

Partner Agency Reports

Oak Park Economic Development Corporation
104 N. Oak Park Avenue
Oak Park, IL 60301

John Lynch, Executive Director
708.383.3838

Viktor Schrader, Economic Development Director
708.383.3838

Type of Report:

☒ 2019 4th Quarter

☒ 2019 Year-End

☐ 2020 1st Quarter

☐ 2020 2nd Quarter

☐ 2020 3rd Quarter

☐ 2020 4th Quarter

☐ 2020 Year-End

☐ Other: _____



February 13, 2020

Cara Pavlicek
Village Manager
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

Cc: Tammie Grossman, Director of Development Customer Services

Dear Ms. Pavlicek,

Per the Village's request, we are pleased to submit this letter as the 2019 Annual Report for the Oak Park Economic Development Corporation (OPEDC).

2019 can be characterized as the year new development activity began to spread beyond downtown Oak Park. After years of planning, the Madison Street corridor is experiencing levels of private investment not seen in a generation. Investments and projects by School District 97, Fenwick High School, and the Village of Oak Park have helped encourage private investment in new housing (Lexington Homes, Ambrosia Homes, Michigan Avenue Real Estate) and a long-sought after redevelopment of the former Foley-Rice dealership properties by REDICO and Pete's Fresh Market. Construction is expected to begin on these projects in 2020 and will continue the evolution of a corridor that is becoming a mix of residential and modern neighborhood commercial uses.

North Avenue has also experienced a significant increase in residential development. Four apartment developments started construction in 2019: 6555 North Avenue (10 units); 6545 North Avenue (15 units); 6603 North Avenue (6 units); 6033 North Avenue (18 units). While smaller-scale, these projects have changed the perception of North Avenue considerably among developers and we look forward to building on this momentum in 2020.

We are also excited about two affordable housing projects that took steps forward in 2019. The Community Builders recently broke ground on a 37-unit building at 801 S. Boulevard, and 855 Lake Street is undergoing a major rehab and will include affordable and accessible units thanks to financial support from the Village of Oak Park for a new elevator.

Overall, Oak Park remains a highly desirable market for developers and investors, and we expect that to continue into 2020. Illustrating that desirability are three parcels recently placed under contract: 915 S. Maple, 203 S. Marion, and 835 Lake Street, all of which present opportunities for significant commercial and/or residential projects and will likely begin the entitlement process in the coming year.

Below is a summary of our organizational accomplishments for the past year.

- Attraction and business development assistance for 14 new businesses totaling approximately 51,000 square feet of leased space and \$5,000,000 in private investment. Tenants open or expected in 2019 or early 2020 include:
 - Cajun Boil
 - CrossFunction Coworking
 - Currito
 - Daly Bagel
 - Dollop Coffee
 - Dye Hard Yarn (relocation)
 - Fairgrounds Coffee
 - Flourish
 - Kalamata Kitchen
 - L'Alberello Wine Shop
 - Mulata
 - Oak Park School of Music
 - Varsity Club
 - Victory Tap
- Assistance with promotion and identification of developers for key private redevelopment opportunities, including:
 - 6555 North Avenue development by CMV Development;
 - 6545 North Avenue development by CMV Development;
 - 6033 North Avenue development by Noah Properties;
 - 855 Lake Street rehab by Icon Clark, LLC;
 - 809 S. Oak Park Avenue reuse by Varsity Club;
 - 130 Chicago Avenue reuse by Pioneer Properties;
 - 1033 South Boulevard reuse by CrossFunction Coworking;
 - 845 Madison Street redevelopment – Existing Town and Country Auto;
 - 435 Madison Street redevelopment – Existing Our Planet Auto;
 - 835 Lake Street redevelopment – Existing US Bank;
 - 203 S. Marion Street – Existing Drechsler, Brown and Williams Funeral Home;
 - 915 S. Maple Avenue redevelopment – Former Mohr Concrete facility.

OPEDC's key indicators for project completed and proposed in 2019:

- Private Investment: \$99,800,000
- New Full-Time Equivalent Employees: 284
- New Development Square Feet: 456,000
- New Business Square Feet: 51,000

