

June 15, 2026

President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

**Re: Application of the Community Builders, Inc. for
a Planned Development for a Four-Story,
Affordable Housing Mixed Use Development at
6100-6104 Roosevelt Road — PC 26-04**

Dear President and Board of Trustees:

On or about March 12, 2026, The Community Builders, Inc., of 135 South LaSalle Street, Suite 3350, Chicago, Illinois 60603 ("**Applicant**"), submitted an application ("**Application**") for approval of a planned development at 6100-6104 Roosevelt Road on the property depicted in the application ("**Property**"), in the RR – Roosevelt Road Form-Based District. The Property is currently vacant and unimproved. Applicant desires to construct a four-story affordable housing mixed-use development comprised of 28 units on the Property.

As part of its application, the Applicant requests the following six allowances from the strict requirements of the Village of Oak Park Zoning Ordinance ("**Zoning Ordinance**"):

1. Article 5 ("Commercial Districts"), Section 5.4 ("RR District Dimensional and Design Standards") Subsection (E) ("Density") – Table 5-4: RR District Maximum Density: Relief is requested from the minimum lot area requirement of 750 square feet per unit, to allow for a lot area per unit of 376 square feet, requiring an allowance of 374 square feet per unit.

2. Article 5 ("Commercial Districts"), Section 5.4 ("RR District Dimensional and Design Standards"), Subsection (F) (1) ("Front Setback"): Relief is requested from the minimum front setback requirement along Roosevelt Road of 2.5 feet, to allow for a front set back of zero feet, requiring an allowance of 2.5 feet.

3. Article 5 ("Commercial Districts"), Section 5.4 ("RR District Dimensional and Design Standards") Subsection (F) (3) ("Side and Rear Setback"): Relief is requested from the minimum required rear setback requirement for all floors containing residential dwellings, from 20 feet to 10 feet for the 2nd- 4th floors;

4. Article 5 ("Commercial Districts"), Section 5.4 ("RR District Dimensional and Design Standards"), Subsection (G) (2) ("Side and Rear Setback: Parking Located Adjacent to a Building"): Relief is requested from the minimum required landscape setback between the parking and public right-of-way for parking located at the rear of a building but adjacent to an alley, from five feet to zero feet and waiver of the requirement for landscaping;

5. Article 10 ("Off-Street Parking & Loading"), Section 10.6 ("Bicycle Parking Standards"), Subsection B ("Design") (1): Relief is requested to waive the requirement that each bicycle space within a row of bicycle parking be minimum of two feet in width by six feet in length,

with a minimum vertical clearance of seven feet to provide stacked bike racks and waiver of the requirement of one floor mounted stand; and

6. Article 9 (“Site Development Standards”), Section 9.2 (“Exterior Lighting”), Subsection B.1 (“Maximum Lighting Regulations”): Relief is requested from the maximum permitted illumination: (i) along the alley, from 1.2 footcandles to 5.5 footcandles, (ii) along Lyman Avenue at the residential entry, from one foot-candle to up to 66 footcandles, and (iii) along Roosevelt Road, from one footcandle to up to 79.5 footcandles.

The Application and Notice.

On May 20, 2026, legal notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park. Notice of the public hearing was posted at the Property and letters were also mailed by the Applicant to property owners for property within 300 feet of the Property, advising them of the proposal and the public hearing to be held.

Pursuant to legal notice, the Plan Commission (“**Commission**”) conducted a public hearing on the application on June 4, 2026, at which times and place a quorum of the members of the Commission was present.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

The Property.

1. The Property is an approximately 10,550 square foot lot located on Roosevelt Road at the northwest corner of Lyman Avenue and Roosevelt Road, and is commonly known as 6100-6104 Roosevelt Road. The Property is located in the RR-Roosevelt Road Form-Based District. The Property is currently vacant and unimproved.

2. The Property is surrounded by the following uses: to the north, single-family residential dwellings, which are zoned within the R4 Single-Family Residential District; to the south, mixed-use buildings located within the City of Berwyn; to the east, a dog boarding and daycare facility, which is zoned within the Roosevelt Road Transitional District; to the west, a commercial building, which is zoned within the Roosevelt Road Transitional District.

3. The Applicant is the contract purchaser of the Property.

The Applicant.

