



VILLAGE OF  
**OAK BROOK**  
*Illinois*

*ITEM 5.A.*  
*HINES – MEDPROPERTIES PUD*  
*2111 McDONALD'S DRIVE*  
*Lots K & L Amend PUD S-1568*

**INDEX**

<b>PAGE</b>	<b><u>VILLAGE MATERIAL and UPDATES</u></b>
8-8.i	Staff Report dated July 16, 2020
7	Burns and McDonnell Traffic Impact Study Review Comments dated July 16, 2020
6	Certificate of Publication dated July 3, 2020
5-5.b	Village Board Meeting Minutes dated May 12, 2020
4-4.b	Referral for Hines/MedProperties Presentation to the Village Board dated May 12, 2020
3	S-1568 Hines Approved Ordinance 05-28-2019 <ol style="list-style-type: none"><li>1. Original Approved Site Plan Buildings K &amp; L page 5.1</li><li>2. Original Approved Elevations Buildings K &amp; L page 5.2</li><li>3. Original Approved Overall Site Plan page 6.1</li></ol>
2	Zoning Ordinance Section 13-11-10-C.8 – Sign Regulations Zoning Ordinance Section 13-12-5 – Parking Ratio Regulations
1	Application Fee Receipt (unable to add to Application Materials)

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**PD APPLICATION and SUPPORTING DOCUMENTS – (Spiral Bound – 8-1/2x 11)**

- Tab 1 Introduction and Summary
- Tab 2 Detailed Analysis of Planned Development Standards and Departures
- Tab 3 Plan Documents – Architectural, Landscape, Lighting, Civil Engineering & Survey
- Tab 4 Environmental Impact Analysis Memo
- Tab 5 Offsite Utility Impact Memo
- Tab 6 Preliminary Stormwater Report Memo
- Tab 7 Projected Water Demand & Wastewater Flow Calculations
- Tab 8 Fiscal Impact Analysis
- Tab 9 Traffic Analysis
- Tab 10 Parking Code and Demand Analysis
- Tab 11 Planned Development Application
- Tab 12 Affidavit of Service on Surrounding Properties and Mailing List
- Tab 13 Notice of Public Hearing

**VILLAGE OF OAK BROOK**  
**Planned Development Commission**

**Staff Report**

**DATE:** July 16, 2020

**CASE FILE NO:** 2020-07-ZO-PUD

**DESCRIPTION:** Amendment to the Oak Brook Commons Planned Development to permit and allow a 78,200 SF medical office building for Lot L that will replace the previously approved 14 story, 52-unit, residential condominium building.

**PETITIONER:** Medical Properties Group  
71 South Wacker Drive, Suite 3725  
Chicago, IL 60606

**PROPERTY OWNER:** Hines Interests Limited Partnership  
444 West Lake Street, Suite 2400  
Chicago, IL 60606

**ADDRESS:** 2111 McDonald's Drive on Lots K and L of Oak Brook Commons  
Subdivision

**EXISTING ZONING/USE:** ORA-2 Office Research and Assembly district with a Planned Development approved in accordance with Ordinance 2019-ZO-PUD-EX-S-1568. The site is improved with new building pads, parking lots, landscaping and parking lot lighting in anticipation of new building construction. The site is also bisected by the recently reconstructed McDonald Drive, a publicly dedicated street right-of-way owned by the Village of Oak Brook.

**ZONING/USE OF SURROUNDING PROPERTY:**

**North:** **ORA-2** Office-Research-Assembly District and improved with the Commerce Plaza office buildings, a parking deck and surface parking lot.

**South:** **ORA-2** Office-Research-Assembly District and improved with the Oak Brook Gateway office building which includes Lewis University and a parking deck.

**East:** **ORA-1** Office-Research-Assembly District and improved with a 3-story professional office building.

**STAFF REPORT – PLANNED DEVELOPMENT  
HINES/MED PROPERTIES – MEDICAL OFFICE BUILDING FOR PAD L  
CASE NO. 2020-07-ZO-PD**

**West:** **B-2** Regional Shopping Center District, improved with the Oakbrook Center shopping mall and **ORA-2** Office-Research-Assembly District, improved with the Gibson’s restaurant.

**LOCATION:** The subject property is located at the northeast corner of Spring Road and 22<sup>nd</sup> Street. The property is bounded by Commerce Drive to the north, 22<sup>nd</sup> Street to the south, a professional office building to the east and Spring Road to the west. The Gibson’s restaurant property at the southeast corner of Commerce Drive and Spring Road is not included as part of the redevelopment proposal.



1120 22<sup>nd</sup> Street and 2111 McDonald’s Drive – Looking East

**CONTROLLING AGREEMENTS:**

Ordinance 1958-S-5	Annexing Property
Ordinance 2019-S-1568	Approving a Mixed-Use Planned Development for Oak Brook Commons
Resolution 2019-R-1825	Approving a Final Plat of Subdivision

**STAFF REPORT – PLANNED DEVELOPMENT  
HINES/MED PROPERTIES – MEDICAL OFFICE BUILDING FOR PAD L  
CASE NO. 2020-07-ZO-PD**

**BACKGROUND:**

The Hines Interests Limited Partnership (“Hines”), has submitted an application requesting approval of an Amendment to a Planned Development to permit and allow a 78,200 SF medical office building for Lot L. This project would replace the residential condominium that was previously approved for Lot L. As currently approved, the Oak Brook Commons Planned Development includes two (2) separate residential condominium buildings, one identified on the plan as Building K and the other as Building L. Each of these residential condominium buildings was approved for 52 units and are 14 stories in height.

The proposed Amendment to the Planned Development that is being proposed would include the following land use modifications: 1) replace residential condominium Building L with a medical office building, and 2) increase the height/size of condominium Building K from 14 stories and 52 units to 19 stories and 72 units. The total number of condominium units in the Planned Development would then be reduced from 104 to 72 as a result. Building K’s parking garage would also be modified to provide the code required two (2) parking spaces per dwelling unit for a total of 144 parking spaces.

A Preliminary Board Review of the application was conducted by the Village Board on May 12, 2020 as required in the Village’s Planned Development regulations. Section 13-15-5 Procedures of the Planned Development 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 Planned Development regulations and is intended to provide an applicant with early feedback.

A separate neighborhood meeting was not required as part of the outreach for this redevelopment project. The neighborhood meeting is an optional element of the Planned Development process and at the discretion of the Development Services Director. A determination as to whether the meeting is necessary and appropriate is based upon the nature and extent of the impact of the project, if any, on area residents. Since the 17.47-acre Oak Brook Commons site is surrounded solely by non-residential land uses including Oakbrook Center, the Commerce Plaza office complex and other professional office buildings in and around the commercial corridor, it was determined that a public hearing before the Planned Development Commission would be adequate and provide the necessary and legally required forum for public feedback/comment on the redevelopment project.

Planned Development. The Hines/Med Properties project is proposed as an Amendment to the 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

**STAFF REPORT – PLANNED DEVELOPMENT  
HINES/MED PROPERTIES – MEDICAL OFFICE BUILDING FOR PAD L  
CASE NO. 2020-07-ZO-PD**

standard application of the use and bulk regulations of the zoning regulations. The planned development is intended to permit and encourage flexibility and to accomplish the following:

1. To stimulate creative approaches to commercial, nonsingle-family residential, and commercial/ mixed-use development of land;
2. To provide more efficient use of land;
3. To preserve natural features and provide open space areas and recreation in excess of those required under standard zoning regulations;
4. To develop and implement new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;
5. To unify building and structures through design; and
6. To promote long term planning pursuant to the village’s commercial areas revitalization master plan, intended to allow harmonious and compatible land uses or combination of uses with surrounding areas.

Since this proposal includes a change to the Planned Development that results in a change in land use and a departure from standards for off-street parking for Building L and a change in building height and number of units for Building K, it was determined that an Amendment to the Planned Development was necessary and appropriate and that a new public hearing was required. It should also be noted that this petition will primarily focus on the changes to Building L, the medical office building. The modifications that have been mentioned for Building K are being incorporated into the Amendment discussion but that phase of the project is still speculative in nature. Once more detailed and comprehensive plans become available, the Building K project will be submitted and processed as an Amendment in order to memorialize the specific details of a new residential condominium building.

Proposed Departures. Section 13-15-2.E of the Planned Development 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 Planned Development application are identified under Tab No. 1 of the petitioner’s binder and are as follows:

1. Wall Signs. Section 13-11-10.C.2 to permit and allow more than two (2) wall signs per building and a wall sign on a building façade that is not located on a street frontage. The petitioner is proposing a third wall sign on the west elevation of the building and this building elevation does not front on a street. Please note that a building elevation displaying this proposed wall sign has not been included in the application materials. Staff believes that the 3<sup>rd</sup> wall sign on the west

**STAFF REPORT – PLANNED DEVELOPMENT  
HINES/MED PROPERTIES – MEDICAL OFFICE BUILDING FOR PAD L  
CASE NO. 2020-07-ZO-PD**

building elevation will be identical to those wall signs shown on the Office Building L elevations (Tab 3, page 5.3) but an exhibit must be included for future reference and to graphically depict the request. Page 5.3 is showing the north and east building elevations for Building L.

2. Off-Street Parking. Section 13-12-5 to permit and allow an off-street parking ratio of 3.59 parking spaces per 1,000 SF of floor area which is less than the code required 5.0 parking spaces per 1,000 SF of floor area required per the zoning code. This departure results in a parking space reduction from 353 to 281.

**STAFF ANALYSIS:**

In response to the Planned Development application that has been submitted by Hines/MedProperties for the Commission's review, a staff analysis has been provided below to assist in reviewing the application. The application materials were transmitted for an inter-departmental review with Fire, Police, Public Works and Development Services, all of which contributed to this commentary.

Planned Development Project. From an overall Planned Development perspective, Hines has completed the demolition of the former McDonald's Plaza building and has recently redevelopment the site in anticipation of future building construction. All site, infrastructure and utility work associated with Phase 1 of the Development project including grading, site preparation, utility work, phase 1 surface parking lots, sidewalks, landscaping, lighting, central park and the temporary parking lot east of McDonald Drive has been completed. In addition to the above, Hines anticipates completing design work for the residential apartment building E by mid-August and is targeting the start of construction for the apartment building in November 2020.

The proposed medical office project is an Amendment to the previous development approval that was granted for residential condominium building L. The residential condominium building consisted of a 14 story building with 52 owner occupied units and 144 garage parking spaces. The medical office building is seven (7) stories, 78,200 SF and includes 281 covered parking garage spaces. The building will include an Immediate Care Suite with a patient drop-off on the north side of the building (with ingress from Commerce Drive). Medical suites will be on the upper three (3) floors which will each be flexible 18,000 SF floor plates. There will also be an outdoor terrace on the 5<sup>th</sup> floor for patient families, staff and doctors.

The new medical office building is a deviation from the previously approved Planned Development but is consistent with the intent and purpose of the overall Planned Development. This project is being processed as a Planned Development Amendment rather than a petition with multiple request(s) for variations before the Plan Commission and Zoning Board of Appeals. This Planned Development submittal incorporates all of these various elements into a single request that can be reviewed and evaluated as a unified development project.

**STAFF REPORT – PLANNED DEVELOPMENT  
HINES/MED PROPERTIES – MEDICAL OFFICE BUILDING FOR PAD L  
CASE NO. 2020-07-ZO-PD**

Section 13-15-2(A) General Provisions of the Planned Development regulations does allow new mixed use development construction within a planned development overlay district. Section 13-15-2(B) further indicates that each Planned Development shall be presented and reviewed on its own merits. As such, a new land use can be introduced into the Planned Development if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

As such, a Planned Development application has been submitted for modifications to Buildings K and L.

Consistency with the Planned Development Regulations. The applicant has provided a summary letter explaining the request and providing the requisite plans and reports to justify the changes being made to the project.

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. The standards and explanations are provided in Tab 2 of the application materials.

Consistency with the Commercial Revitalization Plan. The Village of Oak Brook Commercial Areas Revitalization Plan (“Plan”) dated May 28, 2019 anticipated a mixed-use environment for the 17.47-acre McDonald’s Plaza property. The approved Oak Brook Commons Planned Development is consistent with the Plan and includes multi-family residential, retail, restaurants, office, hotel, parking decks and a central park site. The concept was further detailed as the Commerce Drive Opportunity Site C, McDonald’s Plaza. The proposed modifications to the Planned Development are consistent with the Plan’s concept and maintains both the residential component while introducing a medical office building with immediate plans for construction.

Stormwater and Floodplain. The overall 17.47-acre property is not located in either the regulatory floodway or floodplain and all development proposals within the Planned Development will comply with the Village’s adopted storm water ordinance requirements. There are no changes to the storm water design that was previously approved for this project. The design of the 1.03-acre Lot L site will actually contribute to decreasing the amount of impervious surface from 13.64-acres to an expected total of 13.40-acres of impervious surface. Environmental and storm water related aspects of the project can be further reviewed in Tabs 4 and 6 of the application materials.

Water and Sanitary Utilities. The Preliminary Utility Plan is provided in Tab 3 and labeled page 21.4 and the narrative related to utilities is provided in Tab 5. Hines has installed a new upsized 12” water main that replaced the 10” water main on McDonald’s Drive. This water main was required as part of the redevelopment project and installed by the developer as part of the public improvements.

In Public Work’s review of the application, they’ve indicated that they will need further clarification on the water modeling for the overall site based upon their preliminary review of the submittal. There are some inconsistencies in the submittal when comparing the approved utility plans with the proposed plans as it relates to water services and fire hydrants. This will need to be addressed as part of final

**STAFF REPORT – PLANNED DEVELOPMENT**  
**HINES/MED PROPERTIES – MEDICAL OFFICE BUILDING FOR PAD L**  
**CASE NO. 2020-07-ZO-PD**

engineering approval to be sure water capacity and fire pressure are adequate for the project. It is important that this be clarified so as to not impact the viability of other projects within the development in the future.

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. This information will also be necessary prior to final engineering approval of the project.

Site Lighting. The overall Oak Brook Commons project includes multiple surface parking lots and parking decks and specific consideration has been given to the site lighting with emphasis on backlighting, up lighting and glare for energy efficiency, aesthetics and nuisance considerations. Pages 20.1, 20.3 and 20.4 in Tab 4 include Photometric plans for the site. In addition, a narrative has been provided in Tab 4 under the Environmental Impact Analysis. Parking lot lighting has actually been installed on the west side of the site as part of the site improvements in anticipation of future restaurants and the apartment building being constructed.

Landscaping and Open Space. A 0.38-acre park is being proposed in the center of the mixed-use development for residents, retail customers, office workers, hotel guests and other visitors. The park will include a small pavilion, bench and picnic table seating areas and other landscaping amenities for a variety of recreational activities. The overall preliminary landscape plan is generally well designed and provides landscaping for perimeter/ buffer areas, parking lot islands, naturalized detention, parkway areas and foundation landscaping for buildings. In addition, several roof top gardens and amenity areas are proposed for the multi-family apartment building, condominium buildings and office building parking deck. 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. The landscaping related to Building K and Building L is not anticipated to change and a final landscape plan is required as part of the development approval for each individual permit/lot.

Wall Signs. The request is to allow more than two (2) wall signs on a building and to also allow a wall sign on a building façade that is not facing a street frontage. The petitioner is proposing a third wall sign on the west elevation of the building and this building elevation does not front on a street. As noted earlier, the building elevation displaying this proposed wall sign has not been included in the application materials. Staff believes that the 3<sup>rd</sup> wall sign on the west building elevation will be identical to those wall signs shown on the Office Building L elevations (Tab 3, page 5.3) but an exhibit must be included for future reference and to graphically depict the request. Page 5.3 is showing the north and east building elevations for Building L.

Traffic and Access Considerations. Staff has received the traffic impact study dated July 1, 2020 prepared by Gewalt Hamilton Associates, Inc. (GHA). The report indicates that the primary access to Building L will now be relocated as a result of the new medical office building proposal. The primary access for the residential condominium building was previously on Commerce Drive but is now relocated to the north/south private drive located immediately east of the building. There will still be access from Commerce Drive for the Immediate Care Center drop-off and pick up of patients but these trips will be fewer than for the previously approved residential condominium building.

**STAFF REPORT – PLANNED DEVELOPMENT  
HINES/MED PROPERTIES – MEDICAL OFFICE BUILDING FOR PAD L  
CASE NO. 2020-07-ZO-PD**

The submitted traffic report further indicates that the change in land use for the medical office building results in an overall increase in traffic for the Lot L site. An additional 111 trips (90 entering + 21 exiting) during the weekday morning peak hour and an additional 166 trips (44 entering + 122 exiting) during the weekday evening peak hour.

Pedestrian Access and Circulation. The pedestrian and circulation plan has not changed with the Amendment proposal for Building L. The overall Oak Brook Commons plan identifies perimeter sidewalk connections along 22<sup>nd</sup> Street, Spring Road, Commerce Drive and McDonald's Drive. In response to a staff request, sidewalks were added to both sides of McDonald's Drive from 22<sup>nd</sup> Street to Commerce Drive. This is especially important as McDonald's Drive is the main thoroughfare through the development and it allows for convenient access to the park for residents, office employees, customers and visitors. Stamped concrete intersections are being provided at the two (2) interior intersections along McDonald's Drive adjacent to the park. This defined (and textured) intersection improvement provides a more visible focal point for vehicles which encourages reduced speeds and promotes pedestrian safety in close proximity to the parking and crosswalk areas. Interior sidewalks and sidewalk connections are also identified to and from all eleven (11) buildings within the development with connections provided to all perimeter streets.

Parking.

A May 29, 2020 parking report has been provided by Walker Consultants in order to conduct a parking analysis and explanation for the departure from standard that is being requested for the medical office building. The medical office building is providing 281 parking spaces in a covered parking garage. A departure from standard has been requested for the parking ratio to reduce the number of required spaces from 353 to 281. The parking ratio being requested for this parking reduction is 3.59 spaces/1,000 gsf compared to the code required 5.0 spaces/1,000 gsf. Additional parking data has been provided by Walker to further analyze the request and explain the reduction. It should also be noted that the code required parking for professional offices is 3.0 spaces/1,000 gsf.

Staff does agree that consideration should also be given to shared parking in this mixed-use project environment. Staff understands that the anticipated peak parking demand(s) for individual land uses within the Planned Development will vary and in some cases unnecessary surplus parking will result if all required parking for each use is constructed in accordance with the strict interpretation of the code. The counter argument is that not enough parking spaces will be provided and that could be detrimental to the overall "parking" health of the development and this could adversely impact customer/employee access to their destinations.

Final Plat of Subdivision. A final plat of subdivision was approved on September 24, 2019 in accordance with R-1825 for a 15-lot subdivision. The plat delineates subdivided lots, cross access/parking easements, stormwater easements, shared parking easements and other utility easements for the comprehensive redevelopment plan to better delineate buildable lots and parking.

**STAFF REPORT – PLANNED DEVELOPMENT  
HINES/MED PROPERTIES – MEDICAL OFFICE BUILDING FOR PAD L  
CASE NO. 2020-07-ZO-PD**

**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. 2.

**CONCLUSION:**

Staff would like the Planned Development Commission's feedback on the proposed petition and the departures from the standards that are being requested. Staff has provided a recommendation at this and has determined that the proposed land uses changes for Buildings K and L and the associated departures from standards are consistent with the intent and purpose of the Oak Brook Commons Planned Development mixed-use concept and also consistent with the guidelines identified in the recently adopted Commercial Areas Revitalization Plan.

As such, staff is providing a recommendation with conditions concerning the Amendment to the Planned Development. 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.

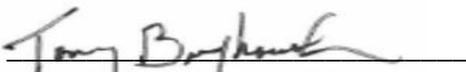
**Recommend approval of the proposed land uses changes for Buildings K and L and the associated departures from standards that are consistent with the intent and purpose of the Oak Brook Commons Planned Development mixed-use concept and also consistent with the guidelines identified in the 2019 adopted Commercial Areas Revitalization Plan. This recommendation is subject to the planned development findings of fact (as identified in the petitioner's application) and subject to the following conditions.**

**STAFF REPORT – PLANNED DEVELOPMENT  
HINES/MED PROPERTIES – MEDICAL OFFICE BUILDING FOR PAD L  
CASE NO. 2020-07-ZO-PD**

1. Compliance with Plans: The development, maintenance, and operation of Building L will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.
2. The changes to residential condominium building K to 19-stories and 72 owner occupied units is approved in concept and shall be subject to an Amendment to the Planned Development that will incorporate a final site plan, final building elevation and other final design drawings as part of a formal Planned Development Amendment submittal.
3. Final engineering approval shall be required prior to the issuance of the building permit for Building L.
4. Final landscape plan approval shall be required prior to the issuance of the building permit for Building L.
5. Floor Area Ratio Limitation: The floor area ration (FAR) approved for the Property will apply to all lots within any future subdivision of the Property (total of 17.47 acres) as a whole. The FAR calculation for the entire Property, even after subdivision, may not exceed 1.56 as identified in the approved Planned Development Ordinance S-1568.
6. The Security and site control measures for Building L shall be discussed and developed in cooperation with the Oak Brook Police Department to utilize public and private resources in establishing a thorough and appropriate building and site security plan;
7. Trash enclosures and other service areas shall be provided within the building unless otherwise noted on the approved site plan.
8. A final wall sign exhibit shall be required depicting all three (3) wall signs being proposed on their respective building elevations. All sign proposals shall comply with all other applicable sign code regulations of the Oak Brook zoning code.
9. All other provisions of Ordinance S-1568 approved for the Subject Property will remain in full force and effect.

Please contact me if you have any questions.

Respectfully Submitted,

  
Tony Budzikowski, AICP  
Development Services Director

**BURNS  MCDONNELL**  
**Technical Memorandum**

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Date: July 16, 2020

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

From: James Patterson, Burns & McDonnell

Project: “Oak Brook Commons” Development (Spring Road at 22<sup>nd</sup> Street)

Re: Hines Traffic Impact Study Review

Cc: File

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Burns & McDonnell has reviewed the revised Traffic Impact Study dated July 1, 2020, prepared by Gewalt Hamilton Associates for the Hines development company, concerning itself with a proposed mixed-use redevelopment of the former McDonald’s Corporation office site northeast of the intersection of 22<sup>nd</sup> Street and Spring Road. The following notes comprise a summary of observations which Burns & McDonnell has concluded may be of value to the Village of Oak Brook in its evaluation of the study and of Hines’ site development plans.

Reference is made to the Traffic Impact Study document, which is not copied here unless specifically noted.

### **Observations**

- Burns & McDonnell agrees with the methodologies utilized by Gewalt Hamilton and do not have further comment on the revision to the Traffic Impact Study.

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, July 23, 2020 at 7:00 p.m. for the purpose of considering the application from the Petitioners, Hines Interests Limited Partnership, 444 West Lake St., Suite 2400, Chicago, IL 60606 property owner of the property known as 2111 McDonald's Drive, Oak Brook, Illinois 60523 and MedProperties L.L.C. aka Medical Properties Group, 71 South Wacker Drive, Suite 3725, Chicago Illinois 60606, contract purchaser of a portion of the property known as Lot L of the Oak Brook Commons Subdivision, 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.

At the time of this publication, due to the emergence of the Coronavirus Disease 2019 (COVID-19) and guidance from the Centers for Disease Control and the Illinois Department of Public Health, the Village, consistent with Governor Pritzker's April 1, 2020 Executive Order declaring a State of Emergency related to the Coronavirus (Covid-19), in person meetings and hearings will NOT be conducted in the Samuel E. Dean Board Room at the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523. The entirety of the meeting will be conducted virtually via online web conferencing system. See meeting details at <http://www.oak-brook.org/178/Public-Hearings> (under Planned Development Commission).

Please be advised that due to the COVID-19 pandemic, the Village of Oak Brook is exercising due care by following the recommended social distancing guidelines. During this extraordinary time, residents and individuals that wish to participate in the hearing process are provided with the choice of verbal live commenting via the online web conferencing system that will be available, but for technical reasons written comments are strongly preferred.

Persons seeking additional information concerning the application, accessing the virtual meeting, or requesting alternative means to provide testimony or public comment are directed to email their request. Further inquiries can be emailed to Gail Polonek at: [gpolonek@oak-brook.org](mailto:gpolonek@oak-brook.org) or Tony Budzikowski at: [tbudzikowski@oak-brook.org](mailto:tbudzikowski@oak-brook.org).

If you are interested in participating in the hearing process remotely you must contact the Development Services Director or Planning Technician no later than five (5) days prior to the hearing, please feel free to contact the Director, Tony Budzikowski at 630-368-5104 or [tbudzikowski@oak-brook.org](mailto:tbudzikowski@oak-brook.org) or Planning Technician Gail Polonek at 630-368-5106 or [gpolonek@oak-brook.org](mailto:gpolonek@oak-brook.org) and you will be provided with the necessary login information prior to the meeting. If you are not interested in participating in the hearing, but simply have questions or would like to view the file, please feel free to use the same contact information and arrangements can be made to accommodate you.

The Petitioner has submitted an application, case number 2020-07-20-PUD, seeking approval of a planned development for a portion of the property located at 2111 McDonald's Drive, Oak Brook, Illinois 60523 (southeast corner of McDonald's Drive and Commerce Drive), known as Lot K and Lot L of the Oak Brook Commons Subdivision as described below. The application is seeking a minor change to an existing planned development as approved in Ordinance 2019-ZO-PUD-S-1568 (S-1568).

**Project Description:** In 2019, Petitioners received approval from the Village of Oak Brook for Planned Development approval of Ordinance S-1568 to allow for the development of a mixed used development known as Oak Brook Commons. The Oak Brook Commons development provided for the demolition of the then existing McDonald's headquarters office building, to be replaced by a mixed-use ground-up redevelopment. The Oak Brook Commons development provided for two residential condominium buildings on Lot K and Lot L.

The Petitioners have applied to the Village for a minor change to Ordinance S-1568 in order to amend the approved planned development for Oak Brook Commons to allow for one residential condominium building consisting of 5 units on Lot K and for one medical services office building on Lot L. In accordance with the zoning regulations, as part of the planned development, the Petitioners have requested modifications and departures from the standard zoning provisions.

The subject property may be generally described as a portion of 2111 McDonald's Drive on Lot K and Lot L, Oak Brook, Illinois 60523, located at the southeast corner of Commerce Drive and McDonald's Drive with the legal description as follows:

**PARCEL 1:**  
LOT L IN THE FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2020 AS DOCUMENT R2020-012533, IN DUPAGE COUNTY, ILLINOIS. PIN 06-23-407-013

**PARCEL 2:**  
LOT K IN THE FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2020 AS DOCUMENT R2020-012533, IN DUPAGE COUNTY, ILLINOIS. PIN 06-23-407-012

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.

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date 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 July 3, 2020 (4547384)

## 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:

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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 7/3/20 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 Laurel Baltz  
Designee of the Publisher and Officer of the Daily Herald

Control # 4547384

**ITEM 5.A**



MINUTES OF THE MAY 12, 2020 REGULAR  
MEETING OF THE PRESIDENT AND BOARD  
OF TRUSTEES OF THE VILLAGE OF OAK  
BROOK APPROVED AS WRITTEN ON  
MAY 26, 2020

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 7:00 p.m. The Pledge of Allegiance was given.

2. ROLL CALL

Village Clerk Charlotte Pruss called the roll with the following persons:

PRESENT: President Gopal Lalmalani, Information Technology Director Jim Fox

PRESENT VIA TELECONFERENCE/ZOOM:

Trustees John Baar, Philip Cuevas, Michael Manzo, Moin Saiyed, Edward Tiesenga, Asif Yusuf, Village Attorney Michael Castaldo, Jr.

ABSENT: None

IN ATTENDANCE VIA TELECONFERENCE/ZOOM: Village Manager Rick Ginex, Development Services Tony Budzikowski, Police Chief James Kruger, Fire Chief Barry Liss, Finance Director Jason Paprocki, Public Works Director Doug Patchin, Village Attorney Michael Castaldo, Jr., and HR Director/ Deputy Clerk Kathy Vonachen

3. PRESIDENT'S OPENING COMMENTS

President Lalmalani commenced the meeting by sharing his hopes that all the mothers had an enjoyable Mother's Day despite all the difficulties all the communities are facing. Secondly, he informed everyone of the current confirmed number of COVID-19 cases within the Village. He went on to explain and differentiate the Village numbers from other communities in Cook and DuPage counties to the ones of the State as a whole. Additionally, President Lalmalani, disclosed news from several teleconferences he attended, different steps that are being taken by the IDPH, DMMC, Governor of Illinois and the Mayor of Chicago in handling the outbreak. Moreover, he shared his opinions regarding the Governor's 5 phase reopening plan and the lack of response from the Governor to the letter sent out by the DMMC. In addition, he shared actions the Village is taking at putting a plan in place that will systematically reopen the local economy while making it a top priority to keep residents, employees and customers safe. Next, he shared resident, Ray Cesca's comments regarding the 5G technology and asked the Board to pay close attention to the presented information. Lastly, President Lalmalani, spoke of residents Karamchandani and Lopez organizing a parade to honor 2020 Oak Brook High School and 8th Grade graduation classes. He also gave details on the time, date, route and hygienic parameters participants will need to follow.

A. Hines Oak Brook Commons Preliminary Development Review

Director Budzikowski made a brief introduction and turned the presentation over to attorney Peter Friedman, Zoning Council for Oak Brook Commons Hines Development.

Mr. Friedman welcomed everyone, introduced himself, thanked President Lalmalani and the Board for the opportunity to make the presentation despite the extraordinary and difficult times. He also thanked the Village employees and everyone involved in the project and shared his appreciation for all the hard work. Next, Mr. Friedman, introduced members of Hines and Med Properties, addressed Development Services Director Budzikowski's introductory comments and briefed the Board on the several different aspects of the project.

Mr. Greg Van Schaack, Senior Managing Director for Hines, thanked the Board for the opportunity to present and went over the details of the project that was approved by the Board in May of 2019. Furthermore, he spoke about financing issues due to the current state of economic affairs, restaurants and entertainment establishments that have signed lease agreements. Additionally, he shared his hopes for all establishments survival of the economic impact due to the pandemic. He spoke of the multifamily luxury residential building, estimated time frame to begin construction, parts of the project currently completed, and went over each "pad" explaining the new master plans.

Mr. Matthew Campbell, Founding Partner & Chief Executive Officer of Med Properties, thanked the Board and Mr. Van Schaack for taking the time to participate in this presentation, shared his excitement for the project and explained what it means for the Village. He further explained and discussed different health systems, expectations and the layout of the medical building.

Mr. Friedman concluded the presentation and welcomed any comments or questions from the Board.

President Lalmalani asked about the hospital system Med Properties is planning on engaging and if they are working with just one hospital or a number of systems. He also asked for specific details on the planned hours of operation for the Immediate Care Center, revealed his curiosity in the affiliation of the hospital system assigned to the medical building, shared his opinion regarding the concept of Immediate Care Center coming to the Village and asked about plans for one day and outpatient surgery. Moreover, President Lalmalani stated that he has been getting many questions and inquiries about the availability of the condominiums and that he would like to see a reduced number of apartments and an increased number of condominiums. Likewise, he asked for a clarification regarding the rooftop parking concept mentioned by Trustee Manzo and asked the Board if there are any comments or issues with the increase in height of the condominium building. Next, President Lalmalani thanked Mr. Van Schaack for giving the Board a full visual of a completed project and stated that the project goes to the Planned Development Commission, therefore, the Board doesn't need to make a separate motion. Lastly, he invited Mr. Friedman to join the Board meeting more often.

Trustee Baar asked about the location of drop-off entrance to the Immediate Care Center and shared his concerns about the nearby busy street, ambulance arrival, and parking. He also asked about the architects that will be designing the medical facility and if the building design presented is just a place setter. Additionally, he asked if a separate motion is needed for the project to be presented in front of the Planned Development Commission.

Trustee Yusuf shared his concerns with the parking ratios and the intensity of use of the property stating that the Board needs to be careful with the entirety of the presented concept.

Trustee Saiyed stated that he is agreement with Trustee Yusuf's concerns and comments about the parking situation. He also shared his disappointment and surprise in the lack of financing for the condominium concept as he has been getting numerous inquiries about the originally presented and approved project.

Trustee Manzo publicly disclosed his involvement in the project as an investor and owner of the Blue Martini. He also shared resident concerns brought up to him about the number of apartments coming to the Village. Similarly, he expressed concerns with the parking situation and shared opinions and excitement for the rooftop parking and the ability for the project to move forward despite the uncertain circumstances surrounding the Coronavirus pandemic. Additionally, Trustee Manzo asked Development Services Director Budzikowski to clarify the Board's parking concerns per the Village standards and stated that the taller building will make for a nice view of the Chicago Skyline.

Trustee Tiesenga thanked everyone for an excellent presentation, stated that the company's past history with the Village, gives them the presumption of credibility, expressed his approval with the concepts presented before him and asked about the details for the signage on the medical building. Next, he reminded Mr. Campbell of the Village's restrained good taste standards and urged him to work closely with the Village staff on the matter.

Trustee Cuevas shared his satisfaction with the presented concepts and the ability to move forward despite the issues brought on by the pandemic.

Mr. Campbell addressed President Lalimalani's questions by stating that the company is working with one hospital system. However, due to legal reproductions that would follow, he is not at liberty to disclose the information at this time. In like manner, he explained the intention for the hours of operation for the Immediate Care Center and clarified parking concerns by announcing that the company has engaged a parking consultant in order to utilize the accommodation for the number of vehicles in this concept and that recommendations should come shortly. Furthermore, Mr. Campbell divulged that currently there are no plans for surgical practice and shared the plans for the anticipated mix of medical practices. Conjointly, he affirmed the completion of plans for the apartments with appropriate amount of parking, and explained different real estate cycles, possible adjustments in the future as opportunities arise with market changes and the height increase of the condominium building. Next, Mr. Campbell addressed Trustee Baar's concerns by explaining the plans for the hours of operation, the anticipation of potential ambulance arrival, adequate spacing for arrivals, parking options for longer wait times and the architects assigned to the design of the building. Afterward, he answered Trustee Tiesenga by stating that the signage details have not been worked out yet, however, the company will abide by wants and needs of the Village.

Mr. Van Schaack chimed in stating that the architects assigned to the medical building are the same architects that the company is using for the apartment buildings, thus, sharing his confidence in the final outcome and outlook for the projects; asked Mr. Campbell to elaborate and clarify the design of the medical building not being a place setter but an actual addition. He also stated that the medical building is very similar to the residential building that will be constructed in November 2020, therefore, it will not stand out from the other buildings.

Development Services Director Budzikowski clarified and explained the plans for the evaluation of circumstances revolving the parking concerns.

Mr. Freidman thanked President Lalimalani for the extended invitation and stated that he often watches the Board meetings on TV.

4. RESIDENT/VISITOR COMMENTS  
NONE



VILLAGE OF  
**OAK BROOK**  
*Illinois*

## **ITEM 3.A**

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

### **AGENDA ITEM**

Regular Board of Trustees Meeting  
of  
May 12, 2020

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**SUBJECT:** Hines Oak Brook Commons – Preliminary Board Review of an Amendment to a Planned Development for a Medical Office Building.

**FROM:** Tony Budzikowski, AICP, Development Services Director *TB*

**BUDGET SOURCE/BUDGET IMPACT:** N/A

**RECOMMENDED MOTION:** Provide comments, suggestions and recommendations for a proposed amendment to the planned development for a medical office-building 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 process outlined in the Planned Development regulations and is an important step in providing an applicant with early feedback on a project.

**Project Overview:**

The project changes that are being proposed are located on pads K and L in Oak Brook Commons. The planned development ("PD") for this mixed-use project was approved by the Board on May 28, 2019 in accordance with Ordinance S-1568. The PD site plan approval included two (2) residential condominium buildings for pads K and L that are 14-stories in height and contain 52 residential dwelling units each for a total condominium unit count of 104 units.

The changes to the PD plan include a change to pad K for a residential condominium building consisting of 19-stories and 72 dwelling units. The change to pad L is a 7-story, 78,200 ft<sup>2</sup> medical office building with 281 covered parking spaces.

The amendments to the approved PD that are being proposed by Hines are as follows:

- Change to the land use for pad L from a residential condominium building to a medical office building;
- Increase in the building height for the residential condominium building for pad K from 14-stories to 19 stories;
- Change in the total number of residential condominium units for the PD from 104 dwelling units to 72 dwelling units. The number of units proposed for pad L is an increase from 52 to 72 dwelling units.
- Reduction in the number of off-street parking spaces required in the Oak Brook zoning code for a medical office building from 5 spaces/1,000 SF to 3.56 spaces/1,000 SF.

The residential condominium building for pad K is still speculative in nature and there is not a specific project proposal or developer under contract at this time. Hines is collaborating with MedProperties Group (“MPG”) on the medical office building for pad L and that is the reason that this request is being made. The MPG medical office building is proposed as an outpatient care facility. It is anticipated that some of the specific programs will be immediate care, women’s center, family care, orthopedics, and pediatrics, among other medical concentrations.

**Staff Comments:**

1. The subject property is currently zoned ORA-2 Office, Research and Assembly District. Medical office uses are identified as a permitted use in the ORA-2 District. Residential condominiums are not considered permitted use or special uses in the ORA-2 district but two (2), 14-story residential condominium buildings were approved as part of the original PD.
2. The ORA-2 District permits a floor area ratio (FAR) not to exceed 1.2. The FAR for the approved planned development is 1.56 and is a departure from the code. The amended PD will not exceed the previously approved 1.56 FAR for the modified residential condominium building and new medical office building for the project site.
3. The structure height in the ORA-2 District permits a maximum building height of 12 stories or 174 feet, whichever is less. The proposed medical office building will be 7-stories in height while the modified residential condominium building (on pad K) is

being proposed as 19-stories (220') in height. The residential condominium buildings that were approved in the PD were each 14-stories (150') in height.

4. The 2019 Commercial Areas Revitalization Plan ("CARP") identifies a Mixed-Use environment for the 18-acre Oak Brook Commons PD including residential condominiums, rental apartments, retail, restaurants, office, hotel, parking decks and a park site. This concept is further detailed in the CARP as Opportunity Site C.
5. The processing of an Amended PD application is being required based upon Section 13-15-8(A) of the PD regulations because changes are being proposed to the following: 1) land use, 2) building height, 3) number of dwelling units and 4) reduction in required parking ratio. These changes are not considered minor in nature, and as such, will require a review/recommendation from the Planned Development Commission ("PDC") and a final decision by the Village Board.
6. 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 but should also be part of a unified development plan. Project(s) should be reviewed on a case-by-case basis and provide tangible benefits to the community.
7. The 18-acre property is not located in either the regulatory floodway or regulatory floodplain and any development proposal shall comply with the Village's adopted stormwater ordinance requirements.

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

**Recommendation:**

Provide comments, suggestions and recommendations to the applicant concerning the proposed amendments to the Oak Brook Commons PD.

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.

ORDINANCE 2019-ZO-PUD-EX-S-1568

AN ORDINANCE

APPROVING A PLANNED DEVELOPMENT

(OAK BROOK COMMONS – 1120 22ND STREET AND 2111 MCDONALD'S DRIVE)

(PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007)

WHEREAS, Hines Interests Limited Partnership ("*Hines*") is the contract purchaser of certain real property located at 1120 22nd Street and 2111 McDonald's Drive, Oak Brook, Illinois, within the Village's ORA-2 Office, Research, and Assembly Zoning District, which property is legally described in Exhibit A ("*Property*"); and

WHEREAS, the Property is owned by McDonald's Corporation ("*McDonald's*") (Hines and McDonald's are collectively referred to as the "*Applicant*"); and

WHEREAS, pursuant to Chapter 15 of the Zoning Ordinance of the Village of Oak Brook, Illinois of 1966, as amended ("*Zoning Ordinance*"), Applicant filed an application with the Village seeking approval of a Planned Development to construct and operate a mixed use development containing no more than (i) 250 residential rental units, (ii) 104 residential condominium units, (iii) 320,000 square feet of office space, (iv) 50,000 square feet of restaurant and retail space, (v) a hotel with up to 252 rooms, and, (vi) upon completion of the vertical elements of the mixed use development as shown in Group Exhibit D, at least 2,180 parking spaces on the Property ("*Development*"), all as detailed in the application attached hereto, and hereby made a part of this Ordinance as Exhibit B ("*Application*"); and

WHEREAS, among other things, the Applicant proposes to provide for the construction of the following buildings in the Development: Building A (Restaurant); Building B (Restaurant); Building C (Retail or Restaurant); Building D (Retail); Building E (Luxury Apartment Building); Building F (Retail or Restaurant); Building G (Hotel); Building H (Timber Office Building); Building J (Office); Building K (Residential Condominiums); and Building L (Residential Condominiums); and

WHEREAS, the President and Board of Trustees conducted a preliminary, pre-application review of the proposed Development at their January 8, 2019 meeting, at which time the President and Board of Trustees directed the Village's Development Services Director to prepare a report on the Application for the Village's Planned Development Commission ("*PDC*"), and referred the Application to the PDC for the purpose of conducting a public hearing; and

WHEREAS, pursuant to notice duly published in accordance with state law and Section 13-15-5C.2 of the Zoning Ordinance, the PDC conducted a public hearing on February 28, 2019 and March 28, 2019 for the purpose of hearing and considering testimony on the Applicant's request for approval of the Development; and

WHEREAS, following the conclusion of the public hearing, the PDC adopted findings of fact and recommended that the Village Board approve the Development pursuant to the recommendation letter attached hereto as Exhibit C; and

WHEREAS, the President and Board of Trustees have considered the PDC's recommendation and determined that the Application satisfies the standards set forth in Section 13-15-3 of the Zoning Ordinance; and

WHEREAS, the President and Board of Trustees have further determined that it is in the best interests of the Village and its residents to approve the Development pursuant to Section 13-15-5D of the Zoning Ordinance, subject to the terms and conditions of this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DU PAGE AND COOK COUNTIES, ILLINOIS as follows:

**Section 1:** Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section.

**Section 2:** Planned Development Approval. Pursuant to Section 13-15-5D of the Village's Zoning Ordinance and subject to the conditions set forth in Sections 4 and 5 of this Ordinance, the Planned Development application shall be, and is hereby, approved to permit the construction and operation of the Development on the Property.

**Section 3:** Zoning Map Notation. Pursuant to Section 13-15-7B of the Village's Zoning Ordinance, the Village Manager or his designee is hereby authorized and directed to administratively note on the Village's official zoning map the existence and boundaries of the Planned Development approved by to this Ordinance.

**Section 4:** Site Development and Use Departures. Pursuant to Section 13-15-4 of the Zoning Ordinance, and subject to the conditions and restrictions set forth in this Ordinance, the President and Board of Trustees hereby approve the following site development and use departures for the Property:

- A. A departure from Zoning Ordinance Section 13-10B-3A to permit and allow multi-family apartments and condominiums on the Property.
- B. A departure from Zoning Ordinance Section 13-10B-3A to increase the maximum permitted floor area ratio ("**FAR**") for the Property, which for the purposes of this Section 4.B shall include the area of the McDonald's Drive right of way, from 1.2 to 1.56.
- C. A departure from Zoning Ordinance Section 13-10B-3B to increase the maximum permitted building height on the Property from 12 stories or 174 feet, whichever is less, as follows:
  - 1) Building E, Luxury Apartments and Parking Deck: No taller than 182 feet; and
  - 2) Buildings K and L, Luxury Condominiums: No taller than 182 feet.
- D. A departure from Zoning Ordinance Section 13-10B-3C to reduce the required yards as follows:
  - 1) 22nd Street: Reduce the required yard as measured from the northern edge of the 22nd Street right of way from 100 feet to approximately 50 feet, in the manner depicted in Group Exhibit D;
  - 2) Spring Road: Reduce the required yard as measured from the eastern edge of the Spring Road right of way from 50 feet to 30 feet;
  - 3) Commerce Drive: Reduce the required yard as measured from the southern edge of the Commerce Drive right of way from 50 feet to 15 feet;
  - 4) McDonald's Drive: Reduce the required yard as measured from the (i) eastern edge of the McDonald's Drive right of way from 50 feet to 10 feet for that portion of the right of way abutting Building F; (ii) eastern edge of the McDonald's Drive right of way from

50 feet to 5 feet for that portion of the right of way abutting Building K; and (ii) western edge of the McDonald's Drive right of way from 50 feet to 10 feet for that portion of the right of way abutting Building E.

- E. A departure from Zoning Ordinance Section 13-12-3C to reduce the required parking stall dimensions as follows:
- 1) West Surface Parking Lot: Reduce the required parking stall width from 9 feet to 8 feet, 9 inches for the surface parking lot located west of McDonald's Drive;
  - 2) East Surface Parking Lot: Reduce the required parking stall width from 9 feet to 8 feet, 6 inches for the surface parking lot located between Building F (Retail or Restaurant) and Building G (Hotel); and
  - 3) Building E Parking Deck: Reduce the required parking stall width from 9 feet to 8 feet, 6 inches for parking spaces located in the Building E (Luxury Apartment Building) parking deck.
- F. A departure from Zoning Ordinance Section 13-15-8 to allow the Applicant to modify the square footage and height of Buildings E, G, H, J, K, and L from the square footage and height depicted on the Group Exhibit D, subject to the following:
- 1) Any modification to the height of Building E shall not increase Building E's height beyond 182 feet as shown in Group Exhibit D, and any modification of the height of Building K or L shall not increase Building K or L's height beyond 182 feet;
  - 2) Any modification to the height of Building G, H, or J shall not exceed the maximum building height allowed in the ORA-2 Zoning District;
  - 3) Any modification to the heights and/or square footages of Building E, G, H, J, K or L shall not collectively cause the Development's FAR to exceed 1.56;
  - 4) Any building height or square footage modifications made in accordance with this Section shall produce a design that substantially conforms with the building elevations attached hereto as Group Exhibit D and, as it relates to Buildings G, K, and L, Ordinance Section 5.B; and
  - 5) Any modification to the square footages of Building E, G, H, J, K, or L shall comply with the Zoning Ordinance's off-street parking requirements, including, without limitation, providing the required number of parking spaces for the individual uses that comprise the Development.
- G. A departure from Zoning Ordinance Sections 13-15-7C-G to adopt the phasing plan for Development construction attached hereto as Exhibit E.

Section 5: Conditions of Approval. The approvals granted in Sections 2, 3, and 4 of this Ordinance shall be, and they are each hereby, subject to, conditioned upon, and limited by the following conditions, the material violation of any of which shall, in the reasonable discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approvals granted herein in accordance with the procedures set forth in Ordinance Section 8, and with respect to any portion of the Development that has not received a certificate of occupancy from the Village or is not subject to a valid, active building permit issued by the Village:

- A. Compliance With Plans. The Development and Property will be developed, maintained, and operated in substantial compliance with the following documents and plans attached as Group Exhibit D and, by this reference, made a part of this Ordinance, except for minor changes approved by the Development Services Director and Village Manager in accordance with Zoning Ordinance Section 13-15-8:
1. Exterior Elevations for Building E (Luxury Apartment Building) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
  2. Exterior Elevations for Building H (Timber Office Building) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
  3. Exterior Elevations for Building J (Office Building) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
  4. Exterior Elevations for Building G (Hotel) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
  5. Exterior Elevations for Condominium Buildings K & L prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
  6. Overall Plan – Ground Level prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint.
  7. Parking & Paved Street Dimension Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint.
  8. McDonald's Dr/ Commerce Dr Setback Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
  9. Phasing Diagram Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint.
  10. Retail – Floor Plans prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint (for illustrative purposes only; final floor plan may vary).
  11. Luxury Apartment Building E Floor Plans prepared by Antunovich Associates, consisting of 3 sheets, with a latest revision date of May 28, 2019 (for illustrative purposes only; final floor plan may vary).
  12. Luxury Apartment Building E Building Section prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
  13. Hotel Building G – Floor Plans prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).

14. Office Building H – Floor Plans prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).
  15. Office Building H & J – Building Section prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
  16. Office Building J – Floor Plans prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).
  17. Condominium Buildings K & L – Floor Plans prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).
  18. Sign Plan prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
  19. Preliminary Landscape Plans prepared by Wolff Landscape Architects, Inc., consisting of 16 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
  20. Preliminary Lighting Plans prepared by Wolf Landscape Architects, Inc., consisting of 4 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
  21. Preliminary Engineering Plans prepared by V3 Companies, consisting of 8 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
  22. Temporary Parking Lot Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
  23. Future Reserve Parking Deck, prepared by Antunovich Associates, consisting of 1 sheet, with latest revision date of May 14, 2019.
  24. Project Area Summary prepared by Hines, consisting of 1 sheet, with a latest revision date of May 14, 2019.
- B. Condominium Buildings and Hotel. The design, quality, and appearance of Building G (Hotel) and Buildings K and L (Residential Condominiums) will substantially comply with Group Exhibit D. The Corporate Authorities will review the Applicant's final plans for Buildings G, K, and L and determine whether they substantially comply with this Ordinance. If the Corporate Authorities determine that final plans for Building G, Building K, or Building L do not substantially comply with this Ordinance, the Applicant may submit an application for a non-minor change to the Planned Development pursuant to Zoning Ordinance Section 13-15-8.
- C. Restaurant / Retail Buildings. The quality of design, including, without limitation, the color of Buildings A, B, C, D, and F (collectively, "**Restaurant / Retail Buildings**") will be in substantial compliance with Group Exhibit D and the terms of Ordinance Section 5.C.1-2 below:

1. The Restaurant / Retail Buildings will provide 4-sided design, façade articulation, and architectural quality and integration consistent with the Development's other buildings. The Restaurant / Retail Buildings shall be comprised primarily of masonry materials or materials of comparable quality and durability, as determined by the Development Services Director. The use of split face concrete block and comparable materials, as determined by the Development Services Director, is prohibited. Exterior insulation finish system ("EIFS"), stucco, and materials deemed to be comparable by the Development Services Director, shall occupy no more than 25% of any building elevation, and shall comply with all Village Code requirements concerning installation and maintenance. The quality of materials, building color palette, and quality of design of the Restaurant / Retail Buildings shall be consistent with the design prototypes attached hereto and incorporated herein as Exhibit F.
  2. The Corporate Authorities will review the Applicant's final plans for the Restaurant / Retail Buildings and determine whether they substantially comply with this Ordinance. If the Corporate Authorities determine that a Restaurant / Retail Building does not substantially comply with this Ordinance, the Applicant may submit an application for a non-minor change to the Planned Development pursuant to Zoning Ordinance Section 13-15-8.
- D. Outdoor Dining. Outdoor dining areas for the Restaurant / Retail Buildings that substantially conform to Group Exhibit D shall not require approval of a separate special use permit to allow outdoor dining. Outdoor dining areas that fail to substantially conform to Group Exhibit D shall require Village approval of a non-minor change to the Planned Development pursuant to Zoning Ordinance Section 13-15-8.
- E. Restaurant / Retail Building Square Footage.
1. Except as provided in Section 5.E.2 below, each Restaurant / Retail Building shall include no more ground floor square footage than is shown on Group Exhibit D, and no Restaurant / Retail Building shall be taller than 2 stories in height. No Restaurant / Retail Building shall have a second story containing more than 2,500 square feet in height, and the second story of any Restaurant Building shall only be used for restrooms and back-of-house operations.
  2. The aggregate ground floor square footage of Buildings A, B, and C shall not exceed 30,000 square feet. However, the ground floor square footages of Buildings A, B, and C may exceed the ground floor square footages for those buildings as identified on Group Exhibit D by up to 1,000 square feet, provided that: a) the aggregate ground floor square footage for Buildings A, B, and C does not exceed 30,000 square feet;<sup>a</sup> and b) the modified building square footages do not reduce the number of parking spaces contained in the surface parking lot located west of McDonald's Drive.
- F. Final Subdivision Plat Approval. Applicant shall receive the Village's approval of a final subdivision plat establishing all lots within the Development before the Village issues a

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<sup>a</sup> For example, Building A's ground floor area may increase to 11,000 square feet (up from 10,000 square feet shown on Group Exhibit D) if Building B's ground floor area decreases to 10,000 square feet (down from 11,000 square feet shown on Group Exhibit D) and Building C's ground floor square footage does not exceed 9,000 square feet (as shown on Group Exhibit D).