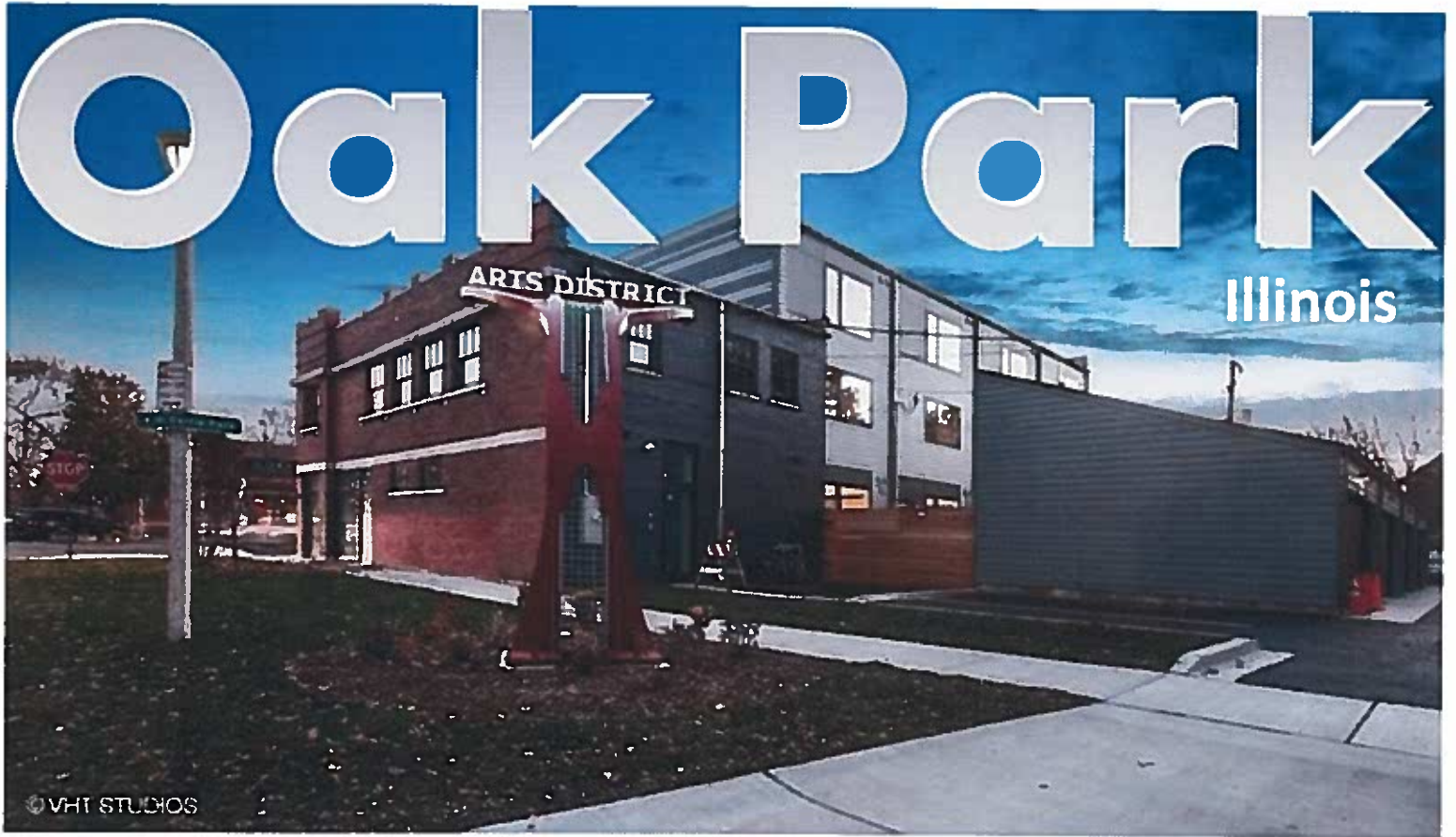
We thank you for your past and continued support of OPEDC. We continue to believe our close partnership with Village leadership and staff is a recipe for success in driving economic investment in Oak Park. We look forward to continuing that effort into 2020 and beyond.

Sincerely,
OPEDC



John Lynch
Executive Director

Attachment: Performance Report



Oak Park Economic Development Corporation
Performance Report : 2017-2019
February 2020



Oak Park



Letter from the Executive Director

The Oak Park Economic Development Corporation is proud of its 44-year history serving the Village of Oak Park. Our mission is simple: to attract and promote investment and development in Oak Park, with the objectives of expanding the property tax base, increasing sales tax revenue and creating and retaining jobs in the community. To anyone who lives or has visited our Village recently, the change is evident, as developers and retailers have invested more than \$300 million in just the past three years.

The results contained in this report demonstrate the success that we have had in fulfilling our mission since 2017. But it bears noting that this success is only possible thanks to OPEDC's close and fruitful partnership with the Village of Oak Park, OPEDC's sole client and funder. Under the leadership of the Mayor, Board of Trustees and Village Manager – in addition to their dedicated and talented staff – the Village of Oak Park has positioned itself as a top-tier market for investment and development within the Chicago metropolitan area.

With many thanks to the OPEDC staff and Board of Directors, the Village of Oak Park and the many dedicated partner agencies in the Village, we appreciate the opportunity to serve this community. If you live, work, or do business in Oak Park, we thank you for being part of this wonderful Village. For the rest of you, let us know how we can be of help.

Warmly,

John P. Lynch
Executive Director

Oak Park

Economic Development Outcomes: 2017 – 2019*



Private Investment

\$301,750,000

\$175,800,000/\$26,150,000/\$99,800,000^



Square Feet of New Development

1,452,300

907,000/86,500/458,800^



Full-time Jobs Gained/Retained

716

310/122/284^



Square Feet Leased

131,300

62,200/18,300/50,800^

*Based on openings, signed leases or projects under construction as of December 2019.

^ 2017/2018/2019

Oak Park

OPEDC Supported New Businesses and Developments: 2017 – 2019*

101 Madison Street
130 Chicago Avenue
435 Madison Street
838 Madison Street
6033 North Avenue
6545 North Avenue
6641-6643 North Avenue
6555 North Avenue
6603 North Avenue
Albion Residential
Alcuin Montessori Campus
American House/REDICO
Billy Bricks
Cajun Seafood and Boil
Centre Physical Therapy
Club Pilates
Coopers Hawk

CrossFunction Coworking
Currito
Daly Bagel
Dollop Coffee
Dolmas Boutique^
Dye Hard Yarn (relocation)
Eleven 33
Fairgrounds Coffee
Flexhouse Oak Park
Flourish
Huntington Learning
Jayne
Kalamata Kitchen
LIVE Cafe
L'Alberello Wine Shop
Lake Street Brewing
Lexington Townhomes

Magical Minds Studio
Mora Asian Fusion
Mulata
Natural Yoga Sanctuary^
Oak Park School of Music
One Lake Street
Pete's Fresh Market #2
Poke Burrito
The 801 Oak Park
Spenga
Spero Crossfit
Tied House/Wild Onion
Turano Bakery Co. HQ
Target
Varsity Club
Victory Tap

*Based on openings, signed leases or projects under construction as of December 2019.

^ No longer in business.



