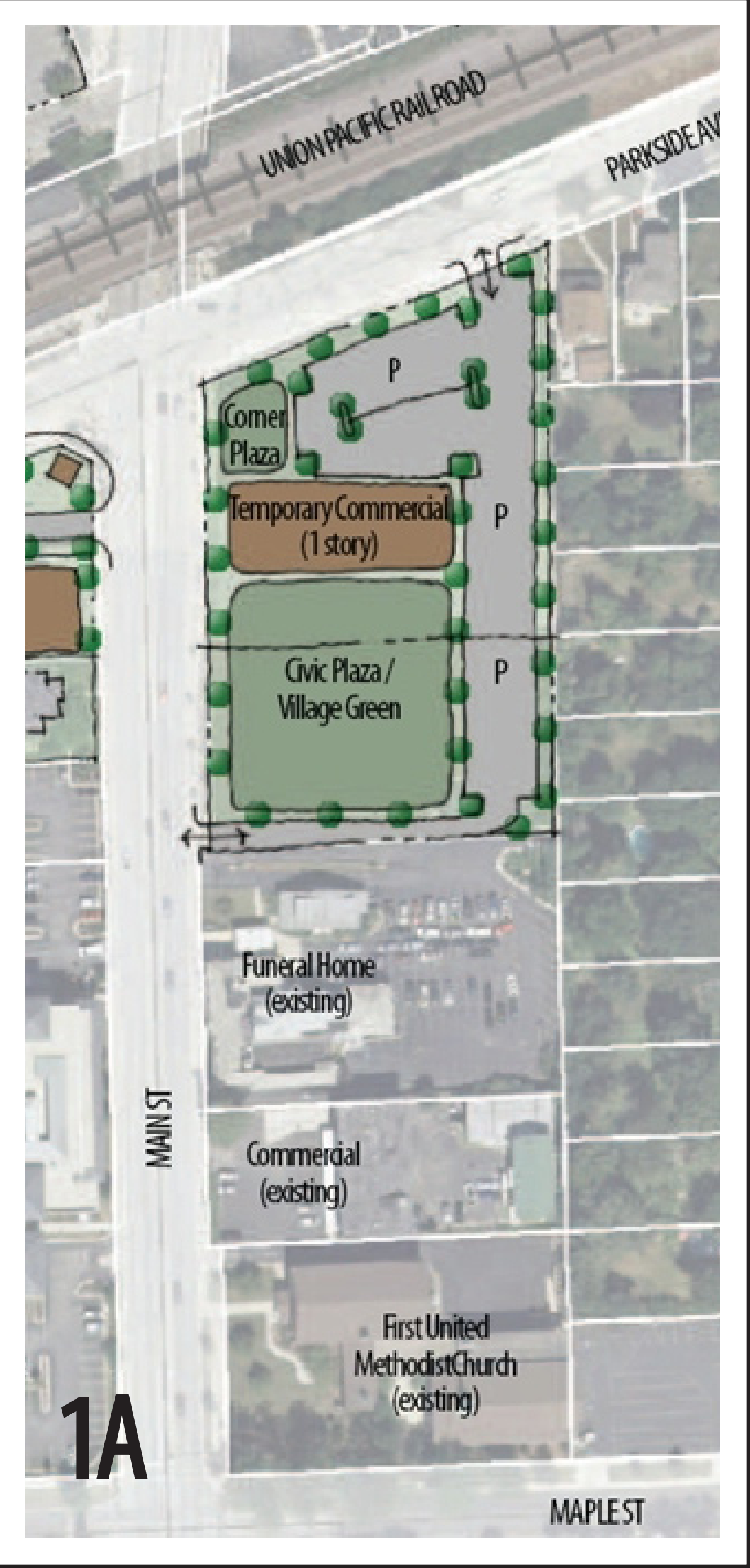


Site 1: Theater Site

» Option 1A

Site Area	95,457 sq ft (2.19 acres)
Parcels	2 parcels
Commercial	1-story temporary building 9,000 sq ft (entire building)
Metra Parking	92 parking spaces needed
Civic Plaza	0.7 acres
Existing Uses	Vacant lot (former DuPage Theatre site) Commuter parking lot