Phase 1B Permit, as that term is defined on Exhibit E. The final plat of subdivision shall include all utility, stormwater, cross-access, shared parking and sidewalk easements within the Development, and otherwise comply with the Village's Subdivision Regulations.

- G. Parking and Access. As part of the Village's approval of the final plat of subdivision, the Applicant shall provide all applicable cross access and shared parking agreements or easements that the Village deems necessary to serve the Development, taking into account the phasing of the Development and the timing of the construction of the different vertical elements of the Development, all in a form approved by the Village Attorney. The following conditions hereby apply to the Development, and the access and parking agreements will include, without limitation, the following provisions:
1. The ground floor of the parking structure located between Building H and Building J shall be available for public parking for the Restaurant / Retail Buildings, including, without limitation, employees, customers, and valet parking attendants serving the Development.
  2. Residents and guests of residents of Buildings E, K, and L shall be prohibited from occupying the Development's surface parking lot spaces.
  3. The Development's surface parking lots shall, during any restaurant's hours of operation, maintain at least 50% of the parking spaces for unrestricted use by the general public.
  4. Except as provided in Section 5(H), employees and individuals working in the Development shall not park in the Development's surface parking lots.
- H. Temporary Parking Lot. Applicant shall maintain and operate in compliance with all applicable Village Codes, rules, and regulations, and in a location approved by the Development Services Director, as shown on Group Exhibit D, a temporary surface parking lot located east of McDonald's Drive for the use of the employees, valet service providers, and customers of the Retail / Restaurant Buildings. The Applicant shall obtain the Village's inspection and approval of the temporary surface parking lot as part of the Phase 1B Permit, as defined in Exhibit E, and shall maintain and operate the parking lot until such time as the Village issues a full certificate of occupancy for the parking deck located between Building H and Building J. Applicant shall be responsible for providing sufficient employee, customer, and valet parking during the Development's construction and operation and in such a manner that does not conflict with customer and patron use of the Development's surface parking lots.
- I. McDonald's Drive and Commerce Drive Intersection Improvements. Upon the Village's issuance of a certificate of occupancy for Building H, or by May 15, 2023, whichever occurs first, the Applicant shall conduct an analysis of the Development's impact on traffic patterns and volume at the intersection of McDonald's Drive and Commerce Drive. The traffic analysis will be conducted by a licensed professional engineer selected by the Applicant and approved by the Village, will include regular traffic counts and other variables identified by the Development Services Director, will be paid for by the Applicant, and will be submitted to the Village for review and approval. After the Applicant completes the first traffic analysis, the Applicant shall, upon receiving a written request from the Development Services Director, conduct subsequent traffic analyses in accordance with this Section. In no event shall the Applicant be required to conduct more than 1 traffic analysis during any calendar year. If the traffic analysis concludes

that a traffic control device, including, without limitation, a traffic control signal, is warranted as a result of the Development, the Applicant shall: 1) promptly confer with the Village on the most appropriate device to implement; and 2) prepare and submit plans, at the Applicant's sole cost, to the Village detailing the warranted traffic control device. In addition, the Applicant shall pay the Village an amount equaling the cost of designing and installing the traffic control device. The Village will issue no further permit for the Development until the Applicant has submitted to the Village all traffic device costs owed pursuant to this Section 5.I. The Applicant's obligations under this Section 5.I shall expire 5 years after the Development, in its entirety, is complete and the Village has issued all certificates of occupancy for the same.

- J. Covenants. Covenants in a form approved by the village attorney must be recorded against the Property in connection with the Development before the Village approves the final plat of subdivision. The Covenants must address the Development's maintenance and operation, including, without limitation, stormwater management, property maintenance, central park operations and maintenance, and residential short term rental prohibition for Building E. Covenants concerning the Development's operation and maintenance may not be modified, removed, or released without the Corporate Authorities' consent. The Village and any owners of the Property, or any part thereof, will be authorized to enforce the covenants.
- K. Condominium Declarations. A condominium declaration must be recorded against the Property in connection with the Development before the Village issues a certificate of occupancy for Buildings K or L. The declaration must be in a form approved by the village attorney and address maintenance and operation obligations concerning Buildings K and L, including, without limitation, stormwater management, property maintenance, parking, access, and prohibit short term rental of residential dwelling units. Declarations concerning maintenance and operation of Buildings K or L may not be modified, removed, or released without the Corporate Authorities' consent. The Village and any owners of the Buildings K or L, or any part thereof, will be authorized to enforce the declarations.
- L. Future Condominium Conversion. Applicant intends to convert Building E's luxury apartment dwelling units into condominiums upon realization of favorable market conditions. Applicant shall monitor and study the real estate market, financing availability, and associated industry indicators to evaluate when condominium conversion is financially reasonable. Not less than once every 24 months, the Applicant shall if requested, provide a written or oral report to the Corporate Authorities during a regular or special village board meeting providing its analysis of the applicable market conditions and providing an estimated timeline to complete the condominium conversion. Upon the Applicant's determining that condominium conversion is financially reasonable, the Applicant shall promptly: 1) notify the Village in writing; 2) submit a condominium declaration to the Village in a form approved by the village attorney; 3) record the condominium declaration against the Property; and 4) satisfy all other legal requirements to convert Building E to condominium ownership. The declaration must address maintenance and operation obligations concerning Building E, including, without limitation, stormwater management, property maintenance, parking, access, and prohibit short term rental of residential dwelling units. Declarations concerning maintenance and operation of Building E may not be modified, removed, or released with the Corporate Authorities' consent. The Village and any owners of the Building E, or any part thereof, will be authorized to enforce the declarations.

- M. Dwelling Unit Size. Building E will be comprised of a mix of residential dwelling units, including 1, 2, and 3 bedroom units. The average dwelling unit size in Building E will be approximately 1,000 square feet, which may vary by up to 6%. The minimum size of the units other than the 2- and 3-bedroom units will be approximately 700 square feet. There will be a maximum of 25 units between 700 square feet and 725 square feet.
- N. Short-Term Rentals. Rental, leasing, or subleasing of any residential dwelling unit located in the Development for a period of time less than 3 months is prohibited.
- O. Final Engineering Plan. The Applicant must obtain approval from all necessary Village, local, county, state, and federal agencies before the Village will issue the Phase 1B Permit, as that term is defined in Exhibit E.
- P. McDonald's Drive Watermain. As part of the Applicant's Phase 1B Permit work, as defined in Exhibit E, the Applicant shall, at the Applicant's sole cost, construct and install a new watermain in the McDonald's Drive right of way in conformance with the specifications approved on the Development's final engineering plan, and dedicate the same to the Village in accordance with the Subdivision Regulations.
- Q. Final Landscape Plan. The Applicant must obtain approval from the Development Services Director of a final landscape plan before the Village will issue the Phase 1B Permit, as that term is defined in Exhibit E. The final landscape plan will substantially comply with Group Exhibit D. By no later than 1 year after the Village issues the Phase 1B Permit, the Applicant shall: 1) install all vegetation around the Property's perimeter (i.e., both Phase 1 and Phase 2) as depicted on Group Exhibit D; and 2) obtain the Village's inspection and approval of the same.
- R. Floor Area Ratio. The FAR departure approved in Ordinance Section 4 shall apply to the Property as a whole, including any future subdivision of the Property. The FAR for the Property, which, for the purposes of this Section 5.R, shall include the area of the McDonald's Drive right of way, may not exceed 1.56.
- S. Fire Access. The Applicant will comply with all applicable Village of Oak Brook Codes, rules, and regulations concerning fire department access and safety, including, without limitation, providing fire department utility rooms in Buildings E, K, and L.
- T. Trash Enclosures. Trash repositories for Buildings E, H, J, G, K, and L shall only be allowed inside Buildings E, H, J, G, K, and L; outdoor trash repositories serving these buildings are prohibited. Trash repositories for Buildings A, B, C, D, and F shall be enclosed by architecturally integrated walls comprised of the same building material primarily used on the structure the trash repository serves, and in the locations noted on Group Exhibit D.
- U. Signage. Any and all signage on the Property must comply with all applicable provisions of the Zoning Ordinance.
- V. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Development Services Director, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all

permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.

- W. Compliance with Laws. Except as provided in Section 4 of this Ordinance, all applicable ordinances and regulations of the Village shall apply to the Property. Further, the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction over the Property.
- X. Fees and Costs.
1. Applicant shall be responsible for paying all applicable fees relating to the approval of this Ordinance.
  2. Applicant shall pay all fees applicable to Applicant's Planned Development and use of the Property after the Approval of this Ordinance.
  3. Applicant shall reimburse the Village for all of the Village's reasonable costs (including, without limitation, engineering, planning, and legal expenses) incurred in connection with the review, consideration, and approval of this Ordinance.
  4. Applicant shall reimburse the Village for all of the Village's reasonable costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the implementation or enforcement of this Ordinance by the Village following the approval hereof.
  5. Any amount owed by Applicant under this Section 5.X that is not paid within 60 days after delivery of a demand in writing for such payment along with a reasonably detailed invoice for such costs, shall, along with interest and the costs of collection, become a lien upon the Property (or that portion of the Property to which the unpaid amount relates), and the Village shall have the right to foreclose such lien in the name of the Village as in the case of foreclosure of liens against real estate.
- Y. Prior Heliport Approval. The Corporate Authorities, with McDonald's consent, previously approved Ordinance No. 97-ZO-SU-EX2-S-880 revoking and terminating a prior Village approval allowing a heliport to operate on the Property. Such revocation and termination is hereby reaffirmed by this Ordinance's passage.
- Z. Establishment of Dormant Special Service Area. A dormant special service area ("SSA") overlaying the Property must be established for the purpose of fully funding the maintenance, operation, repair, and replacement of the Property's stormwater management facilities. The Village will levy an SSA tax if the Village Engineer, in his or her sole discretion, determines that the Property's stormwater management facilities are not being properly maintained, cared for, or operated in accordance with all federal, state, and local ordinances, rules, or regulations, as amended, and after no less than 60 days advance notice to the Applicant and a reasonable opportunity for the Applicant to provide for the proper maintenance, care, and operation of the stormwater management facilities. The Applicant will cooperate and participate in the establishment of the SSA.

Section 6: Binding Effect; Transferees. The privileges, obligations, and provisions of each and every section of this Ordinance are for the benefit of, and will be binding on, the Applicant and the

Applicant's heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Property. Prior to transferring ownership or title of all or any portion of the Property, or any legal or equitable interest in the Property to any person or entity other than the Applicant or an entity controlled and managed by the Applicant, the Applicant and transferee shall: a) provide the Village with reasonable, written assurances that the transferee has the financial ability to meet this Ordinance's obligations; and b) execute and deliver to the Village the transferee assumption agreement attached to this Ordinance as Exhibit G. The failure of the Applicant and transferee to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the Applicant remaining fully liable for all of its obligations under this Ordinance, but shall not relieve the transferee of its liability for all such obligations as a successor to the Applicant. The Applicant and successor's compliance with this Section 6 shall release the Applicant from its obligations under this Ordinance to the extent of the successor's assumption of such obligations.

Section 7: Amendments. Unless otherwise expressly stated in this Ordinance, any minor or non-minor amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for the granting of such Planned Development amendments.

Section 8: Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the material conditions, restrictions, or provisions of this Ordinance, the approvals granted pursuant to this Ordinance with respect to any portion of the Development that has not received a certificate of occupancy from the Village or is not subject to a valid, active building permit issued by the Village will, at the sole discretion of the President and Board of Trustees, by ordinance duly adopted after written notice has been provided to the Applicant at least 15 days before the ordinance is adopted, be revoked and become null and void. In the event of a conflict between the language of this Ordinance and the Exhibits attached hereto, the language of this Ordinance will control.

Section 9: Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

Section 10. Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the President and Board of Trustees in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. The filing by the Applicant with the Development Services Director of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of Exhibit H, attached to and, by this reference, made a part of this Ordinance; and
4. The recordation of this Ordinance in the Office of the DuPage County Recorder. The Applicant will bear the full cost of this recordation. This Ordinance will be recorded against all lots comprising the Property, including PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 10.A.3 of this Ordinance within 60 days after the date of final passage of this Ordinance, the Board of Trustees will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

APPROVED THIS 28th Day of May, 2019



Gopal G. Lalmalani  
Village President

PASSED THIS 28th Day of May, 2019

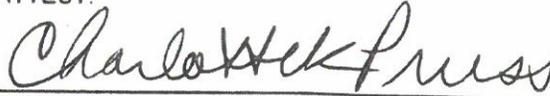
Ayes: Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, Yusuf

Nays: None

Absent: None



ATTEST:



Charlotte K. Pruss  
Village Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL 1:**

LOT 4 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT 1 (EXCEPT THAT PORTION FALLING WITHIN LOT 3 OF BUTLER COMPANY-M-1, INC. ASSESSMENT PLAT NO. 1, RECORDED JULY 8, 1964 AS DOCUMENT R64-24068), BEING A SUBDIVISION OF PART OF 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, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 1 IN MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF PART OF 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 17, 2009 AS DOCUMENT R2009-111381, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3:**

THE PROPOSED LAND DESCRIBED AS FOLLOWS:

LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3 (EXCEPT THE NORTH 170.00 FEET AS MEASURED ALONG THE EASTERLY LINE THEREOF), BEING A RESUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2009 AS DOCUMENT NUMBER R2009-111381, IN THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS.

**TO BE KNOWN AS:**

PROPOSED LOT 2 IN THE FINAL SUBDIVISION PLAT OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED \_\_\_\_\_, 2018 AS DOCUMENT NUMBER \_\_\_\_\_ IN THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS.

Common Address: 1120 22nd Street, Oak Brook, Illinois 60523  
2111 McDonald's Drive, Oak Brook, Illinois 60523

PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007



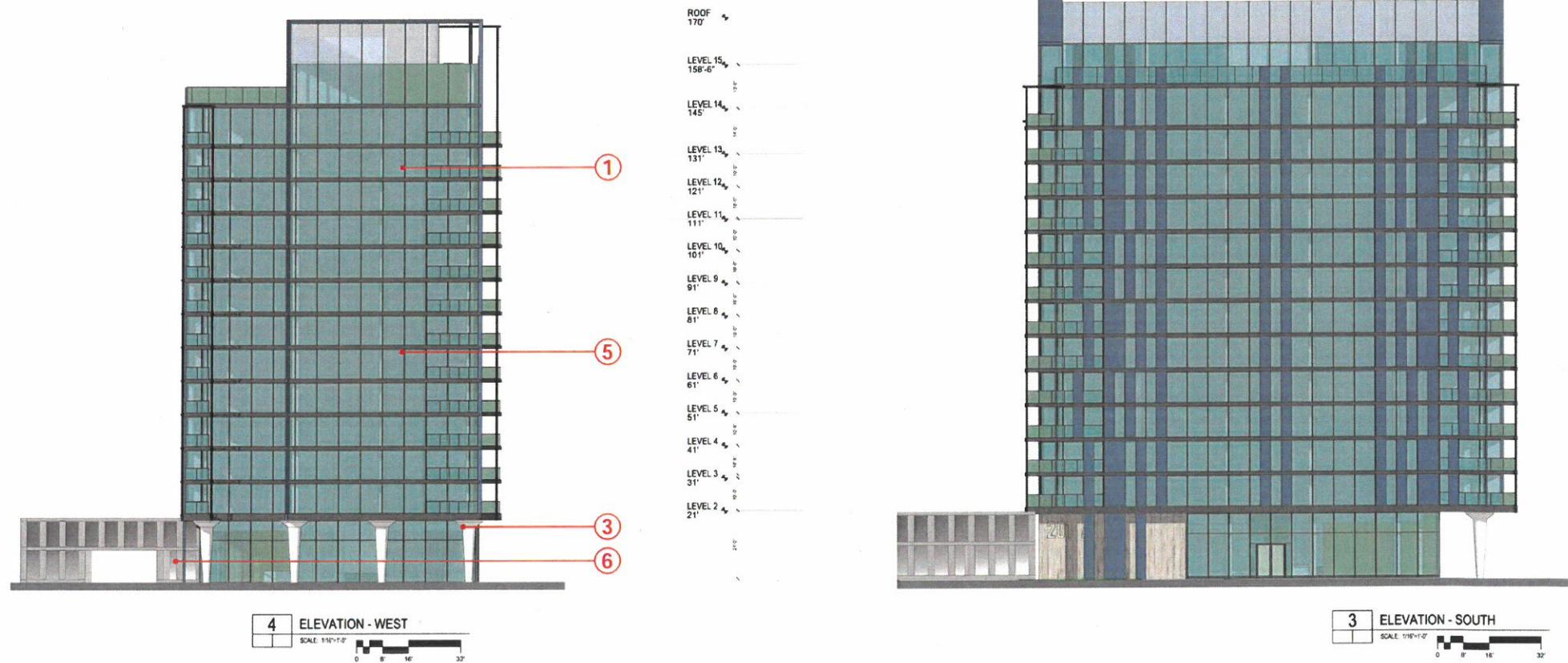
**OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION**

CONDOMINIUM - BUILDINGS K & L

**5.1**

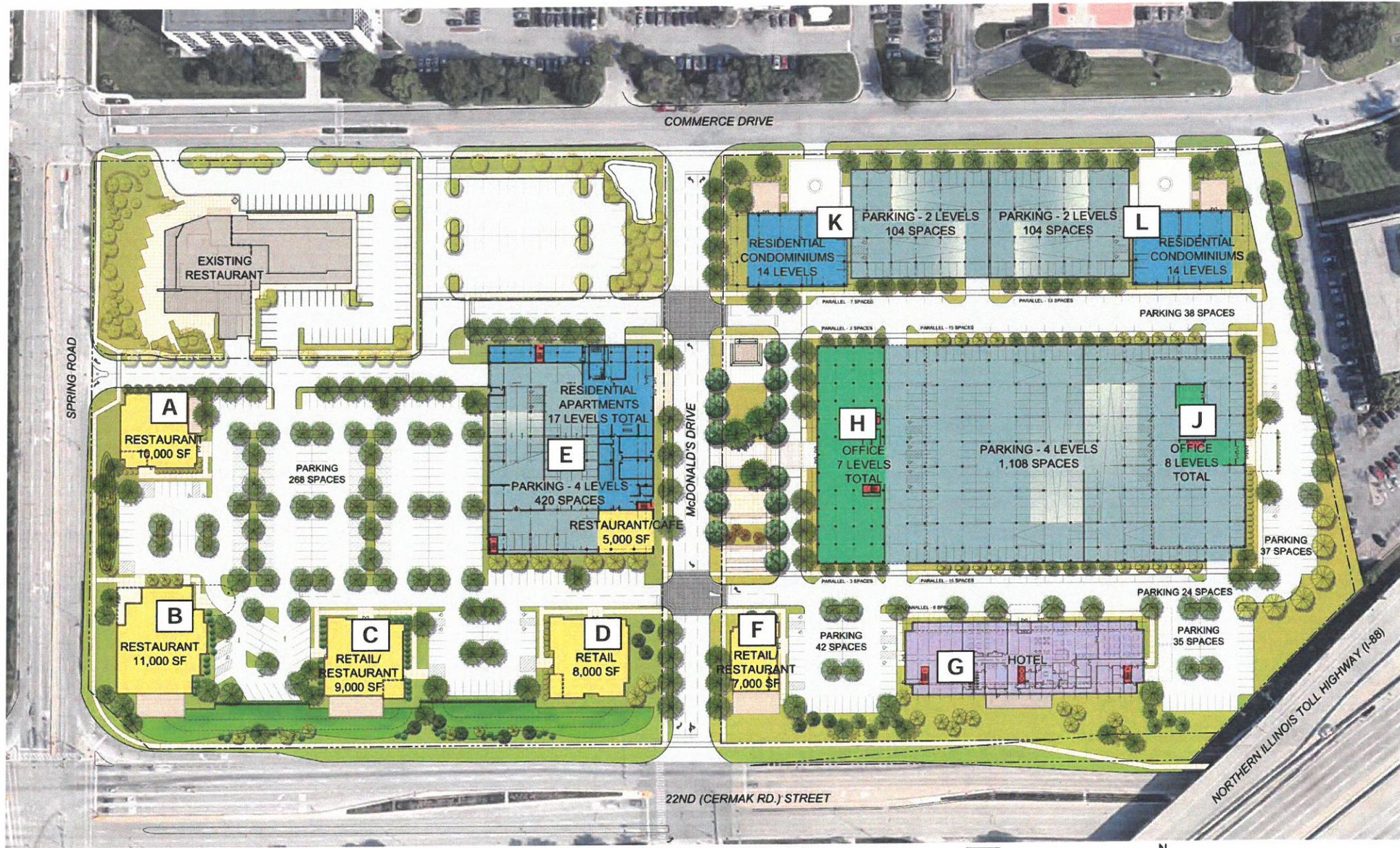
Hines Developers Antunovich Associates Architects, Planners, Interior Designers\* Wolff Landscape Architecture, Inc. Landscape Architects V3 Companies Civil Engineers

Oak Brook, Illinois | May 14, 2019



**EXTERIOR MATERIAL LEGEND**

- 1. ALUM. WINDOW WALL GLAZING SYSTEM, TYP
- 2. PRE-FINISHED METAL PANELS (FIRE RATED CORE), TYP
- 3. METAL PANEL CLAD COLUMN
- 4. ENTRY CANOPY - SILVER FINISH
- 5. FORMED ALUMINUM SLAB EDGE COVER
- 6. METAL SCREEN



1 FIRST LEVEL PLAN  
 SCALE 1"=60'  
 0 20' 50' 100'

OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

OVERALL PLAN - GROUND LEVEL

6.1

# Waivers

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

Signs shall be permitted in the B4, O3, O4, ORA1 and ORA2 districts as follows:

### C. Number Of Signs Permitted Per Zoning Lot:

1. All signs permitted by section [13-11-6](#) of this chapter; plus
2. One awning sign per entrance; plus
3. One construction sign of any structural type; plus
4. One joint identification sign per zoning lot frontage; plus
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.
6. Two (2) on site directory signs per zoning lot frontage; plus
7. One real estate sign, large size; plus
8. One wall sign per street frontage per building, limit two (2) per building; signs must be "anchored" or oriented to a corner of the building (with the exception of the office buildings located at 1211, 1301, 1415 and 1515 22nd Street may locate their wall signs in the center of the building face), rather than placed on the center of the wall; signs must be located at the uppermost permitted signable area of the building, rather than on the lower levels, except for permitted first floor restaurant signs; signs on adjacent walls must not be "anchored" or oriented on the same corner of the building; signs may be placed on any side of the building; limit of one wall sign per building side. Signs must be of a single line of text, multiple lines of text (one above the other) are not permitted, except as approved for first floor restaurant signs.

## 13-12-5: OFF-STREET PARKING SPACES REQUIRED:

There shall be provided for each structure and use hereafter erected, structurally altered, or enlarged, a minimum number of off-street parking spaces in accordance with the following:

Medical and dental clinics and offices of physicians and dentists	1 space for each 200 square feet of floor area.
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Please Deposit Check in: Zoning Account 10-4302

For:

**Hines/MedProperties PUD** **\$1,500.00**

**Hines/MedProperties - Variations** **\$1,000.00**

Escrow Account 2306

For:

**Hines/MedProperties - Escrow** **\$500.00**

MISCELLANEOUS PAYMENT RECEIPT#: 572373 VILLAGE OF OAK BROOK 1200 OAK BROOK ROAD OAK BROOK, IL 60523 DATE: 07/10/20 TIME: 11:57:25 CLERK: kkenney DEPT: CUSTOMER#: 0 COMMENT: MED PROPERTIES PUD CHG: 4302 ZONING/SUBDIVIS 1500.00 AMOUNT PAID: 1500.00 PAID BY: HINES PAYMENT METH: CHECK 7287 REFERENCE: AMT TENDERED: 1500.00 AMT APPLIED: 1500.00 CHANGE: .00	MISCELLANEOUS PAYMENT RECEIPT#: 572372 VILLAGE OF OAK BROOK 1200 OAK BROOK ROAD OAK BROOK, IL 60523 DATE: 07/10/20 TIME: 11:58:39 CLERK: kkenney DEPT: CUSTOMER#: 0 COMMENT: MED PROPERTIES VARIA CHG: 4302 ZONING/SUBDIVIS 1000.00 AMOUNT PAID: 1000.00 PAID BY: HINES PAYMENT METH: CHECK 7287 REFERENCE: AMT TENDERED: 1000.00 AMT APPLIED: 1000.00 CHANGE: .00	MISCELLANEOUS PAYMENT RECEIPT#: 572373 VILLAGE OF OAK BROOK 1200 OAK BROOK ROAD OAK BROOK, IL 60523 DATE: 07/10/20 TIME: 11:59:52 CLERK: kkenney DEPT: CUSTOMER#: 0 COMMENT: MED PROPERTIES ESCRO CHG: 2306 ESCROW DEPOSIT 500.00 AMOUNT PAID: 500.00 PAID BY: HINES PAYMENT METH: CHECK 7286 REFERENCE: AMT TENDERED: 500.00 AMT APPLIED: 500.00 CHANGE: .00
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# OAK BROOK COMMONS

## OAK BROOK, ILLINOIS PLANNED DEVELOPMENT AMENDMENT SUBMISSION JULY 23, 2020

APPLICANT:	MEDPROPERTIES GROUP 71 SOUTH WACKER, STE 3725, CHICAGO, IL 60606
OWNER:	HINES 444 W LAKE STREET, STE 2400, CHICAGO, IL 60606
ARCHITECT/PLANNER:	ANTUNOVICH ASSOCIATES 224 W HURON ST, CHICAGO, IL 60654
CIVIL ENGINEER:	V3 COMPANIES 7325 JANES AVENUE, WOODRIDGE, IL 60517
LANDSCAPE ARCHITECT:	CONFLUENCE 307 N MICHIGAN AVENUE, CHICAGO, IL 60601
TRAFFIC ENGINEER:	GEWALT HAMILTON ASSOCIATES 625 FOREST EDGE DRIVE, VERNON HILLS, IL 60061
PARKING CONSULTANT:	WALKER CONSULTANTS 850 WEST JACKSON BOULEVARD, CHICAGO IL 60607
ZONING ATTORNEY:	ELROD FRIEDMAN LLP 325 NORTH LASALLE STREET, CHICAGO, IL 60654
FISCAL IMPACT ANALYSIS:	SB FRIEDMAN DEVELOPMENT ADVISORS 221 N LASALLE STREET, CHICAGO, IL 60601

# TABLE OF CONTENTS

Planned Development Amendment  
Oak Brook Commons  
Planned Development Commission  
**Public Hearing – July 23, 2020**

***Table of Contents***

<i>Tab 1</i>	<i>Introduction &amp; Summary</i>
<i>Tab 2</i>	<i>Detailed analysis of planned development standards and departures</i>
<i>Tab 3</i>	<i>Plan Documents (architectural, landscape, lighting, civil engineering &amp; survey)</i>
<i>Tab 4</i>	<i>Environmental impact analysis memo</i>
<i>Tab 5</i>	<i>Offsite utility impact memo</i>
<i>Tab 6</i>	<i>Preliminary stormwater report memo</i>
<i>Tab 7</i>	<i>Projected water demand &amp; wastewater flow calculations</i>
<i>Tab 8</i>	<i>Fiscal impact analysis</i>
<i>Tab 9</i>	<i>Traffic analysis</i>
<i>Tab 10</i>	<i>Parking code and demand analysis</i>
<i>Tab 11</i>	<i>Planned development application</i>
<i>Tab 12</i>	<i>Affidavit of service on surrounding properties &amp; mailing list</i>
<i>Tab 13</i>	<i>Notice of public hearing</i>

*1*

**Planned Development Amendment  
Oak Brook Commons  
Plan Development Commission  
Public Hearing – July 23, 2020**

**I. Introduction**

Hines Interests Limited Partnership (“**Hines**”) is pleased to submit this proposal to amend the Oak Brook Commons Planned Development to allow the construction of a premier medical office building on the Pad L site of the property. Hines is partnering on this exciting and unique opportunity with MedProperties Group (“**MPG**”). The proposal and planned development amendment will satisfy all of the planned development regulations of Chapter 15 of the Oak Brook Zoning Ordinance.

In accordance with the planned development regulations, Hines and MPG made a preliminary presentation to the Village Board on May 12, 2020. The Village Board referred the application to the Plan Development Commission for the required public hearing and recommendation.

**II. Property and Development Status**

On May 28, 2019, the Village Board adopted Ordinance 2019-ZO-PUD-EX-S-1568, approving the Oak Brook Commons Planned Development (“**Planned Development**”) at the property commonly known as 1120 West 22<sup>nd</sup> Street and 2111 McDonald’s Drive, at the northeast corner of 22<sup>nd</sup> Street and Spring Road in Oak Brook (“**Property**”). The Planned Development authorizes the construction and development on the Property of an integrated mixed-use redevelopment including luxury apartments and distinguished for-sale condominiums, significant retail (including upscale food and beverage establishments), ground breaking multi-use office, high-end limited service hotel, and significant public green space amenities.

The Planned Development includes a detailed phasing schedule for the development of the Property, divided into Phase 1, Phase 2, and Phase 3 (“**Phasing Schedule**”). In full compliance with the Phase I requirements, Hines has completed the demolition of the existing office building. Hines has also filed the required complete building permit application for all site, infrastructure, and utility work associated with Phase 1 of the Development, including grading, site preparation, utility work, all required Phase 1 surface parking spaces and sidewalks, landscaping, lighting, central park, and the temporary parking lot east of McDonald’s Drive. Additionally, Hines has completed design work on the Luxury Apartment Building and will be filing the required building permit application for this key part of the Development ahead of schedule.

In other words, despite the incredibly challenging real estate environment and the COVID-19 public health emergency, the development is on schedule and in compliance with the Planned Development Phasing Schedule and Hines continues to be 100 percent committed to the Oak Brook Commons development.

### III. Building K and Building L under Original Planned Development

As adopted, the Planned Development authorizes two separate condominium buildings – one designated on the plan as Building K and the other designated as Building L. Building L is located in the far northeastern corner of the Property and Building K is located directly west of Building L at the southeast corner of Commerce and McDonald's Drives. Under the original Planned Development, Buildings K and L would each have 52 units. Significantly, however, owing to the depressed and uncertain market for high end suburban condominium developments, both Buildings K and L are included in Phase 2 of the Development, meaning that there is no specific timeframe for their development and building permits are only required "as soon as practicable."

### IV. Proposed Amendment – New Medical Office Building

#### A. Summary of Project.

The proposed amendment to the Planned Development would (i) replace the condominium Building L with a state-of-the-art medical office building as described further below and (ii) increase the size of the condominium Building K from 14 to 19 stories while increasing the number of condominium units in Building K from 52 to 72 ("**MOB Amendment**"). The number of provided covered parking spaces for the expanded Building K would increase from 104 to 144 to ensure two spaces per unit. The proposed amendment would not change the maximum allowable building area in the Planned Development and would maintain the maximum allowable 1.56 FAR.

The MPG medical office building at the Oak Brook Commons Planned Development will be a premier outpatient care facility ("**OBC Medical**") located at the northeast corner of the Planned Development. OBC Medical is currently designed at seven stories, with the ability to accommodate 78,200 gross square feet. OBC Medical will provide comprehensive care to Oak Brook residents and those in the surrounding communities. Its proximity to the Oak Brook retail and office market will also allow it to serve the needs of a robust daytime population. OBC Medical will include 281 covered parking spaces for a ratio of approximately 3.56 per 1,000 gross square feet. The amount of parking that MPG is providing is entirely consistent with industry standards for these types of medical office facilities. MPG has provided a detailed parking study confirming for the Village that the provided covered parking spaces are clearly sufficient for the proposed medical office use. This is explained further in Section V.F of this submittal.

The first floor of OBC Medical is designed to include the main lobby, immediate care and a comprehensive imaging suite. The upper floors will contain several medical specialties such as women's center, family care, orthopedics, and pediatrics, among other medical concentrations. These specific program details are not yet confirmed, but MPG is confident that the final mix of medical specialties will be broad and highly attractive to the community. The immediate care suite will contain its own dedicated patient drop-off on the northwest corner of the building off of Commerce Drive. Additionally, the OBC Medical east entrance features covered patient drop-off and on-site covered parking that is internal to the building. The medical suites will be on the upper three floors which will each be flexible 18,000-square-foot floor plates. There will also be an outdoor terrace on the fifth floor which will create a unique, calming setting for patient families, staff and doctors. There will be no overnight stays at the facility. MPG has provided a detailed traffic study (**Tab 9**) confirming for the Village that the anticipated traffic generated by the medical office

use will not adversely impact surrounding external streets or internal traffic circulation within the Oak Brook Commons development.

OBC Medical has been thoughtfully designed by Antunovich Associates and MPG to deliver both refined architecture and a world-class patient experience to residents of Oak Brook and the surrounding communities. The building's historic harkening of style will be constructed out of quality materials including buffed architectural concrete, glass and metal accents found in new construction Class A facilities. The covered parking deck will be screened to limit the appearance of parking, compliment the feeling of density and mimic a mixed-use building with office on top and an active first floor. OBC Medical will be a measuring stick for all future medical office building developments. OBC Medical will also fully compliment the Oak Brook Commons premier mixed-use planned development that the Village Board approved in May 2019.

### ***B. Departures***

Hines and MPG are requesting two departures as part of the proposed amendment to the Oak Brook Commons Planned Development.

The first departure is to allow one additional wall sign on the western frontage of the OBC Medical office building. This request is further discussed in Section V.H of this submittal.

The second departure is to allow the OBC Medical building to provide 281 covered parking spaces for a ratio of approximately 3.56 per 1,000 gross square feet. This request is further discussed in Section V.F of this submittal.

### ***C. Timing.***

Significantly, MPG anticipates that upon approval of the planned development amendment, it will move quickly to complete design work so that a building permit application can be submitted no later than January 2021, allowing for delivery of the building for occupancy as soon as 2022. While MPG will request some leeway to account for COVID-19 developments, approval of the proposed amendment will, in essence, move Building L from an at best uncertain Phase 2 development timeline to a more immediate and certain Phase 1 development schedule. This would be a significant opportunity for the Village to ensure continued economic growth notwithstanding the historically challenging times that we currently face. MPG has also provided a fiscal impact analysis showing the positive economic benefit of the proposed development to the Village.

### ***D. Full Submittals and Review of Project Impacts.***

Hines and MPG know well and appreciate the Village's focus on how new developments may impact various elements of the Village. The Village's Planned Development regulations rightly require detailed information on traffic, environmental impacts, fiscal impacts on the Village and demand on Village services, utility and public improvements, drainage and storm water analysis, and lighting. Hines and MPG have studied all of these issues and have provided this information for Village review as part of the Planned Development review process. We are particularly aware of concerns regarding new development impacts on Village services and will strive to minimize undue

strain on the excellent services provided by the Village public works, public safety, and other Village departments. In support of our application, we have included the following:

- **Tab 1** – Introduction and Summary
- **Tab 2** – Detailed analysis of planned development standards and departures
- **Tab 3** – Plan Documents (architectural, landscape, lighting, civil engineering & survey)
- **Tab 4** – Environmental impact analysis memo
- **Tab 5** – Offsite utility impact memo
- **Tab 6** – Preliminary stormwater report memo
- **Tab 7** – Projected water demand & wastewater flow calculations
- **Tab 8** – Fiscal impact analysis
- **Tab 9** – Traffic analysis
- **Tab 10** – Parking code and demand analysis
- **Tab 11** – Planned development application
- **Tab 12** – Affidavit of service on surrounding properties & mailing list
- **Tab 13** – Notice of public hearing

#### **E. Development Team.**

Hines and MPG have assembled a development team with the expertise, financial capability, Oak Brook-specific experience, and creativity to ensure that the MOB Amendment and OBC Medical development of Building L is a complete and successful project.

- *Master Developer – Hines*

As you know, Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 207 cities in 24 countries and \$116.4 billion of assets under management. Hines has 109 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,319 properties, totaling over 431 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organizations in the world.

Hines is a global leader in environmentally sustainable development. In 1999, Hines became the first international and privately held real estate company in the world to commit to Energy Star, and in 2004 was the first commercial real estate firm to win the Energy Star Sustained Excellence Award. Hines will pursue sustainability accreditation throughout the Project, through incorporation of permeable pavers, bioswales, or other environmentally sensitive design and construction techniques and is already designing the Multifamily Pad E building to achieve LEED certification.

Hines has been active in Chicago since 1981 and has delivered over 10 million square feet of commercial and residential developments in the city and suburbs. Hines has a history of successful development in the Village of Oak Brook, having delivered Oak Brook Pointe at 700 Commerce in 2000. Oak Brook Pointe represents an example of



successful development execution, as it achieved fully leased status shortly after opening and remains a highly coveted office address nearly twenty years later.

- *Medical Office Building Developer -- MedProperties Group*

MedProperties Group is a well-established and respected real estate investment, development and operating platform based in Chicago. The MPG team is comprised of senior real estate professionals with institutional backgrounds and healthcare provider experience. The company's portfolio totals over two million square feet and a premier roster of healthcare providers including major health systems, including Northwestern Medicine and Advocate Health Care. The MPG team's key personnel for the Oak Brook project have practical experience in entitlements, land planning, architecture and engineering, construction, project financing and tenant fit-out. We have attached additional important information about MPG, its extraordinary leadership team, and further details about its medical portfolio assets and completed and in process developments.

- *Master Planner – Antunovich Associates*

Oak Brook Commons and the Building K development have been thoughtfully planned by Antunovich Associates, an acclaimed Architectural, Planning and Interior Design firm with deep experience designing significant mixed-use projects in Illinois and across the country. Antunovich Associates is uniquely qualified to continue to lead the visioning and design of the many elements of the Oak Brook Commons, as the principals at the firm have worked within the Village of Oak Brook with the McDonald's Corporation since 1978.

Joe Antunovich has been personally involved in the planning and design of the 1.0 million square foot McDonald's Office Campus on the former Butler Estate and the re-entitlement of the 35-acre Autumn Oaks property along Ginger Creek for 600,000 square feet of office space. More recently, Antunovich Associates prepared master plans for McDonald's properties in Oak Brook, including the 100-acre Office Campus Headquarters and its former Headquarters site on 22nd Street in anticipation of McDonald's moving to the West Loop in Chicago. As a result of these efforts and the extensive coordination over the years with Village staff, Antunovich has developed an uncommon understanding of the site and the Village's priorities and concerns.

Antunovich also has a history of successful work with Hines, having led the design of the redevelopment of the former Children's Memorial Hospital site in Lincoln Park. The project, Lincoln Common, is a complex mixed-use development that will deliver a collection of new construction and renovated historic buildings consisting of 538 apartments, 32 condos, 150 senior living units, 100,000 square feet of retail, and 50,000 square feet of office space in one of Chicago's most historic and beloved neighborhoods.

- *Legal Counsel – Elrod Friedman LLP, Peter Friedman*

The attorneys at Elrod Friedman LLP and Peter Friedman have extensive experience in zoning, entitlement, and land development matters. Having previously worked on the Oak Brook Commons planned development, the establishment of the Village's Planned Development regulations, and having served for five years as Village Attorney, Mr. Friedman is uniquely able to guide the proposed planned development

Hines

amendment through the Village review process in accordance with all of the Village's planning and zoning regulations.

- Civil Engineer – V3 Companies
- Landscape Architect – Confluence
- Parking Code and Demand Analysis – Walker Consultants
- Traffic Engineer – Gewalt Hamilton Associates
- Fiscal/Economic Impact Consultant – SB Friedman Development Advisors

Thank you for your continuing support of the Oak Brook Commons development and for your consideration of the proposed amendment as described in this submittal. We look forward to presenting this opportunity to you at your July 23 public hearing and to answering any questions that you may have.

Hines

**2**

**Planned Development Amendment  
Oak Brook Commons  
Plan Development Commission  
Public Hearing – July 23, 2020**

**V. General Planned Development Standards (13-15-3A and 3B)**

The Oak Brook planned development standards are set forth in Section 13-15-3 of the Village Zoning Ordinance. Nothing about the MOB Amendment and OBC Medical will change the fact that the Oak Brook Commons development satisfies the most fundamental planned development requirements of providing -- in the context of the development of a premier mixed-use community -- specific, unique, and tangible public benefits to the Village and its corporate and residential citizens. OBC Medical fits perfectly within the overall development scheme of providing exceptional amenities, landscape features, architectural and site design, and the creation and maintenance of special manmade and natural features of the site, all as more specifically set forth below.

Section 13-15-4 of the Village Zoning Ordinance recognizes that planned developments often do not fit perfectly within the otherwise applicable regulations of the underlying zoning district. The Ordinance provides that the Village Board may approve allowances or departures from the underlying zoning district regulations as part of a planned development approval. In accordance with Section 13-15-4 of the Zoning Ordinance, we have specifically identified two departures that we are requesting as part of the proposed development. Hines and MPG have taken a measured approach to these requests and believe that each of these requests is critically important to the success of the MOB development. Each of the requests, being integral to the overall development, satisfies the applicable planned development standards, as more specifically described below for the entire Project.

**A. Consistency with Plans.** The MOB Amendment and OBC Medical are consistent with the Oak Brook Comprehensive Plan and the May 28, 2019 Commercial Areas Revitalization Plan.

1. 1990 Comprehensive Plan. The 1990 Plan places the Property in Planning District 1, which includes the Oakbrook Center as well as most of the business and commercial activities at the time in the Village (p. 21). Throughout the Plan, the Village emphasizes the need to maintain and enhance the restaurant and commercial vitality of the Village for its residents and for its non-resident daytime population. The Plan encourages office developments, local services and facilities for the Village's daytime employee population, and appropriate landscaped parking areas. (p. 59). Finally, the Plan encourages attractive surface lot landscaping and the use of enclosed parking for office and related facilities and uses (p. 58).

The MOB Amendment and OBC Medical are consistent with the 1990 Plan. The project will be an integral part of the Oak Brook Commons activation of a prime underutilized segment of the Village's commercial planning area with a high-quality medial office use for Building L and the maintenance of condominium use for Building K. The project parking plan includes high quality landscaping and an enclosed parking deck for users of OBC Medical. The project has been planned to provide needed services and amenities for the benefit of Oak Brook Commons residents as well as other Village residents and non-resident daytime visitors.

Hines

2. May 28, 2019 Commercial Areas Revitalization Plan. The May 2019 Plan designates the Property as a “mixed-use” site optimally used for commercial, office, cultural, institutional, and/or residential uses in a vertical arrangement, with a key guiding development principal to ensure high-quality architecture and development design that creates quality retail, office, and mixed-use spaces that attract quality tenants. The Plan also recommends that the commercial areas, including the Property, promote a healthy and mutually reinforcing mix of commercial, retail, restaurant, entertainment and multi-family uses along the commercial corridor.

The Plan designates the Property as a potential site for mixed-use residential, which is a land use designation that will “play an important role in assisting Oak Brook in realizing its vision for its commercial areas by providing the residential/housing options that will better accommodate employees of local businesses and provide a strong resident customer base for local shopping, dining, services, and entertainment.” Two of the key Plan policies are (1) to encourage and promote high quality architecture for multi-family and mixed-use developments and (2) to provide covered parking for multi-story mixed-use and multi-family developments within the commercial corridor.

Finally, the 2019 Plan designates the Property as “Opportunity Site C” within the Commerce Drive Subarea, and recommends that the Village consider the Property a “top redevelopment priority,” preferably for mixed-use developments. The Plan explains that the Property’s large surface parking lots should be replaced with a mixed-use development with parking provided by the multi-level structured parking.

The MOB Amendment and OBC Medical are consistent with the 2019 Commercial Areas Revitalization Plan. The project will not increase the Oak Brook Commons overall density and thus the overall development on the site will continue to be materially less dense than the illustrative concepts included in the 2019 Plan. The project will add a new, important element to an already diversified, premier mixed-use development with a visible, high-end medical office facility. OBC Medical will be a new building with excellent architecture and a covered parking deck.

Accordingly, the MOB Amendment and OBC Medical components of the Oak Brook Commons planned development will not be inconsistent with the planning policies, goals, objectives, or provisions of the May 28, 2019 Commercial Areas Revitalization Plan. The Project will also not be inconsistent with either the intent or spirit of the Village’s 1990 comprehensive Plan.

**B. Public Welfare.** Oak Brook Commons has been designed, located, operated, and maintained so that it will not impair an adequate supply of light and air to adjacent property. The orientation of the uses and buildings on the Property has been carefully arranged to align with surrounding uses and structures. The density of the development is weighted toward the east, where the Property is adjacent and directly visible from Interstate 88 and non-retail, non-pedestrian areas and uses adjacent to the Property. The western portion of the Property along McDonald’s Drive is where the luxury residential apartment building will be located, and further east is where the restaurant and other retail establishment will generally be located. This layout ensures a natural use and density transition from east to west and across Spring Road to the Oakbrook Center. The MOB Amendment and OBC Medical are entirely consistent with these concepts and the important use patterns and locations established in the approved Oak Brook Commons Planned Development.

The MOB Amendment and OBC Medical will not create dangerous fire conditions or otherwise endanger the public health, safety and welfare. All applicable building and fire codes will be followed. Hines and MPG will ensure that the construction, development, and maintenance of OBC Medical and all of its elements are premier quality and designed to allow users and visitors to safely use all the building and the surrounding areas of the development. The parking and traffic layout for the OBC Medical project will provide safe and efficient ingress and egress for pedestrians and vehicles.

**C. Impact on other Property.** The MOB Amendment and OBC Medical will not be injurious to the use or enjoyment of other property in the neighborhood for their respected zoned purposes. Nor will the proposed amendment prevent the normal and orderly development and improvement of surrounding properties or be inconsistent with or alter the community or essential character of the neighborhood. And the project will most certainly not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.

Hines and MPG will ensure that the project complies with all applicable noise, lighting, and other performance standards so as not to adversely impact any surrounding properties. The Conceptual Lighting Plan and the Photometrics Plan (*Plan Documents, Tab 3 - Sheets 20.1, 20.3, 20.4*), further demonstrate the project's sensitivity to surrounding properties and uses.

Additionally, neither the noise nor lighting for the project is anticipated to have negative environmental impacts compared to existing conditions. Noise associated with the mixed-use development will primarily be pedestrian and automobile in nature. The existing site has larger surface parking lots with significant parking lot lighting. A majority of the new parking will be contained in parking structures, so the impact of parking lot lighting will be reduced. OBC Medical will be served by structure parking.

**D. Impact on Public Facilities and Resources.** The MOB Amendment and OBC Medical have been planned and designed with adequate utilities, road access, drainage, and other necessary facilities to serve the development. The Property is already fully and adequately served by 22<sup>nd</sup> Street, Spring Road, Commerce Drive, and McDonald's Drive. No new public road improvements are expected or required. Existing drainage patterns, stormwater detention and restricted discharge from the site will be maintained in accordance with the current stormwater management requirements of the Village and DuPage County. The project is not located in a special flood hazard zone and no regulatory wetlands are located on site. Further, because Village staffing levels have remained relatively constant since McDonald's was fully utilizing the site (with a day time population of approximately 1400 people), there will be limited need for additional Village services and thus minimal additional service costs to the Village as a result of the Project. Therefore, the proposed development will have no material negative impact to the Village. Our Fiscal Impact Analysis is included under **Tab 8**.

**E. Archaeological, Historical or Cultural Impact.** There are no known archaeological, historical, or cultural resources located on or off of the Property that are impacted by the proposed planned development amendment.

**F. Parking and Traffic.** OBC Medical will have ingress and egress in a manner that minimizes traffic congestion in the public streets. The Property is served by full signalized intersections at McDonald's Drive and 22<sup>nd</sup> Street, and McDonald's Drive at

Commerce Drive. The project's traffic consultant, Gewalt Hamilton, compared the traffic generations between the former McDonald's Plaza and the approved Oak Brook Commons development with the inclusion of OBC Medical (**Tab 9**). In comparison to the previous McDonald's campus use, there would be a reduction of 47 overall trips during the weekday morning peak hour and an additional 146 overall trips during the weekday evening peak hour. Compared to the original approval, the MOB amendment and OBC Medical will generate less than 3 additional trips per minute and can be accommodated without requiring any additional roadway improvements. Thus, Oak Brook Commons, including OBC Medical, will continue to generate fewer trips than the former McDonald's uses during the key weekday morning peak hour and an increase of only one trip per minute in each direction during the weekday evening peak hour. These traffic patterns are less onerous than the monolithic morning and evening peak hour traffic associated with the traditional, former McDonald's office campus use.

