

Proposed PD at 6104 Roosevelt Rd

PC-26-04



Agenda

- TCB Background
- Project Overview
- Design Overview
- Allowances Requested
- Community Input
- Looking Ahead

TCB Background

The Community Builders' (TCB) mission is to build and sustain strong communities where all people can thrive.



THE COMMUNITY BUILDERS

We work with partners to develop, finance and operate residential communities, neighborhood amenities and opportunity initiatives for families, seniors and adults with disabilities.



WE DEVELOP HEALTHY HOUSING

36K Apartments homes completed since 1964



WE MANAGE WELL

18K Apartment homes owned or managed



WE CONNECT RESIDENTS

99% Residents who receive at-risk housing coaching remain stably housed.



OUR FINANCIAL STRENGTH

1,550 Residents have become credit visible, establishing credit scores.



WE INVEST IN THRIVING NEIGHBORHOODS

\$400M In New Markets Tax Credit allocations for neighborhood business and amenities



WE ADVANCE OPPORTUNITIES FOR ALL

\$130M invested in minority business enterprises in 2025



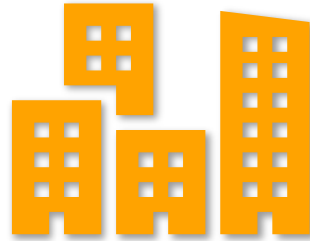
25 years serving the Metropolitan Chicago Region



Developed
2,100 Homes



Developed
170,000 SF
Commercial



Own/Manage
5,610 Homes

Amenities Delivered

- Live-work units
- Neighborhood restaurants and retail
- Park district field house
- School of performing arts
- Wellness center
- Community center

Our Neighborhoods

- Oak Park, IL
- Aurora, IL
- Chicago, IL (Bronzeville, Lincoln Square, Logan Square, Near West Side, South Loop, South Shore, West Garfield Park)
- East Chicago, IN

The 801 (801 Van Buren St, Oak Park)



Project Overview



Project Overview



4-story, affordable housing, mixed-use development



28 affordable units, including 2 live/work units



Pursuing National Green Building Standards: (NGBS) + Net Zero Energy certification



NW corner of Lyman Avenue and Roosevelt Road (currently a vacant lot)

Project Team



**Developer and Property
Manager:**

The Community Builders



Architect:

DesignBridge



General Contractor:

Leopardo Construction

Funders

- Village of Oak Park
 - Housing Trust Fund
- Cook County Bureau of Economic Development
 - HOME Investment Partnerships Program
- Illinois Housing Development Authority (IHDA)
 - Low-Income Housing Tax Credits (LIHTC) and HOME
- ComEd
 - Affordable Housing Special Assessment Program

Unit Mix

- 28 Units
 - 3 Studios
 - 17 One-Bedrooms (including 2 Live/Work units)
 - 8 Two-Bedrooms
- Income Restrictions
 - 30%-80% of Area Median Income (AMI)
 - \$29,160 - \$77,800 for a 2-person household
 - \$36,450 - \$97,200 for a 4-person household
- Tenant Rents
 - Studio: \$640-\$1,110
 - One-Bedroom: \$640-\$1,390
 - Two-Bedroom: \$730-\$1,770
 - Live/Work: \$1,640

