 Forest TR Oak Brook, IL 60523	06-23-401-006
County of DuPage	County of DuPage Public Works Attn: Janet Williams 421 N County Farm Rd. Wheaton, IL 60187	470 Forest TR Oak Brook, IL 60523	06-23-401-007
County of DuPage	County of DuPage Public Works Attn: Janet Williams 421 N. County Farm Rd. Wheaton, IL 60187	470 Forest TR Oak Brook, IL 60523	06-23-401-008
County of DuPage	Dupage County Stormwater Mgt 421 N County Farm Rd Wheaton, IL 60187	459 Forest Trail Oak Brook, IL 60523	06-23-402-005
Steeple Chase Community	Steeple Chase Association C/O Champ W. Davis Jr. 8500 Sears Tower Chicago, IL 60606	800 Harger Rd Oak Brook, IL 60523	06-23-403-004
Oak Brook Bank T/U/T DTD 7/3171979 TR#8-1518	Amy Ross 918 Red Fox Ln Oak Brook, IL 60523	918 Red Fox Ln Oak Brook, IL 60523	06-23-403-005
Champ W. & Janet Davis Jr.	Champ W. & Janet Davis Jr. 920 Harger Rd Oak Brook, IL 60523	920 Harger Rd Oak Brook, IL 60523	06-23-403-031
Illinois Bell Telelphone Co	AT&T Communications of IL PO BOX 7207 Bedminster, NJ 07921	1000 Commerce Dr Oak Brook, IL 60523	06-23-404-020

900 Commerce LLC	William Smith Jr 10 S LaSalle St Unit 2660 Chicago, IL 60603	900 Commerce Dr Oak Brook, IL 60521	06-23-404-021
Illinois Bell Telelphone Co	AT&T Communications ILL PO BOX 7207 Bedminster, NJ 07921	1000 Commerce Drive Oak Brook, IL 60523	06-23-404-023
915 Harger Rd LLC	Strobeck Real Estate Inc 915 Harger Rd No. 210 Oak Brook, IL 60523	915 Hager Ln Oak Brook, IL 60523	06-23-404-024
Commerce Plaza Property LLC	Commerce Plaza Prop LLC C/O Zeller Realty Group 401 N Michigan Unit 1300 Chicago, IL 60611-4271	1114 Commerce Dr Oak Brook, IL 60523	06-23-404-032
Commerce Plaza Property LLC	Commerce Plaza Prop LLC C/O Zeller Realty Group 401 N Michigan Unit 1300 Chicago, IL 60611-4271	2001 Spring Rd Oak Brook, IL 60523	06-23-404-032
Commerce Plaza Property LLC	Commerce Plaza Prop LLC C/O Zeller Realty Group 401 N Michigan Unit 1300 Chicago, IL 60611-4271	2015 Spring Rd Oak Brook, IL 60523	06-23-404-032
Commerce Plaza Property LLC	Commerce Plaza Prop LLC C/O Zeller Realty Group 401 N Michigan Unit 1300 Chicago, IL 60611-4271	2021 Spring Rd Oak Brook, IL 60523	06-23-404-032
2105 Spring Road LLC	2105 Spring Road LLC C/O Gibson Steakhouse 1050 N State St Unit 4 Chicago, IL 60610	2105 Spring Rd Oak Brook, IL 60523	06-23-406-013
McDonalds Corp/2105 Spring Road LLC	McDonalds Corp PO BOX 182571 Columbus, OH 43218	N/A	06-23-406-014
McDonalds Corp	McDonalds Corp PO BOX 182571 Columbus, OH 43218	1120 22nd St Oak Brook, IL 60523	06-23-406-015

2105 Spring Road LLC	2105 Spring Road LLC C/O Gibson Steakhouse 1050 N State St Unit 4 Chicago, IL 60610	2105 Spring Rd Oak Brook, IL 60523	06-23-406-016
McDonalds Corp	McDonalds Corp PO BOX 182571 Columbus, OH 43218	1120 22nd St Oak Brook, IL 60523	06-23-406-017
Oak Brook Commerce Center	Oak Brook Commerce Center C/O Equity Property Tax G PO BOX 06494 Chicago, IL 60606-6494	903 Commerce Dr Oak Brook, IL 60523	06-23-407-002
Franchise Realty Interstate Corp	McDonalds Corp 012-0901 PO BOX 182571 Columbus, OH 43218	2111 McDonald's Dr Oak Brook, IL 60523	06-23-407-006
Franchise Realty Interstate Corp	McDonalds Corp PO BOX 182571 Columbus, OH 43218	2111 McDonald's Dr Oak Brook, IL 60523	06-23-407-007

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 500 feet in all directions from the perimeter of the subject property.

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).

Commerce Plaza Property, LLC		Same	
Printed Name of Owner		Printed Name of Applicant	
Janice A. Bielowicz	4/8/19	Janice A. Bielowicz	4/8/19
Signature of Owner	Date	Signature of Applicant	Date

BILL TO INFORMATION:

Daspin & Aument	Bridget O'Keefe	312-258-3795
Print Name/Company	Contact Person	Contact Phone

300 S. Wacker Drive, Suite 2200,
Chicago, IL 60606

Address To be Billed

Alternate Phone

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.

Subject Property Verification

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06 23 404 032
2. Common Address: 2001, 2015 – 2021 Spring Road
3. Type the Complete Legal Description Below. (Attach a separate page if longer than the area provided)

   See attached Warranty Deed, Exhibit B

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

DuPage County Records/Research Room: (630-682-7398) Contact Person
First Name Only: Bethany

Date called: January 25, 2019

I verify that the information provided above is accurate.

Bridget O'Keefe
Printed Name

Bridget M. O'Keefe
Signature

Date: 4/8/19 **Relationship to Applicant:** **Attorney**

SPECIAL WARRANTY DEED

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
AUG.16,2016 RHSP 4:01 PM
DEED $46.00 06-23-404-032
010 PAGES R2016-086438

AFTER RECORDING RETURN TO:

First American Title Insurance Company
30 North LaSalle Street, Suite 2700
Chicago, Illinois 60602
Attention: Deanna Wilkie

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "**Deed**"), is made as of this 15th day of August, 2016, by BRE IL OFFICE OWNER LLC, a Delaware limited liability company (the "**Grantor**"), having an office at c/o Equity Office, 222 South Riverside Plaza, Suite 2000, Chicago, Illinois 60606 to COMMERCE PLAZA PROPERTY, L.L.C., a Delaware limited liability company (the "**Grantee**"), having an office at c/o Zeller Realty Group, 401 N. Michigan Avenue, Suite 1300, Chicago, Illinois 60611.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS ($10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does ***GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY*** unto the Grantee and its successors and assigns ***FOREVER***, all of the real estate, situated in the County of DuPage and State of Illinois commonly known as Commerce Plaza, located at 2001, 2015 & 2021 Spring Road, Oak Brook, Illinois and legally described on **Exhibit A** attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "**Property**"), subject only to those matters described on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it ***WILL WARRANT AND FOREVER DEFEND*** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

[Signature Page Follows]

93112.50

STATE OF ILLINOIS
STATE & COUNTY TAX
AUG.16.16
DUPAGE COUNTY

0000014716

REAL ESTATE TRANSFER TAX
93112.50
FP326681

93112.50

STATE OF ILLINOIS
STATE & COUNTY TAX
AUG.16.16
DUPAGE COUNTY

0000014715

REAL ESTATE TRANSFER TAX
93112.50
FP326681

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

BRE IL OFFICE OWNER LLC,
a Delaware limited liability company

By: _____
Name: Patrick Aldrich
Title: Senior Vice President and Treasurer

[Signature Page to Deed]

STATE OF ILLINOIS)
) ss:
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Patrick Aldrich as SVP & Treasurer of BRE IL OFFICE OWNER LLC, a Delaware limited liability company (the "**Grantor**"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such SVP and Treasurer, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 11th day of August, 2016.

Notary Public: Ann M. Schneider

Commission Expiration:

6/20/2017

ANN M. SCHNEIDER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
June 20, 2017

Mail tax bills

Commerce Plaza Property LLC
c/o Zeller Realty Group
401 N. Michigan Ave #1300
Chicago IL 60611

Prepared by

Emily Thomas c/o
Keller Michin
5[illegible]
Chi, IL 60661

[Signature Page to Deed]

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION OF PART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1 INC. ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1968 AS DOCUMENT R68-30335; (EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 463.93 FEET TO THE EAST LINE OF SAID LOT 3, THENCE SOUTH 0 DEGREES 17 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 368.91 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 37 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 960 FEET TO THE POINT OF BEGINNING)

AND (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185.0 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET, THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 195.93 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 268 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 100.75 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 40 SECONDS WEST, A DISTANCE OF 268 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 20 SECONDS WEST, A DISTANCE OF 100.75 FEET TO THE PLACE OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION OF PART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1 INC., ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST; A DISTANCE OF 463.93 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 0 DEGREES 17 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 368.91 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 37 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 960 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION OF PART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1, INC., ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 195.93 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 268 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3;

THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 100.75 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 40 SECONDS WEST, A DISTANCE OF 268 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 20 SECONDS WEST, A DISTANCE OF 100.75 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 2, 1969 AND KNOWN AS TRUST NUMBER 54180, TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 29, 1972 AND KNOWN AS TRUST NUMBER 61280, DATED JANUARY 31, 1975 AND RECORDED FEBRUARY 3, 1975 AS DOCUMENT R75-05194, TO OPERATE, REPAIR, MAINTAIN, RECONSTRUCT AND REBUILD (I) THE PRESENTLY EXISTING UNDERGROUND GARAGE STRUCTURE AND RELATED FACILITIES UNDER THE SURFACE OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION OF PART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1 INC., ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1968 AS DOCUMENT R68-30335, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 17 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 185.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 165.78 FEET TO THE PLACE OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, 145.22 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 20 SECONDS EAST, 25.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, 44.79 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 20 SECONDS WEST, 40.38 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 84 SECONDS WEST, 190.01 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 20 SECONDS EAST, 17.67 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS AND (II) THE PRESENTLY EXISTING ENTRANCE FROM THE SURFACE TO SAID UNDERGROUND GARAGE.

Common Address: 2001, 2015 & 2021 Spring Road, Oak Brook, Illinois

PIN: 06-23-404-032

WAIVERS and VARIATIONS

Zoning Ordinance Section	Brief description of each waiver or variation sought	Fee Each
13-10B-3	100' front yard setback required: 56' front yard setback proposed	$ 500.00
13-11-10(C)(5)	To allow a third monument sign to identify the proposed restaurant	$500.00
13-10B-2	To allow an outdoor seating area adjacent to the proposed restaurant	$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

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 13-10B-3 Relief Sought To provide a 56' front yard setback rather than the required 100' front yard setback.

RESPONSE: The proposed location of the restaurant is recommended in the revised draft Commercial Areas Revitalization Master Plan ("2018 Plan"), which is currently the subject of public hearings being held by the Village, and is consistent with the recommendation to "Promote a healthy and mutually reinforcing mix of commercial, retail, restaurant, entertainment and multi-family uses along the commercial corridor." The draft 2018 Plan has a Subarea Framework Plan that specifically addresses development on Commerce Drive and identifies the Property as an excellent restaurant site: "Great visibility from Spring Road provides excellent opportunity to develop this infill site as a restaurant or other appropriate use." The location of the restaurant on the site is driven by the need to locate its foundation off the underground parking that serves the existing office buildings. This results in the need for the reduced front yard setback. A reduced front yard setback, however, is consistent with the existing restaurant located immediately across Commerce Drive to the south which has a 46' front yard setback.

Code Section 13-11-10(C)(5) Relief Sought To allow a third monument sign to identify proposed restaurant.

RESPONSE: The subject Property has 855.31' of frontage along Spring Road and holds three major office buildings. Currently, the site has two monument signs at each end of the Property to identify key tenants. It is proposed to add a third monument sign to identify the new restaurant proposed to be located in front of the center building. This sign is intended to provide visibility to this two story structure that will be set back between the three existing seven story buildings. The proposed sign design will be consistent with other on-site signage.

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

WAIVERS and VARIATIONS

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.

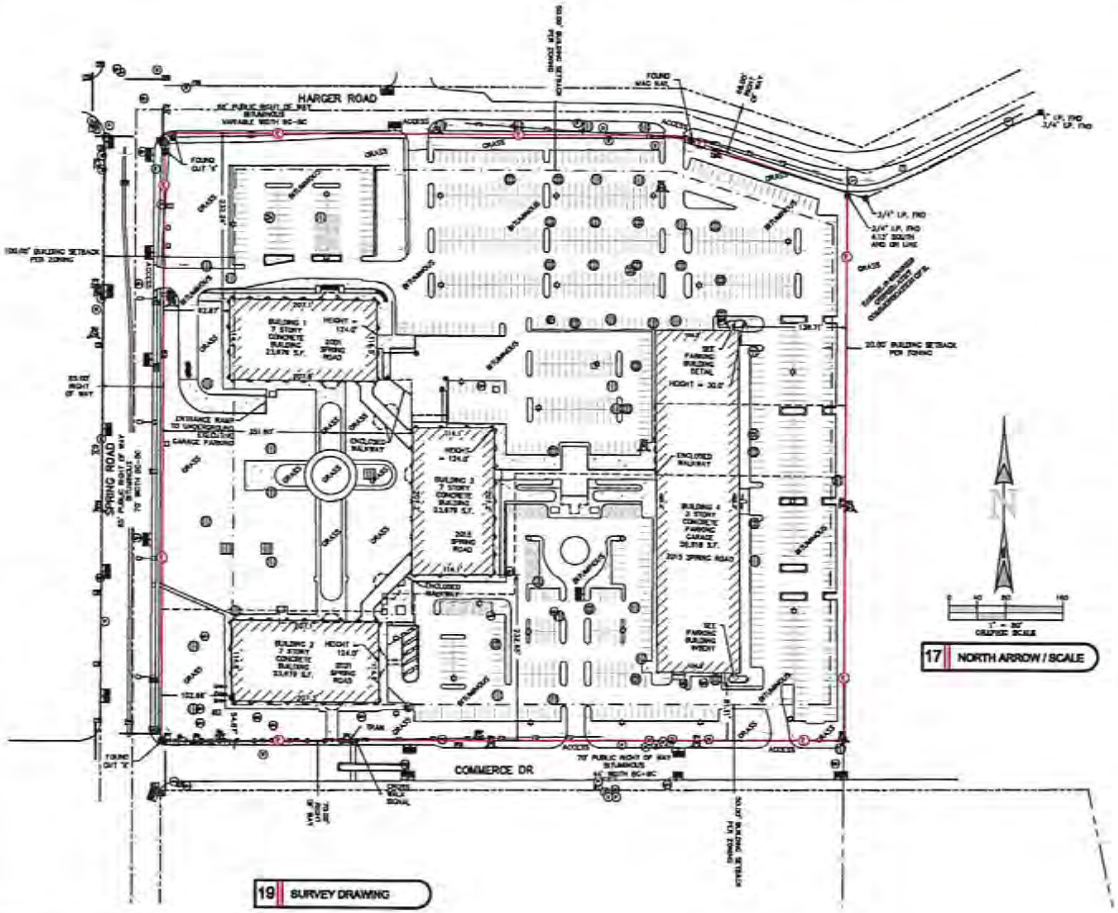
Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section 13-10B-2 Relief Sought To allow an outdoor seating area adjacent to the proposed restaurant.

RESPONSE: An outdoor seating area is a desired amenity to restaurant patrons who like to enjoy warmer weather. It is commonly provided at high-end restaurants. For example, an expansive outdoor seating area is provided at the neighboring restaurant located immediately across Commerce Drive to the south. The outdoor seating area will be attractively designed and landscaped and will present a high quality amenity to Commerce Plaza tenants and Oak Brook residents and visitors. The outdoor seating area will have no impact on properties other than Commerce Plaza in terms of noise or views because it will be buffered on all sides by the existing buildings. The proposed outdoor seating area will be compliant with Section 4-1-18 of the Oak Brook Municipal Code which governs liquor sales in an outdoor seating area. The outdoor seating area will be enclosed and access to same will only be provided through the licensed premises with no direct entrance to or exit from such area permitted except as required for emergency ingress and egress. The applicant agrees to provide bollards if Development Services determines that they are required to address safety concerns.

Code Section _____ Relief Sought _____

RESPONSE: _____

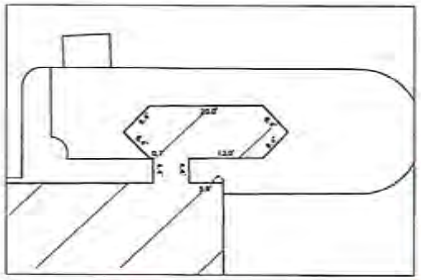


19 SURVEY DRAWING

17 NORTH ARROW / SCALE

9 LEGEND

[TOTAL 3/8" IRON ROD (UNLESS NOTED)]	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
CENTERLINE	
EASEMENT LINE	
RIGHT OF WAY LINE	
SURVEY TIE LINE	
BALING	
FIBER OPTIC LINE	
BUILDING FEATURE	
BUILDING	
WALL	
CURB LINE	
FLOODPLAIN	
MANHOLE (SEWER, WATER, TV, STORM, TELEPHONE, MISC)	
FIRE HYDRANT	
VALVE (GAS OR WATER)	
HANDICAP PARKING	
DRAIN INLETS	
SIGN AS NOTED	
STREET LIGHT	
AREA LIGHT	
PEDESTAL (TELEPHONE, CABLE)	
METER (GAS OR ELECTRIC)	
CLEAN OUT	
UTILITY POLE	
GUY WIRE	
FLAGPOLE	
PARKING COUNT	
CONCRETE BOLLARD	
TRAFFIC VAULT	
ELECTRIC VAULT	
BOLLARD WITH LIGHT	
TELEPHONE VAULT	
TITLE EXCEPTION NUMBER	
ENCROACHMENT LETTER	
A/C	AIR CONDITIONER
TRAN	TRANSFORMER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINATION
R.O.W.	RIGHT OF WAY
(MEAS)	RECORD & MEASURED
BLDG	BUILDING
FND	FOUND
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
S.F.	SQUARE FEET
M.B.	MAIL BOX
F.F.	FINISH FLOOR
L.S.	LANDSCAPE
I.R.	IRON ROD
I.P.	IRON PIN
E.V.	ELECTRIC VAULT
F.D.C.	FIRE DEPARTMENT CONNECTION
	CONCRETE SURFACE
	GRAVEL SURFACE
	BRICK SURFACE



PARKING BUILDING DETAIL

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "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, 6, 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 of Table A thereof. The fieldwork was completed on February 23, 2016.

This Work Coordinated By:

COMMERCIAL DUE DILIGENCE SERVICES

1700 South Broadway, Bldg B
Moore, Oklahoma 73160
Office: 405.979.3900 - Fax: 405.701.1891
Toll Free: 866.457.7978

Prepared For:

COMMITMENT #
NCS-774448-CH2

20 PROJECT ADDRESS

2001, 2015, & 2021 SPRING ROAD
OAK BROOK, IL

PROJECT NAME:
COMMERCE PLAZA UPDATE II

CDS PROJECT NUMBER:
16-06-0236

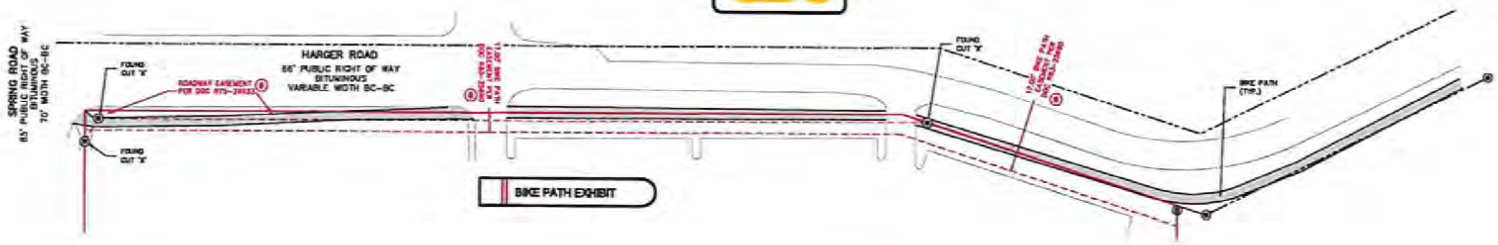
Approved CDS Surveyor

Surveyed and Mapped by
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9668
(F) 309-794-3540

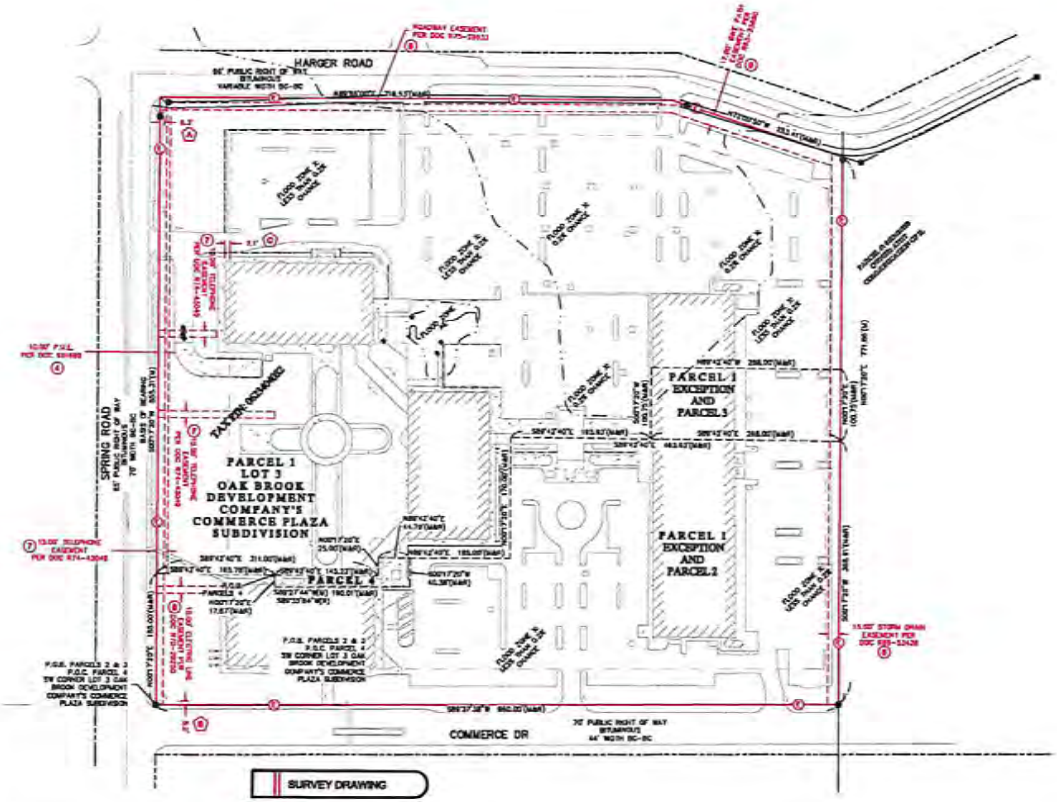
XCEL Consultants
Civil Engineering & Professional Land Surveying

Sheet 1 of 1

COMMERCIAL DUE DILIGENCE SERVICES



BIKE PATH EXHIBIT



SURVEY DRAWING

7 STATEMENT OF ENCROACHMENTS

(A) SIDEWALK ENCROACHES 6.2' EAST ONTO SUBJECT PROPERTY

(B) SIDEWALK ENCROACHES 6.2' NORTH ONTO SUBJECT PROPERTY

(C) BUILDING ENCROACHES 2.1' WEST ONTO THE BUILDING SETBACK (THIS ENCROACHMENT IS LEGALLY NON-CONFORMING PER THE ZONING REPORT SHOWN HEREON)

NORTH ARROW / SCALE

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective FEBRUARY 23, 2016)

Title Work Coordinated By:

COMMERCIAL DUE DILIGENCE SERVICES

1700 South Beacham, Bldg E
Mesa, California 72102
Office: 408.876.8600 - Fax: 408.705.1891

Toll Free: 888.457.7678

Prepared For:

COMMITMENT #
NCS-774448-CH2

20 PROJECT ADDRESS

2001, 2015, & 2021 SPRING ROAD
OAK BROOK, IL

PROJECT NAME:
COMMERCE PLAZA UPDATE II

CDS PROJECT NUMBER:
16-06-0236

Approved CDS Surveyor

XCEL Consultants
Civil Engineering & Professional Land Surveying

Sheet 1 of 1

1 TITLE DESCRIPTION

PARCEL 1: [illegible]

PARCEL 2: [illegible]

PARCEL 3: [illegible]

PARCEL 4: [illegible]

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NCS-774448-CHI2, DATED EFFECTIVE JUNE 17, 2018, REVISED JUNE 13, 2018.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NCS-774448-CHI2, DATED EFFECTIVE JUNE 17, 2018, REVISED JUNE 13, 2018.

3 SCHEDULE "B" ITEMS

[illegible]

12 PARKING INFORMATION

891 Standard SURFACE Spaces
470 Standard GARAGE Spaces (above ground)
197 Standard EXECUTIVE GARAGE Spaces (below ground)
22 Handicap Spaces

1,580 Total Parking Spaces

10 BASIS OF BEARINGS

THE BEARING N00°17'20"W BEING THE WESTERLY RIGHT OF WAY LINE OF SPRING ROAD, AND THE WEST LINE OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE.

Approved CDS Surveyor
Stamped and Filed by:

8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-736-3340

XCEL Consultants
Civil Engineering & Professional Land Surveying

4 SURVEYOR CERTIFICATION

TO
COMMERCE PLAZA PROPERTY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ZELLER INVESTMENT CORPORATION, AN ILLINOIS CORPORATION; BRE IL OFFICE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY, AND COMMERCIAL DUE DILIGENCE SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 20, AND 21(A) (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A") OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 30, 2018.

DATE OF PLAT OR MAP: AUGUST 13, 2018

AUGUST 13, 2018
JAMES A. FACTOR[illegible]
LICENSE NO. 035-003484
IN THE STATE OF ILLINOIS
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2018
EMAIL: [illegible]

8 ZONING INFORMATION

ZONE: ORA-2 OFFICE-RESEARCH-ASSEMBLY DISTRICT AND LOCATED WITHIN A PLANNED DEVELOPMENT OVERLAY DISTRICT

SETBACKS:
FRONT: 100 FEET; 150 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT (PER SECTION 13-2-3, THE DEFINITION OF THE FRONT LOT LINE IS: THE BOUNDARY OF A LOT ABUTTING A STREET, ON A CORNER LOT, EITHER LOT LINE MAY BE CONSTRUED TO BE THE FRONT LOT LINE BY THE OWNER)
SIDE: 50'
INTERIOR SIDE: 30 FEET, PLUS 1 FOOT PROVIDED FOR EVERY 1 FOOT OF BUILDING HEIGHT IN EXCESS OF 32 FEET; 150 FEET IF ABUTTING A RESIDENTIAL DISTRICT
REAR: 20 FEET; 100 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT (PER SECTION 13-2-2, THE DEFINITION OF THE REAR LOT LINE IS: AN INTERIOR LOT LINE WHICH IS MOST DISTANT FROM AND IS OR IS ALMOST PARALLEL TO THE FRONT LOT LINE, AND IN THE CASE OF AN IRREGULAR- OR TRIANGULAR-SHAPED LOT, A LINE TEN FEET (10') IN LENGTH WITHIN THE LOT, WHICH IS PARALLEL TO AND AT A MAXIMUM DISTANCE FROM THE FRONT LOT LINE)
STREET BUFFER: 25-FOOT PARKING BUFFER REQUIRED ALONG STREET RIGHTS-OF-WAY IN ORA-1 AND ORA-2 DISTRICTS
PARKING BUFFER: 10 FEET ALONG INTERIOR LOT LINES; 40 FEET ALONG ANY INTERIOR LOT LINE ABUTTING A RESIDENTIAL DISTRICT IF A PARKING LOT CONTAINS MORE THAN 4 PARKING SPACES

MAXIMUM FLOOR AREA RATIO (FAR): MAXIMUM FLOOR AREA RATIO: 1.2 FOR OFFICE, FINANCIAL AND ACCESSORY USES

BUILDING HEIGHT: NOT MORE THAN TWELVE (12) STORIES OR ONE HUNDRED SEVENTY FOUR FEET (174'), WHICHEVER IS LESS

SITE AREA REQUIREMENTS: MINIMUM PARKING LANDSCAPING: 10% OF THE TOTAL PARKING LOT AREA

PARKING SPACE FORMULA: OFFICES: 1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA

PARKING SPACES REQUIRED: 1,831 TOTAL SPACES

EXISTING PARKING SPACES: 1,580

INFORMATION PROVIDED BY:
THE PLANNING ZONING RESOURCE COMPANY
100 NORTH EAST 5TH STREET
OKLAHOMA CITY, OK 73104
PHONE: (405) 840-4344

ZONING COMPANY PROJECT #85078-1
DATED: JULY 13, 2018, REVISED FINAL (1) AUGUST 8, 2018

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0906H, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2004 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" DENOTES AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X" DENOTES AREA 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.

ZONE "AE" DENOTES AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.

13 LAND AREA

808,623 S.F. OR 18.56 ACRES

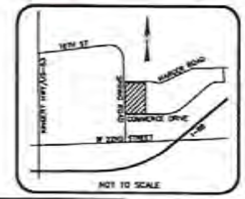
14 BUILDING AREA

BLDG 1: 23,678 S.F.
BLDG 2: 23,678 S.F.
BLDG 3: 23,678 S.F.
BLDG 4: 38,618 S.F.

15 BUILDING HEIGHT

BLDG 1: HEIGHT 124.0'
BLDG 2: HEIGHT 124.0'
BLDG 3: HEIGHT 124.0'
BLDG 4: HEIGHT 30.0'

16 VICINITY MAP



11 SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE – NATIONAL WETLANDS INVENTORY WEBSITE, THE SUBJECT PROPERTY DOES NOT CONTAIN WETLAND AREAS.
5. PROPERTY HAS DIRECT PHYSICAL ACCESS TO SPRING ROAD, COMMERCE DRIVE, AND HARGER ROAD. ALL DULY DEDICATED PUBLIC RIGHTS OF WAY.
6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
7. AT THE TIME OF THIS SURVEY THERE WAS NO GAPS OR GORES ON SUBJECT PROPERTY.
8. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAs") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS (OTHER THAN "BLANKET TYPE" EASEMENTS) ARE ALSO SHOWN ON THE SURVEY.
9. THE PARCELS AS SURVEYED ARE CONTIGUOUS WITH THE ADJOINING PARCELS AND RIGHT OF WAY.
10. TABLE A ITEM 21(A) IS TO GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A". THE LIMITS OF ANY OFFSITE EASEMENT (OTHER THAN "BLANKET TYPE") ARE SHOWN ON THE SURVEY.

Key to CDS ALTA Survey

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE "B" ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARINGS
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective FEBRUARY 23, 2016)

This Work Coordinated By:

COMMERCIAL DUE DILIGENCE SERVICES

1750 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.8833 - Fax: 405.793.1891
Toll Free: 888.457.7878

Drawn By: KJM	Date: 8/1/2018 Revision: COMMENTS AND UPDATE ZONING
Surveyor Ref.No: 180611	Date: 8/6/2018 Revision: CLIENT COMMENTS
Apprvd By: BCH	Date: 8/13/2018 Revision: CLIENT COMMENTS
Field Date: JUNE 30, 2018	Date:
Scale: 1"=80'	Revision:

Prepared For:

COMMITMENT #
NCS-774448-CHI2

20 PROJECT ADDRESS

2001, 2015, & 2021 SPRING ROAD
OAK BROOK, IL

PROJECT NAME:
COMMERCE PLAZA UPDATE II
CDS PROJECT NUMBER:
18-06-0236

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Sheet 1 of 1

1. **Commercial Areas Revitalization Master Plan:** The planned development shall not be inconsistent with the planning policies, goals, objectives, and provisions of the village's commercial areas revitalization master plan. A planned development must also not be inconsistent with the intent and spirit of the village of Oak Brook comprehensive plan.

   Response: The Oak Brook Zoning Code requires that a planned development be consistent with the Commercial Areas Revitalization Master Plan. The 2007 Commercial Areas Revitalization Master Plan ('Current 2007 Plan") is currently in effect although it is in the process of being updated. A revised draft Commercial Areas Revitalization Master Plan ("2018 Plan") is currently the subject of public hearings being held by the Village.

   The proposed addition of a restaurant on the site is consistent with the goals of the Current 2007 Plan which identifies the appropriate land use for the Property as a "Mixed Use (Commercial/Multi-Family") and with the draft 2018 Plan which identifies the Property as being appropriate for Mixed-Use Commercial and Office Uses.

   The proposed restaurant is consistent with the draft 2018 Plan recommendation to "Promote a healthy and mutually reinforcing mix of commercial, retail, restaurant, entertainment and multi-family uses along the commercial corridor." The draft 2018 Plan has a Subarea Framework Plan that specifically addresses development on Commerce Drive including the Property. The draft plan identifies the Property as an excellent restaurant site: "Great visibility from Spring Road provides excellent opportunity to develop this infill site as a restaurant or other appropriate use."

   The restaurant's proposed plan for access and pedestrian/vehicular circulation are also consistent with draft 2018 Plan recommendations to "Prioritize the importance of the pedestrian environment for all mixed-use areas..." and to "Promote shared parking facilities and develop parking management plans that provide a sufficient supply of conveniently located parking in a manner that is attractive and easily accessed…" The proposed access drive, turn-around and fifteen (15) new parking spaces will be heavily landscaped and attractively designed. The overall plan for the Commerce Plaza development provides pedestrian and vehicular connections to existing parking lots located on the Property and on adjacent sites.

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.

   Response: The existing office buildings are seven-stories in height and are currently occupied by commercial and office uses; the restaurant site is located between the existing office buildings and owned by the same owner as the office buildings. The proposed restaurant will be two stories in height and setback from the existing office buildings and, thus, will have no impact on light or air to adjacent properties. The existing buildings have been, and the restaurant will be, designed and operated to comply with all federal, state and local ordinances and, in particular the Oak Brook Building and Fire Codes to ensure that the public health, safety and welfare will be preserved.

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.

   Response: The existing office and commercial and proposed restaurant uses are permitted by underlying zoning and are consistent with the underlying ORA-2 Office-Research-Assembly Zoning District. The surrounding uses are commercial in nature and consist of a regional mall, office uses, a high-end restaurant and vacant land formerly occupied by the McDonald's Corporation. The

existing office uses and proposed addition of a restaurant will not prevent the continued development and improvement of surrounding properties, will be consistent with and will not alter the commercial character of the neighborhood, nor substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. There is obviously a strong market demand for restaurant uses given the number of restaurants in the immediate vicinity and the success of the neighboring restaurant in particular. The existing and proposed uses will not detrimentally affect other surrounding properties and will be designed and operated so as to comply with all Village codes. As the restaurant site is owned by the same ownership as the surrounding office buildings, it is in that owner's best interests to ensure that the restaurant does not negatively impact the office buildings.

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.

   Response: The Planned Development shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the development. Additional storm water detention shall be provided on site to serve the new restaurant use as depicted on the Site Plan attached as Exhibit SP-2 and more fully described in the Stormwater Narrative attached as Exhibit 7. Although there have been no impact donations identified that will be required as a result of the proposed restaurant development, the Applicant will be happy to pay such donations if needed and as reasonably determined by the Corporate Authorities in the future.

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.

6. **Response:** There have been no identified archaeological, historical, or cultural resources impacted by the proposed restaurant development. Thus, 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.

7. **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.

   Response: Commerce Plaza currently has 1,739 parking spaces located on a surface parking lot, within a three story parking garage, and in below grade executive parking. Over the past two years, the Applicant has been in the process of a two-phase improvement project on the property. Phase I, which has been successfully completed, included the repair, expansion and restriping of the existing parking lot and the provision of an additional 150 parking spaces on site.

   The Applicant is seeking approval to proceed with Phase 2 of the redevelopment. This will include development of the proposed restaurant and fifteen (15) adjacent dedicated parking spaces to serve same. The remaining required parking spaces for the restaurant were provided as part of the Phase I development. Parking for the restaurant would be anticipated to be a mix of valet parking and self-parking. There will be a total of 1,754 parking spaces on site after completion of Phase 2. It is proposed that the restaurant be accessed from Spring Road and that a cut be made in the existing median to provide access for traffic traveling southbound on Spring Road.

   The Applicant has prepared the Traffic Impact Study ("TIS") prepared by Gewalt Hamilton Associates, Inc. which is attached as Exhibit 9. This study examines the traffic and parking implications of the proposed restaurant. The TIS establishes that the restaurant will not add traffic congestion that cannot be accommodated by the surrounding street network. There is existing cross-access already provided

within the Planned Development to surrounding properties and parking areas. An existing internal road between the restaurant and on-site parking lots will allow the cars visiting the restaurant to be valet parked without in and out traffic on to Spring Road. The primary entrance to the restaurant will be via a turn-around which has been designed in conjunction with the Oak Brook Fire Department to ensure adequate access for emergency vehicles. The emergency access is depicted on the attached Exhibit SP-3.

There is bicycle parking provided on the Property. There is a bike rack with capacity for 9 bicycles located in the surface parking lot which is rarely used.

8. **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.

Response: The Applicant made significant improvements to Commerce Plaza during Phase 1 of the redevelopment project. They invested $325,000 in landscape improvements including the provision of 136 new trees, 579 shrubs and 3,055 perennials and ornamental grasses within the development and along the east property line (which provides a buffer with the adjacent user.) The Applicant intends to provide extensive landscaping around the proposed restaurant as depicted on the Site/Landscape Plan attached as Exhibit LP-2 and more fully described below.

The future landscaping will be provided in two phases. The Restaurant Site Preparation phase will commence upon identification of a restaurant operator and confirmation of the restaurant's size and configuration. The landscaping noted on Exhibit LP-2, outside of the Restaurant Building Development Area, will be installed by the Applicant and will be developed as part of construction of the restaurant pad. The landscaping to be provided within the Restaurant Building Development Area will be installed by the restaurant operator as part of the building construction project. The final landscape plan for the Restaurant Building Development Area, depicted on Exhibit LP-2, will be submitted to the Village for approval as part of the building permit process for the restaurant. Finally, the Applicant will be adding a densely landscaped buffer between the restaurant parking and Spring Road.

9. **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.

Response: It is contemplated that new signage will be provided as part of the restaurant project. The proposed signage plan is included in Exhibit S-1 and includes a new monument sign along Spring Road (in addition to the two existing monument signs,) two building identification signs for the restaurant and wayfaring signage to direct customers to on-site parking. The signage plan is submitted for approval at this time. Once a restaurant tenant is identified, signage drawings depicting the proposed graphics and materials to be used will be presented for Village review and approval.

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

Response: The property to be located within the Planned Development is solely owned by the Applicant, Commerce Plaza Property LLC.

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

Market demand for an additional white tablecloth restaurant in this market area is evidenced by the success of the existing restaurants within the Oak Brook Mall and more specifically by Gibson's. Oak Brook draws restaurant customers from a large geographic area, facilitated by ease of expressway access and the synergy of Oak Brook Mall shopping. Attached as Exhibit 11 is the Economic Impact Statement with further details the economic benefits being provided to the Village by the proposed restaurant.

12. **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.

Response: The Planned Development complies with all Subdivision Regulations and the Plat Act.

13. **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.

Response: All covenants, deed restrictions, easements, and similar restrictions, if any are required 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.

14. **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.

Response: The Applicant currently owns and operates three existing buildings at Commerce Plaza and has in place a property and building security plan and site control measures to ensure safe and effective operation of the buildings, including 24-hour on-site security. Once a restaurant operator is identified, the Applicant will work with them to develop protocols to ensure that stringent security and site control plans are implemented and that measures are in place to prevent adverse impacts on Commerce Plaza's existing buildings and surrounding properties. The restaurant will also be monitored by Commerce Plaza security.

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.

Response: Commerce Plaza was designed to be an integrated development. The buildings were located to provide proper spacing and adequate light and air to the users. Public open space, appropriate ingress and egress, and convenient access to parking were part of the original design. The proposed restaurant use has been carefully sited to respect the existing buildings, retain public open space and ensure efficient operation of the development from a traffic and parking perspective.