The OBC Medical project has also been designed internally for required parking and circulation dynamics. As previously indicated, OBC Medical will include 281 covered parking spaces over three levels for a ratio of approximately 3.56 per 1,000 gross square feet. The Village Code includes a very high medical office building requirement of one space per 200 gross square feet, or 5.00 per 1,000 gross square feet (for all other office and professional uses, the required ratio is 3.00 per 1,000 gross square feet).

In order to ensure that OBC's planned parking program meets operational standards as well as the demanding minimum requirements of potential building tenants, MPG commissioned a study by Walker Consultants, an independent, third-party industry leader and the largest U.S. parking planning and design firm with vast experience in all aspects of parking operations, technology, and mobility solutions. Overall, Walker found that of 18 medical office buildings studied in the greater Chicago metropolitan area, the average actual parking demand ratio was 3.12 per 1,000 gross square feet, far less than the 3.56 proposed by MPG for the OBC Medical building.

Further, based on conservative estimates of the number of patients and employees anticipated to use the OBC Medical building throughout the week, Walker concluded that the planned 281 spaces exceed by 56 what will be necessary to handle the maximum number of employees and patients. Walker also noted that the current industry standards and metrics of parking calculations likely overestimate required parking because they do not consider telemedicine and virtual health impacts of the COVID-19 pandemic, which will likely decrease in-person visits to medical office buildings and thus reduce parking demand.

The detailed Parking Code and Demand Analysis report is included under **Tab 11**. The amount of parking that MPG is providing is entirely consistent with industry standards for these types of medical office facilities and is sufficient to meet peak demand needs of the proposed OBC Medical building. MPG has provided a detailed parking study confirming for the Village that the provided covered parking spaces are sufficient for the proposed medical office use.

**G. Adequate Buffering.** The OBC Medical will have substantial landscaping as a buffering feature to protect uses within the development and surrounding properties. OBC Medical will in no way interfere with or detract from the central open public space amenity that will provide a unique place of open area for use by residents and visitors. This area has been planned with extensive, functional landscaping and buffering to allow

various public outdoor uses to exist easily within the overall development. Adequate and safe sight lines for vehicles and pedestrians will be maintained for the OBC Medical building.

**H. Signage.** All signage for the Project will generally be in conformity with the Village's sign regulations at Chapter 11 of the Village Zoning Ordinance, except as otherwise provided in the ordinance approving the planned development. The Plan sheets and elevations show the general scope and location of the signage that will be part of the OBC Medical building and this signage will be scaled appropriately to the building and consistent with the Village's sign standards and other sign uses within the Village's commercial corridor. Hines and MPG are requesting one minor departure from the Village sign regulations to allow one additional identification wall sign on the western exposure of the building. This is important so that the building is easily identified for car and pedestrian traffic traveling eastbound on Commerce Drive. Further, medical office buildings are unlike typical office buildings. Medical buildings and medical users require signage as an integral part of the use, not simply for branding. In many instances, patients (who will often be elderly) will be coming to the facility under some level of stress or discomfort. This makes clear signage identifying the building of paramount importance, particularly on the western elevation (that is subject of the requested departure) so patients can easily identify the facility from the western intersections and approaches.

**I. Ownership/Control Area.** The Property is under ownership and/or unified control of the applicant, as Hines (the current owner) is a co-applicant with the developer of OBC Medical, MedProperties Group.

**J. Need.** There is a clear showing of need for the proposed planned development amendment. The Village's own 2019 Commercial Revitalization Plan emphasizes the need for the mixed-use redevelopment of the Property, including office uses specifically. In addition to being a net fiscal positive for the Village, OBC Medical will be an integral element in re-activating the currently vacant McDonalds Plaza into a vibrant, mixed-use concept that represents a transition for Oak Brook into the new wave of suburban centers. OBC Medical will help diversify Oak Brook's tax base, increase its sales tax-generating potential and help maintain its place as a competitive regional office center. There is a clear consensus that there is a cognizable need for the development of this key gateway Village property. By adding a premier medical office building use to Oak Brook Commons, the MOB Amendment will further diversify the land use mix within Oak Brook's commercial areas and strengthen the economic vitality of the community.

**K. Compliance with Subdivision Regulations and Plat Act.** The MOB Amendment and OBC Medical do not contemplate a subdivision of land or any new public improvements to be dedicated to the Village. To the extent applicable, the project will comply with all standards, regulations and procedures of the village's subdivision regulations and the plat act except as is expressly provided otherwise in the Zoning Ordinance, the subdivision regulations, or by the Village Board in the ordinance approving the planned development amendment for the Project.

**L. Covenants and Restrictions to Be Enforceable by Village.** To the extent there are any covenants, deed restrictions, easements, or similar restrictions to be recorded in connection with the MOB Amendment and OBC Medical, the applicant will work with the Village Attorney to ensure that the final covenants are protective of and generally enforceable by the Village as well as by future landowners within the Project.

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**M. Security and Site Control.** The MOB Amendment and OBC Medical will include all necessary and appropriate property and building security and site control measures. The parking, landscaping, buffering, traffic patterns, location of uses, and building design will be developed and maintained so as to prevent adverse impacts on neighboring properties.

**VI. Additional Planned Development Standards (13-15-3C).**

**A. Integrated Design.** As clearly demonstrated on the amended plan sheets included with this proposal, the Oak Brook Commons development will continue to be laid out and developed with an integrated overall design providing for safe, efficient, convenient and harmonious grouping of structures, uses and facilities. The more intense OBC Medical building use is situated to the east portion of the property. There is appropriate relation of space inside and outside buildings to intended uses and structural features throughout the development site.

**B. Beneficial Common Open Space.** As previously noted, the site plan has been laid out so that density and height increase towards the east and interior of the Property, with vertical density lining a centrally located urban public green space that will be unlike any that exists in the Village today. The green space will be an activated and programmable amenity for retail customers, office workers, hotel guests, residents of the Oak Brook Commons, and residents of the broader Oak Brook community. The MOB Amendment and OBC Medical building will integrate well into the overall layout of the approved planned development.

**C. Functional and Mechanical Features.** OBC Medical has been planned and laid out so that exposed storage areas, trash and garbage retainers, exposed machinery installations, service areas, truck loading areas, utility structures, and similar accessory areas and structures are accounted for in the design of the building and made as unobtrusive as possible. These features, if any, have been placed and located to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

**D. Visual and Acoustical Privacy.** The MOB Amendment and OBC Medical building provide reasonable visual and acoustical privacy for uses internal and external to the development. Neither the noise nor lighting for the new building is anticipated to have any negative environmental impacts. Any noise associated with the development will primarily be pedestrian and automobile in nature. The existing site has larger surface parking lots with significant parking lot lighting. The new parking will be contained in a parking structure, so the impact of parking lot lighting will be reduced.

**E. Energy Efficient Design.** The MOB Amendment will 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 development.

**F. Drives, Parking and Circulation.** The MOB Amendment and OBC Medical will be entirely consistent with the overall Oak Brook Commons Project, which has been master planned to provide efficient, safe, and the necessary parking and related facilities to serve all elements of the mixed-use development. Principal vehicular access is provided from 22<sup>nd</sup> and Commerce Drive and internally by McDonald's Drive. The

drives, roads, and access points serving the development and OBC Medical have been designed to encourage smooth traffic flow with controlled turning movements, as necessary, and minimum hazards to vehicular or pedestrian traffic. Specifically, McDonald's Drive will be re-striped at Commerce Drive for separate northbound left and right turn lanes. McDonald's Drive will be striped in the center to provide two-way left turn lanes north to south. Special attention has been given to the location and number of access points to the public streets, the 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 that do not detract from the design of the proposed buildings and structures and the neighboring properties. Sidewalks will be provided internally and also at the southwestern perimeter of the Property to encourage connection to the Oakbrook Center to the immediate west of the development.

**G. Surface Water Drainage.** The MOB Amendment and OBC Medical will also be entirely consistent with the special attention that has been given in the overall development 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. Significantly, with the proposed change to allow for the construction of the OBC Medical building, the amount of impervious surface will be further decreased for an expected total of 13.40 acres (down from 13.64 acres). **Tab 6** contains a detailed stormwater analysis.

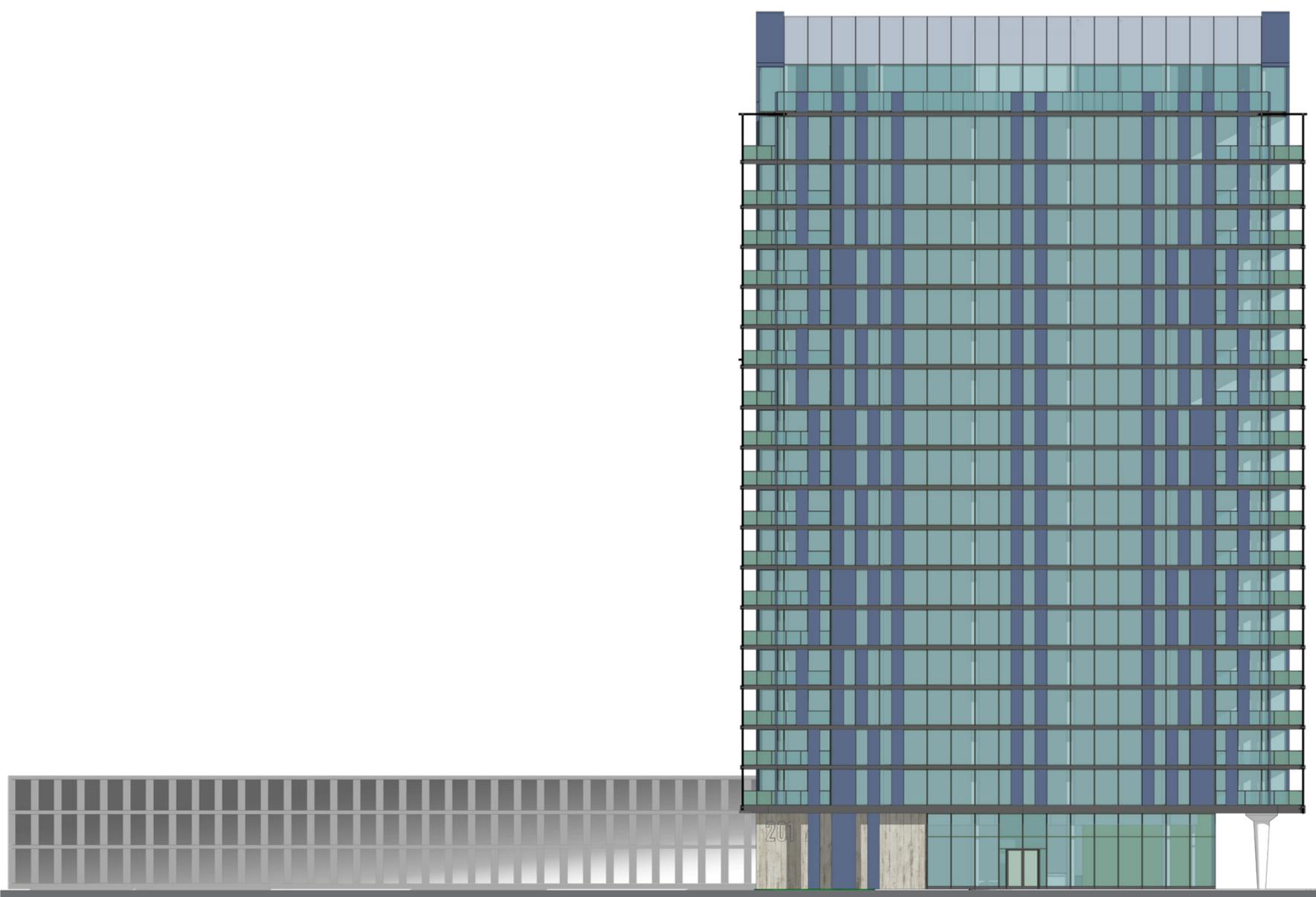
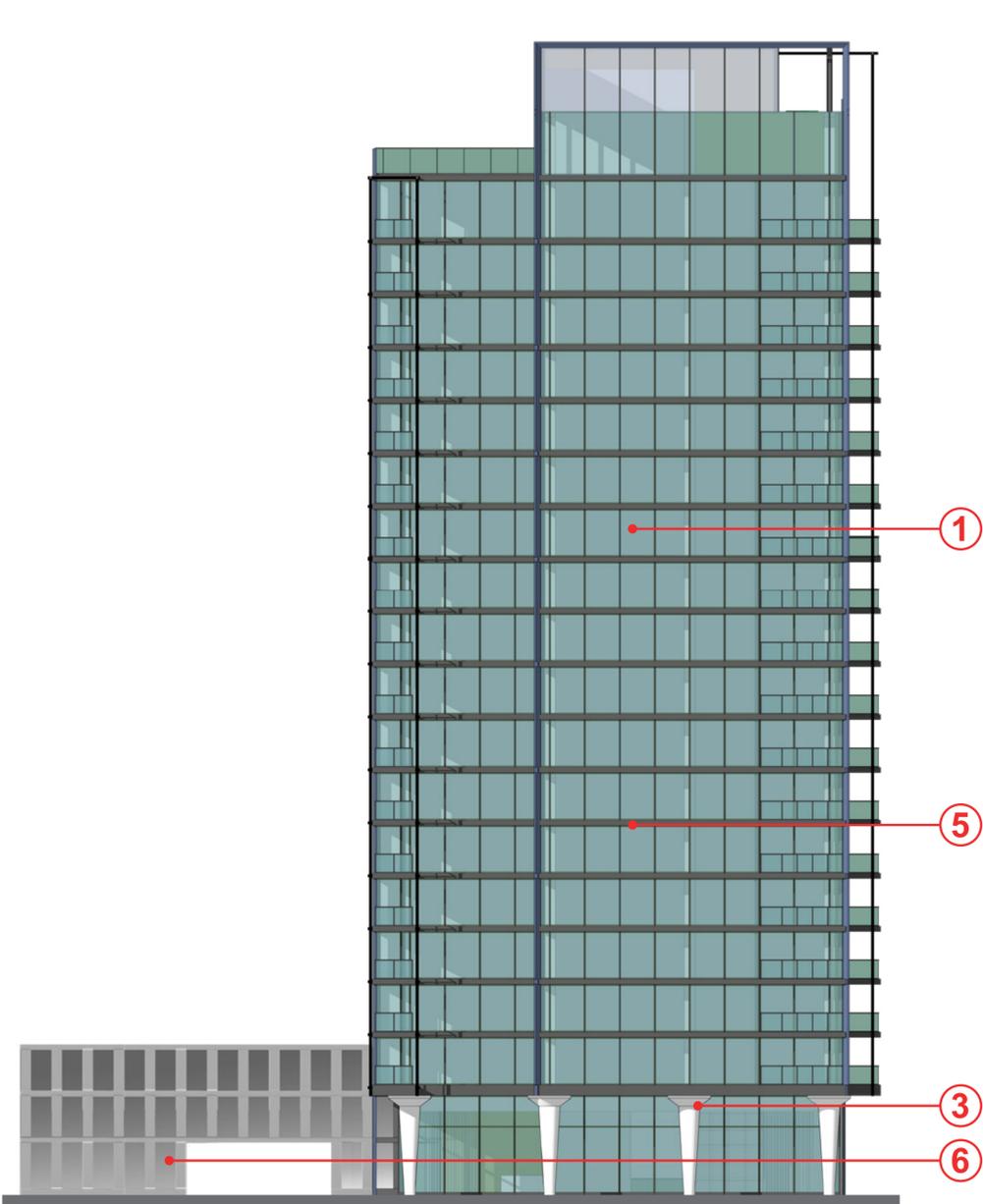
3



**OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION**

CONDOMINIUM - BUILDING K

**5.1**



**4** ELEVATION - WEST  
SCALE: 1/16"=1'-0"  
0 8' 16' 32'

**1** ELEVATION - NORTH  
SCALE: 1/16"=1'-0"  
0 8' 16' 32'

**EXTERIOR MATERIAL LEGEND**

- 1. ALUM. WINDOW WALL GLAZING SYSTEM, TYP
- 2. PRE-FINISHED METAL PANELS (FIRE RATED CORE), TYP
- 3. METAL PANEL CLAD COLUMN
- 4. ENTRY CANOPY - SILVER FINISH
- 5. FORMED ALUMINUM SLAB EDGE COVER
- 6. METAL SCREEN



## OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

OFFICE - BUILDING L

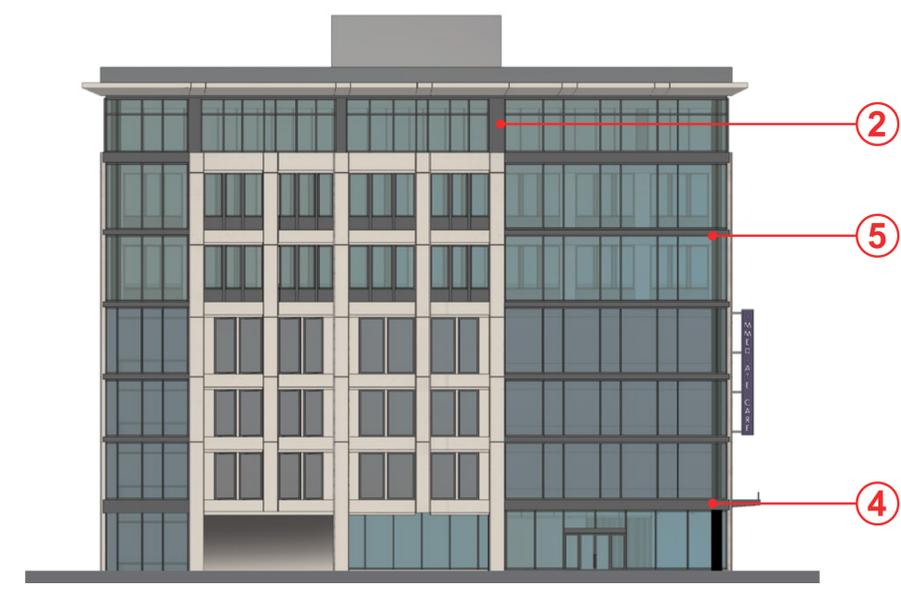
5.3

Hines Developers Antunovich Associates Architects, Planners, Interior Designers<sup>®</sup> Wolff Landscape Architecture, Inc. Landscape Architects V3 Companies Civil Engineers

Oak Brook, Illinois | July 6, 2020



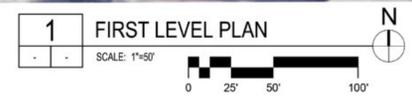
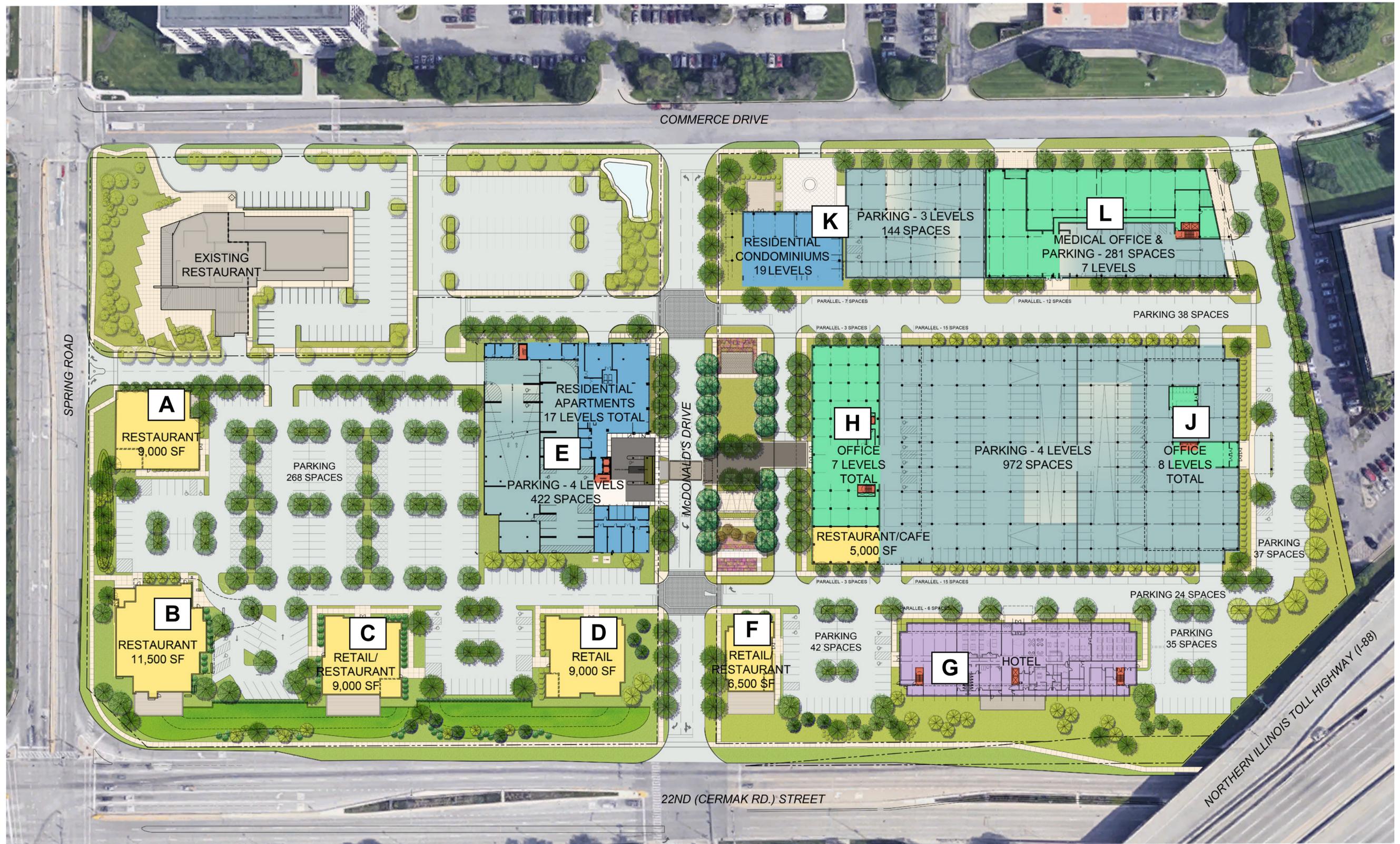
1 ELEVATION - NORTH  
SCALE: 1/16"=1'-0"

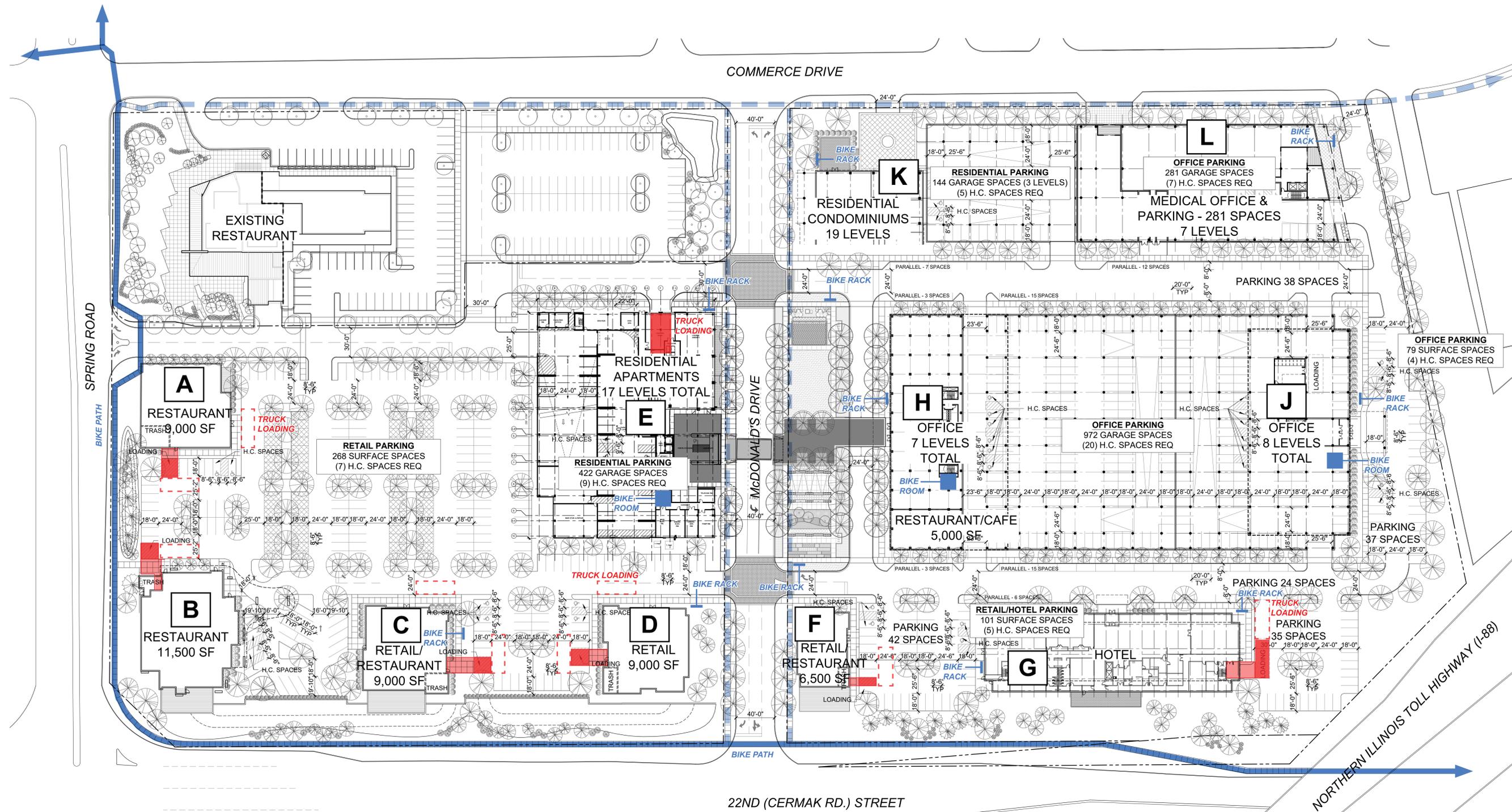


2 ELEVATION - EAST  
SCALE: 1/16"=1'-0"

### EXTERIOR MATERIAL LEGEND

- |   |                                    |
|---|------------------------------------|
| 1. ALUM. WINDOW WALL GLAZING SYSTEM, TYP            | 4. ENTRY CANOPY - SILVER FINISH    |
| 2. PRE-FINISHED METAL PANELS (FIRE RATED CORE), TYP | 5. FORMED ALUMINUM SLAB EDGE COVER |
| 3. METAL PANEL CLAD COLUMN                          | 6. METAL SCREEN                    |





**LEGEND**

<span style="color: red;">■</span>	LOADING ZONES
<span style="color: blue;">■</span>	BICYCLE PATHS / STATIONS
<span style="color: lightblue;">■</span>	SECONDARY PEDESTRIAN CIRCULATION

**1 COMPOSITE PLAN**

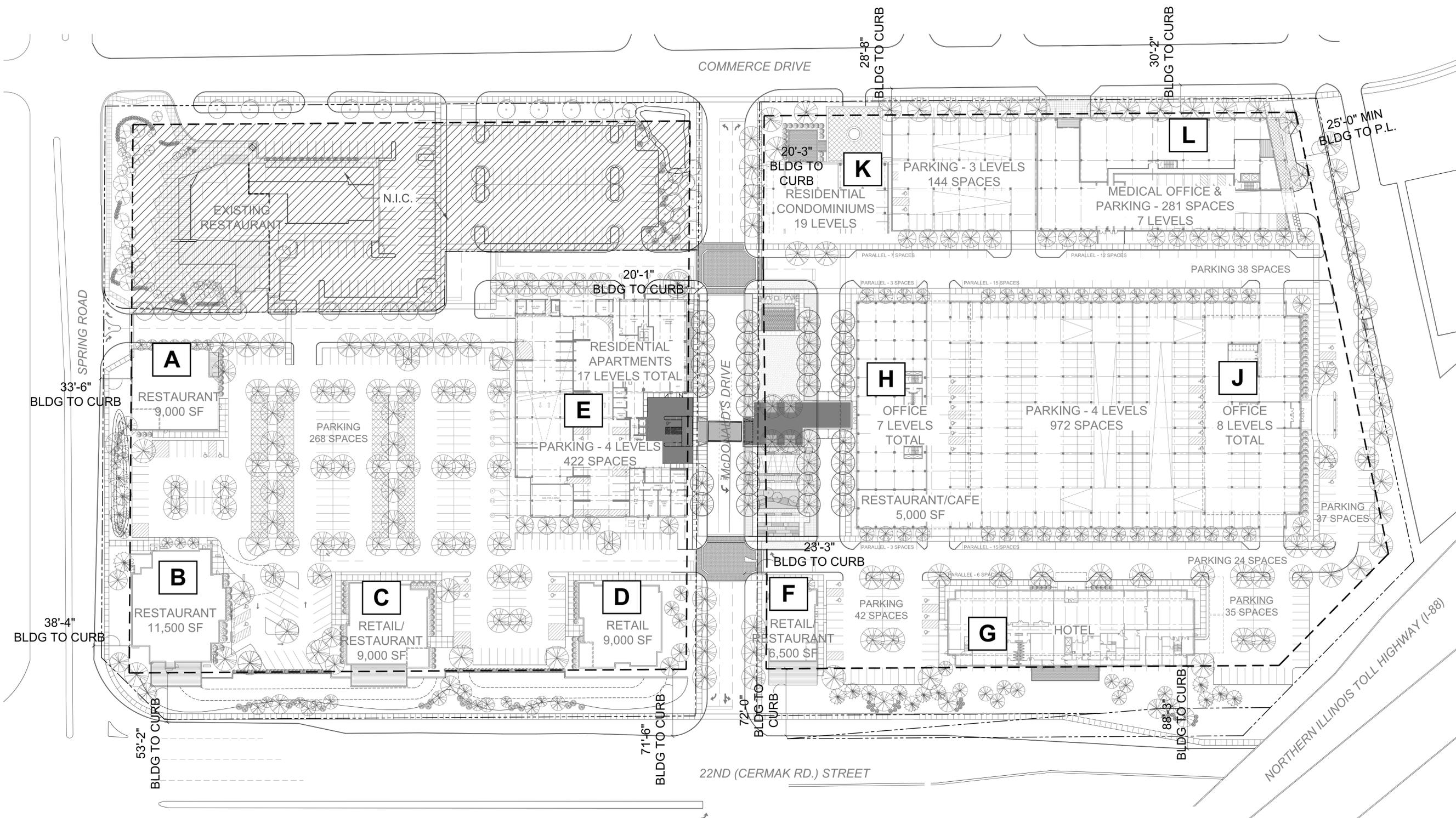
SCALE: 1"=50'

N

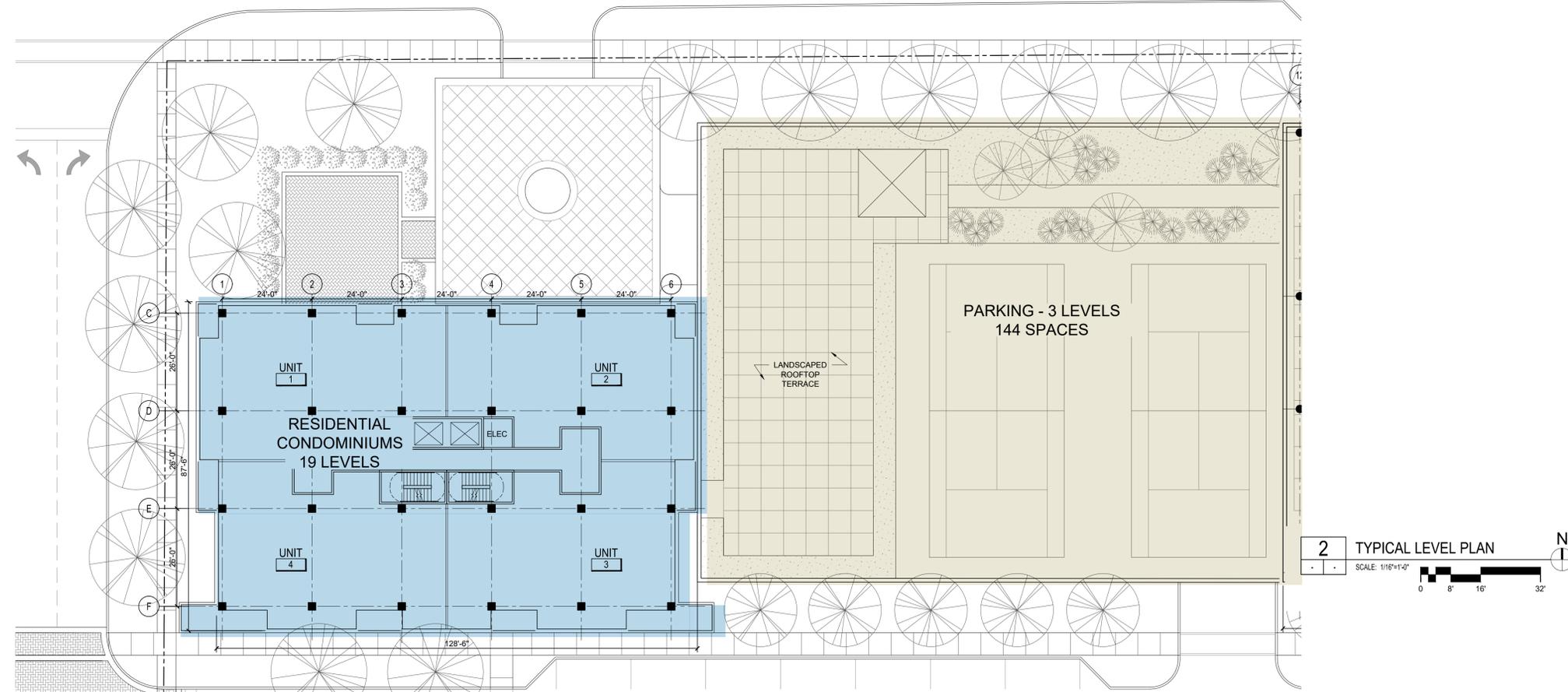
# OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

# PARKING & PAVED STREET DIMENSIONED PLAN

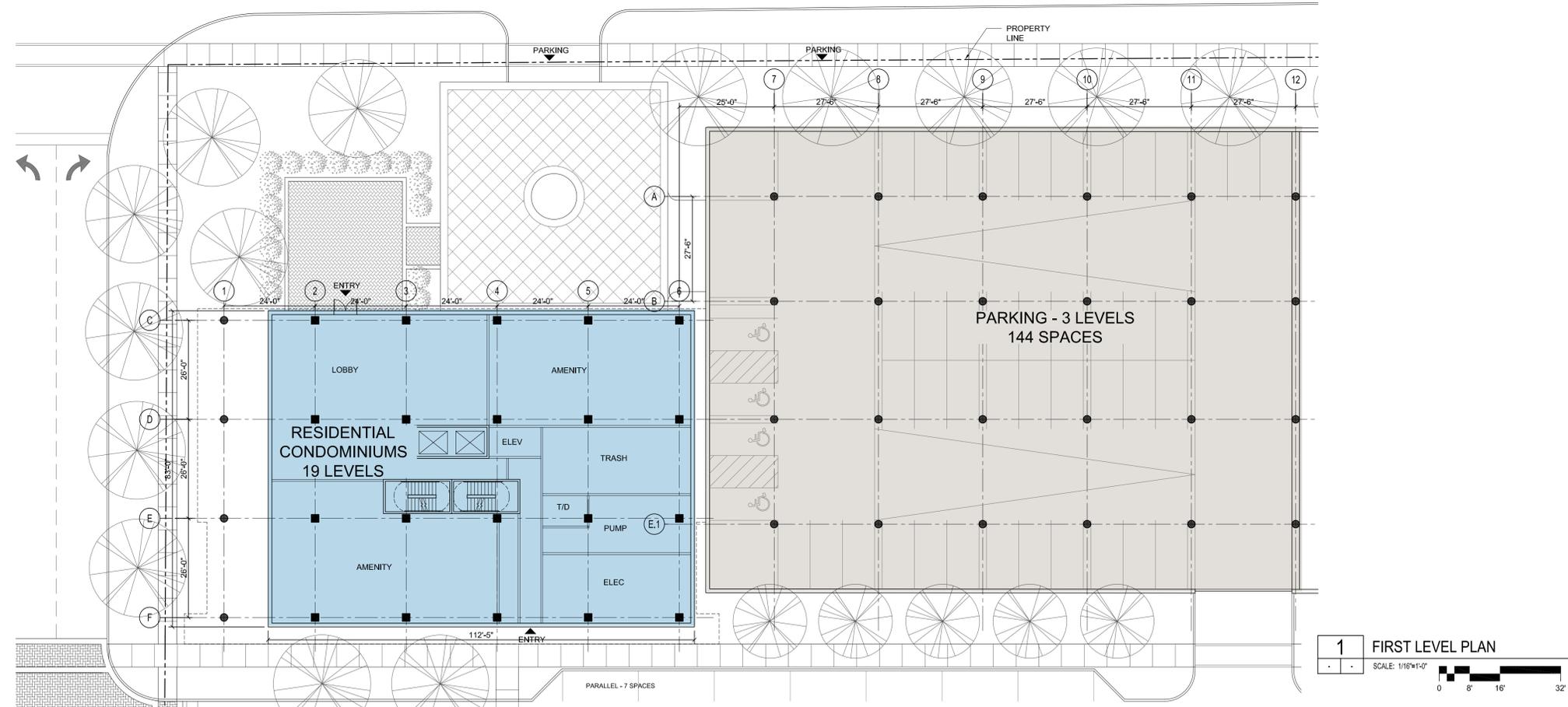
7.1



1 BUILDING SETBACK PLAN  
 SCALE: 1"=50'  
 0 25' 50' 100'

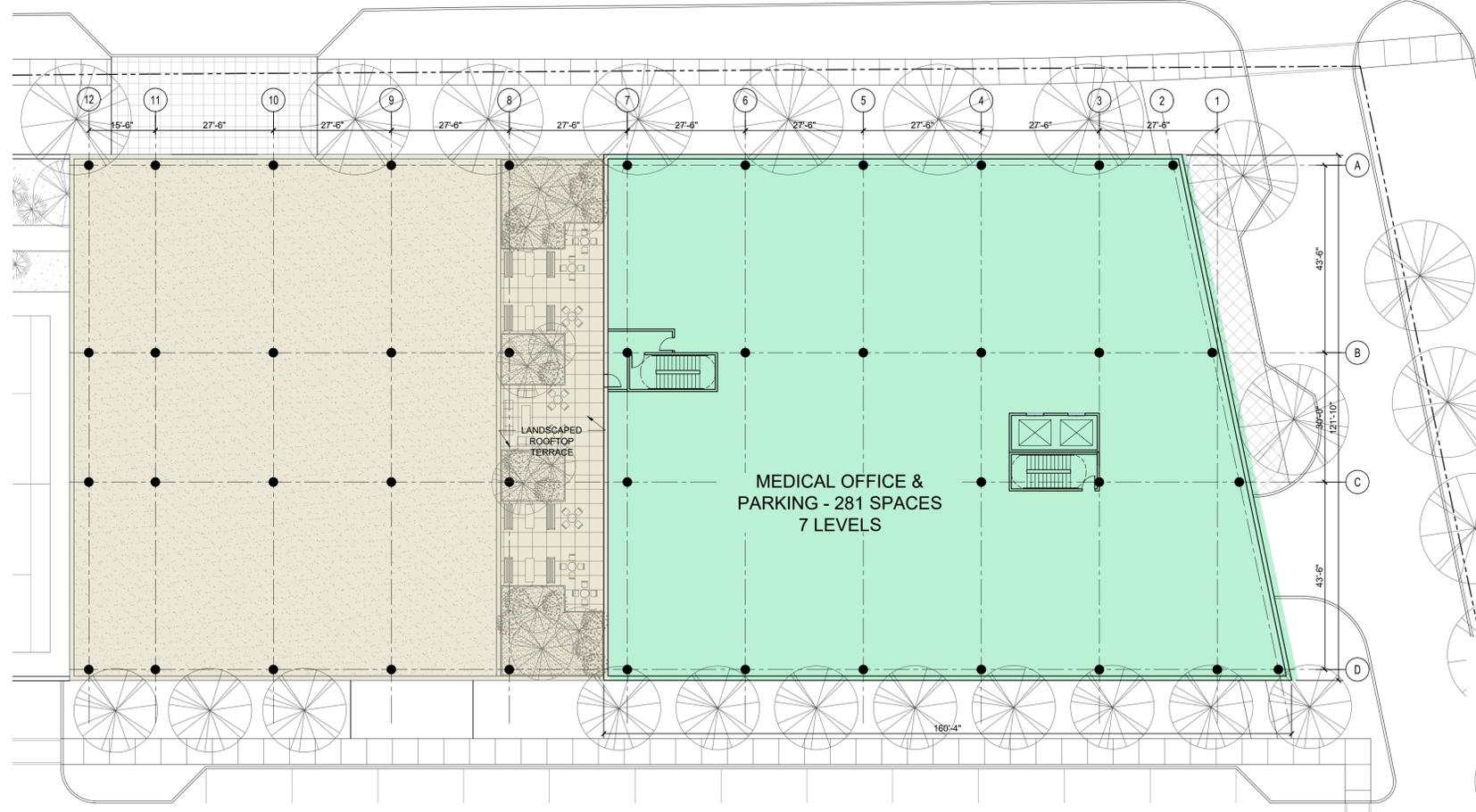


**2** TYPICAL LEVEL PLAN  
SCALE: 1/16"=1'-0"  
0 8' 16' 32'

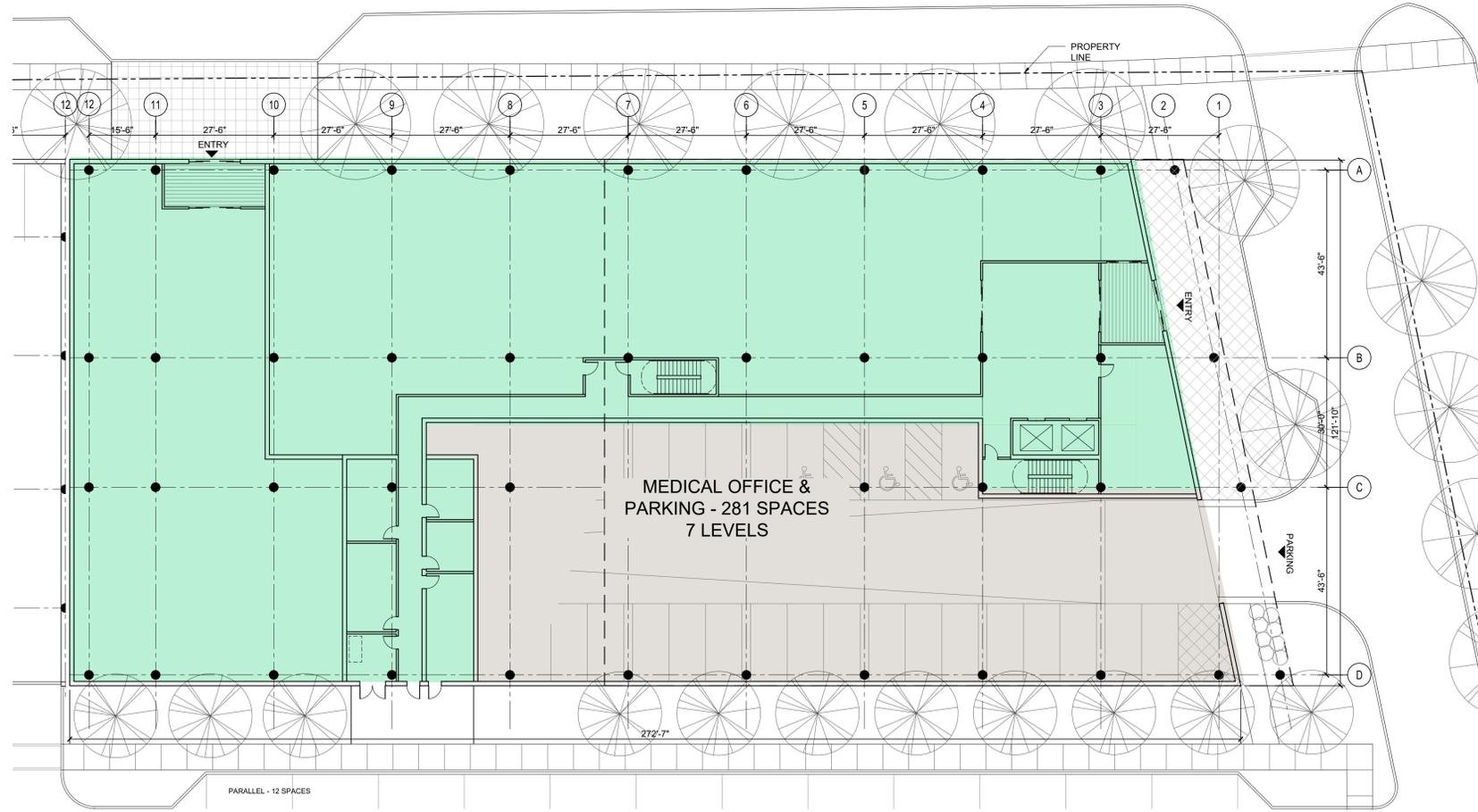


**1** FIRST LEVEL PLAN  
SCALE: 1/16"=1'-0"  
0 8' 16' 32'

*\*FLOOR PLANS & UNIT MIX ARE ILLUSTRATIVE*

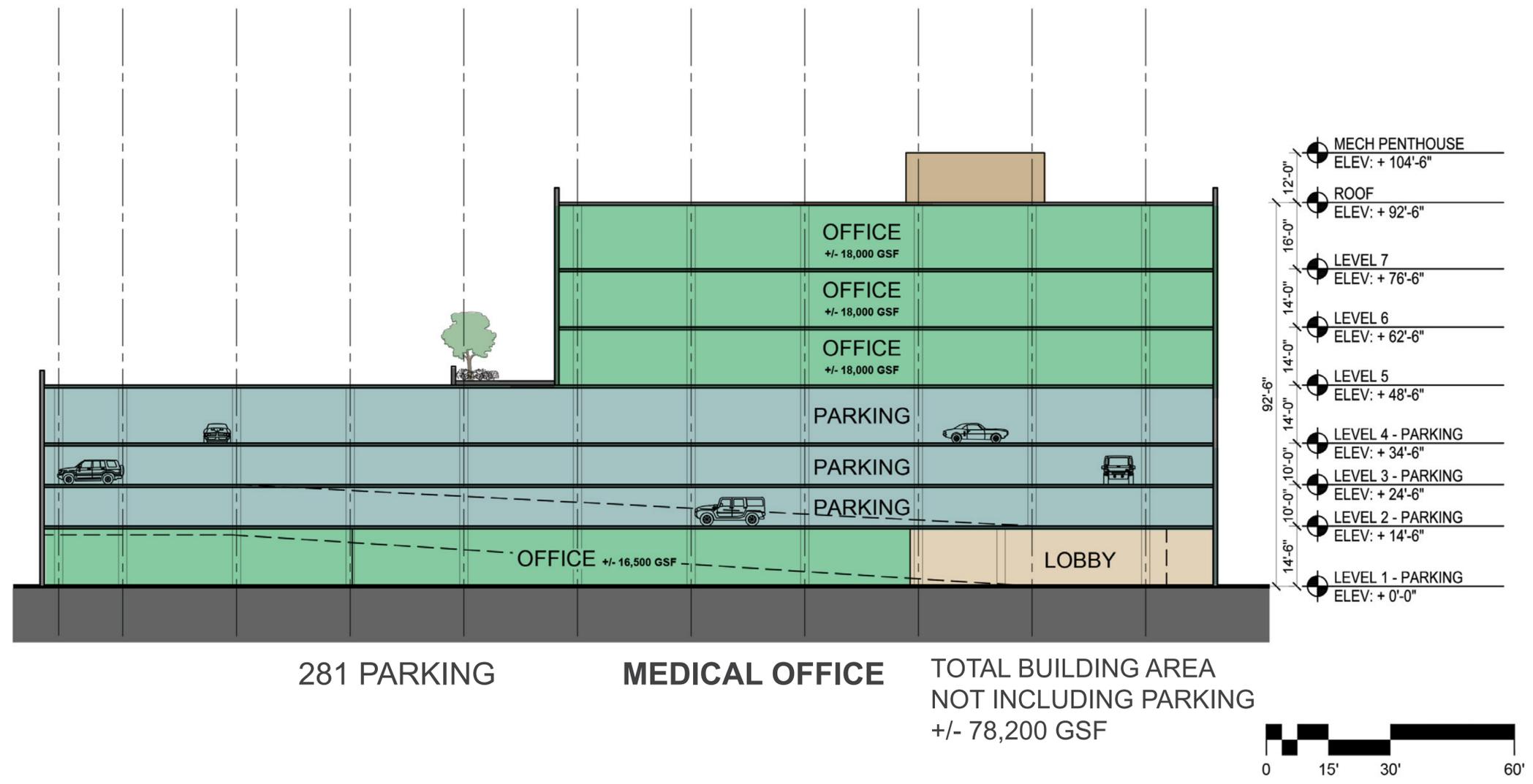


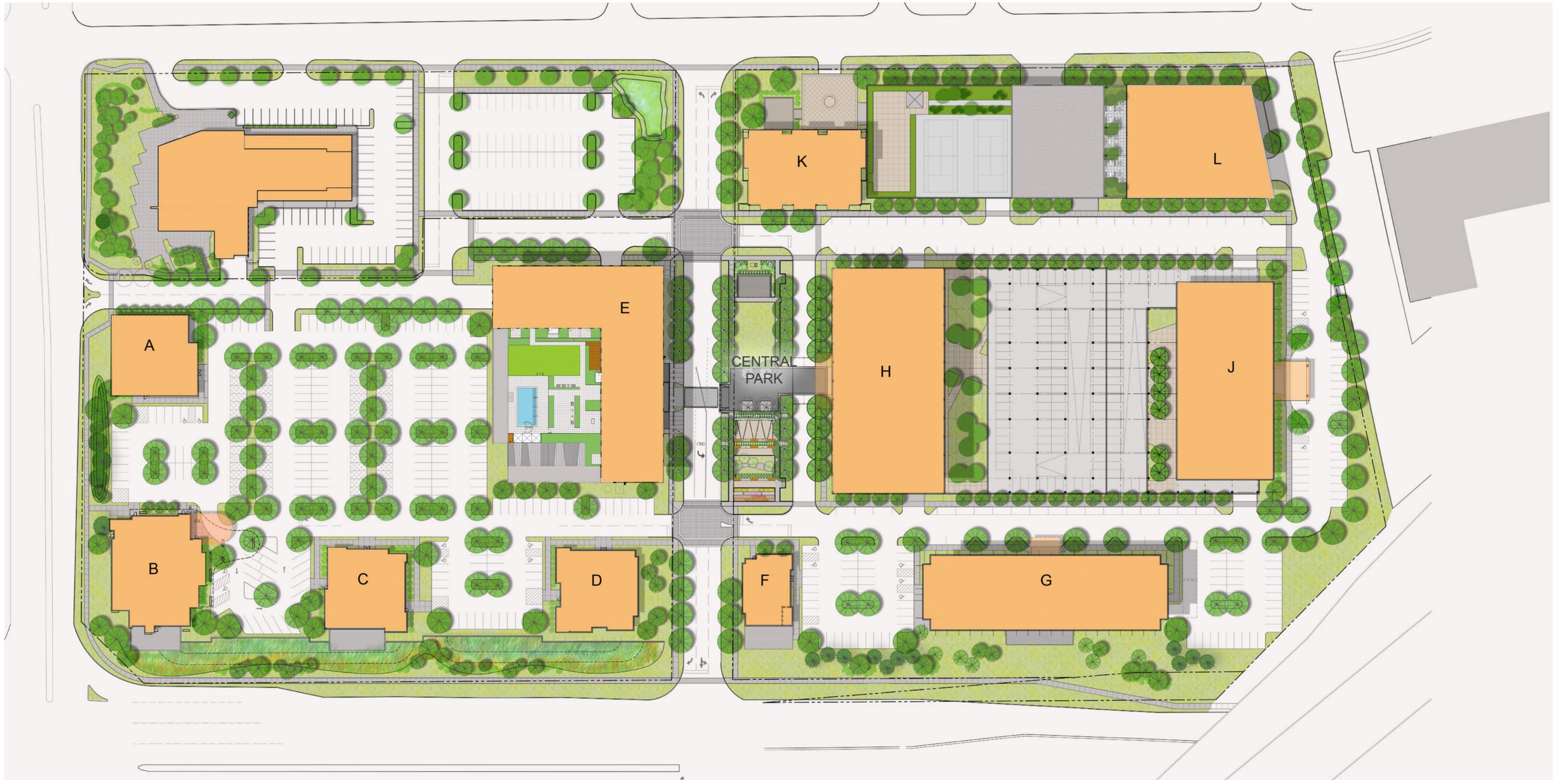
**2** TYPICAL LEVEL PLAN  
 SCALE: 1/16"=1'-0"  
 0 8' 16' 32'