Required Public Benefits



Compensating Benefits

28 additional affordable homes
in Oak Park



Village Improvements

Eliminating 2 curb cuts, adding
trees in the parkway



Public Art

Working with the Oak Park Area
Arts Council to finalize

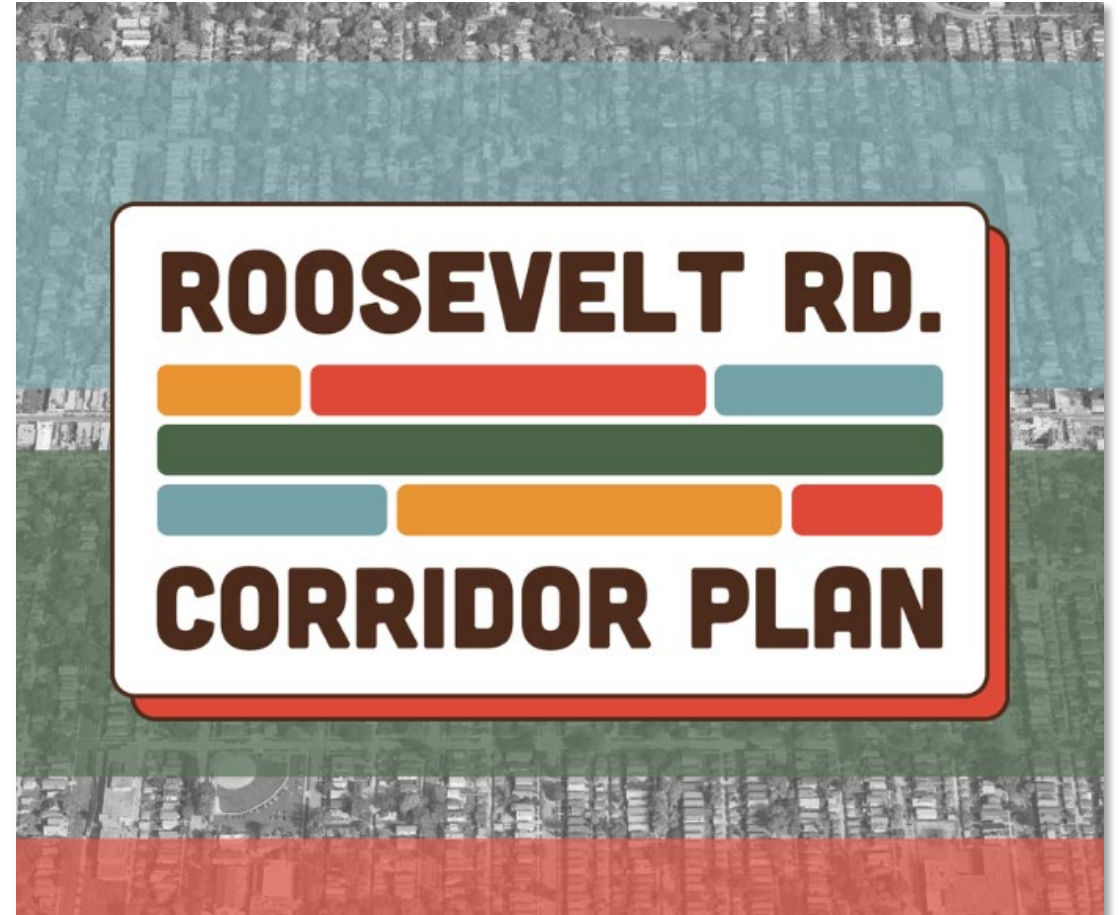
Alignment with Envision Oak Park Comprehensive Plan

- Infill development
 - Chapter 4: Land Use and Built Environment
- Enhancing affordability
 - Chapter 7: Neighborhoods, Housing, and Diversity
- Small business development
 - Chapter 12: Economic Health and Vitality
- NGBS + Net Zero Energy
 - Chapter 13: Environmental Sustainability



Alignment with Roosevelt Road Corridor Plan

- Eastern corridor mixed-use investment
- Pedestrian-friendly on-site parking
- Human-scaled design of Live/Work commercial space
- Curb bump-out at NE corner of Roosevelt & Lyman
- Additional trees in the parkway