4. The Applicant is a nonprofit organization that develops or facilitates development of high-quality, financially and environmentally sustainable, affordable housing for low-income individuals and families.

5. The Applicant submitted the documentation required pursuant to Section 14.5.I. of the Zoning Ordinance.

The Project.

6. The Applicant proposes to build a four-story mixed-use development comprised of 26 affordable housing dwelling units and two ground-floor live/work units.

The Requested Site Development Allowances.

7. As part of its planned development, the Applicant seeks eight site development allowances, as set forth above.

Envision Oak Park Comprehensive Plan.

8. The Envision Oak Park Comprehensive Plan ("**Comprehensive Plan**") was adopted by the Village's corporate authorities in September of 2014 after an extensive public input process.

9. The proposed development primarily affects four Chapters within the Comprehensive Plan: (1) Chapter 4, "Land Use & Built Environment;" (2) Chapter 7, "Neighborhood Housing and Diversity;" (3) Chapter 12, "Economic Health & Vitality;" and (4) Chapter 13, "Environmental Sustainability."

10. The Comprehensive Plan establishes goals and objectives which set the standards for development in the Village of Oak Park, and it discusses the idea of strengthening the overall quality of the community.

11. In Chapter 4, the Comprehensive Plan discusses opportunities to strengthen the urban fabric by constructing context-sensitive development. The proposed development will be replacing vacant and underutilized land with residential units and live/work units. Village staff finds that the proposed development meets this objective.

12. In Chapter 7, the Comprehensive Plan provides guidance related to the Village's goal of creating a stronger community through diversity and affordable housing opportunities. The development of new housing that is affordable and accessible increases the opportunity of a more diverse population. The proposed development will be 100% affordable units. All tenants will earn between 30-80% of the area median income (AMI). In fact, the Applicant was awarded affordable housing monies from the Village Affordable Housing Fund to support this development. This development helps to achieve the Village's goal toward more affordable house options.

13. In Chapter 12, the Comprehensive Plan emphasizes the need for a diverse and stable tax base. The proposed development will feature two live/work units. Only a few of these currently exist in the Village. The inclusion of these live/work units allows an opportunity for commercial sales to the public and an affordable residential use as well within one unit.

14. In Chapter 13, the Comprehensive Plan sets out a list of goals and objectives for environmental sustainability opportunities. Since sustainability is increasingly important in our society, the proposed development will be utilizing a third-party evaluation demonstrating that the building and site meets Certified Standards National Green Building Standards (NGBS) + Net Zero Energy Badge Compliance.

15. Village staff finds that the proposed development follows the Comprehensive Plan.

Ability of Applicant to Complete Proposed Development.

16. The Applicant provided evidence that it has the financial and technical expertise to complete the proposed development.

Compensating Benefits.

17. In return for the Village providing allowances from Village regulations, per Section 14.5.E.2.a. of the Zoning Ordinance, the Applicant must provide compensating benefits which advance the Village's physical, cultural and social objectives, in accordance with the Comprehensive Plan and other approved plans, by having the Applicant provide specific amenities in the planned development. Some of the compensating benefits of the proposed project are:

- a. The creation of 26 affordable housing dwelling units and two ground floor live/work units.
- b. The proposed development consists of 100% affordable rental dwelling units.

Village Improvements.

18. The Applicant will provide the following right-of-way improvements: (1) elimination of three curb cuts, two on Roosevelt Road and one on Lyman Avenue; (2) addition of a bump out for pedestrians at the intersection of Roosevelt Road and Lyman Avenue; and (3) installation of a curb extension on the northwest corner of the intersection framing the proposed on-street parking additions on Roosevelt Road.

Public Art As Part Of The Development.

19. Section 14.5.E.2.c. of the Zoning Ordinance requires that an Applicant provide at least one (1) piece of public art as part of the development. The scope of the public art should be in proportion to the square footage of the development upon review and advice by the Village's partner agency the Oak Park Area Arts Council. The Applicant indicates that they will consult with Camille Wilson-White, executive director of the Oak Park Area Arts Council, to select a piece of public art suited for the character of the proposed development.

The Planned Development Standards.

20. Section 14.5(A) of the Zoning Ordinance sets forth the following objectives for planned developments:

Through the use of allowances in the planned development process, the Village seeks to achieve some or all of the following specific objectives:

1. Create a more desirable environment than may be possible through strict application of other Village land use regulations with the use of creative design, landscape, and/or architectural features.