**1** FIRST LEVEL PLAN  
 SCALE: 1/16"=1'-0"  
 0 8' 16' 32'

\*FLOOR PLANS & UNIT MIX ARE ILLUSTRATIVE



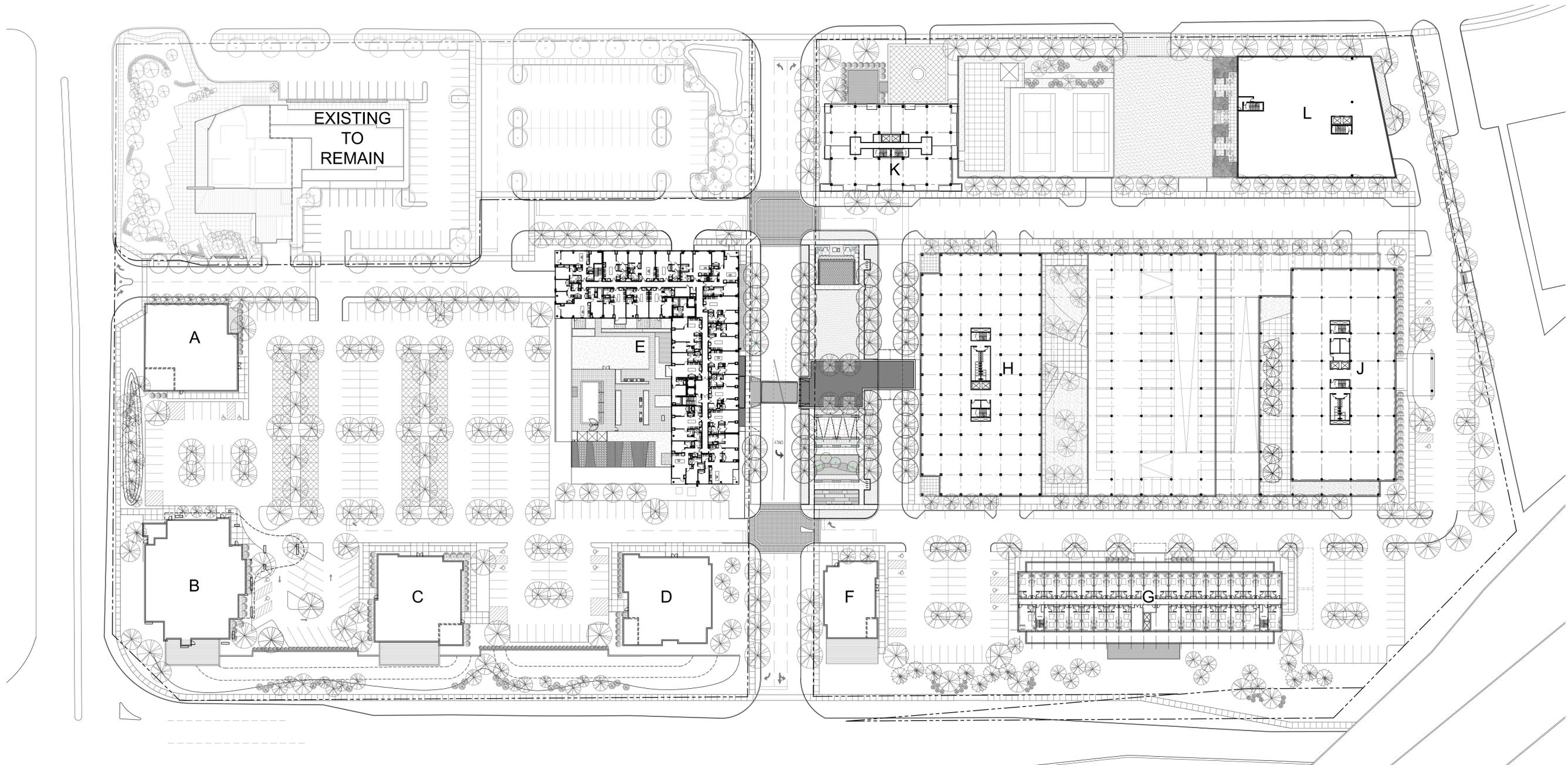


**LANDSCAPE MATERIAL SIZING**

- Shade Tree Typical - 3" Caliper
- Shade Tree Central Park - 4" Caliper
- Shade Tree Specimen Central Park - 6" Caliper
- Evergreen Tree - 8' Height
- Ornamental Tree Typical - 8' Height or 3" Caliper
- Ornamental Tree Central Park - 10' Height

- Deciduous Shrub - 3' Height and Spread
- Evergreen Shrub - 2' Height and Spread
- Ornamental Grass - #1
- Herbaceous Perennial - #1
- Groundcover - Quart
- Retention Meadow - Plug 38/Flat





Site Area : 17.47 acres

Exclusions:  
 Building Footprints: 6.64 acres  
 Setback Areas: 1.69 acres

---

Total Lot Area Exclusions: 8.33 acres

TOTAL SITE AREA: (Site Area - Total Lot Exclusions) = 9.14 acres

x 10%: 0.91 acres

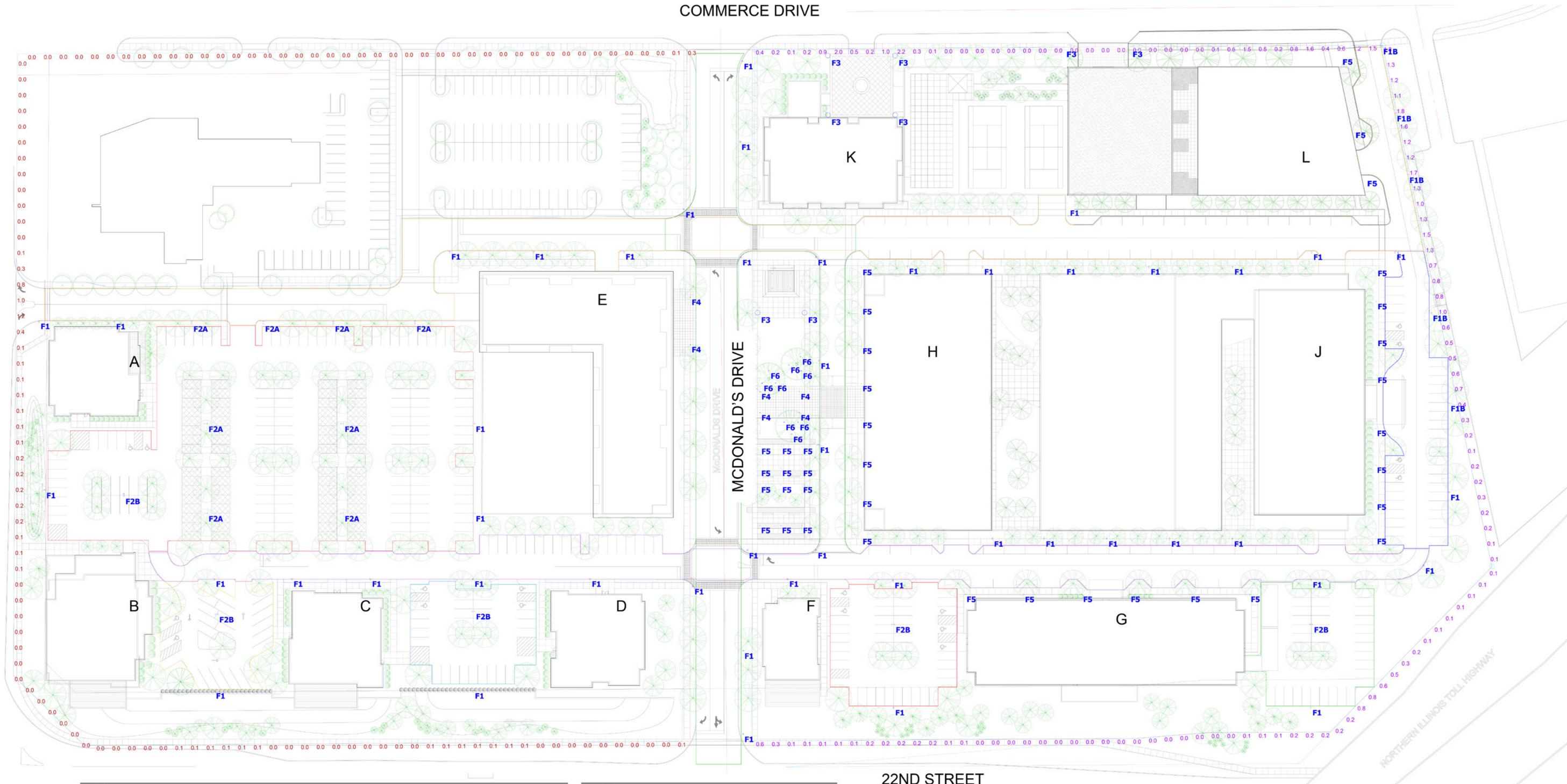
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TOTAL LANDSCAPE REQUIRED: 0.91 acres  
 TOTAL LANDSCAPE PROVIDED: 2.46 acres



COMMERCE DRIVE

SPRING STREET



22ND STREET

NORTHERN ILLINOIS TOLL HIGHWAY

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	F1	49	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	1	7616	0.93	71
	F1B	5	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT HS	DSX0 LED P3 30K T3M MVOLT with houseshield	LED	1	6172	0.93	71
	F2A	8	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	2	7841	0.93	142
	F2B	5	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	2	7841	0.93	142
	F3	10	BEGA		84 121 K3	LED 23,6W	1	2297	0.93	28
	F4	6	BEGA		84 991	LED 46,8W	1	7353	0.93	54
	F5	34	Louis Poole Lighting	LBIL-120/277-30K-FI-SL-DAL1	First Pullert 3000K - r/y MC-Pvt 21-05-14	LED 3000K	1	538	0.93	14
	F6	9	LUMENPULSE		LUMENBEAM INGROUND LARGE This file has been calculated by Lumenpulse to represent a different configuration.		1	3173	0.93	42

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Lot Property Line Calc.		0.4 fc	2.2 fc	0.0 fc	N/A	N/A
Full Area Calc.		0.7 fc	30.9 fc	0.0 fc	N/A	N/A
Main Parking Lot Calc.		2.7 fc	6.4 fc	0.8 fc	8.0:1	3.4:1
McDonald's Drive Calc.		1.4 fc	3.0 fc	0.3 fc	10.0:1	4.7:1
MOB Parking Calc.		1.0 fc	1.9 fc	0.1 fc	19.0:1	10.0:1
Roadway #1 Calc.		1.9 fc	3.9 fc	0.4 fc	9.8:1	4.8:1
Roadway #2 Calc.		1.8 fc	5.6 fc	0.3 fc	18.7:1	6.0:1
Small Parking #1 Calc.		2.5 fc	6.2 fc	1.1 fc	5.6:1	2.3:1
Small Parking #2 Calc.		2.2 fc	5.2 fc	0.9 fc	5.8:1	2.4:1
Small Parking #3 Calc.		2.1 fc	6.1 fc	0.8 fc	7.6:1	2.6:1
Small Parking #4 Calc.		2.2 fc	6.0 fc	0.9 fc	6.7:1	2.4:1
West Lot Property Line Calc.		0.1 fc	1.2 fc	0.0 fc	N/A	N/A

**NOTES:**  
 1. CALCULATION POINTS ARE AT GROUND LEVEL.  
 2. ALL F1 & F2 FIXTURES ARE POLE MOUNTED AT 24'-0" AFF.  
 3. CALCULATION POINTS ARE ON A 10' x 10' SPACING.  
 4. CURBS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.  
 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.  
 \*\*\*FIELD VERIFICATION REQUIRED.

OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

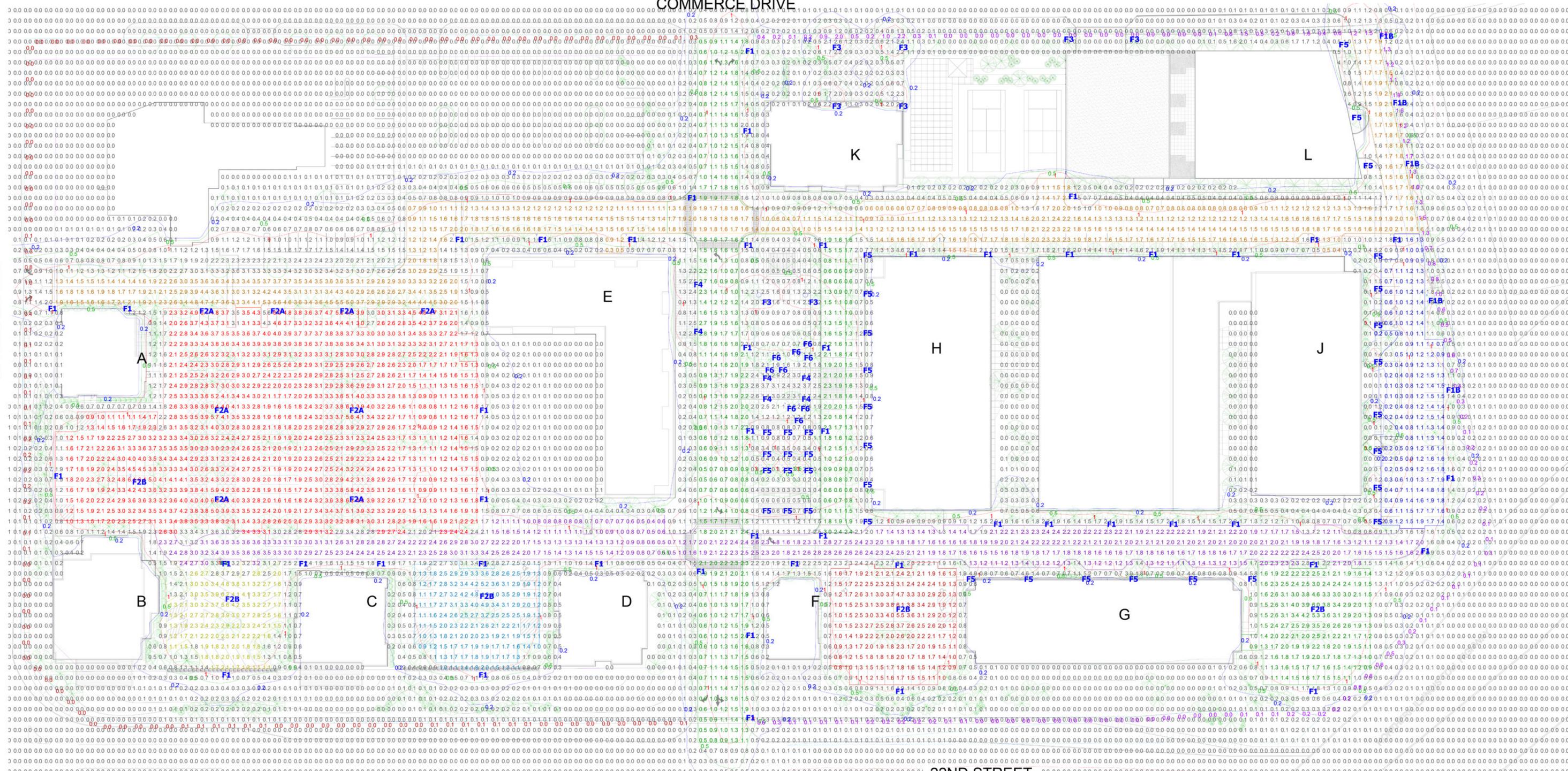
CONCEPTUAL LIGHTING PLAN

20.1

COMMERCE DRIVE

SPRING STREET

22ND STREET



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	F1	49	Lithonia Lighting	DSXO LED P3 30K T3M MVOLT	DSXO LED P3 30K T3M MVOLT	LED	1	7616	0.93	71
	F1B	5	Lithonia Lighting	DSXO LED P3 30K T3M MVOLT HS	DSXO LED P3 30K T3M MVOLT with houseshield	LED	1	6172	0.93	71
	F2A	8	Lithonia Lighting	DSXO LED P3 30K T3M MVOLT	DSXO LED P3 30K T3M MVOLT	LED	2	7841	0.93	142
	F2B	5	Lithonia Lighting	DSXO LED P3 30K T3M MVOLT	DSXO LED P3 30K T3M MVOLT	LED	2	7841	0.93	142
	F3	10	BEGA	84 121 K3	84 121 K3	LED 236W	1	2297	0.93	28
	F4	6	BEGA	84 991	84 991	LED 46.8W	1	7353	0.93	54
	F5	34	Louis Poulsen Lighting	FLUET PULLER 3000K - ny HC-PH 21-05-14	FLUMENBEAN INKROUD LARGE This file has been calculated by Luminaire to represent a different configuration.	LED 3000K	1	538	0.93	14
	F6	9	LUMENPULSE	LBL-120/277-30K-FL-SU-DALI	LUMENBEAN INKROUD LARGE This file has been calculated by Luminaire to represent a different configuration.	LED 3000K	1	3173	0.93	42

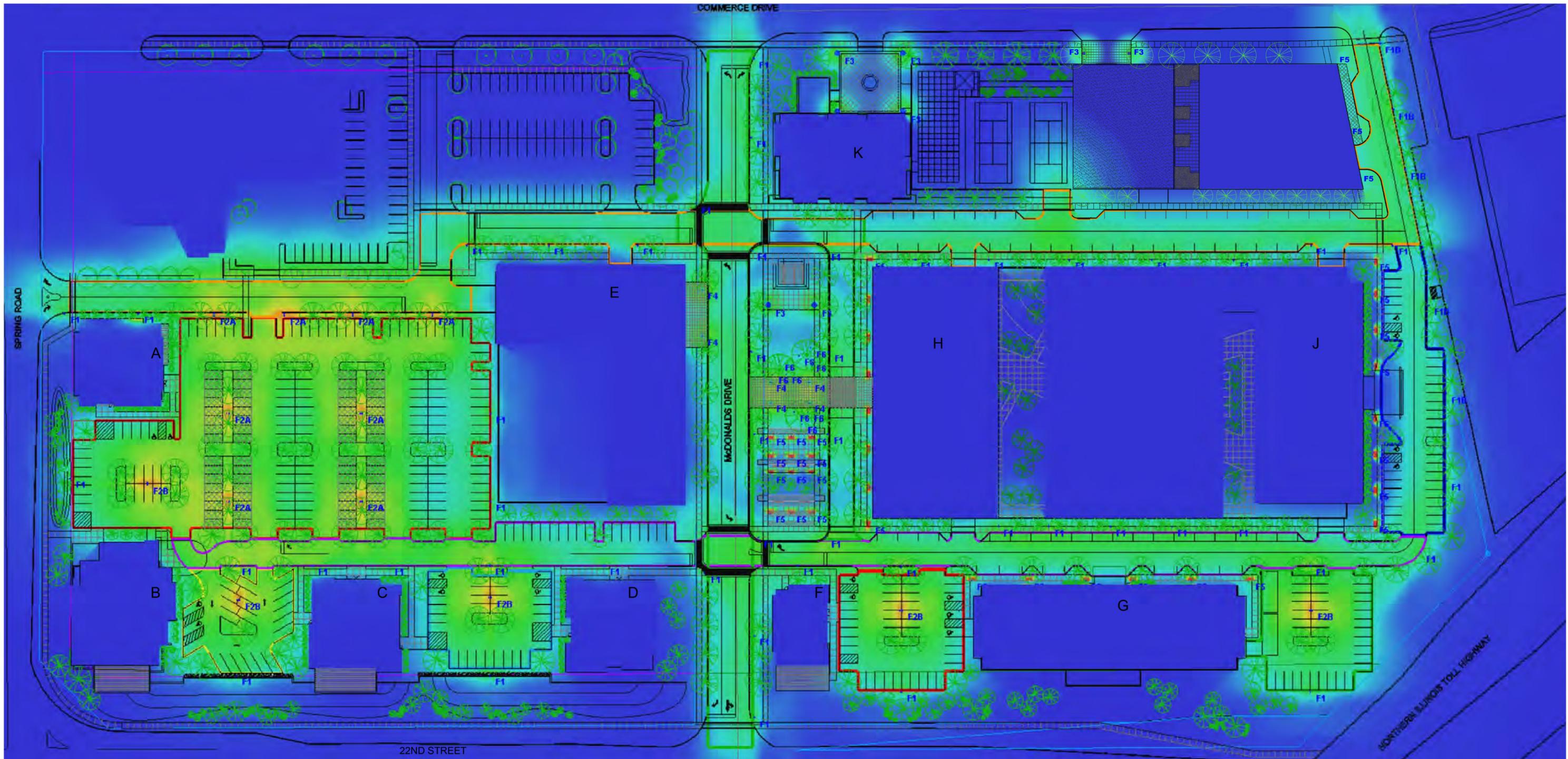
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Lot Property Line Calc.		0.4 fc	2.2 fc	0.0 fc	N/A	N/A
Full Area Calc.		0.7 fc	30.9 fc	0.0 fc	N/A	N/A
Main Parking Lot Calc.		2.7 fc	6.4 fc	0.8 fc	8.0:1	3.4:1
McDonald's Drive Calc.		1.4 fc	3.9 fc	0.3 fc	10:1	4.7:1
MOB Parking Calc.		1.0 fc	1.9 fc	0.1 fc	19.0:1	10.0:1
Roadway #1 Calc.		1.9 fc	3.9 fc	0.4 fc	9.8:1	4.8:1
Roadway #2 Calc.		1.8 fc	5.6 fc	0.3 fc	18.7:1	6.0:1
Small Parking #1 Calc.		2.5 fc	6.2 fc	1.1 fc	5.6:1	2.3:1
Small Parking #2 Calc.		2.2 fc	5.2 fc	0.9 fc	5.8:1	2.4:1
Small Parking #3 Calc.		2.1 fc	6.1 fc	0.8 fc	7.6:1	2.6:1
Small Parking #4 Calc.		2.2 fc	6.0 fc	0.9 fc	6.7:1	2.4:1
West Lot Property Line Calc.		0.1 fc	1.2 fc	0.0 fc	N/A	N/A

NOTES:  
 1. CALCULATION POINTS ARE AT GROUND LEVEL.  
 2. ALL F1 & F2 FIXTURES ARE POLE MOUNTED AT 24'-0" AFF.  
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 \*\*FIELD VERIFICATION REQUIRED.

OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

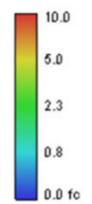
PHOTOMETRICS PLAN

20.3



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
[Symbol]	F1	49	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	1	7616	0.93	71
[Symbol]	F1B	5	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT HS	DSX0 LED P3 30K T3M MVOLT with houseshield	LED	1	6172	0.93	71
[Symbol]	F2A	8	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	2	7841	0.93	142
[Symbol]	F2B	5	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	2	7841	0.93	142
[Symbol]	F3	10	BEGA		84 121 K3	LED 23,6W	1	2297	0.93	28
[Symbol]	F4	6	BEGA		84 991	LED 46.8W	1	7353	0.93	54
[Symbol]	F5	34	Louis Poulsen Lighting		Flint Pullert 3000K - ny HC Pkt 21-05-14	LED 3000K	1	538	0.93	14
[Symbol]	F6	9	LUMENPULSE	LBLL-120/277-30K-FL-SL-DALI	LUMENBEAM INGROUND LARGE This file has been calculated by Lumenpulse to represent a different configuration.		1	3173	0.93	42

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Lot Property Line Calc.	[Symbol]	0.4 fc	2.2 fc	0.0 fc	N/A	N/A
Full Area Calc.	[Symbol]	0.7 fc	30.9 fc	0.0 fc	N/A	N/A
Main Parking Lot Calc.	[Symbol]	2.7 fc	6.4 fc	0.8 fc	8.0:1	3.4:1
McDonald's Drive Calc.	[Symbol]	1.4 fc	3.0 fc	0.3 fc	10.0:1	4.7:1
MOB Parking Calc.	[Symbol]	1.0 fc	1.9 fc	0.1 fc	19.0:1	10.0:1
Roadway #1 Calc.	[Symbol]	1.9 fc	3.9 fc	0.4 fc	9.8:1	4.8:1
Roadway #2 Calc.	[Symbol]	1.8 fc	5.6 fc	0.3 fc	18.7:1	6.0:1
Small Parking #1 Calc.	[Symbol]	2.5 fc	6.2 fc	1.1 fc	5.6:1	2.3:1
Small Parking #2 Calc.	[Symbol]	2.2 fc	5.2 fc	0.9 fc	5.8:1	2.4:1
Small Parking #3 Calc.	[Symbol]	2.1 fc	6.1 fc	0.8 fc	7.6:1	2.6:1
Small Parking #4 Calc.	[Symbol]	2.2 fc	6.0 fc	0.9 fc	6.7:1	2.4:1
West Lot Property Line Calc.	[Symbol]	0.1 fc	1.2 fc	0.0 fc	N/A	N/A

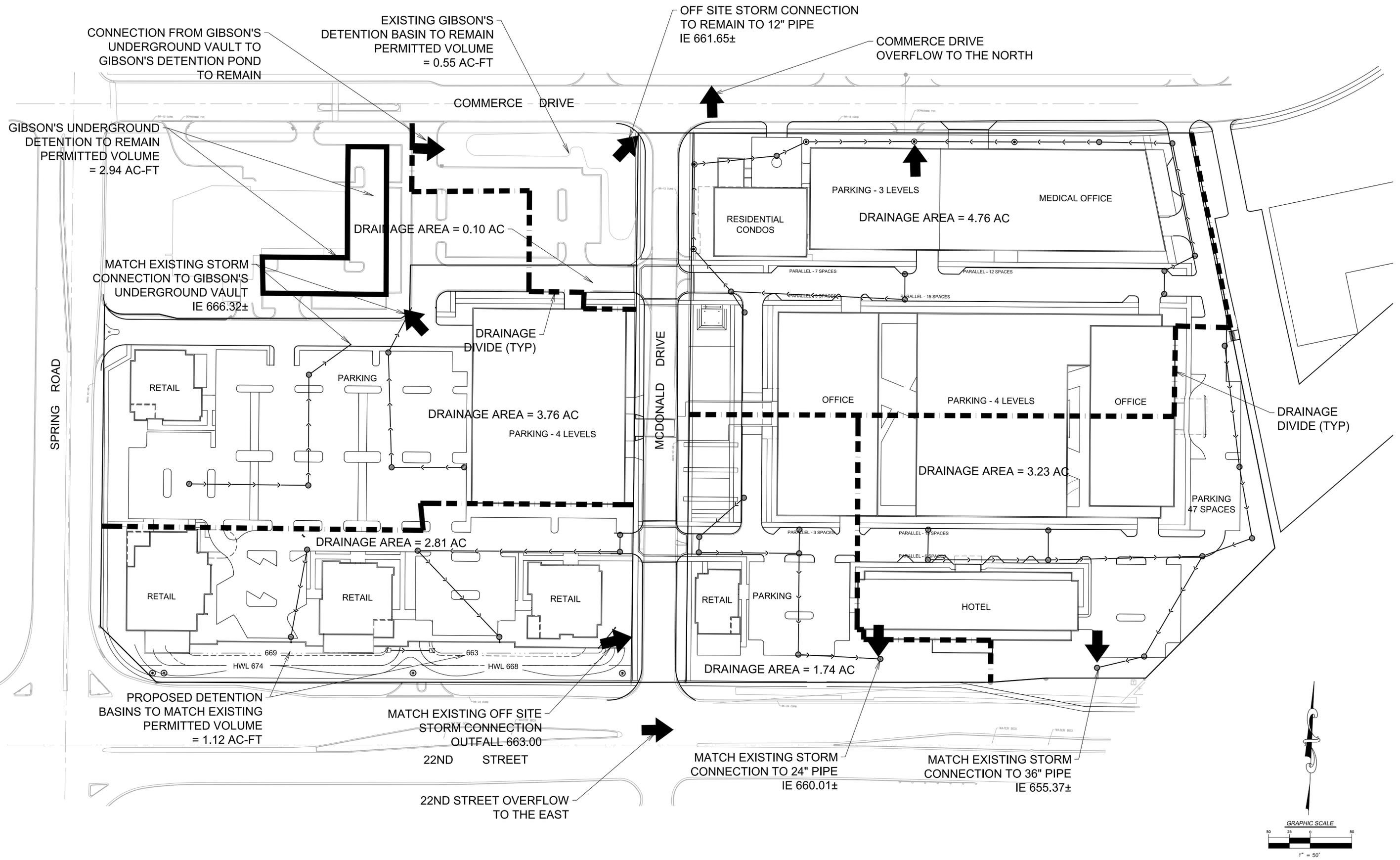


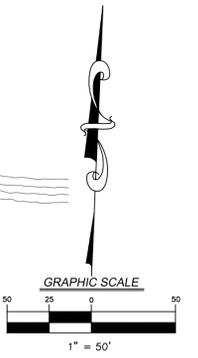
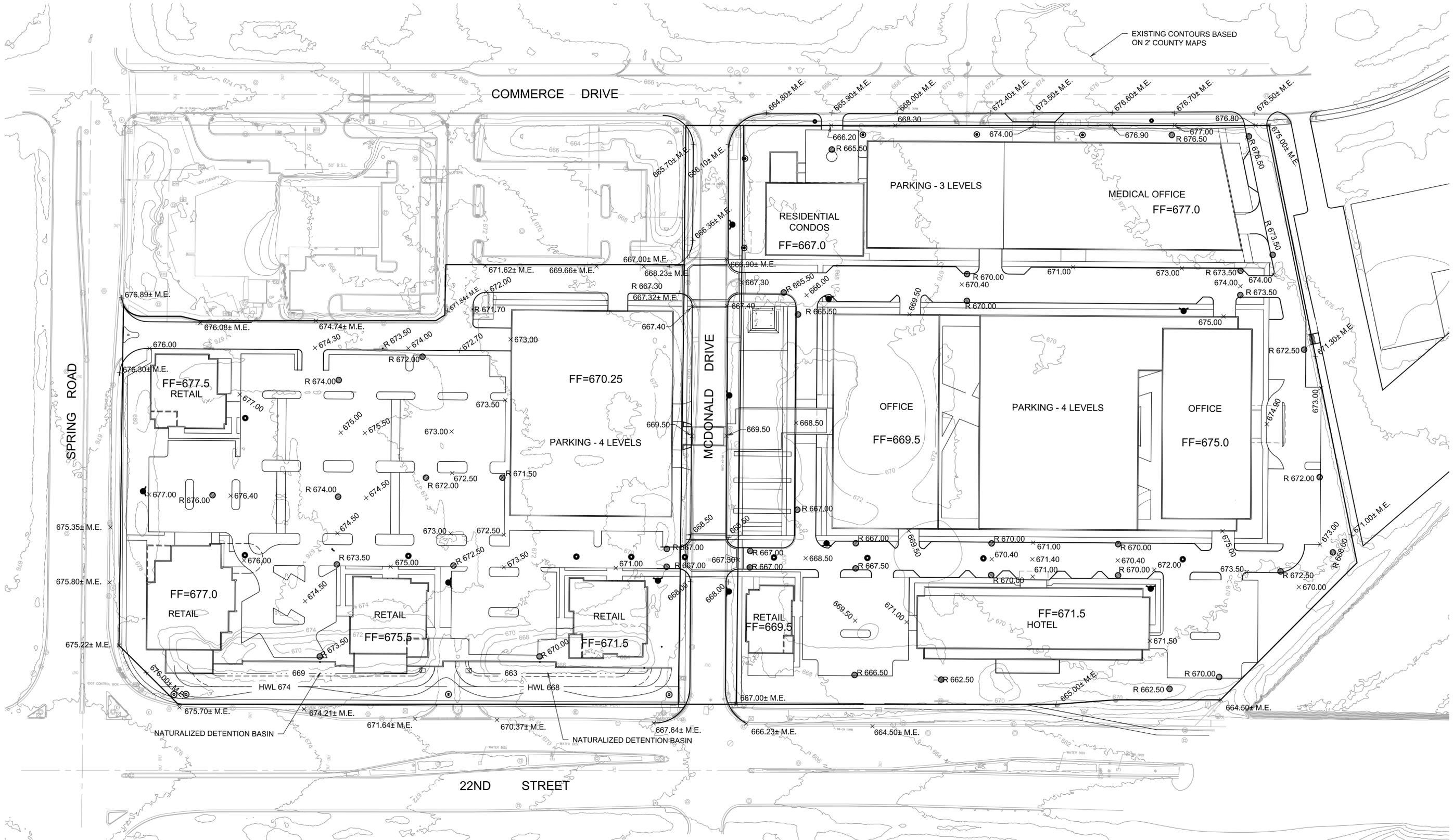
**NOTES:**  
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 2. ALL F1 & F2 FIXTURES ARE POLE MOUNTED AT 24'-0" AFF.  
 3. CALCULATION POINTS ARE ON A 10' x 10' SPACING.  
 4. CARS, SHRUBBERY, EQUIPMENT AND STORAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.  
 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.  
 \*\*FIELD VERIFICATION REQUIRED.

# OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

# PHOTOMETRICS PLAN

# 20.4

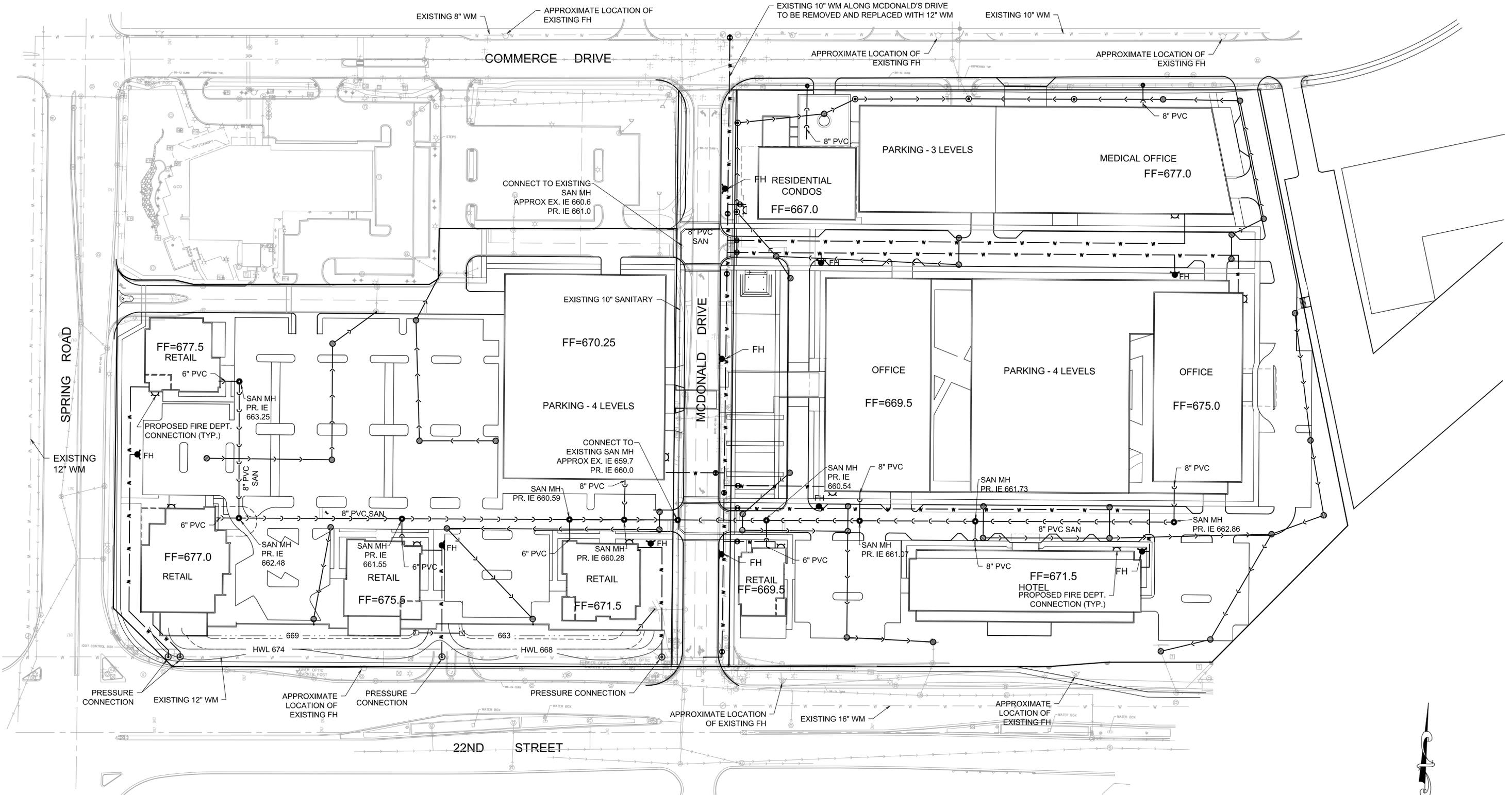




# OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

Preliminary Grading Plan

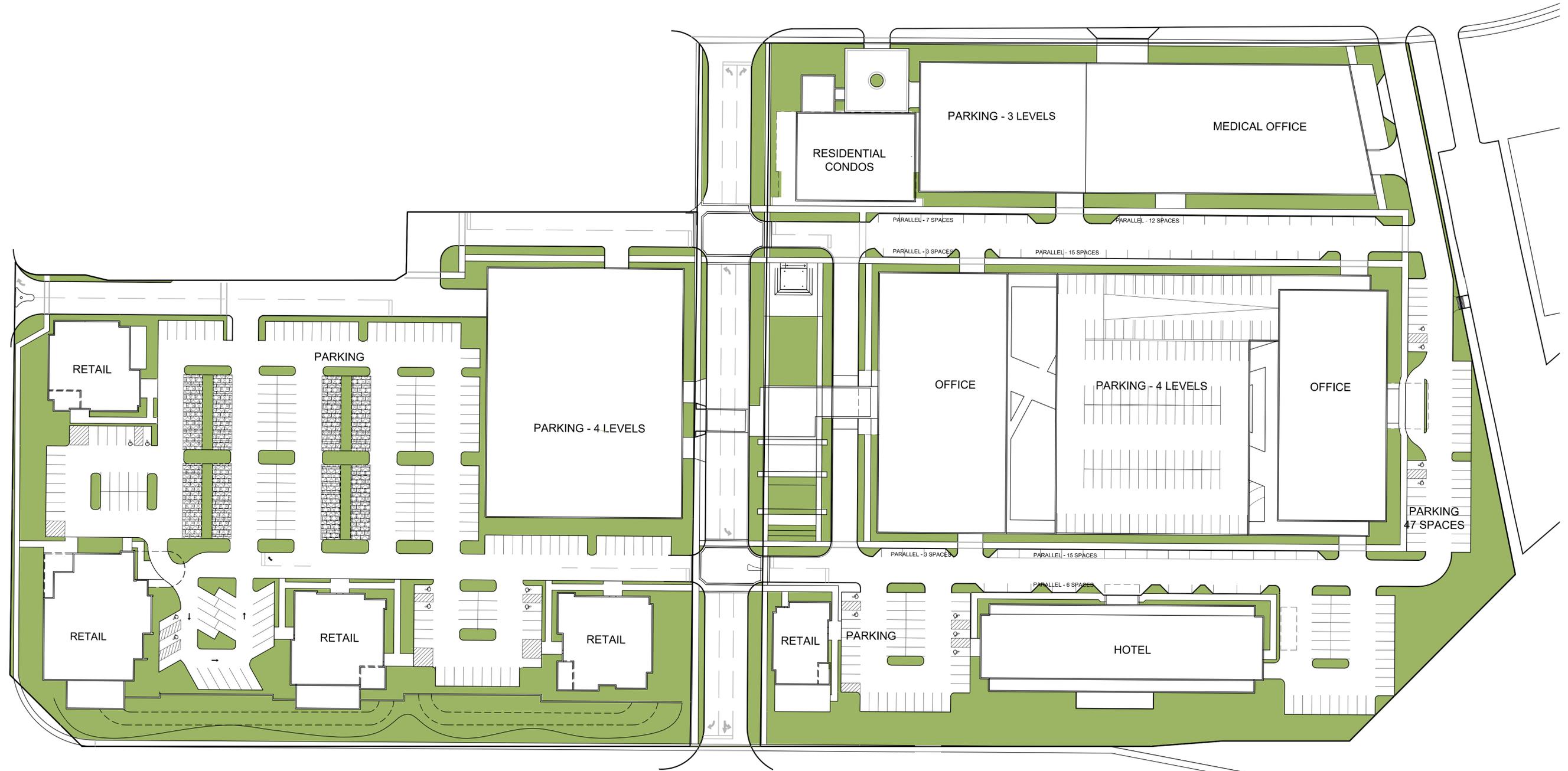
# 21.3



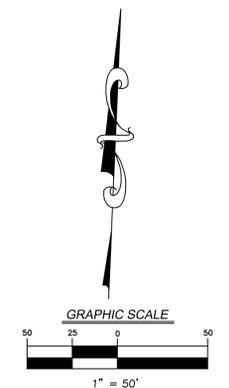
# OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

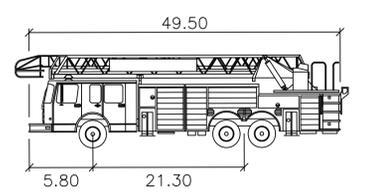
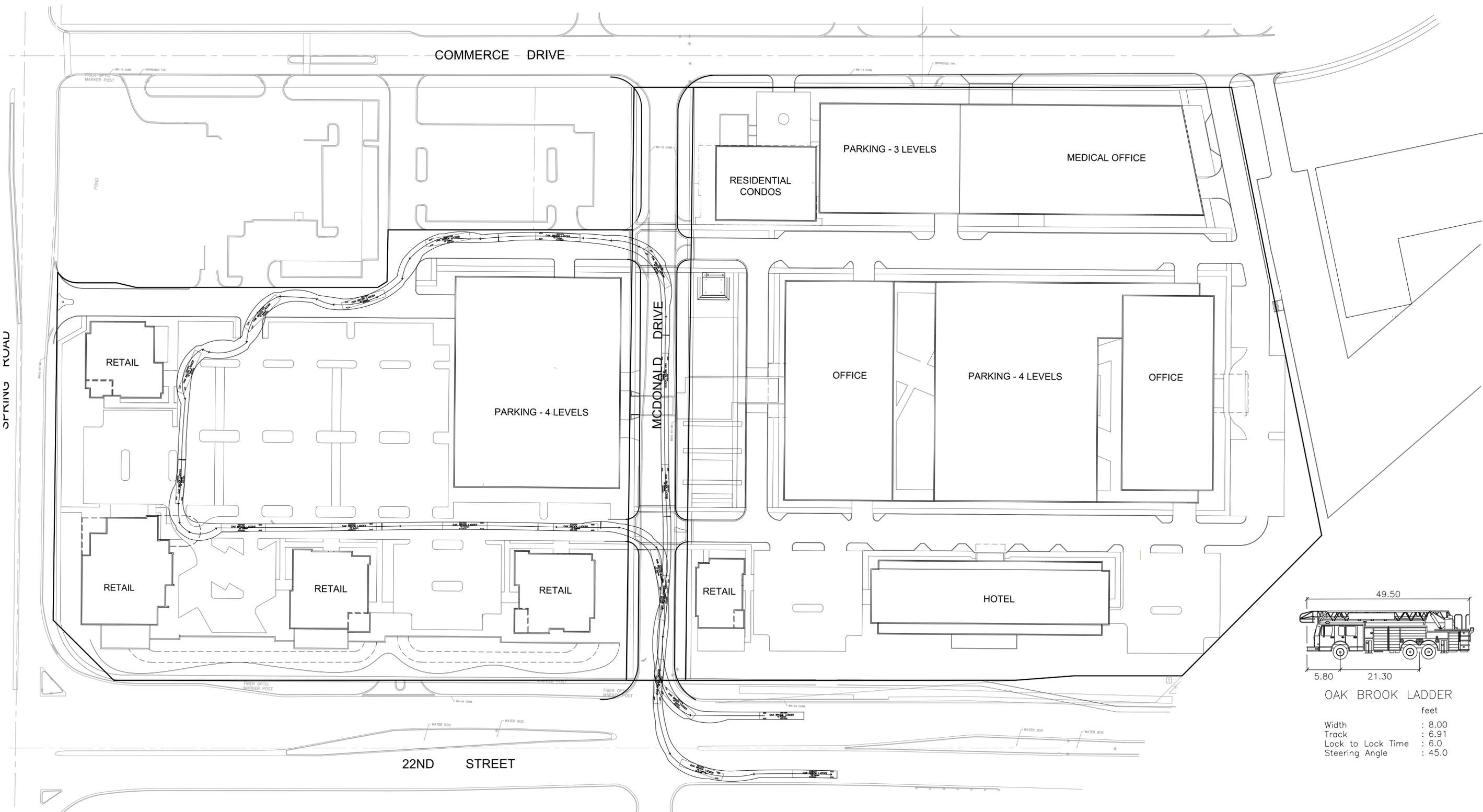
Preliminary Utility Plan

21.4

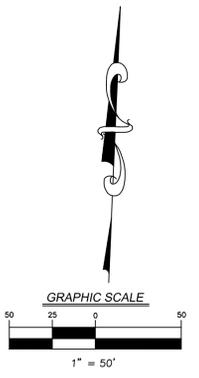


LEGEND	
<b>PERVIOUS AREA</b>	
	GREENSPACE = 3.84 AC (22.0%)
	PERMEABLE PAVERS = 0.23 AC (1.3%)
TOTAL PERVIOUS AREA = 4.07 AC (23.3%)	
<b>IMPERVIOUS AREA</b>	
	PAVEMENT/BUILDING = 13.40 AC (76.7%)
TOTAL IMPERVIOUS AREA = 13.40 AC (76.7%)	
PROJECT SITE CURVE NUMBER = 93	
PROJECT AREA = 17.47 AC	





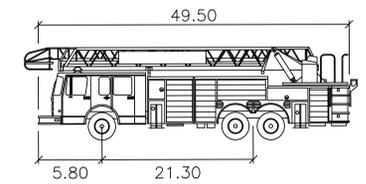
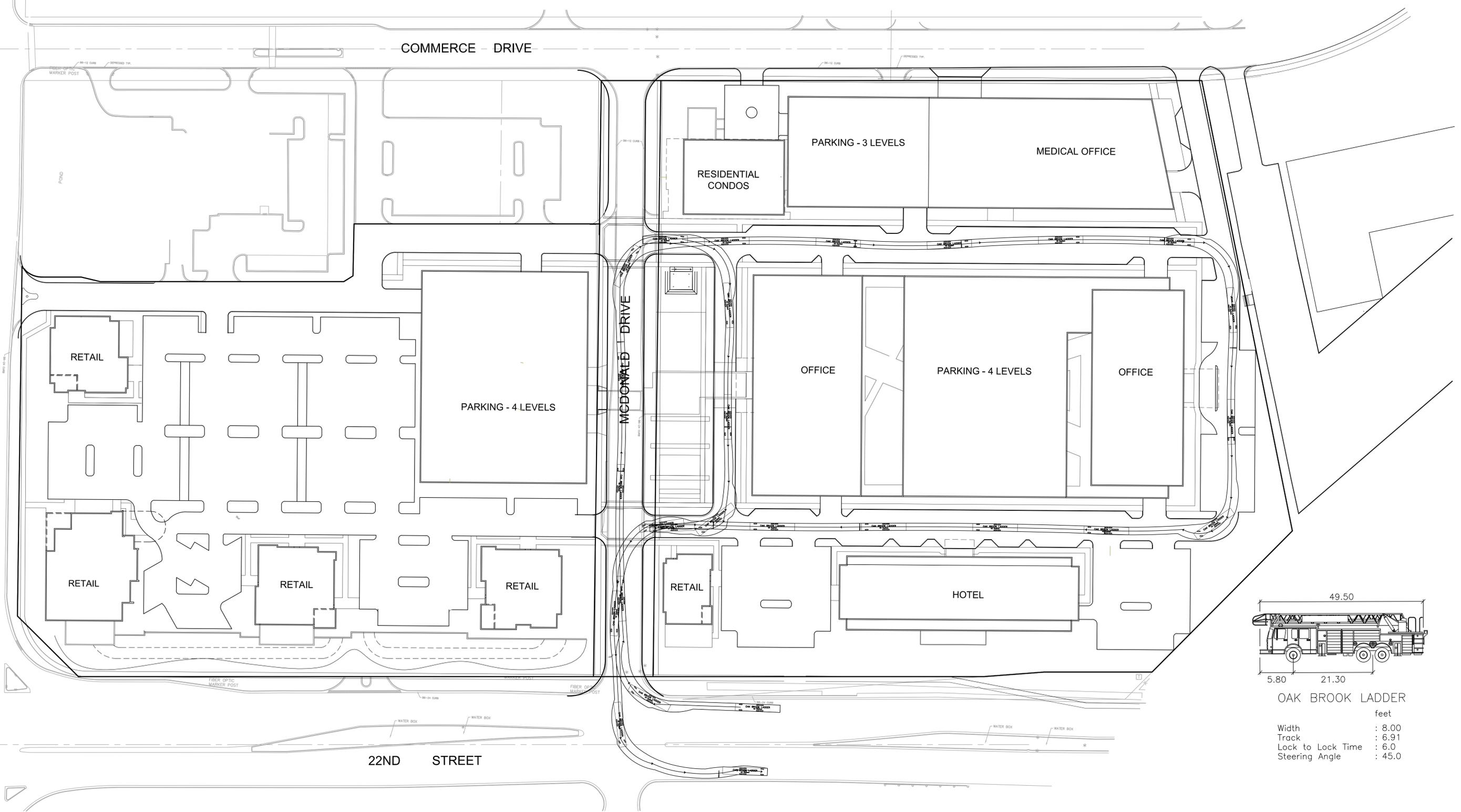
OAK BROOK LADDER  
 feet  
 Width : 8.00  
 Track : 6.91  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.0



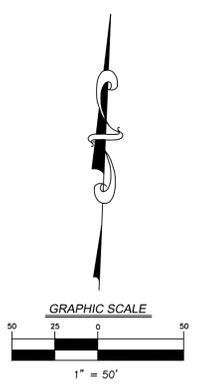
# OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

## Fire Truck Circulation and Maneuverability Exhibit

# 21.7



OAK BROOK LADDER  
feet  
Width : 8.00  
Track : 6.91  
Lock to Lock Time : 6.0  
Steering Angle : 45.0



## APPROVED PROJECT AREA SUMMARY

E RESIDENTIAL #1 - MARKET-RATE APARTMENT BUILDING						
HEIGHT	STORIES	UNITS / FLOOR	TOTAL UNITS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
182'-0"	17	21	250	23,750 SF	330,000 SF	420

(1.68 SPACES/UNIT)

K RESIDENTIAL #2 - CONDOMINIUM BUILDING						
HEIGHT	STORIES	UNITS / FLOOR	TOTAL UNITS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
165'-0"	14	4	52	10,060 SF	145,000 SF	104

(2 SPACES/UNIT)

L RESIDENTIAL #3 - CONDOMINIUM BUILDING						
HEIGHT	STORIES	UNITS / FLOOR	TOTAL UNITS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
165'-0"	14	4	52	10,060 SF	145,000 SF	104

(2 SPACES/UNIT)

H OFFICE BUILDING #1				
HEIGHT	STORIES	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
95'-0"	7	36,923 SF	210,000 SF	800

(3.81 SP/1,000 SF)

J OFFICE BUILDING #2				
HEIGHT	STORIES	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
95'-0"	8	22,000 SF	110,000 SF	400

(3.64 SP/1,000 SF)

1,200 OFFICE BUILDING SPACES INCLUDE 92 ON-GRADE SPACES AROUND THE PARKING STRUCTURE

G HOTEL						
HEIGHT	STORIES	ROOMS / FLOOR	TOTAL ROOMS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
108'-0"	8	37	252	25,000 SF	200,000 SF	252

(1 SPACE/ROOM)

PARKING		
STRUCTURED	ON-GRADE	TOTAL PARKING
1,736	444	2,180

RETAIL				
HEIGHT	HEIGHT	STORIES	AREA (SF)	SURFACE PARKING
RETAIL A	20'-0"	1*	UP TO 10,000 SF	268
RETAIL B	20'-0"	1*	UP TO 11,000 SF	
RETAIL C	20'-0"	1*	UP TO 9,000 SF	
RETAIL D	20'-0"	1	UP TO 8,000 SF	
RETAIL E	20'-0"	1	5,000 SF	
RETAIL F	20'-0"	1	UP TO 7,000 SF	42
<b>TOTAL</b>			<b>50,000 SF</b>	<b>310</b>

\* A MAXIMUM OF 2,500 SF ALLOWED ON A SECOND LEVEL

### Project Summary

Site Area (Including McDonald's Drive):

761,071 SF  
17.47 Acres

Parking:	On-Grade	Up To	444	Spaces
	Structured	Up To	1,736	Spaces
	Total	Up To	2,180	Spaces

Residential Condominiums	Up To	104 Units	290,000 SF
Residential Market-Rate Apartments	Up To	250 Units	330,000 SF
Office			320,000 SF
Hotel			200,000 SF
Retail			50,000 SF

Total Building Area Not To Exceed 1,190,000 SF (1.56 F.A.R.)