Design Overview



Exterior Elevations



South Elevation

Exterior Elevations



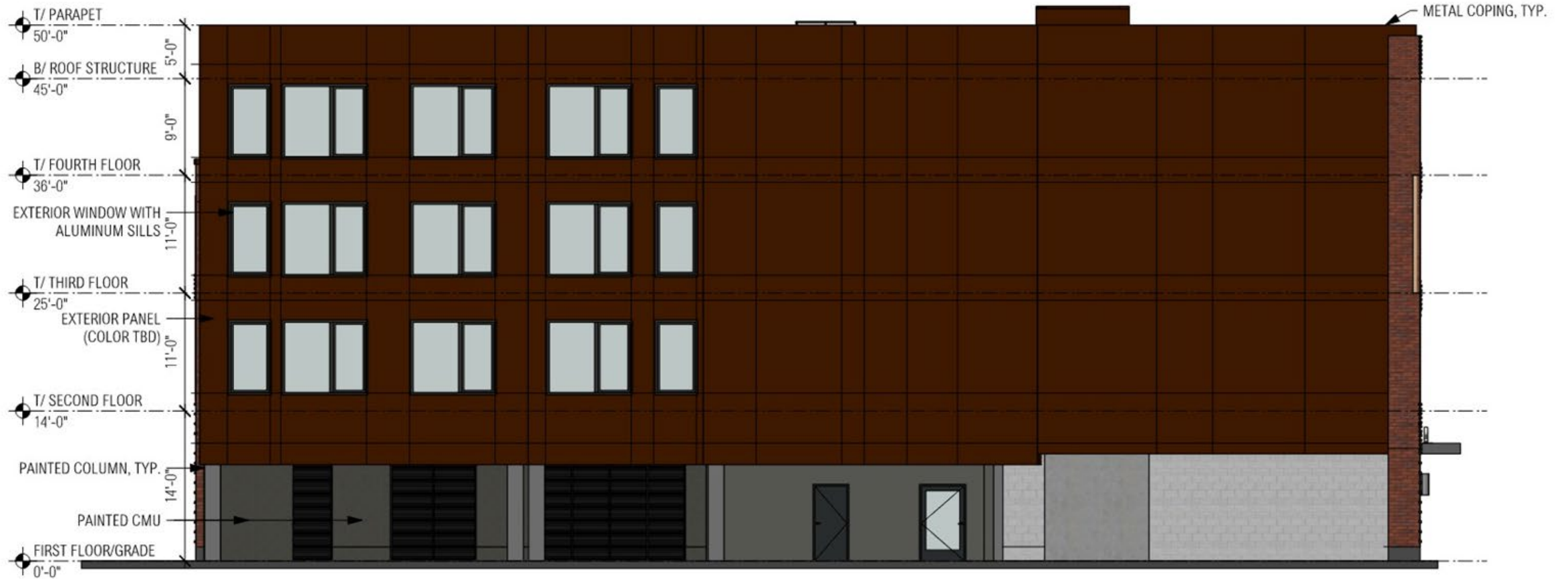
East Elevation

Exterior Elevations



North Elevation

Exterior Elevations



West Elevation





Requested Allowances



Allowance 1

Issue	Code Reference	Ordinance Requirement	Actual	Location/Sheet Number
Density	5.4 (E)	- Minimum Lot Area of 750 SF/Unit 14 Dwelling Units Allowed	- Lot Area of 376 SF/Unit 28 Dwelling Units Included	Unit Matrix

Floor	Live/Work	Studio	1 Bedroom	2 Bedroom	Total
1	2				
2		1	5	3	
3		1	5	3	
4		1	5	2	
Total		3	15	8	28

Floor	1	2	3	4	Total
Square Footage	4,109 SF	8,943 SF	8,943 SF	8,585 SF	30,480 SF
Lot Area	10,550 SF		Far	2.89	

Allowance 2

Issue	Code Reference	Ordinance Requirement	Actual	Location/Sheet Number
Front Setback	5.4 (F)	2.5' Minimum	0' on Roosevelt Rd	Site Plan

Allowance 3

Issue	Code Reference	Ordinance Requirement	Actual	Location/Sheet Number
Side Setback	5.4 (F)	10' or 10% of Lot Width Abutting Side Street	0' on Lyman Ave	Site Plan