Oak Park

Selected OPEDC Supported Projects



American House – REDICO

711 Madison Street, Oak Park

174 Senior Housing Units

Independent, Assisted and Memory Care

Expected Completion: 2021



Pete's Fresh Market

644 Madison Street, Oak Park

125 New Jobs to Oak Park

43,000 Square Foot Grocery Store

Expected Completion: 2021



6555 & 6545 North Avenue

25 Residential Units

1,200 Square Foot Cigar Oasis

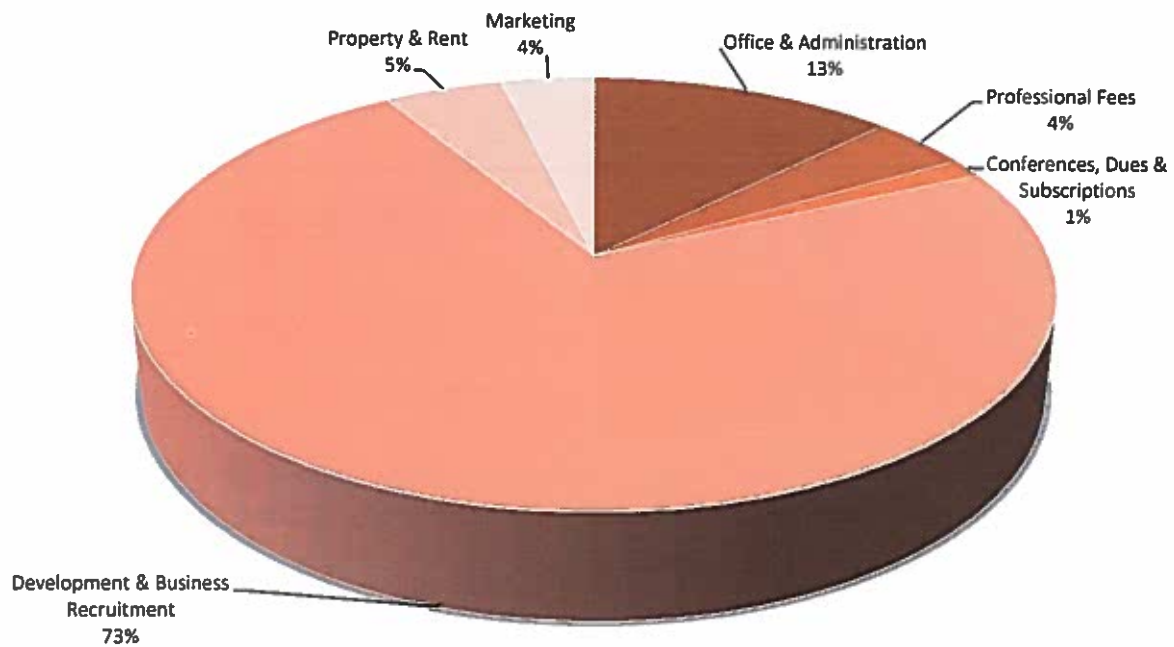
Expected Completion: Spring 2020



Oak Park
Economic Development
Corporation

Oak Park

OPEDC 2019 Budget Distribution





01/31/2020

Cara Pavlicek
Village Manager
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

RE: OPEDC 4th Quarter 2019

Dear Cara:

Enclosed please find the following documents:

- ✓ 4th Quarter Financials
- ✓ List of vendor disbursements between 10/01/2019 and 12/31/2019
- ✓ List of available Oak Park spaces/sites listed on Location One via opdc.net
- ✓ 4th Quarter Stats from the Oak Park Area Association of Realtors

If you have any questions, please contact us for further assistance.

Sincerely,

John Lynch
Executive Director

Enc.

C: Steve Drazner, Finance Director
Tammie Grossman, OPEDC Liaison

01/30/20
Accrual Basis

Oak Park Economic Development Corporation
Consolidated Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
102 · Corporate Checking Account(612)	29,039.24
103 · Corporate Money Market(411)	<u>125,720.14</u>
Total Checking/Savings	154,759.38
Other Current Assets	
160 · Prepaid Expense	<u>7,435.71</u>
Total Other Current Assets	<u>7,435.71</u>
Total Current Assets	162,195.09
Fixed Assets	
205 · Leasehold Improvements	17,500.00
210 · Furniture and Equipment	15,530.03
230 · Accumulated Depreciation	<u>-21,984.55</u>
Total Fixed Assets	<u>11,045.48</u>
TOTAL ASSETS	<u>173,240.57</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
313 · Accounts Payable	<u>1,666.81</u>
Total Accounts Payable	1,666.81
Other Current Liabilities	
355 · Accrued Expenses	<u>58,730.34</u>
Total Other Current Liabilities	<u>58,730.34</u>
Total Current Liabilities	<u>60,397.15</u>
Total Liabilities	60,397.15

For Internal Use/Consolidated Balance Sheet

01/30/20
Accrual Basis

Oak Park Economic Development Corporation
Consolidated Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>
Equity	
405 - Fund Balance	86,801.29
Net Income	<u>26,042.13</u>
Total Equity	<u>112,843.42</u>
TOTAL LIABILITIES & EQUITY	<u>173,240.57</u>

For Internal Use/Consolidated Balance Sheet

01/30/20
Accrual Basis

Oak Park Economic Development Corporation
Statement of Revenues & Expenses
October through December 2019