Further, architectural standards will ensure that the restaurant design is complementary to the design of the existing office buildings. Given that the restaurant operator has not yet been identified, the following design standards are proposed:

a. It will be a maximum 14,000 square foot white table cloth restaurant;

b. It will be a maximum of two stories in height;

c. The general building design will be compatible with the design of the existing office buildings;

d. The landscaping noted on Exhibit LP-2, outside of the Restaurant Building Development Area, will be installed by the Applicant and will be developed as part of construction of the restaurant pad. The landscaping to be provided within the Restaurant Building Development Area will be

installed by the restaurant operator as part of the building construction project. The final landscape plan for the Restaurant Building Development Area, depicted on Exhibit LP-2, will be submitted to the Village for approval as part of the building permit process for the restaurant. The existing landscaped plaza between the office buildings will be maintained.

e. Roof top screening will be provided on all sides; to the extent possible, green roof areas will be provided to create an attractive appearance from the adjacent office buildings.

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.

Response: Extensive public open space was incorporated into the original design of Commerce Plaza, primarily on the west side of the property in the form of an expansive courtyard between the three buildings. This space is used by building tenants during breaks and lunch. It also creates an attractive view corridor for cars and pedestrians traveling along Spring Road. The three existing buildings look down on this open space which improves the aesthetics of the development and provides a valued view for tenants. The siting of the restaurant has been carefully designed to retain the maximum amount of public open space and extensive landscaping will be provided to ensure no adverse effect on the aesthetics of Commerce Plaza.

The following <u>would not</u> 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.

Response: Based on the above definition, the provided open space would be considered usable in nature.

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.

Response: Commerce Plaza is considered Class A office buildings. Given the high quality of the development, careful attention was taken to minimize views of storage areas, trash and garbage containers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures. This same level of care has been applied to the plans for the restaurant which propose to store garbage within the building and to buffer utilities and mechanical equipment from view of the three existing office buildings and from those traveling along Spring Road. The Applicant's primary goal is for the restaurant to be an amenity to its tenants and not detract from views from the adjacent office buildings and the high quality aesthetics of the overall 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.

Response: As stated above, extensive landscaping will be provided as part of the restaurant development to provide an attractive aesthetic and properly screen the use from adjacent buildings and

Spring Road. The mechanical equipment to be used for the restaurant will be carefully selected to ensure that it doesn't emit noise that can be heard by Commerce Plaza tenants.

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.

Response: Applicant's project team has LEED-AP designation, and future restaurant operator's architect will typically also have LEED designation. Applicant will not require that the future restaurant operator obtain LEED certification but notes that many restaurant operators elect to incorporate energy and resource management within their designs, including water efficient plumbing fixtures, LED lighting, energy efficient HVAC, etc. Applicant will require that restaurant design include green roof areas where feasible, both for sustainability and aesthetic reasons.

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.

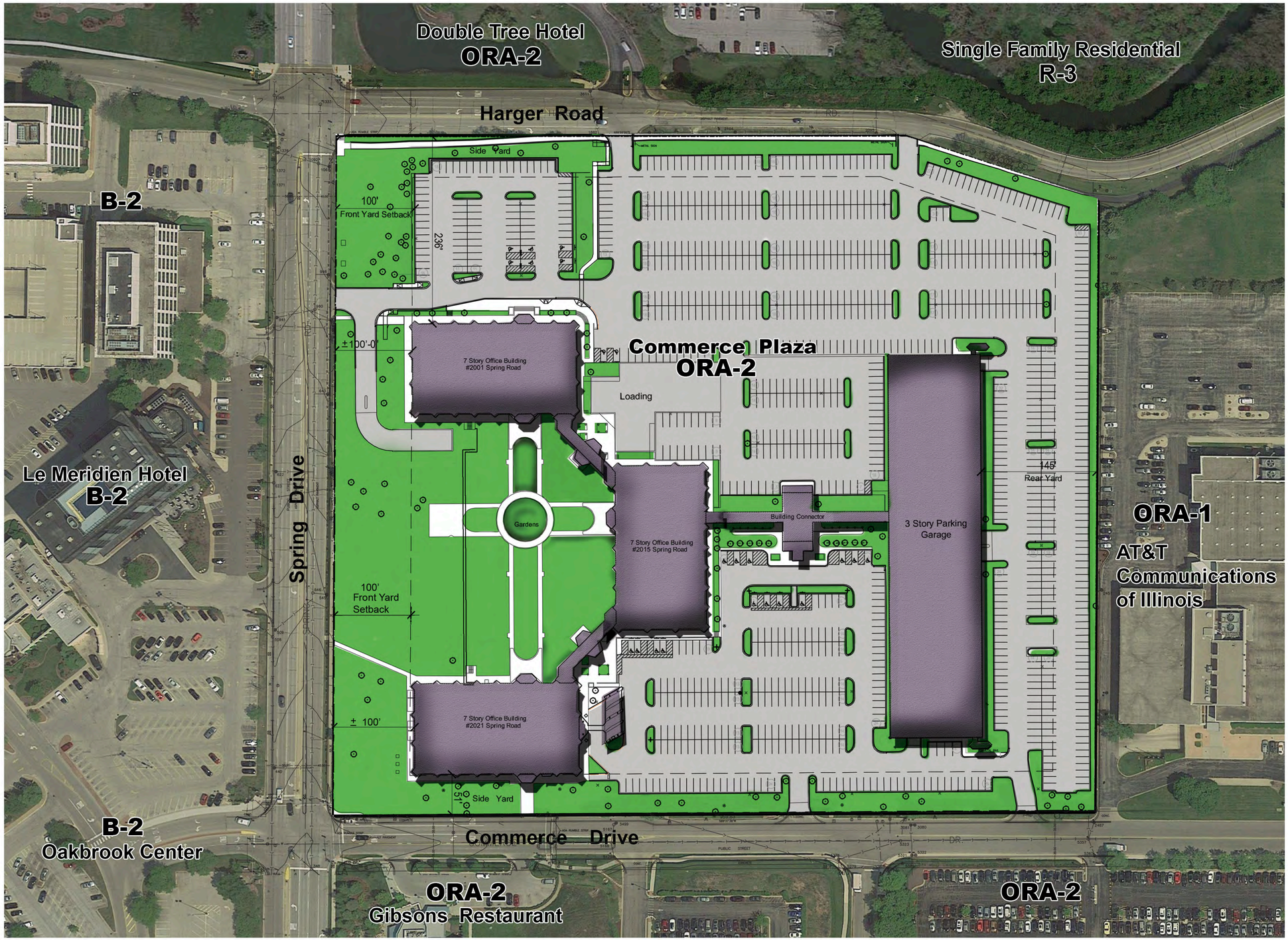
Response: Applicant will include sustainability features in the design of the restaurant "pad" to be constructed by Applicant, in preparation for the restaurant to be constructed by the future restaurant operator. Infrastructure design will incorporate effective storm water design, including the use of permeable pavers, LED lighting, and extensive landscaping.

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.

Response: Existing access points from Spring Road, Commerce Drive and Harger Road to Commerce Plaza will remain unchanged, as will existing cross access points with neighboring properties. Access to the bike path on Harger Road will remain in its current location. The existing drives, parking areas and means of circulation operate well and allow safe movements for vehicles and pedestrians within the development and when entering or exiting on to existing streets. With regards to the proposed restaurant, ingress and egress will be from dedicated public streets and has been designed to allow safe traffic and pedestrian movements. It is proposed that the restaurant be accessed from Spring Road and that a cut be made in the existing median to provide access for traffic traveling southbound on Spring Road; preliminary feedback from the project traffic consultant, Gewalt Hamilton Associates, Inc., indicates no functional concerns with this new access point. There will also be pedestrian access provided from the office buildings to the restaurant, which will provide a convenient amenity for tenants and keep cars off the road during peak periods

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.

Response: As more fully discussed in the Stormwater Narrative attached as Exhibit 7, adequate storm water detention has been provided for the existing Commerce Plaza development. Cross Engineering has developed a plan to provide the additional detention necessitated by development of the restaurant. Inspection and maintenance programs are/will be implemented for both existing Commerce Plaza storm water detention and new detention added for the restaurant site. Currently, the Commerce Plaza stormwater detention basin below the existing parking garage is inspected quarterly to ensure that pumps are working properly and that there is no accumulation of debris, etc. in the basin. Pumps and other components are repaired and replaced as necessary. The Maintenance Manual for the Storm Trap System that is proposed to be used for the restaurant is attached hereto as Exhibit 12.



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EXISTING ZONING & NEARBY LAND USES

COMMERCE PLAZA

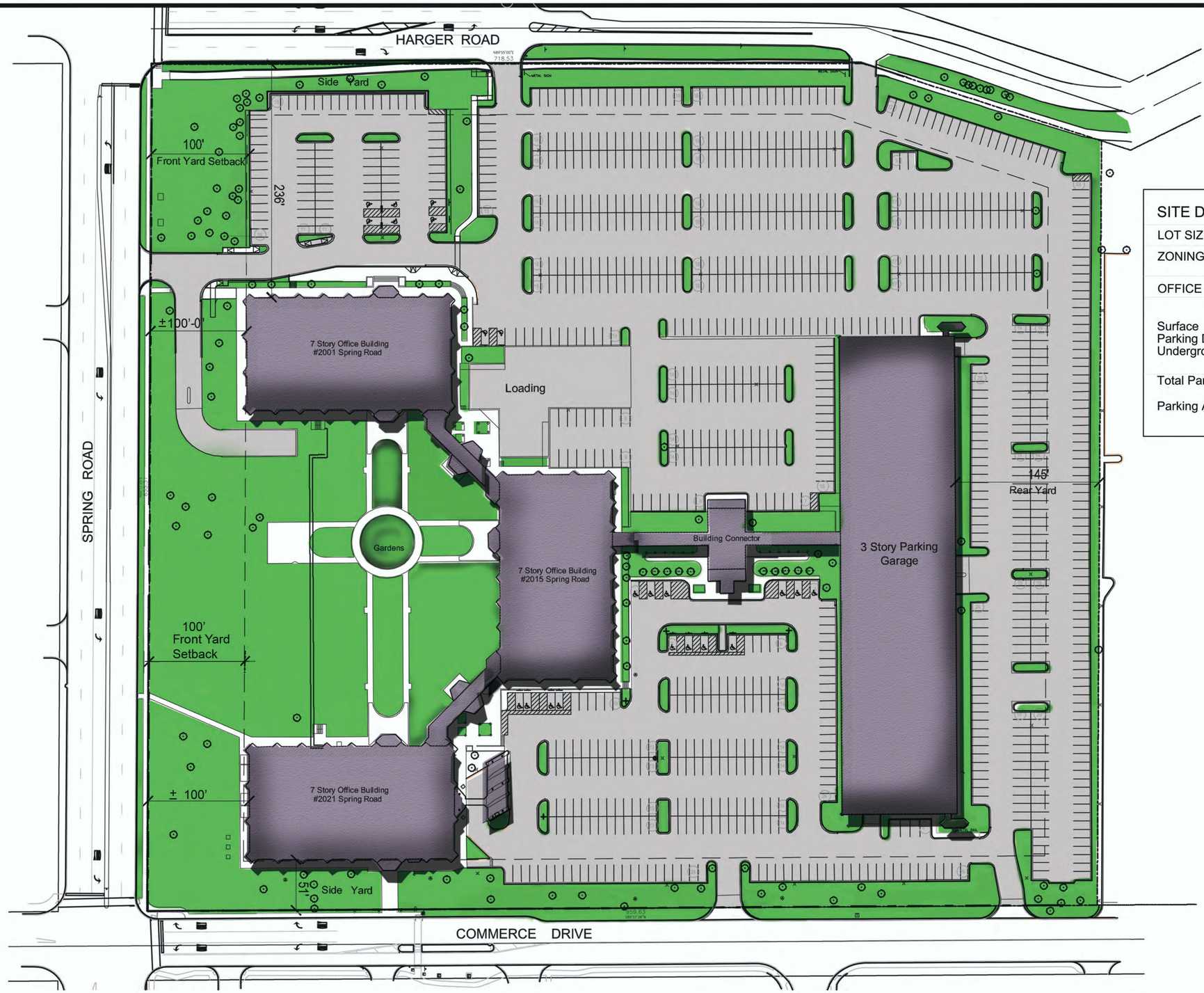
2001, 2015, & 2021 Spring Road
OAK BROOK , ILLINOIS

CROSS ENGINEERING & ASSOCIATES, INC.

ALK
-Zoning -Planning - Landscape Architecture -
900 N. Shore Drive, Lake Bluff, Illinois
(847) 604-9600

ISSUED FOR	DATE
Village Meeting	7-25-18
Village Board Meeting	10-9-18
Village PD Submittal	**11-8-18**
Village PD Submittal	4-2-19

EX-1



SITE DATA -PHASE I

LOT SIZE: 18.57 Acres (808,825 SF)

ZONING: ORA2 Office -Research -Assembly District

OFFICE PARKING SUMMARY

	Pre-Phase I	Phase I Complete
Surface Parking:	924 Spaces	1,074 Spaces
Parking Deck:	468 Spaces	468 Spaces
Underground Garage:	197 Spaces	197 Spaces
Total Parking:	1,589 Spaces	1,739 Spaces

Parking Added by Phase I Improvements: 150 Spaces

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COMMERCE PLAZA PHASE I SITE PLAN

COMMERCE PLAZA

2001, 2015, & 2021 Spring Road

OAK BROOK , ILLINOIS

1"=50'

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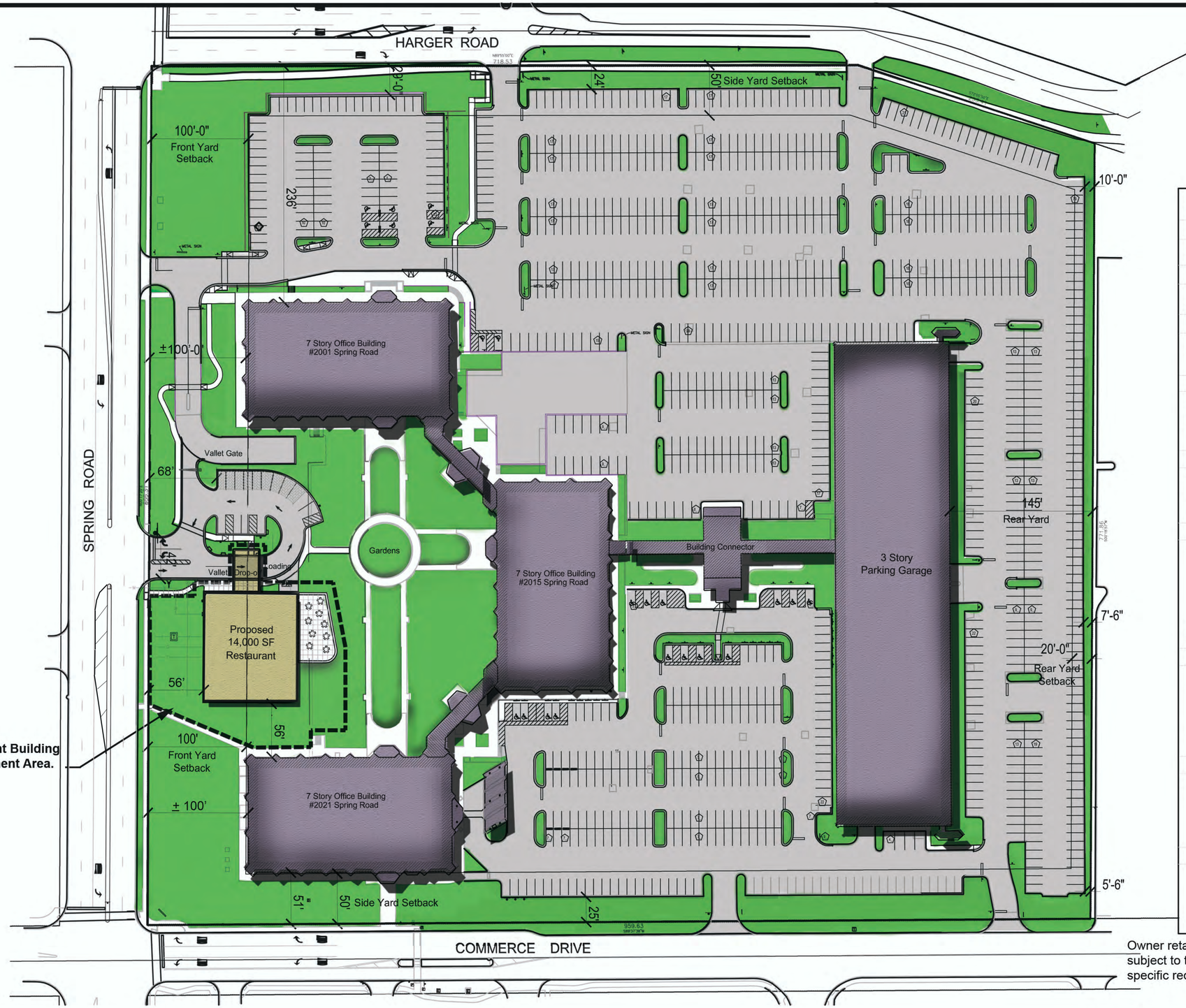
SP-1



SITE DATA -PHASE II

LOT SIZE: 18.57 Acres

ZONING: ORA2 Office -Research -Assembly District

FLOOR AREA RATIO:

	Permitted	Provided
Office Uses	1.2	.73 (Incl. Restaurant)

BUILDING HEIGHT:

Permitted	Provided
Not more than 12 stories	Office -7 Stories Restaurant -2 Stories

PARKING SUMMARY (Including Restaurant)

Surface Parking:	1,089 Spaces
Parking Deck:	468 Spaces
Underground Garage:	197 Spaces
Total Parking:	1,754 Spaces

PARKING DIMENSIONS

Stall Width:	8'-6"
Stall Depth:	Min. 17-6"
Aisle Width:	24'-27'
Interior Landscape Island:	Varies 7' to 11'-0"

PARKING SETBACKS

Front Yard:

Required: Not more than 10% of required spaces not to exceed 6 spaces allowed in Front Yard & not less than 25' from a street line.

Provided: 6 spaces located in Front Yard Min. 68' on Spring Road

Side Yard Min. 24' on Harger Road & Commerce Drive

Rear Yard: Min. 5'-6"

REQUIRED YARD SETBACKS FOR BUILDINGS

	Required	Provided
Front Yard Setback:		
Office Buildings	100'	100'
Restaurant:	100'	56'
Side Yard Setback:	50'	50' Minimum
Rear Yard Setback:	20'	20' Minimum

RESTAURANT

Building: 14,000 SF Two-Story

Parking: (1 stall per 100 SF)

At Restaurant:	15 Spaces
At Main Lot:	127 Stalls
Total:	142 Stalls

LOADING BERTH

	Required	Provided
Office	4	4
Restaurant	1	1 (within building)

Owner retains the ability to modify the Restaurant Building Development Area subject to the constraints of the Planned Development and to the specific requirements of the restaurant user.

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COMMERCE PLAZA PHASE II SITE PLAN

COMMERCE PLAZA

2001, 2015, & 2021 Spring Road

OAK BROOK , ILLINOIS

1"=50'

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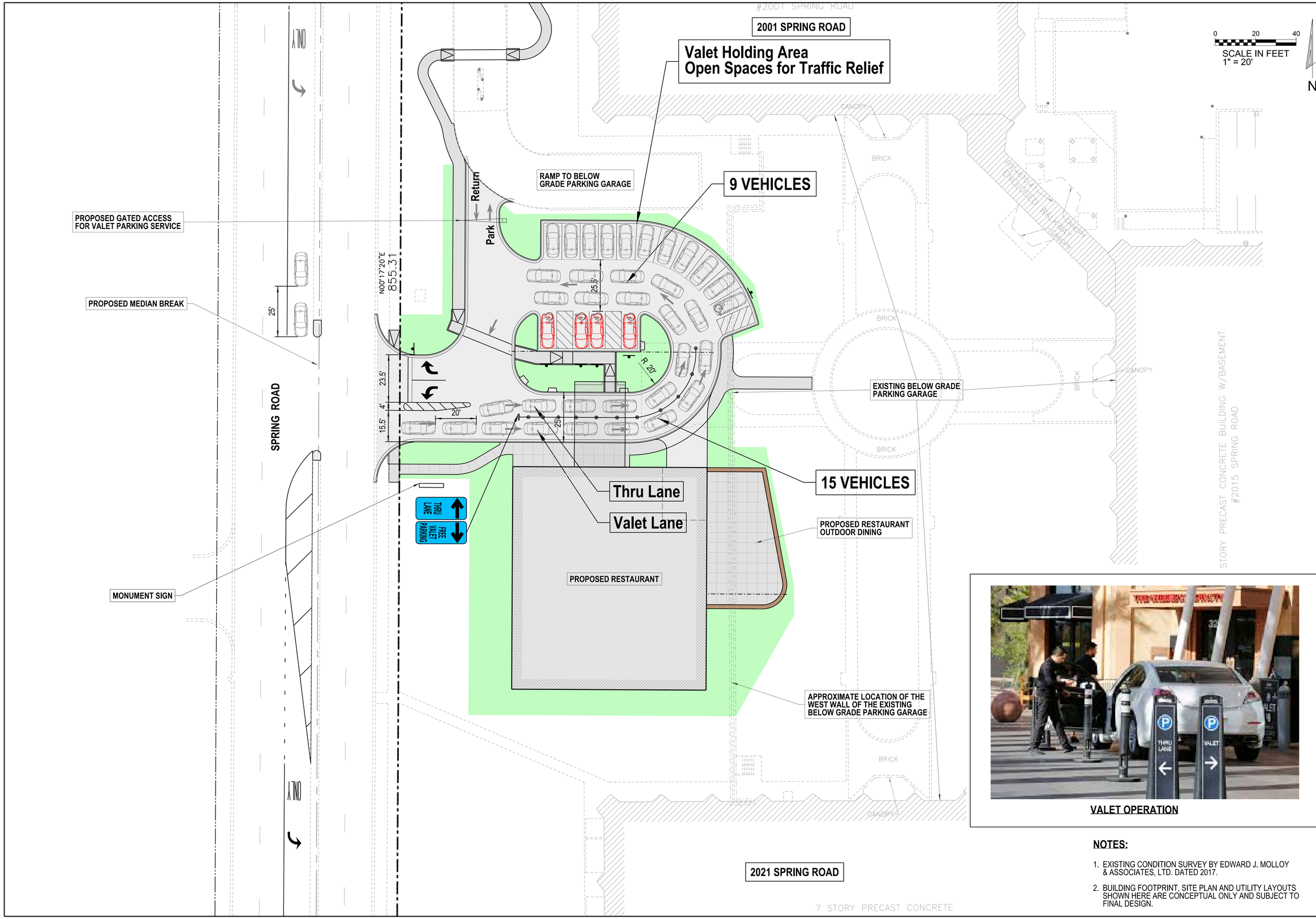
SP-2



VALET OPERATION

NOTES:

1. EXISTING CONDITION SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED 2017.
2. BUILDING FOOTPRINT, SITE PLAN AND UTILITY LAYOUTS SHOWN HERE ARE CONCEPTUAL ONLY AND SUBJECT TO FINAL DESIGN.

Cross Engineering & Associates, Inc.
1955 Raymond Drive, Suite 119
Northbrook, IL 60062
Tel: 847/498-0800

PROJECT:
Commerce Plaza - Restaurant Site
2001, 2015 & 2021 Spring Road
Oak Brook, Illinois

PREPARED FOR:
Zeller Realty Group, LLC
401 N. Michigan Avenue,
Suite 1300
Chicago, IL 60611

NO.	DATE	DESCRIPTION
1	3/22/19	Date Issued
#	date	comment

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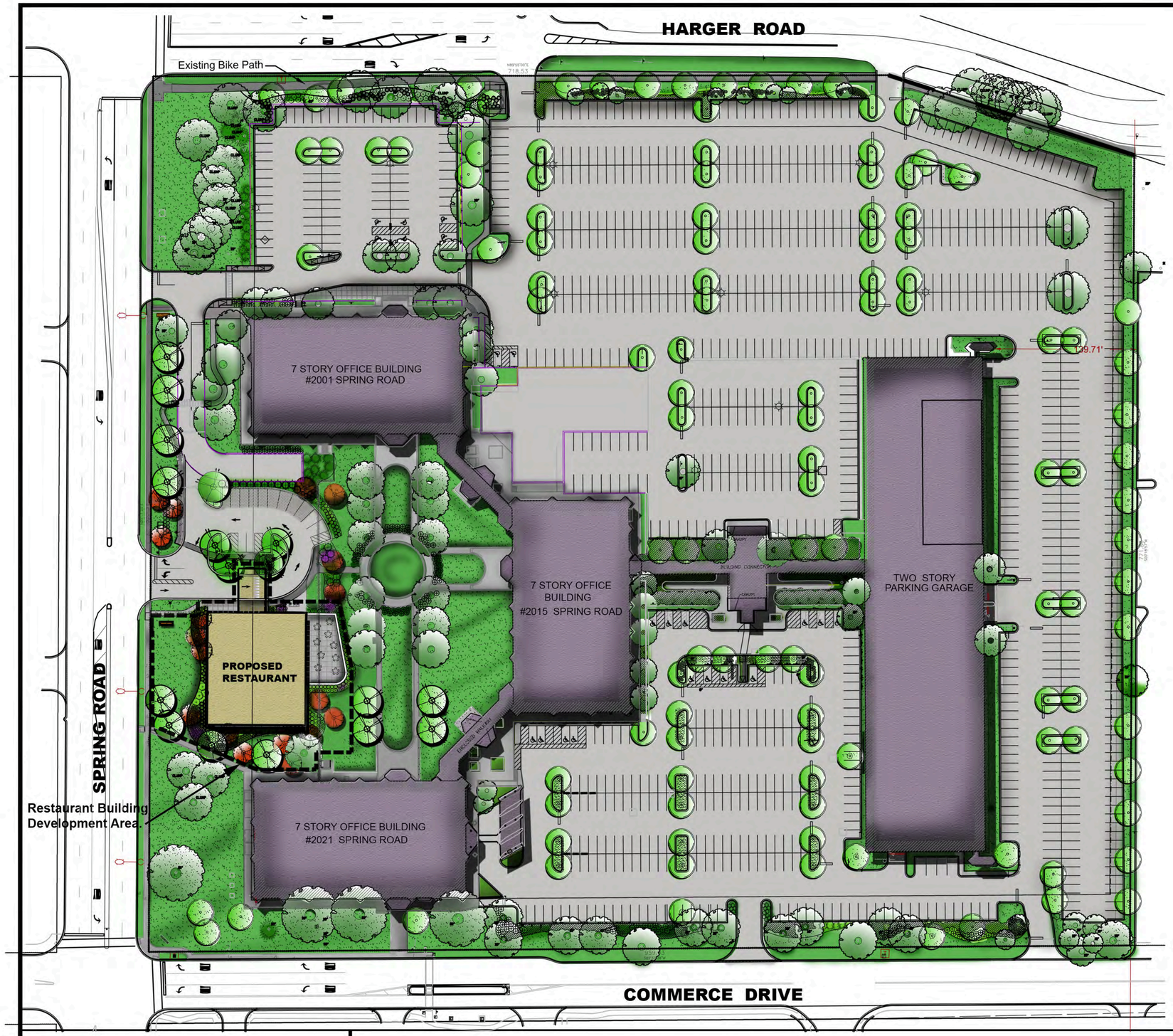
VALET PARKING PLAN

RETAURANT SITE

JOB NO. 1610

Page 1 of 1



LANDSCAPE LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING SHRUB HEDGE / BUFFER PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS & EVERGREEN SHRUBS

PLANT LIST:

PLOT	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFR		Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" Cal. BB	Specimen
ACMA		Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" Cal. BB	Specimen
ALGL		Alnus glutinosa	Black Alder	3" Cal. BB	Specimen
CECO		Celtis occidentalis	Common Hackberry	3" Cal. BB	Specimen
GLTR		Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honey Locust	3" Cal. BB	Specimen
GYDI		Gymnocladus dioicus	Kentucky Coffee Tree	3" Cal. BB	Specimen
PLAC		Platanus x acerifolia 'Morton Circle'	Morton Circle Planetree	3" Cal. BB	Specimen
PYCA		Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	3" Cal. BB	Specimen
PYRS		Pyrus calleryana 'Red Spire'	Red Spire Pear	3" Cal. BB	Specimen
QUBI		Quercus bicolor	Swamp White Oak	3" Cal. BB	Specimen
QUMU		Quercus muehlengergii	Chinkapin Oak	3" Cal. BB	Specimen
TIAM		Tillia americana 'Redmond'	Redmond American Linden	3" Cal. BB	Specimen
ULCA		Ulmus carpinifola 'Morton Glossy'	Triumph Smoothleaf Elm	3" Cal. BB	Specimen
EVERGREEN TREES					
ABCO		Abies concolor	White Fir	8' HT. BB	Heavy Specimen
PIOM		Picea omori	Serbian Spruce	8' HT. BB	Heavy Specimen
PSME		Picea abies	Norway Spruce	8' HT. BB	Heavy Specimen
ORNAMENTAL TREES					
AMAR		Amelanchier arborea	Downy Serviceberry	8' HT. BB	Specimen
AMGR		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT. BB	Specimen
CECA		Cercis canadensis	Eastern Redbud	8' HT. BB	Specimen
CRCR		Crataegus crus galli	Cockspur Hawthorn	8' HT. BB	Specimen
HAVI		Hamamelis virginiana	Common Witch Hazel	8' HT. BB	Specimen
MALO		Magnolia lobneri 'Leonard Messei'	Leonard Messei Magnolia	8' HT. BB	Specimen
MAPR		Malus 'Prairifire'	Prairifire Flowering Crabapple	8' HT. BB	Specimen
MARE		Malus 'Red Jewel'	Red Jewel Crabapple	8' HT. BB	Specimen
MAZU		Malus zumi calocarpa 'Redbud Zumi'	Redbud Zumi Crabapple	8' HT. BB	Specimen
SYRE		Syringa pekinensis	China Snow Tree Lilac	8' HT. BB	Specimen
SHRUBS					
COAC		Cotoneaster acutifolius	Peking Cotoneaster	24" BB	
COHE		Cotoneaster apiculatus 'Hessei'	Hessei Cotoneaster	5 Gal. Cont.	
COIS		Cornus sericea 'Isanti'	Isanti Dogwood	24" BB	
FOGA		Fothergilla gardenii 'Beaver Creek'	Bever Creek Fothergilla	24" BB	
HYPA		Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	36" BB	
PHOP		Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" BB	
RHAR		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Gal.	
ROSA		Rosa 'Radrazz'	Knock Out Rose	30" BB	
SPFR		Spirea x bumalda 'Froebelii'	Frobel Spirea	36" BB	
SYME		Syringa meyeri 'Palibin'	Dwarf Korean Lilac	24" BB	
VICA		Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum	24" BB	
VIDE		Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	24" BB	
VILE		Viburnum lentago	Nannyberry Viburnum	36" BB	
EVERGREEN SHRUBS					
TAME		Taxus media 'Runyani'	Runyan Intermediate Yew	24" BB	
TATA		Taxus media 'Tauntonii'	Taunton Yew	24" BB	
PERENNIALS and ORNAMENTAL GRASSES					
ALMA		Alchemilla mollis	Lady's Mantle	1 Gal. Cont.	18" o.c.
ASDE		Astilbe deutschland	White Astilbe	1 Gal. Cont.	18" o.c.
CAKF		Calamagrostis acutiflora 'Karl Forester'	Karl Forester Grass	2 Gal. Cont.	18" o.c.
GESA		Geranium sanguineum 'Max Frei'	Max Frei Gernaium	1 Gal. Cont.	18" o.c.

Owner retains the ability to modify the Restaurant Building Development Area subject to the constraints of the Planned Development and to the specific requirements of the restaurant user.

Zeller Realty Group
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COMMERCE PLAZA PRELIMINARY LANDSCAPE PLAN PHASE II WITH COMPLETED PHASE I LANDSCAPE

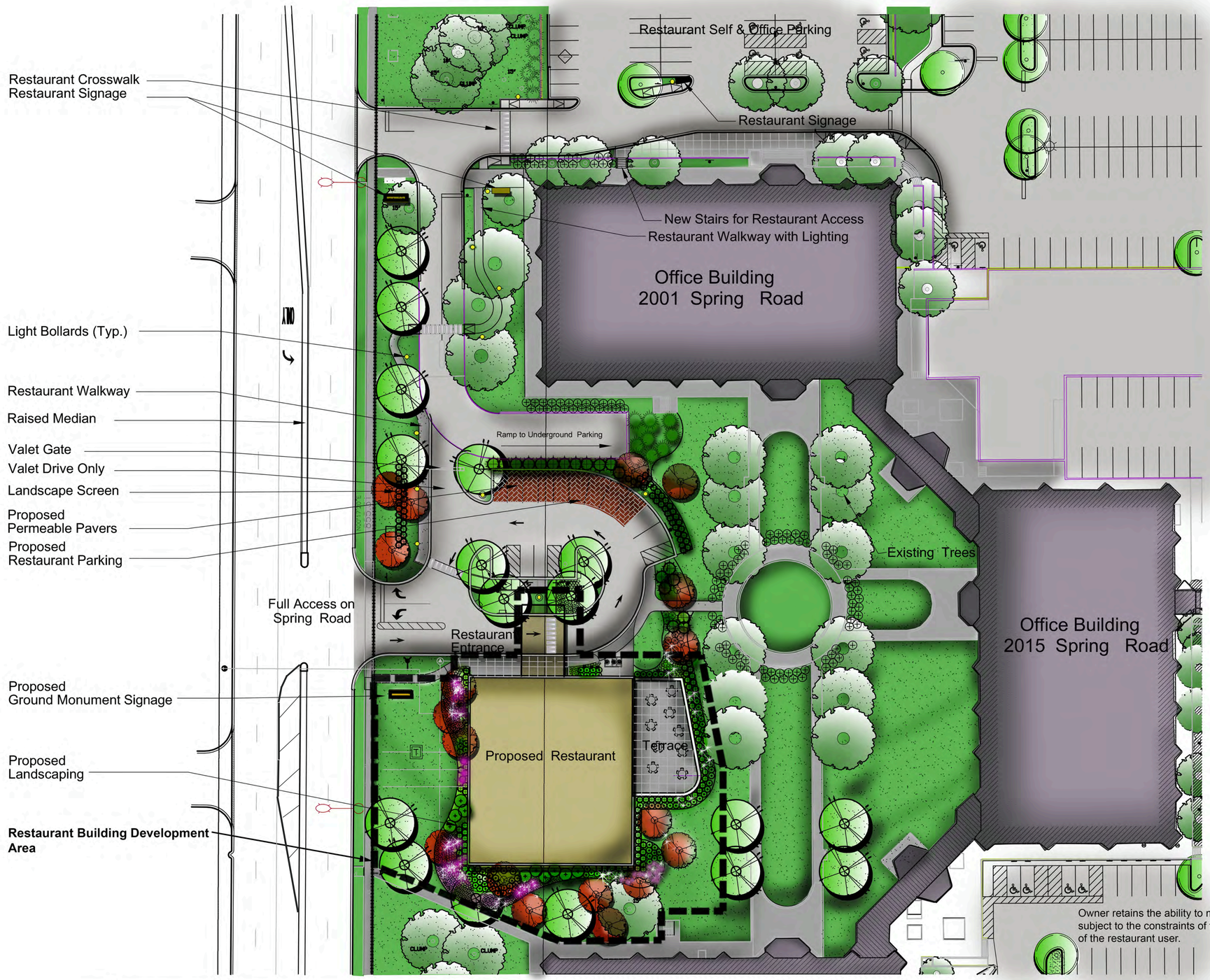
SCALE : 1" =50'

COMMERCE PLAZA
2001, 2015, & 2021 Spring Road
OAK BROOK , ILLINOIS

CROSS ENGINEERING & ASSOCIATES, INC.
ALK
-Zoning -Planning - Landscape Architecture -
900 N. Shore Drive, Lake Bluff, Illinois
(847) 604-9600

ISSUED FOR	DATE
Village Meeting	7-25-18
Village Board Meeting	10-9-18
Village PD Submittal	1-30-19
Village PD Submittal	**4-2-19**

LP-1



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COMMERCE PLAZA PROPOSED LANDSCAPE PLAN-PHASE II

COMMERCE PLAZA

2001, 2015, & 2021 Spring Road

OAK BROOK , ILLINOIS

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LP-2

Drawings and renderings are preliminary and as such are subject to change. Restaurant design will not be finalized until such time as a tenant is selected.

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COMMERCE PLAZA RESTAURANT CONCEPT VIEW

COMMERCE PLAZA
2001, 2015, & 2021 Spring Road
OAK BROOK , ILLINOIS

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R-1

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COMMERCE PLAZA RESTAURANT CONCEPT VIEW

COMMERCE PLAZA
2001, 2015, & 2021 Spring Road
OAK BROOK , ILLINOIS

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R-2

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COMMERCE PLAZA RESTAURANT CONCEPT VIEW

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2001, 2015, & 2021 Spring Road
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R-3

Drawings and renderings are preliminary and as such are subject to change.Restaurant design will not be finalized until such time as a tenant is selected.