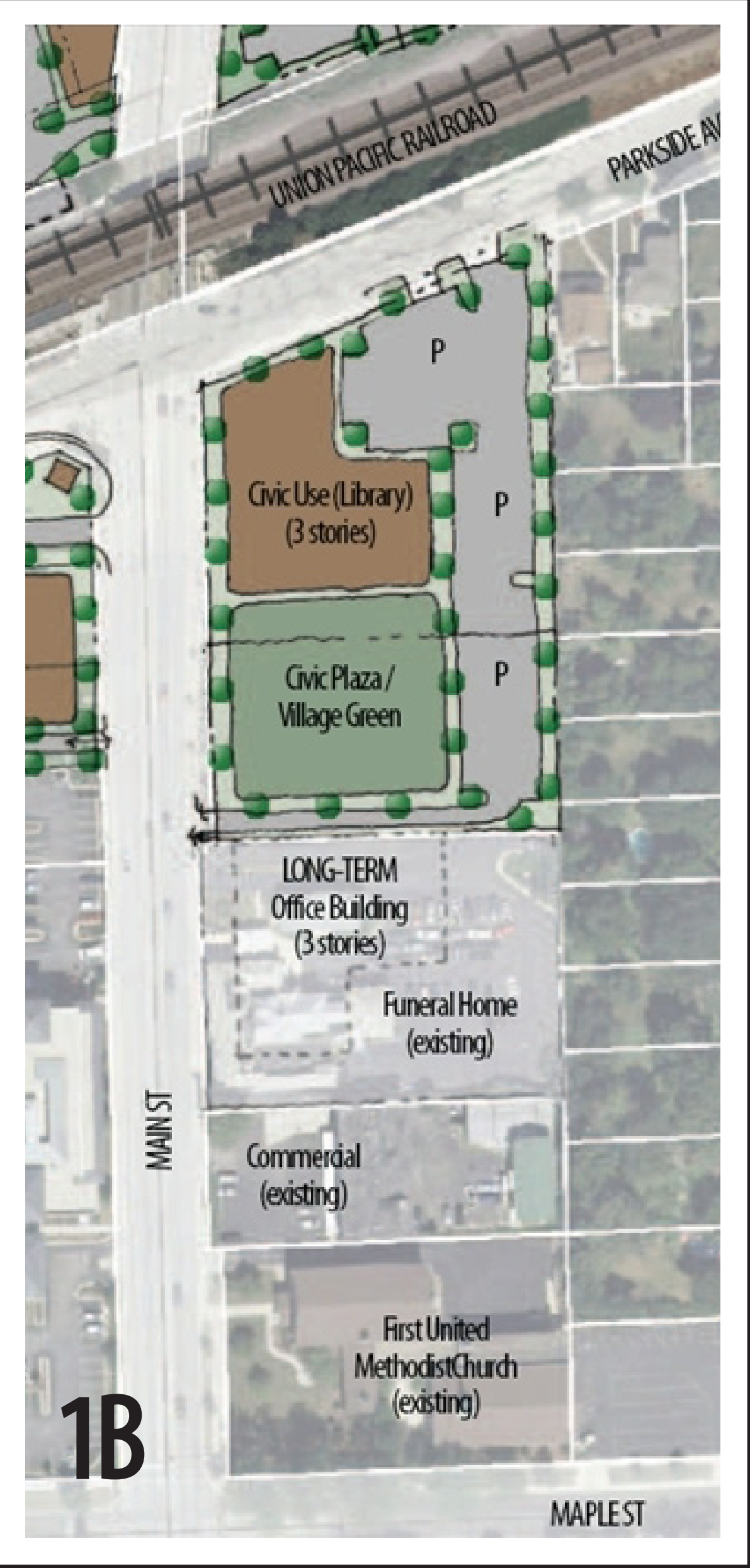
» Description of Approach

The site of the previous DuPage Theater offers the most significant development potential in the downtown. However, the site is also on the south side of the railroad tracks that separate it from the "core" downtown area that is and will be the focus for retail/commercial uses. Generally the opportunities for this site include a public civic plaza/village green and a 1-story temporary commercial building, which can be used for community events like a farmer's market, arts fair, or an outdoor market for local businesses and vendors. Over time, a longer term permanent use may take over the temporary commercial space. The new parking area will need to provide for 92 spaces to account for the redevelopment of the existing commuter parking lot.