	Oct - Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
505 • General Contract	95,250.00	95,250.00	0.00	100.0%
555 • Other Revenue	3.64			
Total Income	95,253.64	95,250.00	3.64	100.0%
Gross Profit	95,253.64	95,250.00	3.64	100.0%
Expense				
807 • Auto / Parking	785.73	1,250.01	-464.28	62.9%
815 • Business Expenses	572.80	500.01	72.79	114.6%
823 • Depreciation	255.35	624.89	-369.64	40.9%
826 • Dues & Subscriptions	3,826.73	1,625.01	2,201.72	235.5%
833 • Corporate Insurance	2,395.39	2,250.00	145.39	106.5%
834 • Employee Insurance	2,403.62	5,124.99	-2,721.37	46.9%
841 • Software Subscriptions	291.23	999.99	-708.76	29.1%
842 • Equipment	502.86	750.00	-247.14	67.0%
843 • Supplies	268.36	624.99	-356.63	43.1%
847 • Office Supplies	-24.14			
849 • Payroll & Taxes	147,440.04	116,250.00	31,190.04	126.8%
860 • Professional Fees	4,032.00	5,875.02	-1,843.02	68.6%
862 • Rent	4,396.80	4,374.99	21.81	100.5%
872 • Payroll & Benefits Admin.	437.28	875.01	-437.73	50.0%
875 • Telephone & Internet	1,122.02	1,374.99	-252.97	81.6%
885 • Workshops & Conferences	1,921.65	375.00	1,546.65	512.4%
Total Expense	170,628.72	142,875.00	27,753.72	119.4%
Net Ordinary Income	-75,375.08	-47,625.00	-27,750.08	158.3%
Net Income	-75,375.08	-47,625.00	-27,750.08	158.3%

See Accountant's Report

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01/30/20
Accrual Basis

Oak Park Economic Development Corporation
Statement of Revenues & Expenses
January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
505 • General Contract	571,500.00	571,500.00	0.00	100.0%
555 • Other Revenue	1,952.75			
Total Income	573,452.75	571,500.00	1,952.75	100.3%
Gross Profit	573,452.75	571,500.00	1,952.75	100.3%
Expense				
807 • Auto / Parking	4,731.30	5,000.00	-268.70	94.6%
815 • Business Expenses	1,149.15	2,000.00	-850.85	57.5%
823 • Depreciation	1,026.65	2,500.00	-1,473.35	41.1%
825 • Dues & Subscriptions	13,749.22	6,500.00	7,249.22	211.5%
833 • Corporate Insurance	9,674.91	9,000.00	674.91	107.5%
834 • Employee Insurance	17,725.52	20,500.00	-2,774.48	86.5%
839 • Marketing / Advertising	5,450.00	0.00	5,450.00	100.0%
841 • Software Subscriptions	1,650.46	4,000.00	-2,349.54	41.3%
842 • Equipment	3,139.98	3,000.00	139.98	104.7%
843 • Supplies	531.77	2,500.00	-1,968.23	21.3%
847 • Office Supplies	-24.14			
849 • Payroll & Taxes	438,405.00	465,000.00	-26,595.00	94.3%
860 • Professional Fees	15,136.41	23,500.00	-8,363.59	64.4%
862 • Rent	17,587.20	17,500.00	87.20	100.5%
872 • Payroll & Benefits Admin.	2,849.78	3,500.00	-650.22	81.4%
875 • Telephone & Internet	5,530.57	5,500.00	30.57	100.6%
885 • Workshops & Conferences	9,096.84	1,500.00	7,596.84	606.5%
Total Expense	547,410.62	571,500.00	-24,089.38	95.8%
Net Ordinary Income	26,042.13	0.00	26,042.13	100.0%
Net Income	26,042.13	0.00	26,042.13	100.0%

See Accountant's Report

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Oak Park Economic Development Corporation
Transaction List by Vendor
October through December 2019

	Date	Split	Amount
Adobe Acropro S			
	10/14/2019	841 · Software Subscriptions	-15.93
	11/14/2019	841 · Software Subscriptions	-15.93
	12/14/2019	841 · Software Subscriptions	-15.93
Allison Marola - Expenses			
	10/30/2019	-SPLIT-	-147.69
	11/26/2019	875 · Telephone & Internet	-100.00
	12/26/2019	875 · Telephone & Internet	-100.00
Amazon.com			
	10/09/2019	843 · Supplies	-17.67
	11/08/2019	843 · Supplies	-84.99
	11/23/2019	843 · Supplies	-24.14
	12/17/2019	842 · Equipment	-117.44
American Funds			
	10/10/2019	872.6 · Retirement Administrative Fee	-139.92
	10/15/2019	345 · 401k Payable	-1,571.66
	10/31/2019	-SPLIT-	-2,621.66
	11/15/2019	345 · 401k Payable	-1,571.66
	11/30/2019	-SPLIT-	-2,621.66
	12/15/2019	345 · 401k Payable	-1,571.66
	12/31/2019	-SPLIT-	-5,041.66
AT&T			
	10/11/2019	313 · Accounts Payable	-260.55
	10/13/2019	875 · Telephone & Internet	-263.25
	11/12/2019	313 · Accounts Payable	-263.25
	11/13/2019	875 · Telephone & Internet	-263.25
	12/13/2019	313 · Accounts Payable	-263.25
AT&T Mobile			
	10/23/2019	875 · Telephone & Internet	-18.54
	11/25/2019	875 · Telephone & Internet	-18.49
	12/23/2019	875 · Telephone & Internet	-18.49
ATM			
	10/25/2019	815 · Business Expenses	-40.00
Chicago Tribune			
	10/29/2019	825 · Dues & Subscriptions	-27.72
	11/26/2019	825 · Dues & Subscriptions	-27.72
	12/24/2019	825 · Dues & Subscriptions	-27.72
CoStar Realty Information, Inc			
	10/15/2019	825 · Dues & Subscriptions	-895.45
	11/15/2019	825 · Dues & Subscriptions	-895.45
	12/23/2019	825 · Dues & Subscriptions	-895.45
Crain's Chicago Business			
	10/04/2019	825 · Dues & Subscriptions	-59.50
Forest Agency			
	10/07/2019	313 · Accounts Payable	-300.00