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COMMERCE PLAZA RESTAURANT CONCEPT VIEW

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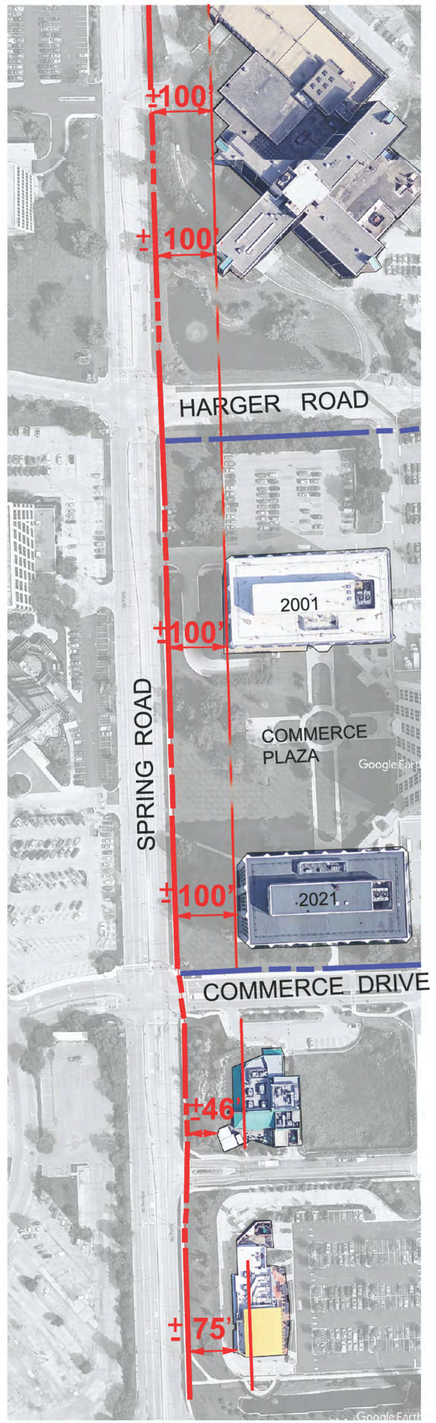
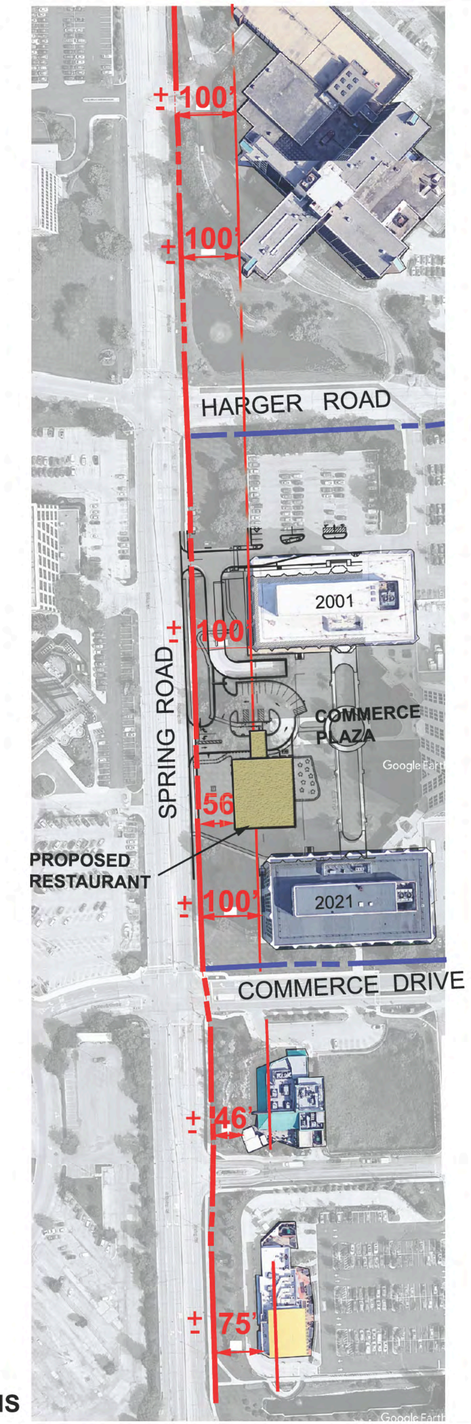
R-4



EXISTING CONDITIONS



PROPOSED CONDITIONS

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Chicago, Illinois 60611

COMMERCE PLAZA - SPRING ROAD BUILDING SETBACK ANALYSIS

COMMERCE PLAZA

2001, 2015, & 2021 Spring Road

OAK BROOK , ILLINOIS

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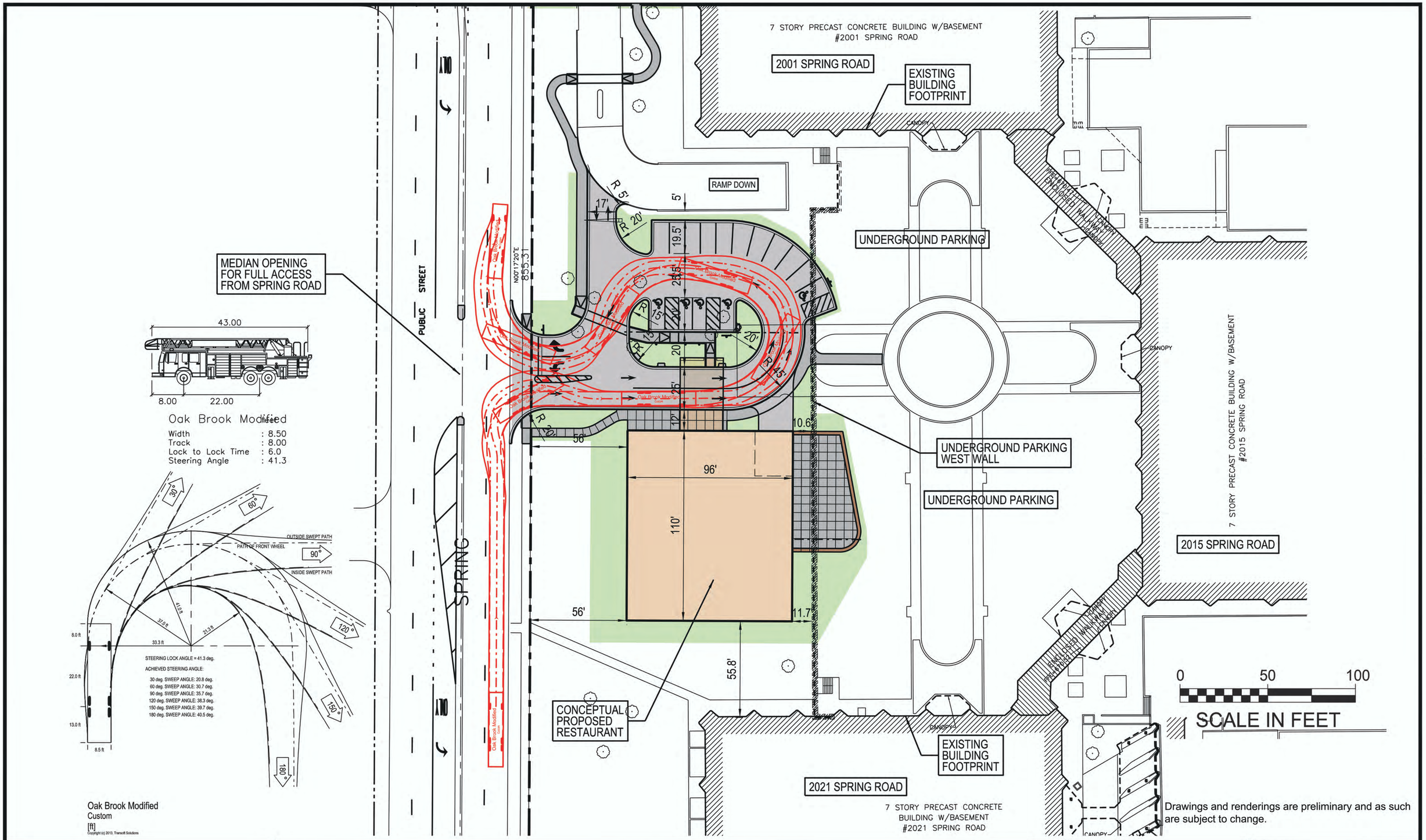
SP-4



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COMMERCE PLAZA RESTAURANT PLAN WITH FIRE TRUCK TURNING ANALYSIS

COMMERCE PLAZA

2001, 2015, & 2021 Spring Road

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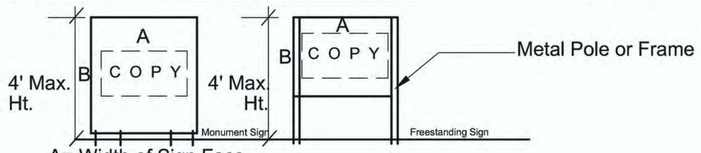
SP-3

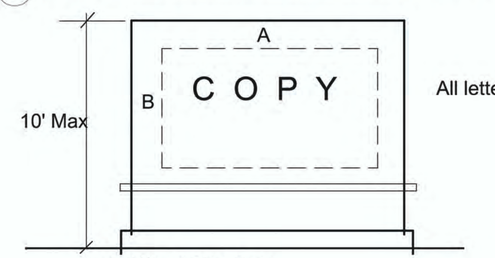
SIGNAGE CRITERIA in the ORA2 Zoning District

Signage Type	Signs Permitted per Zoning Lot Frontage along Spring Road	Maximum Gross Surface Area of Signs Permitted
On Site Identification Monument Sign	Two (2) Signs per zoning lot frontage Proposed: Three (3) Signs	Not to exceed 100 Sq. Ft. per sign Face; nor more than 200 Sq. Ft. total
On Site Informational Sign	Proposed : Two (2) Informational Signs	Not to exceed 6 Sq. Ft. per sign face
Wall Signage	One (1) wall sign per street frontage per Building; limit two (2) per Building One (1) wall sign per building side Proposed: Two(2) wall sign at Restaurant	Not to exceed 100 Sq. Ft. per sign Face; for Signs mounted less than 50' in height.
On-Site Directory Sign	One (1) Directory Sign	Not to exceed 6 Sq. Ft. per sign face



A= Width of Sign Face
B=Height of Sign Face
Sign Area =A x B Cannot Exceed 6 Sq. Ft. per Sign Face
Sign illumination is permitted

1 Typical Site Informational & Directional Sign Design Criteria



All letters must be individually affixed.

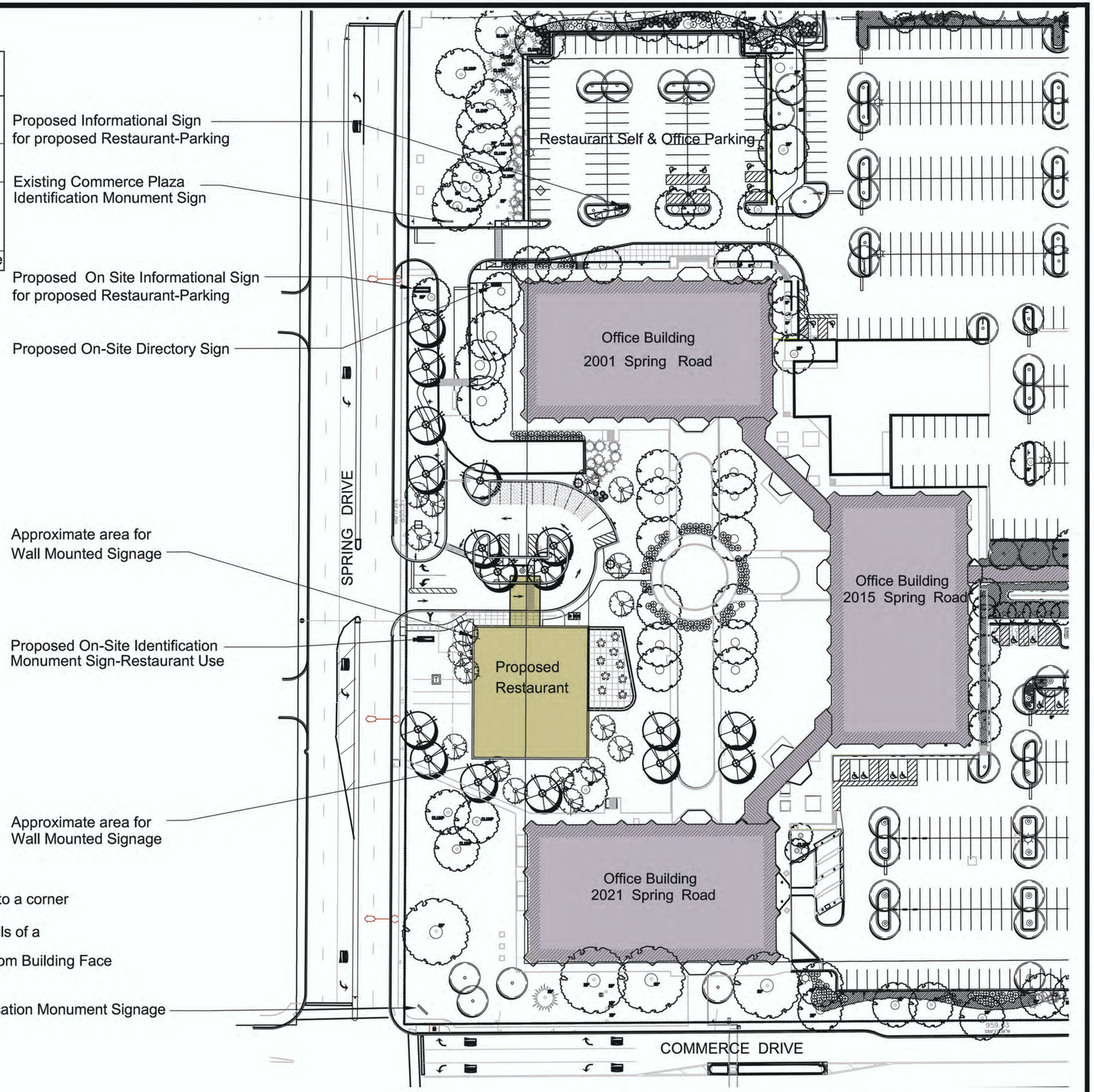
A= Width of Sign Face
B=Height of Sign Face
Sign Area =A x B Cannot Exceed 100 Sq. Ft. per Sign Face
Total Sign Area cannot exceed 200 Sq. Ft.
Total Height of Sign cannot exceed 10 feet
Illumination:
Backlit, Internally Illuminated, Direct Lit
Landscape required to conceal base of sign and conceal light source from view from the right of way.

2 Typical Identification Ground Mounted Sign Design Criteria

Signs shall be "anchored" or oriented to a corner of a building
Letters to be individually affixed to walls of a Building
Sign shall not project more than 12" from Building Face

Wall Sign Min. 8' from Grade
Sign Area =A x B Cannot Exceed 100 Sq. Ft. per Sign Face
Illumination: Backlit, Internally Illuminated, by a white steady light source
No Wall Sign shall extend beyond the Roofline or Parapet

3 Typical Wall Sign Design Criteria



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COMMERCE PLAZA - SIGNAGE PLAN

COMMERCE PLAZA
2001, 2015, & 2021 Spring Road
OAK BROOK , ILLINOIS

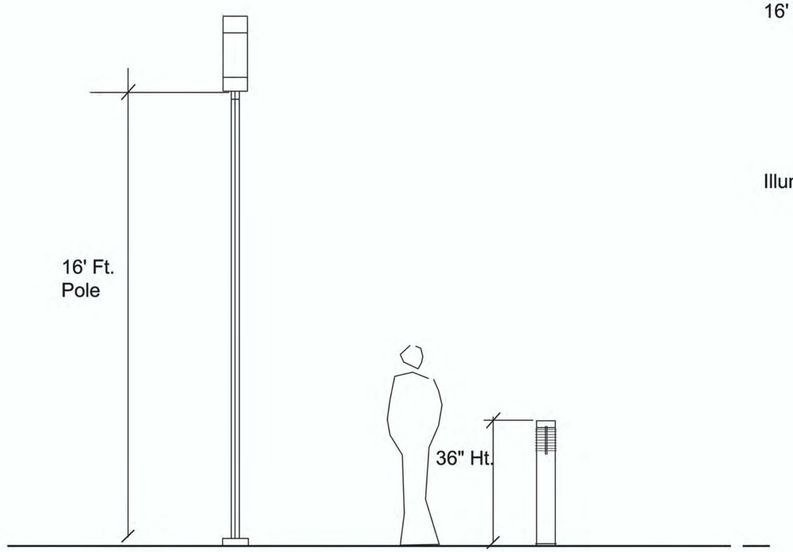
CROSS ENGINEERING & ASSOCIATES, INC.

ALK
-Zoning -Planning - Landscape Architecture -
900 N. Shore Drive, Lake Bluff, Illinois
(847) 604-9600

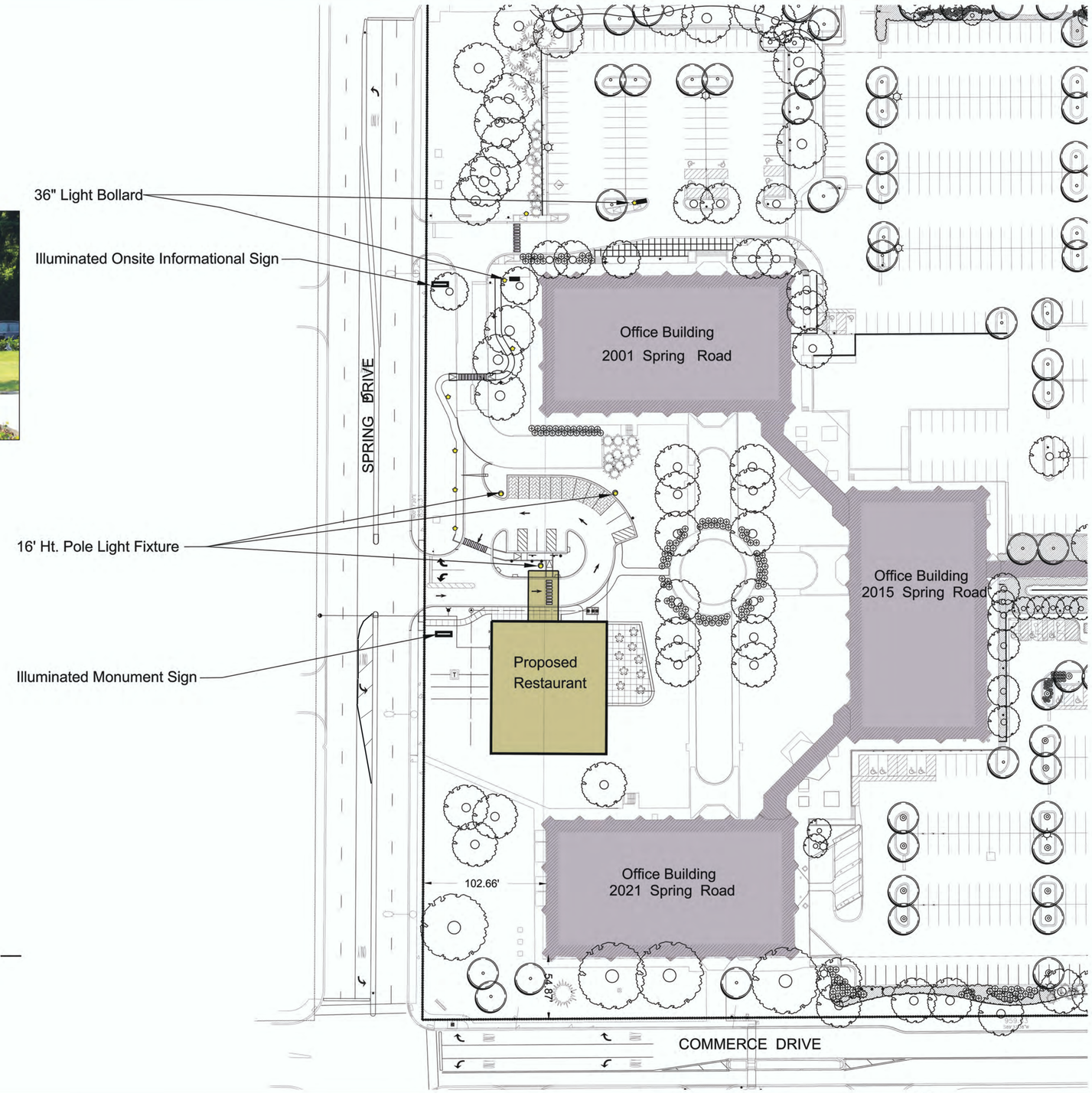
ISSUED FOR	DATE
Village Meeting	7-25-18
Village Board Meeting	10-9-18
Village PD Submittal	1-30-19
Village PD Submittal	**4-2-19**

S-1

1 **Typical LED Pole Top and Bollard Luminaires**



2 **Typical Lighting Standards**



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COMMERCE PLAZA - LIGHTING

COMMERCE PLAZA
2001, 2015, & 2021 Spring Road
OAK BROOK , ILLINOIS

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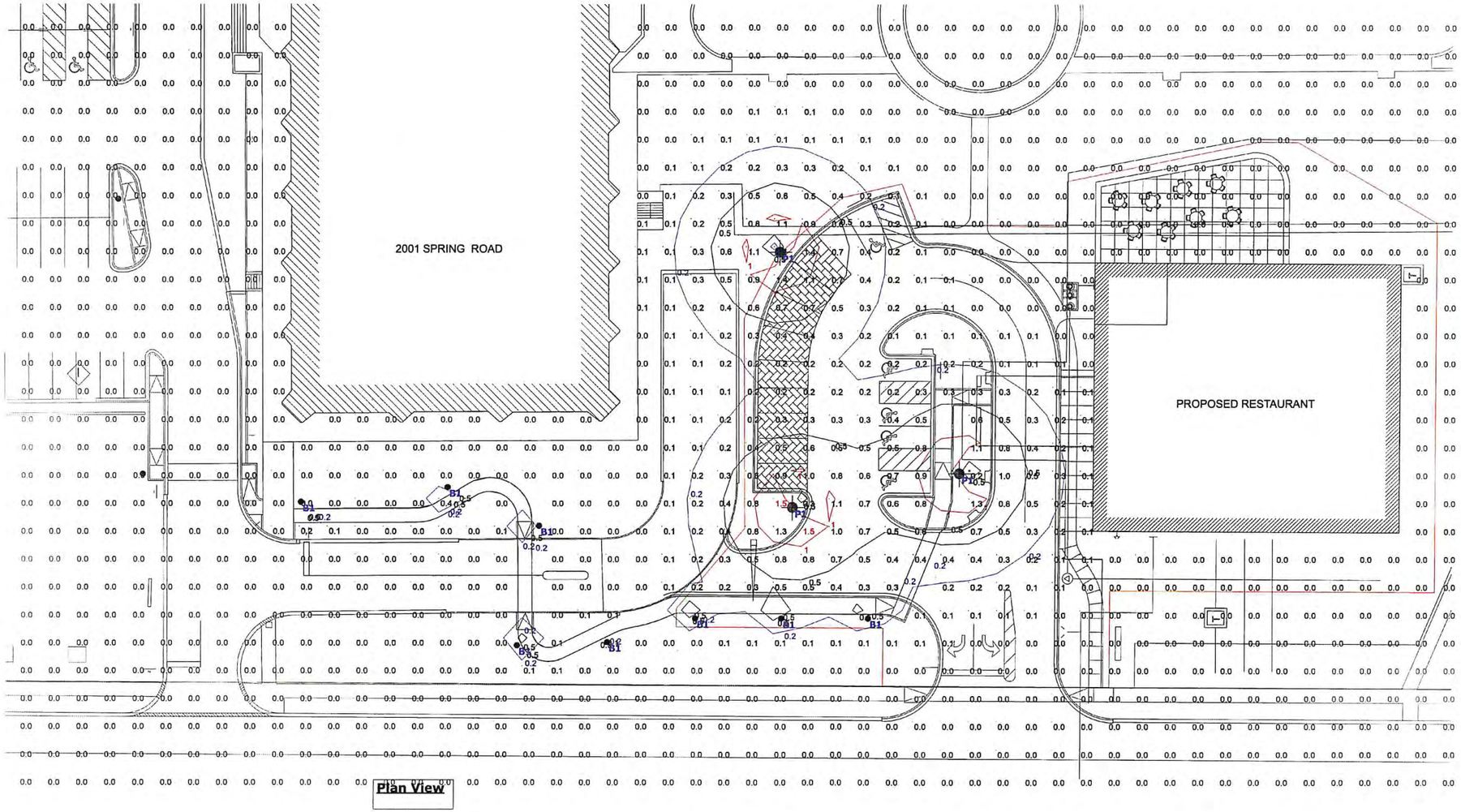
L-1



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Full Area Calc.	+	0.0 fc	1.5 fc	0.0 fc	N/A	N/A
Pathway Calc.	+	0.3 fc	1.6 fc	0.0 fc	N/A	N/A

NOTES:

1. CALCULATION POINTS ARE AT GROUND LEVEL.
2. ALL POLE FIXTURES ARE MOUNTED AT 16'-0" AFF.
3. ALL CALCULATIONS POINTS ARE ON A 10' x 10' SPACING. UNO.
4. ALL PATHWAY CALCULATIONS ARE ON A 2' x 2' SPACING.
5. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
6. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.

**FIELD VERIFICATION REQUIRED.

Schedule

Symbol	Label	Quantity	Manufacturer	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B1	8	BEGA	84025K3	LED 8,2W	1	84025.ies	180	0.93	10
	P1	3	BEGA	77 175	LED 31W	1	77175 (1).ies	3371	0.93	36

KSA LIGHTING & CONTROLS

Commerce Plaza, Oak Brook - PHOTOMETRIC ANALYSIS

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DATE
4/5/2019
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KSA CONTACT

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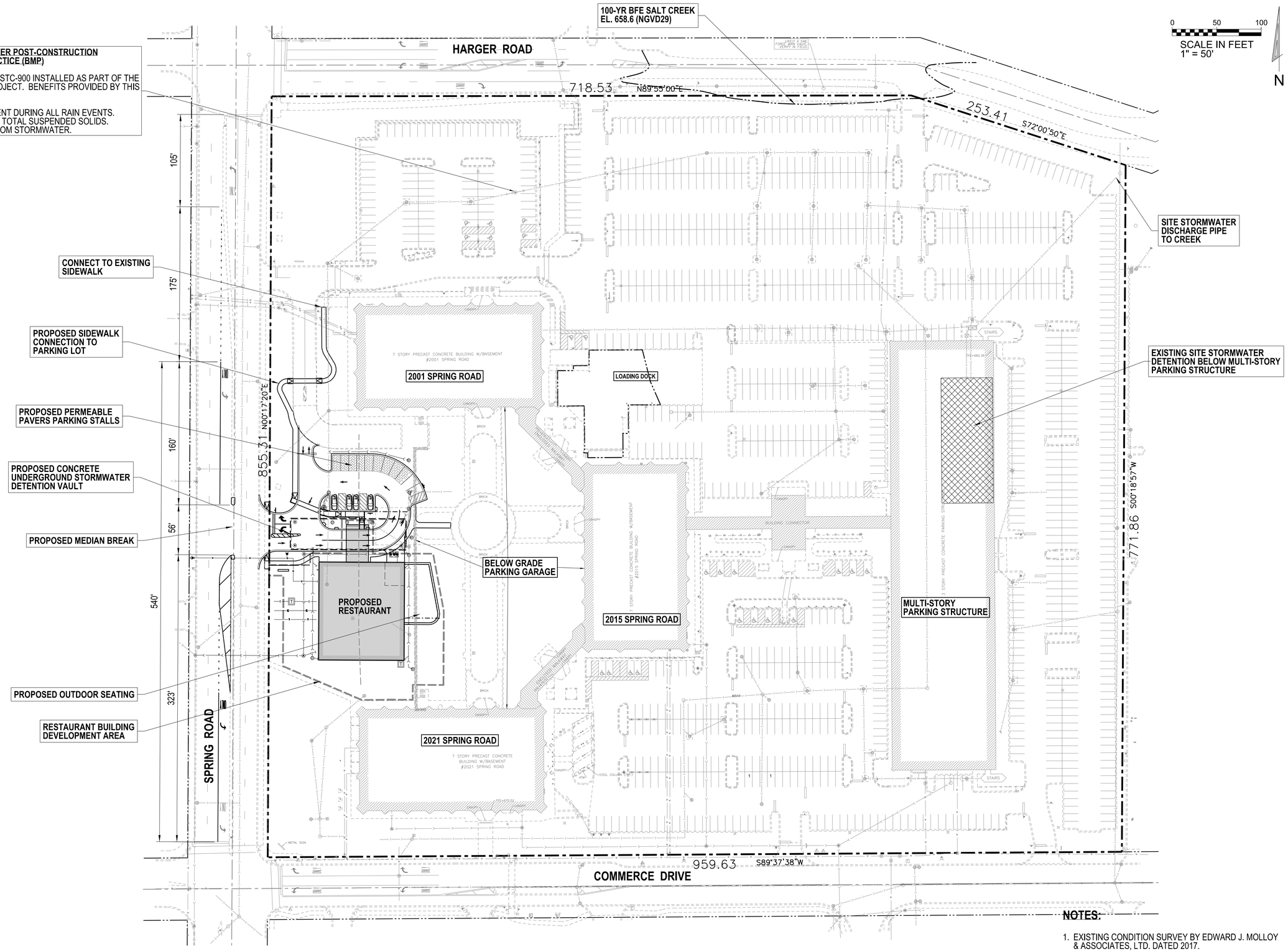

NOTES:

1. EXISTING CONDITION SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED 2017.
2. BUILDING FOOTPRINT, SITE PLAN AND UTILITY LAYOUTS SHOWN HERE ARE CONCEPTUAL ONLY AND SUBJECT TO FINAL DESIGN.

Cross Engineering & Associates, Inc.
1955 Raymond Drive, Suite 119
Northbrook, IL 60062
Tel: 847/498-0800

PROJECT:
Commerce Plaza - Restaurant Site
2001, 2015 & 2021 Spring Road
Oak Brook, Illinois

PREPARED FOR:
Zeller Realty Group, LLC
401 N. Michigan Avenue,
Suite 1300
Chicago, IL 60611

NO.	DATE	DESCRIPTION
4	4/2/19	Village PD Submittal
3	2/7/19	Village PD Submittal
2	12/17/18	Revised per VW Comments
1	10/26/18	Date Issued
#	date	comment

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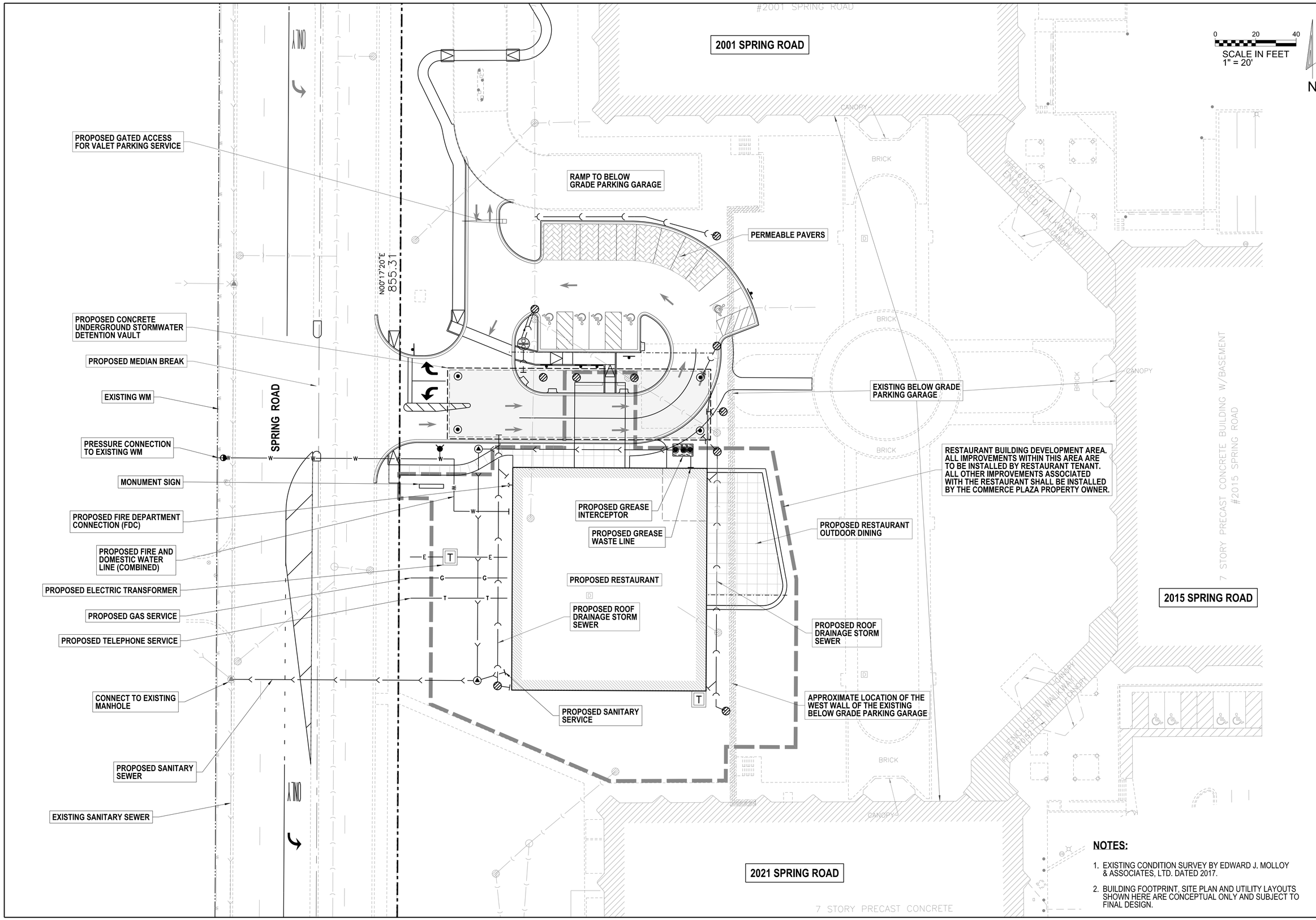
PRELIMINARY ENGINEERING

RESTAURANT SITE

JOB NO. 1610



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PRELIMINARY ENGINEERING

RETAURANT SITE

JOB NO. 1610

Page 2 of 2

DETENTION EASEMENT AND COVENANT PROVISIONS

ALL EASEMENTS INDICATED AS DETENTION EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND THEIR SUCCESSORS AND ASSIGNS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE-FLOW OF STORMWATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE DETENTION EASEMENT AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF VILLAGE OF OAK BROOK, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE. **ANY AREA DISTURBED BY MAINTENANCE OR OTHER ACTIVITY SHALL BE RE-PLANTED IN ACCORDANCE WITH VILLAGE OF OAK BROOK PERMIT NO _____.**

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER DETENTION EASEMENT AREAS, THE VILLAGE OF OAK BROOK, ILLINOIS OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER DETENTION AREA REASONABLY NECESSARY TO ENSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE DETENTION EASEMENT AREA.

IN THE EVENT THE VILLAGE OF OAK BROOK, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER DETENTION EASEMENT AREA, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF OAK BROOK, ILLINOIS.

* * *

CROSS ENGINEERING & ASSOCIATES, INC.

COMMERCE PLAZA - RESTAURANT SITE

STORMWATER NARRATIVE

The restaurant project is being proposed within the Commerce Plaza development, a Class A office complex located at the southeast corner of Spring Road and Harger Road. The property address is 2001, 2015 and 2021 Spring Road, and is currently developed with three 7-story office buildings, a 3-story parking structure, a below grade parking garage and surface parking lots.

The offices and surface parking lots were constructed in the late sixties and early seventies, and the above grade parking structure was constructed in the late eighties. The offices were constructed at a time prior to Stormwater detention being required for developments, whereas the parking structure was constructed with Stormwater detention being provided in a Stormwater detention basin located within the footprint of the ground floor of the parking structure. With the exception of the surface parking field located east of the parking structure, the majority of the site storm sewer flows through a restrictor manhole located just north of the parking structure. During low-flow storm events where the runoff does not exceed the restrictor capacity, the Stormwater is discharged directly to Salt Creek via a storm sewer running along the east property line. Once the rainfall event runoff exceeds the restrictor capacity the excess Stormwater runoff is diverted into the detention basin below the parking structure to be pumped once the runoff flow has subsided.

The approximately 39,000 SF restaurant development site is proposed to be located on the west side of the office complex adjacent to Spring Road. The site is located at the upstream end of the onsite storm sewer system. Re-development of this portion of the Commerce Plaza property with an approximate 14,000 SF restaurant will result in approximately 28,000 SF of additional impervious area, and in order to comply with the Village of Oak Brook and DuPage County Countywide Stormwater & Flood Plain Ordinance, stormwater detention is being proposed within the restaurant development site in an underground concrete storage vault. The vault will be installed below the drive aisle, and will be designed to safely support fire trucks and delivery vehicles. The vault will attenuate the flows and detain the required storage volume, releasing the Stormwater at a prescribed flow rate that can be accommodated by the existing storm sewer system. The underground vaults will be inspected and cleaned in accordance with the manufacturer's recommended maintenance procedures. The ultimate storm sewer discharge from the property is controlled by the aforementioned restrictor manhole located just north of the parking structure.

A water quality storm manhole structure was recently installed on the existing storm sewer line running through the parking lot just north of 2001 Spring Road office building. This storm manhole is designed to treat Stormwater flows running through it by reducing up to 80 percent of total suspended solids (TSS), as well as capturing oils and floatable debris. The captured sediment, oils and floatables are removed from the structure during periodic maintenance. The storm sewers discharging flow from the proposed restaurant site flow through this water quality manhole, thereby providing the required post-construction Best Management Practices (BMP's) for the restaurant site. In addition, nine of the parking stalls around the perimeter of the drive aisle will be constructed with permeable pavers to filter pollutants from the Stormwater prior to recharging the groundwater or discharging into the storm sewer system.

STORMTRAP MAINTENANCE MANUAL

1. Introduction

Regular inspections are recommended to ensure that the system is functioning as designed. Please call your Authorized StormTrap Representative if you have questions in regards to the inspection and maintenance of the StormTrap system. Prior to entry into any underground storm sewer or underground detention systems, appropriate OSHA and local safety regulations and guidelines should be followed.

2. Inspection Schedules for Municipalities

StormTrap Stormwater Management Systems are recommended for inspection whenever the upstream and downstream catch basins and stormwater pipes of the stormwater collection system are inspected or maintained. This will economize the cost of the inspection if it is done at the same time the Municipal crews are visiting the area.

3. Inspection Schedules for Private Development

StormTrap Stormwater Mangement Systems, for a private development, are recommended for inspection after each major storm water event. At a minimum, until a cleaning schedule can be established, an annual inspection is recommended. If inspected on an annual basis, the inspection should be conducted before the stormwater season begins to be sure that everything is functioning properly for the upcoming storm season.

4. Inspection Process

Inspections should be done such that at least 2-3 days has lapsed since the most recent rain event to allow for draining. Visually inspect the system at all manhole locations. Utilizing a sediment pole, measure and document the amount of silt at each manhole location (Figure 1). Inspect each pipe opening to ensure that the silt level or any foreign objects are not blocking the pipes. Be sure to inspect the outlet pipe(s) because this is typically the smallest

pipe in the system. It is common that most of the larger materials will be collected upstream of the system in catch basins, and it is therefore important at time of inspections to check these structures for large trash or blockages.

Remove any blockages if you can during the inspection process only if you can do so safely from the top of the system without entering into the system. **Do not go into the system under any circumstances** without proper ventilation equipment and training. Pass any information requiring action onto the appropriate maintenance personnel if you cannot remove the blockages from above during the inspection process. Be sure to describe the location of each manhole and the type of material that needs to be removed.

The sediment level of the system should also be measured and recorded during the inspection process. Recording the sediment level at each manhole is very important in order get a history of sediment that can be graphed over time (i.e. years) in order to estimate when the system will need to be maintained next. It is also important to keep these records to verify that the inspection process was actually performed if anyone asks for your records in the future.

The sediment level in the underground detention system can be determined from the outside of the system by opening up all the manholes and using a sediment pole to measure the amount of sediment at each location. Force the stick to the bottom of the system and then remove it and measure the amount of sediment at that location. Again, do not go into the system under any circumstances without proper ventilation equipment and training.

5. When to Clean the System

Any blockages should be safely removed as soon as practical so that the Stormwater detention system will fill and drain properly before the next stormwater event.

The Dry Detention System should be completely cleaned whenever the sediment occupies more than 10% to 15% of the originally designed system's volume. The Wet Detention System should be cleaned when the sediment occupies more than 30% or 1/3rd of the originally designed system's volume. NOTE: Check with your municipality in regards to

PHONE 815 941 4549
FAX 331 318 5347
WEB www.stormtrap.com
EMAIL info@stormtrap.com
1287 Windham Parkway
Romeoville, Illinois 60446

cleaning criteria, as the allowable sediment before cleaning may be more or less then described above.

6. How to Clean the StormTrap

The system should be completely cleaned back to 100% of the originally designed storage volume whenever the above sediment levels have been reached. Be sure to wait at least 3 days after a stormwater event to be sure that the system is completely drained (if it is a Dry Detention System), and all of the sediments have settled to the bottom of the system (if it is a Wet Detention System).

Do not enter the System unless you are properly trained, equipped, and qualified to enter a confined space as identified by local occupational safety and health regulations.

There are many maintenance companies that are in business to help you clean your underground stormwater detention systems and water quality units. Please call your StormTrap representative for referrals in your area.

A. Dry Detention System Cleaning

Maintenance is typically performed using a vacuum truck. Sediment should be flushed towards a vacuum hose for thorough removal. For a Dry Detention System, remove the manhole cover at the top of the system and lower a vacuum hose into one of the rows of the StormTrap system. Open up the manhole at the opposite end of the StormTrap and use sewer jetting equipment to force water in the same row from one end of the StormTrap row to the opposite side. The rows of the StormTrap are completely open in one contiguous channel from one end to the other for easy cleaning.

Place the vacuum hose and the sewer jetting equipment in the next row and repeat the process until all of the rows have been cleaned.

When finished, replace all covers that were removed and dispose of the collected material properly.

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FAX 331 318 5347
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B. Wet Detention System Cleaning

If the system was designed to maintain a permanent pool of water, floatables and any oil should be removed in a separate procedure prior to the removal of all sediment.

The floatable trash is removed first by using a bucket strainer to capture and remove any floating debris.

The floatable oils are then removed off the top of the water by using the vacuum truck to suck off any floatable fluids and liquids.

The next step is to use the vacuum truck to gently remove the clarified water above the sediment layer.

The final step is to clean the sediment for each row as described above in the paragraph "A. Dry Detention System Cleaning". For smaller systems, the vacuum truck can remove all of the sediment in the basin without using the sewer jetting equipment because of the smaller space.

7. Inspection Reports

Proof of these inspections is the responsibility of the property owner. All inspection reports and data should be kept on site or at a location where they will be accessible for years in the future. Some municipalities require these inspection and cleaning reports to be forwarded to the proper governmental permitting agency on an annual basis.

Refer to your local and national regulations for any additional maintenance requirements and schedules not contained herein. Inspections should be a part of your standard operating procedure.