For all three options for Site 1, stormwater management would be handled by a facility integrated into the parking lot or beneath the plaza, which would filter stormwater to an off-site basin.

» Option 1B

Site Area	95,457 sq ft (2.19 acres)
Parcels	2 parcels
Commercial / Office	3-story building 60,000 sq ft (entire building) 20,000 sq ft (per story)
Metra Parking	92 parking spaces needed
Civic Plaza	0.5 acres
Existing Uses	Vacant lot (former DuPage Theatre site) Commuter parking lot



» Description of Approach

The primary building opportunity for this site is a civic use building, primarily the potential relocation of the library. A public civic plaza/village green is also provided for community events, play areas for children, outdoor seating, or other uses. Parking would be divided into a surface lot and an underground structured garage. The new parking area will need to provide for 92 spaces to account for the redevelopment of the existing commuter parking lot.

Option 1B also considers the long-term potential for the funeral home parcel to the south. This parcel could provide for a 3-story commercial/office building with 60,000 sq ft total, or 20,000 sq ft per story (building footprint shown as a dashed line on the site plan). This long-term building would also need to provide for 120 parking spaces, which could be split between a surface lot (44 spaces) and an underground structured garage (76 spaces). The long-term potential of the funeral home parcel depends on the property owner's intentions for the use and property.

» Option 1C

Site Area	144,502 sq ft (3.32 acres)
Parcels	3 parcels
Commercial / Office Building (north)	3-story building 60,000 sq ft (entire building) 20,000 sq ft (per story)
Medical Office Building (south)	3-story building 60,000 sq ft (entire building) 20,000 sq ft (per story)
Metra Parking	92 parking spaces needed
Civic Plaza	0.5 acres
Existing Uses	Vacant lot (former DuPage Theatre site) Commuter parking lot Funeral home