Oak Park Economic Development Corporation
Transaction List by Vendor
October through December 2019

	Date	Split	Amount
Forest Agency (D&O)			
	10/01/2019	-SPLIT-	339.67
	11/01/2019	-SPLIT-	339.67
	12/01/2019	-SPLIT-	339.67
GoDaddy			
	10/15/2019	841 · Software Subscriptions	-119.88
	10/16/2019	841 · Software Subscriptions	-123.56
Health Care Service Corporation			
	10/21/2019	834 · Employee Insurance	-1,394.48
	11/15/2019	834 · Employee Insurance	-1,394.48
	11/27/2019	313 · Accounts Payable	-1,394.48
Hemingway District Business Association			
	12/20/2019	825 · Dues & Subscriptions	-85.00
International Council of Shopping Centers			
	10/15/2019	885 · Workshops & Conferences	-125.00
John Lynch			
	10/30/2019	-SPLIT-	-466.91
	11/14/2019	815 · Business Expenses	-62.52
	11/26/2019	815 · Business Expenses	-375.00
	12/26/2019	-SPLIT-	-395.11
Kenny & Kenny P.C.			
	10/29/2019	-SPLIT-	-361.25
	11/13/2019	-SPLIT-	-1,885.75
	11/19/2019	-SPLIT-	-285.00
lambda Alpha International			
	11/05/2019	885 · Workshops & Conferences	-114.65
	11/20/2019	825 · Dues & Subscriptions	-285.00
Land Economics Society			
	10/31/2019	885 · Workshops & Conferences	-387.00
Navy Pier			
	10/15/2019	885 · Workshops & Conferences	-15.00
	10/17/2019	885 · Workshops & Conferences	-35.00
Office Max			
	10/31/2019	843 · Supplies	-44.01
OPRF Chamber of Commerce			
	10/04/2019	885 · Workshops & Conferences	-15.00
	11/12/2019	825 · Dues & Subscriptions	-225.00
Paychex, Inc			
	10/15/2019	872.5 · Payroll Service Fees	-49.56
	10/31/2019	872.5 · Payroll Service Fees	-49.56
	11/15/2019	872.5 · Payroll Service Fees	-49.56
	11/30/2019	872.5 · Payroll Service Fees	-49.56
	12/15/2019	872.5 · Payroll Service Fees	-49.56
	12/31/2019	872.5 · Payroll Service Fees	-49.56
Printing Store			

Oak Park Economic Development Corporation
Transaction List by Vendor
October through December 2019

	Date	Split	Amount
Sassetti LLC	10/09/2019	885 · Workshops & Conferences	-69.00
Spilt Milk	10/03/2019	860.2 · Professional Fees / Audit	-1,500.00
Spot Hero	10/30/2019	815 · Business Expenses	-10.70
Starbucks	11/20/2019	807 · Auto / Parking	-18.50
	10/04/2019	815 · Business Expenses	-19.75
	11/01/2019	815 · Business Expenses	-19.75
	12/04/2019	815 · Business Expenses	-14.26
Sun Life Financial	10/14/2019	834 · Employee Insurance	-187.33
	11/14/2019	834 · Employee Insurance	-187.33
	12/14/2019	160 · Prepaid Expense	-187.33
Target	10/16/2019	843 · Supplies	-6.97
The Hartford	10/21/2019	160 · Prepaid Expense	-2,062.00
The Retirement Advantage, Inc	12/15/2019	160 · Prepaid Expense	-200.00
U.S. Bank Corporate Real Estate	10/01/2019	862 · Rent	-1,465.60
	10/24/2019	862 · Rent	-1,465.60
	11/21/2019	862 · Rent	-1,465.60
Urban Land Institute	11/19/2019	825 · Dues & Subscriptions	-375.00
	12/12/2019	885 · Workshops & Conferences	-594.00
	12/13/2019	885 · Workshops & Conferences	-567.00
US Bank Equipment Finance	10/29/2019	842 · Equipment	-192.71
	11/26/2019	842 · Equipment	-192.71
	12/26/2019	313 · Accounts Payable	-192.71
Viktor Schrader - expenses	10/30/2019	-SPLIT-	-116.03
	11/26/2019	875 · Telephone & Internet	-30.00
	12/26/2019	-SPLIT-	-49.75
Village of Oak Park	12/26/2019	313 · Accounts Payable	-237.00

Sites Available:

Site Name	Site Size	Sale Price	Owner / Broker	Owner / Broker Contact Name	Owner / Broker Phone
6033 W. North Ave	0.4	\$495,000	David King & Associates, Inc.	David King	708-445-0505
223 Madison	1.15	For sale or lease	The Daly Group	Patrick Daly	312-795-1235
6540 Roosevelt	0.29	\$2,000,000		Stephen Mudjer	708-524-9628
6603 W. North Ave	0.29	\$299,000	Sage Real Estate	Shari Heilala	7739368824
435-451 Madison	0.41	\$2,250,000		Stephen Mudjer	708-524-9628
839 Madison	0.27		Mid America Real Estate	Danielle Kling	6309547329
261 Washington Boulevard	11758	1,100,000.00	Marcus & Millichap	Eric Bell	(630) 570-2157
915 S Maple Ave - For Sale +/- 3.29 Acres Oak Park IL	3.29	6,975,000	Peter J. Poulos Real Estate	Peter Poulos	(630) 537-1278
400 Madison Street	0.22	800000	Baird & Warner	Theresa Jurgus	(708) 386-1923
203 S Marion Dr.	0.78	Not disclosed	CBRE	Tom Svoboda	312-935-1481