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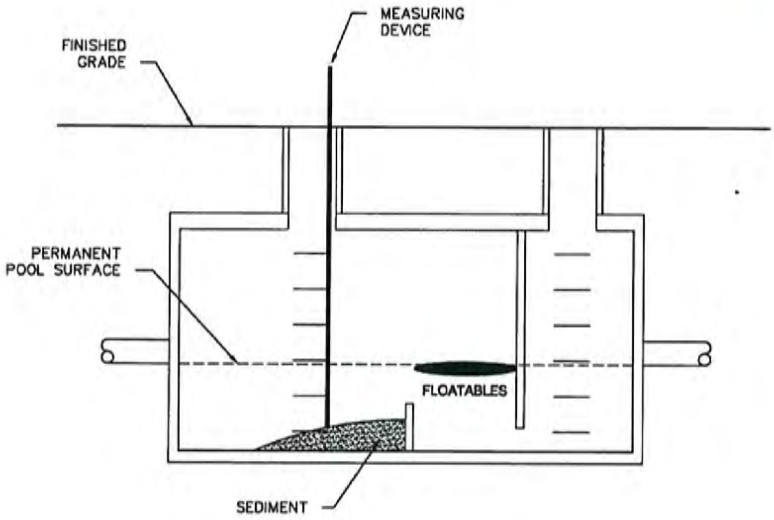

Figure 1. During inspection, measure the distance from finished grade to the top of the sediment inside the system.

Sample inspection and maintenance log

Date	Depth of Sediment	Accumulated Trash	Maintenance Performed	Maintenance Personnel	Comments
2/5/2012	3"	None	Sediment Removal/Vac	B. Johnson	

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PROPOSED CONSTRUCTION SCHEDULE

In 2017, the Owner commenced a two phased improvement project to provide more parking and landscaping on the Property. Phase I, which has been successfully completed, included the repair, expansion and restriping of the existing parking lot and the provision of extensive landscaping. An additional 150 parking spaces were provided on site.

Phase 2A of the improvement project will include Restaurant Site Preparation by the Owner including the restaurant pad, utilities, landscaping and other infrastructure outside the Restaurant Building Development area.. This work will commence upon finalization of a lease agreement with a restaurant operator, which is required to confirm the restaurant size and configuration. It is estimated that approximately 9-10 months will be required to obtain necessary permits and commence/complete this work.

Phase 2B of the improvement project includes Restaurant Building Development by the restaurant operator, including building construction with tie-in to utilities and other Site Preparation, building landscaping, and signage. Upon finalization of the restaurant lease, it is estimated that it will take 6-9 months to complete the restaurant design and permitting and another 12 months for construction and build-out work.

During construction, the site will be screened from view from adjacent properties and Spring Road. A construction logistics plan will be provided to the Village during permit submittals to mitigate the impact on roads, utilities, etc.

Traffic Impact Study

Proposed Restaurant
Commerce Plaza
Oak Brook, Illinois

Prepared for:

Zeller Realty Group, LLC

April 2, 2019

Prepared by:

Bill Grieve, P.E., PTOE
Senior Transportation Engineer

GEWALT HAMILTON ASSOCIATES, INC.

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ▪ FAX 847.478.9701
www.gha-engineers.com

Traffic Impact Study

To: Jan Goldsmith
Zeller Realty Group, LLC

From: Bill Grieve, P.E., PTOE
Senior Transportation Engineer

Date: April 2, 2019

Subject: *Proposed Restaurant*
Commerce Plaza - Oak Brook, Illinois

Part I – Project Context and Summary Statement

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Impact Study (TIS) for the above referenced project. As proposed, a "white tablecloth" restaurant with up to 14,000 square feet of floor space would be developed on the east side of Spring Road between Harger Road and Commerce Drive. The development will contain a full access drive on Spring Road. Complimentary valet service will be offered to customers.

The following summarizes our findings on the impact of the proposed restaurant on the surrounding streets, the ability to provide the full access drive, and includes various recommendations for your consideration. *Exhibits* and *Appendices* referenced are located at the end of this document. Briefly summarizing, we believe that the development traffic generated and the access drive can be integrated on the adjacent roads. Reasons include:

- Many restaurant trips will be made by people working at Commerce Plaza; perhaps about 25% during the weekday evening peak hour. This trip discount was *not* taken to help ensure that the maximum restaurant traffic impacts were tested.

- The two intersections along Spring Road that would be most impacted, at Harger Road and Commerce Drive, would not have an appreciable change in delay or Level of Service (LOS) posed by the restaurant.

- The southbound left-turn lane into the site will not impact northbound left-turns from Spring Road onto Harger Road, nor southbound left-turns from Spring Road onto Commerce Drive due to the ample amount of turn lane storage provided.

- It is anticipated that most restaurant patrons will choose to utilize the planned complimentary valet service, which will manage traffic movements within the planned turnaround zone. There is sufficient stacking provided on site to help ensure that no cars will spill out onto Spring Road. Also, there are ten additional regular parking spaces located in the turnaround zone to provide excess capacity if a customer surge occurs.

- Plentiful parking will be available during the evenings at Commerce Plaza; both for customers who self-park and those who elect to use the valet service.

Part II - Background Information

Site Location Map and Aerial

Exhibit 1 provides an aerial perspective and *Exhibit 2* provides operational characteristics of the surrounding roadway network. A photo inventory of the site vicinity is displayed in *Appendix A*. Pertinent comments regarding area land-uses, the road network, and non-auto mobility include:

Land Uses

- The restaurant site is located along the east side of Spring Road within the Commerce Plaza office park between Harger Road and Commerce Drive in Oak Brook, Illinois. The office park is owned by Commerce Plaza Property LLC, including the restaurant site.
- Multi-Story office buildings border the building on the south, east, and north sides. The Oak Brook Mall/Shopping Center is located directly west across Spring Road. Also, a hotel is located north across Harger Road and office space and restaurants exist and more are contemplated to be developed south across Commerce Drive.

Roadway Network

<u>Spring Road</u>

- Spring Road is a north-south collector street under the jurisdiction of the Village of Oak Brook.
- Spring Road has two through travel lanes in each direction and separate left-turn lanes in the site vicinity.
- The posted speed limit is 30-mph.

<u>Harger Road</u>

- Harger Road is an east-west collector under the jurisdiction of the Village of Oak Brook.
- At its signalized intersection with Spring Road, Harger Road has a left lane, through lane, and right-turn lane in the westbound direction and a left lane and shared through right-turn lane in the eastbound direction. Spring Road has a left turn lane, through lane, and shared through right-turn lane in the northbound direction, whereas in the southbound direction is has a shared through right-turn lane, a through lane, and a left-turn lane.
- The posted speed limit is 30-mph along both Spring Road and Harger Road.

<u>Commerce Drive</u>

- Commerce Drive is an east-west local street under the jurisdiction of the Village of Oak Brook.
- At its signalized intersection with Spring Road, Commerce Drive has a left lane, through lane, and right-turn lane in the westbound direction and a left lane and shared through right-turn lane in the eastbound direction. Spring Road has a left-turn lane, two through lanes, and a right-turn lane in the northbound direction, whereas in the southbound direction has a shared through / right-turn lane, a through lane, and a left-turn lane.
- The posted speed limit is 25-mph along Commerce Drive and 30-mph along Spring Road.

Non-Auto Mobility

- Sidewalk is located along the east side of Spring Road in the site vicinity.
- At the intersection of Spring Road and Commerce Drive, sidewalk is located on all sides of the roadways except for the west side of Spring Road and the south side of Commerce Drive west of Spring Road.
- At the intersection of Spring Road and Harger Road, sidewalk is located only on the east side of Spring Road south of Harger Road. An 8-foot asphalt (bike) path is located on the west side of Spring Road north of Harger Road and on the south side of Harger Road east of Spring Road.
- Pace bus operates Route #301 – Roosevelt Road. And Route #322 – Cermak Road / 22nd Street in the Commerce Plaza vicinity.

*Existing **and Year 2030 "No-Build"** Traffic*

Existing Traffic

GHA conducted weekday midday and evening peak period traffic counts on Wednesday, March 6, 2019 along Spring Road from the hotel access located north of Harger Road south to Commerce Drive. This data was augmented by GHA counts conducted during the weekday evening peak period on Thursday, February 7, 2019 for the Oak Brook Commons redevelopment of the McDonald's Plaza property and on October 16, 2016 at various access drives along Spring Road.

Exhibit 3 summarizes the peak hour traffic volumes, which occurred from Noon to 1:00 PM and 4:30-5:30 PM, as well as the Annual Average Daily Traffic (AADT) 24-hour volumes that were obtained from the IDOT web-site. Summaries of the 2019 peak period traffic counts can be found in *Appendix B*. No unusual activities (e.g. roadway construction, inclement weather (e.g. snowstorm, polar vortex, or excessive emergency vehicle activity) were observed during our counts that would be expected to impact traffic volumes or travel patterns in the site vicinity.

Discussion Point. The weekday midday and evening peak hours coincide with the peak hours on the adjacent roads. It is important to note that the evening peak period for the restaurant will be after the adjacent street peak hours, perhaps from 6:00-8:30 PM.

Year 2030 "No-Build" Traffic

Typical industry practice suggests that other area development growth be considered to project volumes to test for an analysis horizon that is "build-out + 5-years". Build-out of the restaurant is expected to be completed in 2021, which would result in an analysis horizon of the Year 2026. However, the proposed Oak Brook Commons development is expected to be built-out in the Year 2030. It was decided to use that timeframe to help ensure that future travel patterns and traffic volumes are as accurately tested as possible. *Exhibit 4* illustrates the Year 2030 No-Build traffic assignment, which considers the following growth on the area roads:

- The Total Traffic assignment for the weekday evening peak hour from the GHA TIS for Oak Brook Commons dated February 25, 2019.
- The GHA weekday midday peak hour traffic counts from March 2019 were increased by 30% to reflect anticipated growth from the Oak Brook Commons development.

Crash Analysis

In order to evaluate and address potential safety issues at the study area intersections, crash data was obtained from the IDOT Division of Transportation Safety for the last five calendar years available, 2012 through 2016. A summary of the crash data is provided on *Table 1* in *Appendix C.*

As shown in *Table 1*, the intersection of Spring Road and Commerce Drive experienced the highest amount of crashes within the study area over the five-year analyses period. There was an average of four (4) crashes per year at this location. Seventy-seven (77) percent (17 of 22) of the crashes at Spring Road and Commerce Drive involved property damage and 73 percent (16 of 22) were cross movement/angle collisions.

Along Spring Road between Harger Road and Commerce Drive, 6 crashes occurred during the analyses period, or, on average, approximately one (1) crash per year. Approximately 83 percent (5 of 6) of these crashes involved property damage and 67 percent (4 of 6) were rear-end collisions. There were no crashes that involved a pedestrian or bicyclist in the site vicinity.

> *Discussion Point.* The restaurant drive will be located on Spring Road about midway between the two signalized intersections at Harger Road and Commerce Drive. Per the crash data, there was only about 1 incident each year from 2012-2016, almost all of them rear-end collisions. The design of the restaurant drive will safely allow cars to enter and exit the restaurant minimizing the possibility of a crash to occur.

Part III – Project Traffic Characteristics

Site and Valet Plans

Site Plans

Exhibit 5A is the overall Commerce Plaza site plan that illustrates where the restaurant would be located and *Exhibit 5B* provides a closeup of the immediate restaurant area. As proposed, a maximum 14,000 square foot restaurant will be built on the east side of Spring Road between Harger Road and Commerce Drive. As can be seen, the development will have a full-access drive that is located approximately 325 feet north from the Spring Road intersection with Commerce Drive.

Valet Operations Plan

As shown in *Exhibit 5C*, a key feature of the site plan is the planned turnaround zone for the valet operations. The turnaround, which will provide access to the proposed restaurant, has been carefully designed to help ensure safe and efficient operations by providing sufficient stacking on-site, a through lane to keep traffic moving while customers are leaving their cars for valet parking, and a valet holding area to temporarily hold cars if there is a surge in customer activity. There is about 80 feet of stacking available for exiting vehicles, with separate left and right turn lanes provided at Spring Road.

Traffic Generations and Trip Distribution

Exhibit 6 – Part A tabulates the traffic generation calculations for the proposed development. Traffic generations are based on historically observed trip rate data published by the Institute of Transportation Engineers (ITE) in the most recent, 10th Edition of the manual *Trip Generation*. Sit down restaurant (ITE code #931) was assumed for the development. The trip generations are based on the square footage provided. As can be seen, the restaurant is expected to generate 10, 33, and 109 trips during the weekday Morning, Midday, and Evening Peak Hours, and 1,180 trips on a daily basis (combined entering and exiting).

Discussion Point. It should be noted that many of the restaurant trips, perhaps 25% or so, will be generated from within the Commerce Plaza office buildings. This discount was *not* taken to help ensure that the maximum site traffic volumes are tested.

Discussion Point. The restaurant is not anticipated to be open during the weekday morning peak hour. The trips shown would be generated from employees arriving to prep for the restaurant opening and/or deliveries. Thus, the weekday midday and evening peak hours were focused on for the analyses.

Exhibit 6 – Part B presents the anticipated trip distribution, which is primarily based on the expected vehicle patterns and the existing traffic volumes on Spring Road, Harger Road, Commerce Drive, as well as the proposed access system.

Part IV – Traffic Evaluation

Traffic Assignments

Exhibit 7 illustrates the Site Traffic assignment, which is based on the project traffic characteristics summarized in *Exhibit 6* (e.g. traffic generations and trip distribution) and the site access drives. Site traffic and the Year 2030 No-Build volumes (see *Exhibit 4*) were combined to produce the Total Traffic assignment, which is illustrated in *Exhibit 8*.

Capacity and Queue Analyses

Capacity analyses are a standard measurement in the industry that identifies how a particular intersection operates. *Exhibit 9* – Part A lists the analysis parameters, as published in the Transportation Research Board's (TRB) 2010 Highway Capacity Manual (HCM). They are measured in terms of level of service (LOS). LOS A is the best rating, with LOS F being the worst. LOS C is often considered acceptable for design purposes and LOS D is usually considered as providing the lower threshold of acceptable operations. LOS E and F are usually considered unacceptable. The capacity analyses were modeled using Synchro v8 software.

Exhibit 9 - Part B summarizes the intersection capacity and queue analysis results. Capacity analysis summary printouts are provided in *Appendix D*.

Key Finding. The intersections on Spring Road at Harger Road and Commerce Drive experience minimal increases in delay as a result of the proposed restaurant. No changes to the existing signal timing and phasing are required to accommodate the development traffic. Furthermore, the new site access is expected to operate at the "design" LOS C during the busy evening peak hour.

Key Finding. There is more than adequate distance between the northbound left turn lane at Harger Road and the southbound left turn lane at Commerce Drive to allow a new full access intersection on Spring Road for the restaurant. Per *Exhibit 9*, the 95th Percentile queues on Spring Road are:

- 84 feet for the northbound left turn lane at Harger Road.
- 114 feet for the southbound left turn lane at Commerce Drive.

Discussion Point. Westbound left turns from the restaurant to southbound Spring Road are projected to operate at LOS E, just over the LOS D delay threshold, during the weekday evening peak hour for the Year 2030 planning horizon. The delay represents the approximate time an exiting vehicle would wait for a gap in both directions of through traffic on Spring Road.

The length of delay estimated for westbound left turns exiting the site drive during the weekday evening peak hour is found throughout the Chicagoland area (including Oak Brook) on higher volume roads, such as projected on Spring Road at the hotel access north of Harger Road and along 22nd Street. In fact, there are more left turns from the full access intersection north of Harger Road during both the weekday midday and evening peak hours than are projected exiting the restaurant during the same times (see *Exhibit 8*). Westbound left turns exiting the restaurant are projected to be one trip every 10 minutes during the midday peak hour and one trip every 3 minutes during the evening peak hour.

Furthermore, it should be noted that the delays from the capacity analyses for the unsignalized intersections as shown in *Exhibit 9* are for the turns to/from Spring Road. The through movements on Spring Road will operate at the best LOS A.

Key Finding. The 95th percentile queue length is projected to be only one vehicle or about 20-25 feet. As noted, there will be 80 feet of stacking provided for exiting cars. This will help ensure that the site access operations do not disrupt the future traffic flow on Spring Road.

Traffic Impact Discussion

Site traffic will represent the following volumes traveling through the site vicinity:

- During the Year 2030 evening peak hour (see *Exhibit 4*), there are projected to be about 1,550 vehicles or over 25 vehicles per minute along Spring Road by the site. The restaurant would add 109 trips (combined in and out) or less than 2 trips per minute, assuming 100% use of the new access.
- The restaurant impacts at the nearby intersections of Spring Road with Harger Road and Commerce Drive will be even less, as site traffic disperses over the road network. At both intersections, the restaurant will add only about 1 trip per minute during the weekday evening peak hour and even less during the midday peak hour, about 1 trip every 4 minutes.

- The LOS at each intersection remains unchanged with the addition of the proposed development. In fact, the increase in delay from restaurant traffic over the Year 2030 Non-Build volumes (see *Exhibit 4*) is less than 1 second at both of the signalized intersections on Spring Road at Harger Road.

Key Finding. Based on the above, it can be concluded that no road improvements would be necessary to specifically accommodate site traffic. Thus, our recommendations focus on the on-site planning elements, such as access operations.

On-Site Planning Elements

Restaurant Access Drive

Per the site plans prepared by Cross Engineering (see *Exhibits 5A, 5B, and 5C*):

- The restaurant drive will be full access, with one inbound and two outbound lanes provided, striped for separate left and right turns.
- A southbound left turn lane will be constructed on Spring Road at the site drive (see *Exhibit 5A*).
- A striped car "holding" area will be provided in the median to allow exiting left turns to stage while awaiting a gap in southbound through traffic on Spring Road.
- Traffic should be monitored to determine if/when a weekday evening peak period turning restriction for exiting left turns should be considered .
- Exiting restaurant traffic should have Stop control.

Parking

As discussed, the restaurant will rely extensively on valet parking for their customers. As shown in *Exhibit 5C*:

- Per the valet plan, 15 parking spaces are to be provided adjacent to the restaurant; 10 regular and 5 ADA spaces.
- The restaurant will rely extensively on valet operations for their customers. A gated access will be provided from the vehicle drop-off zone in front of the restaurant to the internal Commerce Plaza circulation system. This will help avoid valet workers from having to travel on Spring Road, Harger Road, or Commerce Drive. It is expected that the valet parking will be generally focused in the nearby parking lot on the north side of the 2001 Spring Road building and parking structure.
- Wayfinding signage will provide direction to the designated self-parking for the restaurant, as well as identify which lane is used for valet and which is a bypass lane.

Part V - Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

Exhibits

1. Site Location Map
2. Traffic Operations
3. Existing Traffic
4. "No-Build" Traffic – Year 2030
5. Site Plans
6. Project Traffic Characteristics
7. Site Traffic
8. Total Traffic – Year 2030
9. Intersection Capacity Analyses

Appendices

A. Photo Inventory
B. Traffic Count Summaries
C. Crash Analysis
D. Capacity Analysis Worksheet

EXHIBITS

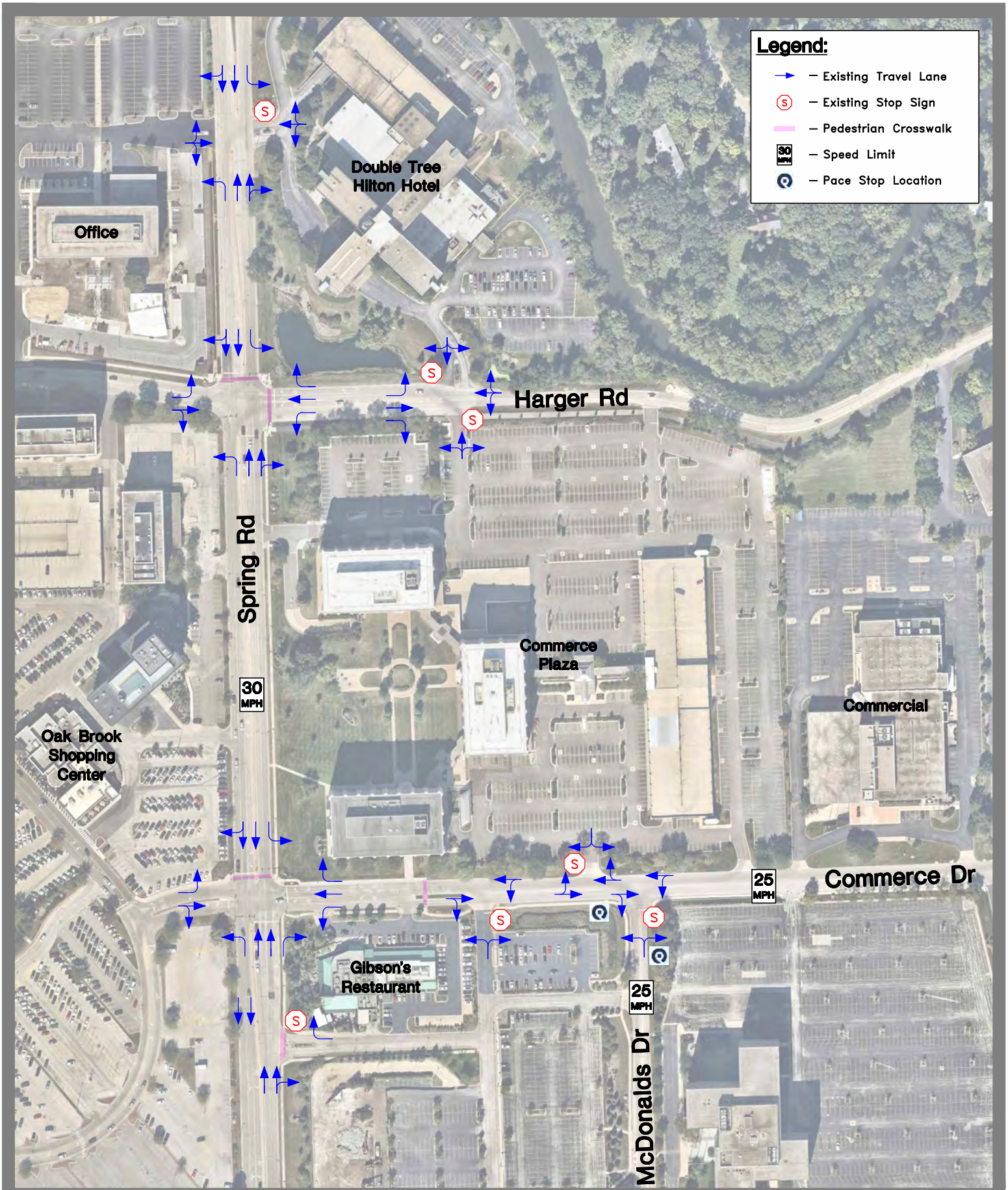
N

1 inch = 530 Feet

Exhibit 1 - Location Map

Proposed Restaurant - Commerce Plaza
Oak Brook, IL

Map Center: 87.947°W 41.85029°N



GHA GEWALT HAMILTON ASSOCIATES, INC.

Exhibit 2
Existing Traffic Operations

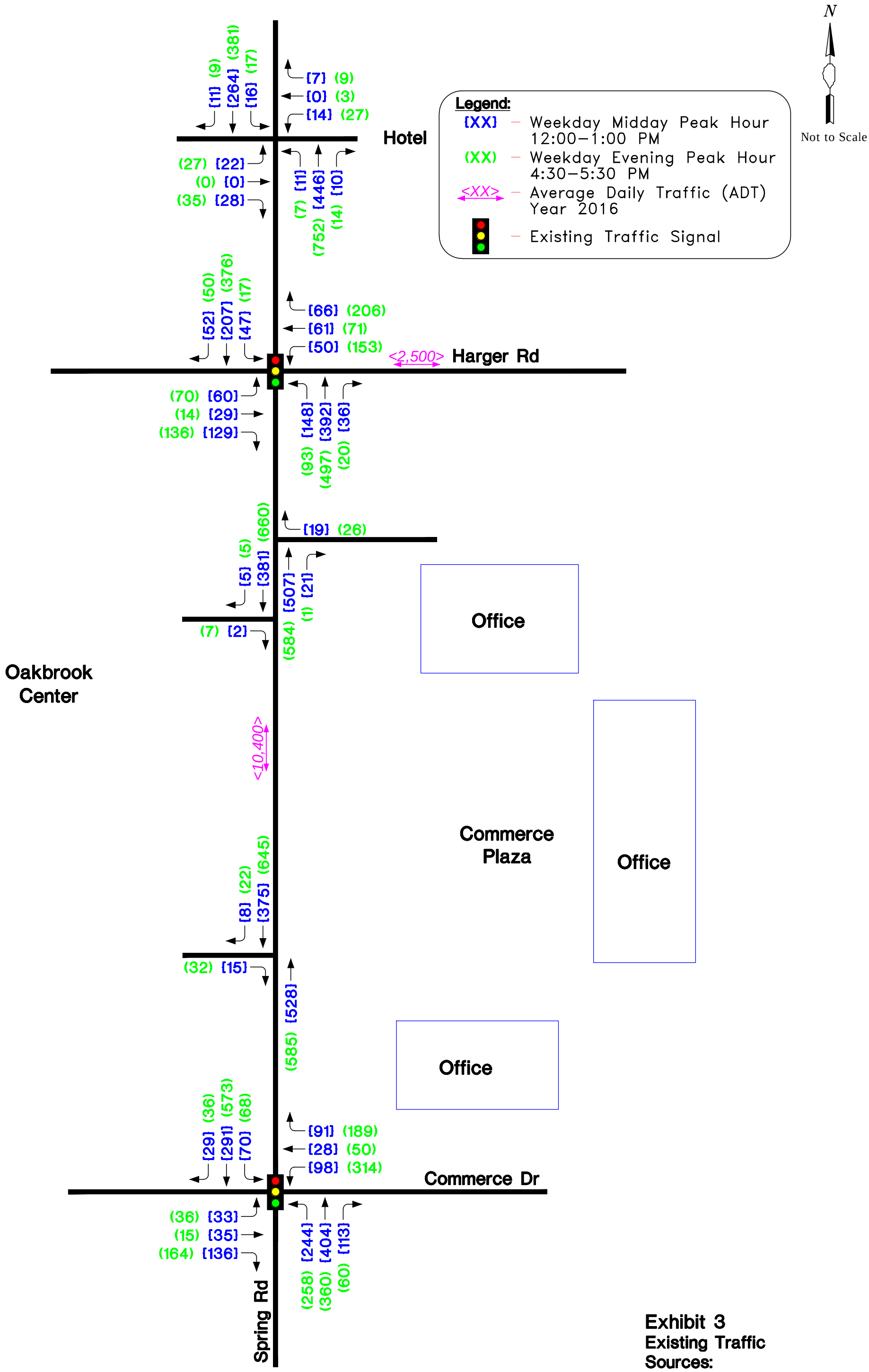


Exhibit 3
Existing Traffic
Sources:
1) GHA - Feburary 7, 2019
2) GHA - March 6, 2019
3) IDOT Website
4) GHA - October 18, 2016

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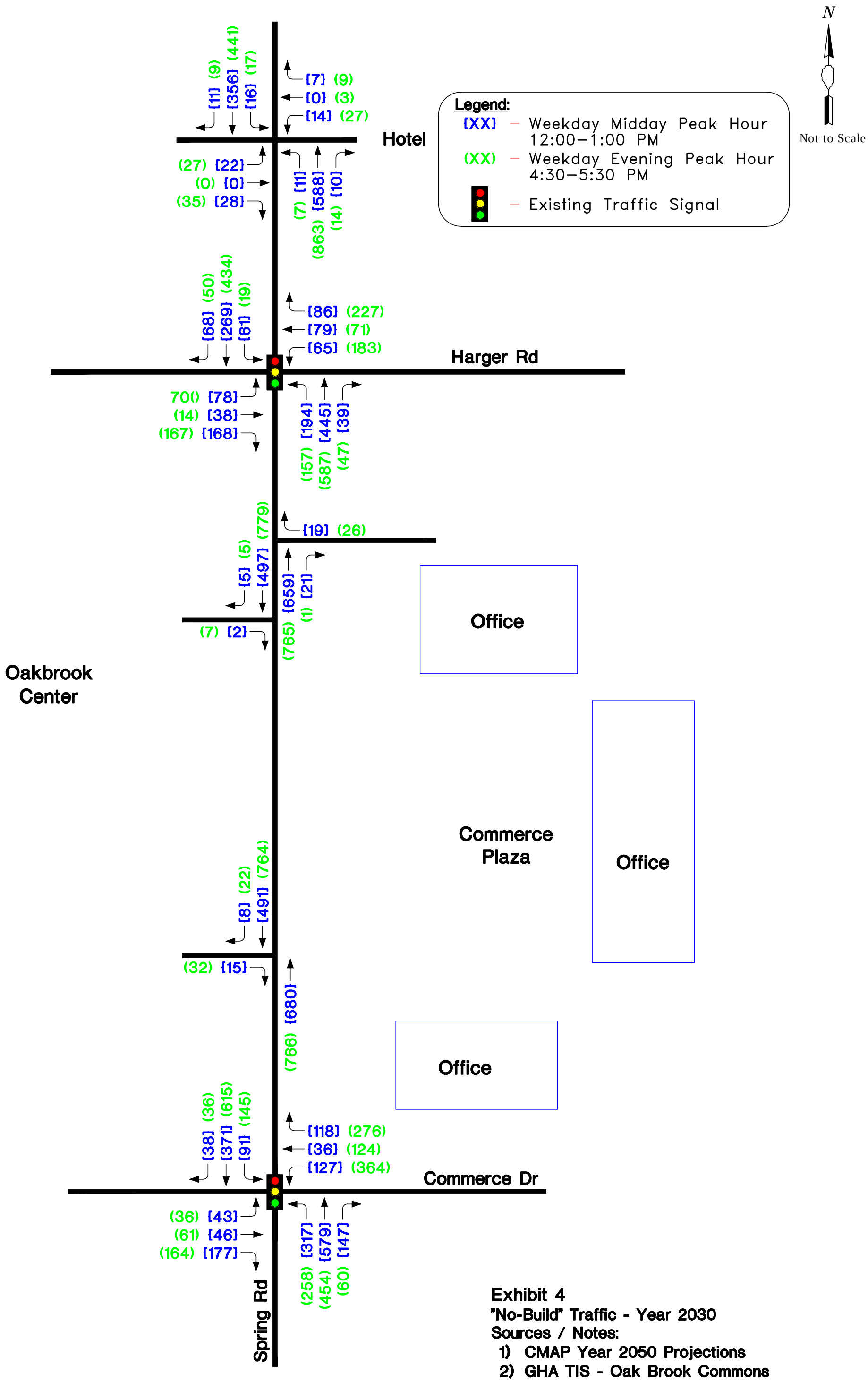

Exhibit 4
"No-Build" Traffic - Year 2030
Sources / Notes:

1) CMAP Year 2050 Projections
2) GHA TIS - Oak Brook Commons Feburary 25, 2019
3) Existing Weekday Midday Peek Hour on Spring Rd., Harger Rd., and Commerce Dr. Increased by 30% for Growth

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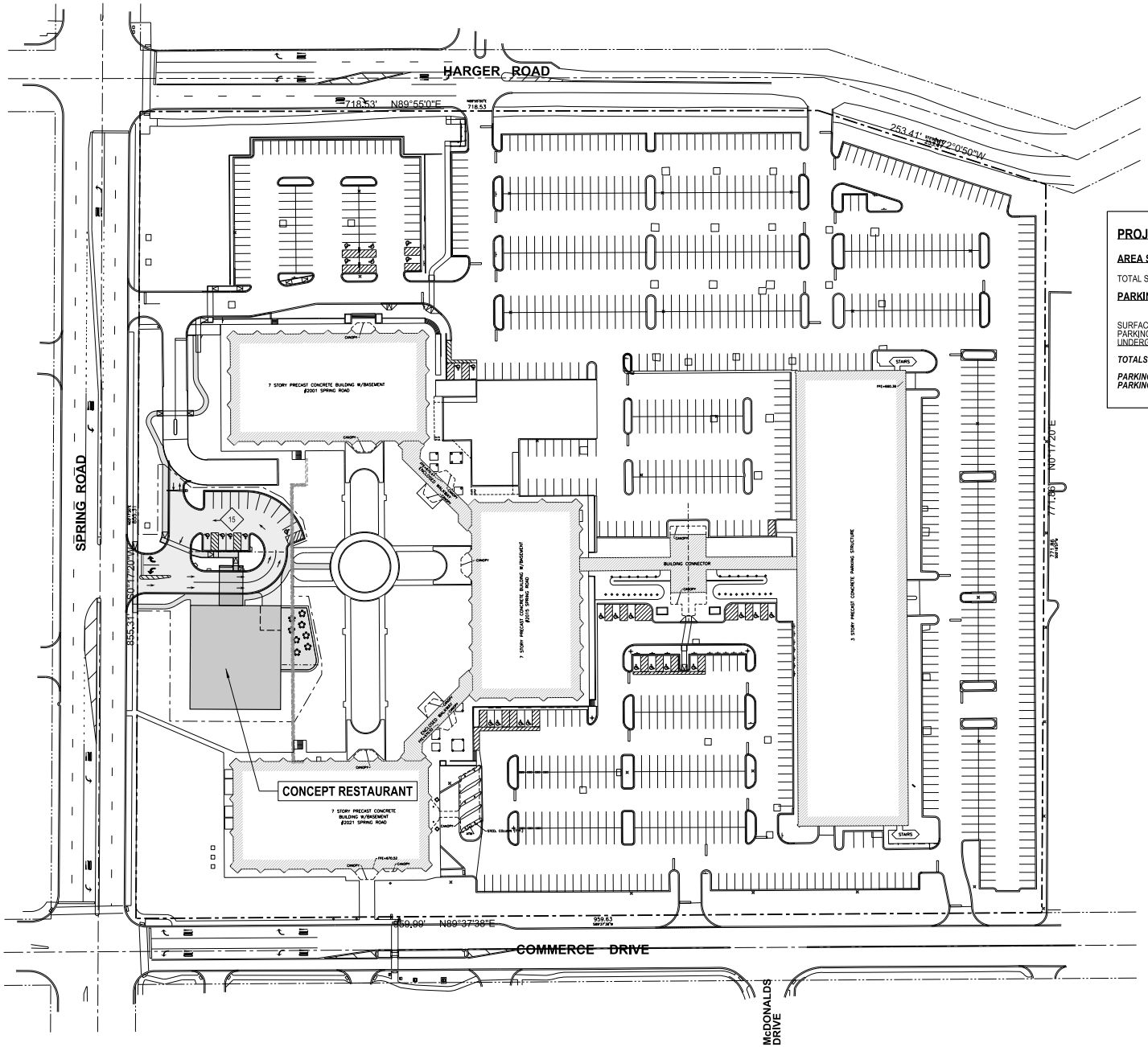


PROJECT SUMMARY:

AREA SUMMARY:

TOTAL SITE AREA: 18.57 AC (808,825 SF)

PARKING SUMMARY

	PRE-PHASE 1	EXISTING	PHASE 2
SURFACE STALLS	924	1,074	1,087
PARKING DECK	468	468	468
UNDERGROUND	197	197	197
TOTALS	***1,589***	***1,739***	***1,752***

PARKING ADDED BY PHASE 1 IMPROVEMENTS = 150 STALLS
PARKING ADDED BY PHASE 1 & PHASE 2 IMPROVEMENTS = 163 STALLS

N

0 50 100
SCALE IN FEET

Cross
Cross Engineering & Associates, Inc.
1955 Raymond Drive, Suite 119
Northbrook, IL 60062
Tel: 847-498-0800

PROJECT:
Commerce Plaza - Restaurant Site
2001, 2015 & 2021 Spring Road
Oak Brook, Illinois

PREPARED FOR:
Zeller Realty Group, LLC
401 N. Michigan Avenue,
Suite 1300
Chicago, IL 60611

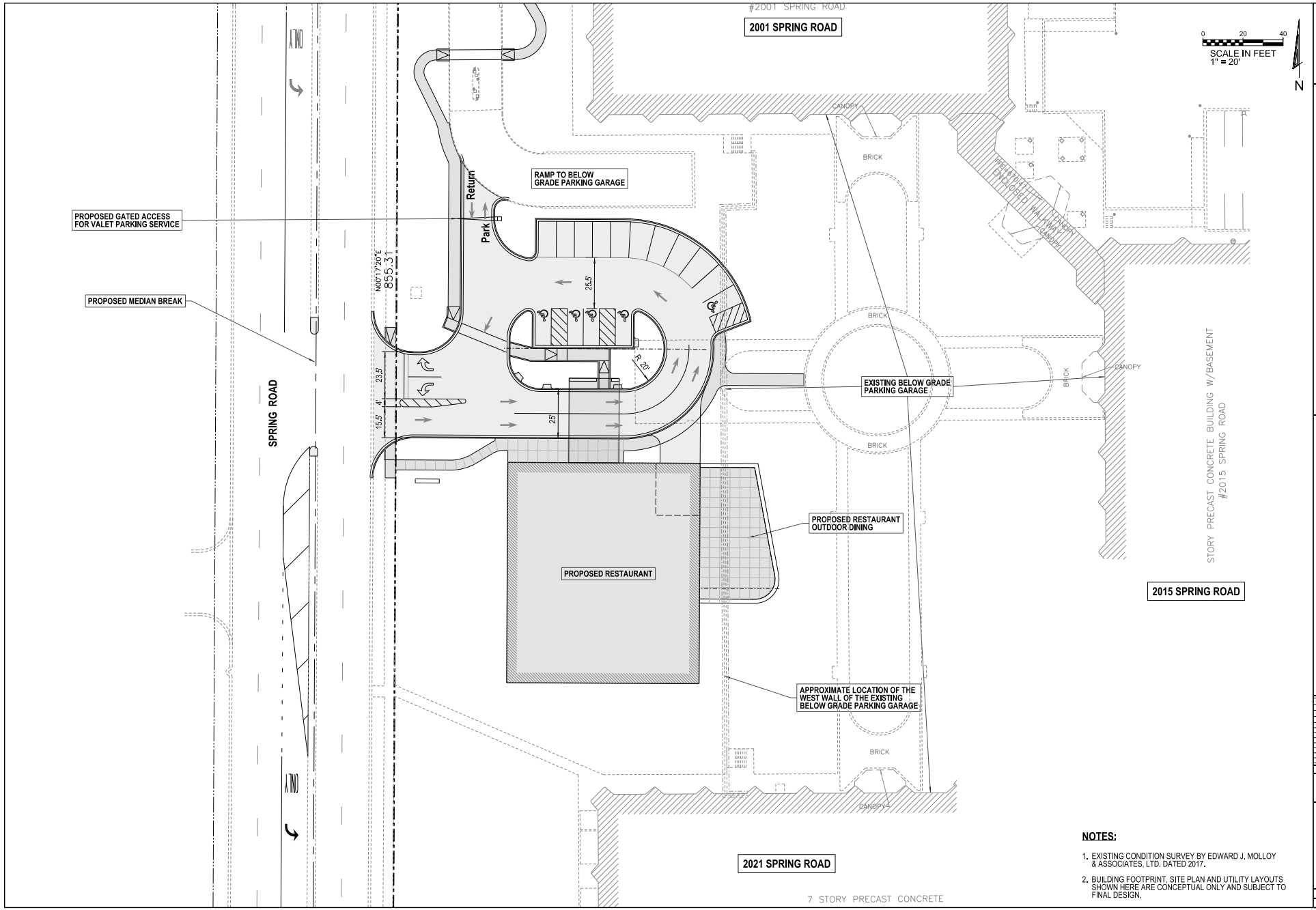
NO.	DATE	DESCRIPTION
1	09/19	Date Issued
#	date	comment

CROSS ENGINEERING & ASSOCIATES, INC. © 2019

OVERALL
SITE PLAN WITH
CONCEPT
RESTAURANT
SITE PLAN

JOB NO.: 1610

Page 1 of 1



NOTES:

1. EXISTING CONDITION SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED 2017.
2. BUILDING FOOTPRINT, SITE PLAN AND UTILITY LAYOUTS SHOWN HERE ARE CONCEPTUAL ONLY AND SUBJECT TO FINAL DESIGN.

