

To: Iris Sims, Chairwoman, Planning Commission, Village of Oak Park

Cc: Craig Failor, Zoning Commission, Village of Oak Park

Date: November 9, 2021

Re: Neighborhood Survey, 7 Van Buren

Attached is a report of the neighborhood survey which you requested.

To protect the confidentiality of the participants, I have not included the raw data.

I would be happy to discuss this with you at any time.

Theresa Carilli, Ph.D., tcarilli@sbcglobal.net

708-445-0057 (home)

708-408-3752 (cell)

PRESENTATION, NOVEMBER 4, 2021, SUMMARY OF RESULTS

Good Evening. My name is Theresa Carilli. I am a Professor Emerita of Communication and Creative Arts at Purdue University Northwest. As a professor, I taught research methods, playwriting, ethnic studies, women's studies, LGBTQ studies, and my primary area was media representations of marginalized individuals. I moved to Oak Park because it was the only suburb that had a domestic partner ordinance. I have lived with my partner, Jane, at my current address for 27 years.

To determine the general neighborhood response to the proposed building at 7 Van Buren, I, along with Adrienne Viramontes, Ph.D., Department Chair, and Associate Professor, University of Wisconsin, Parkside, created and analyzed a survey.

Qualifiers:

- 1. This survey was created and analyzed within a one-month time-period. Comments made by neighbors were used as the basis for the survey (qualitative pre-test).**
- 2. The researchers selected to survey the 700 and 800 blocks of South Humphrey, the 700 and 800 block of South Lyman, and the 300, 400, and 500 blocks of South Austin. This is a target population of individuals most affected by the building. For the sake of time, we used a convenience sample, composed of individuals who were willing to respond to this survey. Surveys were handed to individuals over a 5-day period. A bin was left on the porch of 800 South Humphrey for individuals to return their surveys. Individuals who filled out the survey had the option to identify themselves but could also remain anonymous. Jane and I did not fill out the survey.**
- 3. 53 individuals responded to this questionnaire. A couple of respondents only answered to the question "are you in favor of the proposed building?" and did not fill out the rest of the survey. Question 11 was worded ambiguously, and many asked for clarification, so results should not be considered in this analysis.**

The survey begins with the question "are you in favor of the proposed building?"

***Of the 53 respondents, 50 or 94% replied "No." 2 or 4% replied "Yes," and 1 or 2% replied "No opinion."**

The next ten questions ask respondents to express their degree of concern about particular issues where 1 = not at all and 7 = very much

*** For question 1, overall size of the building, 95% of the respondents indicated that they were "very much" concerned.**

For question 2, parking, 95% indicated that they were “very much” concerned.

For question 3, increased population density, 80% indicated they were “very much” concerned.

For question 4, distance between proposed building and neighborhood houses, 91% indicated they were “very much” concerned.

For question 5, proximity to the next door condo, 83% indicated they were “very much” concerned.

For question 6, proposed crosswalk to and from Columbus Park, 75% indicated they were “very much” concerned.

For question 7, party rooftop deck, 79% indicated they were “very much” concerned.

For question 8, balconies overlooking houses and apartments, 89% indicated they were “very much” concerned.

For question 9, shading of yards, houses, and apartments, 89% indicated they were “very much” concerned.

For question 10, increased traffic resulting in safety issues, 92% indicated they were “very much” concerned.

*Overall, the issues that concern the neighborhood the most are the size of the building, parking, and the increased traffic resulting in safety issues.

*Overall, the issues of lesser concern include the increased population density of the neighborhood, the proposed crosswalk from Columbus Park, and the party rooftop deck. Still, the percentages indicate that these issues are still of major concern.

ANALYSIS AND RECOMMENDATIONS:

Overwhelmingly, the neighborhood surrounding the proposed building site does not support the proposed building. We encourage the Oak Park Residence Corporation to re-consider this site and propose a building that would be reasonable to the neighborhood residents. By so doing, they will regain the confidence and trust of the surrounding neighborhood and create good will among neighbors and the community. By proceeding with this building, they are creating ill will and mistrust for the Village of Oak Park.

REPORT INCLUDING SURVEY AND RESULTS

To determine the general neighborhood response to the proposed building at 7 Van Buren, I, along with Adrienne Viramontes, Ph.D., Department Chair, and Associate Professor, University of Wisconsin, Parkside, created and analyzed a survey.