2. Enhance the existing character and property values of the Village and promotion of the general welfare by ingenious and imaginative designs resulting in a better and more creative use of land.
3. Coordinate the character, the form, and the relationship of structures to one another.
4. Preserve and enhance of desirable site characteristics such as natural topography, vegetation, and geologic features.
5. Maximize the beneficial use of open space.
6. Promote long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas.
7. Promote economic development within the Village.
8. Eliminate blighted structures or incompatible uses through redevelopment, restoration, adaptive reuse, or rehabilitation.
9. Preserve and/or enhance historical and natural resources.

21. Section 14.5(H) of the Zoning Ordinance sets forth the following standards for planned developments:

1. The proposed development and the use or combination of uses is consistent with the goals and objectives of the Comprehensive Plan and has been considered in relation to any other plans adopted by the Village Board.
2. The establishment, maintenance, or operation of the use or combination of uses will not be materially detrimental to or endanger the public health, safety and welfare of the Village.
3. Adequate utilities, road access, parking, drainage, police and fire service, and other necessary facilities already exist or will be provided to serve the proposed development, including access for fire, sanitation, and maintenance equipment.
4. Adequate ingress and egress to the planned development site already exists or will be provided in a manner that adequately addresses additional traffic congestion in the public streets and promotes a safe and comfortable pedestrian environment.
5. The proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted by the Zoning Ordinance of the Village.
6. The proposed design and use or combination of uses will complement the

character of the surrounding neighborhood.

7. The applicant has the financial and technical capacity to complete the proposed use or combination of uses.
8. The proposed development is economically feasible and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.

22. During the public hearing, the Commission heard testimony and considered evidence regarding the proposed development.

23. The Commission finds that the increase in the unit density of the proposed development is appropriate under the Zoning Ordinance. The proposed development offers a mix of dwelling types and sizes. Two dwellings on the ground floor will be one-bedroom live/work units, which are intended to provide a street side commercial space for the occupants of those units. These live/work units can be used by artists, or as offices, or even retail stores, and their products or services can be offered to the public. The residential-only units will be located on the upper floors, and will consist of three studio apartments, 17 one-bedrooms apartments, and eight two-bedroom apartments, for a total of 26 units. With the two live/work units, the planned development will consist of 28 total units. Staff supports higher density development in this area directly adjacent to a Pace bus stop on Lyman Avenue.

24. The Commission finds that the decrease in the minimum required front setback for the proposed development is appropriate under the Zoning Ordinance. The required front yard setback is 2.5 feet and the proposed development has a setback of zero feet, which is similar to the adjacent commercial building to the west.

25. The Commission finds that the decrease in the side landscape setback requirement between the proposed parking area of the proposed development and the public right-of-way is appropriate. The decrease allows for the establishment of the required parking, a loading area, and a driveway.

26. The Commission finds appropriate the waiver of the requirement to provide bicycle spaces comprising at least two feet in width, six feet in length, and seven feet in height within a row of bicycle parking, the waiver to provide an aisle of at least five feet in width between each set of bicycle parking, and the waiver of the requirement of one floor mounted stand. The proposed development will provide stacked bike racks and the required number of bicycle parking spaces will be provided. This request is to accommodate a different design for bicycle parking only.

27. The Commission finds that the proposed illumination greater than the one footcandle maximum set out by Section 9.2.B.1 of the Zoning Ordinance is appropriate. The structure to be built as part of the proposed development will be located at the boundary lines of the Property and spillover is unavoidable. The proposed illumination will not be disruptive to surrounding residents and will improve safety at the entrance of the proposed development.

28. Further, the Commission concurs with, and incorporates, the findings of Village

staff regarding the proposed development.

29. In summary, the Commission finds that the proposed development at the Property as a planned development satisfies the objectives and standards set forth in Sections 14.5.A. and 14.5.H. of the Zoning Ordinance, and that approval of the requested planned development, and associated allowances, is appropriate.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees that the planned development be APPROVED, subject to the following conditions:

1. The Applicant must develop the proposed development, comprised of a four- story building, in substantial conformity with the Plans and Specifications submitted with its application or subsequently modified in accordance with the Zoning Ordinance. The final architectural plans must be sealed by the architect of record. The Landscape Plan must provide for the preservation, care and maintenance of the landscape materials.