# AMENDED PROJECT AREA SUMMARY

E RESIDENTIAL #1 - MARKET-RATE APARTMENT BUILDING						
HEIGHT	STORIES	UNITS / FLOOR	TOTAL UNITS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
182'-0"	17	21	250	23,750 SF	330,000 SF	420

(1.68 SPACES/UNIT)

K RESIDENTIAL #2 - CONDOMINIUM BUILDING						
HEIGHT	STORIES	UNITS / FLOOR	TOTAL UNITS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
220'-0"	19	4	72	10,060 SF	198,000 SF	144

(2 SPACES/UNIT)

L OFFICE BUILDING #3 - MEDICAL (MOB)				
HEIGHT	STORIES	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
92'-6"	7	18,000	78,200 SF	281

(3.59 SP/1,000 GSF)

H OFFICE BUILDING #1				
HEIGHT	STORIES	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
95'-0"	7	36,923 SF	210,000 SF	664

(3.16 SP/1,000 SF)

J OFFICE BUILDING #2				
HEIGHT	STORIES	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
95'-0"	8	22,000 SF	110,000 SF	400

(3.64 SP/1,000 SF)

1,064 OFFICE BUILDING SPACES INCLUDE 92 ON-GRADE SPACES AROUND THE PARKING STRUCTURE

G HOTEL						
HEIGHT	STORIES	ROOMS / FLOOR	TOTAL ROOMS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
108'-0"	8	37	252	25,000 SF	200,000 SF	252

(1 SPACE/ROOM)

## Project Summary

Site Area (Including McDonald's Drive): 761,071 SF  
17.47 Acres

PARKING		
STRUCTURED	ON-GRADE	TOTAL PARKING
1,736	444	2,180

Parking: On-Grade Up To 444 Spaces  
 Structured Up To 1,736 Spaces  
 Total Up To 2,180 Spaces

RETAIL				
HEIGHT	HEIGHT	STORIES	AREA (SF)	SURFACE PARKING
RETAIL A	20'-0"	1*	UP TO 9,000 SF	268
RETAIL B	20'-0"	1*	UP TO 11,500 SF	
RETAIL C	20'-0"	1*	UP TO 9,000 SF	
RETAIL D	20'-0"	1	UP TO 9,000 SF	
RETAIL H	13'-0"	1	5,000 SF	42
RETAIL F	20'-0"	1	UP TO 6,500 SF	
<b>TOTAL</b>			<b>50,000 SF</b>	<b>310</b>

\* A MAXIMUM OF 2,500 SF ALLOWED ON A SECOND LEVEL

Residential Condominiums Up To 72 Units 198,000 SF  
 Residential Market-Rate Apartments Up To 250 Units 330,000 SF  
 Office 398,200 SF  
 Hotel 200,000 SF  
 Retail 50,000 SF  
 TBD 13,800 SF

Total Building Area Not To Exceed 1,190,000 SF (1.56 F.A.R.)



**4**



January 28, 2019  
Revised July 6, 2020

## OAK BROOK COMMONS ENVIRONMENTAL IMPACT ANALYSIS

The Oak Brook Commons project is a mixed use-development that is currently under construction. The 17.47 acre site previously contained the old McDonald's office building, McDonald's restaurant, and large surface parking lots. The subject site is located at the northeast corner of 22<sup>nd</sup> Street and Spring Road. The Oak Brook Commons project was originally approved to contain two condo buildings on Lot K and Lot L, both proposed to have 52 units each. The proposed revision to the PD will result in Lot K increasing to 72 residential units, and Lot L changing to a medical office building. Both sites will continue to have structured parking.

The existing site was largely broken up into 7 separate drainage areas. A portion of the site had a restricted discharge into existing storm sewer in Commerce Drive and 22<sup>nd</sup> Street. The rest of the site drained to existing detention basins on the south side of the site and also to an underground vault located on the Gibsons parcel. The Oak Brook Commons project included the construction of new native detention basins on the south side of the site and maintaining all of the existing drainage patterns. The proposed changes to Lot K and Lot L will result in no change to the stormwater design that has already been approved.

The proposed development is expected to have a positive environmental impact. The existing site contained approximately 13.65 acres of impervious surface. The originally approved plan was slightly decreasing the amount of impervious surface to 13.64 acres. **With the proposed change to Lot L, the amount of impervious surface will be further decreased, for an expected total of 13.40 acres.** The development also included the construction of a native planted detention basin, along with permeable pavers in certain areas. This increase in green space, the native detention basin, and the permeable pavers will all provide a positive environmental impact by increasing stormwater infiltration, water quality, and landscaping on the site. The proposed revisions to the PD will result in no impact to the environmental benefits noted above.

The water quality of the direct runoff from the existing, large surface parking lots is substantially worse (oil, gas, grease, metals) than the water quality of runoff from the new development, which will include more overall greenspace as well as additional rooftop greenspace. In addition, the majority of the new parking will be within parking structures, with the runoff flowing through triple basins/oil-water separators before being discharged into the storm sewer system. This will result in a significant improvement in the water quality of the stormwater runoff. Lot K and Lot L will continue to have structured parking, with the benefits noted above.

Existing drainage patterns, stormwater detention and restricted discharge from the site will be maintained in accordance with the current stormwater management requirements of the Village and DuPage County.

The project is not located in a special flood hazard zone and no regulatory wetlands are located on site. Therefore, the proposed development will have no negative impact to Special Management Areas.

Neither the noise nor lighting for the project is anticipated to have any negative environmental impacts compared to existing conditions. Any noise associated with the mixed-use development will primary be pedestrian and automobile in nature. The existing site has larger surface parking lots with significant parking lot lighting. A majority of the new parking will be contained in parking structures, so the impact of parking lot lighting will be reduced. A Photometric Plan has been submitted to demonstrate that the proposed project will comply with the Village Ordinance for lighting.

Based on the information presented above, the proposed revision to the PD for Lot K and Lot L will have no effect on the environmental aspects of the development.

**5**



June 15, 2020  
Revised July 6, 2020

## **OAK BROOK COMMONS**

### **OFFSITE UTILITY IMPACTS**

The Oak Brook Commons project is a mixed-use development that is currently under construction. The 17.47 acre site previously contained the old McDonald's office building, McDonald's restaurant, and large surface parking lots. The subject site is located at the northeast corner of 22<sup>nd</sup> Street and Spring Road. The Oak Brook Commons project was originally approved for two condo buildings on Lots K and L, both proposed to have 52 units each. Lot K is now being proposed to increase to 72 units and Lot L to change to a medical office building.

The original approved project included the construction of a new watermain down the center of McDonald Drive to increase the size from a 10" to 12". The construction also included utility service stubs provided to each lot for the future buildings. No other offsite utility impacts were required as a result of the mixed-use development.

Flagg Creek Water Reclamation District conducted a flow study for the project. The study found that no offsite utility improvements were required for the sanitary sewer and that their system had capacity.

The water demand and projected sanitary flow calculations were updated with the increased condo units on Lot K and change in use on Lot L. These revised calculations show that there is a slight decrease in the water demand and projected sanitary flows with the revisions to Lot K and L. Residential units typically have a higher water demand and sanitary flow, the decrease in the calculations is largely due to the overall number of condo units decreasing from 104 to 72.

The water demand and projected sanitary flows will be reduced from the originally approved plan with the change to Lot K and Lot L. Therefore, this proposed change will not have a negative impact on offsite utilities and no further improvements are expected.

*6*



June 15, 2020  
Revised July 6, 2020

## OAK BROOK COMMONS STORMWATER UPDATE

### Introduction

The Oak Brook Commons project is a mixed use-development that is currently under construction. The 17.47 acre site previously contained the old McDonald's office building, McDonald's restaurant, and large surface parking lots. The subject site is located at the northeast corner of 22<sup>nd</sup> Street and Spring Road. The Oak Brook Commons project was originally approved to contain two condo buildings on Lot K and Lot L, both proposed to have 52 units each. The proposed revision to the PD will result in Lot K increasing to 72 residential units, and Lot L changing to a medical office building. Both sites will continue to have structured parking.

### Stormwater Management Summary

The existing site contained two existing buildings, a large amount of surface parking, and two detention ponds. There is also an existing underground stormwater vault on the Gibsons parcel that a portion of the site is tributary to. The existing site was largely broken up into 7 separate drainage areas that were described in the previously approved Preliminary Stormwater Report prepared by V3 Companies, last revised February 22, 2019. The existing site also contained a total of 13.65 acres of impervious surface.

The previously approved PD included the construction of two native planted detention basins, permeable pavers, and bioswales. The proposed design also maintained the existing drainage areas to the greatest extent possible. The previously approved PD was slightly decreasing the amount of impervious surface to 13.64 acres. **The proposed revisions to the PD on Lot K and Lot L will further reduce the amount of impervious surface, for an expected total of 13.40 acres.** The proposed revisions will also have no effect on the drainage areas that were maintained in the previously approved PD.

### Conclusion

Based on the information presented above, the proposed revisions to Lot K and Lot L will result in no change to the stormwater design that has already been approved. The proposed PD revisions will be in compliance with the previously approved Preliminary Stormwater Management report dated February 22, 2019.

7



**Projected Water Demand And Wastewater Flow**  
**Oak Brook Commons, Oak Brook**

V3 Project Number: **18203**

Date: Original: 01/28/2019

Revised: 07/06/2020

**Preliminary Overall Development**

SITE	BUILDING USE	BUILDING AREA (SF)	TOTAL # OF UNITS	UNIT TYPE	UNIT %	# UNITS	WATER USAGE RATE	UNITS	AVG. DAILY WATER DEMAND/WASTE WATER FLOW (GPD)	WASTE WATER FLOW (P.E.)	LENGTH OF "DAY" (HR)	AVERAGE DAILY WATER DEMAND (GPM)	FIRE FLOW DEMAND (GPM)	PEAK DEMAND (ADD+FIRE FLOW) (GPM)
A	Restaurant	10,000					1.0	GPD/ SF	10,000	100.0	12	14	1750	1764
B	Restaurant	11,000					1.0	GPD/ SF	11,000	110.0	12	15	2000	2015
C	Retail	9,000					0.1	GPD/ SF	900	9.0	12	1	1750	1751
D	Retail	9,000					0.1	GPD/ SF	900	9.0	12	1	1750	1751
E	Residential (Apt.)	330,000	250	Studio/ Convertible	15%	38	100	GPD/ UNIT	3,800	38.0	24	34	3000	3034
				1B	50%	125	150	GPD/ UNIT	18,750	187.5				
				2B	75%	75	300	GPD/ UNIT	22,500	225.0				
				3B	13%	13	300	GPD/ UNIT	3,900	39.0				
E	Retail	3,000					0.1	GPD/ SF	300	3.0	12			
F	Retail	7,000					0.1	GPD/ SF	700	7.0	12	1	1500	1501
G	Hotel	200,000				252	150	GPD/ ROOM	37,800	378.0	24	26	3000	3026
H	Office	240,000					0.10	GPD/ SF	24,000	240.0	12	33	8000	8033
J	Office	110,000					0.10	GPD/ SF	11,000	110.0	12	15	2750	2765
K	Residential (Condo)	145,000	72	3B	100%	72	300	GPD/ UNIT	21,600	216.0	24	15	1750	1765
L	Office (MOB)	78,200					0.1	GPF/ SF	7,820	78.2	12	11	3000	3011
<b>TOTALS</b>									174,970	1,750				

Notes:

- The following table has been prepared to determine the anticipated water demand/sewer load. The estimated flows are based on building gross area and associated IEPA unit sewage flows.
- Building area and unit counts are based on the Master Site Plan and Project Area Summary dated 06/01/2020.
- Fire flow values taken from table B105.1 of the 2009 International Fire Code.
- Building areas are taken from the three largest successive floors for Type IA and IB construction.
- Retail (A, B, C, D, F) will be Type V
- Multi-Family (E) will be Type IA
- Hotel (G) will be Type IA or IB (Same fire flow requirements)
- Office (H) will be Type IV (Heavy Timber)
- Condos (K) will be Type IA
- Office (L) will be Type IA or IB.

**Calculations for Design Max. Flow - Full Buildout**

Peaking Factor =  $\frac{18 + (PE/1000)^{0.5}}{4 + (PE/1000)^{0.5}}$

Max PE Flow = 1,750

Peaking Factor = 3.63

Design Max. Flow = 635,178 GPD

# AMENDED PROJECT AREA SUMMARY

E RESIDENTIAL #1 - MARKET-RATE APARTMENT BUILDING						
HEIGHT	STORIES	UNITS / FLOOR	TOTAL UNITS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
182'-0"	17	21	250	23,750 SF	330,000 SF	420

(1.68 SPACES/UNIT)

K RESIDENTIAL #2 - CONDOMINIUM BUILDING						
HEIGHT	STORIES	UNITS / FLOOR	TOTAL UNITS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
220'-0"	19	4	72	10,060 SF	198,000 SF	144

(2 SPACES/UNIT)

L OFFICE BUILDING #3 - MEDICAL (MOB)				
HEIGHT	STORIES	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
92'-6"	7	18,000	78,200 SF	281

(3.59 SP/1,000 GSF)

H OFFICE BUILDING #1				
HEIGHT	STORIES	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
95'-0"	7	36,923 SF	210,000 SF	664

(3.16 SP/1,000 SF)

J OFFICE BUILDING #2				
HEIGHT	STORIES	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
95'-0"	8	22,000 SF	110,000 SF	400

(3.64 SP/1,000 SF)

1,064 OFFICE BUILDING SPACES INCLUDE 92 ON-GRADE SPACES AROUND THE PARKING STRUCTURE

G HOTEL						
HEIGHT	STORIES	ROOMS / FLOOR	TOTAL ROOMS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING
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(1 SPACE/ROOM)

## Project Summary

Site Area (Including McDonald's Drive): 761,071 SF  
17.47 Acres

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STRUCTURED	ON-GRADE	TOTAL PARKING
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Parking: On-Grade Up To 444 Spaces  
 Structured Up To 1,736 Spaces  
 Total Up To 2,180 Spaces

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HEIGHT	HEIGHT	STORIES	AREA (SF)	SURFACE PARKING
RETAIL A	20'-0"	1*	UP TO 9,000 SF	268
RETAIL B	20'-0"	1*	UP TO 11,500 SF	
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RETAIL D	20'-0"	1	UP TO 9,000 SF	
RETAIL H	13'-0"	1	5,000 SF	42
RETAIL F	20'-0"	1	UP TO 6,500 SF	
<b>TOTAL</b>			<b>50,000 SF</b>	<b>310</b>

\* A MAXIMUM OF 2,500 SF ALLOWED ON A SECOND LEVEL

Residential Condominiums Up To 72 Units 198,000 SF  
 Residential Market-Rate Apartments Up To 250 Units 330,000 SF  
 Office 398,200 SF  
 Hotel 200,000 SF  
 Retail 50,000 SF  
 TBD 13,800 SF

Total Building Area Not To Exceed 1,190,000 SF (1.56 F.A.R.)

8

## MEMO

To: Jay Heald, MedProperties Group  
From: Ranadip Bose, SB Friedman Development Advisors  
312-384-2407, rbose@sbfriedman.com  
Date: June 30, 2020  
  
**RE: Oak Brook Commons Fiscal Impact Analysis**

### Introduction and Context

SB Friedman Development Advisors (“SB Friedman”) was engaged by MedProperties to conduct a fiscal impact analysis for the development of a 78,200-square-foot medical office facility (the “Project”) on the 17.47-acre former McDonalds Plaza property (“Plaza”) in Oak Brook, Illinois. This Project is part of a larger mixed-use redevelopment and Planned Unit Development (the “PUD”) called Oak Brook Commons, located on the northeast corner of 22<sup>nd</sup> Street and Spring Road. The Project represents a change to the current PUD designation for building “L” as a 52-unit condominium building.

This memo summarizes our preliminary analysis of the annual fiscal impact of the Project on the Village of Oak Brook (the “Village”). We describe key assumptions and projected operating revenues and expenses for the Village that would be generated by the Project. Our fiscal impact estimates reflect stabilized annual operational revenues and expenses for the Project at full build-out. We also outline one-time revenues associated with building permits. New revenues are primarily driven by purchases made within Oak Brook by employees and visitors, while costs are minimal due to the built-out nature of the site and community.

### Analysis Approach

SB Friedman updated the stabilized operational fiscal impact model from the 2019 analysis of the fiscal impact of the entire PUD. Staff reviewed 2020 municipal service standards, budgets, and fine and fee schedules. This model was used to estimate the Project’s net operational fiscal impact, and accounts for the expenses and revenues associated with municipal operations.

Operating revenue projections in the model account for the key ongoing municipal revenue sources that would be derived from employees and visitors of the Project. These include sales taxes, utility taxes and fines/user charges.

To estimate the municipal operating expenses, SB Friedman relied on the interviews from the 2019 analysis as well as a review of the 2019 Budget and the most recent five-year financial plan for the Village. In late 2018 and early 2019, SB Friedman conducted interviews with the following Village staff and department chiefs regarding current and future levels of service anticipated due to the larger Oak Brook Commons project, including:

- Tony Budzikowski, Director of Development Services, Village of Oak Brook
- Chief Barry Liss, Fire Chief, Village of Oak Brook

- Chief James Kruger, Police Chief, Village of Oak Brook
- Deputy Chief Jason Cates, Deputy Police Chief, Village of Oak Brook

These interviews indicated that the Village departments had adequate capacity to serve the proposed development. The most recent Village five-year financial plan also echoes findings from these earlier interviews, indicating excess capacity in fire, police and EMS services.

## Overall Project Impact

The Project would generate revenues for the Village from new employees and visitors. The Project will also attract a substantial number of visitors – approximately 860 a day or 258,000 a year - who could patronize the Village’s existing retail development. While a large proportion of the visitors will be Oak Brook residents and daytime employees, MedProperties anticipates drawing clients from a number of surrounding communities like Lombard, Villa Park and Elmhurst.

Because the Project will be constructed on the site of a former major corporate office center, there will be limited need for additional infrastructure and Village services. According to JLL, McDonalds Plaza had a headcount of 1,400 people when the Plaza was fully occupied, while additional daily visitors to the Plaza are unknown. Incorporating the Project into the PUD leads to a similar estimated total of approximately 2,200 new residents, employees and hotel visitors to the PUD overall based on data from MedProperties and Hines, previous projects and industry benchmarks. Our analysis is presented in **Figure 1** below.

**Figure 1. Estimated Daytime Population for the Project and PUD**

	Office – Medical	Rest of PUD
Square feet	78,200	399,000
Hotel rooms / occupancy%		262 / 65%
Residential bedrooms /occupancy%		502 / 95%
Total Project-Generated Population		550 residents
Total Estimated Project-Generated Employment [1]	100	1,300 employees
TOTAL RESIDENTS, VISITORS AND EMPLOYEES	100	2,100

[1] MedProperties, SB Friedman

The proposed Project will lead to a small increase in the daytime population on its site, but minimal change in the overall population on the PUD. The difference between the projected daytime population from the Project and the daytime population from the PUD when occupied by McDonalds Plaza is insignificant. Furthermore, 2019 interviews with the Village indicated that Village staffing levels, include those of the Police and Fire Departments, have not decreased since McDonalds moved away from Oak Brook. Therefore, existing Village capacity should be enough to serve the Project population.

Additionally, no significant new infrastructure will be required as part of the Project. The Project and larger PUD have both existing utility connections and access to a well-travelled existing street network. As a result, there will be no capital additions to the Village that result from the Project.

The proposed Project is a medical office facility which may generate EMS calls. 2019 interviews with the Village indicated that the Village sets EMS and fire service fees at a sufficient level to cover any public costs. These fees remain the same in 2020, and it is assumed that costs for EMS calls will be passed on to the medical facilities and/or patients. Medical office also generates daily visitors pulled both from Village residents and daytime employees as well as surrounding communities. MedProperties has estimated 800 to 900 visitors per day to the facility, who have the potential to increase sales tax revenues within the Village overall through purchase of meals and/or taxable retail goods.

The Project is estimated to generate approximately \$43,000 in annual ongoing revenues to the Village. There are not any material annual additional expenses to the Village that are anticipated to be generated by the Project. Therefore, as shown in **Figure 2** below, the Project is estimated to be a fiscal net positive for the Village, with an annual net fiscal impact of \$43,000 from employees and visitor sales taxes, utility taxes and other fees. In addition, the Project will generate, in aggregate, one-time building permit fees of approximately \$414,000. The property represents a significant investment in the Village, with \$20.7 million in hard costs alone, as well as tenant improvements that could exceed \$14 million. This project is funded and ready to move forward, with construction anticipated to begin in 2021 and operations expected to start in spring/summer 2022. This will result in the one-time permit fee generation to be realized by 2021 and the annual positive net fiscal impacts to be realized starting in 2022.

**Figure 2. Estimated Net Fiscal Impact**

Medical Office	
ANNUAL REVENUES	\$43,000
ANNUAL EXPENSES	\$0
<b>NET ANNUAL FISCAL IMPACT (2022 and later)</b>	<b>\$43,000</b>
ONE-TIME PERMIT FEES	\$414,000
<b>ONE-TIME FISCAL IMPACT (in 2021)</b>	<b>\$414,000</b>

Note: See Appendix B1 for further detail on permit revenues.

The following sections outline the detailed calculations of ongoing project revenues and our rationale for no material increase in ongoing expenses.

## Project Revenues

This net fiscal impact model estimates only those revenues that are likely to occur on an ongoing, annual basis. Such revenues include all taxes, Village fines, fees and licenses attributable to the Project. The analysis does not consider revenues that are a part of enterprise funds (e.g., the Village Sports Core Fund), as those types of funds are self-supported by revenues that occur outside of the Village’s conventional funding streams. Our full revenue analysis is shown in **Figure 5** on page 6 of this memo. Certain items of the revenue analysis are described in further detail below.

In total, we estimate approximately \$43,000 in revenues annually to the Village generated by the Project.

### SALES TAX REVENUES

Municipal sales tax revenues (1.0% distributive share of state sales tax collections and a 0.5% non-home-rule sales tax) generated by the Project derive from two main sources: employees and visitors to the medical offices.

To estimate sales tax generated by Project employees, we developed spending profiles based on office worker spending pattern data from the International Council of Shopping Centers. MedProperties estimates that a significant portion of their Project visitors will be drawn from Oak Brook as well as daytime workers in nearby communities like Lombard, Villa Park and Elmhurst. Thus, we estimated the spending profile of project visitors to be similar to that of a typical office worker. We also assumed that only half of the Project visitors are residents or visitors not already working or living in Oak Brook. For both visitors and employees, we estimated the percentage of expenditures in each major spending category (e.g., clothing) that are likely to occur within the Village, based on the level of sales that occur within the Village and within a 10-minute drive time of the PUD, per ESRI Business Analyst. This reflects the supply of sales tax-generating establishments available within the Village corporate limits compared to the supply of such establishments within a 10-minute drive time of the PUD and approximates the likely retail choices available to the Project population.

To ensure there is no double counting of sales tax generation by employees and visitors of the Project and those generated by the sales-tax generating uses of the larger PUD, we deducted estimated spending generated by the Project employees and visitors that would occur within the PUD from our per-person spending figures. A higher deduction for within-PUD purchases was applied to visitors, who are more likely to purchase food or run secondary errands as a single trip within the overall development. This analysis, as shown in **Figure 3A** below, yields the projected spending per person within the Village (but outside of the PUD) from the Project employees and visitors.

We then multiplied the projected spending per person figures by the number of projected employees or visitors to estimate the total sales tax-eligible spending. By applying the local municipal share (1.0%) of sales tax and the home rule sales tax rate (0.5%) we estimated the total annual local sales tax generation of \$25,000 from employees or visitors from the Project. The results of this analysis are presented in **Figure 3B** below.

**Figure 3A. Sales Tax-Eligible Spending Per Person in Oak Brook.**

Sales Tax-Eligible Category	Annual Spending per Employee [1]	Annual Spending per Visitor [1]	% Spent in Oak Brook [2]
Motor Vehicle & Parts Dealers	\$0	\$0	1%
Furniture & Home Furnishings Stores	\$0	\$0	69%
Electronics & Appliance Stores	\$1,100	\$2	20%
Bldg Materials, Garden Equip. & Supply Stores	\$0	\$0	66%
Food & Beverage Stores	\$1,600	\$3	10%
Health & Personal Care Stores	\$700	\$1	35%
Gasoline Stations	\$0	\$0	0%
Clothing & Clothing Accessories Stores	\$1,400	\$3	90%
Sporting Goods, Hobby, Book & Music Stores	\$400	\$1	31%
General Merchandise Stores	\$3,000	\$6	58%
Miscellaneous Store Retailers	\$1,200	\$3	34%
Food Services & Drinking Places	\$2,400	\$5	45%
Spending Per Person in Oak Brook	\$5,000	\$10	
Less Retail Sales Per Person Within the Project [3]	\$300	\$5	
<b>NET SALES TAX-ELIGIBLE SPENDING PER PERSON IN OAK BROOK</b>	<b>\$4,700</b>	<b>\$5</b>	

**Figure 3B. Sales Tax Revenues Generated by Project Visitors and Employees**

	Employees	Visitors	TOTAL
Sales Tax-Eligible Sales in Oak Brook per person	\$4,700	\$5	
Number of Employees or Visitors	100	258,000	
Total Sales Tax-Eligible Sales in Oak Brook from Project Population	\$500,000	\$1,200,000	
Local Distributive Sales Tax Share (1%)	\$5,000	\$12,000	<b>\$17,000</b>
Non-Home Rule Sales Tax (0.5%) [4]	\$2,000	\$6,000	<b>\$8,000</b>
<b>TOTAL SALES TAX REVENUES FROM PROJECT VISITORS AND EMPLOYEES</b>	<b>\$7,000</b>	<b>\$18,000</b>	<b>\$25,000</b>

[1] Source: International Council of Shopping Centers

[2] The percentage spent in Oak Brook was estimated as the ratio of one and half times the sales within the Village of Oak Brook (from Esri Business Analyst data) to the sales within the 10-minute drive time of the PUD. The one and a half times factor approximates the likelihood that people tend to purchase goods closer to their place of work or residence than further out within a 10-minute drive time. See Appendix B2 for further analysis.

[3] To ensure there is no double counting of sales we assume that 10% of all food and beverage spending and 2% of general merchandise purchases by Project employees are going to occur within the PUD, while 50% of both of these purchase types made by visitors will stay within the PUD.

[4] Qualifying food and drugs were excluded from the calculation of the Village Non-Home Rule Sales Tax revenue estimates. We estimated, based on spending data from the Bureau of Labor Statistics, that qualifying food and drug purchases account for 5% of office employee spending.

## OTHER REVENUES

The other revenues considered in our analysis are as follows:

- Utility/telecommunications tax;
- State rebates (motor fuel tax, income tax and use tax);
- Village licenses and fees; and
- Charges for Fire/EMS services

To estimate the utility and telecommunications tax revenues, we used data from the 2019 Village budget to calculate a per-resident and employee share of the tax. We then applied that number to the projected number of employees for each use to derive our estimate.

To estimate licenses and fee revenues, we used data from the 2019 Village budget to calculate, depending on the item, either a per-resident share of the item or a per-resident and employee share. From there, we allocated applicable non-residential budget revenue items on a per-employee basis to the estimated Project employees.

We estimated revenues from service charges for fire and EMS calls based on the 2020 Village rate of \$1,800 per non-resident call and the projected number of calls generated by a typical office project. Methodology for estimating the number of police and fire calls is discussed in the following section.

Finally, revenues derived solely from residents, such as state disbursement of income and motor fuel taxes, were not estimated as the Project contains no residences. Results of this analysis are depicted in **Figure 5** below.

**Figure 5. Projected Annual Village Revenues Generated by the Project**

	Medical Office
Property Tax [1]	N/A
Sales Tax Generated by Project Visitors and Employees	
Local Distributive (1.0%) [2]	\$17,000
Non-Home Rule (0.5%) [2]	\$8,000
Sales Tax Generated by Project Uses	
Local Distributive (1.0%) [2]	
Non-Home Rule (0.5%) [2]	
Hotel/Motel Tax (3%) [3]	
Utility/Telecom Tax [3]	\$12,000
State Motor Fuel Tax Rebate [4]	\$0
State Income Tax Rebate [4]	\$0
State Use Tax Rebate [4]	\$0
Licenses and Fees [5]	\$1,000
Charges for Fire/EMS Service [6]	\$5,000
<b>TOTAL REVENUES</b>	<b>\$43,000</b>

[1] Source: Village of Oak Brook

[2] Sources: Village of Oak Brook, Illinois Department of Revenue

[3] Source: Village of Oak Brook Municipal Code

[4] Source: Illinois Municipal League

[5] Source: Village of Oak Brook 2019 Adopted Budget

[6] Source: Oak Brook Fire Department

\*Totals may not sum due to rounding

## Project Expenses

Our 2019 interviews with Village staff during evaluation of the original PUD indicate that the Project is unlikely to cause any material additional Village expenses or staffing increases for general government purposes. This is typical of infill redevelopment projects, where many communities have the service and administrative capacity to fully serve these projects. For example, no new public streets are being added as a result of the Project and therefore public works crews would have no new costs related to snow removal, street maintenance and/or street resurfacing over time. MedProperties has studied the need for new water service related to the project, and has found no need due to the recent increase in size of the water main from 10 inches to 12 inches as part of the larger redevelopment. Flagg Creek Water Reclamation District also found that no off-site utility improvements were required for the sanitary sewer and that their system had capacity. In sum, no new capital investments are anticipated.

Because of the increase in intensity of development, there is a chance that police and fire service call volumes may increase, but our research and interviews with the police and fire chiefs suggest that the projected increases in call volumes would not result in staffing increases. Therefore, the Project is not anticipated to generate any material additional Village expenses.

The results of our police and fire service call projections and analysis are as follows (further detail on police and fire call data is presented in **Appendix B3-B4**).

**FIRE/EMS**

This analysis relies on data collected from the Village Fire Department in the 2019 study. Updating these numbers would require additional conversations with Village staff. To estimate the number of fire and EMS service calls that could be generated by the Project, SB Friedman used call data from comparable office properties within the Village, as medical office comparables were not available. We used this data to estimate the number of calls generated per commercial square foot to estimate the number of annual calls that could be generated by the Project. The results of our analysis are presented in **Figure 6** below.

**Figure 6. Estimated Annual Fire/EMS Service Calls Generated by the Project.**

Medical Office	
Number of Square Feet	78,200
Projected Fire/EMS Calls per 1,000 SF [1]	0.03
<b>ANNUAL PROJECT FIRE/EMS CALLS</b>	<b>3</b>

See **Appendix B3** for service call data of comparable projects.  
Sources: SB Friedman, Village of Oak Brook Fire Department

We estimated that the pure office and back office functions of the Project could generate approximately three (3) fire and EMS calls annually. Our 2019 interviews with the Village Fire Department indicated that the department could likely handle an additional 1,000 service calls annually without the need for additional staffing or equipment. Therefore, no material additional expenses are expected for the Fire Department as a result of the Project.

**POLICE**

We used a similar methodology to estimate the number of police service calls that could be generated by the Project. The Village Police Department provided service call data for McDonalds Plaza dating back to 2013; the 2013-2015 data was used to estimate service calls for the Project. As with the fire and EMS call analysis, we used the data to estimate the number of police service calls generated per commercial square foot to estimate the number of annual calls that could be generated by the Project. The results of our analysis are presented in **Figure 7** below.

**Figure 7. Estimated Annual Police Service Calls Generated by the Project.**

Medical Office	
Number of Units/Hotel Keys/Square Feet	78,200
Projected Police Calls per Unit/Key/1,000 SF [1]	0.48
<b>ANNUAL PROJECT POLICE CALLS</b>	<b>38</b>

See **Appendix B4** for service call data of comparable projects.  
Sources: SB Friedman, Village of Oak Brook Police Department

We estimated that, given the proposed program, the Project could generate approximately 38 police service calls annually. Data provided for McDonalds Plaza shows that the highest number of annual calls servicing the property over the last five years was 188. Together, the Project *and* the larger PUD would generate approximately 350 additional calls annually over the level of service provided when the property was fully occupied by McDonalds. Our 2019 interviews with the Village Police Department indicated that, at the estimated number of annual service calls generated by the Project, the Police Department has sufficient capacity and would not be required to add additional personnel or equipment. Therefore, no material additional expenses are expected for the Police Department as a result of the Project.

## Net Fiscal Impact

The Project is estimated to only generate revenues for the Village without generating any material increase in Village expenses. Therefore, the net fiscal impact of the Project is estimated to be positive, generating approximately \$43,000 in ongoing revenues for the Village annually.

In addition to being a net fiscal positive for the Village, the Project is intended to provide essential community services and, as part of the larger PUD, to help reactivate the currently vacant McDonalds Plaza into a vibrant, mixed-use concept that represents a transition for Oak Brook into the new wave of suburban centers. The Project, as proposed, will diversify Oak Brook's tax base and help maintain its place as a competitive regional office center.

Further detail on our analysis is presented in **Appendix B**.

## Appendix A

### LIMITATIONS OF OUR ENGAGEMENT

Our report is based on estimates, assumptions and other information developed from research of local government fiscal policies, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the report. While sources used are ones which we deem reliable, no guarantee can be made as to their accuracy. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from those described in our report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the report to reflect events or conditions that occur subsequent to the date of the report. These may include changes in local fiscal policy or other factors.

Our report is intended for your information and for submission to local governmental entities reviewing the project and should not be relied upon for any other purposes. Otherwise, neither the report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document without our prior written consent.

DRAFT

## Appendix B1: Building Permit Fee Estimates

	Estimated Hard Cost *	Fee (%)	Permit Fees (\$)
Building L - Medical office	\$20,700,000	2.00%	\$414,000
<b>Total</b>	<b>\$20,700,000</b>	<b>2.00%</b>	<b>\$414,000</b>

Source: MedProperties. Exclusive of interior TI construction. Should interior TI construction costs also generate permit fees for the Village, estimates would increase accordingly.

DRAFT

## Appendix B2. Oak Brook Spending Analysis.

Spending Category	Sales in Oak Brook	Sales within a 10-minute Drive Time of the Project Site	% Spent in Oak Brook vs. 10-minute Drive Time	Percentage Spent in Oak Brook After Local Preference Multiplier Applied [1]
Motor Vehicle & Parts Dealers	\$5,379,112	\$761,048,864	0.7%	1.1%
Furniture & Home Furnishings Stores	\$102,369,205	\$223,486,110	45.8%	68.7%
Electronics & Appliance Stores	\$28,189,334	\$213,307,309	13.2%	19.8%
Bldg Materials, Garden Equip. & Supply Stores	\$74,752,066	\$171,046,665	43.7%	65.6%
Food & Beverage Stores	\$23,701,426	\$371,161,321	6.4%	9.6%
Health & Personal Care Stores	\$29,457,696	\$127,273,123	23.1%	34.7%
Gasoline Stations	\$0	\$143,125,845	0.0%	0.0%
Clothing & Clothing Accessories Stores	\$256,621,987	\$428,176,403	59.9%	89.9%
Sporting Goods, Hobby, Book & Music Stores	\$22,414,503	\$108,692,205	20.6%	30.9%
General Merchandise Stores	\$306,651,537	\$788,113,893	38.9%	58.4%
Miscellaneous Store Retailers	\$32,628,001	\$145,045,596	22.5%	33.7%
Food Services & Drinking Places	\$128,796,201	\$426,412,130	30.2%	45.3%

Source: Esri Business Analyst, SB Friedman

[1] A local preference multiplier of 1.5 is assumed.

### Appendix B3. Fire Call Data

Name of Building/Establishment	Municipality	Use Type	Number of SF	Number of Fire/EMS Calls			Average Annual Calls	Average Calls per 1,000 SF
				2016	2017	2018		
Office Building	Oak Brook	Office	233,166	16	8	7	10	0.04
Regency Towers	Oak Brook	Office	441,720	11	13	6	10	0.02

Use Type	Average Annual Calls per Unit/Key/1,000 SF
Office	0.03
Hotel	0.06
Retail	0.58
Apartments	0.16
Condos	0.29

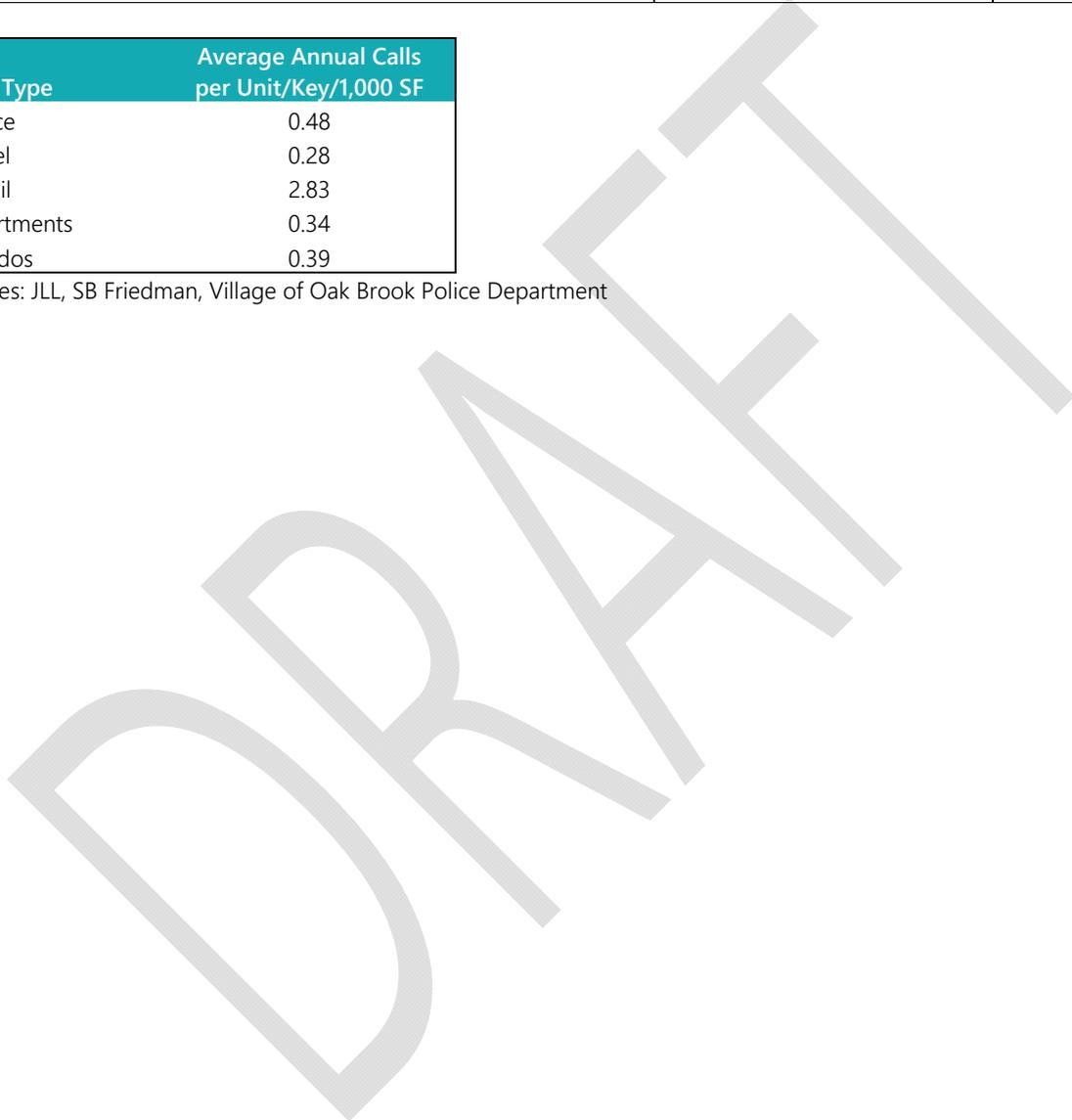
Sources: CoStar, SB Friedman, Village of Oak Brook Fire Department

## Appendix B4. Police Call Data

Name of Building/ Establishment	Municipality	Use Type	Number of SF	Number of Police Calls			Average Annual Calls	Average Calls per 1,000 SF
				2013	2014	2015		
McDonalds Plaza	Oak Brook	Office	330,000	188	156	135	160	0.48

Use Type	Average Annual Calls per Unit/Key/1,000 SF
Office	0.48
Hotel	0.28
Retail	2.83
Apartments	0.34
Condos	0.39

Sources: JLL, SB Friedman, Village of Oak Brook Police Department



9

## Memorandum

To: Daniel Ahlering  
MedProperties Group

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

Antonio Maravillas, E.I.T.  
Transportation Engineer

Date: July 1, 2020

Subject: **Proposed Oak Brook Commons**  
**Oak Brook, Illinois**

---

Gewalt Hamilton Associates, Inc. (GHA) has provided an update to the Traffic Impact Study (TIS) dated February 25, 2019 for the proposed Oak Brook Commons development in Oak Brook, Illinois. As proposed, the former McDonald's Corporation would be redeveloped into a variety of residential, retail, and office uses between 22<sup>nd</sup> Street and Commerce Drive, east of Spring Road.

### Traffic Evaluation

This update reflects a change in the land usage for the site to include a medical office building. The updated site plan dated June 16, 2020 is included as **Exhibit 1**. The previous site plan as approved by the Village, dated May 14, 2019, is included as **Appendix A**. Pertinent comments regarding the change in site plan include:

- On Pad L at the northeast corner of the site, the previous condo building would be converted into a Medical Office Building (MOB). Additional condos would be shifted onto the adjacent Pad K.
- The proposed changes would include an addition of a 78,200 S.F. medical office building and an overall reduction of 32 condominium units.
- Primary access to Pad L would be shifted from Commerce Drive to the north-south internal drive. There would still be access on Commerce Drive to the Immediate Care Center for drop-off and pick-up of patients.
- The overall parking supply will remain the same.

### Traffic Generation Calculations

**Exhibit 2** tabulates the traffic generation calculations for the updated development plan. Traffic generations are typically 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*. The ITE pertinent trip generation pages are provided in **Appendix B**.

Discussion. The mix of uses in Oak Brook Commons will promote a significant opportunity for multipurpose trips. That means residents, employees, patrons, and visitors will be able to park their vehicle once and not have to drive again throughout the day. A conservative trip interaction discount factor of 20% was used for the previously completed TIS to test the maximum potential impacts. In reality, the internal trip capture rate could be much higher, perhaps 35% or more. Since this is a comparison of the probable number of trips to be generated, a 35% discount factor was used to provide a more realistic comparison.

Discussion. Per client anticipated programming for a typical weekday, there will be 860 patients/visitors per day with a maximum of 100 total employees. Thus, the anticipated daily trips would be a maximum of 1,920 total trips.

Also shown on **Exhibit 2** is a comparison of trips generated in the updated development plan versus the previous development plan approved by the Village, as well as a comparison to the previous McDonald's campus.

Key Finding. The change in the land use characteristics to include medical office space will result in a slight increase in overall Oak Brook Commons site traffic. There will be an additional 111 trips (90 entering and 21 exiting) during the weekday morning peak hour and an additional 166 trips (44 entering and 122 exiting) during the weekday evening peak hour. Both peak hours will generate less than 3 additional trips per minute. *Thus, it can be concluded that the limited additional MOB trips can be accommodated without requiring any additional roadway improvements than originally recommended for Oak Brook Commons.*

Key Finding. In comparison to the previous McDonald's campus use, there would be a reduction of 47 overall trips during the weekday morning peak hour and an additional 146 overall trips during the weekday evening peak hour.

#### Commerce Drive Access via Private Circulation Drive East of Pad L

The medical office building will have access to Commerce Drive via the private circulation drive on the east side of Pad L. As shown in *Exhibit 2*, the MOB will generate a small amount of additional traffic during the peak hours than the originally approved redevelopment concept. Reviewing the original GHA TIS indicates that the access intersection with Commerce Drive would operate at the very efficient Level of Service (LOS) B during both the weekday morning and evening peak hours.

Key Finding. Based on the above, we conclude that the proposed full access intersection of the site providing north-south access with Commerce Drive can readily accommodate the estimated additional trips. No intersection traffic control restrictions / prohibitions should be needed on any of the approaches.