Qualifiers:

1. This survey was created and analyzed within a one-month time-period. Comments made by neighbors were used as the basis for the survey (qualitative pre-test).
2. The researchers selected to survey the 700 and 800 blocks of South Humphrey, the 800 block of South Lyman, and the 300, 400, and 500 blocks of South Austin. This is a target population of individuals most affected by the building. For the sake of time, we used a convenience sample, composed of individuals who were willing to respond to this survey. Surveys were handed to individuals over a 5-day period. A bin was left on the porch of 800 South Humphrey for individuals to return their surveys. Individuals who filled out the survey had the option to identify themselves but could also remain anonymous. Jane and I did not fill out the survey.
3. 53 individuals responded to this questionnaire. A couple of respondents only answered to the question “are you in favor of the proposed building?” and did not fill out the rest of the survey. Question 11 was worded ambiguously, and many asked for clarification, so results should not be considered in this analysis.

7 VAN BUREN BUILDING PROPOSAL SURVEY

Please complete this survey and either email it to tcarilli@sbcglobal.net or deliver it to 800 South Humphrey. **Please return no later than November 1, 2021.**

A new building has been designed to replace 7 Van Buren. This building has been proposed in the site behind 800, 804, and 808 South Humphrey. The proposed building will be seven stories (including a rooftop deck) and contain 45 housing units, 9 of which will be affordable housing, with a total of 17 parking spaces.

The following questionnaire has been designed to understand the neighborhood response to this building.

Name and Address (optional)_____

Are you in favor of the proposed building?

Yes _____ No _____ No Opinion _____

For the following questions, please respond on a 7 point scale where 1 = not at all and 7 = very much:

Considering yourself and your neighbors, how **concerned** are you about the following issues? Please indicate your response by circling the number which best describes your concerns.

1. Overall size of the building:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

2. Parking:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

3. Increased population density of the neighborhood:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

4. Distance between the proposed building and neighborhood houses:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

5. Proximity to next door condo, 408-410 South Austin:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

6. Proposed crosswalk access to and from Columbus Park at Van Buren and Austin:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

7. Party Area rooftop deck:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

8. Balconies that overlook houses and apartments on 3 sides of the building:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

9. Shading of neighboring yards, houses, and apartments in the surrounding area:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

10. Increased traffic resulting in safety issues:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

11. Assess Oak Park Residence Corporation's receptivity to neighborhood input:

1-----2-----3-----4-----5-----6-----7
Not at all Very Much

PLEASE PROVIDE ANY SUGGESTIONS, IDEAS, OR COMMENTS BELOW. THANK YOU! (Return to tcarilli@sbcglobal.net or to 800 South Humphrey)

RESULTS:

*Of the 53 respondents, 50 or 94% replied "No." 2 or 4% replied "Yes," and 1 or 2% replied "No opinion."

*Individuals indicated their degree of concern to each question. For question 1, overall size of the building, 95% of the respondents indicated that they were "very much" concerned.

For question 2, parking, 95% indicated that they were "very much" concerned.

For question 3, increased population density, 80% indicated they were "very much" concerned.

For question 4, distance between proposed building and neighborhood houses, 91% indicated they were "very much" concerned.

For question 5, proximity to the next door condo, 83% indicated they were "very much" concerned.

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*Overall, the issues that concern the neighborhood the most are the size of the building, parking, and the increased traffic resulting in safety issues.

*Overall, the issues of lesser concern include the increased population density of the neighborhood, the proposed crosswalk from Columbus Park, and the party rooftop deck. Still, the percentages indicate that these issues are still of major concern.

(Results were tabulated using the mean of all results.)

ANALYSIS AND RECOMMENDATIONS:

Overwhelmingly, the neighborhood surrounding the proposed building site does not support the proposed building. We encourage the Oak Park Residence Corporation to re-consider this site and propose a building that would be reasonable to the neighborhood residents. By so doing, they will regain the confidence and trust of the surrounding neighborhood and create good will among neighbors and the community. By proceeding with this building, they are creating ill will and mistrust for the Village of Oak Park.

The proposed building is an area of Oak Park that has been a diverse, eclectic, unique neighborhood. Many of us moved to this area of Oak Park specifically for these reasons and would like to see a building that is sensitive and thoughtful in its considerations of what is needed and appropriate at this site and in this neighborhood.

Comments

I do not think the resident's corp is receptive at all to neighborhood input. This building violates several ordinances. We've all expressed our concerns, yet they continue to entertain the idea.

“Redesign building to be code compliant.”