Allowance 4

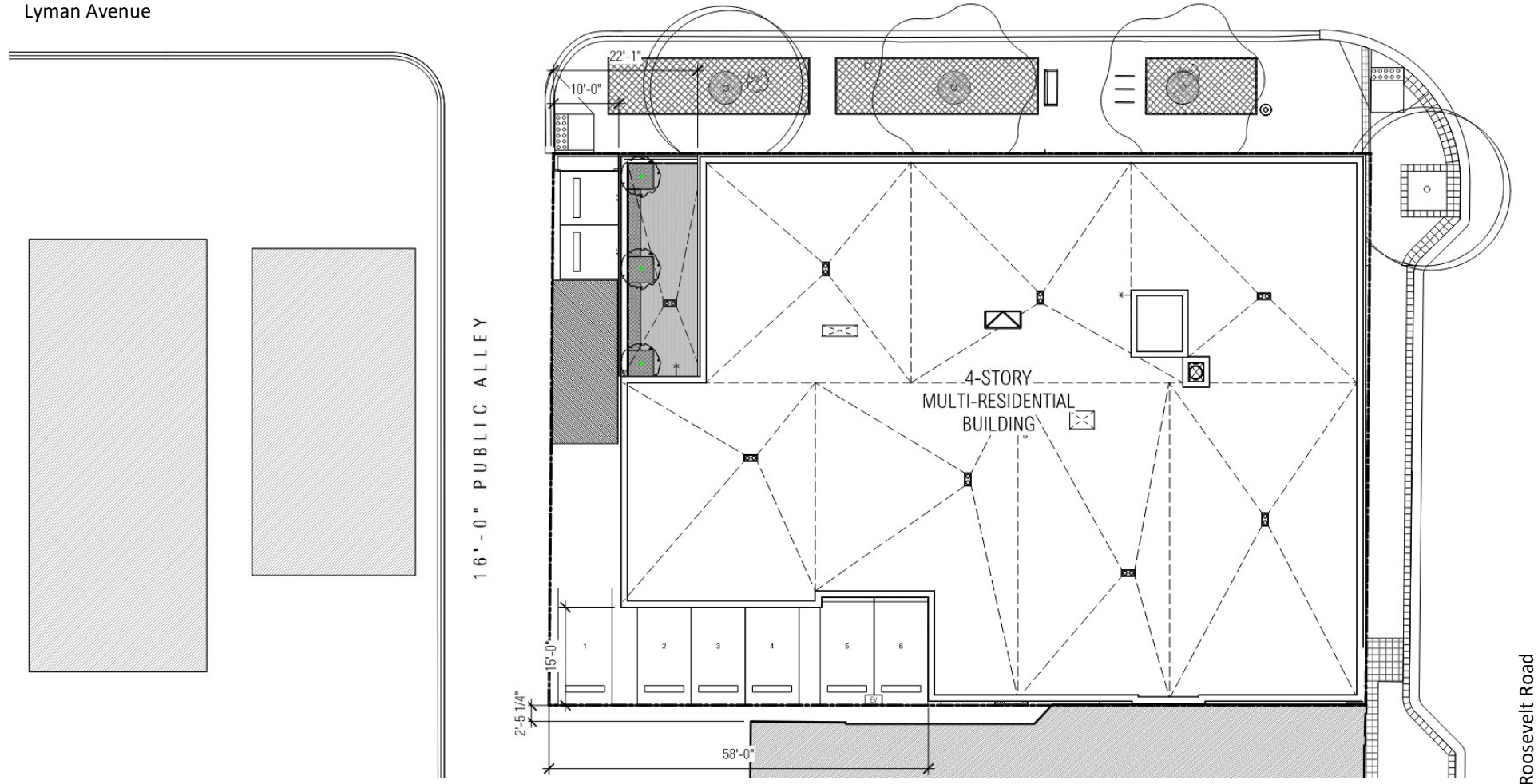
Issue	Code Reference	Ordinance Requirement	Actual	Location/Sheet Number
Rear Setback	5.4 (F)	20' for All Floors Containing Residential Dwellings	10' at the 2 nd -4 th Floors	Site Plan

Allowance 5

Issue	Code Reference	Ordinance Requirement	Actual	Location/Sheet Number
Parking Setback	5.4 (G)	5' Landscape Setback from Side Street and Alley	0'	Site Plan