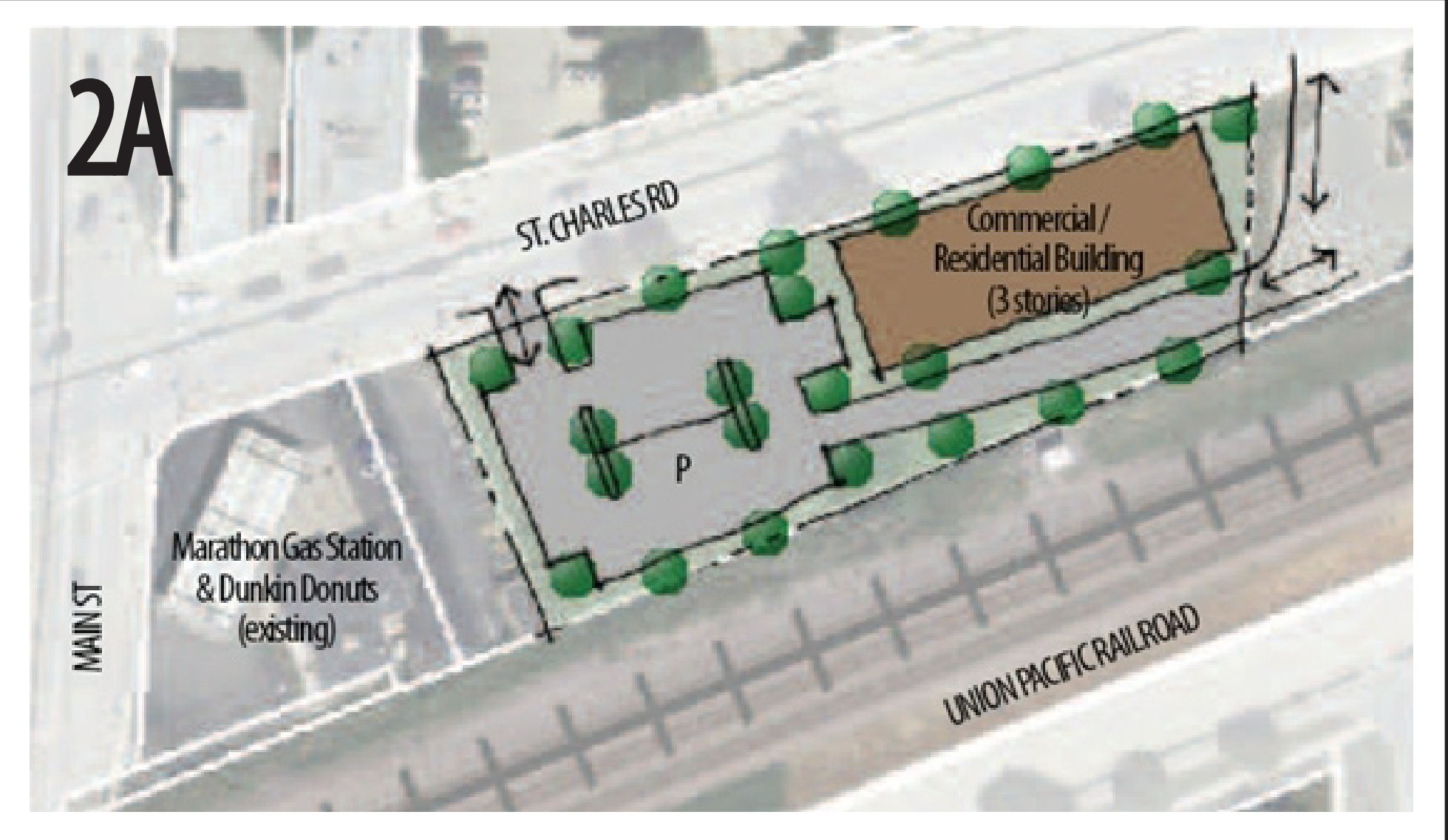
» Description of Approach

This option considers the addition of the existing funeral home immediately to the south of the Village-owned property. This opens up the possibility to consolidate parcels to create a larger development site. This concept introduces a pair of 3-story buildings. The north building would accommodate commercial/office uses, while the south building would provide space for medical offices. A public civic plaza/village green is also provided in between the two buildings. Parking would be divided into a surface lot and an underground structured garage. The new parking area will need to provide for 92 spaces to account for the redevelopment of the existing commuter parking lot.

Site 2: Hammerschmidt Site

» Option 2A

Site Area	31,718 sq ft (0.73 acres)
Parcels	1 parcel
Commercial	Part of 3-story mixed use building 6,800 sq ft (ground floor only)
Residential Apartments	Part of 3-story mixed use building 14 total dwelling units @7 du per floor (floors 2 & 3)
Existing Uses	Vacant lot (former Hammerschmidt site)