“As condo dwellers, parking is definitely a challenge and issue in this area of Oak Park. We think it is unrealistic to expect to fill the majority of a 45 unit building with residents that do not have a car or want a car. We are most concerned that above the first floor the footprint of the building (real balconies) will exceed the base of the building. According to the plans, the balconies will be over the alley and parking lot. This feels intrusive and also seems concerning especially ice and snow are present in the winter. We do not feel that Oak Park Residence Corporation has been very receptive to neighborhood input. Without any setbacks for the building, where will dumpsters and trash disposal go? Also, where will snow removal go?”

“This building seems to be marketing itself as green, social mobility-focused. And a good novel approach to urban development, when in reality it is the same old story of jamming as many people as possible into a small space at any cost to the neighborhood. This is about profit.”

“Adding a building in an established and full neighborhood will put much undo burden on the residents of the neighborhood.”

“Ideally, I think a compromise of some kind would be great. If they could reduce the height by 2 floors, for example.”

“I am supportive of affordable housing concept.”

“This whole proposal by ResCorp./David Pope has been bureaucratic bullying at its worst. It is shameful and one can only hope the Village of Oak Park does not promote, approve of, or condone this building and the treatment of its citizens.”

“I am most concerned about alley traffic and constant moving of apartment tenants, in and out. With 45 units, there would be many weeks of the year.”

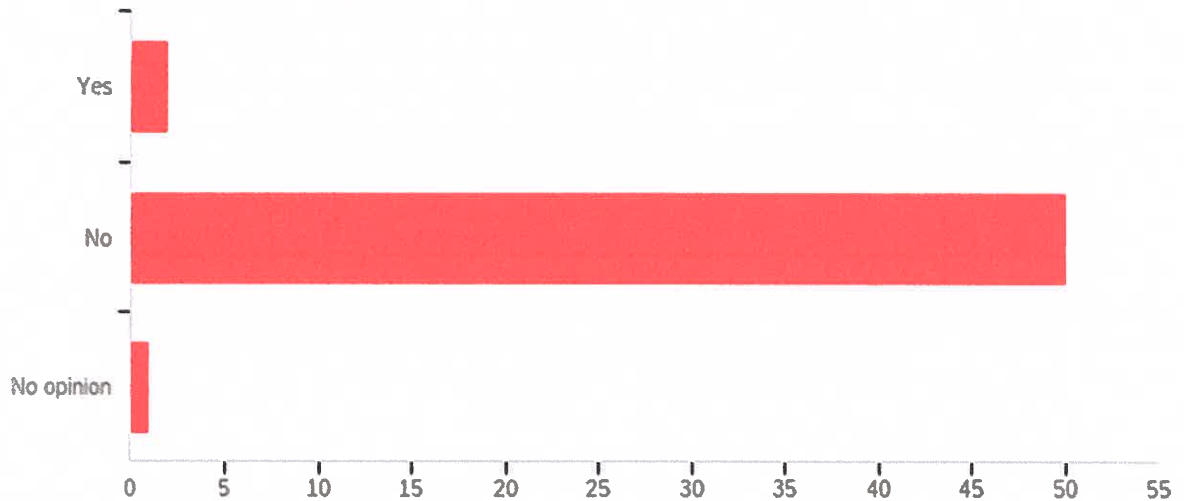
Concerns: Disregard disregard for numerous code violations, traffic through the alley, distance between the garages that are next to the building, potential foundation issues affecting nearby houses, during construction.

“A location that does NOT include allowances would be best. Also, one in an area with more tall apartment buildings, not houses, would be best.”