### **Technical Addendum**

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

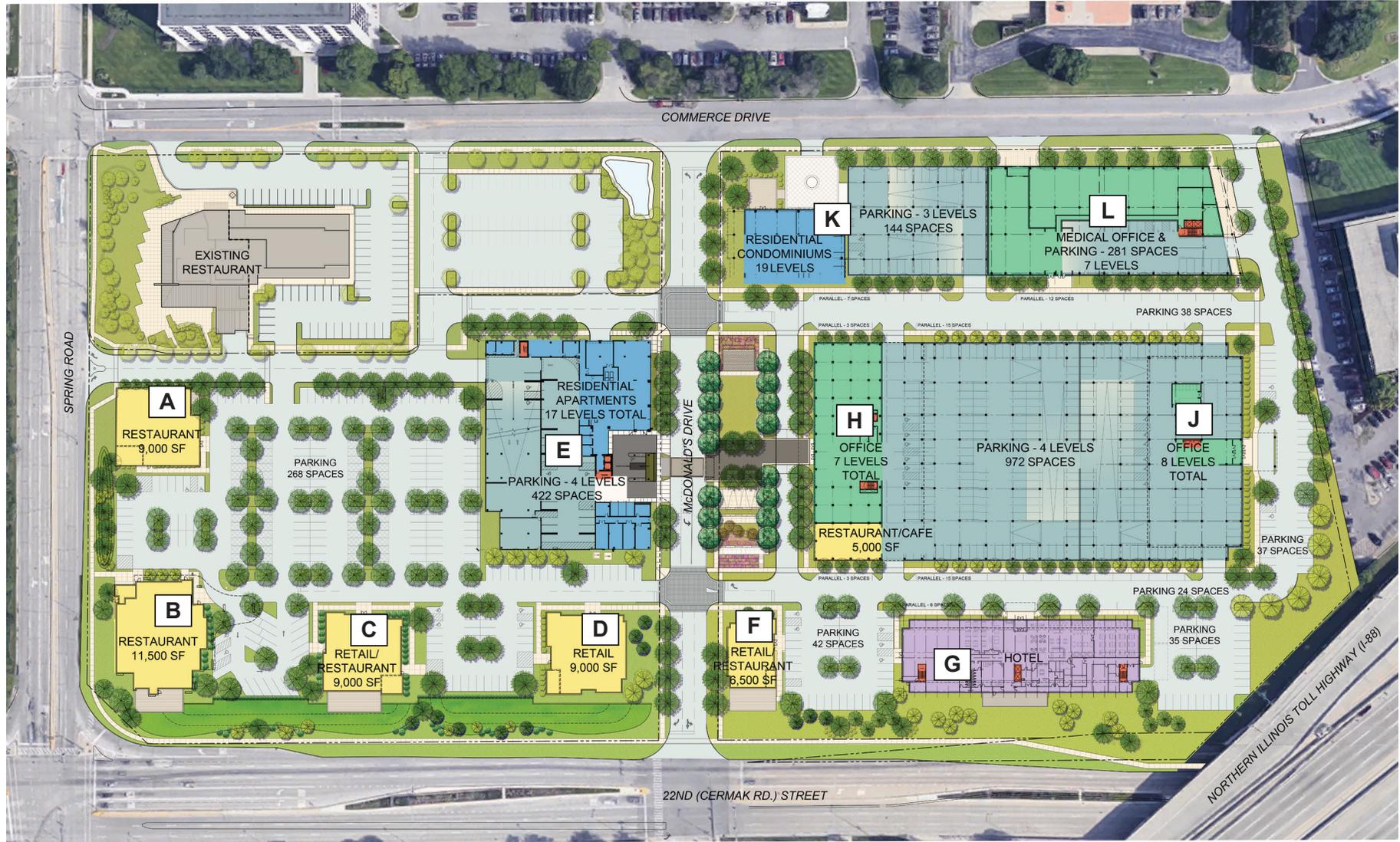
#### Exhibits

1. Updated Site Plan
2. Traffic Generation Comparisons

#### Appendices

- A. Previous Site Plan
- B. ITE Trip Generation Excerpts

# Exhibit 1



**Exhibit 2**  
**Traffic Generation Comparisons**  
*Oak Brook Commons*

**Part A. Updated Development Submission (April 28, 2020)**

		Weekday Peak Hours							
Size	ITE Code	Morning			Evening			Daily	
		In	Out	Sum	In	Out	Sum	Sum	
Apartments & Condos	322 Dwellings	#222	25	78	103	72	46	118	1,480
Hotel	252 Rooms	#310	71	50	121	83	80	163	2,418
General Office	320,000 SF	#710	281	46	327	55	289	344	3,280
Medical Office	78,200 SF	#720	140	39	179	75	192	267	1,920
Retail	50,000 SF	#820	110	67	177	156	169	325	3,752
<b>Subtotals =</b>			<b>627</b>	<b>280</b>	<b>907</b>	<b>441</b>	<b>776</b>	<b>1,217</b>	<b>12,850</b>
Less Interaction @ 35% =			<b>-219</b>	<b>-98</b>	<b>-317</b>	<b>-154</b>	<b>-272</b>	<b>-426</b>	<b>-4,498</b>
<b>Totals =</b>			<b>408</b>	<b>182</b>	<b>590</b>	<b>287</b>	<b>504</b>	<b>791</b>	<b>8,352</b>

**Part B. Previous Development Submission (May 14, 2019)**

		Weekday Peak Hours							
Size	ITE Code	Morning			Evening			Daily	
		In	Out	Sum	In	Out	Sum	Sum	
Apartments & Condos	354 Dwellings	#222	27	85	112	79	50	129	1,608
Hotel	252 Rooms	#310	71	50	121	83	80	163	2,418
Office	320,000 SF	#710	281	46	327	55	289	344	3,280
Retail	50,000 SF	#820	110	67	177	156	169	325	3,752
<b>Subtotals =</b>			<b>489</b>	<b>248</b>	<b>737</b>	<b>373</b>	<b>588</b>	<b>961</b>	<b>11,058</b>
Less Interaction @ 35% =			<b>-171</b>	<b>-87</b>	<b>-258</b>	<b>-130</b>	<b>-206</b>	<b>-336</b>	<b>-3,872</b>
<b>Totals =</b>			<b>318</b>	<b>161</b>	<b>479</b>	<b>243</b>	<b>382</b>	<b>625</b>	<b>7,186</b>

**Part C. Increments (Part A. - Part B.)**

**+90   +21   +111   +44   +122   +166   +1166**

**Part D. Previous McDonald's Campus**

		Weekday Peak Hours							
Size	ITE Code	Morning			Evening			Daily	
		In	Out	Sum	In	Out	Sum	Sum	
Office Plaza	327,600 SF	#710	268	54	322	80	322	402	4,046
	1,400 Employees								
Restaurant	9,600 SF	#934	197	189	386	163	151	314	4,522
<b>Subtotals =</b>			<b>465</b>	<b>243</b>	<b>708</b>	<b>243</b>	<b>473</b>	<b>716</b>	<b>8,568</b>
Less Interaction @ 10% =			<b>-47</b>	<b>-24</b>	<b>-71</b>	<b>-24</b>	<b>-47</b>	<b>-71</b>	<b>-858</b>
<b>Totals =</b>			<b>418</b>	<b>219</b>	<b>637</b>	<b>219</b>	<b>426</b>	<b>645</b>	<b>7,710</b>

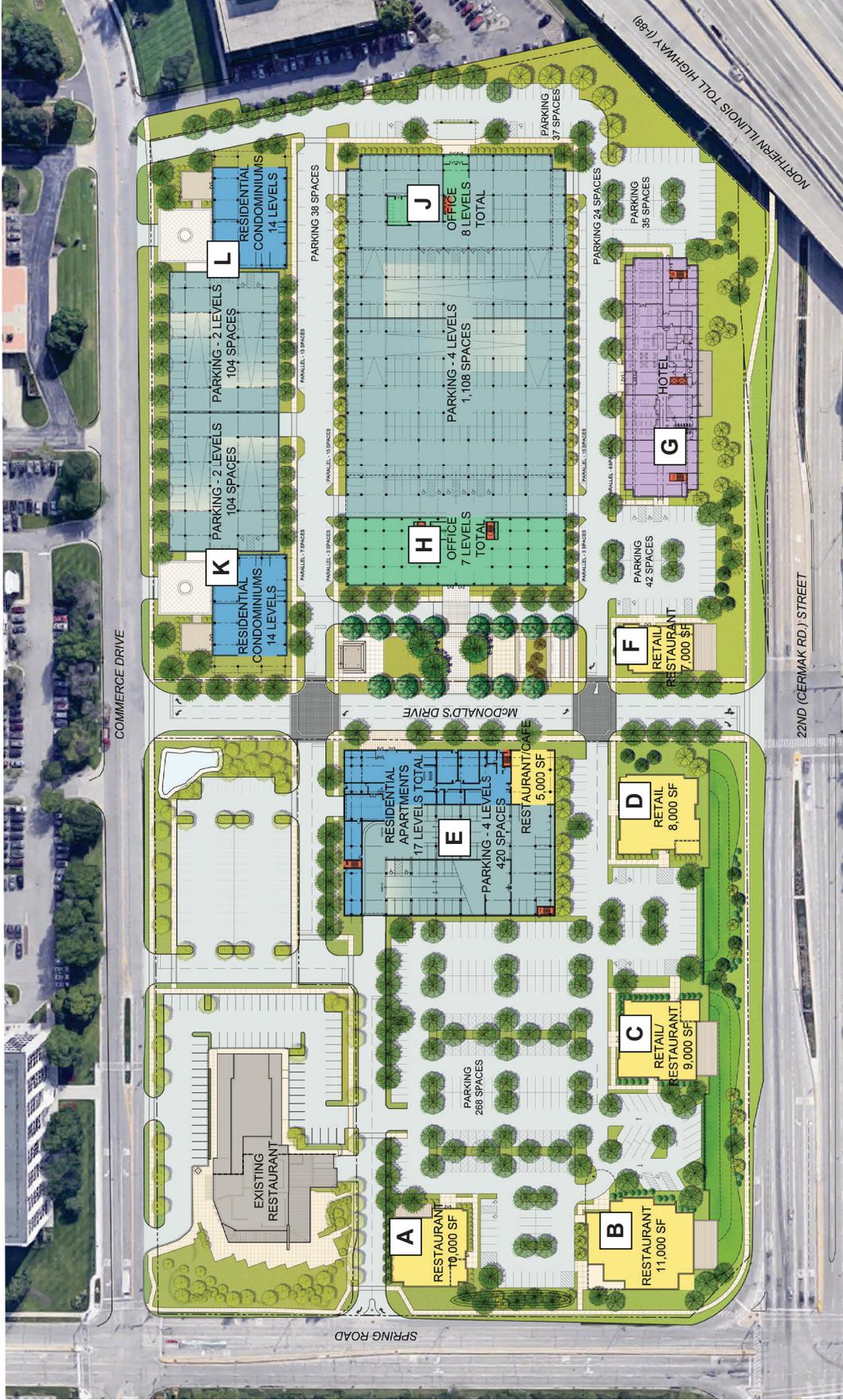
**Part E. Increments (Part A. - Part D.)**

**-10   -37   -47   +68   +78   +146   +642**

Notes:

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

b) For McDonald's Plaza, general office used as headquarters use lacks data. Employees used as the variable.



# Appendix A

\*REVISED AS OF MAY 28TH TO REFLECT MODIFIED BLDG E FOOTPRINT

## OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

## OVERALL PLAN - GROUND LEVEL

6.1

Hines Developers | Antonovich Associates Architects, Planners, Interior Designers | Wolff Landscape Architecture, Inc. Landscape Architects | V3 Companies Civil Engineers

Oak Brook, Illinois | May 14, 2019

## Land Use: 222

### Multifamily Housing (High-Rise)

#### Description

High-rise multifamily housing includes apartments, townhouses, and condominiums that have more than 10 levels (floors). They are likely to have one or more elevators. Multifamily housing (low-rise) (Land Use 220), multifamily housing (mid-rise) (Land Use 221), off-campus student apartment (Land Use 225), and high-rise residential with 1st-floor commercial (Land Use 232) are related land uses.

#### Additional Data

In prior editions of *Trip Generation Manual*, the high-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the 12 sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 1.57 residents per occupied dwelling unit.

For the 26 sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 98.4 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight dense multi-use sites for which 24-hour time-of-day person trip data were collected, the overall highest vehicle volumes during the AM and PM on a weekday were between 7:30 and 8:30 a.m. and 5:30 and 6:30 p.m., respectively. The Saturday and Sunday peak hours for person trips were between 5:00 and 6:00 p.m. and 4:45 and 5:45 p.m., respectively.

For the six center city core sites for which 24-hour time-of-day person trip data were collected, the overall highest vehicle volumes during the AM and PM on a weekday were between 8:00 and 9:00 a.m. and 6:00 and 7:00 p.m., respectively. The Saturday and Sunday peak hours for person trips were between 11:30 a.m. and 12:30 p.m. and 11:00 a.m. and 12:00 p.m., respectively.

For the 12 sites for which data were provided for both occupied dwelling units and residents, there was an average of 1.57 residents per occupied dwelling unit.

For the 26 sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 98.4 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the three center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 2.52 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.70 during Weekday, AM Peak Hour of Generator
- 1.88 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.22 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the six dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 2.81 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.49 during Weekday, AM Peak Hour of Generator
- 2.17 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.85 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 2000s, and the 2010s in California, District of Columbia, Maryland, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Virginia, and Washington.

### **Source Numbers**

105, 168, 169, 187, 305, 321, 356, 818, 862, 901, 910, 949, 963, 964, 966, 967

# Multifamily Housing (High-Rise) (222)

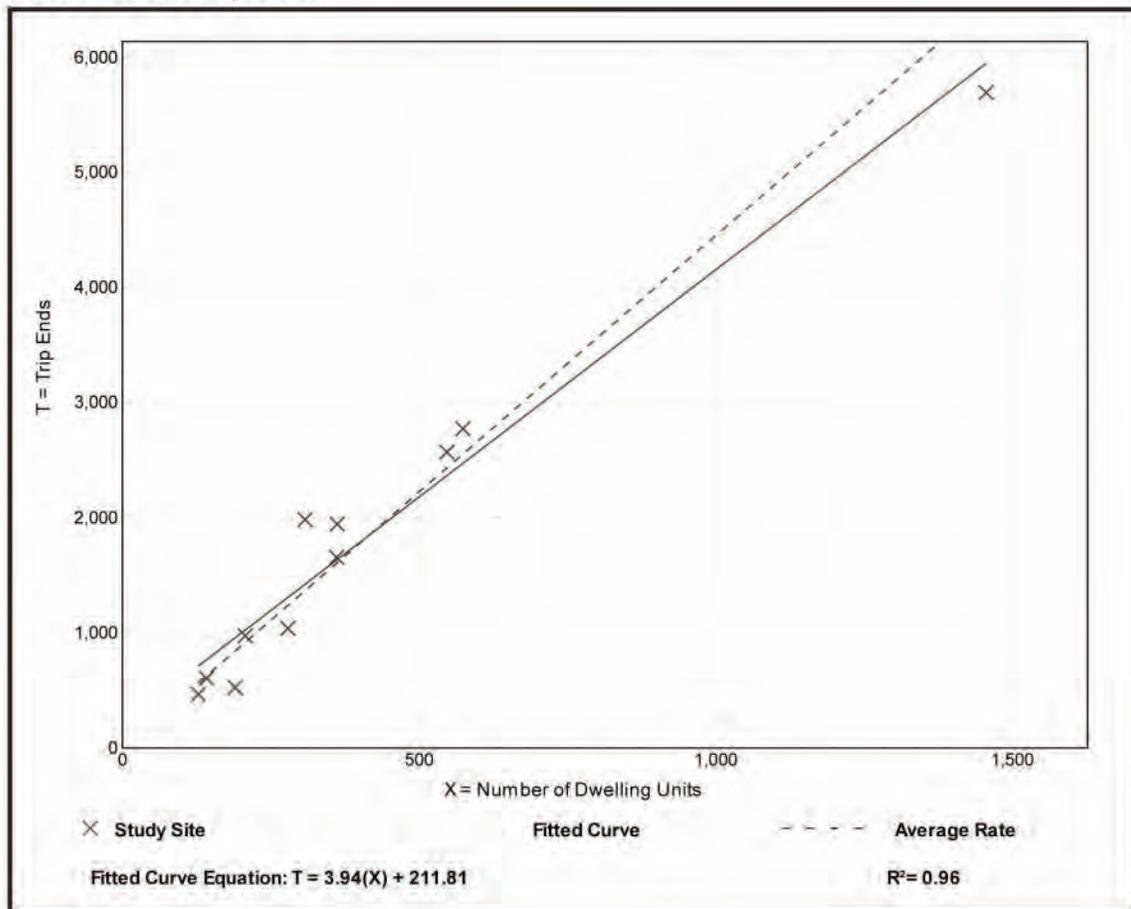
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

**Setting/Location:** General Urban/Suburban  
 Number of Studies: 11  
 Avg. Num. of Dwelling Units: 414  
 Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.45	2.77 - 6.45	0.83

## Data Plot and Equation



## Multifamily Housing (High-Rise) (222)

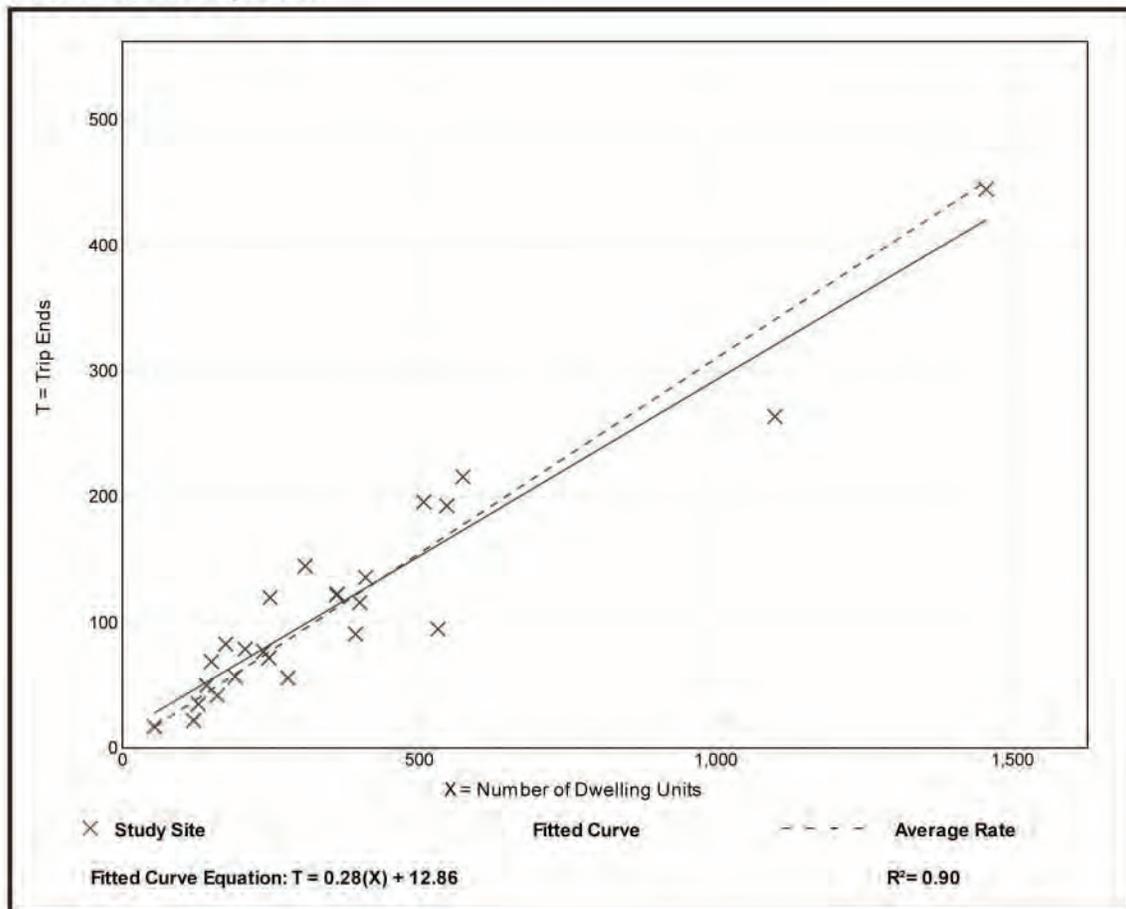
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 25  
 Avg. Num. of Dwelling Units: 372  
 Directional Distribution: 24% entering, 76% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.31	0.18 - 0.48	0.08

### Data Plot and Equation



## Multifamily Housing (High-Rise) (222)

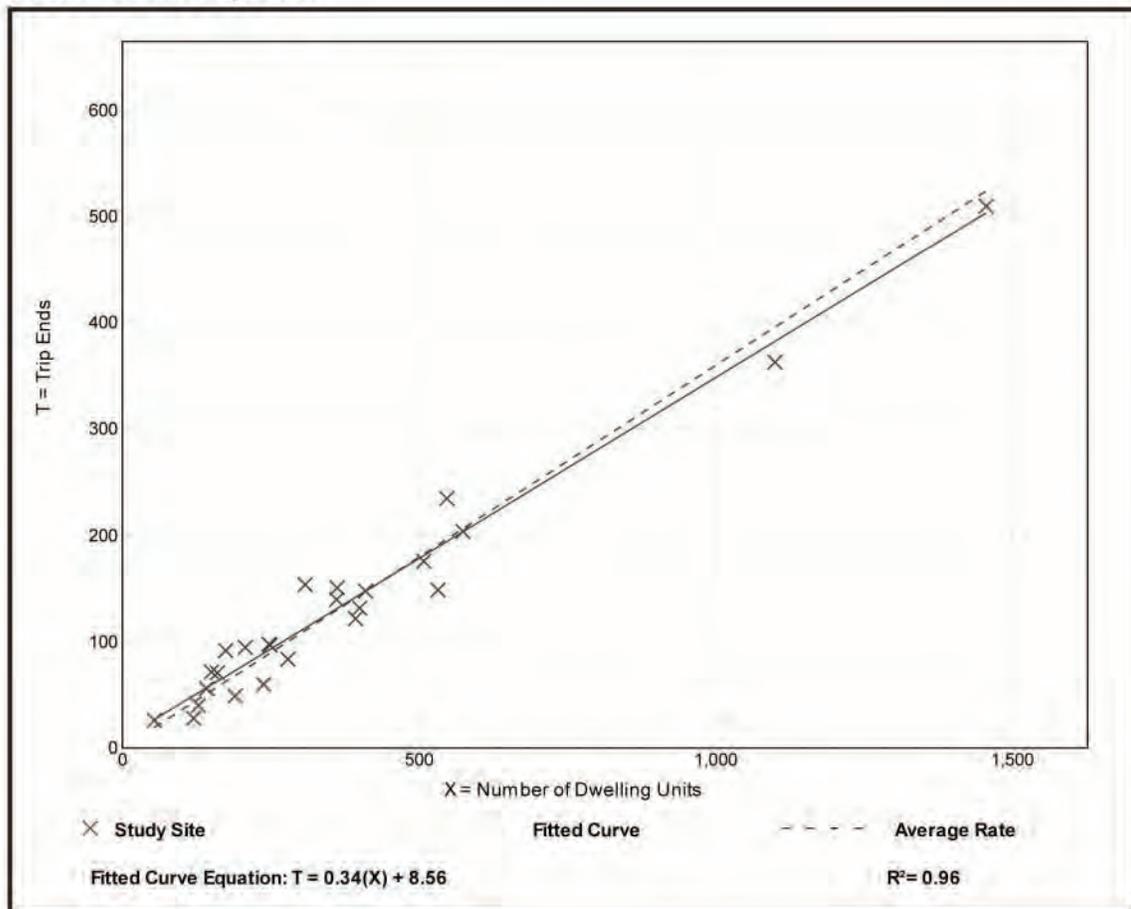
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 25  
 Avg. Num. of Dwelling Units: 372  
 Directional Distribution: 61% entering, 39% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.23 - 0.53	0.06

### Data Plot and Equation



# Land Use: 310 Hotel

## Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

## Additional Data

Studies of hotel employment density indicate that, on the average, a hotel will employ 0.9 employees per room.<sup>1</sup>

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties contained in this land use provide guest transportation services such as airport shuttles, limousine service, or golf course shuttle service, which may have an impact on the overall trip generation rates.

Time-of-day distribution data for this land use are presented in Appendix A. For the one center city core site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 3:15 and 4:15 p.m., respectively. On Saturday and Sunday, the peak hours were between 5:00 and 6:00 p.m. and 10:15 and 11:15 a.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

***For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.***

**Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.**

## Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951

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<sup>1</sup> Buttk, Carl H. Unpublished studies of building employment densities, Portland, Oregon.

# Hotel (310)

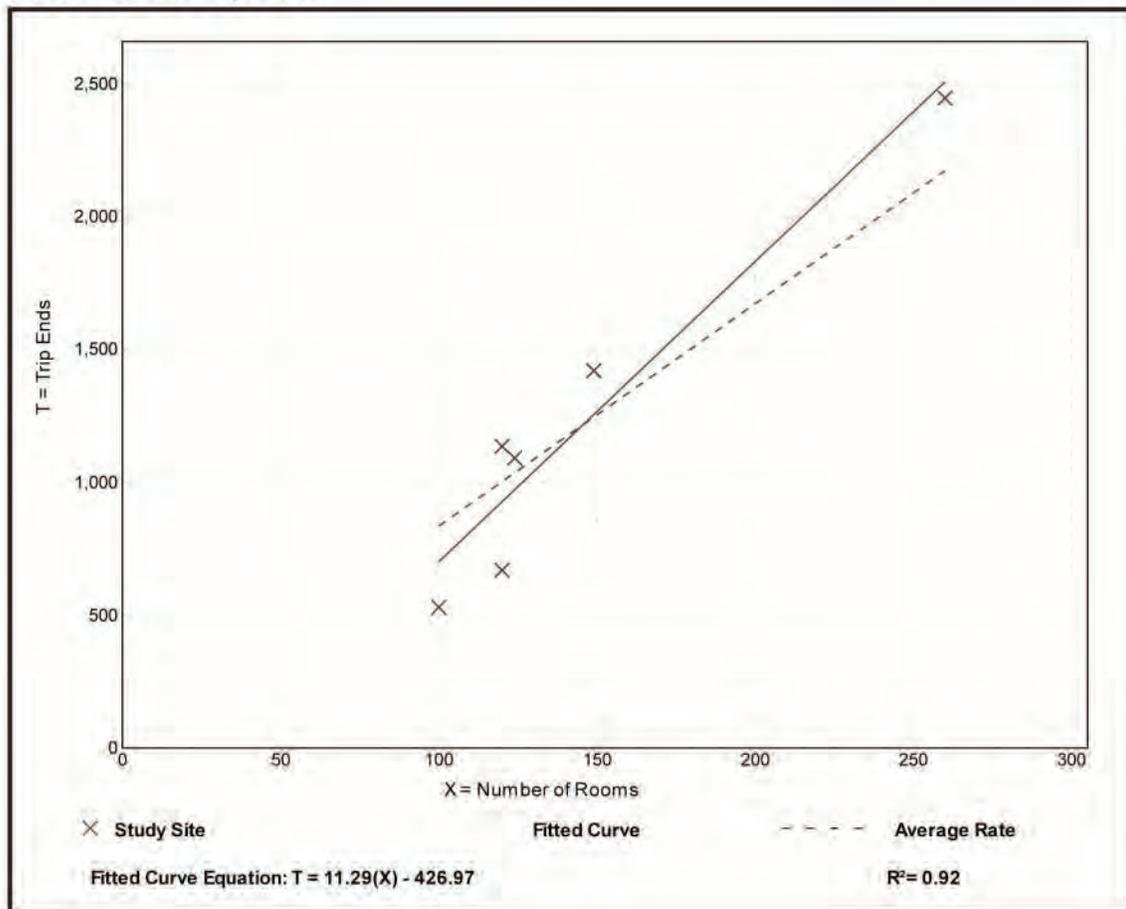
Vehicle Trip Ends vs: Rooms  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 6  
Avg. Num. of Rooms: 146  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

## Data Plot and Equation



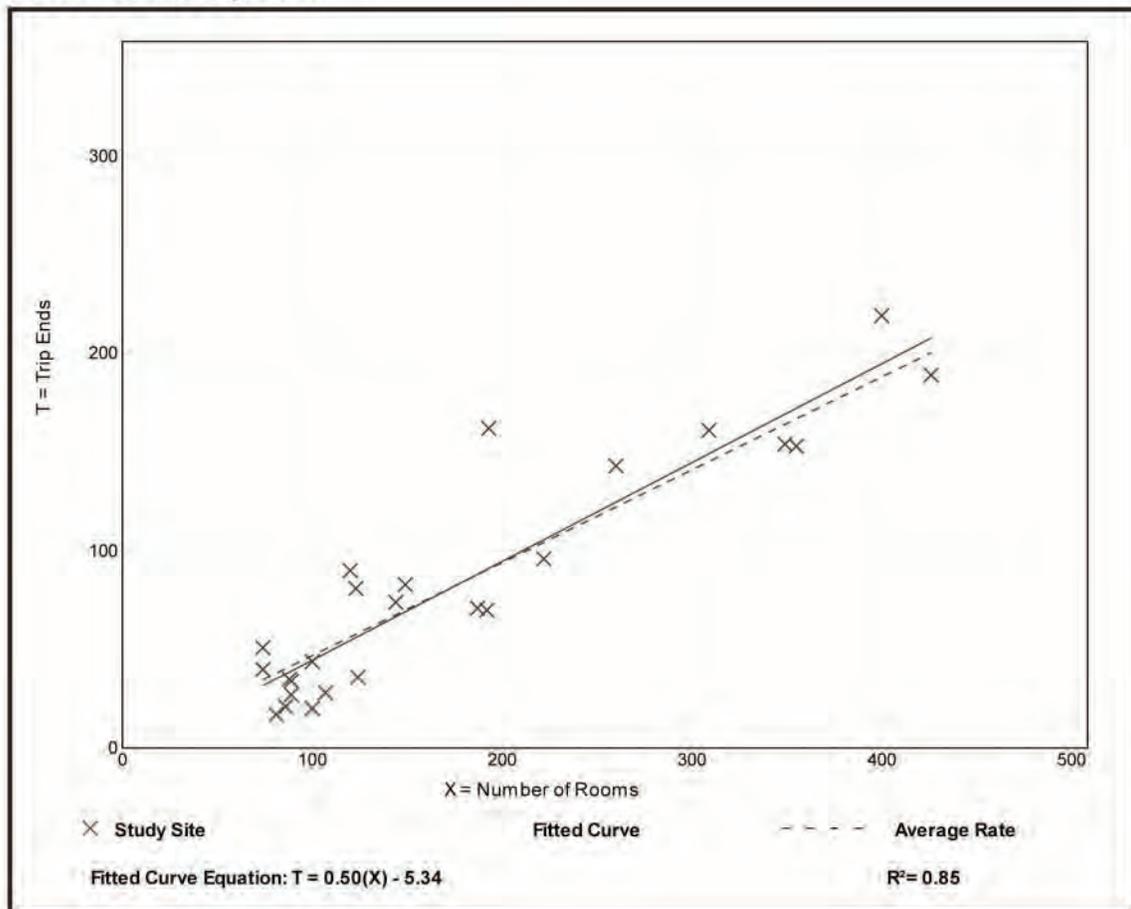
# Hotel (310)

**Vehicle Trip Ends vs:** Rooms  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 25  
 Avg. Num. of Rooms: 178  
 Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

## Data Plot and Equation



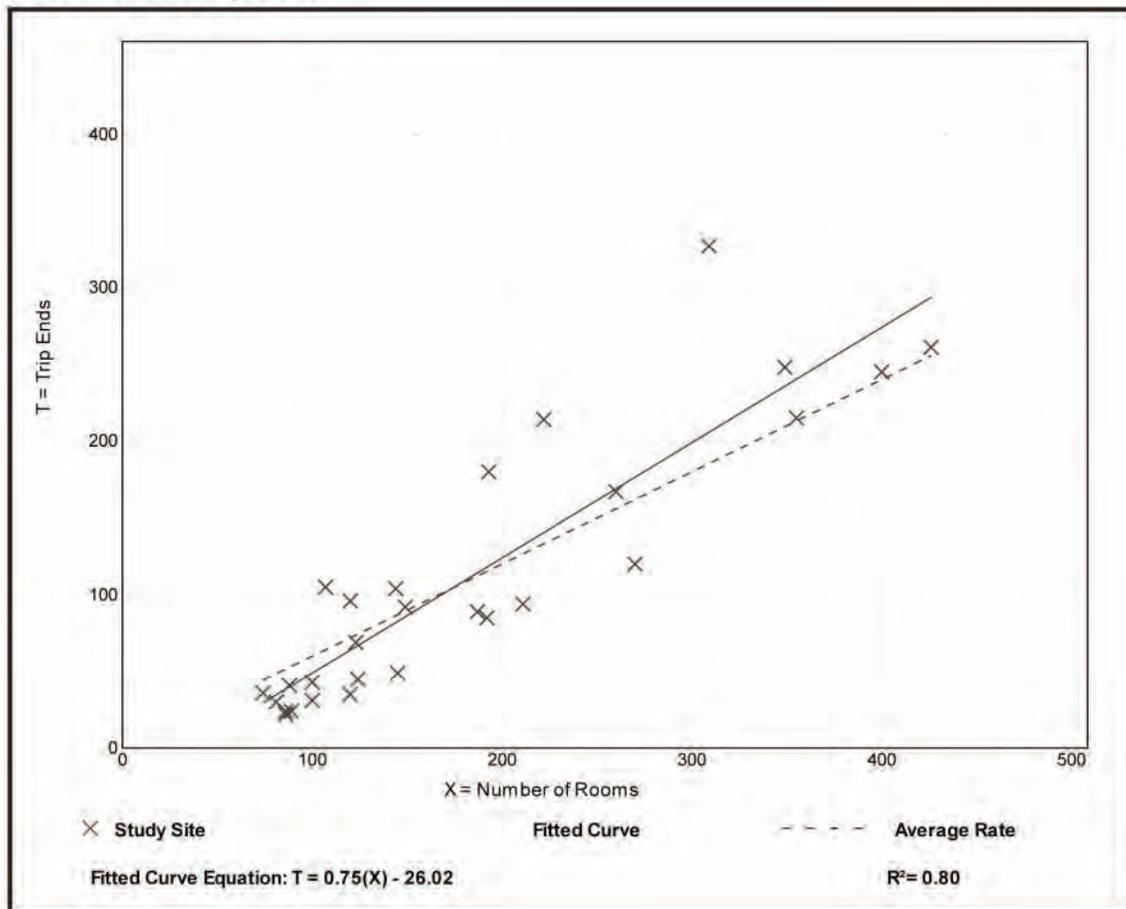
# Hotel (310)

Vehicle Trip Ends vs: Rooms  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.  
Setting/Location: General Urban/Suburban  
Number of Studies: 28  
Avg. Num. of Rooms: 183  
Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

## Data Plot and Equation



# Land Use: 710

## General Office Building

### Description

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating trip generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating the trip generation. When the individual buildings are isolated and not related to one another, it is suggested that trip generation be calculated for each building separately and then summed.

### Additional Data

The average building occupancy varied considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 16 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 4:30 and 5:30 p.m., respectively.

For the three general urban/suburban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:45 and 9:45 a.m. and 12:45 and 1:45 p.m., respectively. For the three dense multi-use urban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 4:45 and 5:45 p.m., respectively. For the four center city core sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 9:00 and 10:00 a.m. and 12:45 and 1:45 p.m., respectively.

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 2.76 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.90 during Weekday, AM Peak Hour of Generator
- 2.91 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.02 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.47 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.47 during Weekday, AM Peak Hour of Generator
- 1.46 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.53 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.30 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.34 during Weekday, AM Peak Hour of Generator
- 1.32 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.41 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Pennsylvania, Texas, Utah, Virginia, and Washington.

### **Source Numbers**

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 418, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972

# General Office Building (710)

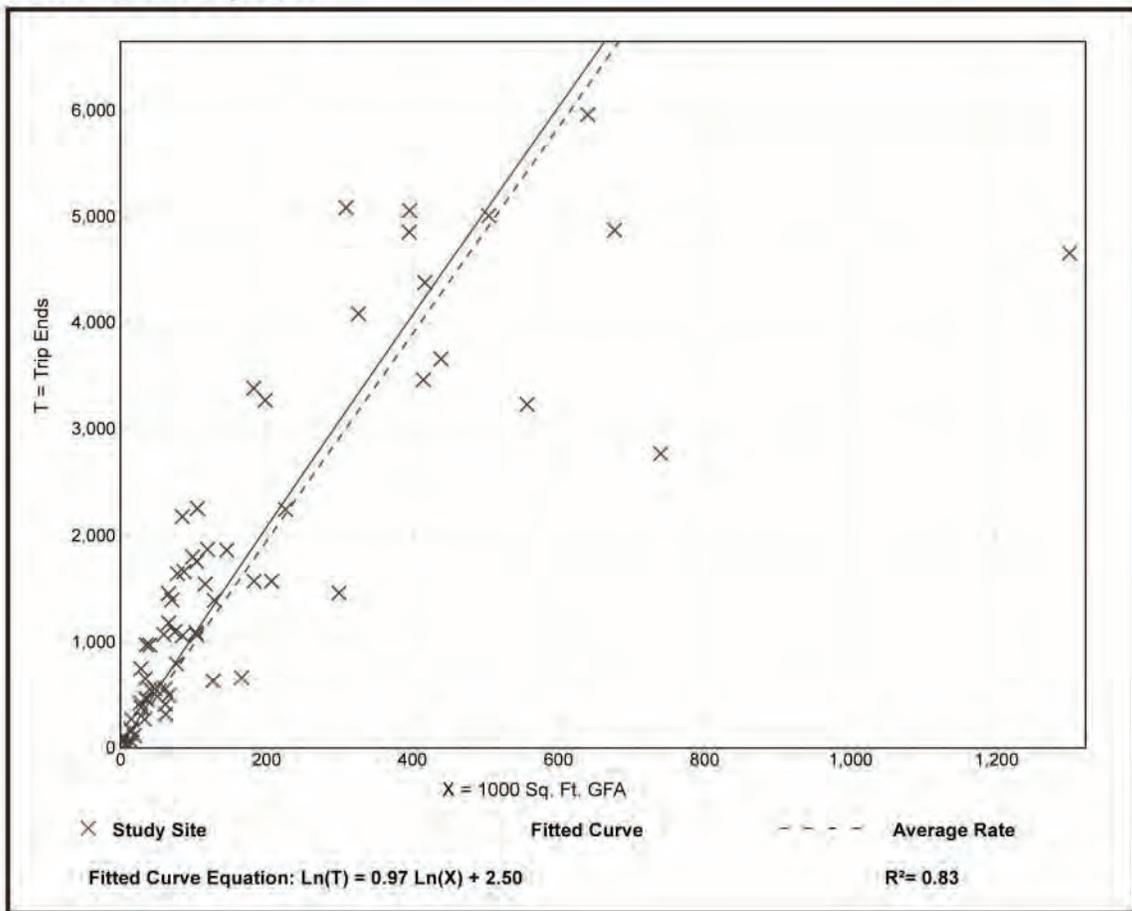
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 66  
1000 Sq. Ft. GFA: 171  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

## Data Plot and Equation



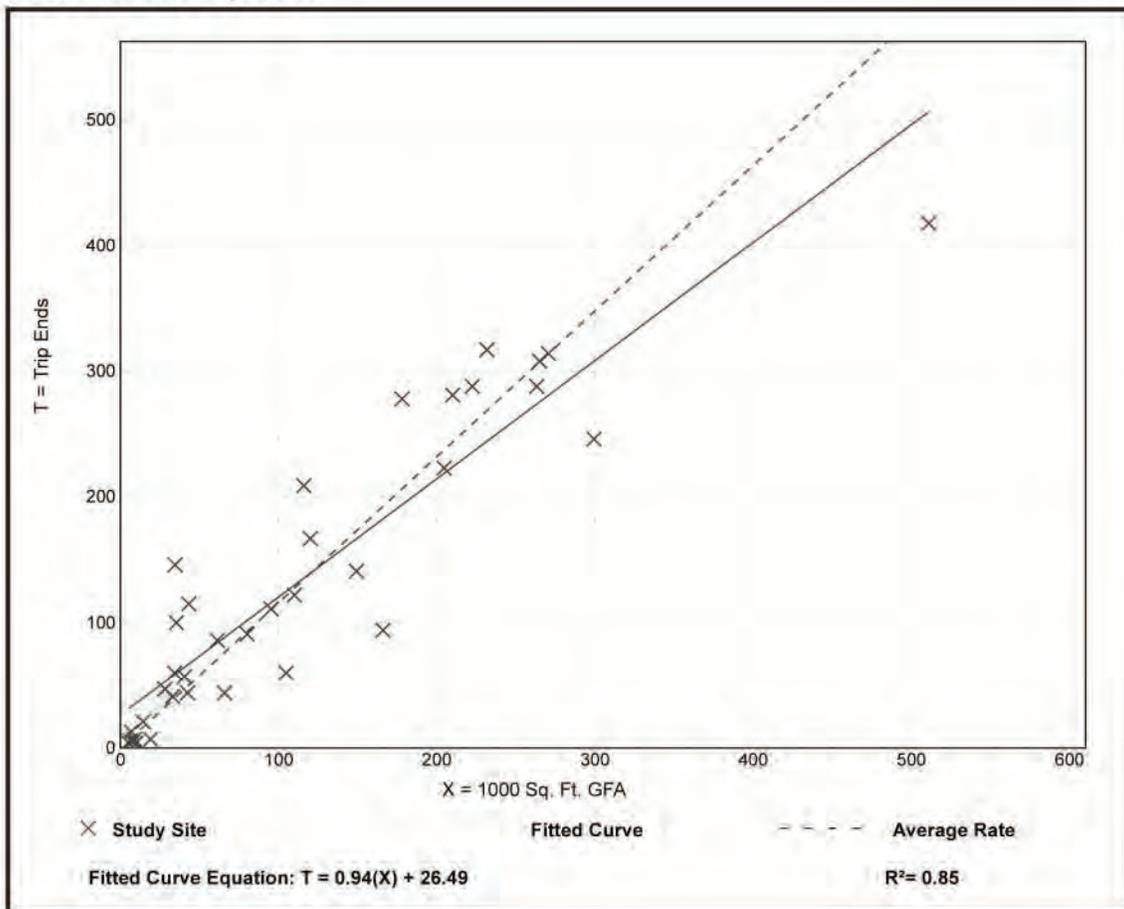
# General Office Building (710)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 35  
 1000 Sq. Ft. GFA: 117  
 Directional Distribution: 86% entering, 14% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

## Data Plot and Equation





# General Office Building (710)

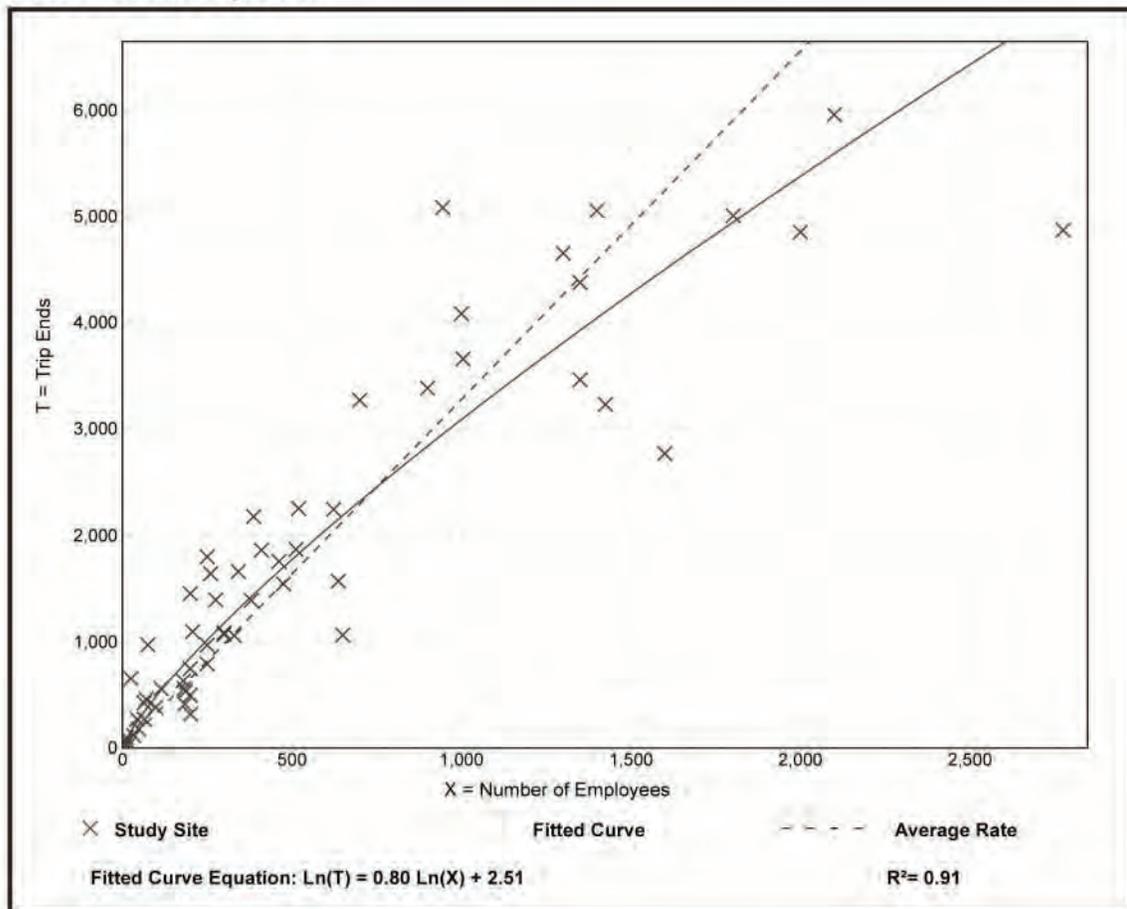
Vehicle Trip Ends vs: **Employees**  
On a: **Weekday**

**Setting/Location:** General Urban/Suburban  
Number of Studies: 60  
Avg. Num. of Employees: 528  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.28	1.59 - 26.24	1.44

## Data Plot and Equation



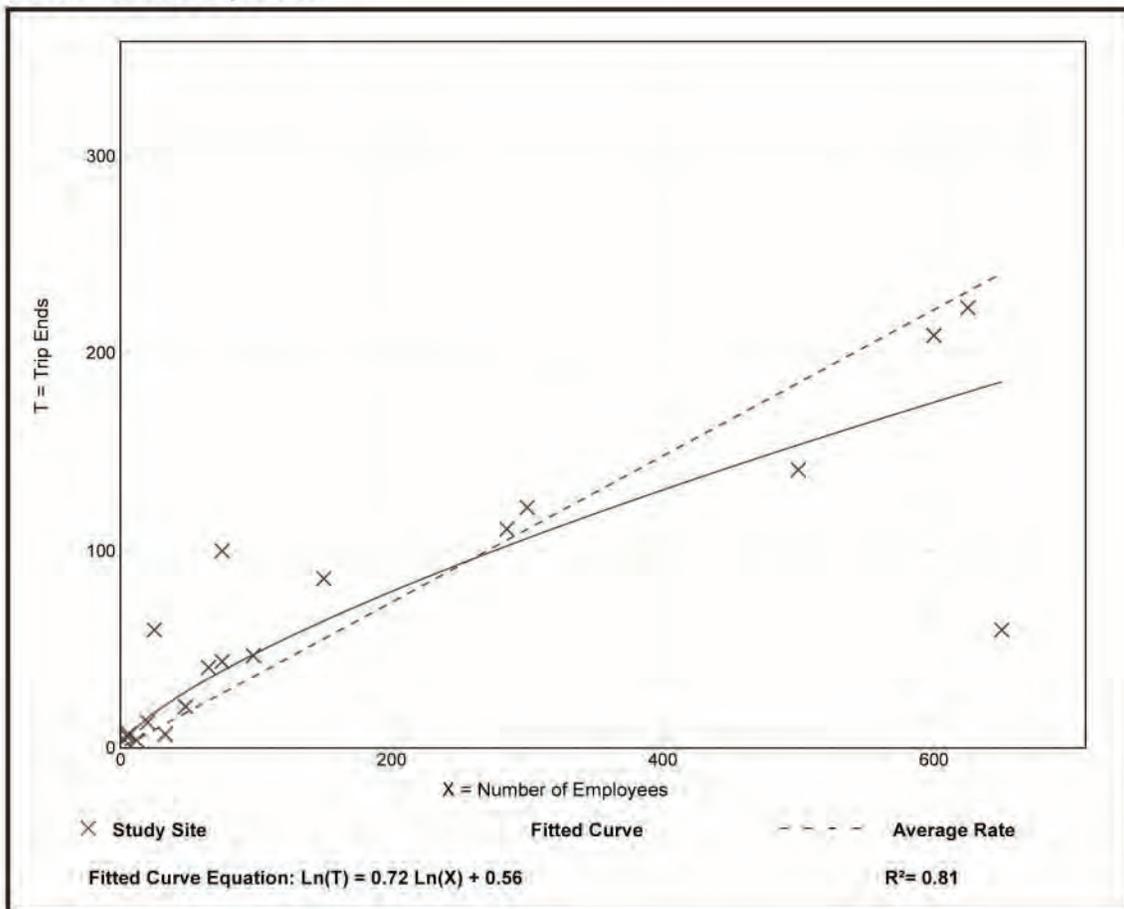
# General Office Building (710)

**Vehicle Trip Ends vs:** Employees  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 19  
 Avg. Num. of Employees: 188  
 Directional Distribution: 83% entering, 17% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.37	0.09 - 2.40	0.27

## Data Plot and Equation



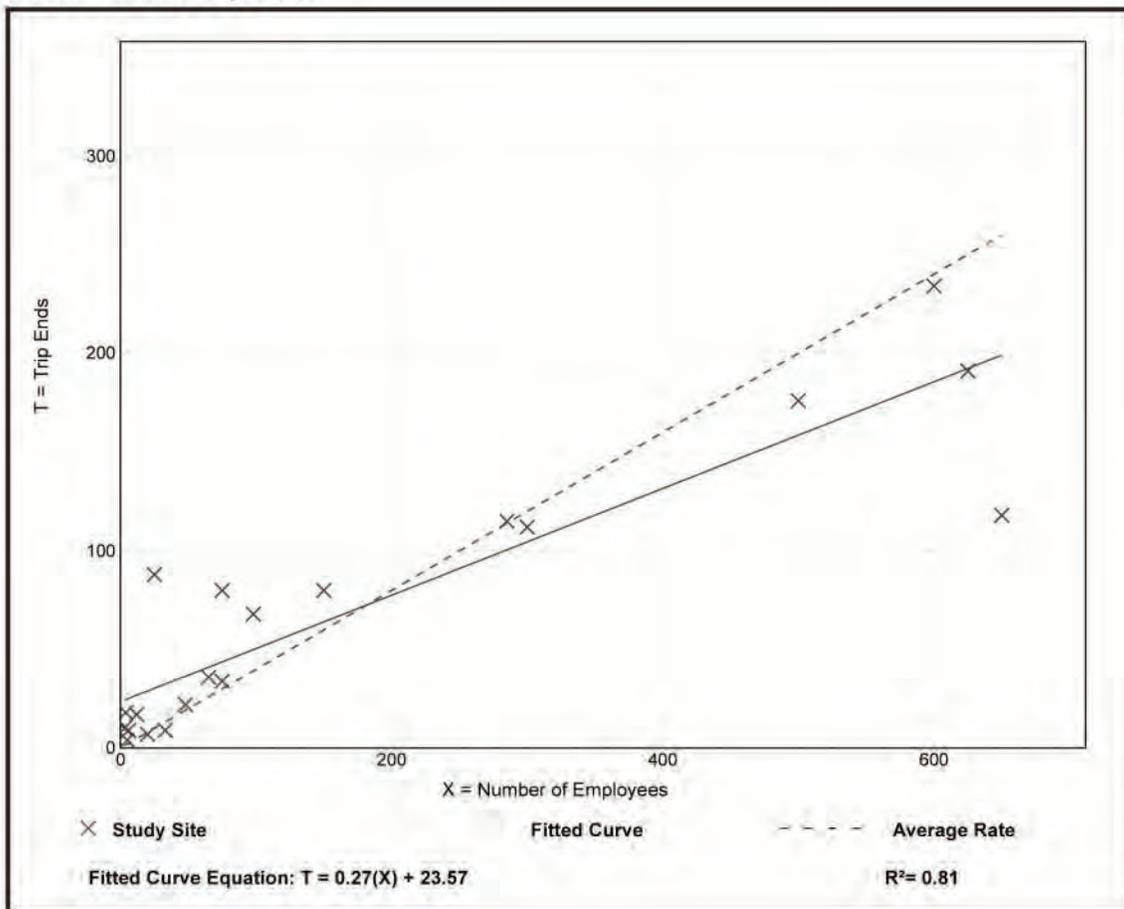
# General Office Building (710)

**Vehicle Trip Ends vs:** Employees  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 20  
 Avg. Num. of Employees: 179  
 Directional Distribution: 20% entering, 80% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.40	0.18 - 4.50	0.36

## Data Plot and Equation



# **Land Use: 720**

## **Medical-Dental Office Building**

### **Description**

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. Clinic (Land Use 630) is a related use.