Building Name	Available Sq. Ft.	Sale Price	Lease Rate per (Sq. Ft./per Year):	Lease Terms	Owner / Broker	Owner / Broker Contact Name	Owner / Broker Phone
840 S Oak Park Ste 209	1734		\$18G	Unknown	CBRE	Kevin Rogers	630-573-7079
711 South Blvd	648			Negotiable	Archonomics	Robert Ransom	708-635-8888
1141 Garfield	1200		For lease	Unknown	N J Mohr & Sons	Ann Walsh	(708) 366-0338
7041 North Ave	2500		\$4000/mo	Unknown	Strand & Browne Real Estate	Jack Strand	7084880011
113 N Oak Park	2962		Withheld	Unknown	David King & Associates	David King	(708) 445-0505
6831 W. North Ave Edwardo's Pizza	4000	For Sale		Not For Lease	Coldwell Banker Commercial NRT	Nick DiBirtzi	(630) 954-4600
38 - 42 Lake Street	800		\$18.00/SF	Negotiable	Baird & Warner	Theresa Jurgus	(708) 697-5986
840 S Oak Park Ste 212	935		\$18G	Unknown	CBRE	Kevin Rogers	630-573-7079
964 S Oak Park Ave	600		1000/month	Unknown	Avenue Management	Mary Mooney	(708) 383-0339
6149 North Ave	1000		For lease	Unknown	Pangea Real Estate	Kahil Richey	312-651-6146
6525 W North Ave	18674		\$22/SF/Year	Unknown		Nick Cuda	7083832500
1045 Chicago Ave.	3729	1,250,000		Not For Lease	Classic Realty Group	Rita Odeh	708-856-5100
1103-1109 Westgate St. #205	1025		withheld	Unknown	David King & Associates, Inc.	David King	708-445-0500
1112 W Lake St, Unit 1112	1600	499000		Not For Lease	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
103 N Oak Park fl	1250	325000	\$24.00/MNN	Triple Net	Berkshire Hathaway	Lauren Vule	6303257500
818 Harrison St. 2nd Floor Odd Fellows Building	450		9,600/per year	Modified Gross	Kress and Associates, LLC	Ildiko Kress	(708) 434-0669
200 N Oak Park Ave fl	4500		For lease	Unknown	Tony Ruggiero	Chalka Ruggiero	708-366-3981
1136-1140 Lake	15000			Unknown	Office Space Chicago	Christopher Rogala	312-757-4800x101
1115 Lake	2502			Negotiable	A.R.C. Real Estate Group	Matthew Cavanagh	(630) 908-5694
1142 Chicago	200		Reasonably priced	Unknown	Cicio Realty	Sam Cicio	7082774583
105 N Oak Park (Second Floor)	2600	300000		Not For Lease	Owner	Jim Jerome	312-560-8668
1047-1051 W Madison	1600		For lease	Unknown		Jason Sklouris	847-212-3707
228-230 Madison	1100		\$14.50/MG	Full Service	David King & Associates, Inc.	David King	(708) 445-0505
6427 North Ave	1799		\$15NNN	Triple Net	Jameson Commercial Realty	Jacob Strom	312-929-1582
1047-1053 Madison (1st Floor)	1100		\$27.00/MG	Negotiable	Henry Luna Association	Cindy Luna	7734073710
6209 W. North Ave	17130		\$10.50/MNN	Unknown	Jon C Lvn	Jonathan C. Lvn	(312) 391-9494
6423 North Ave	1200		\$15NNN	Triple Net	Jameson Commercial	Jacob Strom	312-929-1582
222 Lake	8500	840000	For sale	Unknown	@properties Commercial	Dan Stratis	(312) 506-0200
911 S. Lombard	1000		1800/month	Unknown	Gullo & Associates	Laura Maychruk	708-205-7044
7061 North Ave	3500		For lease	Unknown	McCarthy Eye Center	Dr. Tim McCarthy	708-848-2030
213-215 Harrison	6150		24.00	Modified Gross	SVN Chicago Commercial	Deena Zimmermann	(312) 756-7336
846-848 W Madison	5500	855,000		Not For Lease	@properties Commercial	Michael S. Weber	(312) 506-0200
7121 W North Ave	3047		For lease	Unknown	Mid America Asset Management	Margret Graham	630-954-7307
139 S Oak Park Ave. Oak Park IL 60302	1288		\$23.75/MG	Modified Gross	David King & Associates	Geraldine Healey	(708) 445-0505
6537 W. North Ave	2600		For Lease	Unknown		Juan F. Ortiz	(773) 732-4453
901 Lake St	2527		For Lease	Unknown	David King & Associates, Inc.	David King	(708) 445-0505
260-266 Lake Street	4000	Price Negotiable	Withheld	Unknown	David King & Associates, Inc.	David King	7084450505
6104 - 6108 Roosevelt Rd.	10890	370,000		Unknown	A.R.E. Partners, Inc.	Antje Gehlken	(312) 300-7237
6323 North Ave	1406		For lease	Unknown	Jameson Commercial	Jacob Strom	312-929-1582
6501 North Ave	2358		\$23/SF/Year	Triple Net	Nicholas Cuda Ltd CPA	Nick Cuda	(708) 383-2500
407 N Harlem	1261		For lease	Unknown	Heitman Real Estate Investment Management		(312) 855-5700
212 S Marion fl	1000		Negotiable	Modified Gross	David King & Associates	David King	708-445-0505
1111 Chicago #230	1180		\$1595/mo	Unknown	Oak Park Partners LLC	Michael Sahli	630-205-2600
6126 Roosevelt	1600		\$1800/mo	Unknown	Compass	Paul Zimmermann	708-774-8606
1111 Chicago #221	457		\$595/mo	Unknown	Oak Park Partners LLC	Michael Sahli	630-205-2600
809 N Harlem fl	800		Reasonably priced	Unknown	Cicio Realty	Sam Cicio	7032774583
126 Harrison St.	1000		1850/mo.	Unknown	Gullo & Associates	Laura Maychruk	708-205-7044
6933 W North Ave	2200		\$11/SF/Year	Unknown	North Clybourn Group	Vince Lance	7732520600
6717 W North Ave.	1500		\$2200/mo*	Unknown	Jim Pearson	Jim Pearson	773-544-5876
1108 Chicago	1200		\$2200/moNNN	Triple Net		Marion Morrissey	708-848-7754
6020 Roosevelt Road	5648	1,100,000	For lease	Unknown	Cushman & Wakefield	George Ghattas	(312) 424-8075
1049 Lake	1648			Negotiable	David King & Associates	Anthony Gamez	708-445-0505
6443 North Avenue	2100	170000		Not For Lease	Strauss Realty, LTD.	Patrick Duffy	773-736-3600
6340 Roosevelt Road (1st floor)	2200		Withheld	Unknown	Cosmos Realty Investors, Inc.	Bill Ellopoulos	3125020218
6134 Roosevelt	850		\$750/mo	Unknown	Compass	Paul Zimmermann	708-774-8606
118 - 136 N Oak Park Ave P 1st Suite 130	1060		For lease	Negotiable	David King and Associates	David King	708-445-0505
1114 Madison	1500	265,000		Not For Lease	Baird & Warner	Theresa Jurgus	(708) 386-1923
6116 Roosevelt	1300			Unknown	Janko Realty & Development	Mark Janko	815-223-3875
715 Lake Street	1556		Aggressive rates	Negotiable	Gloor Realty	Cliff Osborn	(708) 383-7100
715 Lake Street fl 1	1128		For lease	Unknown	Gloor Realty	Cliff Osborn	(708) 383-7100
6030 Roosevelt	1550		For lease \$18.50/SF/Year (Modified Gross)	Unknown	David King & Associates	David King	708-445-0505
306-308 W Madison	2024		\$3036 per month	Modified Gross	Theresa Jurgus		773-851-5479
701-711 Lake fl	1422		For lease	Unknown	Peter Caruso	JLL	312-228-2926