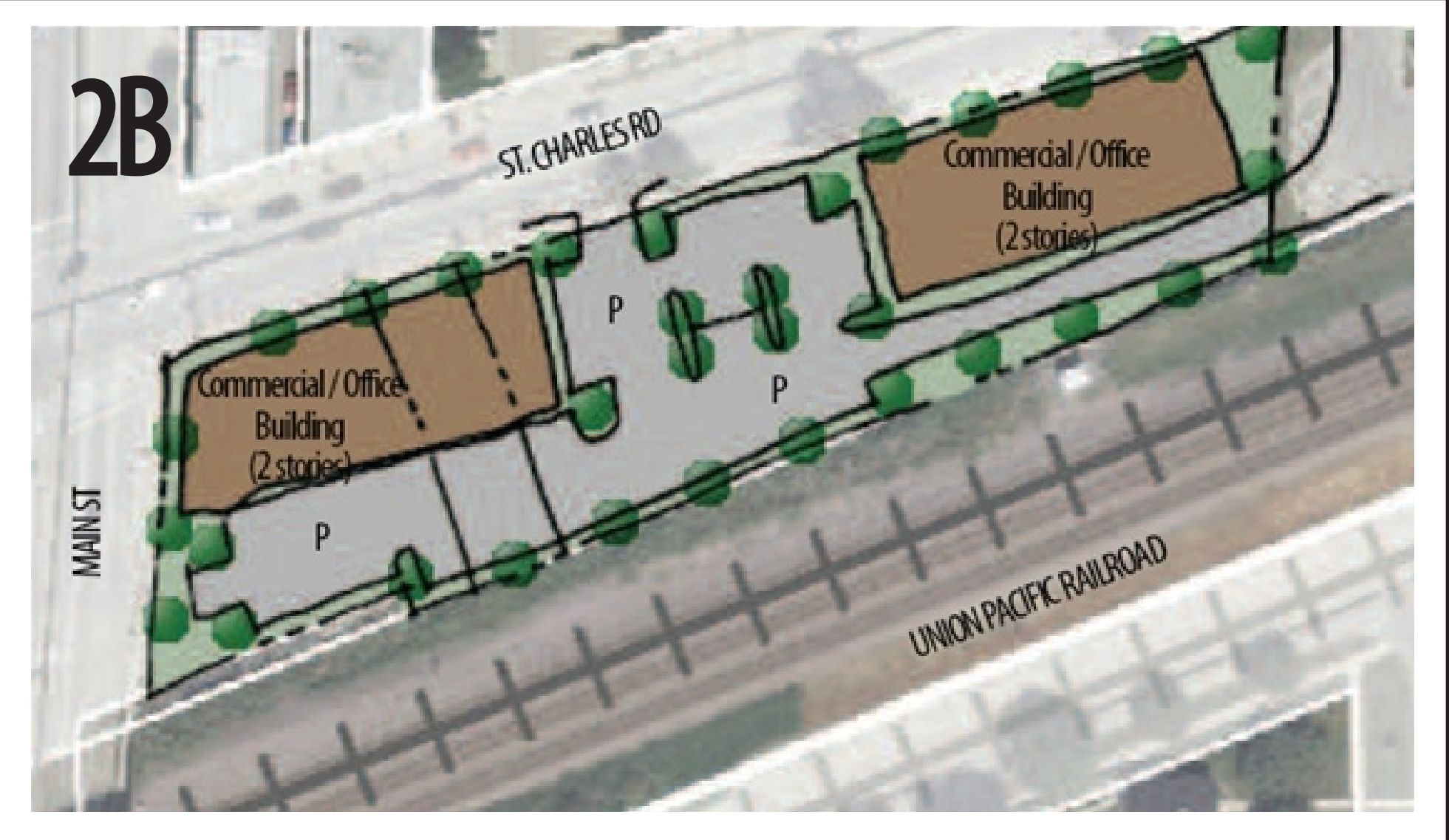


» Description of Approach

The redevelopment of the Hammerschmidt property is limited due to the narrowness of the site and its proximity to both the railroad and gas station. Previous proposals for this property that contemplated equity residential uses would likely be difficult to market, given other comparable opportunities in the downtown area. This option proposes commercial uses at ground floor with three floors of apartments above. The design of the site also contemplates the eventual removal of the adjacent gas station, such that the parking lot may be shared with a new building on the Main Street/St. Charles Road corner.

» Option 2B

Site Area	54,544 sq ft (1.25 acres)
Parcels	3 parcels
Commercial / Office	Pair of 2-story commercial / office bldgs 16,800 sq ft (entire bldg; each bldg) 8,400 sq ft (ground floor only; each bldg)
Existing Uses	Vacant lot (former Hammerschmidt site) Small accessory structure Marathon gas station Dunkin Donuts



» Description of Approach

As noted for Option 2A, this option considers the removal/relocation of the gas station to allow for a higher quality use that will serve as a better gateway/entry to the downtown core area, and encourage pedestrian use. Unlike the previous option, Option 2B does not consider residential units but provides for a pair of 2-story office buildings.