Cross
Cross Engineering & Associates, Inc.
1955 Raymond Drive, Suite 119
Northbrook, IL 60062
Tel: 847-498-0800

PROJECT:
Commerce Plaza - Restaurant Site
2001, 2015 & 2021 Spring Road
Oak Brook, Illinois

PREPARED FOR:
Zeller Realty Group, LLC
401 N. Michigan Avenue,
Suite 1300
Chicago, IL 60611

NO.	DATE	DESCRIPTION
1	10/26/18	Date Issued
#	date	comment

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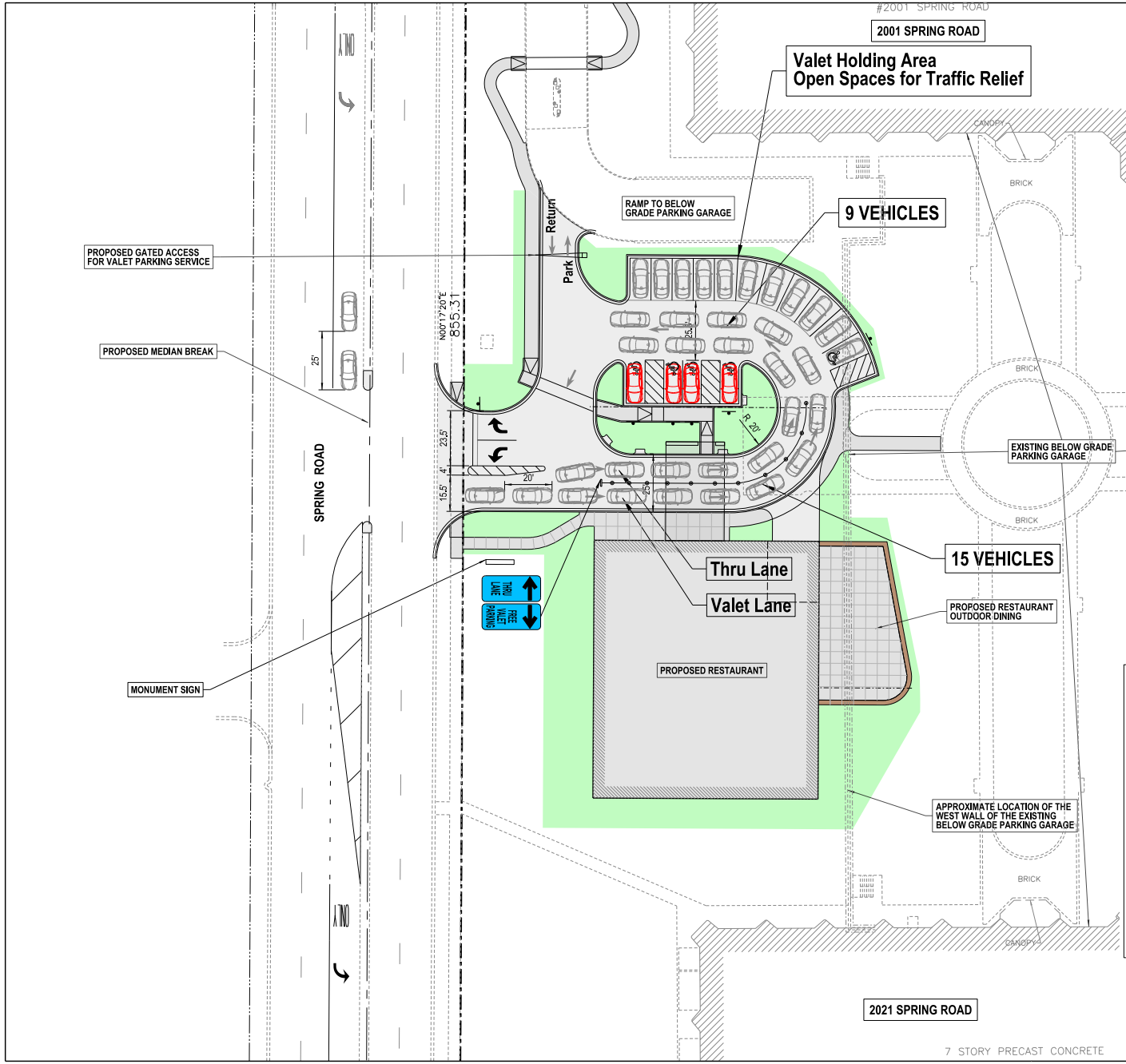
RETAURANT SITE PLAN

JOB NO.: 1610

Page 1 of 1



VALET OPERATION

NOTES:

1. EXISTING CONDITION SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED 2017.
2. BUILDING FOOTPRINT, SITE PLAN AND UTILITY LAYOUTS SHOWN HERE ARE CONCEPTUAL ONLY AND SUBJECT TO FINAL DESIGN.

Cross
Cross Engineering & Associates, Inc.
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Northbrook, IL 60062
Tel: 847-498-0800

PROJECT:
Commerce Plaza - Restaurant Site
2001, 2015 & 2021 Spring Road
Oak Brook, Illinois

PREPARED FOR:
Zeller Realty Group, LLC
401 N. Michigan Avenue,
Suite 1300
Chicago, IL 60611

NO.	DATE	DESCRIPTION
1	10/27/17	Date Issued
#	date	contract

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VALET PARKING PLAN

RETAURANT SITE

JOB NO.: 1610

Page 1 of 1

Exhibit 6

Project Traffic Characteristics

Commerce Plaza Restauarant - Oak Brook, Ilinois

Part A. Traffic Generation Calculations

			Weekday Peak Hours									Daily
		ITE	Morning			Midday			Evening			
	Size	Code	In	Out	Sum	In	Out	Sum	In	Out	Sum	Sum
Restaurant - "White Cloth"	14,000 SF	#931	8	2	10	22	11	33	73	36	109	1180

Notes:

1) Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

2) About 25% of the PM peak hour business could come from Commerce Plaza.
This discount was not taken to ensure that the maximum site traffic impacts were tested.

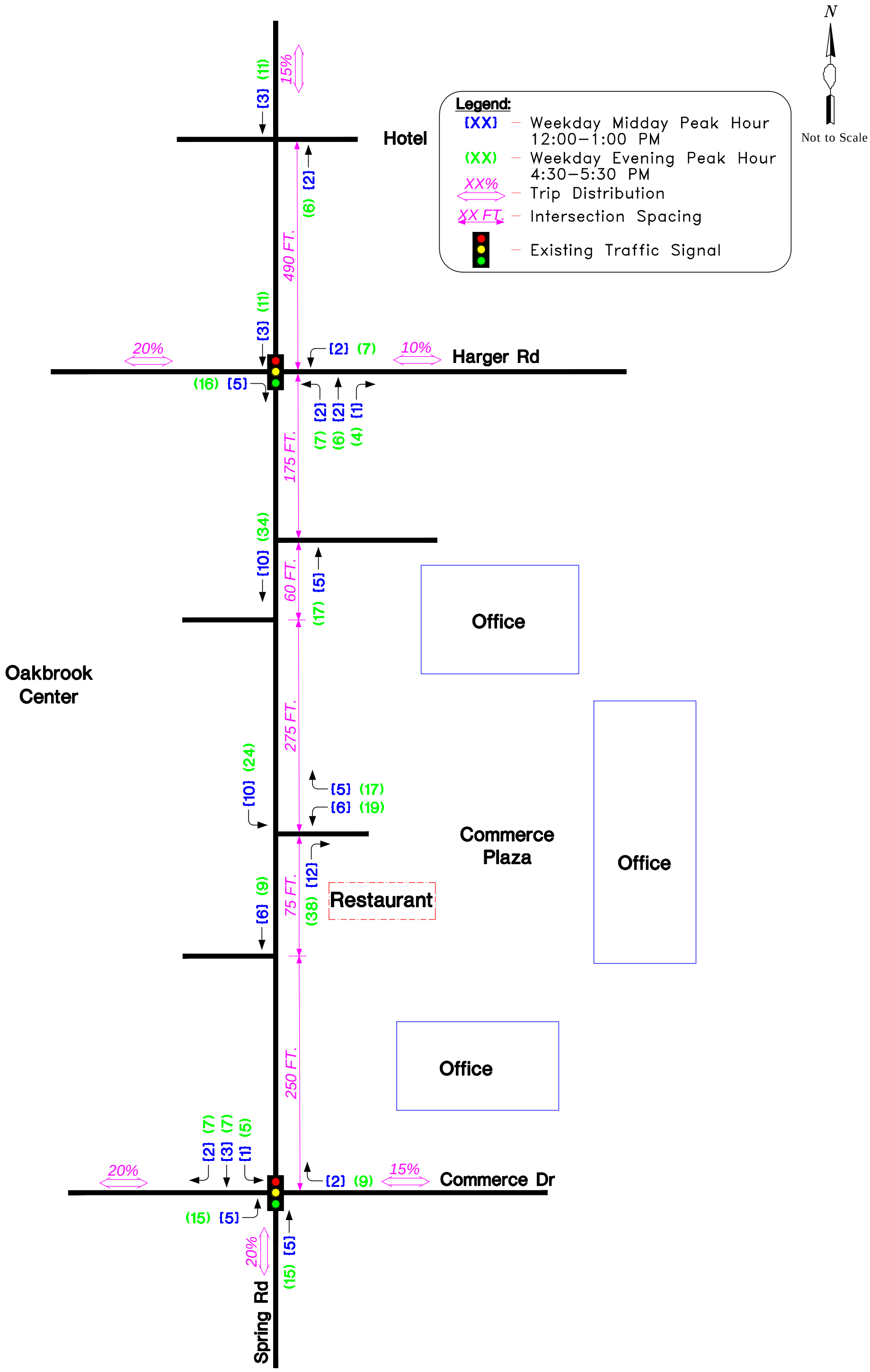
3) Restaurant operator indicates that lunch is about 30% of evening business.

Discussion: Based on the above trip generations, the weekday midday and evening peak hours will be focused on.

Part B. Trip Distribution

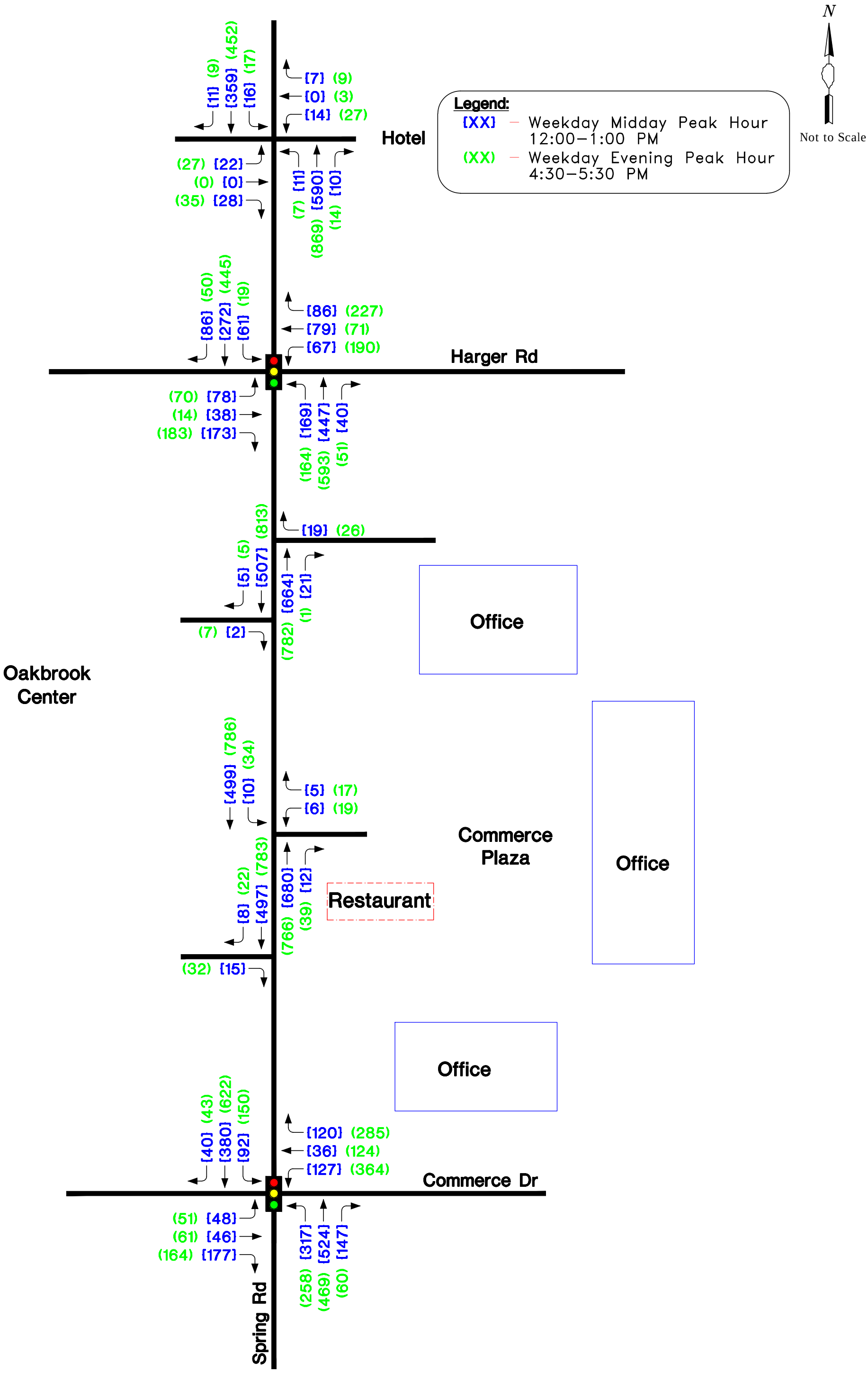
	Percent Use	
Route & Direction	Approach Site From	Depart Site To
Spring Road		
- North of Harger Road	15%	15%
- South of Commerce Drive	20%	20%
Harger Road / Oakbrook Center		
- East of Spring Road	10%	10%
- West of Spring Road	20%	20%
Commerce Drive / Oakbrook Center		
- East of Spring Road	15%	15%
- West of Spring Road	20%	20%
Totals =	100%	100%

GEWALT HAMILTON ASSOCIATES, INC.



GEWALT HAMILTON ASSOCIATES, INC.

Exhibit 7
Site Traffic



GEWALT HAMILTON ASSOCIATES, INC.

Exhibit 8
Total Traffic - Year 2030

Exhibit 9

Intersection Capacity and Queue Analyses

Proposed Restaurant - Commerce Center, Oak Brook, Illinois

Part A. Parameters - Type of Traffic Control *(Source: 2010 Highway Capacity Manual)*

I. Traffic Signals

LOS	Delay (sec / veh)	Description
A	<10	All signal phases clear waiting vehicles without delay
B	>10 and < 20	Minimal delay experienced on select signal phases
C	>20 and < 35	Some delay experienced on several phases; often used as design criteria
D	>35 and < 55	Usually considered as the acceptable delay standard
E	>55 and < 80	Very long delays experienced during the peak hours
F	>80	Unacceptable delays experienced throughout the peak hours

II. Stop Sign

LOS	Delay (sec / veh)
A	< 10
B	>10 and < 15
C	>15 and < 25
D	>25 and < 35
E	>35 and < 50
F	>50

Part B. Results

	Roadway Conditions	LOS Per Movement By Approach (> = Shared Lane; - = Non Critical or not Allowed Movement)												Intersection / Approach	
		Eastbound			Westbound			Northbound			Southbound			Delay	
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	(sec / veh)	LOS
1. Spring Rd & Harger Rd	Signalized	Eastbound			Westbound			Northbound			Southbound			Intersection Delay	
A. Weekday Midday Peak Hour															
Existing Traffic (See *Exhibit 3*)	• Current	C	B	<	C	D	A	A	B	<	A	B	<	14.5	B
	• 95th Queue Length (ft)	62	80	-	54	79	28	63	102	-	25	74	-	-	-
No-Build Traffic (*See Exhibit 4*)	• Current	C	C	<	C	D	B	A	B	<	A	B	<	16.8	B
	• 95th Queue Length (ft)	80	109	-	69	102	46	95	150	-	35	114	-	-	-
Total Traffic (*See Exhibit 7*)	• Current	C	C	<	C	D	B	A	B	<	A	B	<	16.9	B
	• 95th Queue Length (ft)	80	111	-	70	102	46	96	152	-	35	116	-	-	-
B. Weekday Evening Peak Hour															
Existing Traffic (See *Exhibit 3*)	• Current	C	B	<	C	D	B	A	B	<	A	B	<	16.2	B
	• 95th Queue Length (ft)	67	70	-	131	87	64	50	157	-	14	137	-	-	-
No-Build Traffic (*See Exhibit 4*)	• Current	C	B	<	C	D	B	A	B	<	A	B	<	17.3	B
	• 95th Queue Length (ft)	71	77	-	163	90	69	81	201	-	16	171	-	-	-
Total Traffic (*See Exhibit 7*)	• Current	C	B	<	D	D	A	A	B	<	A	B	<	17.6	B
	• 95th Queue Length (ft)	71	81	-	171	90	69	84	206	-	16	177	-	-	-
2. Spring Rd & Commerce Dr	Signalized	Eastbound			Westbound			Northbound			Southbound			Intersection Delay	
A. Weekday Midday Peak Hour															
Existing Traffic (See *Exhibit 3*)	• Current	C	C	<	C	D	A	A	B	A	A	B	<	15.2	B
	• 95th Queue Length (ft)	41	104	-	97	44	37	120	127	19	39	114	-	-	-
No-Build Traffic (*See Exhibit 4*)	• Current	C	D	<	C	D	A	A	B	B	A	C	<	18.9	B
	• 95th Queue Length (ft)	49	161	-	118	52	39	197	198	26	59	168	-	-	-
Total Traffic (*See Exhibit 7*)	• Current	C	D	<	C	D	A	B	B	A	B	C	<	18.9	B
	• 95th Queue Length (ft)	53	161	-	118	53	39	197	200	26	60	171	-	-	-
B. Weekday Evening Peak Hour															
Existing Traffic (See *Exhibit 3*)	• Current	C	B	<	D	C	A	A	B	B	A	C	<	23.1	C
	• 95th Queue Length (ft)	42	83	-	287	66	47	165	138	13	49	265	-	-	-
No-Build Traffic (*See Exhibit 4*)	• Current	C	D	<	D	C	A	C	C	A	A	C	<	30.4	C
	• 95th Queue Length (ft)	41	213	-	404	139	48	195	215	19	111	321	-	-	-
Total Traffic (*See Exhibit 7*)	• Current	C	D	<	E	D	A	C	C	A	B	C	<	30.9	C
	• 95th Queue Length (ft)	53	213	-	416	141	49	195	223	19	114	329	-	-	-

Part B. Results

	Roadway Conditions	LOS Per Movement By Approach (> = Shared Lane; - = Non Critical or not Allowed Movement)												Intersection / Approach	
		Eastbound			Westbound			Northbound			Southbound			Delay	
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	(sec / veh)	LOS
3. Spring Rd & Double Tree/Office	TWSC - EB/WB Stops	Eastbound			Westbound			Northbound			Southbound			WB Approach Delay	
A. Weekday Midday Peak Hour															
Existing Traffic (See *Exhibit 3*)	• Current	C	-	A	>	B	<	A	-	-	A	-	-	14.8	B
	• 95th Queue Length (ft)	5	-	3	-	5	-	0	-	-	3	-	-	-	-
No-Build Traffic (*See Exhibit 4*)	• Current	C	-	A	>	C	<	A	-	-	A	-	-	18.6	C
	• 95th Queue Length (ft)	8	-	3	-	8	-	0	-	-	3	-	-	-	-
Total Traffic (*See Exhibit 7*)	• Current	C	-	A	>	C	<	A	-	-	A	-	-	18.6	C
	• 95th Queue Length (ft)	8	-	3	-	8	-	0	-	-	3	-	-	-	-
B. Weekday Evening Peak Hour															
Existing Traffic (See *Exhibit 3*)	• Current	C	-	A	>	D	<	A	-	-	A	-	-	28.8	D
	• 95th Queue Length (ft)	10	-	3	-	20	-	0	-	-	3	-	-	-	-
No-Build Traffic (*See Exhibit 4*)	• Current	D	-	B	>	E	<	A	-	-	B	-	-	38.2	E
	• 95th Queue Length (ft)	13	-	5	-	28	-	0	-	-	3	-	-	-	-
Total Traffic (*See Exhibit 7*)	• Current	D	-	B	>	E	<	A	-	-	B	-	-	39.4	E
	• 95th Queue Length (ft)	15	-	5	-	28	-	0	-	-	3	-	-	-	-
4. Spring Rd & Site Access	TWSC - WB Stops	Eastbound			Westbound			Northbound			Southbound			WB Approach Delay	
A. Weekday Midday Peak Hour															
Total Traffic (See *Exhibit 7*)	• As Planned	-	-	-	C	-	B	-	-	-	A	-	-	16.7	C
	• 95th Queue Length (ft)	-	-	-	3	-	3	-	-	-	5	-	-	-	-
B. Weekday Evening Peak Hour															
Total Traffic (See *Exhibit 7*)	• As Planned	-	-	-	E	-	B	-	-	-	A	-	-	24.8	C
	• 95th Queue Length (ft)	-	-	-	13	-	3	-	-	-	5	-	-	-	-

APPENDIX A

Photo Inventory

Looking West along Harger Rd at Spring Rd

Looking North along Spring Rd at Harger Rd

GEWALT HAMILTON ASSOCIATES, INC.

Looking East along Harger Rd at Spring Rd

Looking South along Spring Rd at Harger Rd

GEWALT HAMILTON ASSOCIATES, INC.

Looking South along Spring Rd at Commerce Dr

Looking West along Commerce Dr at Spring Rd

GEWALT HAMILTON ASSOCIATES, INC.

Looking North along Spring Rd at Commerce Dr

Looking East along Commerce Dr at Spring Rd

GEWALT HAMILTON ASSOCIATES, INC.

Looking East across Spring Rd at Site

Looking East across Spring Rd at Site

GEWALT HAMILTON ASSOCIATES, INC.

Looking East along Harger Rd at North Site access

Looking West along Commerce Dr at South Site access

GEWALT HAMILTON ASSOCIATES, INC.

APPENDIX B

Traffic Count Summary Sheets

Spring Rd & Commerce Dr
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Commerce Dr
Site Code:
Start Date: 03/06/2019

Turning Movement Data

Start Time	Spring Rd Southbound						Commerce Dr Westbound						Spring Rd Northbound						Commerce Dr Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
11:00 AM	0	6	50	5	0	61	0	15	2	13	0	30	0	68	71	23	0	162	0	3	1	26	0	30	283
11:15 AM	0	8	44	5	0	57	0	20	5	15	0	40	0	66	78	32	0	176	0	3	6	18	0	27	300
11:30 AM	0	15	78	7	0	100	0	16	12	26	0	54	1	78	95	28	0	202	0	3	7	19	0	29	385
11:45 AM	1	16	64	4	0	85	0	29	7	20	0	56	2	80	95	41	0	218	0	5	6	31	0	42	401
Hourly Total	1	45	236	21	0	303	0	80	26	74	0	180	3	292	339	124	0	758	0	14	20	94	0	128	1369
12:00 PM	1	12	63	11	1	87	0	22	5	23	0	50	0	74	87	23	0	184	0	5	4	26	0	35	356
12:15 PM	0	20	72	8	0	100	0	21	13	23	0	57	0	58	87	21	0	166	0	4	10	31	0	45	368
12:30 PM	0	16	76	7	0	99	0	24	7	21	1	52	1	56	114	32	0	203	0	13	10	33	0	56	410
12:45 PM	0	22	80	3	0	105	0	24	3	31	1	58	0	56	116	37	0	209	0	11	11	46	0	68	440
Hourly Total	1	70	291	29	1	391	0	91	28	98	2	217	1	244	404	113	0	762	0	33	35	136	0	204	1574
Grand Total	2	115	527	50	1	694	0	171	54	172	2	397	4	536	743	237	0	1520	0	47	55	230	0	332	2943
Approach %	0.3	16.6	75.9	7.2	-	-	0.0	43.1	13.6	43.3	-	-	0.3	35.3	48.9	15.6	-	-	0.0	14.2	16.6	69.3	-	-	-
Total %	0.1	3.9	17.9	1.7	-	23.6	0.0	5.8	1.8	5.8	-	13.5	0.1	18.2	25.2	8.1	-	51.6	0.0	1.6	1.9	7.8	-	11.3	-
Lights	2	112	518	50	-	682	0	170	47	170	-	387	4	532	732	237	-	1505	0	47	52	226	-	325	2899
% Lights	100.0	97.4	98.3	100.0	-	98.3	-	99.4	87.0	98.8	-	97.5	100.0	99.3	98.5	100.0	-	99.0	-	100.0	94.5	98.3	-	97.9	98.5
Mediums	0	2	8	0	-	10	0	1	7	1	-	9	0	3	9	0	-	12	0	0	3	3	-	6	37
% Mediums	0.0	1.7	1.5	0.0	-	1.4	-	0.6	13.0	0.6	-	2.3	0.0	0.6	1.2	0.0	-	0.8	-	0.0	5.5	1.3	-	1.8	1.3
Articulated Trucks	0	1	1	0	-	2	0	0	0	1	-	1	0	1	2	0	-	3	0	0	0	1	-	1	7
% Articulated Trucks	0.0	0.9	0.2	0.0	-	0.3	-	0.0	0.0	0.6	-	0.3	0.0	0.2	0.3	0.0	-	0.2	-	0.0	0.0	0.4	-	0.3	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	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Commerce Dr
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Commerce Dr
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (11:00 AM)

Start Time	Spring Rd Southbound						Commerce Dr Westbound						Spring Rd Northbound						Commerce Dr Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
11:00 AM	0	6	50	5	0	61	0	15	2	13	0	30	0	68	71	23	0	162	0	3	1	26	0	30	283
11:15 AM	0	8	44	5	0	57	0	20	5	15	0	40	0	66	78	32	0	176	0	3	6	18	0	27	300
11:30 AM	0	15	78	7	0	100	0	16	12	26	0	54	1	78	95	28	0	202	0	3	7	19	0	29	385
11:45 AM	1	16	64	4	0	85	0	29	7	20	0	56	2	80	95	41	0	218	0	5	6	31	0	42	401
Total	1	45	236	21	0	303	0	80	26	74	0	180	3	292	339	124	0	758	0	14	20	94	0	128	1369
Approach %	0.3	14.9	77.9	6.9	-	-	0.0	44.4	14.4	41.1	-	-	0.4	38.5	44.7	16.4	-	-	0.0	10.9	15.6	73.4	-	-	-
Total %	0.1	3.3	17.2	1.5	-	22.1	0.0	5.8	1.9	5.4	-	13.1	0.2	21.3	24.8	9.1	-	55.4	0.0	1.0	1.5	6.9	-	9.3	-
PHF	0.250	0.703	0.756	0.750	-	0.758	0.000	0.690	0.542	0.712	-	0.804	0.375	0.913	0.892	0.756	-	0.869	0.000	0.700	0.714	0.758	-	0.762	0.853
Lights	1	43	229	21	-	294	0	80	23	73	-	176	3	291	332	124	-	750	0	14	18	91	-	123	1343
% Lights	100.0	95.6	97.0	100.0	-	97.0	-	100.0	88.5	98.6	-	97.8	100.0	99.7	97.9	100.0	-	98.9	-	100.0	90.0	96.8	-	96.1	98.1
Mediums	0	2	7	0	-	9	0	0	3	1	-	4	0	0	6	0	-	6	0	0	2	3	-	5	24
% Mediums	0.0	4.4	3.0	0.0	-	3.0	-	0.0	11.5	1.4	-	2.2	0.0	0.0	1.8	0.0	-	0.8	-	0.0	10.0	3.2	-	3.9	1.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	1	0	-	2	0	0	0	0	-	0	2
% Articulated Trucks	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.3	0.3	0.0	-	0.3	-	0.0	0.0	0.0	-	0.0	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	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Commerce Dr
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Commerce Dr
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (12:00 PM)

Start Time	Spring Rd Southbound						Commerce Dr Westbound						Spring Rd Northbound						Commerce Dr Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
12:00 PM	1	12	63	11	1	87	0	22	5	23	0	50	0	74	87	23	0	184	0	5	4	26	0	35	356
12:15 PM	0	20	72	8	0	100	0	21	13	23	0	57	0	58	87	21	0	166	0	4	10	31	0	45	368
12:30 PM	0	16	76	7	0	99	0	24	7	21	1	52	1	56	114	32	0	203	0	13	10	33	0	56	410
12:45 PM	0	22	80	3	0	105	0	24	3	31	1	58	0	56	116	37	0	209	0	11	11	46	0	68	440
Total	1	70	291	29	1	391	0	91	28	98	2	217	1	244	404	113	0	762	0	33	35	136	0	204	1574
Approach %	0.3	17.9	74.4	7.4	-	-	0.0	41.9	12.9	45.2	-	-	0.1	32.0	53.0	14.8	-	-	0.0	16.2	17.2	66.7	-	-	-
Total %	0.1	4.4	18.5	1.8	-	24.8	0.0	5.8	1.8	6.2	-	13.8	0.1	15.5	25.7	7.2	-	48.4	0.0	2.1	2.2	8.6	-	13.0	-
PHF	0.250	0.795	0.909	0.659	-	0.931	0.000	0.948	0.538	0.790	-	0.935	0.250	0.824	0.871	0.764	-	0.911	0.000	0.635	0.795	0.739	-	0.750	0.894
Lights	1	69	289	29	-	388	0	90	24	97	-	211	1	241	400	113	-	755	0	33	34	135	-	202	1556
% Lights	100.0	98.6	99.3	100.0	-	99.2	-	98.9	85.7	99.0	-	97.2	100.0	98.8	99.0	100.0	-	99.1	-	100.0	97.1	99.3	-	99.0	98.9
Mediums	0	0	1	0	-	1	0	1	4	0	-	5	0	3	3	0	-	6	0	0	1	0	-	1	13
% Mediums	0.0	0.0	0.3	0.0	-	0.3	-	1.1	14.3	0.0	-	2.3	0.0	1.2	0.7	0.0	-	0.8	-	0.0	2.9	0.0	-	0.5	0.8
Articulated Trucks	0	1	1	0	-	2	0	0	0	1	-	1	0	0	1	0	-	1	0	0	0	1	-	1	5
% Articulated Trucks	0.0	1.4	0.3	0.0	-	0.5	-	0.0	0.0	1.0	-	0.5	0.0	0.0	0.2	0.0	-	0.1	-	0.0	0.0	0.7	-	0.5	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	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Commerce Plaza West Access
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Commerce Plaza West Access
Site Code:
Start Date: 03/06/2019

Turning Movement Data

Start Time	Spring Rd Southbound					Access Rd Westbound					Spring Rd Northbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
11:00 AM	0	0	61	0	61	0	0	1	0	1	0	83	1	0	84	146
11:15 AM	0	0	57	0	57	0	0	3	0	3	0	97	1	0	98	158
11:30 AM	0	0	96	1	96	0	0	4	0	4	0	116	5	0	121	221
11:45 AM	0	0	86	0	86	0	0	7	0	7	0	118	6	2	124	217
Hourly Total	0	0	300	1	300	0	0	15	0	15	0	414	13	2	427	742
12:00 PM	0	0	83	0	83	0	0	6	5	6	0	111	5	2	116	205
12:15 PM	0	0	99	0	99	0	0	3	3	3	0	112	3	0	115	217
12:30 PM	0	0	103	0	103	0	0	6	1	6	0	137	8	2	145	254
12:45 PM	0	0	100	0	100	0	0	4	3	4	0	152	5	3	157	261
Hourly Total	0	0	385	0	385	0	0	19	12	19	0	512	21	7	533	937
Grand Total	0	0	685	1	685	0	0	34	12	34	0	926	34	9	960	1679
Approach %	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	0.0	96.5	3.5	-	-	-
Total %	0.0	0.0	40.8	-	40.8	0.0	0.0	2.0	-	2.0	0.0	55.2	2.0	-	57.2	-
Lights	0	0	673	-	673	0	0	34	-	34	0	913	34	-	947	1654
% Lights	-	-	98.2	-	98.2	-	-	100.0	-	100.0	-	98.6	100.0	-	98.6	98.5
Mediums	0	0	10	-	10	0	0	0	-	0	0	10	0	-	10	20
% Mediums	-	-	1.5	-	1.5	-	-	0.0	-	0.0	-	1.1	0.0	-	1.0	1.2
Articulated Trucks	0	0	2	-	2	0	0	0	-	0	0	3	0	-	3	5
% Articulated Trucks	-	-	0.3	-	0.3	-	-	0.0	-	0.0	-	0.3	0.0	-	0.3	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	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	12	-	-	-	-	9	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Spring Rd & Commerce Plaza West Access
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Commerce Plaza West Access
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (11:00 AM)

Start Time	Spring Rd Southbound					Access Rd Westbound					Spring Rd Northbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
11:00 AM	0	0	61	0	61	0	0	1	0	1	0	83	1	0	84	146
11:15 AM	0	0	57	0	57	0	0	3	0	3	0	97	1	0	98	158
11:30 AM	0	0	96	1	96	0	0	4	0	4	0	116	5	0	121	221
11:45 AM	0	0	86	0	86	0	0	7	0	7	0	118	6	2	124	217
Total	0	0	300	1	300	0	0	15	0	15	0	414	13	2	427	742
Approach %	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	0.0	97.0	3.0	-	-	-
Total %	0.0	0.0	40.4	-	40.4	0.0	0.0	2.0	-	2.0	0.0	55.8	1.8	-	57.5	-
PHF	0.000	0.000	0.781	-	0.781	0.000	0.000	0.536	-	0.536	0.000	0.877	0.542	-	0.861	0.839
Lights	0	0	291	-	291	0	0	15	-	15	0	406	13	-	419	725
% Lights	-	-	97.0	-	97.0	-	-	100.0	-	100.0	-	98.1	100.0	-	98.1	97.7
Mediums	0	0	9	-	9	0	0	0	-	0	0	7	0	-	7	16
% Mediums	-	-	3.0	-	3.0	-	-	0.0	-	0.0	-	1.7	0.0	-	1.6	2.2
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Articulated Trucks	-	-	0.0	-	0.0	-	-	0.0	-	0.0	-	0.2	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	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	2	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-	-

Spring Rd & Commerce Plaza West Access
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Commerce Plaza West Access
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (12:00 PM)

Start Time	Spring Rd Southbound					Access Rd Westbound					Spring Rd Northbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
12:00 PM	0	0	83	0	83	0	0	6	5	6	0	111	5	2	116	205
12:15 PM	0	0	99	0	99	0	0	3	3	3	0	112	3	0	115	217
12:30 PM	0	0	103	0	103	0	0	6	1	6	0	137	8	2	145	254
12:45 PM	0	0	100	0	100	0	0	4	3	4	0	152	5	3	157	261
Total	0	0	385	0	385	0	0	19	12	19	0	512	21	7	533	937
Approach %	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	0.0	96.1	3.9	-	-	-
Total %	0.0	0.0	41.1	-	41.1	0.0	0.0	2.0	-	2.0	0.0	54.6	2.2	-	56.9	-
PHF	0.000	0.000	0.934	-	0.934	0.000	0.000	0.792	-	0.792	0.000	0.842	0.656	-	0.849	0.898
Lights	0	0	382	-	382	0	0	19	-	19	0	507	21	-	528	929
% Lights	-	-	99.2	-	99.2	-	-	100.0	-	100.0	-	99.0	100.0	-	99.1	99.1
Mediums	0	0	1	-	1	0	0	0	-	0	0	3	0	-	3	4
% Mediums	-	-	0.3	-	0.3	-	-	0.0	-	0.0	-	0.6	0.0	-	0.6	0.4
Articulated Trucks	0	0	2	-	2	0	0	0	-	0	0	2	0	-	2	4
% Articulated Trucks	-	-	0.5	-	0.5	-	-	0.0	-	0.0	-	0.4	0.0	-	0.4	0.4
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	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	12	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Spring Rd & Double Tree Drive
5202.911 Commerce Plaza
11 AM - 1 PM, 4 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Double Tree Drive
Site Code:
Start Date: 03/06/2019

Turning Movement Data

Start Time	Spring Rd Southbound						Double Tree Drive Westbound						Spring Rd Northbound						Double Tree Drive Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
11:00 AM	0	3	36	1	0	40	0	2	0	6	0	8	0	5	54	1	0	60	0	2	0	5	0	7	115
11:15 AM	0	4	46	4	0	54	0	1	1	4	0	6	0	0	78	1	0	79	0	3	0	5	0	8	147
11:30 AM	0	3	50	7	0	60	0	7	0	0	0	7	0	3	83	5	0	91	0	5	0	7	0	12	170
11:45 AM	0	3	68	2	0	73	0	1	0	0	0	1	0	2	79	4	0	85	0	5	0	8	0	13	172
Hourly Total	0	13	200	14	0	227	0	11	1	10	0	22	0	10	294	11	0	315	0	15	0	25	0	40	604
12:00 PM	0	6	54	4	0	64	0	2	0	2	0	4	0	4	107	1	0	112	0	5	0	7	0	12	192
12:15 PM	0	1	59	2	0	62	0	3	0	1	0	4	0	3	94	4	0	101	0	7	0	7	0	14	181
12:30 PM	0	5	71	3	0	79	0	7	0	3	0	10	0	3	101	5	0	109	0	6	0	10	0	16	214
12:45 PM	0	4	63	2	0	69	0	2	0	1	0	3	0	1	132	0	1	133	0	4	0	4	0	8	213
Hourly Total	0	16	247	11	0	274	0	14	0	7	0	21	0	11	434	10	1	455	0	22	0	28	0	50	800
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	118	5	0	124	0	7	0	2	0	9	0	2	132	6	0	140	0	8	0	7	0	15	288
4:15 PM	1	0	115	3	0	119	0	2	0	3	0	5	0	5	129	5	0	139	0	7	0	6	0	13	276
4:30 PM	0	2	96	5	0	103	0	4	0	4	0	8	0	1	195	6	0	202	0	9	0	4	0	13	326
4:45 PM	1	4	84	2	1	91	0	12	2	1	1	15	0	2	137	2	0	141	0	5	0	9	0	14	261
Hourly Total	2	7	413	15	1	437	0	25	2	10	1	37	0	10	593	19	0	622	0	29	0	26	0	55	1151
5:00 PM	0	5	104	1	0	110	0	1	1	2	0	4	1	1	183	1	0	186	0	10	0	17	0	27	327
5:15 PM	0	6	76	1	0	83	0	10	0	2	0	12	0	3	190	5	0	198	0	3	0	5	0	8	301
5:30 PM	0	7	78	1	0	86	0	5	1	5	0	11	0	0	118	8	3	126	0	3	1	10	0	14	237
5:45 PM	0	6	72	1	0	79	0	4	0	6	0	10	0	5	114	5	0	124	1	3	0	11	0	15	228
Hourly Total	0	24	330	4	0	358	0	20	2	15	0	37	1	9	605	19	3	634	1	19	1	43	0	64	1093
Grand Total	2	60	1190	44	1	1296	0	70	5	42	1	117	1	40	1926	59	4	2026	1	85	1	122	0	209	3648
Approach %	0.2	4.6	91.8	3.4	-	-	0.0	59.8	4.3	35.9	-	-	0.0	2.0	95.1	2.9	-	-	0.5	40.7	0.5	58.4	-	-	-
Total %	0.1	1.6	32.6	1.2	-	35.5	0.0	1.9	0.1	1.2	-	3.2	0.0	1.1	52.8	1.6	-	55.5	0.0	2.3	0.0	3.3	-	5.7	-
Lights	2	58	1171	44	-	1275	0	70	5	41	-	116	1	40	1901	59	-	2001	1	85	1	121	-	208	3600
% Lights	100.0	96.7	98.4	100.0	-	98.4	-	100.0	100.0	97.6	-	99.1	100.0	100.0	98.7	100.0	-	98.8	100.0	100.0	100.0	99.2	-	99.5	98.7
Mediums	0	2	16	0	-	18	0	0	0	1	-	1	0	0	20	0	-	20	0	0	0	1	-	1	40
% Mediums	0.0	3.3	1.3	0.0	-	1.4	-	0.0	0.0	2.4	-	0.9	0.0	0.0	1.0	0.0	-	1.0	0.0	0.0	0.0	0.8	-	0.5	1.1
Articulated Trucks	0	0	3	0	-	3	0	0	0	0	-	0	0	0	5	0	-	5	0	0	0	0	-	0	8
% Articulated Trucks	0.0	0.0	0.3	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.3	0.0	-	0.2	0.0	0.0	0.0	0.0	-	0.0	0.2
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	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	4	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Spring Rd & Double Tree Drive
5202.911 Commerce Plaza
11 AM - 1 PM, 4 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Double Tree Drive
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (11:00 AM)