### **Additional Data**

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 19 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 9:30 and 10:30 a.m. and 2:15 and 3:15 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

### **Source Numbers**

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972

## Medical-Dental Office Building (720)

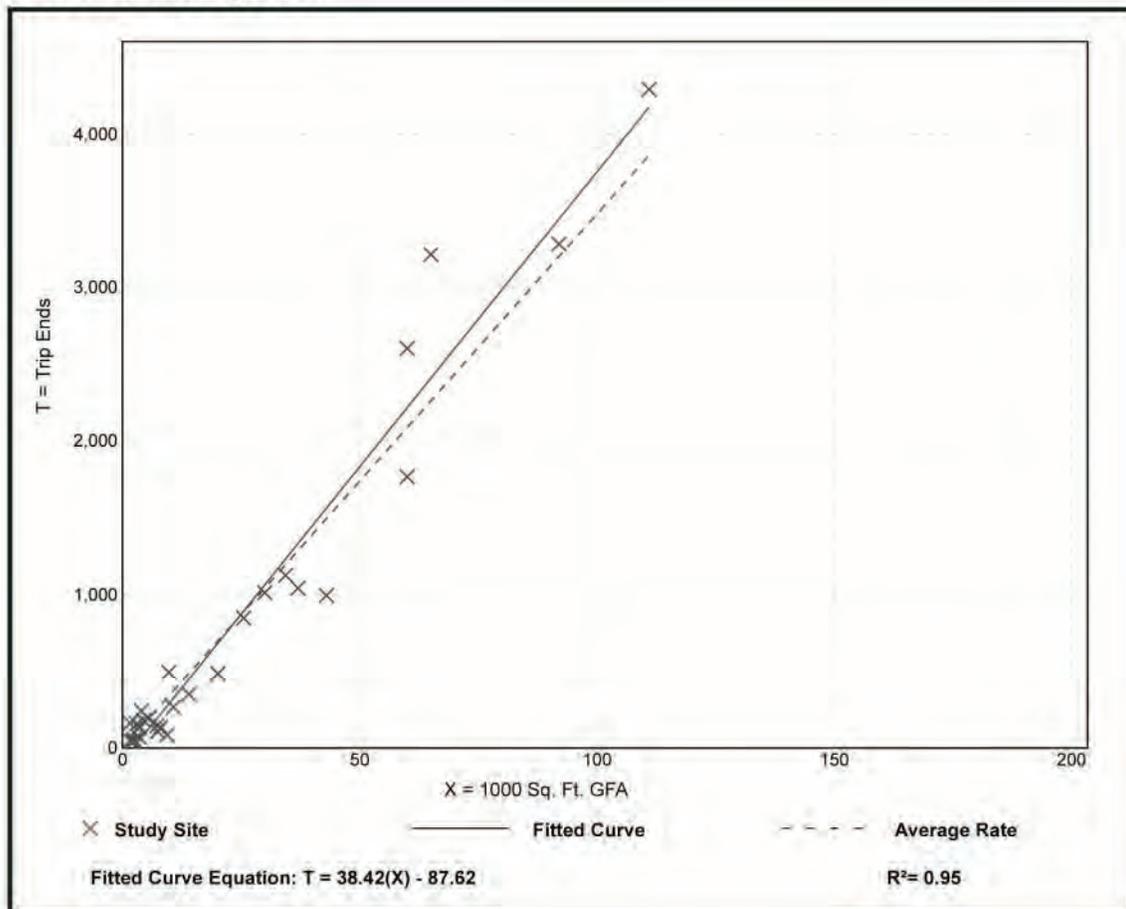
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 28  
1000 Sq. Ft. GFA: 24  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

### Data Plot and Equation



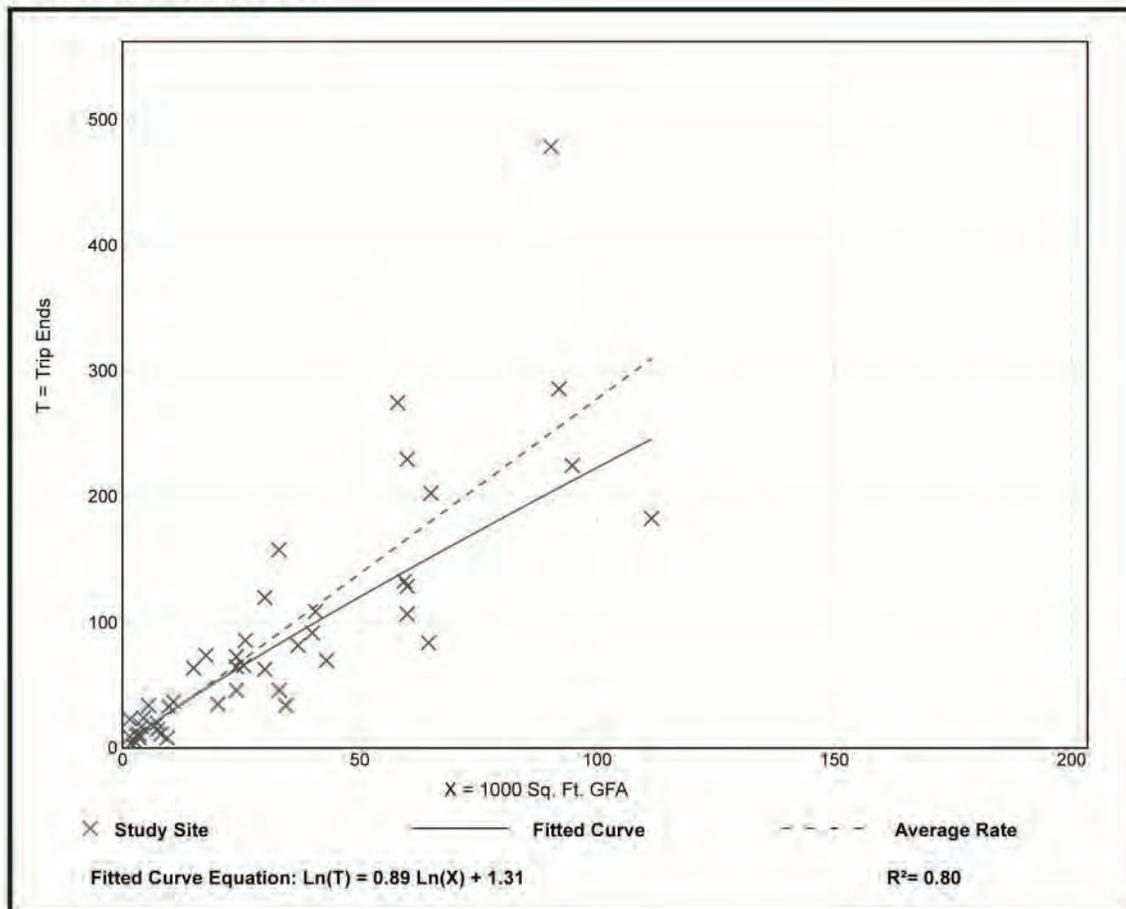
## Medical-Dental Office Building (720)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 44  
 1000 Sq. Ft. GFA: 32  
 Directional Distribution: 78% entering, 22% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

### Data Plot and Equation



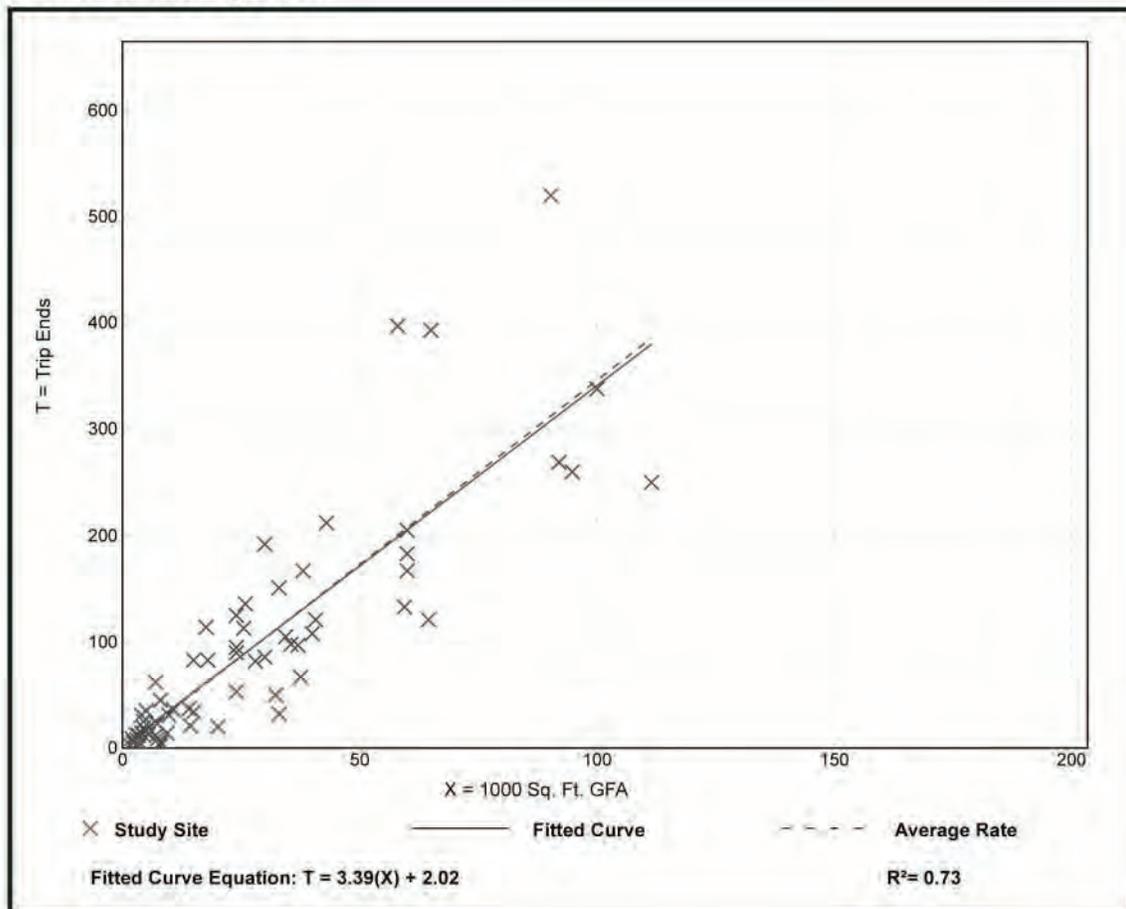
## Medical-Dental Office Building (720)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 65  
 1000 Sq. Ft. GFA: 28  
 Directional Distribution: 28% entering, 72% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

### Data Plot and Equation



# Land Use: 820 Shopping Center

## Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

## Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

**Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.**

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

## Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

# Shopping Center (820)

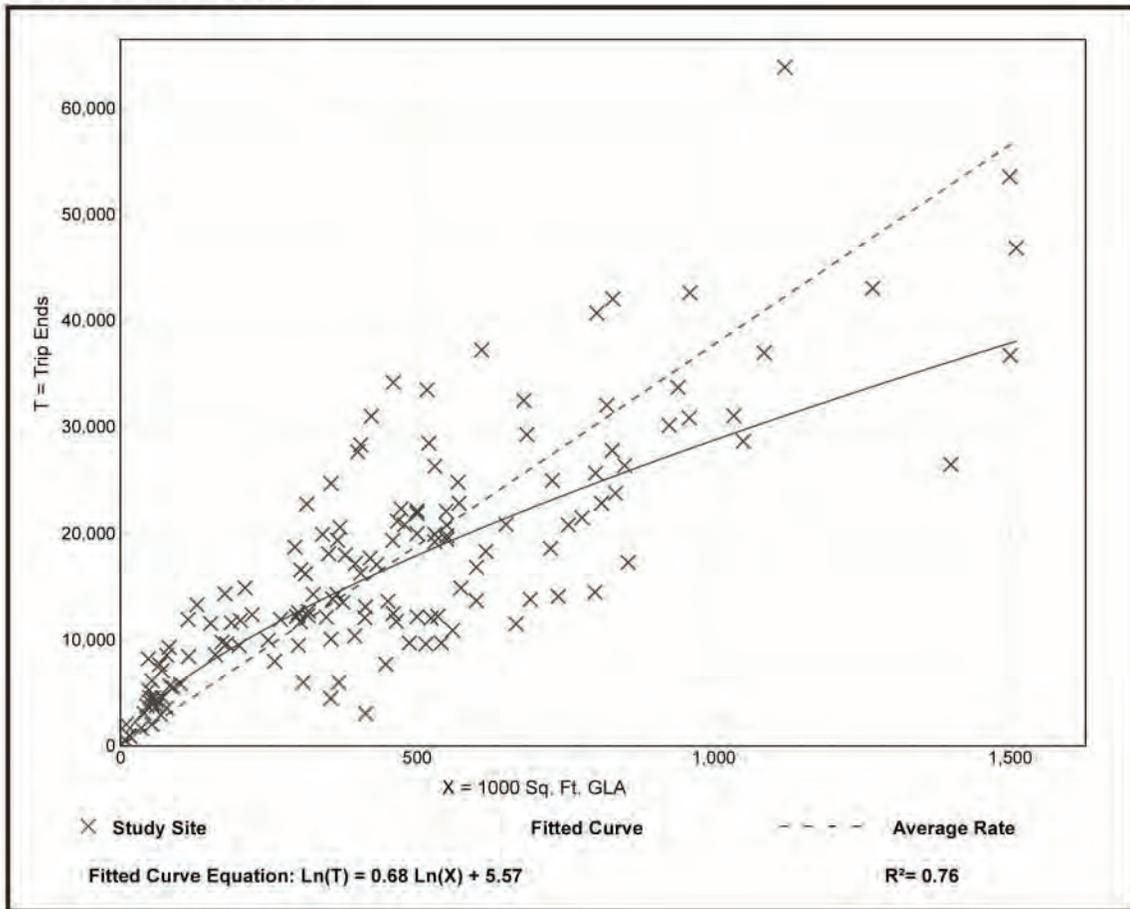
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

**Setting/Location:** General Urban/Suburban  
Number of Studies: 147  
1000 Sq. Ft. GLA: 453  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

## Data Plot and Equation



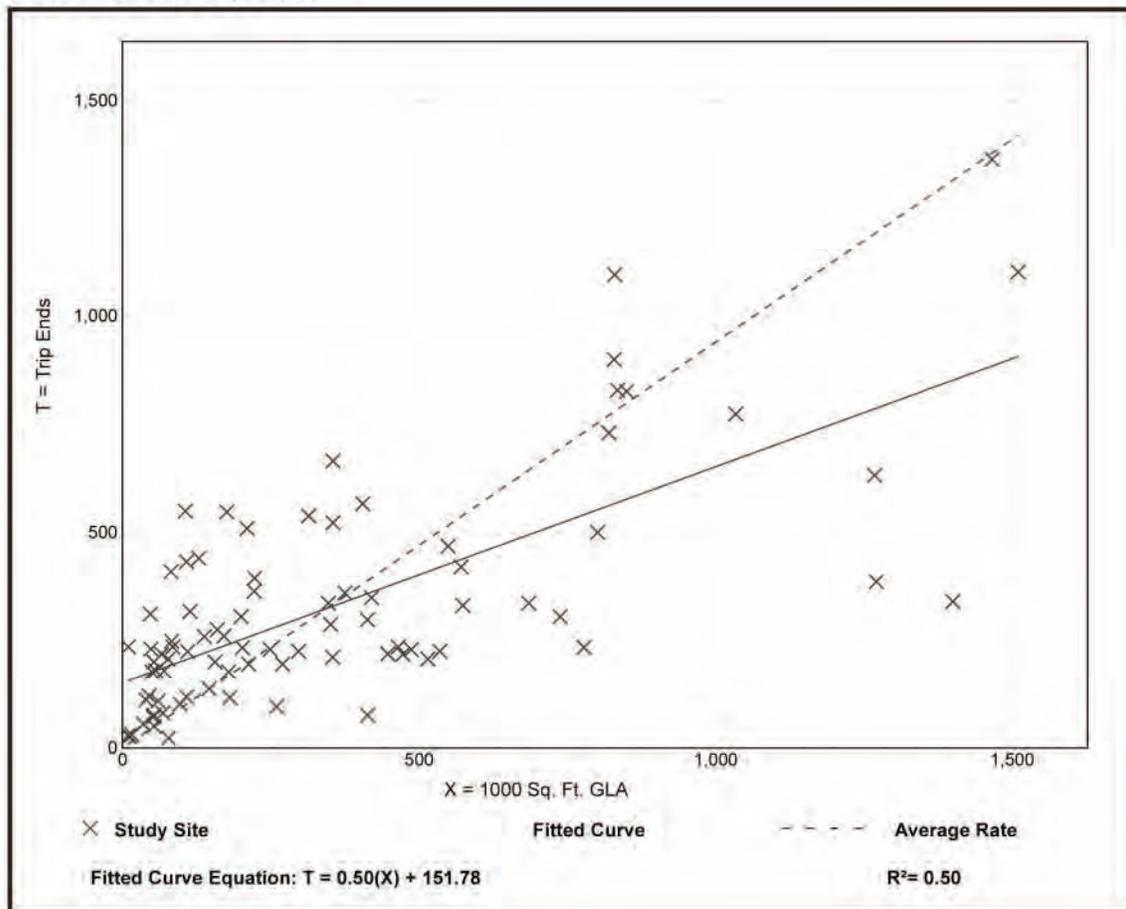
# Shopping Center (820)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GLA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 84  
 1000 Sq. Ft. GLA: 351  
 Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

## Data Plot and Equation



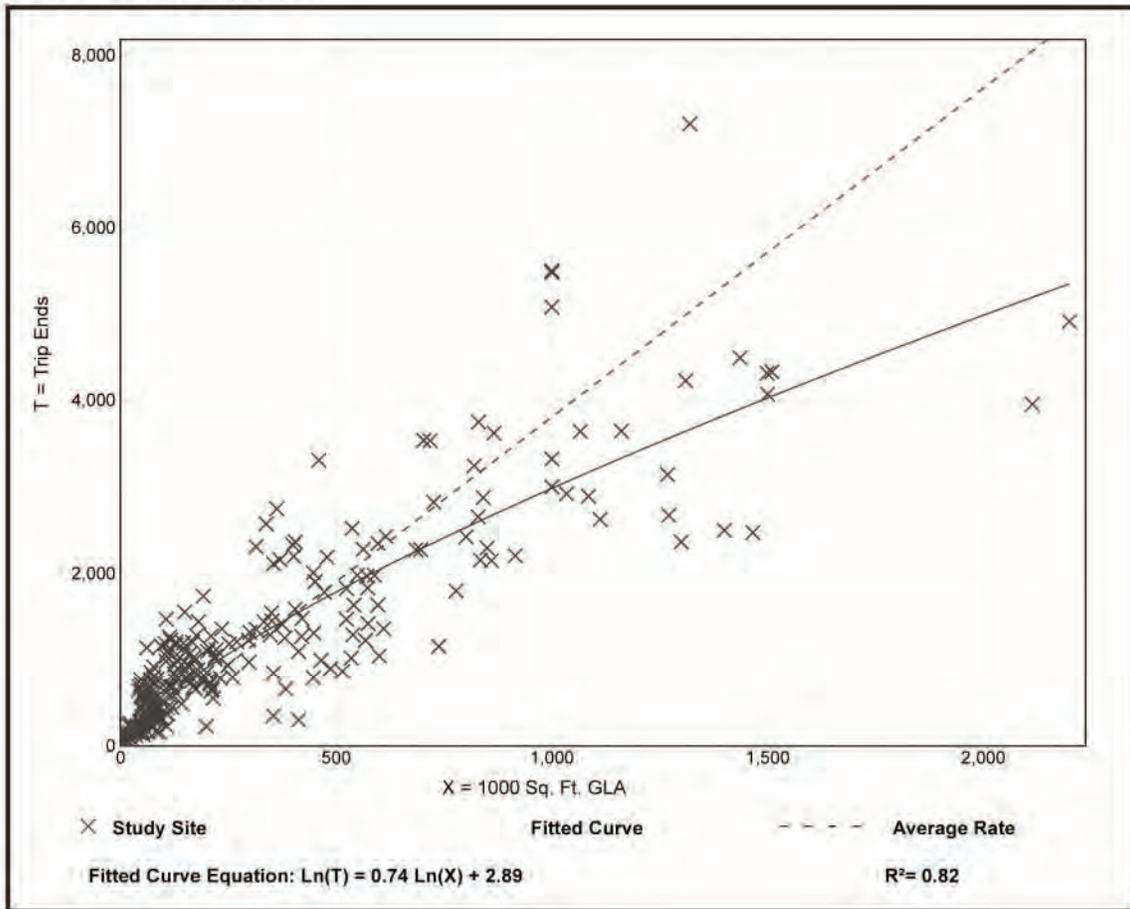
# Shopping Center (820)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GLA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 261  
 1000 Sq. Ft. GLA: 327  
 Directional Distribution: 48% entering, 52% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

## Data Plot and Equation



## Medical-Dental Office Building (720)

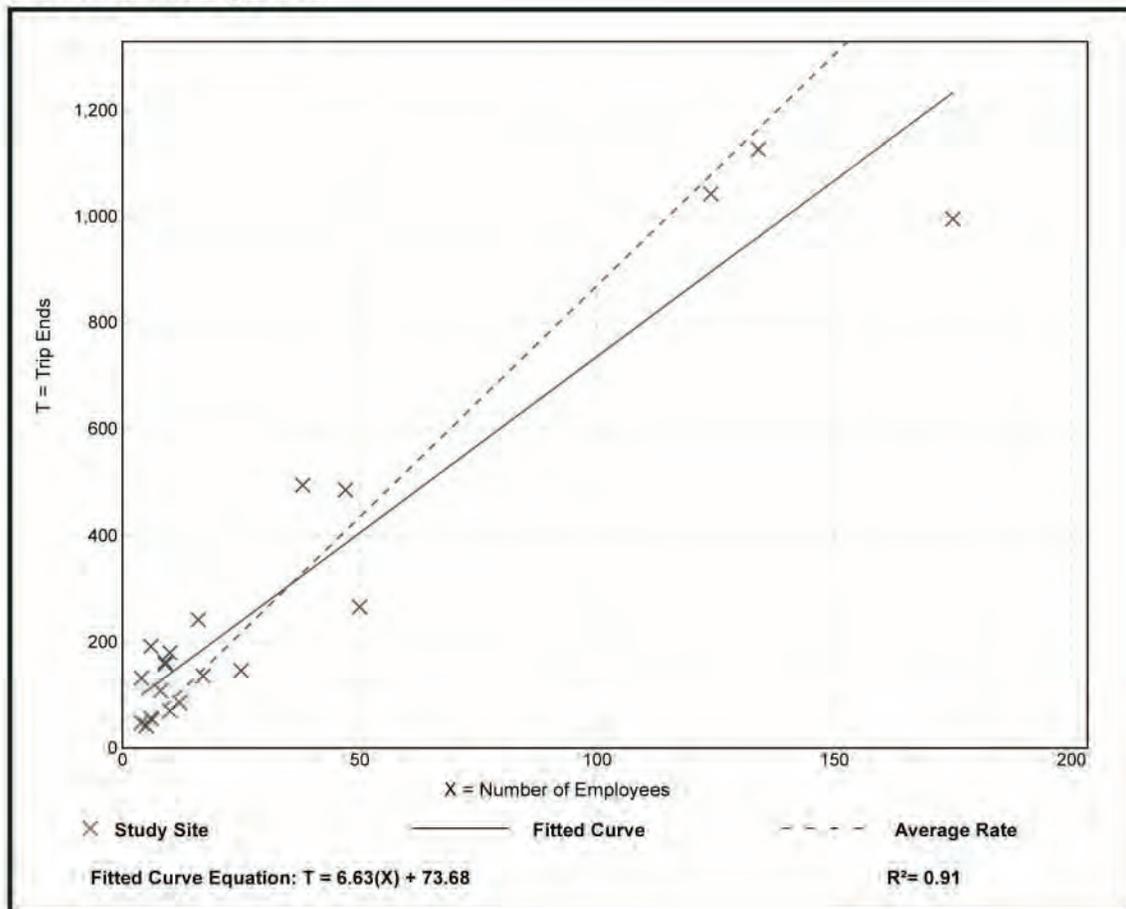
**Vehicle Trip Ends vs: Employees**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 20  
Avg. Num. of Employees: 35  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
8.70	5.32 - 33.00	4.25

### Data Plot and Equation



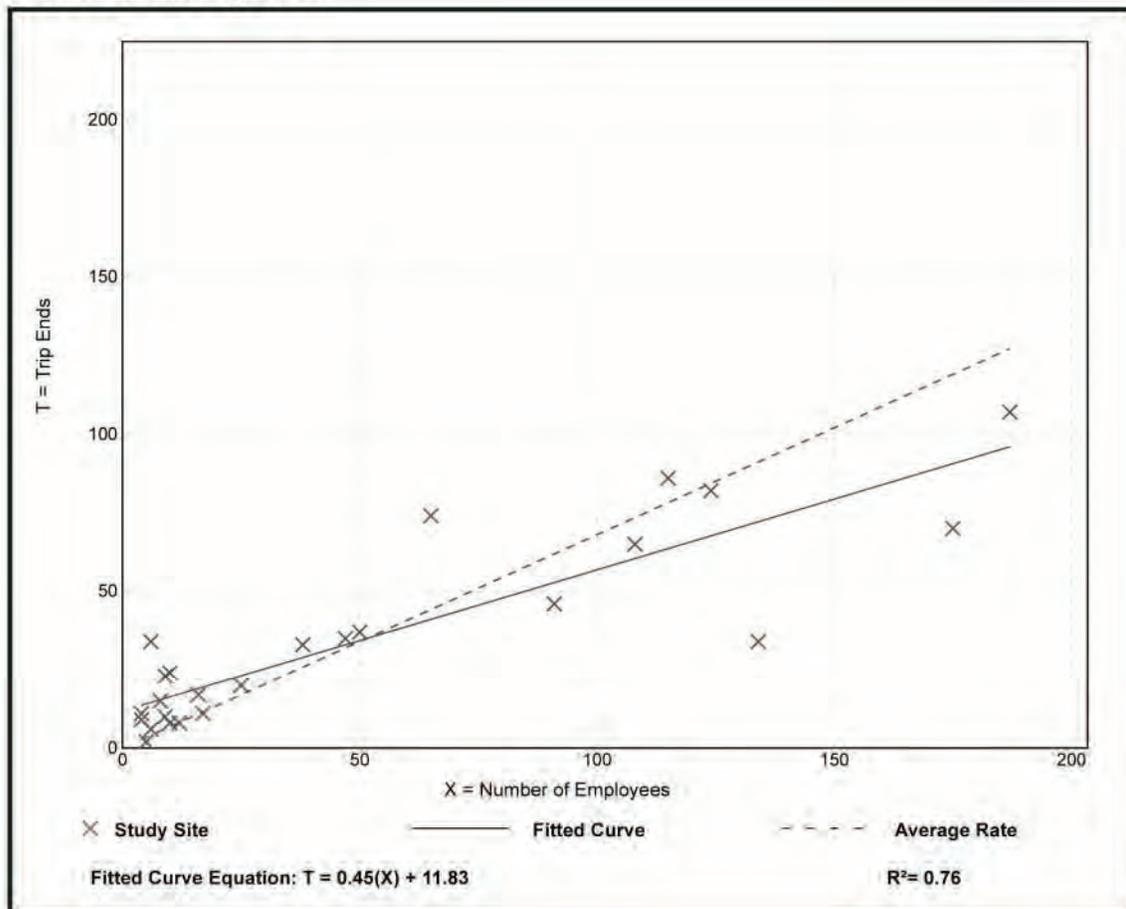
## Medical-Dental Office Building (720)

**Vehicle Trip Ends vs: Employees**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 25  
 Avg. Num. of Employees: 51  
 Directional Distribution: 78% entering, 22% exiting

### Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.68	0.25 - 5.67	0.51

### Data Plot and Equation



## Medical-Dental Office Building (720)

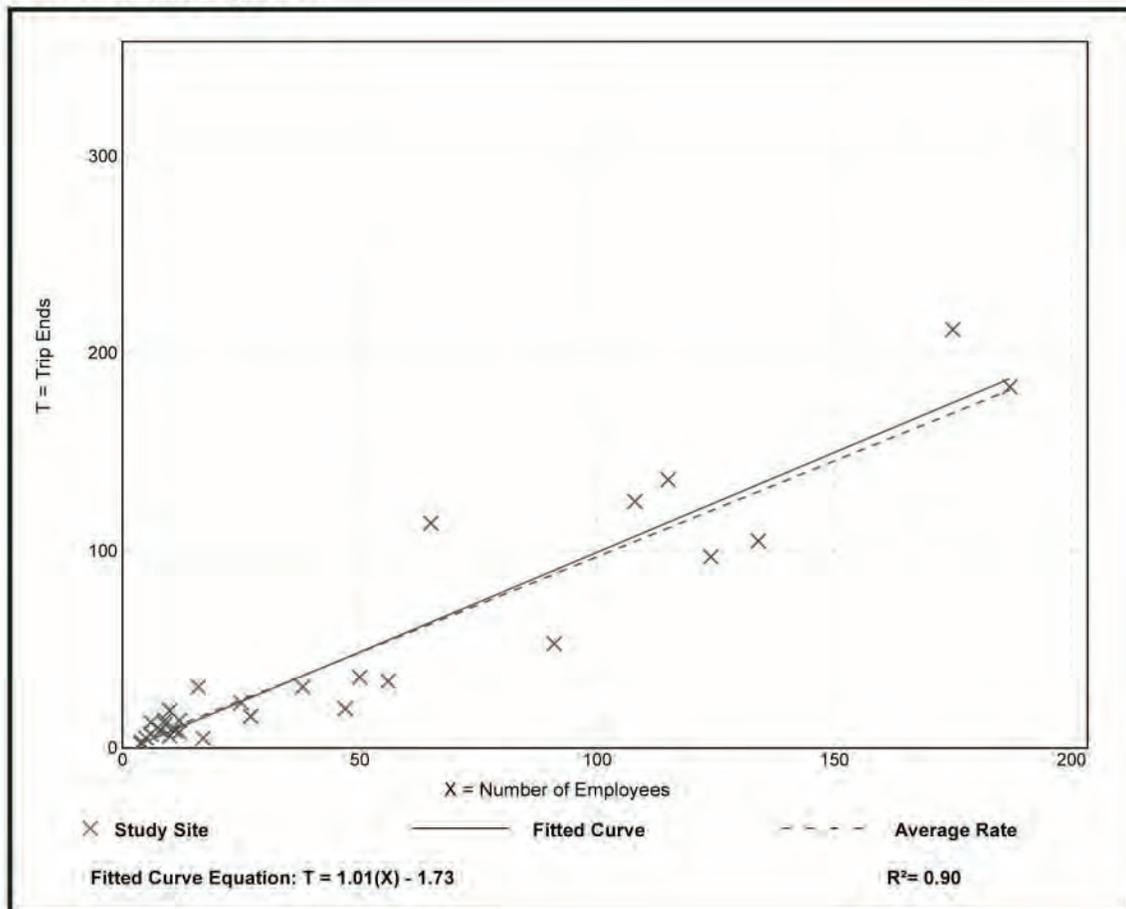
**Vehicle Trip Ends vs: Employees**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 29  
 Avg. Num. of Employees: 48  
 Directional Distribution: 34% entering, 66% exiting

### Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.97	0.29 - 2.17	0.35

### Data Plot and Equation



## **Land Use: 934**

### **Fast-Food Restaurant with Drive-Through Window**

#### **Description**

This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

#### **Additional Data**

***Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.***

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 46 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively. For the one dense multi-use urban site with data, the same AM and PM peak hours were observed.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

#### **Source Numbers**

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977

# Fast-Food Restaurant with Drive-Through Window (934)

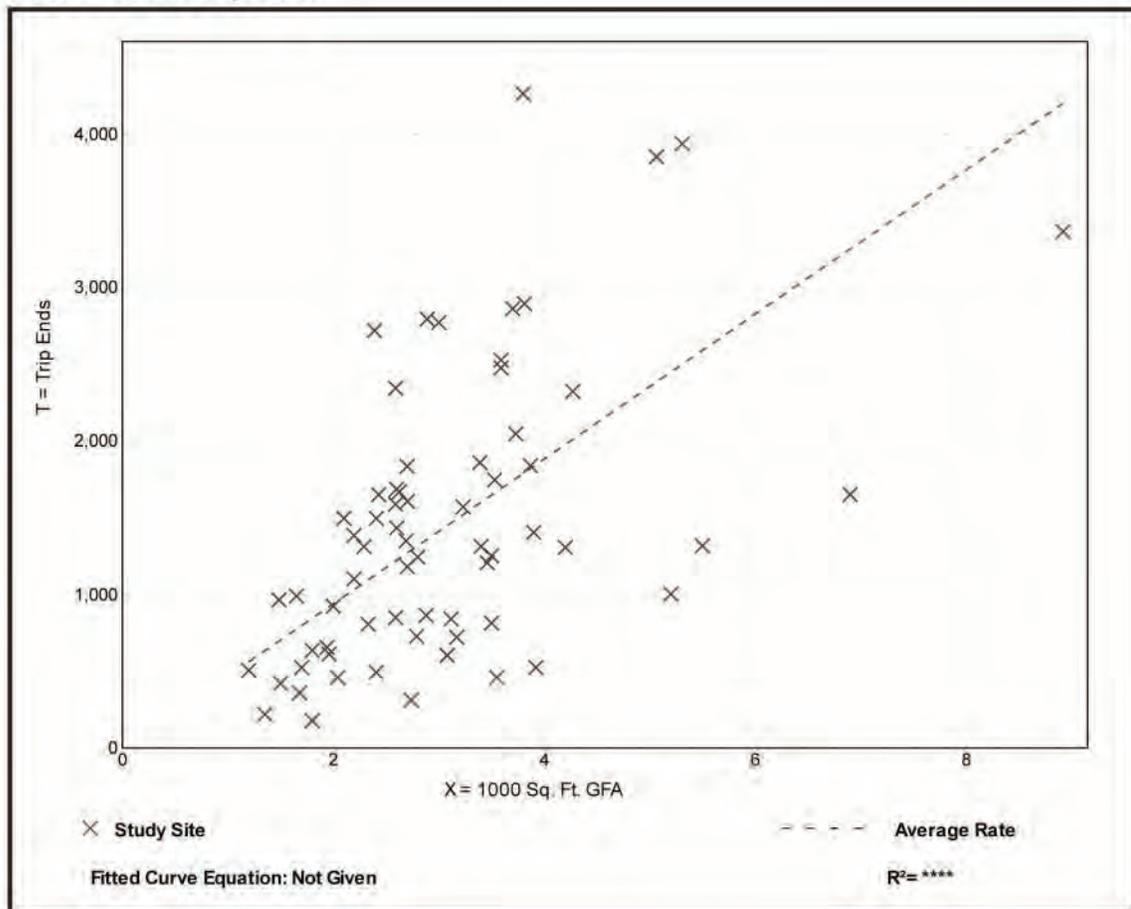
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

**Setting/Location:** General Urban/Suburban  
Number of Studies: 67  
1000 Sq. Ft. GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
470.95	98.89 - 1137.66	244.44

## Data Plot and Equation



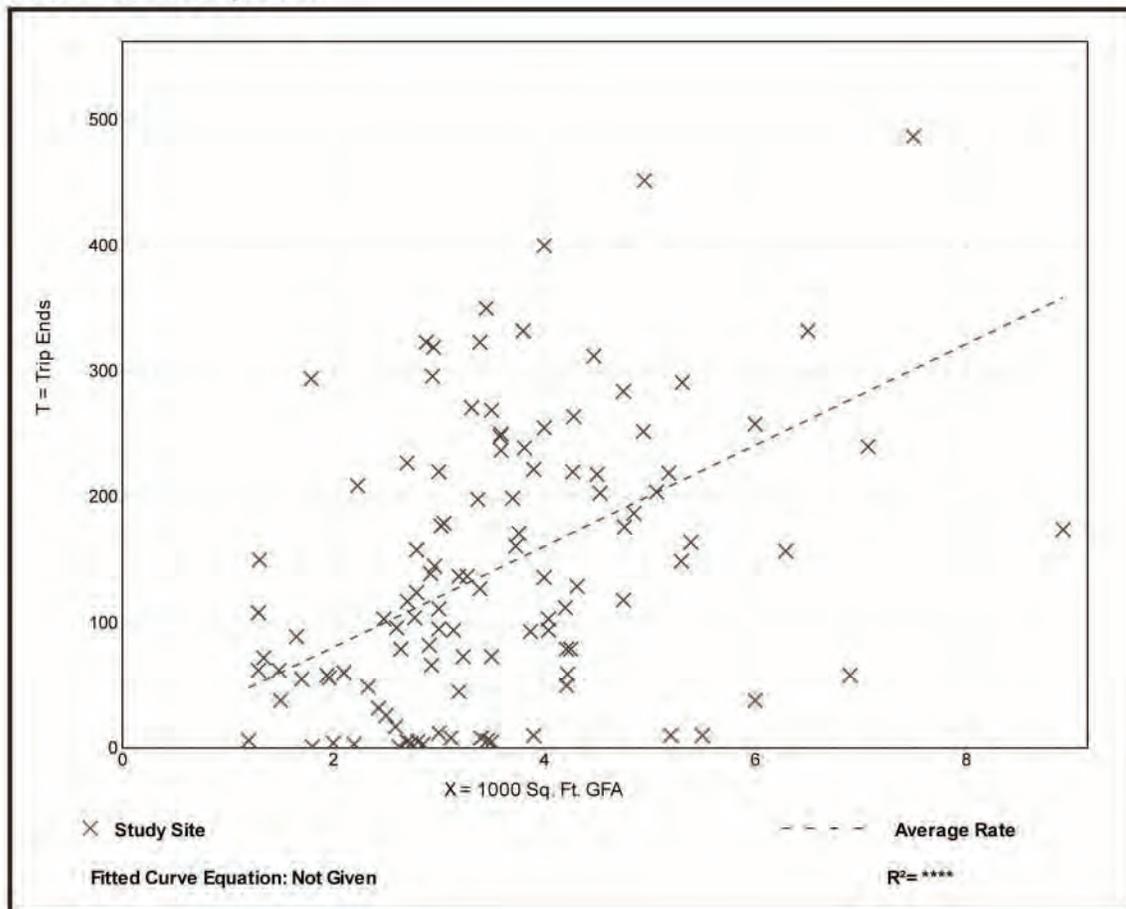
# Fast-Food Restaurant with Drive-Through Window (934)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 111  
 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
40.19	0.38 - 164.25	28.78

## Data Plot and Equation



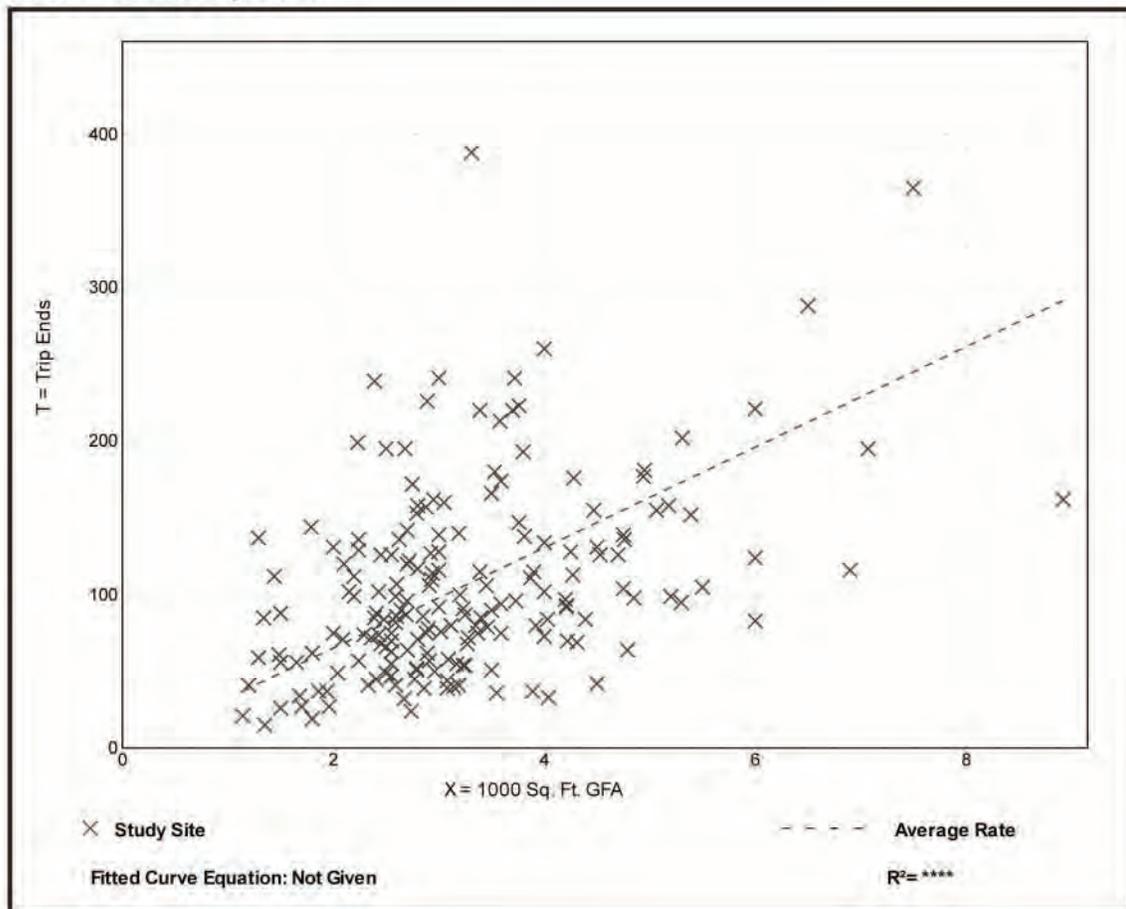
# Fast-Food Restaurant with Drive-Through Window (934)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 185  
 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
32.67	8.17 - 117.22	17.87

## Data Plot and Equation



*10*



May 29, 2020

850 West Jackson Blvd.  
Suite 310  
Chicago, IL 60607

Mr. Daniel Ahlering  
Vice President  
**Medical Properties Group**  
71 S. Wacker Drive  
Chicago, IL 60606

312.533.5385  
walkerconsultants.com

*Re: Medical Office Building – Parking Code and Demand Analysis  
Oak Brook Commons, Oak Brook, Illinois*

Dear Mr. Ahlering:

Walker Consultants is pleased to submit for your use the final technical memorandum for the Oak Brook Commons Medical Office Building Parking Analysis.

### **INTRODUCTION AND PROJECT UNDERSTANDING**

Medical Properties Group (“Client”) engaged Walker Consultants (“Walker”) to provide parking planning consulting services in the form of a municipal parking code review and shared parking demand analysis for a planned 78,200 gross square foot medical office building, being built as part of the mixed-use Oak Brook Commons development in Oak Brook, Illinois. Walker understands that the Client intends to build 281 spaces over three levels of structured parking within the subject building. This equates to a parking ratio of 3.59 spaces per 1,000 gsf. The Village parking code requirement for a medical office building is one (1) space per 200 square feet or five (5) spaces per 1,000 square feet. Given the variance, the Client would like Walker to evaluate the planned parking design capacity for the building in comparison to the Village Code and provide our professional judgment on the appropriateness.

The evaluation methodology includes the application of the Institute of Transportation Engineers (“ITE”) parking demand distribution data published in January of 2019 and information from Walker’s internal medical office building parking ratio database. Walker is an independent, third-party industry expert that has performed numerous parking planning analyses of a similar type. Established in 1965, we are the leading and largest parking planning and design firm, employing more than 350 professionals located in 23 offices around the United States. We deliver customized, knowledge-based services utilizing the latest research and trends relating to parking and mobility planning, parking operations and technology, and parking facility design.

**MEDICAL OFFICE BUILDING PROGRAM**

Oak Brook Commons is a proposed mixed-use development adjacent to Interstate 88 in Oak Brook. The development is bound by 22<sup>nd</sup> Street to the south, Spring Road to the west, Commerce Drive to the north, and I-88 and an adjacent property to the east. The location of the proposed medical office and parking development is in the northeastern corner of the Oak Brook Commons development site on Commerce Drive. The development plans include parking on floors two through four of the building, totaling 281 spaces. The proposed parking supply is provided in Table 1.

**Table 1: Proposed Parking Supply**

Facility	Proposed Spaces
Parking Structure	281

Source: *Medical Properties Group, 2020*

The building is proposed to include seven floors, with immediate care and medical office imaging space (16,790 leasable square feet), plus a lobby area on the first floor. Floors five through seven will feature 52,290 leasable square feet of medical office space. The full building program is provided in Table 2.

**Table 2: Proposed Building Program**

Use	GLA sf
Immediate Care + Medical Office Imaging	16,790
Medical Office	52,290
<b>Total</b>	<b>69,080</b>

Source: *Medical Properties Group, 2020*

The remainder of Oak Brook Commons is proposed to include up to 320 condominium and apartment units, 400,000 square feet of office space, 50,000 square feet of retail/restaurant space, and a hotel. At full build-out, the development will have 1,736 structured spaces and 444 surface lot and on-street spaces, for a total of 2,180 spaces. Please note, for this analysis, only the subject medical office building (69,080 GLA) and the associated proposed parking supply shown in Table 1 were included.

## ZONING CODE ANALYSIS AND PARKING DEMAND RATIO

Chapter 12 of the Village of Oak Brook Zoning Code, Off-Street Parking and Loading, states that one (1) space for every 200 square feet of floor area is required for medical office buildings. This ratio equates to five (5) spaces for every 1,000 square feet of floor area. For all other office and professional space, one (1) space is required for every 300 square feet of floor area. Applying one (1) space per 200 square feet of floor area for a medical office to the subject development equates to 353 spaces required by zoning code. This requirement is 72 spaces more than the proposed design capacity at the subject development.

## DESIGN PARKING RATIO

Based on discussions with the Client and development program information they provided, Walker made assumptions when determining the optimal design ratio for the parking component of the subject property:

- Peak parking demand is projected to occur on a weekday, likely Monday through Thursday. No demand adjustments were assumed for Monday/Wednesday or Tuesday/Thursday work shifts and patient scheduling blocks; i.e., we assume approximately equal parking demand Monday through Thursday, with a slight reduction on Friday. Weekends were assumed to have only minor parking demand.
- 860 patients are attended to throughout a typical weekday.
- 100 physicians and staff are on-site throughout a typical weekday.
- All patients, physicians, and staff arrive at the subject property via personal vehicle. Please note some may be dropped off or arrive as part of a group. Still, we assume a negligible demand reduction for public transportation or alternative transportation mode (Transportation Network Company, taxi, shuttle, etc.).

Assuming 860 patients and 100 physicians/staff are on-site throughout a typical weekday, Walker utilized time-of-day demand distribution information from 27 suburban medical office buildings from across the country. This data is provided in the 5<sup>th</sup> Edition of *Parking Generation* (2019), published by the Institute of Transportation Engineers (“ITE”) and in the 3<sup>rd</sup> Edition of *Shared Parking* (2020), published by the Urban Land Institute (“ULI”) in conjunction with research and analysis from consultants at Walker.

## DESIGN CASE 1

This data presents the variations in the accumulation of vehicles by the hour for solely the subject medical office building. If this analysis were a multi-use shared parking scenario (sharing parking supply with other nearby land uses), variations would be shown based on each land use. For example, office buildings have peak parking needs during the day on weekdays, restaurants have peak parking needs during the evening and weekends, and hotels and residential land uses have peak parking needs overnight. Table 3 and Figure 1 provide a numerical and visual representation of the distribution of parking demand throughout a typical weekday at the subject property.