6641 W North Ave	2900			Unknown	Village of Oak Park	Viktor Schrader	708183838
647 W Madison St.	1000		\$19	Modified Gross		Anthony Gamez	708-445-0505 x13
845 Madison St	10300	1,995,000		Unknown	Intile Commercial Realty	Ross Goldstein	(312) 203-3199
133 S Oak Park	1750		\$27/SF/Year	Unknown	Baird & Warner	Theresa Jurgus	7738515479
6301-6325 W North Avenue	5000		Negotiable	Unknown	METRO Commercial Real Estate	Jonathan Hyman	8474129898
1103-1109 Westgate St. #1107	950		For lease	Unknown	David King & Associates, Inc.	David King	708-445-0505
1010 Lake	25300		Office Space for lease	None	HFF	Bryan Rosenberg	(312) 300-7282
1144 Lake Fl1	12000		\$26 modified net	Unknown	The Water Tower Companies	Nick Karris	312-828-0320
1100 Lake Street	2100		For lease	Negotiable		Shaker Realty	708-358-0303
7101 North Ave	3047		Negotiable	Unknown	Metro Commercial Real Estate	Jonathan Hyman	8474129898
1000 Lake Suite A	5725		45 USD/SF/Yr	Unknown	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
22-32 Chicago	6000	\$599,000	For sale	Unknown	Baird & Warner	Thomas	888-661-1176
6105 Maple	24898		For lease	Unknown	David King & Associates	David King	708-445-0505
958 S Oak Park	675		\$975/mo	Unknown	Avenue Management	Mary Mooney	708-383-0339
137 N Oak Park (Multiple Suites)	100		\$28.50/G w stops	Unknown		James Solnes	708-205-8000
1515 N Harlem	9498		\$18.50 - \$31.70 /SF/Year	Unknown	Kresz and Associates, LLC	Idiko Kresz	708-434-0669
127 N Marion Fl 1	2500	\$1,150,000	\$30/SF/Year	Unknown	Baird & Warner	Theresa Jurgus	(708) 697-5986
1105 Holley Ct. - Holley Court Apartments, Unit 1	856	175,000		Unknown		Rosemary Olsen	(773) 934-5752
1011 Lake Street	3000			Negotiable	David King & Associates	David King	708-445-0505
6435 North Ave Suite 110	412		For lease	Unknown			561-483-9001
6435 North Ave Suite 213	770		For lease	Unknown			561-483-9001
829 S Oak Park Ave	250		\$5,400/per year	Full Service	Kresz And Associates, LLC	Idiko Kresz	(708) 439-8374
816 Professional Building	575		9,600/year	Modified Gross	Kresz And Associates, LLC	Idiko Kresz	(708) 439-8374
960 S Oak Park Avenue	600		1,000/mo.	Unknown	Avenue Management	Mary Mooney	708-383-0339
107 N Oak Park Ave	5300	530000		Not For Lease	@properties	Dan Stratis	708-257-7823
6103 North Ave. Oak Park IL	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6105 North Ave. Oak Park IL 60302	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6107 North Ave. Oak Park IL 60302	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6101 S North Ave. Oak Park IL 60302	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6105 S North Ave. Oak Park IL 60302	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6101-6111 North Ave. Oak Park IL 60302	5000	0	14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
1000 Lake Suite B	1500		40 USD/SF/Yr	Unknown	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
31-33 Chicago Ave.	5860	\$495,000 (\$84.47/SF)		Unknown	David King & Associates	Anthony Gamez	(708) 445-0505
1033 South Blvd Boulevard Arcade	11300	for sale		Unknown	David King & Associates, Inc.	David King	(708) 445-0505
1040-1044 Lake Street	2400		Withheld	Unknown	Vequity, LLC	Andrew Cohen	(312) 985-0978
1114-1126 Lake St.	16243		Withheld	Negotiable	Mid-America Real Estate Corp.	Westin Kane	(630) 954-7447
Eleven33 - 1133 South Blvd	7191			Negotiable	CBRE	Wendell C. Hollan	(630) 573-7114
Eleven33 - 1133 South Blvd	8035		For Lease	Negotiable	CBRE	Wendell C. Hollan	(630) 573-7114
746 Lexington St.	400		\$700-750		Avenue Management	Mary Mooney	(708) 383-0339
801 S Oak Park Ave.	865		\$34.00/MG	Negotiable	Baird & Warner	Theresa Jurgus	708-386-1923
1010 Lake Street	7500		For lease		David King & Associates, Inc.	David King	708-445-0505
113 N Oak Park	2962	Withheld		Unknown	David King & Associates	David King	(708) 445-0505
1 Erie Ct. West Suburban Medical Center Suite 3000	1600		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
1 Erie Ct. West Suburban Medical Center Suite 6120	1730		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
1 Erie Ct. West Suburban Medical Center Suite 7050	852		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
1 Erie Ct. West Suburban Medical Center Suite 7160	1336		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
316-324 Lake Suite 320	4744		\$24.00/MG	Negotiable	Cornerstone Commercial Partners II, LLC	Peter Karls	3123481000
101 N Marion St. Suite 202	235		Withheld	Unknown	David King & Associates, Inc.	David King	7084450505
101 N Marion St. Suite 200	198		Withheld	Unknown	David King & Associates, Inc.	David King	7084450505