Start Time	Spring Rd Southbound						Double Tree Drive Westbound						Spring Rd Northbound						Double Tree Drive Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
11:00 AM	0	3	36	1	0	40	0	2	0	6	0	8	0	5	54	1	0	60	0	2	0	5	0	7	115
11:15 AM	0	4	46	4	0	54	0	1	1	4	0	6	0	0	78	1	0	79	0	3	0	5	0	8	147
11:30 AM	0	3	50	7	0	60	0	7	0	0	0	7	0	3	83	5	0	91	0	5	0	7	0	12	170
11:45 AM	0	3	68	2	0	73	0	1	0	0	0	1	0	2	79	4	0	85	0	5	0	8	0	13	172
Total	0	13	200	14	0	227	0	11	1	10	0	22	0	10	294	11	0	315	0	15	0	25	0	40	604
Approach %	0.0	5.7	88.1	6.2	-	-	0.0	50.0	4.5	45.5	-	-	0.0	3.2	93.3	3.5	-	-	0.0	37.5	0.0	62.5	-	-	-
Total %	0.0	2.2	33.1	2.3	-	37.6	0.0	1.8	0.2	1.7	-	3.6	0.0	1.7	48.7	1.8	-	52.2	0.0	2.5	0.0	4.1	-	6.6	-
PHF	0.000	0.813	0.735	0.500	-	0.777	0.000	0.393	0.250	0.417	-	0.688	0.000	0.500	0.886	0.550	-	0.865	0.000	0.750	0.000	0.781	-	0.769	0.878
Lights	0	12	195	14	-	221	0	11	1	10	-	22	0	10	288	11	-	309	0	15	0	24	-	39	591
% Lights	-	92.3	97.5	100.0	-	97.4	-	100.0	100.0	100.0	-	100.0	-	100.0	98.0	100.0	-	98.1	-	100.0	-	96.0	-	97.5	97.8
Mediums	0	1	5	0	-	6	0	0	0	0	-	0	0	0	5	0	-	5	0	0	0	1	-	1	12
% Mediums	-	7.7	2.5	0.0	-	2.6	-	0.0	0.0	0.0	-	0.0	-	0.0	1.7	0.0	-	1.6	-	0.0	-	4.0	-	2.5	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	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	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Double Tree Drive
5202.911 Commerce Plaza
11 AM - 1 PM, 4 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Double Tree Drive
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (12:00 PM)

Start Time	Spring Rd Southbound						Double Tree Drive Westbound						Spring Rd Northbound						Double Tree Drive Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
12:00 PM	0	6	54	4	0	64	0	2	0	2	0	4	0	4	107	1	0	112	0	5	0	7	0	12	192
12:15 PM	0	1	59	2	0	62	0	3	0	1	0	4	0	3	94	4	0	101	0	7	0	7	0	14	181
12:30 PM	0	5	71	3	0	79	0	7	0	3	0	10	0	3	101	5	0	109	0	6	0	10	0	16	214
12:45 PM	0	4	63	2	0	69	0	2	0	1	0	3	0	1	132	0	1	133	0	4	0	4	0	8	213
Total	0	16	247	11	0	274	0	14	0	7	0	21	0	11	434	10	1	455	0	22	0	28	0	50	800
Approach %	0.0	5.8	90.1	4.0	-	-	0.0	66.7	0.0	33.3	-	-	0.0	2.4	95.4	2.2	-	-	0.0	44.0	0.0	56.0	-	-	-
Total %	0.0	2.0	30.9	1.4	-	34.3	0.0	1.8	0.0	0.9	-	2.6	0.0	1.4	54.3	1.3	-	56.9	0.0	2.8	0.0	3.5	-	6.3	-
PHF	0.000	0.667	0.870	0.688	-	0.867	0.000	0.500	0.000	0.583	-	0.525	0.000	0.688	0.822	0.500	-	0.855	0.000	0.786	0.000	0.700	-	0.781	0.935
Lights	0	15	243	11	-	269	0	14	0	7	-	21	0	11	426	10	-	447	0	22	0	28	-	50	787
% Lights	-	93.8	98.4	100.0	-	98.2	-	100.0	-	100.0	-	100.0	-	100.0	98.2	100.0	-	98.2	-	100.0	-	100.0	-	100.0	98.4
Mediums	0	1	2	0	-	3	0	0	0	0	-	0	0	0	6	0	-	6	0	0	0	0	-	0	9
% Mediums	-	6.3	0.8	0.0	-	1.1	-	0.0	-	0.0	-	0.0	-	0.0	1.4	0.0	-	1.3	-	0.0	-	0.0	-	0.0	1.1
Articulated Trucks	0	0	2	0	-	2	0	0	0	0	-	0	0	0	2	0	-	2	0	0	0	0	-	0	4
% Articulated Trucks	-	0.0	0.8	0.0	-	0.7	-	0.0	-	0.0	-	0.0	-	0.0	0.5	0.0	-	0.4	-	0.0	-	0.0	-	0.0	0.5
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	-	0.0	-	0.0	-	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Spring Rd & Double Tree Drive
5202.911 Commerce Plaza
11 AM - 1 PM, 4 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Double Tree Drive
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Spring Rd Southbound						Double Tree Drive Westbound						Spring Rd Northbound						Double Tree Drive Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	2	96	5	0	103	0	4	0	4	0	8	0	1	195	6	0	202	0	9	0	4	0	13	326
4:45 PM	1	4	84	2	1	91	0	12	2	1	1	15	0	2	137	2	0	141	0	5	0	9	0	14	261
5:00 PM	0	5	104	1	0	110	0	1	1	2	0	4	1	1	183	1	0	186	0	10	0	17	0	27	327
5:15 PM	0	6	76	1	0	83	0	10	0	2	0	12	0	3	190	5	0	198	0	3	0	5	0	8	301
Total	1	17	360	9	1	387	0	27	3	9	1	39	1	7	705	14	0	727	0	27	0	35	0	62	1215
Approach %	0.3	4.4	93.0	2.3	-	-	0.0	69.2	7.7	23.1	-	-	0.1	1.0	97.0	1.9	-	-	0.0	43.5	0.0	56.5	-	-	-
Total %	0.1	1.4	29.6	0.7	-	31.9	0.0	2.2	0.2	0.7	-	3.2	0.1	0.6	58.0	1.2	-	59.8	0.0	2.2	0.0	2.9	-	5.1	-
PHF	0.250	0.708	0.865	0.450	-	0.880	0.000	0.563	0.375	0.563	-	0.650	0.250	0.583	0.904	0.583	-	0.900	0.000	0.675	0.000	0.515	-	0.574	0.929
Lights	1	17	356	9	-	383	0	27	3	8	-	38	1	7	700	14	-	722	0	27	0	35	-	62	1205
% Lights	100.0	100.0	98.9	100.0	-	99.0	-	100.0	100.0	88.9	-	97.4	100.0	100.0	99.3	100.0	-	99.3	-	100.0	-	100.0	-	100.0	99.2
Mediums	0	0	4	0	-	4	0	0	0	1	-	1	0	0	4	0	-	4	0	0	0	0	-	0	9
% Mediums	0.0	0.0	1.1	0.0	-	1.0	-	0.0	0.0	11.1	-	2.6	0.0	0.0	0.6	0.0	-	0.6	-	0.0	-	0.0	-	0.0	0.7
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	-	0.0	-	0.0	-	0.0	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	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Harger Rd
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Harger Rd
Site Code:
Start Date: 03/06/2019

Turning Movement Data

Start Time	Spring Rd Southbound						Harger Rd Westbound						Spring Rd Northbound						Harger Rd Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
11:00 AM	0	5	28	8	1	41	0	8	15	8	1	31	1	29	43	10	0	83	0	6	4	22	0	32	187
11:15 AM	0	8	31	11	0	50	0	11	13	14	0	38	0	33	58	10	0	101	0	8	1	16	0	25	214
11:30 AM	0	5	44	15	0	64	0	21	19	13	0	53	2	45	64	10	0	121	0	12	7	29	0	48	286
11:45 AM	2	11	44	15	1	72	0	16	25	13	1	54	3	48	61	10	0	122	0	10	7	23	0	40	288
Hourly Total	2	29	147	49	2	227	0	56	72	48	2	176	6	155	226	40	0	427	0	36	19	90	0	145	975
12:00 PM	0	7	45	16	3	68	0	13	19	17	3	49	1	30	79	9	0	119	0	19	5	23	0	47	283
12:15 PM	0	14	45	10	4	69	0	12	14	21	4	47	1	37	69	6	0	113	0	7	8	40	0	55	284
12:30 PM	0	15	57	16	1	88	0	13	11	16	1	40	3	47	79	12	0	141	0	15	7	30	0	52	321
12:45 PM	0	11	47	10	8	68	0	12	17	12	8	41	2	34	104	9	0	149	0	19	9	36	0	64	322
Hourly Total	0	47	194	52	16	293	0	50	61	66	16	177	7	148	331	36	0	522	0	60	29	129	0	218	1210
Grand Total	2	76	341	101	18	520	0	106	133	114	18	353	13	303	557	76	0	949	0	96	48	219	0	363	2185
Approach %	0.4	14.6	65.6	19.4	-	-	0.0	30.0	37.7	32.3	-	-	1.4	31.9	58.7	8.0	-	-	0.0	26.4	13.2	60.3	-	-	-
Total %	0.1	3.5	15.6	4.6	-	23.8	0.0	4.9	6.1	5.2	-	16.2	0.6	13.9	25.5	3.5	-	43.4	0.0	4.4	2.2	10.0	-	16.6	-
Lights	2	75	332	101	-	510	0	106	132	112	-	350	13	300	547	74	-	934	0	94	48	215	-	357	2151
% Lights	100.0	98.7	97.4	100.0	-	98.1	-	100.0	99.2	98.2	-	99.2	100.0	99.0	98.2	97.4	-	98.4	-	97.9	100.0	98.2	-	98.3	98.4
Mediums	0	1	7	0	-	8	0	0	1	2	-	3	0	2	8	2	-	12	0	1	0	4	-	5	28
% Mediums	0.0	1.3	2.1	0.0	-	1.5	-	0.0	0.8	1.8	-	0.8	0.0	0.7	1.4	2.6	-	1.3	-	1.0	0.0	1.8	-	1.4	1.3
Articulated Trucks	0	0	2	0	-	2	0	0	0	0	-	0	0	1	2	0	-	3	0	1	0	0	-	1	6
% Articulated Trucks	0.0	0.0	0.6	0.0	-	0.4	-	0.0	0.0	0.0	-	0.0	0.0	0.3	0.4	0.0	-	0.3	-	1.0	0.0	0.0	-	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	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	18	-	-	-	-	-	18	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Harger Rd
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Harger Rd
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (11:00 AM)

Start Time	Spring Rd Southbound						Harger Rd Westbound						Spring Rd Northbound						Harger Rd Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
11:00 AM	0	5	28	8	1	41	0	8	15	8	1	31	1	29	43	10	0	83	0	6	4	22	0	32	187
11:15 AM	0	8	31	11	0	50	0	11	13	14	0	38	0	33	58	10	0	101	0	8	1	16	0	25	214
11:30 AM	0	5	44	15	0	64	0	21	19	13	0	53	2	45	64	10	0	121	0	12	7	29	0	48	286
11:45 AM	2	11	44	15	1	72	0	16	25	13	1	54	3	48	61	10	0	122	0	10	7	23	0	40	288
Total	2	29	147	49	2	227	0	56	72	48	2	176	6	155	226	40	0	427	0	36	19	90	0	145	975
Approach %	0.9	12.8	64.8	21.6	-	-	0.0	31.8	40.9	27.3	-	-	1.4	36.3	52.9	9.4	-	-	0.0	24.8	13.1	62.1	-	-	-
Total %	0.2	3.0	15.1	5.0	-	23.3	0.0	5.7	7.4	4.9	-	18.1	0.6	15.9	23.2	4.1	-	43.8	0.0	3.7	1.9	9.2	-	14.9	-
PHF	0.250	0.659	0.835	0.817	-	0.788	0.000	0.667	0.720	0.857	-	0.815	0.500	0.807	0.883	1.000	-	0.875	0.000	0.750	0.679	0.776	-	0.755	0.846
Lights	2	29	141	49	-	221	0	56	72	48	-	176	6	153	220	40	-	419	0	36	19	86	-	141	957
% Lights	100.0	100.0	95.9	100.0	-	97.4	-	100.0	100.0	100.0	-	100.0	100.0	98.7	97.3	100.0	-	98.1	-	100.0	100.0	95.6	-	97.2	98.2
Mediums	0	0	6	0	-	6	0	0	0	0	-	0	0	2	5	0	-	7	0	0	0	4	-	4	17
% Mediums	0.0	0.0	4.1	0.0	-	2.6	-	0.0	0.0	0.0	-	0.0	0.0	1.3	2.2	0.0	-	1.6	-	0.0	0.0	4.4	-	2.8	1.7
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.4	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	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	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Harger Rd
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Harger Rd
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (12:00 PM)

Start Time	Spring Rd Southbound						Harger Rd Westbound						Spring Rd Northbound						Harger Rd Eastbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
12:00 PM	0	7	45	16	3	68	0	13	19	17	3	49	1	30	79	9	0	119	0	19	5	23	0	47	283
12:15 PM	0	14	45	10	4	69	0	12	14	21	4	47	1	37	69	6	0	113	0	7	8	40	0	55	284
12:30 PM	0	15	57	16	1	88	0	13	11	16	1	40	3	47	79	12	0	141	0	15	7	30	0	52	321
12:45 PM	0	11	47	10	8	68	0	12	17	12	8	41	2	34	104	9	0	149	0	19	9	36	0	64	322
Total	0	47	194	52	16	293	0	50	61	66	16	177	7	148	331	36	0	522	0	60	29	129	0	218	1210
Approach %	0.0	16.0	66.2	17.7	-	-	0.0	28.2	34.5	37.3	-	-	1.3	28.4	63.4	6.9	-	-	0.0	27.5	13.3	59.2	-	-	-
Total %	0.0	3.9	16.0	4.3	-	24.2	0.0	4.1	5.0	5.5	-	14.6	0.6	12.2	27.4	3.0	-	43.1	0.0	5.0	2.4	10.7	-	18.0	-
PHF	0.000	0.783	0.851	0.813	-	0.832	0.000	0.962	0.803	0.786	-	0.903	0.583	0.787	0.796	0.750	-	0.876	0.000	0.789	0.806	0.806	-	0.852	0.939
Lights	0	46	191	52	-	289	0	50	60	64	-	174	7	147	327	34	-	515	0	58	29	129	-	216	1194
% Lights	-	97.9	98.5	100.0	-	98.6	-	100.0	98.4	97.0	-	98.3	100.0	99.3	98.8	94.4	-	98.7	-	96.7	100.0	100.0	-	99.1	98.7
Mediums	0	1	1	0	-	2	0	0	1	2	-	3	0	0	3	2	-	5	0	1	0	0	-	1	11
% Mediums	-	2.1	0.5	0.0	-	0.7	-	0.0	1.6	3.0	-	1.7	0.0	0.0	0.9	5.6	-	1.0	-	1.7	0.0	0.0	-	0.5	0.9
Articulated Trucks	0	0	2	0	-	2	0	0	0	0	-	0	0	1	1	0	-	2	0	1	0	0	-	1	5
% Articulated Trucks	-	0.0	1.0	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	0.0	0.7	0.3	0.0	-	0.4	-	1.7	0.0	0.0	-	0.5	0.4
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	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	16	-	-	-	-	-	16	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Meridien Access
5202.911 Commerce Plaza
11 AM - 1 PM, 4 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Meridien Access
Site Code:
Start Date: 03/06/2019

Turning Movement Data

Start Time	Spring Rd Southbound					Spring Rd Northbound					Meridien Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
11:00 AM	0	61	0	0	61	0	0	87	0	87	0	0	2	0	2	150
11:15 AM	0	57	1	0	58	0	0	93	0	93	0	0	4	0	4	155
11:30 AM	0	94	2	0	96	0	0	123	0	123	0	0	2	0	2	221
11:45 AM	0	85	3	0	88	0	0	120	0	120	0	0	4	0	4	212
Hourly Total	0	297	6	0	303	0	0	423	0	423	0	0	12	0	12	738
12:00 PM	0	82	2	0	84	0	0	116	3	116	0	0	2	3	2	202
12:15 PM	0	95	3	0	98	0	0	114	3	114	0	0	4	3	4	216
12:30 PM	0	99	1	0	100	0	0	149	0	149	0	0	2	0	2	251
12:45 PM	0	96	2	0	98	0	0	157	2	157	0	0	7	1	7	262
Hourly Total	0	372	8	0	380	0	0	536	8	536	0	0	15	7	15	931
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	174	2	0	176	0	0	125	0	125	0	0	6	0	6	307
4:15 PM	0	146	6	0	152	0	0	118	0	118	0	0	7	0	7	277
4:30 PM	0	168	6	0	174	0	0	151	0	151	0	0	8	0	8	333
4:45 PM	0	144	7	0	151	0	0	124	0	124	0	0	10	0	10	285
Hourly Total	0	632	21	0	653	0	0	518	0	518	0	0	31	0	31	1202
5:00 PM	0	194	5	0	199	0	0	130	0	130	0	0	6	0	6	335
5:15 PM	0	161	4	0	165	0	0	142	0	142	0	0	8	0	8	315
5:30 PM	0	134	4	0	138	0	0	101	0	101	0	0	9	1	9	248
5:45 PM	0	133	5	1	138	0	0	108	1	108	0	0	12	2	12	258
Hourly Total	0	622	18	1	640	0	0	481	1	481	0	0	35	3	35	1156
Grand Total	0	1923	53	1	1976	0	0	1958	9	1958	0	0	93	10	93	4027
Approach %	0.0	97.3	2.7	-	-	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	-
Total %	0.0	47.8	1.3	-	49.1	0.0	0.0	48.6	-	48.6	0.0	0.0	2.3	-	2.3	-
Lights	0	1904	52	-	1956	0	0	1936	-	1936	0	0	93	-	93	3985
% Lights	-	99.0	98.1	-	99.0	-	-	98.9	-	98.9	-	-	100.0	-	100.0	99.0
Mediums	0	16	1	-	17	0	0	19	-	19	0	0	0	-	0	36
% Mediums	-	0.8	1.9	-	0.9	-	-	1.0	-	1.0	-	-	0.0	-	0.0	0.9
Articulated Trucks	0	3	0	-	3	0	0	3	-	3	0	0	0	-	0	6
% Articulated Trucks	-	0.2	0.0	-	0.2	-	-	0.2	-	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	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	9	-	-	-	-	10	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Spring Rd & Meridien Access
5202.911 Commerce Plaza
11 AM - 1 PM, 4 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Meridien Access
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (11:00 AM)

Start Time	Spring Rd Southbound					Spring Rd Northbound					Meridien Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
11:00 AM	0	61	0	0	61	0	0	87	0	87	0	0	2	0	2	150
11:15 AM	0	57	1	0	58	0	0	93	0	93	0	0	4	0	4	155
11:30 AM	0	94	2	0	96	0	0	123	0	123	0	0	2	0	2	221
11:45 AM	0	85	3	0	88	0	0	120	0	120	0	0	4	0	4	212
Total	0	297	6	0	303	0	0	423	0	423	0	0	12	0	12	738
Approach %	0.0	98.0	2.0	-	-	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	-
Total %	0.0	40.2	0.8	-	41.1	0.0	0.0	57.3	-	57.3	0.0	0.0	1.6	-	1.6	-
PHF	0.000	0.790	0.500	-	0.789	0.000	0.000	0.860	-	0.860	0.000	0.000	0.750	-	0.750	0.835
Lights	0	288	6	-	294	0	0	415	-	415	0	0	12	-	12	721
% Lights	-	97.0	100.0	-	97.0	-	-	98.1	-	98.1	-	-	100.0	-	100.0	97.7
Mediums	0	9	0	-	9	0	0	7	-	7	0	0	0	-	0	16
% Mediums	-	3.0	0.0	-	3.0	-	-	1.7	-	1.7	-	-	0.0	-	0.0	2.2
Articulated Trucks	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	-	0.0	-	-	0.2	-	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	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Meridien Access
5202.911 Commerce Plaza
11 AM - 1 PM, 4 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Meridien Access
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (12:00 PM)

Start Time	Spring Rd Southbound					Spring Rd Northbound					Meridien Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
12:00 PM	0	82	2	0	84	0	0	116	3	116	0	0	2	3	2	202
12:15 PM	0	95	3	0	98	0	0	114	3	114	0	0	4	3	4	216
12:30 PM	0	99	1	0	100	0	0	149	0	149	0	0	2	0	2	251
12:45 PM	0	96	2	0	98	0	0	157	2	157	0	0	7	1	7	262
Total	0	372	8	0	380	0	0	536	8	536	0	0	15	7	15	931
Approach %	0.0	97.9	2.1	-	-	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	-
Total %	0.0	40.0	0.9	-	40.8	0.0	0.0	57.6	-	57.6	0.0	0.0	1.6	-	1.6	-
PHF	0.000	0.939	0.667	-	0.950	0.000	0.000	0.854	-	0.854	0.000	0.000	0.536	-	0.536	0.888
Lights	0	369	8	-	377	0	0	531	-	531	0	0	15	-	15	923
% Lights	-	99.2	100.0	-	99.2	-	-	99.1	-	99.1	-	-	100.0	-	100.0	99.1
Mediums	0	1	0	-	1	0	0	3	-	3	0	0	0	-	0	4
% Mediums	-	0.3	0.0	-	0.3	-	-	0.6	-	0.6	-	-	0.0	-	0.0	0.4
Articulated Trucks	0	2	0	-	2	0	0	2	-	2	0	0	0	-	0	4
% Articulated Trucks	-	0.5	0.0	-	0.5	-	-	0.4	-	0.4	-	-	0.0	-	0.0	0.4
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	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	8	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Spring Rd & Meridien Access
5202.911 Commerce Plaza
11 AM - 1 PM, 4 PM - 6 PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Meridien Access
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Spring Rd Southbound					Spring Rd Northbound					Meridien Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:30 PM	0	168	6	0	174	0	0	151	0	151	0	0	8	0	8	333
4:45 PM	0	144	7	0	151	0	0	124	0	124	0	0	10	0	10	285
5:00 PM	0	194	5	0	199	0	0	130	0	130	0	0	6	0	6	335
5:15 PM	0	161	4	0	165	0	0	142	0	142	0	0	8	0	8	315
Total	0	667	22	0	689	0	0	547	0	547	0	0	32	0	32	1268
Approach %	0.0	96.8	3.2	-	-	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	-
Total %	0.0	52.6	1.7	-	54.3	0.0	0.0	43.1	-	43.1	0.0	0.0	2.5	-	2.5	-
PHF	0.000	0.860	0.786	-	0.866	0.000	0.000	0.906	-	0.906	0.000	0.000	0.800	-	0.800	0.946
Lights	0	665	21	-	686	0	0	542	-	542	0	0	32	-	32	1260
% Lights	-	99.7	95.5	-	99.6	-	-	99.1	-	99.1	-	-	100.0	-	100.0	99.4
Mediums	0	2	1	-	3	0	0	5	-	5	0	0	0	-	0	8
% Mediums	-	0.3	4.5	-	0.4	-	-	0.9	-	0.9	-	-	0.0	-	0.0	0.6
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	-	0.0	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	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Spring Rd & Oakbrook East Access
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Oakbrook East Access
Site Code:
Start Date: 03/06/2019

Turning Movement Data

Start Time	Spring Rd Southbound						Access Rd Westbound						Spring Rd Northbound						Oakbrook East Access Eastbound						
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Int. Total
11:00 AM	1	60	0	0	0	61	1	0	0	0	0	1	1	83	0	0	0	84	1	0	0	0	0	1	147
11:15 AM	1	56	0	0	0	57	2	0	0	0	1	2	1	98	0	0	3	99	2	0	0	0	0	2	160
11:30 AM	1	95	0	0	1	96	5	0	0	0	1	5	5	116	0	0	0	121	2	0	0	0	0	2	224
11:45 AM	2	83	0	0	1	85	7	0	0	0	2	7	6	117	0	0	0	123	2	0	0	0	0	2	217
Hourly Total	5	294	0	0	2	299	15	0	0	0	4	15	13	414	0	0	3	427	7	0	0	0	0	7	748
12:00 PM	1	82	0	0	2	83	6	0	0	0	5	6	5	111	0	0	0	116	2	0	0	0	0	2	207
12:15 PM	1	98	0	0	0	99	3	0	0	0	3	3	3	112	0	0	0	115	0	0	0	0	0	0	217
12:30 PM	2	100	0	0	2	102	6	0	0	0	2	6	8	137	0	0	1	145	0	0	0	0	0	0	253
12:45 PM	1	98	0	0	3	99	4	0	0	0	8	4	5	149	0	0	0	154	0	0	0	0	0	0	257
Hourly Total	5	378	0	0	7	383	19	0	0	0	18	19	21	509	0	0	1	530	2	0	0	0	0	2	934
Grand Total	10	672	0	0	9	682	34	0	0	0	22	34	34	923	0	0	4	957	9	0	0	0	0	9	1682
Approach %	1.5	98.5	0.0	0.0	-	-	100.0	0.0	0.0	0.0	-	-	3.6	96.4	0.0	0.0	-	-	100.0	0.0	0.0	0.0	-	-	-
Total %	0.6	40.0	0.0	0.0	-	40.5	2.0	0.0	0.0	0.0	-	2.0	2.0	54.9	0.0	0.0	-	56.9	0.5	0.0	0.0	0.0	-	0.5	-
Lights	10	660	0	0	-	670	34	0	0	0	-	34	34	910	0	0	-	944	9	0	0	0	-	9	1657
% Lights	100.0	98.2	-	-	-	98.2	100.0	-	-	-	-	100.0	100.0	98.6	-	-	-	98.6	100.0	-	-	-	-	100.0	98.5
Mediums	0	10	0	0	-	10	0	0	0	0	-	0	0	10	0	0	-	10	0	0	0	0	-	0	20
% Mediums	0.0	1.5	-	-	-	1.5	0.0	-	-	-	-	0.0	0.0	1.1	-	-	-	1.0	0.0	-	-	-	-	0.0	1.2
Articulated Trucks	0	2	0	0	-	2	0	0	0	0	-	0	0	3	0	0	-	3	0	0	0	0	-	0	5
% Articulated Trucks	0.0	0.3	-	-	-	0.3	0.0	-	-	-	-	0.0	0.0	0.3	-	-	-	0.3	0.0	-	-	-	-	0.0	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	0.0
Pedestrians	-	-	-	-	9	-	-	-	-	-	22	-	-	-	-	-	4	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Spring Rd & Oakbrook East Access
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Oakbrook East Access
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (11:00 AM)

Start Time	Spring Rd Southbound						Access Rd Westbound						Spring Rd Northbound						Oakbrook East Access Eastbound						
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Int. Total
11:00 AM	1	60	0	0	0	61	1	0	0	0	0	1	1	83	0	0	0	84	1	0	0	0	0	1	147
11:15 AM	1	56	0	0	0	57	2	0	0	0	1	2	1	98	0	0	3	99	2	0	0	0	0	2	160
11:30 AM	1	95	0	0	1	96	5	0	0	0	1	5	5	116	0	0	0	121	2	0	0	0	0	2	224
11:45 AM	2	83	0	0	1	85	7	0	0	0	2	7	6	117	0	0	0	123	2	0	0	0	0	2	217
Total	5	294	0	0	2	299	15	0	0	0	4	15	13	414	0	0	3	427	7	0	0	0	0	7	748
Approach %	1.7	98.3	0.0	0.0	-	-	100.0	0.0	0.0	0.0	-	-	3.0	97.0	0.0	0.0	-	-	100.0	0.0	0.0	0.0	-	-	-
Total %	0.7	39.3	0.0	0.0	-	40.0	2.0	0.0	0.0	0.0	-	2.0	1.7	55.3	0.0	0.0	-	57.1	0.9	0.0	0.0	0.0	-	0.9	-
PHF	0.625	0.774	0.000	0.000	-	0.779	0.536	0.000	0.000	0.000	-	0.536	0.542	0.885	0.000	0.000	-	0.868	0.875	0.000	0.000	0.000	-	0.875	0.835
Lights	5	285	0	0	-	290	15	0	0	0	-	15	13	406	0	0	-	419	7	0	0	0	-	7	731
% Lights	100.0	96.9	-	-	-	97.0	100.0	-	-	-	-	100.0	100.0	98.1	-	-	-	98.1	100.0	-	-	-	-	100.0	97.7
Mediums	0	9	0	0	-	9	0	0	0	0	-	0	0	7	0	0	-	7	0	0	0	0	-	0	16
% Mediums	0.0	3.1	-	-	-	3.0	0.0	-	-	-	-	0.0	0.0	1.7	-	-	-	1.6	0.0	-	-	-	-	0.0	2.1
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	0.0	0.0	-	-	-	0.0	0.0	-	-	-	-	0.0	0.0	0.2	-	-	-	0.2	0.0	-	-	-	-	0.0	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	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	4	-	-	-	-	-	3	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Spring Rd & Oakbrook East Access
5202.911 Commerce Plaza
11AM - 1PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Spring Rd & Oakbrook East Access
Site Code:
Start Date: 03/06/2019

Turning Movement Peak Hour Data (12:00 PM)

Start Time	Spring Rd Southbound						Access Rd Westbound						Spring Rd Northbound						Oakbrook East Access Eastbound						
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Int. Total
12:00 PM	1	82	0	0	2	83	6	0	0	0	5	6	5	111	0	0	0	116	2	0	0	0	0	2	207
12:15 PM	1	98	0	0	0	99	3	0	0	0	3	3	3	112	0	0	0	115	0	0	0	0	0	0	217
12:30 PM	2	100	0	0	2	102	6	0	0	0	2	6	8	137	0	0	1	145	0	0	0	0	0	0	253
12:45 PM	1	98	0	0	3	99	4	0	0	0	8	4	5	149	0	0	0	154	0	0	0	0	0	0	257
Total	5	378	0	0	7	383	19	0	0	0	18	19	21	509	0	0	1	530	2	0	0	0	0	2	934
Approach %	1.3	98.7	0.0	0.0	-	-	100.0	0.0	0.0	0.0	-	-	4.0	96.0	0.0	0.0	-	-	100.0	0.0	0.0	0.0	-	-	-
Total %	0.5	40.5	0.0	0.0	-	41.0	2.0	0.0	0.0	0.0	-	2.0	2.2	54.5	0.0	0.0	-	56.7	0.2	0.0	0.0	0.0	-	0.2	-
PHF	0.625	0.945	0.000	0.000	-	0.939	0.792	0.000	0.000	0.000	-	0.792	0.656	0.854	0.000	0.000	-	0.860	0.250	0.000	0.000	0.000	-	0.250	0.909
Lights	5	375	0	0	-	380	19	0	0	0	-	19	21	504	0	0	-	525	2	0	0	0	-	2	926
% Lights	100.0	99.2	-	-	-	99.2	100.0	-	-	-	-	100.0	100.0	99.0	-	-	-	99.1	100.0	-	-	-	-	100.0	99.1
Mediums	0	1	0	0	-	1	0	0	0	0	-	0	0	3	0	0	-	3	0	0	0	0	-	0	4
% Mediums	0.0	0.3	-	-	-	0.3	0.0	-	-	-	-	0.0	0.0	0.6	-	-	-	0.6	0.0	-	-	-	-	0.0	0.4
Articulated Trucks	0	2	0	0	-	2	0	0	0	0	-	0	0	2	0	0	-	2	0	0	0	0	-	0	4
% Articulated Trucks	0.0	0.5	-	-	-	0.5	0.0	-	-	-	-	0.0	0.0	0.4	-	-	-	0.4	0.0	-	-	-	-	0.0	0.4
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	0.0
Pedestrians	-	-	-	-	7	-	-	-	-	-	18	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

APPENDIX C

IDOT Crash Analysis (2013-2017)

Table 1: Crash Summary [A]

Location / Year	No. of Crashes	Severity [B]					Crash Type [D]						Percent During Wet/Icy Conditions
		PD	PI [C]			F	CM	RE	HO	FO	Ped	Bike	
			A	B	C								
Intersections													
Spring Rd & Harger Rd	13	7	2	3	1	-	9	3	-	1	-	-	8%
Spring Rd & Commerce	22	17	-	3	2	-	16	3	-	3	-	-	23%
Segments													
Spring Rd between Harger Rd & Commerce	6	5	-	-	1	-	1	4	-	1	-	-	0%
Total (2012-2016)	41	29	2	6	4	-	26	10	-	5	-	-	15%

[A] Source: IDOT Division of Safety (Crash Data: 2012-2016)
[B] PD = property damage only; PI = personal injury; F = fatality.
[C] Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).
[D] CM = cross movement/angle; RE = rear end; HO = head on; FO = fixed object; Ped = pedestrian.

APPENDIX D

Capacity Analysis Worksheets

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	29	129	50	61	66	148	342	36	47	207	52
Future Volume (vph)	60	29	129	50	61	66	148	342	36	47	207	52
Satd. Flow (prot)	1752	1668	0	1805	1863	1568	1787	3511	0	1770	3447	0
Flt Permitted	0.675			0.499			0.538			0.511		
Satd. Flow (perm)	1245	1668	0	948	1863	1568	1012	3511	0	952	3447	0
Satd. Flow (RTOR)		140				91		10			30	
Lane Group Flow (vph)	65	172	0	54	66	72	161	411	0	51	282	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		
Total Split (s)	20.0	30.0		20.0	30.0	30.0	20.0	50.0		20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	6.0	3.5	6.0		3.5	6.0	
Act Effct Green (s)	18.5	9.2		17.4	8.7	8.7	59.6	51.4		53.5	44.5	
Actuated g/C Ratio	0.21	0.11		0.20	0.10	0.10	0.68	0.59		0.61	0.51	
v/c Ratio	0.21	0.57		0.21	0.36	0.30	0.21	0.20		0.08	0.16	
Control Delay	27.5	18.9		27.6	44.3	9.4	6.7	10.7		6.6	12.1	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	27.5	18.9		27.6	44.3	9.4	6.7	10.7		6.6	12.1	
LOS	C	B		C	D	A	A	B		A	B	
Approach Delay		21.2			26.5			9.6			11.2	
Approach LOS		C			C			A			B	
Queue Length 50th (ft)	28	17		23	35	0	29	59		9	38	
Queue Length 95th (ft)	62	80		54	79	28	63	102		25	74	
Internal Link Dist (ft)		455			484			187			423	
Turn Bay Length (ft)	185			175			100			120		
Base Capacity (vph)	604	563		556	516	500	839	2066		806	1767	
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	0.11	0.31		0.10	0.13	0.14	0.19	0.20		0.06	0.16	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 87.5
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.57
Intersection Signal Delay: 14.5 — Intersection LOS: B
Intersection Capacity Utilization 45.1% — ICU Level of Service A
Analysis Period (min) 15

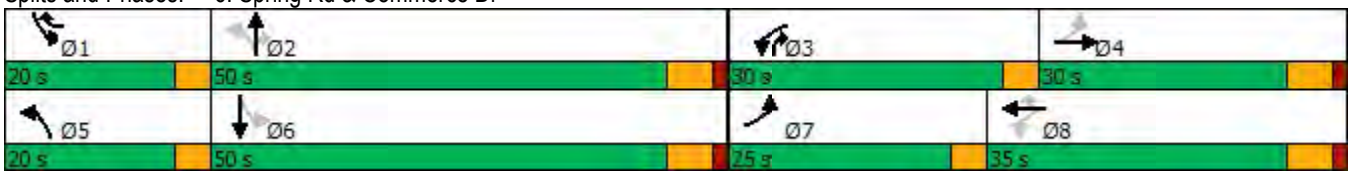
Splits and Phases: 3: Spring Rd & Harger Rd

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	35	136	98	28	91	244	404	113	70	291	29
Future Volume (vph)	33	35	136	98	28	91	244	404	113	70	291	29
Satd. Flow (prot)	1805	1651	0	1787	1667	1599	1787	3574	1615	1787	3527	0
Flt Permitted	0.738			0.312			0.503			0.497		
Satd. Flow (perm)	1402	1651	0	587	1667	1599	946	3574	1615	935	3527	0
Satd. Flow (RTOR)		132				99			123		9	
Lane Group Flow (vph)	36	186	0	107	30	99	265	439	123	76	348	0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases	4			8		8	2		2	6		
Total Split (s)	25.0	30.0		30.0	35.0	20.0	20.0	50.0	30.0	20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Act Effct Green (s)	18.9	9.4		25.2	16.4	29.5	62.7	49.8	65.8	53.9	44.4	
Actuated g/C Ratio	0.20	0.10		0.26	0.17	0.31	0.66	0.52	0.69	0.57	0.47	
v/c Ratio	0.12	0.66		0.38	0.10	0.18	0.36	0.24	0.11	0.13	0.21	
Control Delay	27.3	26.4		31.4	37.3	6.3	8.8	13.7	1.4	8.0	16.6	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	27.3	26.4		31.4	37.3	6.3	8.8	13.7	1.4	8.0	16.6	
LOS	C	C		C	D	A	A	B	A	A	B	
Approach Delay		26.6			21.6			10.3			15.1	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	16	31		50	16	0	56	70	0	14	61	
Queue Length 95th (ft)	41	104		97	44	37	120	127	19	39	114	
Internal Link Dist (ft)		155			417			576			227	
Turn Bay Length (ft)				175			85		115			
Base Capacity (vph)	682	517		571	511	714	771	1868	1415	756	1646	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.05	0.36		0.19	0.06	0.14	0.34	0.24	0.09	0.10	0.21	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 95.3
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.66
Intersection Signal Delay: 15.2 — Intersection LOS: B
Intersection Capacity Utilization 54.8% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 6: Spring Rd & Commerce Dr



Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	0	28	14	0	7	11	447	10	16	264	11
Future Vol, veh/h	22	0	28	14	0	7	11	447	10	16	264	11
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	-	-	-	-	-	115	-	-	115	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	2	0	6	2	0
Mvmt Flow	24	0	30	15	0	8	12	486	11	17	287	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	594	848	150	694	849	249	299	0	0	497	0	0
Stage 1	327	327	-	516	516	-	-	-	-	-	-	-
Stage 2	267	521	-	178	333	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.22	-	-
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	3.3	3.5	4	3.3	2.2	-	-	2.26	-	-
Pot Cap-1 Maneuver	393	301	876	333	300	757	1274	-	-	1036	-	-
Stage 1	665	651	-	515	538	-	-	-	-	-	-	-
Stage 2	721	535	-	812	647	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	382	293	876	315	293	757	1274	-	-	1036	-	-
Mov Cap-2 Maneuver	382	293	-	315	293	-	-	-	-	-	-	-
Stage 1	659	641	-	510	533	-	-	-	-	-	-	-
Stage 2	707	530	-	771	637	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.9	14.8	0.2	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1274	-	-	382	876	391	1036	-	-
HCM Lane V/C Ratio	0.009	-	-	0.063	0.035	0.058	0.017	-	-
HCM Control Delay (s)	7.9	-	-	15.1	9.3	14.8	8.5	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	15	0	528	375	8
Future Vol, veh/h	0	15	0	528	375	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	0	16	0	574	408	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	209	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	683	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	683	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.4	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	683	-	-
HCM Lane V/C Ratio	-	0.024	-	-
HCM Control Delay (s)	-	10.4	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	2	0	0	19	0	507	21	0	381	5
Future Vol, veh/h	0	0	2	0	0	19	0	507	21	0	381	5
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	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	0	0	2	0	0	21	0	551	23	0	414	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	210	-	-	287	-	0	0	-	-	0
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.9	-	-	6.9	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.3	-	-	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	0	0	802	0	0	716	0	-	-	0	-	-
Stage 1	0	0	-	0	0	-	0	-	-	0	-	-
Stage 2	0	0	-	0	0	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	802	-	-	716	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.5	10.2	0	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	-	-	802	716	-	-
HCM Lane V/C Ratio	-	-	0.003	0.029	-	-
HCM Control Delay (s)	-	-	9.5	10.2	-	-
HCM Lane LOS	-	-	A	B	-	-
HCM 95th %tile Q(veh)	-	-	0	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	70	14	136	153	71	206	93	497	20	17	376	50
Future Volume (vph)	70	14	136	153	71	206	93	497	20	17	376	50
Satd. Flow (prot)	1752	1642	0	1805	1863	1568	1787	3547	0	1770	3487	0
Flt Permitted	0.707			0.342			0.439			0.441		
Satd. Flow (perm)	1304	1642	0	650	1863	1568	826	3547	0	821	3487	0
Satd. Flow (RTOR)		148				224		4			13	
Lane Group Flow (vph)	76	163	0	166	77	224	101	562	0	18	463	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		
Total Split (s)	20.0	30.0		20.0	30.0	30.0	20.0	50.0		20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	6.0	3.5	6.0		3.5	6.0	
Act Effct Green (s)	18.9	7.8		25.6	13.5	13.5	56.3	50.3		51.7	44.5	
Actuated g/C Ratio	0.21	0.09		0.29	0.15	0.15	0.63	0.56		0.58	0.50	
v/c Ratio	0.24	0.59		0.49	0.27	0.53	0.17	0.28		0.03	0.27	
Control Delay	26.5	18.3		30.5	39.8	10.2	8.0	12.1		7.9	14.7	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	26.5	18.3		30.5	39.8	10.2	8.0	12.1		7.9	14.7	
LOS	C	B		C	D	B	A	B		A	B	
Approach Delay		20.9			22.3			11.5			14.4	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	33	8		75	41	0	19	67		3	75	
Queue Length 95th (ft)	67	70		131	87	64	50	157		14	137	
Internal Link Dist (ft)		455			484			187			423	
Turn Bay Length (ft)	185			175			100			120		
Base Capacity (vph)	690	554		482	506	589	701	1999		695	1744	
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	0.11	0.29		0.34	0.15	0.38	0.14	0.28		0.03	0.27	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 89.3
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.59
Intersection Signal Delay: 16.2 — Intersection LOS: B
Intersection Capacity Utilization 52.0% — ICU Level of Service A
Analysis Period (min) 15