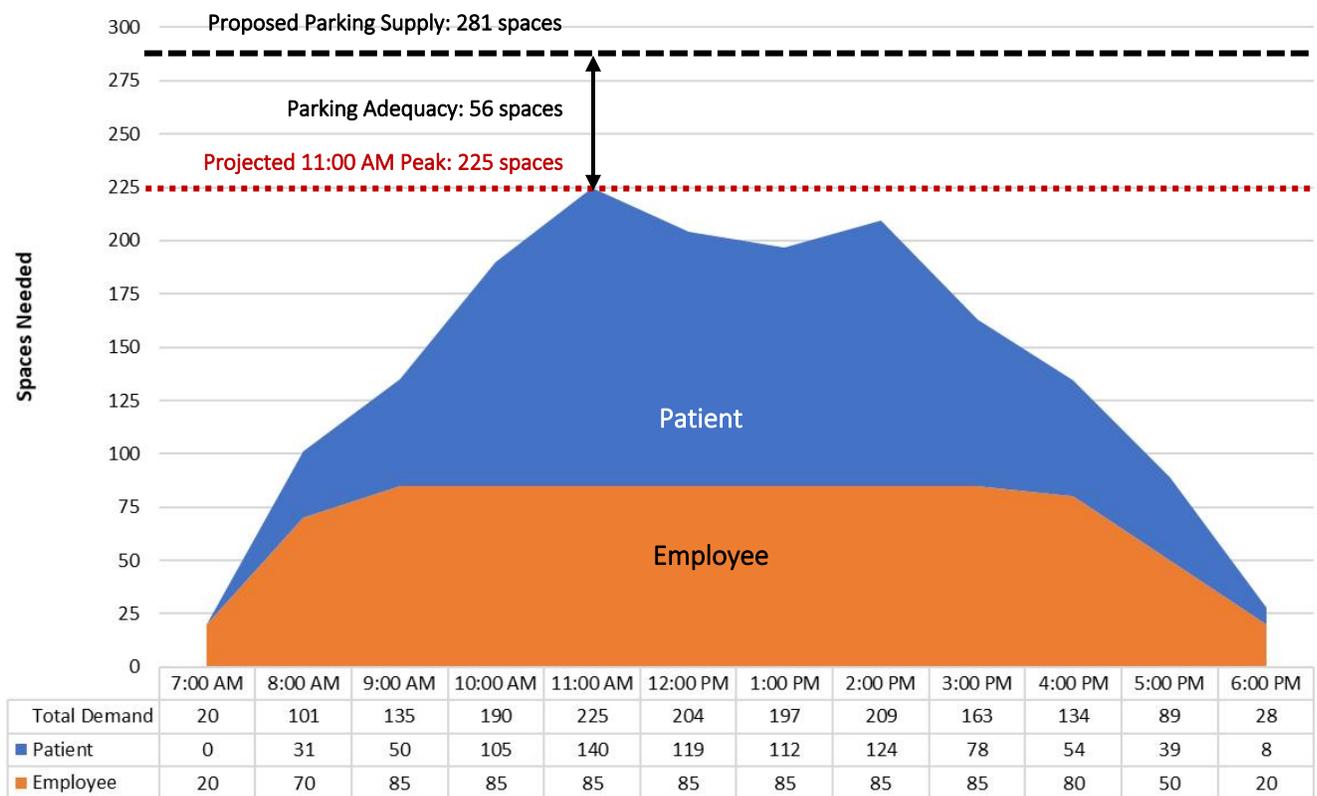


Table 3: Daily Distribution of Parking Demand

Peak Demand: 11:00 am												
Weekday	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Patient	0	31	50	105	140	119	112	124	78	54	39	8
Employee	20	70	85	85	85	85	85	85	85	80	50	20
<b>Total Demand</b>	<b>20</b>	<b>101</b>	<b>135</b>	<b>190</b>	<b>225</b>	<b>204</b>	<b>197</b>	<b>209</b>	<b>163</b>	<b>134</b>	<b>89</b>	<b>28</b>
Case 1 (Peak Patient Count of 140)					3.26							
Case 2 (Peak Patient Count of 170)					3.69							

Source: Walker Consultants, 2020

Figure 1: Daily Distribution of Parking Demand



Source: Walker Consultants, 2020

The peak parking need is projected to occur on a weekday at 11:00 am with approximately **225±** spaces needed to satisfy demand (140 patient spaces plus 85 employee spaces). This equates to a parking adequacy (or surplus) of 56 spaces when compared to the 281 spaces proposed for the parking structure. A sub-peak is projected to occur at 2:00 pm, with approximately 209± spaces likely to be required (124 patient spaces and 85 employee spaces). Designing the parking structure to meet the peak parking demand hour of 11:00 am would result in a parking ratio of **3.26** spaces per 1,000 square feet of leasable space. A 3.26 space per thousand square feet (ksf) parking demand ratio is fairly typical for standalone medical office buildings across the country. In the greater Chicago metropolitan area specifically, of 18 medical office buildings studied in the region, demand ratios range from 1.53/ksf to 4.72/ksf. The average demand ratio is 3.12/ksf.

## ALTERNATIVE DESIGN CASE 2

Alternatively, the Client stated a one-time peak on-site presence of 170 patients could occur (while still assuming 860 patients total throughout the course of a weekday). Given a peak on-site patient count of 170 (at 11:00 AM), instead of the aforementioned 140, a parking ratio of **3.69** results (including 85 employee spaces). This equates to a need for approximately **255±** spaces, which would still result in a parking adequacy of 26 spaces compared to the planned supply.

## SUMMARY

Based on the presence information provided by the Client (860 patients and 100 employees on-site throughout a typical weekday), the Client's proposed 3.59 space per 1,000 square foot parking ratio (281 planned spaces) is sufficient to meet peak demand needs. Based on Walker's analysis, a 3.26 space per 1,000 square foot design ratio (225 spaces) is adequate to satisfy projected demand at the subject site. While this is lower than the code required five (5) spaces per 1,000 square feet (353 spaces), this is an efficient and appropriate allocation of parking supply for the proposed medical office building. Please note these calculations assume maximum daily (total) occupancy for physicians, staff, and patients. Further, preliminary industry estimates have telemedicine and virtual health appointments increasing due to COVID-19 health and safety concerns. While it is too early to project any long-term impacts of the pandemic, decreased in-person visits to medical office buildings could reduce parking demand and the need for building more parking spaces than what is necessary and efficient.

## STATEMENT OF LIMITING CONDITIONS

This report and the conclusions and recommendations contained herein are subject to the following limiting conditions:

1. This report is based on some assumptions that are outside the control of Walker Consultants (“Walker”) and our Client. Therefore, Walker does not guarantee the results.
2. The conclusions, projections, and recommendations presented herein may be dependent on future assumptions regarding the local, national, or international economy. These assumptions and resultant conclusions may be invalid in the event of war, terrorism, economic recession, rationing, or other events that may cause a significant change in economic conditions.
3. Walker assumes no responsibility for events or circumstances that take place or change after the date of our engagement.
4. All information, estimates, and opinions obtained from parties not employed by Walker are assumed to be accurate. We assume no liability resulting from the information presented by the Client or Client’s representatives or received from third-party sources.
5. This report is to be used in whole and not in part. None of the contents may be reproduced or disseminated in any form for external use by anyone other than our Client without our written permission.
6. The projections presented in our analysis assume responsible ownership and competent management. Any departure from this assumption may have a negative impact on the results.
7. Computer models that use and generate precise numbers generate some of the Tables, Figures, and recommendations presented in this report. The use of seemingly exact numbers is not intended to suggest a level of accuracy that may not exist. A reasonable margin of error may be assumed regarding most numerical projections. Conversely, some numbers are rounded, and as a result, some results may be subject to small rounding errors.
8. This report was prepared by Walker, and all opinions, conclusions, recommendations, and projections expressed during the engagement period are rendered by the staff of Walker Consultants as employees, rather than as individuals.
9. This report presents some conceptual, financial information that is intended to provide an order-of-magnitude assessment of parking revenue, expenses, net income, and relative cost and is not to be used for financing purposes.

*11*



OAK BROOK Illinois

APPLICATION FOR PLANNED DEVELOPMENT

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

NEW PLANNED DEVELOPMENT (\$1,500) \*

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) \*

2 ENTER NUMBER OF WAIVERS and/or VARIATIONS REQUESTED (\$500 ea.) \*\*

INITIAL ESCROW DEPOSIT (\$500) Submit Separate Check - Additional Funds may be required - Recoverable expenses will be drawn from the account and No interest shall be paid on account.

PUBLIC HEARING SIGNS (each lot frontage) 2 Enter Number of Street Frontages/Per Parcel/ Address

(NOTE: Attached additional sheet/s with information if more room is needed below)

LOCATION OF SUBJECT PROPERTY

NE Corner of 22nd and Spring Rd PERMANENT PARCEL NO/s. See Attached

LEGAL ADDRESS/S 1120 W. 22nd Street Oak Brook ZONING DISTRICT ORA-2

PROPERTY INTEREST OF APPLICANT: OWNER [checked] CONTRACT PURCHASER¹ [checked] AGENT¹ [ ]

OWNER(S) OF RECORD Hines Interests Limited Partnership PHONE 312-419-4916

ADDRESS 444 West Lake Street, Suite 2400 CITY Chicago STATE IL ZIP 60606

Owner Contact E-mail Address/s greg.vanschaack@hines.com

NAME OF APPLICANT¹ (and Billing Information) MEDPROPERTIES GROUP PHONE 847-897-7300

ADDRESS 71 S. Wacker Drive Suite 3725 CITY Chicago STATE IL ZIP 60606

Applicant Contact E-mail Address/s dahlering@medpropertiesgroup.com

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

Signature of Owner: Greg Van Schaack, Date: 7/7/2020, Signature of Applicant: Daniel Ahlring, Date: 7/7/2020

Print Name and Email: Greg Van Schaack, see above; Daniel Ahlring, see above

¹If the applicant/Agent is not the owner of record, a written statement authorizing approval of the proposed planned development application is required from the property owner in addition to their signature above and supporting documents.

\* Note: Plus all applicable third party costs and recoverable expenses.
\*\* List each waiver or variation on a separate sheet with applicable fees calculated.

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

Date Application Filed Fee Paid \$ Escrow Paid \$ Receipt No. Received By

Preliminary Board of Trustees Review Prefiling Review Conference with Staff Resident Meeting Required/Date

Application Distributed to Depts: Notice Published Newspaper Daily Herald Adj. Property Owners Notified

Planned Development Commission

Board of Trustees Board of Trustees (Approval of Ordinance)

# Subject Property Verification

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-23-407-013
2. Common Address: 1120 W. 22nd St. Oak Brook, IL 60523
3. Type the Complete Legal Description below or attach a separate page with the legal

Note: Legal Description is to be emailed in Word format to: [gpolanek@oak-brook.org](mailto:gpolanek@oak-brook.org)

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

DuPage County Records/Research Room: (630-407-5401) Contact Person Stephanie  
 First Name Only: \_\_\_\_\_  
 Date called: 6-29-2020

I verify that the information provided above is accurate.

Peter Friedman  
\_\_\_\_\_  
**Printed Name**

  
\_\_\_\_\_  
**Signature**

Date: 7/7/2020

Relationship to Applicant: Counsel

# Subject Property Verification

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-23-407-012
2. Common Address: 1120 W. 22nd St. Oak Brook, IL 60523
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 First Name Only: \_\_\_\_\_  
 Date called: 6-29-2020

I verify that the information provided above is accurate.

Peter Friedman  
\_\_\_\_\_  
**Printed Name**

  
\_\_\_\_\_  
**Signature**

Date: 7/7/2020

Relationship to Applicant: Counsel

The subject property may be generally described as a portion of 2111 McDonald's Drive on Lot K and Lot L, Oak Brook, Illinois 60523, located at the southeast corner of Commerce Drive and McDonald's Drive with the legal description as follows:

PARCEL 1:

LOT L IN THE FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2020 AS DOCUMENT R2020-012533, IN DUPAGE COUNTY, ILLINOIS. PIN 06-23-407-013

PARCEL 2:

LOT K IN THE FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2020 AS DOCUMENT R2020-012533, IN DUPAGE COUNTY, ILLINOIS. PIN 06-23-407-012



**Property Site Address**

100 Orchard Center, Oak Brook, Illinois  
 5 OAKBROOK CTR OAK BROOK IL  
 6 OAKBROOK CTR OAK BROOK IL  
 8 OAKBROOK CTR OAK BROOK IL  
 206 OAKBROOK CTR OAK BROOK IL  
 208 OAKBROOK CTR OAK BROOK IL  
 212 OAKBROOK CTR OAK BROOK IL  
 222 OAKBROOK CTR OAK BROOK IL  
 226 OAKBROOK CTR OAK BROOK IL  
 232 OAKBROOK CTR OAK BROOK IL  
 2857 OAKBROOK CTR SERVICE YARD 7 OAK BROOK IL

**Parking Lot**

2020 SPRING RD OAK BROOK IL  
 2022 SPRING RD OAK BROOK IL  
 925 OAKBROOK CTR PARKKING DECK GREEN OAK BROOK IL  
 2100 SPRING RD OAK BROOK IL  
 1000 COMMERCE DR OAK BROOK IL  
 900 COMMERCE DR OAK BROOK IL  
 814 COMMERCE DR OAK BROOK IL  
 1000 COMMERCE DR OAK BROOK IL  
 1114 COMMERCE DR OAK BROOK IL  
 2001 SPRING RD OAK BROOK IL  
 2015 SPRING RD OAK BROOK IL  
 2021 SPRING RD OAK BROOK IL  
 800 ENTERPRISE DR OAK BROOK IL  
 724 ENTERPRISE DR OAK BROOK IL  
 724 ENTERPRISE DR OAK BROOK IL

**Public Way**

Very Small Parcel - Total Lot Size is 3ft - No Physical Address

2105 SPRING RD OAK BROOK IL  
 2105 SPRING RD OAK BROOK IL  
 903 COMMERCE DR OAK BROOK IL  
 823 COMMERCE DR OAK BROOK IL  
 815 COMMERCE DR OAK BROOK IL  
 725 ENTERPRISE DR OAK BROOK IL

No Physical Address - Vacant Land along 22nd St

711 JORIE BLVD OAK BROOK IL  
 1211 22ND ST OAK BROOK IL  
 1225 22ND ST OAK BROOK IL  
 1301 22ND ST OAK BROOK IL  
 1315 22ND ST OAK BROOK IL  
 1301 W 22ND ST OAK BROOK IL  
 1200 JORIE BLVD OAK BROOK IL

No Physical Address - Vacant Land along I-88

No Physical Address - Vacant Land along 22nd St

1111 22ND ST OAK BROOK IL  
 No Physical Address - Vacant Land along 22nd St  
 1100 JORIE BLVD OAK BROOK IL  
 900 JORIE BLVD OAK BROOK IL  
 900 JORIE BLVD OAK BROOK IL  
 1000 JORIE BLVD OAK BROOK IL  
 1010 JORIE BLVD OAK BROOK IL

No Physical Address - Vacant Land along I-88

1110 JORIE BLVD OAK BROOK IL  
 790 JORIE BLVD OAK BROOK IL

800 JORIE BLVD OAK BROOK IL  
 810 JORIE BLVD OAK BROOK IL  
 2616 YORK RD OAK BROOK IL  
 720 ENTERPRISE DR OAK BROOK IL

714 ENTERPRISE DR OAK BROOK IL  
 708 ENTERPRISE DR OAK BROOK IL  
 700 ENTERPRISE DR OAK BROOK IL 60523  
 620 ENTERPRISE DR OAK BROOK IL 60523  
 602 ENTERPRISE DR OAK BROOK IL 60523  
 616 ENTERPRISE DR OAK BROOK IL 60523  
 610 ENTERPRISE DR OAK BROOK IL 60523

**Taxpayer Name**

OAK BROOK SHOPPING CENTER C/O BROOKFIELD PROP RETAIL  
 NEIMAN MARCUS GROUP INC C/O RYAN LLC PTS  
 NEIMAN MARCUS GROUP INC C/O RYAN LLC PTS  
 NEIMAN MARCUS GROUP INC C/O RYAN LLC PTS  
 OAK BROOK SHOPPING CENTER C/O BROOKFIELD PROP RETAIL  
 RBP OAK BROOK LLC C/O ROCK BRIDGE CAPITAL  
 AT&T COMMUNICATIONS OF IL  
 SMITH, WILLIAM JR  
 OAK BROOK 814 COMMERCE  
 AT&T COMMUNICATIONS IL  
 COMMERCE PLAZA PROP LLC C/O ZELLER REALTY GROUP  
 800 ENTERPRISE PROP LLC C/O MICHAEL BIALAS  
 FALCON INSURANCE CO  
 FALCON INSURANCE CO  
 VILLAGE OF OAK BROOK  
 DAN MANAGEMENT CORP FOR BRAESIDE REALTY TRUST  
 2105 SPRING ROAD LLC C/O GIBSONS STEAKHOUSE  
 2105 SPRING ROAD LLC C/O GIBSONS STEAKHOUSE  
 OAK BROOK COMMERCE CENTER C/O EQUITY PROPERTY TAX G  
 823 COMMERCE DR C/O CBRE  
 WALKER PARTNERS LLC  
 VILLAGE OF OAK BROOK

NICOR GAS/SOUTHERN CO

EXETER 711 JORIE LLC ATTN TIMOTHY WEBER  
 GOLUB REAL ESTATE CORP  
 GOLUB REAL ESTATE CORP  
 GOLUB REAL ESTATE CORP  
 GOLUB REAL ESTATE CORP  
 VILLAGE OF OAK BROOK  
 MUTUAL TR LIFE INS CO

NICOR GAS/SOUTHERN CO

DAN MANAGEMENT CORP FOR BRAESIDE REALTY TRUST  
 OAK BROOK GATEWAY LLC ATTN DMITRY GORDEEV  
 OAK BROOK PARK DISTRICT  
 STELLCO PROPERTIES LLC  
 900 JOIRE BOULEVARD LLC  
 1010 JORIE BOULEVARD LLC  
 1010 JORIE BOULEVARD LLC  
 1010 JORIE BOULEVARD LLC

NICOR GAS/SOUTHERN CO

LEGACY OF N BARRINGTON C/O ADVANTAGE PARTNER PRC  
 BCORE SELECT RAVEN PARENT LLC  
 SF CH2 LLC  
 SF CH2 LLC  
 SF CH2 LLC  
 BUTLER NATIONAL GOLF CLUB  
 CARVANA LLC  
 STORE MASTER FUNDING XV, LLC  
 AAG 714 LLC  
 JAR MANAGEMENT LLC  
 PHILLIPS FLOWERS & GIFTS  
 620 ENTERPRISE DR LLC  
 COMMONWEALTH EDISON CO  
 TEAMWORK INVESTMENTS LLC ATTN: RONALD G KAMINISKI  
 AURIEMMA PROP MGMT LLC

**Taxpayer Mailing Address**

PO BOX 3487 CHICAGO IL 60654  
 PO BOX 460389 HOUSTON TX 77056  
 PO BOX 460389 HOUSTON TX 77056  
 PO BOX 460389 HOUSTON TX 77056  
 PO BOX 3487 CHICAGO IL 60654  
 PO BOX 617905 CHICAGO IL 60661-7905  
 4100 REGENT ST UNIT G COLUMBUS OH 43219  
 1010 PINE ST 9E101 ST LOUIS MO 63101  
 10 S LASALLE ST UNIT 2660 CHICAGO IL 60603  
 1 OAK BROOK TERR NO 400 OAK BROOK TERR IL 60181  
 1010 PINE ST 9E101 ST LOUIS MO 63101  
 401 N MICHIGAN UNIT 1300 CHICAGO IL 60611-4271  
 222 N LASALLE ST NO 1000 CHICAGO IL 60601  
 724 ENTERPRISE DR OAK BROOK IL 60523  
 724 ENTERPRISE DR OAK BROOK IL 60523  
 1200 OAK BROOK RD OAK BROOK IL 60523  
 10 E 22ND ST NO 116 LOMBARD IL 60148  
 1050 N STATE ST UNIT 4 CHICAGO IL 60610  
 1050 N STATE ST UNIT 4 CHICAGO IL 60610  
 PO BOX 06494 CHICAGO IL 60606-6494  
 700 COMMERCE DR UNIT 450 OAK BROOK IL 60523  
 815 COMMERCE DR UNIT 100 OAK BROOK IL 60523  
 1200 OAK BROOK RD OAK BROOK IL 60523  
 241 RALPH MCGILL BLVD NE BIN 10081 ATLANTA GA 30309-3374  
 101 W ELM ST ST UNIT 600 CONSHOHOCKEN PA 19428  
 625 N MICHIGAN AVE NO 2000 CHICAGO IL 60611  
 625 N MICHIGAN AVE NO 2000 CHICAGO IL 60611  
 625 N MICHIGAN AVE NO 2000 CHICAGO IL 60611  
 625 N MICHIGAN AVE NO 2000 CHICAGO IL 60611  
 1200 OAK BROOK RD OAK BROOK IL 60523  
 1200 JORIE BLVD OAK BROOK IL 60523  
 241 RALPH MCGILL BLVD NE BIN 10081 ATLANTA GA 30309-3374  
 10 E 22ND ST NO 116 LOMBARD IL 60148  
 30 VREELAND DR NO 30 2-3 SKILLMAN NJ 08558  
 1450 FOREST GATE RD OAK BROOK IL 60523  
 24WS00 MAPLE NO 211 NAPERVILLE IL 60540  
 21 SPINNING WHEEL HINSDALE IL 60521  
 241 RALPH MCGILL BLVD NE BIN 10081 ATLANTA GA 30309-3374  
 1110 JORIE BLVD UNIT 202 OAK BROOK IL 60523-2271  
 PO BOX A3956 CHICAGO IL 60690  
 999 N SEPULVEDA UNIT 600 EL SEGUNDO CA 90245  
 999 N SEPULVEDA UNIT 600 EL SEGUNDO CA 90245  
 999 N SEPULVEDA UNIT 600 EL SEGUNDO CA 90245  
 2616 S YORK RD OAK BROOK IL 60523  
 1930 W RIO SALADO PKWY TEMPE AZ 85281-2339  
 8377 E HARTFORD DRIVE SUITE 100 SCOTTSDALE AZ 85255  
 714 ENTERPRISE DR NO 100 OAK BROOK IL 60523  
 708 ENTERPRISE DR OAK BROOK IL 60523  
 524 N CASS AVE WESTMONT IL 60559  
 620 ENTERPRISE DR OAK BROOK IL 60523  
 3 LINCOLN CENTRE, 4TH FLR OAKBROOK TERR, IL 60181  
 921 W VAN BUREN UNIT N-B CHICAGO IL 60607  
 628 W WALNUT ST HINSDALE IL 60521-3155

**PIN**

06-23-300-037  
 06-23-300-041  
 06-23-300-041  
 06-23-300-041  
 06-23-300-050  
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 06-26-101-010  
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 06-26-201-008  
 06-26-201-011  
 06-26-201-019  
 06-26-201-019  
 06-26-201-019  
 06-26-201-025  
 06-26-201-026  
 06-26-201-027  
 06-26-201-027\*  
 06-26-201-028  
 06-26-201-028  
 06-26-202-002  
 06-24-305-001  
 06-24-305-001\*  
 06-24-305-002  
 06-24-305-003  
 06-24-305-004  
 06-24-305-005  
 06-24-305-007  
 06-24-305-008  
 06-24-305-009





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

**WAIVERS and VARIATIONS  
(Site Development Departures)**

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

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

Code Section 13-12-5 Relief Sought Requesting a parking ratio of 3.59/1,000 square feet (Code is 5.00/1,000 square feet)

See attached narrative for additional information.

RESPONSE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Code Section 13-11-10 Relief Sought Wall signage as depicted on the submitted elevation plans

See attached narrative for additional information

RESPONSE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

## 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, excluding all streets and right-of-ways.

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

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

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

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

Hines Interests Limited Partnership

MedProperties Group LLC

<p style="text-align: center;">Printed Name of Owner</p> <p>DocuSigned by: <i>Greg Van Schaack</i> 67E5018CBCB546A...</p>	<p style="text-align: center;">7/7/2020</p>	<p style="text-align: center;">Printed Name of Applicant</p> <p style="text-align: center;"><i>Paul Aring</i></p>	<p style="text-align: center;">7/7/2020</p>
Signature of Owner	Date	Signature of Applicant	Date

#### BILL TO INFORMATION:

<p style="text-align: center;">Hines Interests Limited Partnership</p>	<p style="text-align: center;">GregVan Schaack</p>	<p style="text-align: center;">312-419-4916</p>
Print Name/Company	Contact Person	Contact Phone
<p style="text-align: center;">444 West Lake Street Suite 2400</p>		<p style="text-align: center;">greg.VanSchaack@hines.com</p>
Address To be Billed		Email Address

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

## MEMORANDUM

Date: June 23, 2020

Re: Oak Brook Commons

Med Properties Pad L Application

---

**Hines**

Village of Oak Brook,

As the owner of the property subject to the Oak Brook Commons Planned Development (Ordinance 2019-ZO-PUD-EX-S-1568), we hereby authorize Med Properties Group to apply for the planned development amendment affecting Pad L and Pad K.

We are aware of their application and support the approval of the amendment as submitted.

Thanks,

DocuSigned by:

*Greg Van Schaack*

67E5018CBCB546A...

Greg Van Schaack  
Oak Brook Commons LLC

Midwest Regional Office  
444 W Lake, Suite 2400  
Chicago, Illinois 60606  
P 312 419 4900  
F 312 419 1932

*12*

**AFFIDAVIT**

July 6, 2020

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

RE: Case Number 2020-07-ZO-PUD

Plan Commission:

The undersigned, Kevin J. McDermott, being first duly sworn under oath, deposes and states the following:

That the undersigned certifies they have complied with the requirements of Section 13-15-5 of the Oak Brook Zoning Ordinance, Title 13 of the Village Code of Oak Brook, by serving written notice, by certified USPS first class mail, return receipt requested (i) to the taxpayers of record and owner of record of the property commonly known as 1120 W. 22<sup>ND</sup> Street, 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:

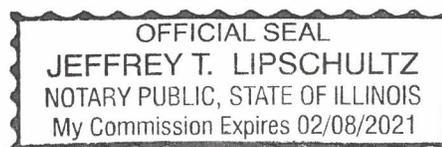
- the identification number designation of the application;
- the date and time of the public hearing;
- the location of the public hearing; and
- the general location of the Property, the legal description of the Property and its street addresses and a short description of the proposed planned development 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  
6th day of July, 2020.

  
Notary Public

06-23-300-037  
OWNER OF RECORD  
100 Orchard Center  
Oak Brook, Illinois 60523

06-23-300-041  
OWNER OF RECORD  
5 OAKBROOK CTR  
OAK BROOK IL 60523

06-23-300-041  
OWNER OF RECORD  
6 OAKBROOK CTR  
OAK BROOK IL 60523

06-23-300-041  
OWNER OF RECORD  
8 OAKBROOK CTR  
OAK BROOK IL 60523

06-23-300-050  
OWNER OF RECORD  
206 OAKBROOK CTR  
OAK BROOK IL 60523

06-23-300-050  
OWNER OF RECORD  
208 OAKBROOK CTR  
OAK BROOK IL 60523

06-23-300-050  
OWNER OF RECORD  
212 OAKBROOK CTR  
OAK BROOK IL 60523

06-23-300-050  
OWNER OF RECORD  
222 OAKBROOK CTR  
OAK BROOK IL 60523

06-23-300-050  
OWNER OF RECORD  
226 OAKBROOK CTR  
OAK BROOK IL 60523

06-23-300-050  
OWNER OF RECORD  
232 OAKBROOK CTR  
OAK BROOK IL 60523

06-23-300-050  
OWNER OF RECORD  
2857 OAKBROOK CTR SERVICE YARD 7  
OAK BROOK IL 60523

06-23-300-054  
OWNER OF RECORD  
2020 SPRING RD  
OAK BROOK IL 60523

06-23-300-054  
OWNER OF RECORD  
2022 SPRING RD  
OAK BROOK IL 60523

06-23-300-054  
OWNER OF RECORD  
925 OAKBROOK CTR PARKIKNG DECK  
GREEN  
OAK BROOK IL 60523

06-23-300-055  
OWNER OF RECORD  
2100 SPRING RD  
OAK BROOK IL 60523

06-23-404-020  
OWNER OF RECORD  
1000 COMMERCE DR  
OAK BROOK IL 60523

06-23-404-021  
OWNER OF RECORD  
900 COMMERCE DR  
OAK BROOK IL 60523

06-23-404-022  
OWNER OF RECORD  
814 COMMERCE DR  
OAK BROOK IL 60523

06-23-404-023  
OWNER OF RECORD  
1000 COMMERCE DR  
OAK BROOK IL 60523

06-23-404-032  
OWNER OF RECORD  
1114 COMMERCE DR  
OAK BROOK IL 60523

06-23-404-032  
OWNER OF RECORD  
2001 SPRING RD  
OAK BROOK IL 60523

06-23-404-032  
OWNER OF RECORD  
2015 SPRING RD  
OAK BROOK IL 60523

06-23-404-032  
OWNER OF RECORD  
2021 SPRING RD  
OAK BROOK IL 60523

06-23-405-003  
OWNER OF RECORD  
800 ENTERPRISE DR  
OAK BROOK IL 60523

06-23-405-004  
OWNER OF RECORD  
724 ENTERPRISE DR  
OAK BROOK IL 60523

06-23-405-005  
OWNER OF RECORD  
724 ENTERPRISE DR  
OAK BROOK IL 60523

06-23-406-013  
OWNER OF RECORD  
2105 SPRING RD  
OAK BROOK IL 60523

06-23-406-016  
OWNER OF RECORD  
2105 SPRING RD  
OAK BROOK IL 60523

06-23-407-002  
OWNER OF RECORD  
903 COMMERCE DR  
OAK BROOK IL 60523

06-23-407-003  
OWNER OF RECORD  
823 COMMERCE DR  
OAK BROOK IL 60523

06-23-407-010  
OWNER OF RECORD  
815 COMMERCE DR  
OAK BROOK IL 60523

06-24-306-011  
OWNER OF RECORD  
725 ENTERPRISE DR  
OAK BROOK IL 60523

06-25-101-001  
OWNER OF RECORD  
711 JORIE BLVD  
OAK BROOK IL 60523

06-26-100-012  
OWNER OF RECORD  
1211 22ND ST  
OAK BROOK IL 60523

06-26-100-012  
OWNER OF RECORD  
1225 22ND ST  
OAK BROOK IL 60523

06-26-100-012  
OWNER OF RECORD  
1301 22ND ST  
OAK BROOK IL 60523

06-26-100-012  
OWNER OF RECORD  
1315 22ND ST  
OAK BROOK IL 60523

06-26-100-013  
OWNER OF RECORD  
1301 W 22ND ST  
OAK BROOK IL 60523

06-26-101-010  
OWNER OF RECORD  
1200 JORIE BLVD  
OAK BROOK IL 60523

06-26-200-008  
OWNER OF RECORD  
1111 22ND ST  
OAK BROOK IL 60523

06-26-201-008  
OWNER OF RECORD  
1100 JORIE BLVD  
OAK BROOK IL 60523

06-26-201-011  
OWNER OF RECORD  
900 JORIE BLVD  
OAK BROOK IL 60523

06-26-201-019  
OWNER OF RECORD  
900 JORIE BLVD  
OAK BROOK IL 60523

06-26-201-019  
OWNER OF RECORD  
1000 JORIE BLVD  
OAK BROOK IL 60523

06-26-201-019  
OWNER OF RECORD  
1010 JORIE BLVD  
OAK BROOK IL 60523

06-26-201-026  
OWNER OF RECORD  
1110 JORIE BLVD  
OAK BROOK IL 60523

06-26-201-027  
OWNER OF RECORD  
790 JORIE BLVD  
OAK BROOK IL 60523

06-26-201-028  
OWNER OF RECORD  
800 JORIE BLVD  
OAK BROOK IL 60523

06-26-201-028  
OWNER OF RECORD  
810 JORIE BLVD  
OAK BROOK IL 60523

06-26-202-002  
OWNER OF RECORD  
2616 YORK RD  
OAK BROOK IL 60523

06-24-305-001  
OWNER OF RECORD  
720 ENTERPRISE DR  
OAK BROOK IL 60523

06-24-305-002  
OWNER OF RECORD  
714 ENTERPRISE DR  
OAK BROOK IL 60523

06-24-305-003  
OWNER OF RECORD  
708 ENTERPRISE DR  
OAK BROOK IL 60523

06-24-305-004  
OWNER OF RECORD  
700 ENTERPRISE DR  
OAK BROOK IL 60523

06-24-305-005  
OWNER OF RECORD  
620 ENTERPRISE DR  
OAK BROOK IL 60523 60523

06-24-305-007  
OWNER OF RECORD  
602 ENTERPRISE DR  
OAK BROOK IL 60523 60523

06-24-305-008  
OWNER OF RECORD  
616 ENTERPRISE DR  
OAK BROOK IL 60523 60523

06-24-305-009  
OWNER OF RECORD  
610 ENTERPRISE DR  
OAK BROOK IL 60523

06-24-304-007  
OWNER OF RECORD  
700 COMMERCE DR  
OAK BROOK IL 60523

06-23-407-011  
OWNER OF RECORD  
800 COMMERCE DR  
OAK BROOK IL 60523

06-23-300-037  
OAK BROOK SHOPPING CENTER  
C/O BROOKFIELD PROP RETAIL  
PO BOX 3487 CHICAGO IL 60654

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

06-23-300-050  
OAK BROOK SHOPPING CENTER  
C/O BROOKFIELD PROP RETAIL  
PO BOX 3487 CHICAGO IL 60654

06-23-300-051  
OAK BROOK SHOPPING CENTER  
C/O BROOKFIELD PROP RETAIL  
PO BOX 3487 CHICAGO IL 60654

06-23-300-054  
OAK BROOK SHOPPING CENTER  
C/O BROOKFIELD PROP RETAIL  
PO BOX 3487 CHICAGO IL 60654

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

06-23-404-020  
AT&T COMMUNICATIONS OF IL  
1010 PINE ST 9EL01  
ST LOUIS MO 63101

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

06-23-404-022  
OAK BROOK 814 COMMERCE  
1 OAK BROOK TERR NO 400  
OAK BROOK TERR IL 60181

06-23-404-023  
AT&T COMMUNICATIONS IL  
1010 PINE ST 9EL01  
ST LOUIS MO 63101

06-23-404-032  
COMMERCE PLAZA PROP LLC C/O ZELLER  
REALTY GROUP  
401 N MICHIGAN UNIT 1300  
CHICAGO IL 60611-4271

06-23-405-003  
800 ENTERPRISE PROP LLC  
C/O MICHAEL BIALAS  
222 N LASALLE ST NO 1000  
CHICAGO IL 60601

06-23-405-004  
FALCON INSURANCE CO  
724 ENTERPRISE DR  
OAK BROOK IL 60523

06-23-405-005  
FALCON INSURANCE CO  
724 ENTERPRISE DR  
OAK BROOK IL 60523

06-23-405-006  
VILLAGE OF OAK BROOK  
1200 OAK BROOK RD  
OAK BROOK IL 60523

06-23-405-007  
DAN MANAGEMENT CORP  
FOR BRAESIDE REALTY TRUST  
10 E 22ND ST NO 116  
LOMBARD IL 60148

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

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

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

06-23-407-003  
823 COMMERCE DR C/O CBRE  
700 COMMERCE DR UNIT 450  
OAK BROOK IL 60523

06-23-407-010  
WALKER PARTNERS LLC  
815 COMMERCE DR UNIT 100  
OAK BROOK IL 60523

06-24-306-011  
VILLAGE OF OAK BROOK  
1200 OAK BROOK RD  
OAK BROOK IL 60523

06-25-100-003  
NICOR GAS/SOUTHERN CO  
241 RALPH MCGILL BLVD NE BIN 10081  
ATLANTA GA 30309-3374

06-25-101-001  
EXETER 711 JORIE LLC ATTN TIMOTHY  
WEBER  
101 W ELM ST ST UNIT 600  
CONSHOHOCKEN PA 19428

06-26-100-012  
GOLUB REAL ESTATE CORP  
625 N MICHIGAN AVE NO 2000  
CHICAGO IL 60611

06-26-100-013  
VILLAGE OF OAK BROOK  
1200 OAK BROOK RD  
OAK BROOK IL 60523

06-26-101-010  
MUTUAL TR LIFE INS CO  
1200 JORIE BLVD  
OAK BROOK IL 60523

06-26-101-021  
NICOR GAS/SOUTHERN CO  
241 RALPH MCGILL BLVD NE BIN 10081  
ATLANTA GA 30309-3374

06-26-200-003  
DAN MANAGEMENT CORP FOR BRAESIDE  
REALTY TRUST  
10 E 22ND ST NO 116  
LOMBARD IL 60148

06-26-200-008  
OAK BROOK GATEWAY LLC  
ATTN DMITRY GORDEEV  
30 VREELAND DR NO 30 2-3  
SKILLMAN NJ 08558

06-26-201-001  
OAK BROOK PARK DISTRICT  
1450 FOREST GATE RD  
OAK BROOK IL 60523

06-26-201-008  
STELLCO PROPERTIES LLC  
24W500 MAPLE NO 211  
NAPERVILLE IL 60540

06-26-201-011  
900 JOIRE BOULEVARD LLC  
21 SPINNING WHEEL  
HINSDALE IL 60521

06-26-201-019  
1010 JORIE BOULEVARD LLC  
21 SPINNING WHEEL  
HINSDALE IL 60521

06-26-201-025  
NICOR GAS/SOUTHERN CO  
241 RALPH MCGILL BLVD NE BIN 10081  
ATLANTA GA 30309-3374

06-26-201-026  
LEGACY OF N BARRINGTON  
C/O ADVANTAGE PARTNER PRO  
1110 JORIE BLVD UNIT 202  
OAK BROOK IL 60523-2271

06-26-201-027  
BCORE SELECT RAVEN PARENT LLC  
PO BOX A3956  
CHICAGO IL 60690

06-26-201-027  
SF CH2 LLC  
999 N SEPULVEDA UNIT 600  
EL SEGUNDO CA 90245

06-26-201-028  
SF CH2 LLC  
999 N SEPULVEDA UNIT 600  
EL SEGUNDO CA 90245

06-26-202-002  
BUTLER NATIONAL GOLF CLUB  
2616 S YORK RD  
OAK BROOK IL 60523

06-24-305-001  
CARVANA LLC  
1930 W RIO SALADO PKWY  
TEMPE AZ 85281-2339

06-24-305-001  
STORE MASTER FUNDING XV, LLC  
8377 E HARTFORD DRIVE SUITE 100  
SCOTTSDALE AZ 85255

06-24-305-002  
AAG 714 LLC  
714 ENTERPRISE DR NO 100  
OAK BROOK IL 60523

06-24-305-003  
JAR MANAGEMENT LLC  
708 ENTERPRISE DR  
OAK BROOK IL 60523

06-24-305-004  
PHILLIPS FLOWERS & GIFTS  
524 N CASS AVE  
WESTMONT IL 60559

06-24-305-005  
620 ENTERPRISE DR LLC  
620 ENTERPRISE DR  
OAK BROOK IL 60523

06-24-305-007  
COMMONWEALTH EDISON CO  
3 LINCOLN CENTRE, 4TH FLR  
OAKBROOK TERR, IL 60181

06-24-305-008  
TEAMWORK INVESTMENTS LLC  
ATTN: RONALD G KAMINISKI  
921 W VAN BUREN UNIT N-B  
CHICAGO IL 60607

06-24-305-009  
AURIEMMA PROP MGMT LLC  
628 W WALNUT ST  
HINSDALE IL 60521-3155

06-24-304-007  
CBRE - MGMT OFFICE  
ATTN: PROPERTY MGMT  
700 COMMERCE DR UNIT 170  
OAK BROOK IL 60523

06-23-407-011  
CBRE ATTN: PROPERTY MGMT  
700 COMMERCE DR UNIT 170  
OAK BROOK IL 60523

06-23-406-018  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-406-019  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-406-020  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-406-021  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-406-022  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-406-024  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-406-023  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-407-012  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-407-013  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-407-014  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-407-015  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-407-016  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-407-017  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-407-018  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-407-019  
HINES  
444 W. LAKE STREET SUITE 2400  
CHICAGO IL 60606

06-23-300-041  
NEIMAN MARCUS GROUP INC C/O RYAN LLC  
PTS  
C/O C T CORPORATION SYSTEM  
208 S. LASALLE ST, SUITE 814  
CHICAGO , IL 60604

06-23-300-054  
OAK BROOK SHOPPING CENTER  
C/O C T CORPORATION SYSTEM  
208 S. LASALLE ST, SUITE 814  
CHICAGO, IL 60604

06-23-300-055  
RBP OAK BROOK LLC  
208 S. LASALLE ST, SUITE 814  
CHICAGO, IL 60604

06-23-404-020  
AT&T COMMUNICATIONS OF IL  
C/O C T CORPORATION SYSTEM  
208 S. LASALLE ST, SUITE 814  
CHICAGO , IL 60604

06-23-404-023  
AT&T COMMUNICATIONS IL  
C/O C T CORPORATION SYSTEM  
208 S. LASALLE ST, SUITE 814  
CHICAGO , IL 60604

06-25-100-003  
NICOR GAS/SOUTHERN CO  
C/O ILLINOIS CORPORATION SERVICE C  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703

06-25-101-001  
EXETER 711 JORIE LLC ATTN TIMOTHY WEBER  
C/O ILLINOIS CORPORATION SERVICE C  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703

06-26-200-008  
OAK BROOK GATEWAY  
C/O ILLINOIS CORPORATION SERVICE C  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703

06-26-201-025  
NICOR GAS/SOUTHERN CO  
C/O ILLINOIS CORPORATION SERVICE C  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703

06-26-201-027  
SF CH2 LLC  
C/O CAPITOL CORPORATE SERVICES INC  
1315 W LAWRENCE AVE  
SPRINGFIELD , IL 62704

06-26-201-028  
SF CH2 LLC  
C/O CAPITOL CORPORATE SERVICES INC  
1315 W LAWRENCE AVE  
SPRINGFIELD , IL 62704

06-24-305-001  
CARVANA LLC  
C/O CORPORATION SERVICE COMPANY  
801 ADLAI STEVENSON DR.  
SPRINGFIELD , IL 62703

06-24-305-001  
STORE MASTER FUNDING XV, LLC  
C/O C T CORPORATION SYSTEM  
208 S. LASALLE ST, SUITE 814  
CHICAGO , IL 60604

*13*

**NOTICE OF PUBLIC HEARING**  
**VILLAGE OF OAK BROOK PLANNED DEVELOPMENT COMMISSION**  
**JULY 23, 2020 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, July 23, 2020 at 7:00 p.m.** for the purpose of considering the application from the Petitioners, Hines Interests Limited Partnership, 444 West Lake St., Suite 2400, Chicago, IL 60606 (312-419-4916) property owner of the property known as 2111 McDonald's Drive, Oak Brook, Illinois 60523 and MedProperties LLC, aka Medical Properties Group, 71 South Wacker Drive, Suite 3725, Chicago Illinois 60606 (847-897-7300), contract purchaser of a portion of the property known as Lot L of the Oak Brook Commons Subdivision, 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.

At the time of this publication, due to the emergence of the Coronavirus Disease 2019 (COVID-19) and guidance from the Centers for Disease Control and the Illinois Department of Public Health, the Village, consistent with Governor Pritzker's April 1, 2020, Executive Order declaring a State of Emergency related to the Coronavirus (Covid-19), in person meetings and hearings will **NOT** be conducted in the Samuel E. Dean Board Room at the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523. **The entirety of the meeting will be conducted virtually via online web conferencing system.** See meeting details at <http://www.oak-brook.org/178/Public-Hearings> (under Planned Development Commission).

Please be advised that due to the COVID-19 pandemic, the Village of Oak Brook is exercising due care by following the recommended social distancing guidelines. During this extraordinary time, residents and individuals that wish to participate in the hearing process are provided with the choice of verbal live commenting via the online web conferencing system that will be available, but for technical reasons written comments are strongly preferred.

Persons seeking additional information concerning the application, accessing the virtual meeting, or requesting alternative means to provide testimony or public comment are directed to email their request. Further inquiries can be emailed to Gail Polanek at: [gpolanek@oak-brook.org](mailto:gpolanek@oak-brook.org) or Tony Budzikowski at: [tbudzikowski@oak-brook.org](mailto:tbudzikowski@oak-brook.org).

If you are interested in participating in the hearing process remotely you must contact the Development Services Director or Planning Technician no later than five (5) days prior to the hearing, please feel free to contact the Director, Tony Budzikowski at 630-368-5104 or [tbudzikowski@oak-brook.org](mailto:tbudzikowski@oak-brook.org) or Planning Technician Gail Polanek at 630-368-5106 or [gpolanek@oak-brook.org](mailto:gpolanek@oak-brook.org) and you will be provided with the necessary login information prior to the meeting. If you are not interested in participating in the hearing, but simply have questions or would like to view the file, please feel free to use the same contact information and arrangements can be made to accommodate you.

The Petitioner has submitted an application, case number 2020-07-ZO-PUD, seeking approval of a planned development AMENDMENT for a portion of the property located at 2111 McDonald's Drive, Oak Brook, Illinois 60523 (southeast corner of McDonald's Drive and Commerce Drive), known as Lot K and Lot L of the Oak Brook Commons Subdivision as described below. The application is seeking a major change to an existing planned development as approved in Ordinance 2019-ZO-PUD-S-1568 (S-1568).

Project Description: In 2019, Petitioners received approval from the Village of Oak Brook for Planned Development approval of Ordinance S-1568 to allow for the development of a mixed used development known as Oak Brook Commons. The Oak Brook Commons development provided for the demolition of the then existing McDonald's headquarters office building, to be replaced by a mixed-use ground-up redevelopment. The Oak Brook Commons development provided for two residential condominium buildings on Lot K and Lot L.

The Petitioners have applied to the Village for a major change to Ordinance S-1568 in order to amend the approved planned development for Oak Brook Commons to allow for one residential condominium building consisting of 72 units on Lot K and for one medical services office building on Lot L. In accordance with the zoning regulations, as part of the planned development, the Petitioners have requested modifications and departures from the standard zoning provisions.

The subject property may be generally described as a portion of 2111 McDonald's Drive on Lot K and Lot L, Oak Brook, Illinois 60523, located at the southeast corner of Commerce Drive and McDonald's Drive with the legal description as follows:

PARCEL 1:

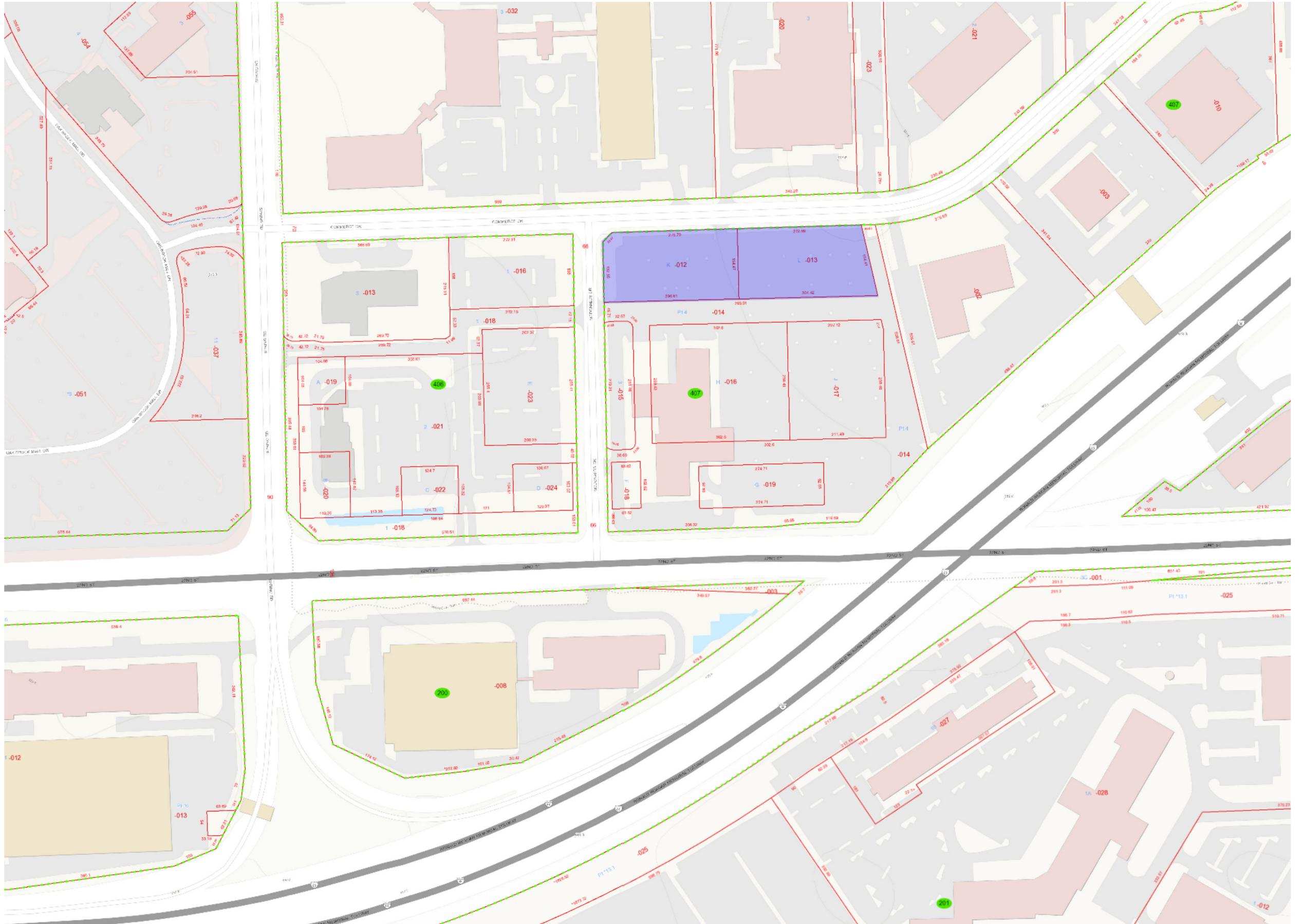
LOT L IN THE FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2020 AS DOCUMENT R2020-012533, IN DUPAGE COUNTY, ILLINOIS. PIN 06-23-407-013

PARCEL 2:

LOT K IN THE FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2020 AS DOCUMENT R2020-012533, IN DUPAGE COUNTY, ILLINOIS. PIN 06-23-407-012

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

# Oak Brook Commons



Subject Property  
PINs: 06-23-407-012 and 06-23-407-013