7 Van Buren Building Proposal Survey

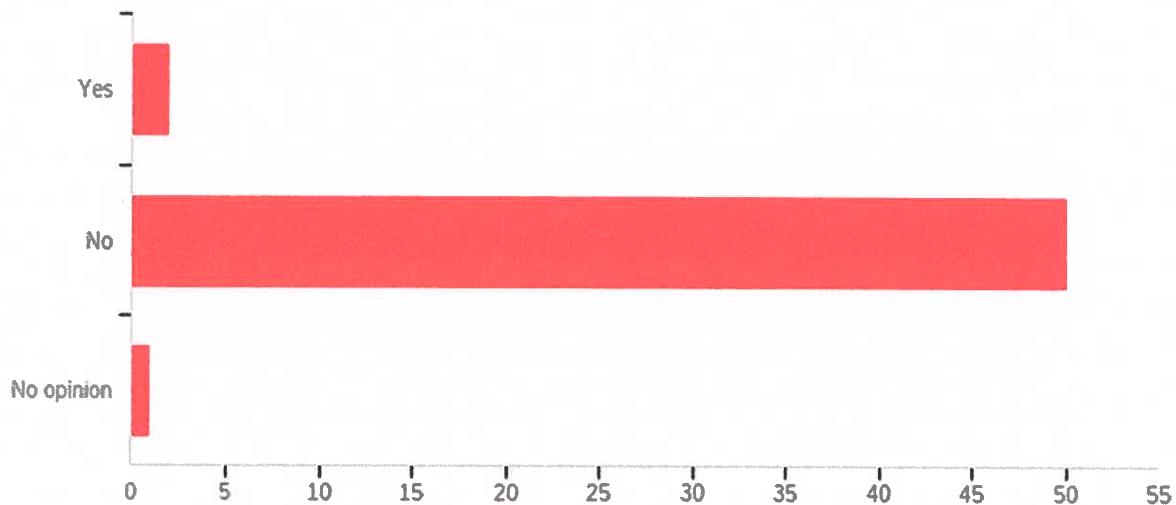
November 1st 2021, 2:01 pm CDT

Q2 - Are you in favor of the proposed building?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are you in favor of the proposed building?	1.00	3.00	1.98	0.24	0.06	53

#	Answer	%	Count
1	Yes	3.77%	2
2	No	94.34%	50
3	No opinion	1.89%	1
	Total	100%	53



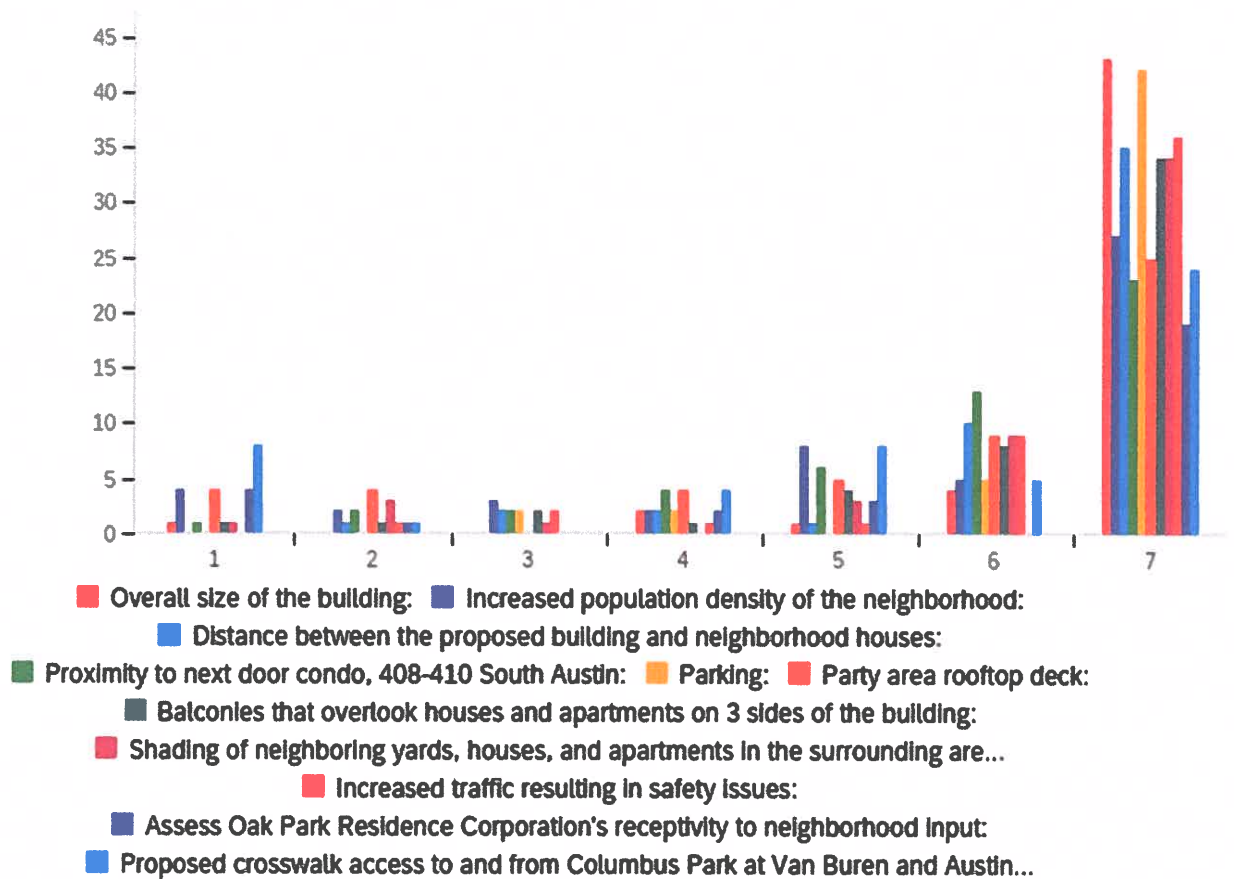
#	Answer	%	Count
1	Yes	3.77%	2
2	No	94.34%	50
3	No opinion	1.89%	1
	Total	100%	53