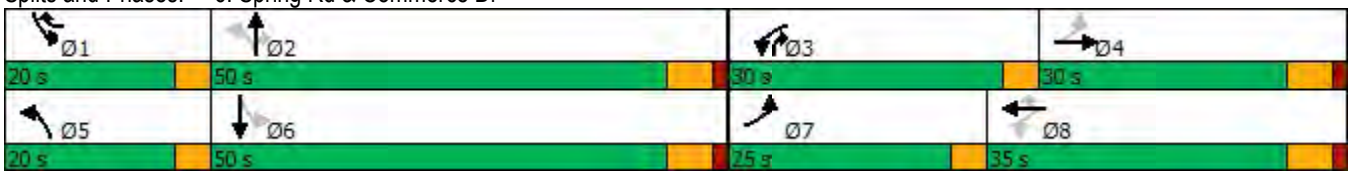
Splits and Phases: 3: Spring Rd & Harger Rd

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	15	164	314	50	189	258	360	60	68	573	36
Future Volume (vph)	36	15	164	314	50	189	258	360	60	68	573	36
Satd. Flow (prot)	1805	1619	0	1787	1667	1599	1787	3574	1615	1787	3544	0
Flt Permitted	0.722			0.264			0.285			0.521		
Satd. Flow (perm)	1372	1619	0	497	1667	1599	536	3574	1615	980	3544	0
Satd. Flow (RTOR)		178				205			65		5	
Lane Group Flow (vph)	39	194	0	341	54	205	280	391	65	74	662	0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases	4			8		8	2		2	6		
Total Split (s)	25.0	30.0		30.0	35.0	20.0	20.0	50.0	30.0	20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Act Effct Green (s)	20.8	11.2		38.8	29.8	43.4	64.5	51.0	78.6	54.3	44.3	
Actuated g/C Ratio	0.19	0.10		0.35	0.27	0.39	0.58	0.46	0.71	0.49	0.40	
v/c Ratio	0.14	0.60		0.80	0.12	0.27	0.59	0.24	0.06	0.14	0.46	
Control Delay	26.6	17.7		43.6	33.8	4.2	17.7	19.5	1.5	12.4	26.7	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	26.6	17.7		43.6	33.8	4.2	17.7	19.5	1.5	12.4	26.7	
LOS	C	B		D	C	A	B	B	A	B	C	
Approach Delay		19.2			29.2			17.2			25.3	
Approach LOS		B			C			B			C	
Queue Length 50th (ft)	19	11		197	31	0	100	91	0	23	193	
Queue Length 95th (ft)	42	83		287	66	47	165	138	13	49	265	
Internal Link Dist (ft)		155			417			576			227	
Turn Bay Length (ft)				175			85		115			
Base Capacity (vph)	675	493		486	450	867	501	1649	1239	677	1424	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.06	0.39		0.70	0.12	0.24	0.56	0.24	0.05	0.11	0.46	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 110.4
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.80
Intersection Signal Delay: 23.1 — Intersection LOS: C
Intersection Capacity Utilization 76.3% — ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 6: Spring Rd & Commerce Dr



Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	0	35	27	3	9	7	752	14	17	381	9
Future Vol, veh/h	27	0	35	27	3	9	7	752	14	17	381	9
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	-	-	-	-	-	115	-	-	115	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	11	0	1	0	0	1	0
Mvmt Flow	29	0	38	29	3	10	8	817	15	18	414	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	881	1303	212	1084	1301	416	424	0	0	832	0	0
Stage 1	455	455	-	841	841	-	-	-	-	-	-	-
Stage 2	426	848	-	243	460	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	7.12	4.1	-	-	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	3.3	3.5	4	3.41	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	244	162	800	174	162	561	1146	-	-	809	-	-
Stage 1	560	572	-	330	383	-	-	-	-	-	-	-
Stage 2	582	380	-	745	569	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	231	157	800	162	157	561	1146	-	-	809	-	-
Mov Cap-2 Maneuver	231	157	-	162	157	-	-	-	-	-	-	-
Stage 1	556	559	-	328	380	-	-	-	-	-	-	-
Stage 2	563	377	-	694	556	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.4	28.8	0.1	0.4
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1146	-	-	231	800	193	809	-	-
HCM Lane V/C Ratio	0.007	-	-	0.127	0.048	0.22	0.023	-	-
HCM Control Delay (s)	8.2	-	-	22.8	9.7	28.8	9.6	-	-
HCM Lane LOS	A	-	-	C	A	D	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.1	0.8	0.1	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	32	0	585	645	22
Future Vol, veh/h	0	32	0	585	645	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	1	1	4
Mvmt Flow	0	35	0	636	701	24

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	363	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	546	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	546	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	546	-	-
HCM Lane V/C Ratio	-	0.064	-	-
HCM Control Delay (s)	-	12	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	7	0	0	26	0	584	1	0	660	5
Future Vol, veh/h	0	0	7	0	0	26	0	584	1	0	660	5
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	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	0	0	8	0	0	28	0	635	1	0	717	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	361	-	-	318	-	0	0	-	-	0
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.9	-	-	6.9	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.3	-	-	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	0	0	641	0	0	684	0	-	-	0	-	-
Stage 1	0	0	-	0	0	-	0	-	-	0	-	-
Stage 2	0	0	-	0	0	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	641	-	-	684	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.7	10.5	0	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	-	-	641	684	-	-
HCM Lane V/C Ratio	-	-	0.012	0.041	-	-
HCM Control Delay (s)	-	-	10.7	10.5	-	-
HCM Lane LOS	-	-	B	B	-	-
HCM 95th %tile Q(veh)	-	-	0	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	78	38	168	65	79	86	194	445	39	61	269	68
Future Volume (vph)	78	38	168	65	79	86	194	445	39	61	269	68
Satd. Flow (prot)	1752	1666	0	1805	1863	1568	1787	3520	0	1770	3447	0
Flt Permitted	0.657			0.388			0.496			0.457		
Satd. Flow (perm)	1212	1666	0	737	1863	1568	933	3520	0	851	3447	0
Satd. Flow (RTOR)		167				93		8			29	
Lane Group Flow (vph)	85	224	0	71	86	93	211	526	0	66	366	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		
Total Split (s)	20.0	30.0		20.0	30.0	30.0	20.0	50.0		20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	6.0	3.5	6.0		3.5	6.0	
Act Effct Green (s)	21.0	11.0		19.5	10.2	10.2	61.6	51.0		54.1	44.7	
Actuated g/C Ratio	0.23	0.12		0.21	0.11	0.11	0.67	0.56		0.59	0.49	
v/c Ratio	0.26	0.65		0.28	0.42	0.36	0.29	0.27		0.12	0.22	
Control Delay	28.4	21.6		29.1	46.4	13.1	8.1	13.2		7.9	14.8	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	28.4	21.6		29.1	46.4	13.1	8.1	13.2		7.9	14.8	
LOS	C	C		C	D	B	A	B		A	B	
Approach Delay		23.5			29.1			11.7			13.8	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	38	31		32	48	0	43	85		12	57	
Queue Length 95th (ft)	80	109		69	102	46	95	150		35	114	
Internal Link Dist (ft)		455			484			187			423	
Turn Bay Length (ft)	185			175			100			120		
Base Capacity (vph)	578	565		493	495	484	783	1960		735	1693	
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	0.15	0.40		0.14	0.17	0.19	0.27	0.27		0.09	0.22	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 91.8
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.65
Intersection Signal Delay: 16.8 — Intersection LOS: B
Intersection Capacity Utilization 53.0% — ICU Level of Service A
Analysis Period (min) 15

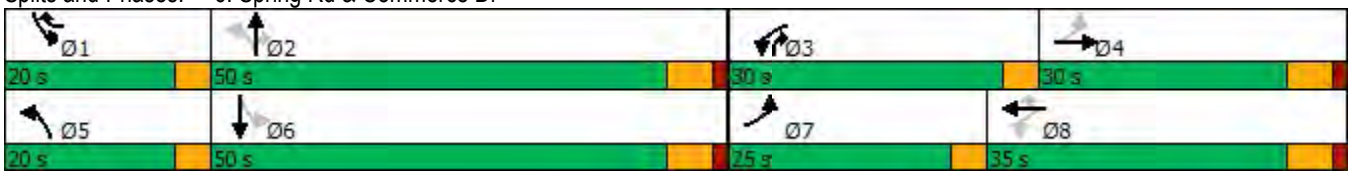
Splits and Phases: 3: Spring Rd & Harger Rd

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	43	46	177	127	36	118	317	519	147	91	377	38
Future Volume (vph)	43	46	177	127	36	118	317	519	147	91	377	38
Satd. Flow (prot)	1805	1651	0	1787	1667	1599	1787	3574	1615	1787	3527	0
Flt Permitted	0.732			0.230			0.425			0.440		
Satd. Flow (perm)	1391	1651	0	433	1667	1599	800	3574	1615	828	3527	0
Satd. Flow (RTOR)		130				128			160		9	
Lane Group Flow (vph)	47	242	0	138	39	128	345	564	160	99	451	0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases	4			8		8	2		2	6		
Total Split (s)	25.0	30.0		30.0	35.0	20.0	20.0	50.0	30.0	20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Act Effct Green (s)	23.0	13.1		30.6	19.3	33.3	65.2	51.2	68.8	54.9	44.5	
Actuated g/C Ratio	0.22	0.13		0.30	0.19	0.32	0.63	0.50	0.67	0.53	0.43	
v/c Ratio	0.14	0.75		0.49	0.12	0.21	0.53	0.32	0.14	0.19	0.29	
Control Delay	26.6	35.2		33.3	37.0	5.2	13.3	17.6	1.7	10.6	21.0	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	26.6	35.2		33.3	37.0	5.2	13.3	17.6	1.7	10.6	21.0	
LOS	C	D		C	D	A	B	B	A	B	C	
Approach Delay		33.8			21.9			13.8			19.2	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	23	71		70	22	0	94	110	0	23	100	
Queue Length 95th (ft)	49	161		118	52	39	197	198	26	59	168	
Internal Link Dist (ft)		155			417			576			227	
Turn Bay Length (ft)				175			85		115			
Base Capacity (vph)	651	488		523	474	728	666	1779	1348	662	1529	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.07	0.50		0.26	0.08	0.18	0.52	0.32	0.12	0.15	0.29	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 102.9
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.75
Intersection Signal Delay: 18.9 — Intersection LOS: B
Intersection Capacity Utilization 66.2% — ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 6: Spring Rd & Commerce Dr



Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	0	28	14	0	7	11	588	10	16	356	11
Future Vol, veh/h	22	0	28	14	0	7	11	588	10	16	356	11
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	-	-	-	-	-	115	-	-	115	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	2	0	6	2	0
Mvmt Flow	24	0	30	15	0	8	12	639	11	17	387	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	771	1101	200	897	1102	325	399	0	0	650	0	0
Stage 1	427	427	-	669	669	-	-	-	-	-	-	-
Stage 2	344	674	-	228	433	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.22	-	-
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	3.3	3.5	4	3.3	2.2	-	-	2.26	-	-
Pot Cap-1 Maneuver	293	214	814	238	213	677	1171	-	-	905	-	-
Stage 1	581	589	-	418	459	-	-	-	-	-	-	-
Stage 2	650	457	-	760	585	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	283	208	814	224	207	677	1171	-	-	905	-	-
Mov Cap-2 Maneuver	283	208	-	224	207	-	-	-	-	-	-	-
Stage 1	575	578	-	414	454	-	-	-	-	-	-	-
Stage 2	636	452	-	718	574	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.7	18.6	0.1	0.4
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1171	-	-	283	814	288	905	-	-
HCM Lane V/C Ratio	0.01	-	-	0.084	0.037	0.079	0.019	-	-
HCM Control Delay (s)	8.1	-	-	18.9	9.6	18.6	9.1	-	-
HCM Lane LOS	A	-	-	C	A	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	15	0	680	491	8
Future Vol, veh/h	0	15	0	680	491	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	0	16	0	739	534	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	272	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	623	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	623	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.9	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	623	-	-
HCM Lane V/C Ratio	-	0.026	-	-
HCM Control Delay (s)	-	10.9	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	2	0	0	19	0	659	21	0	497	5
Future Vol, veh/h	0	0	2	0	0	19	0	659	21	0	497	5
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	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	0	0	2	0	0	21	0	716	23	0	540	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	273	-	-	370	-	0	0	-	-	0
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.9	-	-	6.9	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.3	-	-	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	0	0	731	0	0	633	0	-	-	0	-	-
Stage 1	0	0	-	0	0	-	0	-	-	0	-	-
Stage 2	0	0	-	0	0	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	731	-	-	633	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.9	10.9	0	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	-	-	731	633	-	-
HCM Lane V/C Ratio	-	-	0.003	0.033	-	-
HCM Control Delay (s)	-	-	9.9	10.9	-	-
HCM Lane LOS	-	-	A	B	-	-
HCM 95th %tile Q(veh)	-	-	0	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	70	14	167	183	71	227	157	587	47	19	434	50
Future Volume (vph)	70	14	167	183	71	227	157	587	47	19	434	50
Satd. Flow (prot)	1752	1636	0	1805	1863	1568	1787	3525	0	1770	3493	0
Flt Permitted	0.707			0.325			0.394			0.390		
Satd. Flow (perm)	1304	1636	0	618	1863	1568	741	3525	0	726	3493	0
Satd. Flow (RTOR)		182				247		8			11	
Lane Group Flow (vph)	76	197	0	199	77	247	171	689	0	21	526	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		
Total Split (s)	20.0	30.0		20.0	30.0	30.0	20.0	50.0		20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	6.0	3.5	6.0		3.5	6.0	
Act Effct Green (s)	19.3	8.1		27.5	14.9	14.9	60.9	54.7		52.8	44.3	
Actuated g/C Ratio	0.20	0.08		0.29	0.16	0.16	0.64	0.57		0.55	0.46	
v/c Ratio	0.25	0.65		0.58	0.26	0.55	0.29	0.34		0.04	0.32	
Control Delay	27.8	18.8		34.4	40.5	10.0	9.1	12.9		8.4	17.7	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	27.8	18.8		34.4	40.5	10.0	9.1	12.9		8.4	17.7	
LOS	C	B		C	D	B	A	B		A	B	
Approach Delay		21.3			23.8			12.1			17.3	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	34	9		97	43	0	36	92		4	97	
Queue Length 95th (ft)	71	77		163	90	69	81	201		16	171	
Internal Link Dist (ft)		455			484			187			423	
Turn Bay Length (ft)	185			175			100			120		
Base Capacity (vph)	653	549		443	470	580	654	2023		642	1624	
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	0.12	0.36		0.45	0.16	0.43	0.26	0.34		0.03	0.32	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 95.5
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.65
Intersection Signal Delay: 17.3 — Intersection LOS: B
Intersection Capacity Utilization 60.1% — ICU Level of Service B
Analysis Period (min) 15

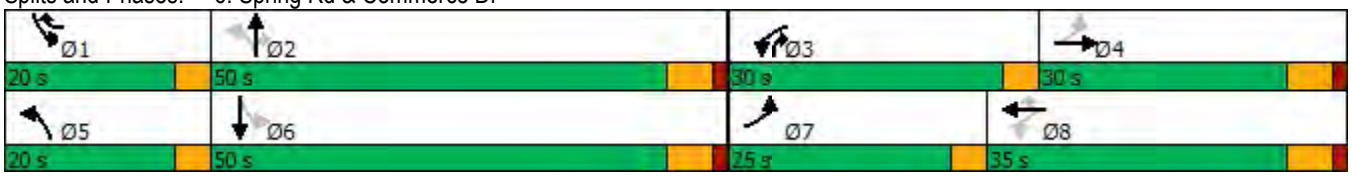
Splits and Phases: 3: Spring Rd & Harger Rd

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	61	164	364	124	276	258	454	60	145	615	36
Future Volume (vph)	36	61	164	364	124	276	258	454	60	145	615	36
Satd. Flow (prot)	1805	1667	0	1787	1667	1599	1787	3574	1615	1787	3548	0
Flt Permitted	0.671			0.224			0.246			0.447		
Satd. Flow (perm)	1275	1667	0	421	1667	1599	463	3574	1615	841	3548	0
Satd. Flow (RTOR)		92				300			65		5	
Lane Group Flow (vph)	39	244	0	396	135	300	280	493	65	158	707	0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases	4			8		8	2		2	6		
Total Split (s)	25.0	30.0		30.0	35.0	20.0	20.0	50.0	30.0	20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Act Effct Green (s)	25.9	16.3		46.3	37.4	54.3	64.6	48.2	78.2	57.8	44.4	
Actuated g/C Ratio	0.22	0.14		0.39	0.32	0.46	0.55	0.41	0.66	0.49	0.37	
v/c Ratio	0.13	0.79		0.90	0.26	0.34	0.67	0.34	0.06	0.32	0.53	
Control Delay	24.8	49.5		53.9	33.1	3.1	24.7	26.9	2.6	16.9	32.1	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	24.8	49.5		53.9	33.1	3.1	24.7	26.9	2.6	16.9	32.1	
LOS	C	D		D	C	A	C	C	A	B	C	
Approach Delay		46.1			32.2			24.3			29.3	
Approach LOS		D			C			C			C	
Queue Length 50th (ft)	19	119		239	82	0	116	141	0	61	233	
Queue Length 95th (ft)	41	213		#404	139	48	195	215	19	111	321	
Internal Link Dist (ft)		155			417			576			227	
Turn Bay Length (ft)				175			85		115			
Base Capacity (vph)	618	414		472	525	958	438	1452	1124	579	1333	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.06	0.59		0.84	0.26	0.31	0.64	0.34	0.06	0.27	0.53	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 118.5
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.90
Intersection Signal Delay: 30.4 — Intersection LOS: C
Intersection Capacity Utilization 82.6% — ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 6: Spring Rd & Commerce Dr



Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	0	35	27	3	9	7	863	14	17	441	9
Future Vol, veh/h	27	0	35	27	3	9	7	863	14	17	441	9
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	-	-	-	-	-	115	-	-	115	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	11	0	1	0	0	1	0
Mvmt Flow	29	0	38	29	3	10	8	938	15	18	479	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1007	1489	245	1238	1487	477	489	0	0	953	0	0
Stage 1	520	520	-	962	962	-	-	-	-	-	-	-
Stage 2	487	969	-	276	525	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	7.12	4.1	-	-	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	3.3	3.5	4	3.41	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	198	125	762	134	126	511	1085	-	-	729	-	-
Stage 1	512	535	-	279	337	-	-	-	-	-	-	-
Stage 2	536	334	-	712	533	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	186	121	762	124	122	511	1085	-	-	729	-	-
Mov Cap-2 Maneuver	186	121	-	124	122	-	-	-	-	-	-	-
Stage 1	508	522	-	277	335	-	-	-	-	-	-	-
Stage 2	517	332	-	660	520	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.8	38.2	0.1	0.4
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1085	-	-	186	762	150	729	-	-
HCM Lane V/C Ratio	0.007	-	-	0.158	0.05	0.283	0.025	-	-
HCM Control Delay (s)	8.3	-	-	27.9	10	38.2	10.1	-	-
HCM Lane LOS	A	-	-	D	B	E	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0.2	1.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	32	0	766	764	22
Future Vol, veh/h	0	32	0	766	764	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	1	1	4
Mvmt Flow	0	35	0	833	830	24

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	427	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	497	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	497	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.8	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	497	-	-
HCM Lane V/C Ratio	-	0.07	-	-
HCM Control Delay (s)	-	12.8	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	7	0	0	26	0	765	1	0	779	5
Future Vol, veh/h	0	0	7	0	0	26	0	765	1	0	779	5
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	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	0	0	8	0	0	28	0	832	1	0	847	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	426	-	-	417	-	0	0	-	-	0
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.9	-	-	6.9	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.3	-	-	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	0	0	582	0	0	590	0	-	-	0	-	-
Stage 1	0	0	-	0	0	-	0	-	-	0	-	-
Stage 2	0	0	-	0	0	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	582	-	-	590	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.3	11.4	0	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	-	-	582	590	-	-
HCM Lane V/C Ratio	-	-	0.013	0.048	-	-
HCM Control Delay (s)	-	-	11.3	11.4	-	-
HCM Lane LOS	-	-	B	B	-	-
HCM 95th %tile Q(veh)	-	-	0	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	78	38	173	67	79	86	196	447	40	61	272	68
Future Volume (vph)	78	38	173	67	79	86	196	447	40	61	272	68
Satd. Flow (prot)	1752	1666	0	1805	1863	1568	1787	3520	0	1770	3447	0
Flt Permitted	0.663			0.385			0.494			0.456		
Satd. Flow (perm)	1223	1666	0	732	1863	1568	929	3520	0	849	3447	0
Satd. Flow (RTOR)		172				93		9			29	
Lane Group Flow (vph)	85	229	0	73	86	93	213	529	0	66	370	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		
Total Split (s)	20.0	30.0		20.0	30.0	30.0	20.0	50.0		20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	6.0	3.5	6.0		3.5	6.0	
Act Effct Green (s)	21.0	11.0		19.7	10.3	10.3	61.7	51.1		54.1	44.7	
Actuated g/C Ratio	0.23	0.12		0.21	0.11	0.11	0.67	0.56		0.59	0.49	
v/c Ratio	0.26	0.65		0.29	0.41	0.36	0.29	0.27		0.12	0.22	
Control Delay	28.4	21.5		29.2	46.2	13.0	8.2	13.2		8.0	14.9	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	28.4	21.5		29.2	46.2	13.0	8.2	13.2		8.0	14.9	
LOS	C	C		C	D	B	A	B		A	B	
Approach Delay		23.4			29.0			11.7			13.9	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	38	31		33	48	0	43	85		12	58	
Queue Length 95th (ft)	80	111		70	102	46	96	152		35	116	
Internal Link Dist (ft)		455			484			187			423	
Turn Bay Length (ft)	185			175			100			120		
Base Capacity (vph)	581	568		491	494	484	780	1960		733	1691	
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	0.15	0.40		0.15	0.17	0.19	0.27	0.27		0.09	0.22	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 92
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.65
Intersection Signal Delay: 16.9 — Intersection LOS: B
Intersection Capacity Utilization 53.6% — ICU Level of Service A
Analysis Period (min) 15

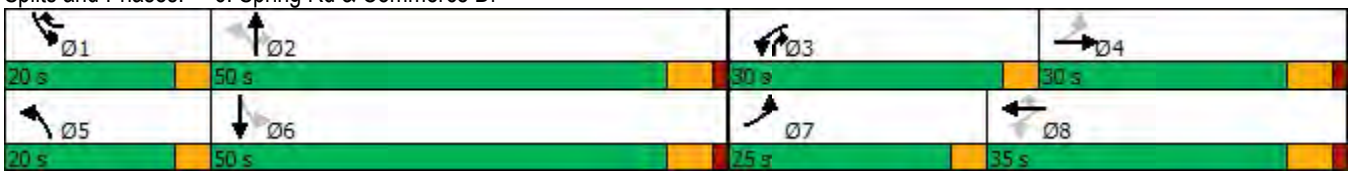
Splits and Phases: 3: Spring Rd & Harger Rd

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	48	46	177	127	36	120	317	524	147	92	380	40
Future Volume (vph)	48	46	177	127	36	120	317	524	147	92	380	40
Satd. Flow (prot)	1805	1651	0	1787	1667	1599	1787	3574	1615	1787	3528	0
Flt Permitted	0.732			0.231			0.422			0.438		
Satd. Flow (perm)	1391	1651	0	435	1667	1599	794	3574	1615	824	3528	0
Satd. Flow (RTOR)		130				130			160		9	
Lane Group Flow (vph)	52	242	0	138	39	130	345	570	160	100	456	0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases	4			8		8	2		2	6		
Total Split (s)	25.0	30.0		30.0	35.0	20.0	20.0	50.0	30.0	20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Act Effct Green (s)	23.2	13.1		30.5	19.0	33.1	65.2	51.2	68.7	55.0	44.5	
Actuated g/C Ratio	0.23	0.13		0.30	0.18	0.32	0.63	0.50	0.67	0.53	0.43	
v/c Ratio	0.15	0.75		0.49	0.13	0.22	0.53	0.32	0.14	0.19	0.30	
Control Delay	26.7	35.2		33.3	37.3	5.2	13.3	17.7	1.7	10.6	21.1	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	26.7	35.2		33.3	37.3	5.2	13.3	17.7	1.7	10.6	21.1	
LOS	C	D		C	D	A	B	B	A	B	C	
Approach Delay		33.7			21.9			13.9			19.2	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	25	71		70	23	0	94	112	0	23	101	
Queue Length 95th (ft)	53	161		118	53	39	197	200	26	60	171	
Internal Link Dist (ft)		155			417			576			227	
Turn Bay Length (ft)				175			85		115			
Base Capacity (vph)	651	488		524	474	726	664	1777	1348	660	1529	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.08	0.50		0.26	0.08	0.18	0.52	0.32	0.12	0.15	0.30	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 102.9
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.75
Intersection Signal Delay: 18.9 — Intersection LOS: B
Intersection Capacity Utilization 66.4% — ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 6: Spring Rd & Commerce Dr



Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	0	28	14	0	7	11	590	10	16	359	11
Future Vol, veh/h	22	0	28	14	0	7	11	590	10	16	359	11
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	-	-	-	-	-	115	-	-	115	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	2	0	6	2	0
Mvmt Flow	24	0	30	15	0	8	12	641	11	17	390	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	775	1106	201	900	1107	326	402	0	0	652	0	0
Stage 1	430	430	-	671	671	-	-	-	-	-	-	-
Stage 2	345	676	-	229	436	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.22	-	-
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	3.3	3.5	4	3.3	2.2	-	-	2.26	-	-
Pot Cap-1 Maneuver	291	212	813	237	212	676	1168	-	-	904	-	-
Stage 1	579	587	-	417	458	-	-	-	-	-	-	-
Stage 2	649	456	-	759	583	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	281	206	813	223	206	676	1168	-	-	904	-	-
Mov Cap-2 Maneuver	281	206	-	223	206	-	-	-	-	-	-	-
Stage 1	573	576	-	413	453	-	-	-	-	-	-	-
Stage 2	635	451	-	717	572	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.7	18.6	0.1	0.4
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1168	-	-	281	813	287	904	-	-
HCM Lane V/C Ratio	0.01	-	-	0.085	0.037	0.08	0.019	-	-
HCM Control Delay (s)	8.1	-	-	19	9.6	18.6	9.1	-	-
HCM Lane LOS	A	-	-	C	A	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	15	0	692	497	8
Future Vol, veh/h	0	15	0	692	497	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	0	16	0	752	540	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	275	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	621	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	621	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	621	-	-
HCM Lane V/C Ratio	-	0.026	-	-
HCM Control Delay (s)	-	11	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	5	680	12	10	499
Future Vol, veh/h	6	5	680	12	10	499
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	-	-	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	5	739	13	11	542

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1039	376	0	0	752	0
Stage 1	746	-	-	-	-	-
Stage 2	293	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	226	622	-	-	853	-
Stage 1	430	-	-	-	-	-
Stage 2	731	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	223	622	-	-	853	-
Mov Cap-2 Maneuver	223	-	-	-	-	-
Stage 1	424	-	-	-	-	-
Stage 2	731	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.7	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	223	622	853	-
HCM Lane V/C Ratio	-	-	0.029	0.009	0.013	-
HCM Control Delay (s)	-	-	21.6	10.8	9.3	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	2	0	0	19	0	664	21	0	507	5
Future Vol, veh/h	0	0	2	0	0	19	0	664	21	0	507	5
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	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	0	0	2	0	0	21	0	722	23	0	551	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	278	-	-	373	-	0	0	-	-	0
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.9	-	-	6.9	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.3	-	-	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	0	0	725	0	0	630	0	-	-	0	-	-
Stage 1	0	0	-	0	0	-	0	-	-	0	-	-
Stage 2	0	0	-	0	0	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	725	-	-	630	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10	10.9	0	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	-	-	725	630	-	-
HCM Lane V/C Ratio	-	-	0.003	0.033	-	-
HCM Control Delay (s)	-	-	10	10.9	-	-
HCM Lane LOS	-	-	B	B	-	-
HCM 95th %tile Q(veh)	-	-	0	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	70	14	183	190	71	227	164	593	51	19	445	50
Future Volume (vph)	70	14	183	190	71	227	164	593	51	19	445	50
Satd. Flow (prot)	1752	1636	0	1805	1863	1568	1787	3520	0	1770	3493	0
Flt Permitted	0.707			0.320			0.385			0.385		
Satd. Flow (perm)	1304	1636	0	608	1863	1568	724	3520	0	717	3493	0
Satd. Flow (RTOR)		199				247		8			11	
Lane Group Flow (vph)	76	214	0	207	77	247	178	700	0	21	538	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		
Total Split (s)	20.0	30.0		20.0	30.0	30.0	20.0	50.0		20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	6.0	3.5	6.0		3.5	6.0	
Act Effct Green (s)	19.5	8.3		28.0	15.3	15.3	61.4	55.2		52.8	44.3	
Actuated g/C Ratio	0.20	0.09		0.29	0.16	0.16	0.64	0.57		0.55	0.46	
v/c Ratio	0.25	0.67		0.60	0.26	0.54	0.31	0.35		0.05	0.33	
Control Delay	27.9	18.8		35.1	40.5	9.9	9.4	13.1		8.6	18.2	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	27.9	18.8		35.1	40.5	9.9	9.4	13.1		8.6	18.2	
LOS	C	B		D	D	A	A	B		A	B	
Approach Delay		21.2			24.2			12.3			17.8	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	35	9		102	43	0	38	95		4	102	
Queue Length 95th (ft)	71	81		171	90	69	84	206		16	177	
Internal Link Dist (ft)		455			484			187			423	
Turn Bay Length (ft)	185			175			100			120		
Base Capacity (vph)	649	559		438	467	578	643	2017		635	1610	
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	0.12	0.38		0.47	0.16	0.43	0.28	0.35		0.03	0.33	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 96.4
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.67
Intersection Signal Delay: 17.6 — Intersection LOS: B
Intersection Capacity Utilization 62.2% — ICU Level of Service B
Analysis Period (min) 15

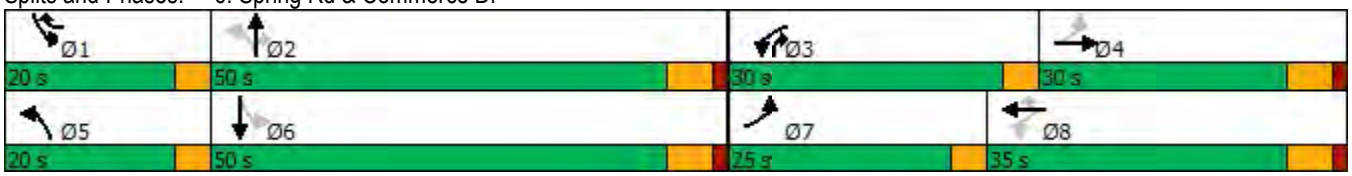
Splits and Phases: 3: Spring Rd & Harger Rd

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	51	61	164	364	124	285	258	469	60	150	622	43
Future Volume (vph)	51	61	164	364	124	285	258	469	60	150	622	43
Satd. Flow (prot)	1805	1667	0	1787	1667	1599	1787	3574	1615	1787	3541	0
Flt Permitted	0.671			0.209			0.239			0.434		
Satd. Flow (perm)	1275	1667	0	393	1667	1599	450	3574	1615	816	3541	0
Satd. Flow (RTOR)		92				310			65		6	
Lane Group Flow (vph)	55	244	0	396	135	310	280	510	65	163	723	0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases	4			8		8	2		2	6		
Total Split (s)	25.0	30.0		30.0	35.0	20.0	20.0	50.0	30.0	20.0	50.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Act Effct Green (s)	26.5	16.3		46.3	34.7	51.9	64.5	48.0	78.0	58.0	44.4	
Actuated g/C Ratio	0.22	0.14		0.39	0.29	0.44	0.54	0.41	0.66	0.49	0.37	
v/c Ratio	0.17	0.79		0.91	0.28	0.35	0.68	0.35	0.06	0.33	0.54	
Control Delay	25.3	49.6		56.4	35.0	3.3	25.3	27.3	2.6	17.0	32.4	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	25.3	49.6		56.4	35.0	3.3	25.3	27.3	2.6	17.0	32.4	
LOS	C	D		E	D	A	C	C	A	B	C	
Approach Delay		45.1			33.4			24.7			29.6	
Approach LOS		D			C			C			C	
Queue Length 50th (ft)	27	119		239	83	0	116	146	0	63	240	
Queue Length 95th (ft)	53	213		#416	141	49	195	223	19	114	329	
Internal Link Dist (ft)		155			417			576			227	
Turn Bay Length (ft)				175			85		115			
Base Capacity (vph)	617	413		468	488	934	433	1447	1121	569	1330	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.09	0.59		0.85	0.28	0.33	0.65	0.35	0.06	0.29	0.54	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 118.5
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.91
Intersection Signal Delay: 30.9 Intersection LOS: C
Intersection Capacity Utilization 83.0% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 6: Spring Rd & Commerce Dr



Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	0	35	27	3	9	7	869	14	17	452	9
Future Vol, veh/h	27	0	35	27	3	9	7	869	14	17	452	9
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	-	-	-	-	-	115	-	-	115	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	11	0	1	0	0	1	0
Mvmt Flow	29	0	38	29	3	10	8	945	15	18	491	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1022	1508	251	1251	1506	480	501	0	0	960	0	0
Stage 1	532	532	-	969	969	-	-	-	-	-	-	-
Stage 2	490	976	-	282	537	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	7.12	4.1	-	-	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	3.3	3.5	4	3.41	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	193	122	755	131	122	508	1074	-	-	725	-	-
Stage 1	504	529	-	276	334	-	-	-	-	-	-	-
Stage 2	534	332	-	707	526	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	181	118	755	121	118	508	1074	-	-	725	-	-
Mov Cap-2 Maneuver	181	118	-	121	118	-	-	-	-	-	-	-
Stage 1	500	516	-	274	332	-	-	-	-	-	-	-
Stage 2	515	330	-	655	513	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.1	39.4	0.1	0.4
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1074	-	-	181	755	146	725	-	-
HCM Lane V/C Ratio	0.007	-	-	0.162	0.05	0.29	0.025	-	-
HCM Control Delay (s)	8.4	-	-	28.7	10	39.4	10.1	-	-
HCM Lane LOS	A	-	-	D	B	E	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0.2	1.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	32	0	805	783	22
Future Vol, veh/h	0	32	0	805	783	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	1	1	4
Mvmt Flow	0	35	0	875	851	24

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	438	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	489	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	489	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.9	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	489	-	-
HCM Lane V/C Ratio	-	0.071	-	-
HCM Control Delay (s)	-	12.9	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	19	17	766	39	34	786
Future Vol, veh/h	19	17	766	39	34	786
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	-	-	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	18	833	42	37	854

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1355	438	0	0	875	0
Stage 1	854	-	-	-	-	-
Stage 2	501	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	141	567	-	-	767	-
Stage 1	377	-	-	-	-	-
Stage 2	574	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	134	567	-	-	767	-
Mov Cap-2 Maneuver	134	-	-	-	-	-
Stage 1	359	-	-	-	-	-
Stage 2	574	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	24.8	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	134	567	767	-
HCM Lane V/C Ratio	-	-	0.154	0.033	0.048	-
HCM Control Delay (s)	-	-	36.7	11.6	9.9	-
HCM Lane LOS	-	-	E	B	A	-
HCM 95th %tile Q(veh)	-	-	0.5	0.1	0.2	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	7	0	0	26	0	782	1	0	813	5
Future Vol, veh/h	0	0	7	0	0	26	0	782	1	0	813	5
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	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	0	0	8	0	0	28	0	850	1	0	884	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	445	-	-	426	-	0	0	-	-	0
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.9	-	-	6.9	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.3	-	-	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	0	0	566	0	0	582	0	-	-	0	-	-
Stage 1	0	0	-	0	0	-	0	-	-	0	-	-
Stage 2	0	0	-	0	0	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	566	-	-	582	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.4	11.5	0	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	-	-	566	582	-	-
HCM Lane V/C Ratio	-	-	0.013	0.049	-	-
HCM Control Delay (s)	-	-	11.4	11.5	-	-
HCM Lane LOS	-	-	B	B	-	-
HCM 95th %tile Q(veh)	-	-	0	0.2	-	-

CROSS ENGINEERING & ASSOCIATES, INC.

COMMERCE PLAZA - RESTAURANT SITE

ENVIRONMENT IMPACT ANALYSIS

The restaurant project is being proposed within the Commerce Plaza development, a Class A office complex located at the southeast corner of Spring Road and Harger Road. The property address is 2001, 2015 and 2021 Spring Road, and is currently developed with three 7-story office buildings, a 3-story parking structure, a below grade parking garage and surface parking lots.

The offices and surface parking lots were constructed in the late sixties and early seventies, and the above grade parking structure was constructed in the late eighties. The offices were constructed at a time prior to Stormwater detention being required for developments, whereas the parking structure was constructed with Stormwater detention being provided in a Stormwater detention basin located within the footprint of the ground floor of the parking structure.

The approximately 39,000 SF restaurant development site is proposed to be located on the west side of the office complex adjacent to Spring Road. The site is located at the upstream end of the onsite storm sewer system. Re-development of this portion of the Commerce Plaza property with an approximate 14,000 SF restaurant will result in approximately 28,000 SF of additional impervious area, and in order to comply with the Village of Oak Brook and DuPage County Countywide Stormwater & Flood Plain Ordinance, stormwater detention is being proposed within the restaurant development site in an underground concrete storage vault. The vault will attenuate the flows and detain the required storage volume, releasing the Stormwater at a prescribed flow rate that can be accommodated by the existing storm sewer system. The ultimate storm sewer discharge from the property is controlled by the aforementioned restrictor manhole located just north of the parking structure.