2. That the final logistics plan will be reviewed and approved by the Village Engineer prior to any construction activity.

3. Repairs and restoration of rights-of-way will be conducted as shown on their approved plans.

4. The final design of the landscaping and hardscaping along the frontage of the Subject Property will be coordinated with, and approved by, the Village Engineer.

5. Prior to the Village issuing a certificate of occupancy for the development, the Applicant must obtain all applicable easements from the Village for development-related foundations, balconies and canopies extending into the public rights-of-way, and the Applicant will provide the Village with the necessary surveys, plats and recorded easements in relation thereto, at the Applicant's sole cost and expense.

6. That the Applicant will meet the Certified Standards National Green Building Standards (NGBS) + Net Zero Energy Badge Compliance. The Applicant will provide proof to the Village via a third-party verification that they have achieved those requirements.

7. That the Applicant provide the Village with a bond, letter of credit or other security acceptable to the Village in an amount of 110% of the cost of landscape materials and installation, to insure that the landscaping is installed and maintained pursuant to the Landscape Plan upon submittal of a building permit application.

8. That upon review and advice of the Oak Park Area Arts Council and approval of the Village Board, the Applicant must install public art at the planned development site or provide a monetary donation to the Oak Park Art Fund. The location of the art on the site and its accessibility to the general public will be mutually determined by the Applicant and the Village.

9. That the Applicant finalize the Public Art prior to obtaining a Village-issued certificate of Zoning Compliance / Occupancy.
10. That the Applicant require unified window treatments for all units.
11. That any resident related parking modifications, due to pending construction, must be approved by the Parking and Mobility Manager prior to any construction activity.
12. Construction traffic routes must be approved by the Village Engineer. The Applicant will submit its final route for construction traffic, its plan for construction parking, and its demolition and construction schedule to the Village Engineer for their review and approval.
13. That during construction of the development, the Applicant must post a conspicuous sign providing a local phone number for the construction manager which interested parties may call to obtain answers to questions about the development and its construction. Such telephone number must be staffed during normal business hours, Monday through Friday, except legal holidays, by a person with authority to address and remedy problems, including, but not limited to, traffic, noise, maintenance and landscaping.
14. That the Applicant implement a construction related Communications Plan to be submitted to the Village Planner and residents within 300 feet prior to construction.
15. That the Applicant insure that all construction debris remains on the Property and is removed on a regular basis. The Applicant must also use best efforts to mitigate any offsite dust and debris.
16. That the Applicant provides a list of final exterior building, landscaping and design materials to be approved by the Village prior to building permit submittal, as detailed in the presentation to the Plan Commission and approved by the Village Board of Trustees.
17. That during construction of the proposed development, the Village designates a staff liaison, with whom the Applicant must reasonably and timely communicate and cooperate.
18. That the Applicant work with Village staff to develop a parking plan for construction workers and are responsible for posting signs as directed by the Village. The Applicant is responsible for communicating the plan with all construction workers, implementing the plan at the Applicant's cost and enforcing that plan. At any point if the plan is not being adhered to, the Village has the ability to issue a stop work order on the project.
19. That any tree removal mitigation plans on Applicant-owned property of significant trees, as defined by the Village's Zoning Ordinance, will be reviewed and approved by the Zoning Administrator prior to removal of such trees.
20. The Applicant must request from the Village an on-street parking zone adjacent to the Property, along Roosevelt Road and Lyman Avenue. The Applicant must further request from the Village that an overnight parking zone be created to include 13 on-street parking spaces around the perimeter of the block near the proposed development.
21. The Applicant must record with the Cook County Clerk Recording Division the Planned Development Ordinance, Findings of Fact, and Plans and Specifications within 30 days

after Village Board approval.

22. That in the event the Applicant or its successors or assigns fails to comply with one or more of the foregoing conditions and restrictions after 30 days written notice by the Village or its agents, the President and Board of Trustees may thereafter revoke or limit the planned development provided, however, that the Applicant or its successors will be deemed to have complied if they promptly commence a cure and diligently pursue that cure to completion where such cure is not reasonably susceptible to completion within such 30 day period.

This report adopted by a 6 to 1 vote of the Plan Commission, sitting as a Zoning Commission, this - 4th day of June 2026.