Q7 - For the following questions, please respond on a 7 point scale where 1 = "not at all," and 7 = "very much." Considering yourself and your neighbors, how concerned are you about the following issues? Please indicate your response by circling the number that best describes your level of concern.

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Overall size of the building:	1.00	7.00	6.65	1.04	1.09	51
2	Parking:	3.00	7.00	6.63	0.97	0.94	51
3	Increased population density of the neighborhood:	1.00	7.00	5.57	1.94	3.77	51
4	Distance between the proposed building and neighborhood houses:	2.00	7.00	6.39	1.17	1.38	51
5	Proximity to next door condo, 408-410 South Austin:	1.00	7.00	5.80	1.52	2.31	51
6	Proposed crosswalk access to and from Columbus Park at Van Buren and Austin:	1.00	7.00	5.28	2.18	4.76	50
7	Party area rooftop deck:	1.00	7.00	5.53	1.97	3.90	51
8	Balconies that overlook houses and apartments on 3 sides of the building:	1.00	7.00	6.25	1.38	1.92	51
9	Shading of neighboring yards, houses, and apartments in the surrounding area:	1.00	7.00	6.22	1.51	2.29	51
10	Increased traffic resulting in safety issues:	2.00	7.00	6.46	1.14	1.29	50
11	Assess Oak Park Residence Corporation's receptivity to neighborhood input:	1.00	7.00	5.59	2.21	4.86	29

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Overall size of the building:	1.00	7.00	6.65	1.04	1.09	51
2	Parking:	3.00	7.00	6.63	0.97	0.94	51

3	Increased population density of the neighborhood:	1.00	7.00	5.57	1.94	3.77	51
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Q8 - Please provide any suggestions, ideas, or comments below. Thank you!

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"Redesign building to be code compliant."

"As condo dwellers, parking is definitely a challenge and issue in this area of Oak Park. We think it is unrealistic to expect to fill the majority of a 45 unit building with residents that do not have a car or want a car. We are most concerned that above the first floor the footprint of the building (real balconies) will exceed the base of the building. According to the plans, the balconies will be over the alley and parking lot. This feels intrusive and also seems concerning especially ice and snow are present in the winter. We do not feel that Oak Park Residence Corporation has been very receptive to neighborhood input. Without any setbacks for the building, where will dumpsters and trash disposal go? Also where will snow removal go?"

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THERESA CARILLI, BIO

Theresa Carilli, PhD, is Professor Emerita of Communication and Creative Arts, Purdue University Northwest. Her areas of concentration include media studies, performance studies and playwriting. As a co-editor, she has published five anthologies that address media depictions of marginalized groups: **Cultural Diversity and the U.S. Media** (with Yahya Kamalipour, SUNY, 1998); **Women and the Media: Diverse Perspectives** (with Jane Campbell, UPA, 2005); **Challenging Images of Women in the Media** (with Jane Campbell, Lexington Books, 2012); **Queer Media Images** (with Jane Campbell, Lexington Books, 2013); **Locating Queerness in the Media** (with Jane Campbell, Lexington Books, 2017). She co-edited a special issue of women and the media for the on-line *Global Media Journal* with Jane Campbell in 2006. Currently she is co-editor of the Lexington Book series, **Media, Culture, and the Arts**. As a playwright, Carilli has published two books of plays (**Familial Circles**, 2000; and **Women as Lovers**, 1996). She edited a special theater issue of the journal *Voices in Italian Americana*, 1998. Her plays have been produced in San Francisco, San Diego, Victoria, B.C., Melbourne, Australia, Athens, Greece, and most recently, New York City. In addition to her book, **Scripting Identity: Writing Cultural Experience** (2008), which features student scripts, Carilli has published numerous articles and creative scripts. Her recent books include **Performative Memoir: The Methodology of a Creative Process** (2021, Lexington Books) and **Intersectional Media: Representations of Marginalized Identities** (2021, Lexington Books).