SINGLE FAMILY				CONDO/TWNHSE			
BERWYN	2019	2018		2019	2018		
Active Listings	85 *	106 **		5 *	5 **		
Closed	105	94		9	10		
Average Days/Market	98	76		51	40		
Average List Price	\$245,418.00	\$230,862.00		\$104,533.00	\$120,080.00		
Average Sale Price	\$240,486.00	\$224,406.00		\$99,831.00	\$115,650.00		
Median Sales Price	\$227,000.00	\$212,000.00		\$100,000.00	\$123,750.00		
Foreclosures/Short Sales	2/2	7/6		1/0	0/0		
ELMWOOD PARK	2019	2018		2019	2018		
Active Listings	49 *	35 **		20 *	15 **		
Closed	61	35		20	36		
Average Days/Market	86	79		106	82		
Average List Price	\$303,863.00	\$277,502.00		\$113,505.00	\$146,172.00		
Average Sale Price	\$296,760.00	\$270,240.00		\$109,870.00	\$140,500.00		
Median Sales Price	\$285,000.00	\$272,500.00		\$102,125.00	\$125,500.00		
Foreclosures/Short Sales	2/1	2/2		2/1	1/0		
FOREST PARK	2019	2018		2019	2018		
Active Listings	15 *	21 **		22 *	18 **		
Closed	27	13		38	31		
Average Days/Market	108	64		59	89		
Average List Price	\$259,603.00	\$328,823.00		\$152,865.00	\$221,012.00		
Average Sale Price	\$248,801.00	\$320,807.00		\$148,024.00	\$215,264.00		
Median Sales Price	\$235,000.00	\$315,000.00		\$113,194.00	\$195,000.00		
Foreclosures/Short Sales	2/0	0/0		2/1	3/1		
MAYWOOD	2019	2018		2019	2018		
Active Listings	45 *	52 **		3 *	3 **		
Closed	60	64		0 *	1		
Average Days/Market	76	65		74 *	46		
Average List Price	\$162,879.00	\$146,688.00		\$89,300.00 *	\$10,500.00		
Average Sale Price	\$160,313.00	\$145,097.00			\$95,000.00		
Median Sales Price	\$170,000.00	\$150,950.00			\$95,000.00		
Foreclosures/Short Sales	4/2	8/5			0/0		
OAK PARK	2019	2018		2019	2018		
Active Listings	78 *	95 **		87 *	79 **		
Closed	93	80		66	87		
Average Days/Market	146	95		96	67		
Average List Price	\$468,744.00	\$515,240.00		\$210,555.00	\$240,563.00		
Average Sale Price	\$452,350.00	\$494,090.00		\$203,120.00	\$233,660.00		
Median Sales Price	\$434,000.00	\$470,000.00		\$169,250.00	\$179,000.00		
Foreclosures/Short Sales	4/0	4/2		5/2	2/1		

*active as of Jan. 10, 2020

**active as of Jan. 8, 2019

<u>RIVER FOREST</u>	<u>SINGLE FAMILY</u>		<u>CONDO/TWNHSE</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Active Listings	33 *	32 **	12 *	17 **
Closed	24	13	17	16
Average Days/Market	179	121	44	44
Average List Price	\$726,666.00	\$732,169.00	\$263,605.00	\$185,312.00
Average Sale Price	\$683,416.00	\$680,884.00	\$259,229.00	\$179,718.00
Median Sales Price	\$635,000.00	\$590,000.00	\$212,000.00	\$150,000.00
Foreclosures/Short Sales	1/0	0/0	0/0	1/0

*active as of Jan. 10, 2020

**active as of Jan. 8, 2019