A water quality storm manhole structure was recently installed on the existing storm sewer line running through the parking lot just north of 2001 Spring Road office building. This storm manhole is designed to treat Stormwater flows running through it by reducing up to 80 percent of total suspended solids (TSS), as well as capturing oils and floatable debris. The captured sediment, oils and floatables are removed from the structure during periodic maintenance. The storm sewers discharging flow from the proposed restaurant site flow through this water quality manhole, thereby providing the required post-construction Best Management Practices (BMP's) for the restaurant site. In addition, nine of the parking stalls around the perimeter of the drive aisle will be constructed with permeable pavers to filter pollutants from the Stormwater prior to recharging the groundwater or discharging into the storm sewer system. With the careful design and placement of the Stormwater detention system and permeable pavers we do not anticipate any environmental impact related to the Stormwater runoff from the development.

Parking lot lighting that complies with the village's lighting ordinance is proposed for the restaurant site. Given the adjacent uses with the existing offices, and the Oak Brook Mall on the west side of Spring Road, it is not anticipated that lighting shall have any impacts to the adjacent properties.

The restaurant development has been sited within the existing office development to be compatible with the existing site uses, as well as the uses of the adjacent properties. As such, it is anticipated that this project will not have any negative environment impact associated with noise or lighting.

ECONOMIC IMPACT STATEMENT

The proposed restaurant will provide economic benefits to the Village of Oak Brook. While the final proposed restaurant size and operator have not yet been determined, the restaurant will be white tablecloth and similar in character to other existing high-end restaurants in near proximity of the proposed site.

Sales tax revenue to the Village of Oak Brook would be an estimate of $200,000 for a 12,000 square foot restaurant, and up to $250,000 for a 14,000 square foot restaurant. While increased real estate taxes will generate minimal direct revenue for the Village of Oak Brook, these taxes support other DuPage County services and facilities expected to be used by Village of Oak Brook residents. Projected annual real estate taxes are expected to be in the range of $50,000.

With regards to the overall Commerce Plaza development, there are currently an estimated 1200 people employed on the property, with an additional 130-150 people projected to be employed by the future restaurant. In addition, in 2018, $987,547 in real estate taxes were generated by the overall Commerce Plaza development.

300 South Wacker Drive, Suite 2200
Chicago, Illinois 60606
312.258.1600 ph 312.258.1955 fx

527 Encinitas Boulevard, Suite 204
Encinitas, California 92024
760.635.1465 ph 760.635.1475 fx
www.daspinaument.com

DASPIN AUMENT
LLP

Bridget M. O'Keefe
312.258.3795
bokeefe@daspinaument.com

NOTICE OF PUBLIC HEARING
VILLAGE OF OAK BROOK PLANNED DEVELOPMENT COMMISSION
ARPIL 25, 2019 AT 7:00 P.M.

NOTICE IS HEREBY GIVEN that a public hearing before the Planned Development Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Thursday, April 25, 2019 at 7:00 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 Petitioners, Commerce Plaza Property, LLC, c/o Zeller Development Corporation, 401 N. Michigan Avenue, Suite 250, Chicago Illinois 60611 (312-640-7602), owner of the property located at 2001, 2015 and 2021 Spring Road, Oak Brook, Illinois 60523, which is 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 Petitioners have submitted an application, case number 2019-03-ZO-PUD, seeking approval of a planned development to be located on the property at 2001, 2015 and 2021 Spring Road, Oak Brook, Illinois 60253 as further described below.

Project Description: Petitioner has applied to the Village for Planned Development approval to allow for the development of an attractively designed and heavily landscaped high end restaurant and fifteen (15) adjacent dedicated parking spaces to serve the project. The remaining required parking spaces for the restaurant were provided as part of a previous improvement project that included an additional 150 parking spaces that were provided on the site. In accordance with the zoning regulations, as part of the planned development, the Petitioner has requested modifications and departures from the standard zoning provisions.

The subject property is generally described as 2001, 2015 and 2021 Spring Road, Oak Brook, Illinois 60523, with the legal description as follows on the attached Exhibit A.

Questions about the proposed project can be directed to the project attorney, Bridget O'Keefe at Daspin & Aument, 300 S. Wacker Drive, Suite 2200, Chicago, IL 60606, 312-258-3795, bokeefe@daspinaument.com

EXHIBIT A

PARCEL 1
LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION APART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY'S ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1 INC. ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1968 AS DOCUMENT R68-30335;

(EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 463.93 FEET TO THE EAST LINE OF SAID LOT 3, THENCE SOUTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 368.91 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES, 37 MINUTES, AND 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 960 FEET TO THE POINT OF BEGINNING)

AND (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET, THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 195.93 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 268 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 100.75 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS WEST, A DISTANCE OF 268 FEET; THENCE SOUTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS WEST, A DISTANCE OF 100.75 FEET TO THE PLACE OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION APART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY'S ASSESSMENT PLAT NO. 4 AND PART OF LOT 1

AND ALL OF LOT 3 IN BUTLER COMPANY M-1 INC., ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 463.93 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 368.91 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES, 37 MINUTES, AND 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 960 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION APART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY'S ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1, INC., ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 311 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 185 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 170 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 195.93 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 268 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 100.75 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS WEST, A DISTANCE OF 268 FEET; THENCE SOUTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS WEST, A DISTANCE OF 100.75 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY A GRANT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED SEPTEMBER 2, 1969 AND KNOWN AS TRUST NUMBER 54180, TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 29, 1972 AND KNOWN AS TRUST NUMBER 61280, DATED JANUARY 31, 1975 AND RECORDED FEBRUARY 3, 1975 AS DOCUMENT R75-05194, TO OPERATE, REPAIR, MAINTAIN,

RECONSTRUCT AND REBUILD (I) THE PRESENTLY EXISTING UNDERGROUND GARAGE STRUCTURE AND RELATED FACILITIES UNDER THE SURFACE OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 3 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT ONE, BEING A SUBDIVISION APART OF LOT 2 AND ALL OF LOT 3 IN OAK BROOK INVESTMENT COMPANY'S ASSESSMENT PLAT NO. 4 AND PART OF LOT 1 AND ALL OF LOT 3 IN BUTLER COMPANY M-1 INC., ASSESSMENT PLAT NO. 1, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1968 AS DOCUMENT R68-30335, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 185 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 165.78 FEET TO THE PLACE OF THE BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, 145.22 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, 25FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, AND 40 SECONDS EAST, A DISTANCE OF 44.79 FEET; THENCE SOUTH 0DEGREES, 17 MINUTES, AND 20 SECONDS WEST, A DISTANCE OF 40.38 FEET; THENCE SOUTH 89 DEGREES, 35 MINUTES, AND 84 SECONDS WEST, A DISTANCE OF 190.01 FEET; THENCE NORTH 0 DEGREES, 17 MINUTES, AND 20 SECONDS EAST, A DISTANCE OF 17.67 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS AND (II) THE PRESENTLY EXISTING ENTRANCE FROM THE SURFACE TO SAID UNDERGROUND GARAGE.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NCS-774448-CHI2, DATED EFFECTIVE JUNE 17, 2016, REVISED JUNE 23, 2016.

PARCEL NUMBER: 06-23-404-032

AFFIDAVIT

April 17, 2019

Village of Oak Brook
Planned Development Commission
Village Hall
1200 Oak Brook Rd
Oak Brook, IL 60523

RE: Case Number 2019-03-ZO-PUD – 2001, 2015 and 2021 Spring Road, Oak Brook, IL

Dear Planned Development Commission:

The undersigned, Bridget M. O'Keefe, being first duly sworn under oath, deposes and states the following:

That the undersigned certifies she has 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 on April 8, 2019, by certified USPS first class mail, return receipt requested (i) to the taxpayers of record and owner of record of the property commonly known as 2001, 2015 and 2021 Spring Road, Oak Brook, IL (jointly 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 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 designed 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 addresses 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 address of the parties to be notified under the above ordinance, that 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 17 day of April, 2019

Notary Public

JENNIFER ROBLES
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 19, 2020

200429.00003.23018022.1

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9896 01

Label #1

06-23-300-037
Oak Brook Shopping Center
c/o Property Tax Department
PO Box 617905
Chicago, IL 60661

Label #2

06-23-300-037
Oak Brook Shopping Center
c/o Property Tax Department
PO Box 617905
Chicago, IL 60661

Label #3

TO:
06-23-300-037
Oak Brook Shopping Center
c/o Property Tax Department
PO Box 617905
Chicago, IL 60661

SENDER:

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

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Certified Article Number 9414 7266 9904 2079 9896 01

SENDERS RECORD

Label #5

06-23-300-037
Oak Brook Shopping Center
c/o Property Tax Department
PO Box 617905
Chicago, IL 60661

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY →

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9896 01

RETURN RECEIPT REQUESTED

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RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9896 01

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-300-037
Oak Brook Shopping Center
c/o Property Tax Department
PO Box 617905
Chicago, IL 60661

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Thank you for using Return Receipt Service

PS Form 3811, January 2005 Domestic Return Receipt

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9876 21

Label #1

06-23-300-041
NEIMAN MARCUS GROUP LTD
C/O RYAN LLC PTS
PO BOX 460389
HOUSTON, TX 77056

Label #2

06-23-300-041
NEIMAN MARCUS GROUP LTD
C/O RYAN LLC PTS
PO BOX 460389
HOUSTON, TX 77056

Label #3

TO: 06-23-300-041
NEIMAN MARCUS GROUP LTD
C/O RYAN LLC PTS
PO BOX 460389
HOUSTON, TX 77056

SENDER: Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

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Certified Article Number 9414 7266 9904 2079 9876 21

SENDERS RECORD

Label #5

06-23-300-041
NEIMAN MARCUS GROUP LTD
C/O RYAN LLC PTS
PO BOX 460389
HOUSTON, TX 77056

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9876 21

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USPS® MAIL CARRIER
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2. Article Number

9414 7266 9904 2079 9876 21

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-300-041
NEIMAN MARCUS GROUP LTD
C/O RYAN LLC PTS
PO BOX 460389
HOUSTON, TX 77056

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 88

Label #1

06-23-300-049
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO, IL 60661-7905

Label #2

06-23-300-049
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO, IL 60661-7905

Label #3

TO:

06-23-300-049
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO, IL 60661-7905

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

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Certified Article Number 9414 7266 9904 2079 9895 88

SENDERS RECORD

Label #5

06-23-300-049
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO, IL 60661-7905

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9895 88

RETURN RECEIPT REQUESTED

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RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 88

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-300-049
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT
PO BOX 617905
CHICAGO, IL 60661-7905

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

PS Form 3811, January 2005 Domestic Return Receipt

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9893 73

Label #1

06-23-300-050
Oak Brook Shopping Center
C/O Property Tax Department
PO Box 617905
Chicago, IL 60661-7905

Label #2

06-23-300-050
Oak Brook Shopping Center
C/O Property Tax Department
PO Box 617905
Chicago, IL 60661-7905

Label #3

TEAR ALONG THIS LINE

TO: 06-23-300-050
Oak Brook Shopping Center
C/O Property Tax Department
PO Box 617905
Chicago, IL 60661-7905

SENDER:

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

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Certified Article Number 9414 7266 9904 2079 9893 73

SENDERS RECORD

Label #5

06-23-300-050
Oak Brook Shopping Center
C/O Property Tax Department
PO Box 617905
Chicago, IL 60661-7905

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9893 73

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RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9893 73

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-300-050
Oak Brook Shopping Center
C/O Property Tax Department
PO Box 617905
Chicago, IL 60661-7905

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Thank you for using Return Receipt Service

PS Form 3811, January 2005 Domestic Return Receipt

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 95

TO:

06-23-300-051
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPARTMENT
PO BOX 617905
CHICAGO, IL 60661-7905

SENDER:

Bridget O'Keefe

REFERENCE:

Label #1

06-23-300-051
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPARTMENT
PO BOX 617905
CHICAGO, IL 60661-7905

Label #2

06-23-300-051
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPARTMENT
PO BOX 617905
CHICAGO, IL 60661-7905

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

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Certified Article Number 9414 7266 9904 2079 9895 95

SENDERS RECORD

Label #5

06-23-300-051
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPARTMENT
PO BOX 617905
CHICAGO, IL 60661-7905

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9895 95

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 95

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-300-051
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPARTMENT
PO BOX 617905
CHICAGO, IL 60661-7905

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

PS Form 3811, January 2005 Domestic Return Receipt

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9876 38

Label #1

06-23-300-052
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

Label #2

06-23-300-052
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

Label #3

TO:

06-23-300-052
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

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Certified Article Number 9414 7266 9904 2079 9876 38

SENDERS RECORD

Label #5

06-23-300-052
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9876 38

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9876 38

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-300-052
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9893 80

Label #1

06-23-300-053
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

Label #2

06-23-300-053
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

Label #3

TO: 06-23-300-053
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

SENDER:

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9893 80

SENDERS RECORD

Label #5

06-23-300-053
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®

9414 7266 9904 2079 9893 80

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9893 80

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-300-053
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9894 89

TO:

06-23-300-054
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT.
PO BOX 617905
CHICAGO, IL 60661-7905

SENDER:

Bridget O'Keefe

REFERENCE:

Label #1

06-23-300-054
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT.
PO BOX 617905
CHICAGO, IL 60661-7905

Label #2

06-23-300-054
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT.
PO BOX 617905
CHICAGO, IL 60661-7905

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9894 89

SENDERS RECORD

Label #5

06-23-300-054
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT.
PO BOX 617905
CHICAGO, IL 60661-7905

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9894 89

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9894 89

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-300-054
OAK BROOK SHOPPING CENTER
C/O PROPERTY TAX DEPT.
PO BOX 617905
CHICAGO, IL 60661-7905

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9894 96

TO:

06-23-300-055
RBP OAK BROOK LLC
C/O ROCK BRIDGE CAPITAL
4100 REGENT STREET, UNIT G
COLUMBUS, OH 43219

SENDER:

Bridget O'Keefe

REFERENCE:

Label #1

06-23-300-055
RBP OAK BROOK LLC
C/O ROCK BRIDGE CAPITAL
4100 REGENT STREET, UNIT G
COLUMBUS, OH 43219

Label #2

06-23-300-055
RBP OAK BROOK LLC
C/O ROCK BRIDGE CAPITAL
4100 REGENT STREET, UNIT G
COLUMBUS, OH 43219

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Label #5

Certified Article Number 9414 7266 9904 2079 9894 96

SENDERS RECORD

06-23-300-055
RBP OAK BROOK LLC
C/O ROCK BRIDGE CAPITAL
4100 REGENT STREET, UNIT G
COLUMBUS, OH 43219

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF THE ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9894 96

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9894 96

3. Service Type CERTIFIED MAIL®

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-300-055
RBP OAK BROOK LLC
C/O ROCK BRIDGE CAPITAL
4100 REGENT STREET, UNIT G
COLUMBUS, OH 43219

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

PS Form 3811, January 2005 Domestic Return Receipt

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9892 67

Label #1

06-23-302-003
FRANKLIN 1900 SPRING ROAD
1900 SPRING ROAD
OAK BROOK, IL 60523-1447

Label #2

06-23-302-003
FRANKLIN 1900 SPRING ROAD
1900 SPRING ROAD
OAK BROOK, IL 60523-1447

Label #3

TO: 06-23-302-003
FRANKLIN 1900 SPRING ROAD
1900 SPRING ROAD
OAK BROOK, IL 60523-1447

TEAR ALONG THIS LINE

SENDER:

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9892 67

SENDERS RECORD

Label #5

06-23-302-003
FRANKLIN 1900 SPRING ROAD
1900 SPRING ROAD
OAK BROOK, IL 60523-1447

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9892 67

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY ⟶

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9892 67

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-302-003
FRANKLIN 1900 SPRING ROAD
1900 SPRING ROAD
OAK BROOK, IL 60523-1447

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from Item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Thank you for using Return Receipt Service

PS Form 3811, January 2005 Domestic Return Receipt

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 02

Label #1

06-23-302-004
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD, UNIT 375
NAPERVILLE, IL 60563-8467

Label #2

06-23-302-004
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD, UNIT 375
NAPERVILLE, IL 60563-8467

Label #3

TO:

06-23-302-004
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD, UNIT 375
NAPERVILLE, IL 60563-8467

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9895 02

SENDERS RECORD

Label #5

06-23-302-004
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD, UNIT 375
NAPERVILLE, IL 60563-8467

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9895 02

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 02

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-302-004
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD, UNIT 375
NAPERVILLE, IL 60563-8467

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 19

TO:

06-23-302-005
BFC PROPERTIES
515 LYELL DRIVE
UNIT 100
MODESTO, CA 95356

SENDER:

Bridget O'Keefe

REFERENCE:

Label #1

06-23-302-005
BFC PROPERTIES
515 LYELL DRIVE
UNIT 100
MODESTO, CA 95356

Label #2

06-23-302-005
BFC PROPERTIES
515 LYELL DRIVE
UNIT 100
MODESTO, CA 95356

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9895 19

SENDERS RECORD

Label #5

06-23-302-005
BFC PROPERTIES
515 LYELL DRIVE
UNIT 100
MODESTO, CA 95356

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF THE ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9895 19

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY ⟶

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 19

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-302-005
BFC PROPERTIES
515 LYELL DRIVE
UNIT 100
MODESTO, CA 95356

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

PS Form 3811, January 2005 Domestic Return Receipt

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9892 50

Label #1

06-23-302-006
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD
UNIT 375
NAPERVILLE, IL 60563-8467

Label #2

06-23-302-006
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD
UNIT 375
NAPERVILLE, IL 60563-8467

Label #3

TO: 06-23-302-006
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD
UNIT 375
NAPERVILLE, IL 60563-8467

SENDER:

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY → OPTIONAL

Certified Article Number 9414 7266 9904 2079 9892 50

SENDERS RECORD

Label #5

06-23-302-006
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD
UNIT 375
NAPERVILLE, IL 60563-8467

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®

9414 7266 9904 2079 9892 50

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY →

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9892 50

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-302-006
FRANKLIN 1900 SPRING ROAD
55 SHUMAN BLVD
UNIT 375
NAPERVILLE, IL 60563-8467

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Thank you for using Return Receipt Service

PS Form 3811, January 2005 Domestic Return Receipt

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 26

TO:

06-23-400-002
VINAYAKA HOSPITALITY OAKB
860 REMINGTON ROAD
SCHAUMBURG, IL 60173

SENDER:

Bridget O'Keefe

REFERENCE:

Label #1

06-23-400-002
VINAYAKA HOSPITALITY OAKB
860 REMINGTON ROAD
SCHAUMBURG, IL 60173

Label #2

06-23-400-002
VINAYAKA HOSPITALITY OAKB
860 REMINGTON ROAD
SCHAUMBURG, IL 60173

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9895 26

SENDERS RECORD

Label #5

06-23-400-002
VINAYAKA HOSPITALITY OAKB
860 REMINGTON ROAD
SCHAUMBURG, IL 60173

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9895 26

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 26

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-400-002
VINAYAKA HOSPITALITY OAKB
860 REMINGTON ROAD
SCHAUMBURG, IL 60173

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

PS Form 3811, January 2005 Domestic Return Receipt

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/18
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 33

TO:

06-23-401-003
COUNTY OF DUPAGE
C/O STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

SENDER:

Bridget O'Keefe

REFERENCE:

Label #1

06-23-401-003
COUNTY OF DUPAGE
C/O STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #2

06-23-401-003
COUNTY OF DUPAGE
C/O STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9895 33

SENDERS RECORD

Label #5

06-23-401-003
COUNTY OF DUPAGE
C/O STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9895 33

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 33

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-401-003
COUNTY OF DUPAGE
C/O STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9892 74

Label #1

06-23-401-004
IRFAN, KHUDSIA
454 FOREST TRAIL
OAK BROOK, IL 60523

Label #2

06-23-401-004
IRFAN, KHUDSIA
454 FOREST TRAIL
OAK BROOK, IL 60523

Label #3

TO: 06-23-401-004
IRFAN, KHUDSIA
454 FOREST TRAIL
OAK BROOK, IL 60523

SENDER:

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9892 74

SENDERS RECORD

Label #5

06-23-401-004
IRFAN, KHUDSIA
454 FOREST TRAIL
OAK BROOK, IL 60523

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9892 74

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9892 74

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-401-004
IRFAN, KHUDSIA
454 FOREST TRAIL
OAK BROOK, IL 60523

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 57

Label #1

06-23-401-005
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #2

06-23-401-005
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #3

TO:

06-23-401-005
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

SENDER:

REFERENCE: Bridget O'Keefe

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY → OPTIONAL

Certified Article Number 9414 7266 9904 2079 9895 57

SENDERS RECORD

Label #5

06-23-401-005
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY →

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9895 57

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 57

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-401-005
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 64

Label #1

06-23-401-006
CO DUPAGE PUBLIC WORKS
ATTN jANET WILLIAMS
421 COUNTY FARM ROAD
WHEATON, IL 60187

Label #2

06-23-401-006
CO DUPAGE PUBLIC WORKS
ATTN jANET WILLIAMS
421 COUNTY FARM ROAD
WHEATON, IL 60187

Label #3

TEAR ALONG THIS LINE

TO:

06-23-401-006
CO DUPAGE PUBLIC WORKS
ATTN jANET WILLIAMS
421 COUNTY FARM ROAD
WHEATON, IL 60187

SENDER:

REFERENCE: Bridget O'Keefe

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9895 64

SENDERS RECORD

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #5

06-23-401-006
CO DUPAGE PUBLIC WORKS
ATTN jANET WILLIAMS
421 COUNTY FARM ROAD
WHEATON, IL 60187

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9895 64

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 64

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-401-006
CO DUPAGE PUBLIC WORKS
ATTN jANET WILLIAMS
421 COUNTY FARM ROAD
WHEATON, IL 60187

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9892 81

Label #1

06-23-401-007
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #2

06-23-401-007
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #3

TO:

06-23-401-007
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

SENDER:

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9892 81

SENDERS RECORD

Label #5

06-23-401-007
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9892 81

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY ⟶

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9892 81

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-401-007
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 71

Label #1

06-23-401-008
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #2

06-23-401-008
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #3

TO:

06-23-401-008
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

SENDER:

REFERENCE: Bridget O'Keefe

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9895 71

SENDERS RECORD

Label #5

06-23-401-008
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9895 71

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 71

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-401-008
CO DUPAGE PUBLIC WORKS
ATTN: JANET WILLIAMS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9894 72

Label #1
06-23-402-005
DUPAGE COUNTY
STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #2
06-23-402-005
DUPAGE COUNTY
STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Label #3

TO:

06-23-402-005
DUPAGE COUNTY
STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

SENDER:

REFERENCE: Bridget O'Keefe

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9894 72

SENDERS RECORD

Label #5

06-23-402-005
DUPAGE COUNTY
STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9894 72

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9894 72

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-402-005
DUPAGE COUNTY
STORMWATER MGT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9872 87

Label #1

06-23-403-004
STEEPLE CHSE ASSOCIATION
C/O CHAMP W DAVIS JR
8500 SEARS TOWER
CHICAGO, IL 60606

Label #2

06-23-403-004
STEEPLE CHSE ASSOCIATION
C/O CHAMP W DAVIS JR
8500 SEARS TOWER
CHICAGO, IL 60606

Label #3

TO: 06-23-403-004
STEEPLE CHSE ASSOCIATION
C/O CHAMP W DAVIS JR
8500 SEARS TOWER
CHICAGO, IL 60606

SENDER: Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Num 9414 7266 9904 2079 9872 87

SENDERS RECORD

Label #5

06-23-403-004
STEEPLE CHSE ASSOCIATION
C/O CHAMP W DAVIS JR
8500 SEARS TOWER
CHICAGO, IL 60606

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9872 87

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY ⟶

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9872 87

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-403-004
STEEPLE CHSE ASSOCIATION
C/O CHAMP W DAVIS JR
8500 SEARS TOWER
CHICAGO, IL 60606

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9876 76

Label #1

06-23-403-005
RESIDENT
918 RED FOX LANE
OAK BROOK, IL 60523

Label #2

06-23-403-005
RESIDENT
918 RED FOX LANE
OAK BROOK, IL 60523

Label #3

TEAR ALONG THIS LINE

TO:

06-23-403-005
RESIDENT
918 RED FOX LANE
OAK BROOK, IL 60523

SENDER:

Bridget O'Keefe

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY → OPTIONAL

Certified Article Number 9414 7266 9904 2079 9876 76

SENDERS RECORD

Label #5

06-23-403-005
RESIDENT
918 RED FOX LANE
OAK BROOK, IL 60523

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY →

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9876 76

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9876 76

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-403-005
RESIDENT
918 RED FOX LANE
OAK BROOK, IL 60523

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9894 58

Label #1
06-23-403-005
AMY ROSS
918 RED FOX LANE
OAK BROOK, IL 60523

Label #2
06-23-403-005
AMY ROSS
918 RED FOX LANE
OAK BROOK, IL 60523

Label #3

TO:

06-23-403-005
AMY ROSS
918 RED FOX LANE
OAK BROOK, IL 60523

SENDER:

REFERENCE: Bridget O'Keefe

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9894 58

SENDER'S RECORD

Label #5
06-23-403-005
AMY ROSS
918 RED FOX LANE
OAK BROOK, IL 60523

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL®

9414 7266 9904 2079 9894 58

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number
9414 7266 9904 2079 9894 58

3. Service Type CERTIFIED MAIL®

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-403-005
AMY ROSS
918 RED FOX LANE
OAK BROOK, IL 60523

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature
X
☐ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9876 90

Label #1
06-23-403-031
RESIDENT
920 HARGER ROAD
OAK BROOK, IL 60523

Label #2
06-23-403-031
RESIDENT
920 HARGER ROAD
OAK BROOK, IL 60523

Label #3

TO:

06-23-403-031
RESIDENT
920 HARGER ROAD
OAK BROOK, IL 60523

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9876 90

SENDERS RECORD

Label #5
06-23-403-031
RESIDENT
920 HARGER ROAD
OAK BROOK, IL 60523

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9876 90

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9876 90

3. Service Type CERTIFIED MAIL®

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-403-031
RESIDENT
920 HARGER ROAD
OAK BROOK, IL 60523

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature
X
☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:
☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9876 14

Label #1

06-23-404-020
AT&T COMMUNICATIONS OF IL
PO BOX 7207
BEDMINSTER, NJ 07921

Label #2

06-23-404-020
AT&T COMMUNICATIONS OF IL
PO BOX 7207
BEDMINSTER, NJ 07921

Label #3

TO: 06-23-404-020
AT&T COMMUNICATIONS OF IL
PO BOX 7207
BEDMINSTER, NJ 07921

TEAR ALONG THIS LINE

SENDER: Bridget O'Keefe

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	0.50
	Certified Fee	3.50
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9876 14

SENDERS RECORD

Label #5

06-23-404-020
AT&T COMMUNICATIONS OF IL
PO BOX 7207
BEDMINSTER, NJ 07921

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9876 14

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9876 14

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-404-020
AT&T COMMUNICATIONS OF IL
PO BOX 7207
BEDMINSTER, NJ 07921

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9894 27

TO:

06-23-404-021
WILLIAM SMITH, JR.
10 S. LASALLE STREET
UNIT 2660
CHICAGO, IL 60603

SENDER:

Bridget O'Keefe

REFERENCE:

Label #1

06-23-404-021
WILLIAM SMITH, JR.
10 S. LASALLE STREET
UNIT 2660
CHICAGO, IL 60603

Label #2

06-23-404-021
WILLIAM SMITH, JR.
10 S. LASALLE STREET
UNIT 2660
CHICAGO, IL 60603

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number
9414 7266 9904 2079 9894 27

SENDERS RECORD

Label #5

06-23-404-021
WILLIAM SMITH, JR.
10 S. LASALLE STREET
UNIT 2660
CHICAGO, IL 60603

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9894 27

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9894 27

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-404-021
WILLIAM SMITH, JR.
10 S. LASALLE STREET
UNIT 2660
CHICAGO, IL 60603

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9894 10

Label #1

06-23-404-023
AT&T COMMUNICATIONS IL
PO BOX 7207
BEDMINSTER, NJ 07921

Label #2

06-23-404-023
AT&T COMMUNICATIONS IL
PO BOX 7207
BEDMINSTER, NJ 07921

Label #3

TO:

06-23-404-023
AT&T COMMUNICATIONS IL
PO BOX 7207
BEDMINSTER, NJ 07921

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9894 10

SENDERS RECORD

Label #5

06-23-404-023
AT&T COMMUNICATIONS IL
PO BOX 7207
BEDMINSTER, NJ 07921

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9894 10

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9894 10

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-404-023
AT&T COMMUNICATIONS IL
PO BOX 7207
BEDMINSTER, NJ 07921

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9894 03

Label #1

06-23-404-024
STROBECK REAL ESTATE INC
915 HARGER RD, NO 210
OAK BROOK, IL 60523

Label #2

06-23-404-024
STROBECK REAL ESTATE INC
915 HARGER RD, NO 210
OAK BROOK, IL 60523

Label #3

TO:

06-23-404-024
STROBECK REAL ESTATE INC
915 HARGER RD, NO 210
OAK BROOK, IL 60523

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Label #5

06-23-404-024
STROBECK REAL ESTATE INC
915 HARGER RD, NO 210
OAK BROOK, IL 60523

Certified Article Number 9414 7266 9904 2079 9894 03

SENDERS RECORD

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9894 03

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9894 03

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-404-024
STROBECK REAL ESTATE INC
915 HARGER RD, NO 210
OAK BROOK, IL 60523

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

PS Form 3811, January 2005 Domestic Return Receipt

VALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9877 51

Label #1

06-23-406-013
2105 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N. STATE STREET, UNIT 4
CHICAGO, IL 60610

Label #2

06-23-406-013
2105 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N. STATE STREET, UNIT 4
CHICAGO, IL 60610

Label #3

TO:

06-23-406-013
2105 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N. STATE STREET, UNIT 4
CHICAGO, IL 60610

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9877 51

SENDERS RECORD

Label #5

06-23-406-013
2105 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N. STATE STREET, UNIT 4
CHICAGO, IL 60610

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9877 51

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY ⟶

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9877 51

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-406-013
2105 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N. STATE STREET, UNIT 4
CHICAGO, IL 60610

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

VALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9877 44

Label #1

06-23-406-014
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

Label #2

06-23-406-014
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

Label #3

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

TEAR ALONG THIS LINE

TO:

06-23-406-014
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

SENDER:

Bridget O'Keefe

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

Certified Article Number 9414 7266 9904 2079 9877 44

SENDERS RECORD

Label #5

06-23-406-014
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9877 44

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9877 44

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-406-014
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X
☐ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9877 37

Label #1

06-23-406-015
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

Label #2

06-23-406-015
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

Label #3

TEAR ALONG THIS LINE

TO:

06-23-406-015
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

SENDER:

Bridget O'Keefe

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
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Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9877 37

SENDERS RECORD

Label #5

06-23-406-015
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9877 37

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY ⟶

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9877 37

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-406-015
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9877 20

Label #1

06-23-406-016
2015 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N STATE STREET, UNIT 4
CHICAGO, IL 60610

Label #2

06-23-406-016
2015 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N STATE STREET, UNIT 4
CHICAGO, IL 60610

Label #3

TO:

06-23-406-016
2015 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N STATE STREET, UNIT 4
CHICAGO, IL 60610

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9877 20

SENDERS RECORD

Label #5

06-23-406-016
2015 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N STATE STREET, UNIT 4
CHICAGO, IL 60610

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®

9414 7266 9904 2079 9877 20

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY ⟶

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9877 20

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-406-016
2015 SPRING ROAD LLC
C/O GIBSONS STEAKHOUSE
1050 N STATE STREET, UNIT 4
CHICAGO, IL 60610

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9877 13

Label #1

06-23-406-017
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

Label #2

06-23-406-017
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

Label #3

TO:

06-23-406-017
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number
9414 7266 9904 2079 9877 13
SENDERS RECORD

Label #5

06-23-406-017
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9877 13

RETURN RECEIPT REQUESTED

FOLD AND TEAR THIS WAY ⟶

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9877 13

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-406-017
MC DONALDS CORP
PO BOX 182571
COLUMBUS, OH 43218

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9877 06

Label #1

06-23-407-002
OAK BROOK COMMERCE CENTER
C/O EQUITY PROPERTY TAX G
PO BOX 06494
CHICAGO, IL 60606-6494

Label #2

06-23-407-002
OAK BROOK COMMERCE CENTER
C/O EQUITY PROPERTY TAX G
PO BOX 06494
CHICAGO, IL 60606-6494

Label #3

TO:

06-23-407-002
OAK BROOK COMMERCE CENTER
C/O EQUITY PROPERTY TAX G
PO BOX 06494
CHICAGO, IL 60606-6494

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

POSTMARK OR DATE

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Label #5

06-23-407-002
OAK BROOK COMMERCE CENTER
C/O EQUITY PROPERTY TAX G
PO BOX 06494
CHICAGO, IL 60606-6494

Charge Amount:

Charge To:

SENDERS RECORD

Certified Article Number 9414 7266 9904 2079 9877 06

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9877 06

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9877 06

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-407-002
OAK BROOK COMMERCE CENTER
C/O EQUITY PROPERTY TAX G
PO BOX 06494
CHICAGO, IL 60606-6494

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature

X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9876 45

Label #1

06-23-407-006
MCDONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

Label #2

06-23-407-006
MCDONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

Label #3

TEAR ALONG THIS LINE

TO:

06-23-407-006
MCDONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

SENDER:

Bridget O'Keefe

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY → OPTIONAL

Certified Article Number

9414 7266 9904 2079 9876 45

SENDERS RECORD

Label #5

06-23-407-006
MCDONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY →

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9876 45

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9876 45

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-407-006
MCDONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9876 52

Label #1

06-23-407-007
MC DONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

Label #2

06-23-407-007
MC DONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

Label #3

TO:

06-23-407-007
MC DONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9876 52

SENDER'S RECORD

Label #5

06-23-407-007
MC DONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9876 52

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9876 52

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-407-007
MC DONALDS CORP 012-0901
PO BOX 182571
COLUMBUS, OH 43218

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9894 65

Label #1

06-23-403-004
STEEPLE CHASE ASSOCIATION
C/O BOB SHEPPEL
205 E. BUTTERFIELD ROAD
SUITE 450
ELMHURST, IL 60126

Label #2

06-23-403-004
STEEPLE CHASE ASSOCIATION
C/O BOB SHEPPEL
205 E. BUTTERFIELD ROAD
SUITE 450
ELMHURST, IL 60126

Label #3

TEAR ALONG THIS LINE

TO:

06-23-403-004
STEEPLE CHASE ASSOCIATION
C/O BOB SHEPPEL
205 E. BUTTERFIELD ROAD
SUITE 450
ELMHURST, IL 60126

SENDER: Bridget O'Keefe

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9894 65

SENDERS RECORD

Label #5

06-23-403-004
STEEPLE CHASE ASSOCIATION
C/O BOB SHEPPEL
205 E. BUTTERFIELD ROAD
SUITE 450
ELMHURST, IL 60126

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9894 65

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9894 65

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-403-004
STEEPLE CHASE ASSOCIATION
C/O BOB SHEPPEL
205 E. BUTTERFIELD ROAD
SUITE 450
ELMHURST, IL 60126

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature
X
☐ Agent
☐ Addressee

D. Is delivery address different from Item 1?
If YES, enter delivery address below:
☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

VALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9895 40

Label #1

06-23-401-004
RESIDENT
454 FOREST TRAIL
OAK BROOK, IL 60523

Label #2

06-23-401-004
RESIDENT
454 FOREST TRAIL
OAK BROOK, IL 60523

Label #3

FOLD AND TEAR THIS WAY → OPTIONAL

TEAR ALONG THIS LINE

TO:

06-23-401-004
RESIDENT
454 FOREST TRAIL
OAK BROOK, IL 60523

SENDER:

Bridget O'Keefe

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

Certified Article Number
9414 7266 9904 2079 9895 40
SENDER'S RECORD

Label #5

06-23-401-004
RESIDENT
454 FOREST TRAIL
OAK BROOK, IL 60523

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY →

Label #6

PLACE NOTIFICATION ABOVE THIS LINE
CERTIFIED MAIL®

9414 7266 9904 2079 9895 40

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9895 40

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-401-004
RESIDENT
454 FOREST TRAIL
OAK BROOK, IL 60523

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

VALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9894 34

Label #1

06-23-403-031
CHAMP W AND JANET DAVIS
920 HARGER RAOD
OAK BROOK, IL 60523

Label #2

06-23-403-031
CHAMP W AND JANET DAVIS
920 HARGER RAOD
OAK BROOK, IL 60523

Label #3

TO:

06-23-403-031
CHAMP W AND JANET DAVIS
920 HARGER RAOD
OAK BROOK, IL 60523

SENDER:

Bridget O'Keefe

REFERENCE:

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Certified Article Number 9414 7266 9904 2079 9894 34

SENDERS RECORD

Label #5

06-23-403-031
CHAMP W AND JANET DAVIS
920 HARGER RAOD
OAK BROOK, IL 60523

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9894 34

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9894 34

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-403-031
CHAMP W AND JANET DAVIS
920 HARGER RAOD
OAK BROOK, IL 60523

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from Item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

VALZ CERTIFIED MAILER® FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9876 83

TO:

06-23-404-023
RESIDENT
915 HARGER ROAD
OAK BROOK, IL 60523

SENDER:

Bridget O'Keefe

REFERENCE:

Label #1

06-23-404-023
RESIDENT
915 HARGER ROAD
OAK BROOK, IL 60523

Label #2

06-23-404-023
RESIDENT
915 HARGER ROAD
OAK BROOK, IL 60523

Label #3

TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Label #5

06-23-404-023
RESIDENT
915 HARGER ROAD
OAK BROOK, IL 60523

SENDER'S RECORD

9414 7266 9904 2079 9876 83

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9876 83

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9876 83

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

06-23-404-023
RESIDENT
915 HARGER ROAD
OAK BROOK, IL 60523

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9893 97

Label #1

06-23-404-032
COMMERCE PLZA PROP LLC
C/O ZELLER REALTY GROUP
401 N. MICHIGAN, #1300
CHICAGO, IL 60611-4271

Label #2

06-23-404-032
COMMERCE PLZA PROP LLC
C/O ZELLER REALTY GROUP
401 N. MICHIGAN, #1300
CHICAGO, IL 60611-4271

Label #3

FOLD AND TEAR THIS WAY → OPTIONAL

TEAR ALONG THIS LINE

TO:

06-23-404-032
COMMERCE PLZA PROP LLC
C/O ZELLER REALTY GROUP
401 N. MICHIGAN, #1300
CHICAGO, IL 60611-4271

SENDER:

Bridget O'Keefe

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

Certified Article Number 9414 7266 9904 2079 9893 97

SENDERS RECORD

Label #5

06-23-404-032
COMMERCE PLZA PROP LLC
C/O ZELLER REALTY GROUP
401 N. MICHIGAN, #1300
CHICAGO, IL 60611-4271

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY →

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9414 7266 9904 2079 9893 97

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9893 97

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-404-032
COMMERCE PLZA PROP LLC
C/O ZELLER REALTY GROUP
401 N. MICHIGAN, #1300
CHICAGO, IL 60611-4271

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service

VALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #35663 VERSION: B04/16
U.S. PAT. NO. 5,501,393

9414 7266 9904 2079 9876 69

Label #1

06-23-403-004
RESIDENT
800 HARGER ROAD
OAK BROOK, IL 60523

Label #2

06-23-403-004
RESIDENT
800 HARGER ROAD
OAK BROOK, IL 60523

Label #3

TEAR ALONG THIS LINE

TO:

06-23-403-004
RESIDENT
800 HARGER ROAD
OAK BROOK, IL 60523

SENDER:

Bridget O'Keefe

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	
	Certified Fee	0.50
	Return Receipt Fee	3.50
	Restricted Delivery	2.80
	Total Postage & Fees	0.00
		6.80

USPS®
Receipt for Certified Mail®
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

FOLD AND TEAR THIS WAY ⟶ OPTIONAL

Label #5

06-23-403-004
RESIDENT
800 HARGER ROAD
OAK BROOK, IL 60523

SENDERS RECORD

9414 7266 9904 2079 9876 69

Charge Amount:

Charge To:

FOLD AND TEAR THIS WAY ⟶

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®

9414 7266 9904 2079 9876 69

RETURN RECEIPT REQUESTED

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

9414 7266 9904 2079 9876 69

3. Service Type **CERTIFIED MAIL®**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:
06-23-403-004
RESIDENT
800 HARGER ROAD
OAK BROOK, IL 60523

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

Bridget O'Keefe

Thank you for using Return Receipt Service