Proposed Site Plan

Lyman Avenue



Allowance 6

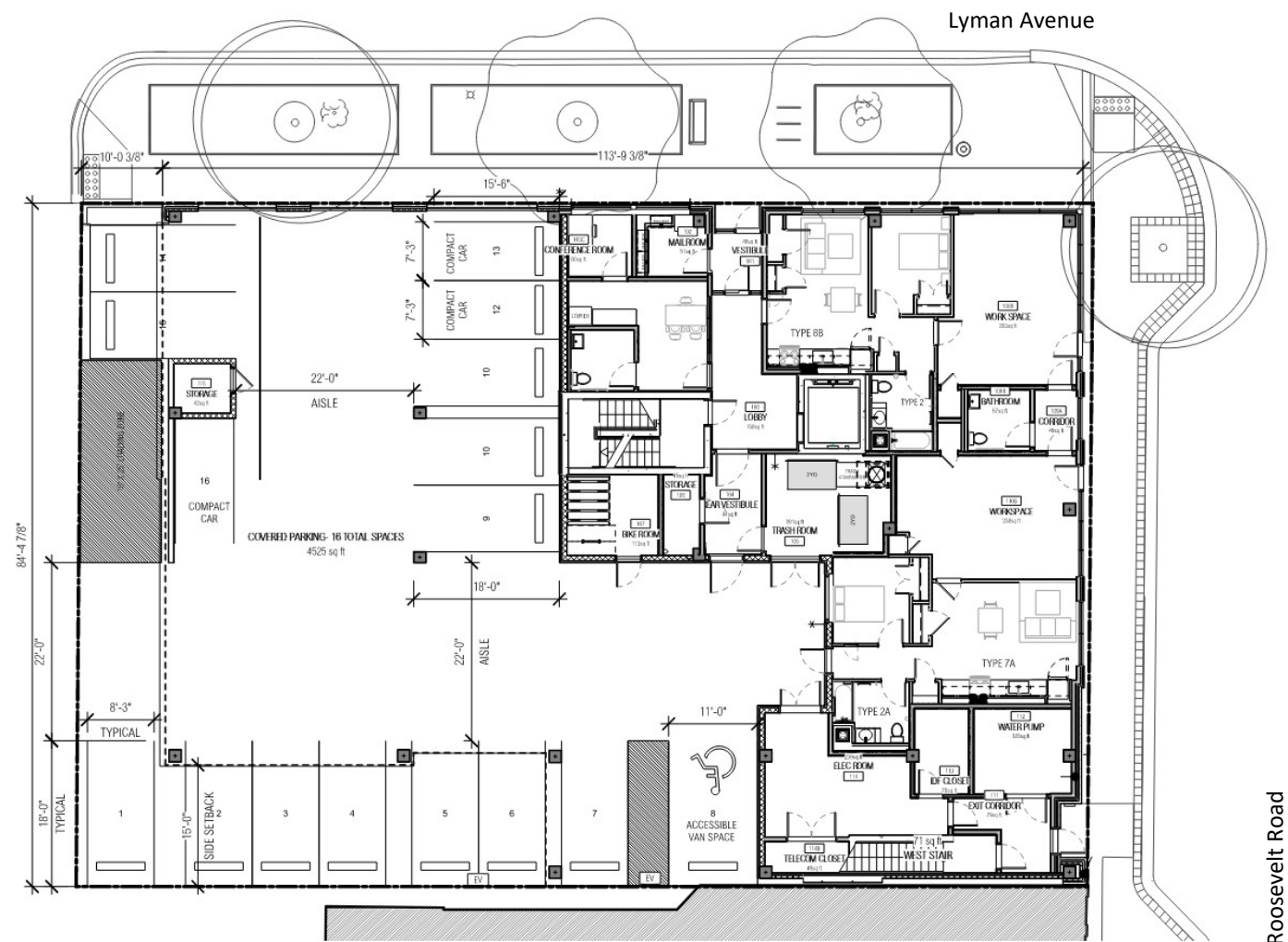
Issue	Code Reference	Ordinance Requirement	Actual	Location/Sheet Number
Off-Street Parking	10.4	28 Spaces	16 Spaces	Ground Floor Plan

Allowance 7

Issue	Code Reference	Ordinance Requirement	Actual	Location/Sheet Number
Bicycle Parking	10.6 (B)	2' Width x 6' Length x 7' Vertical Clearance for Each Bike Space	Provide Stacked Bicycle Rack and One (1) Floor Mounted Stand	Ground Floor Plan



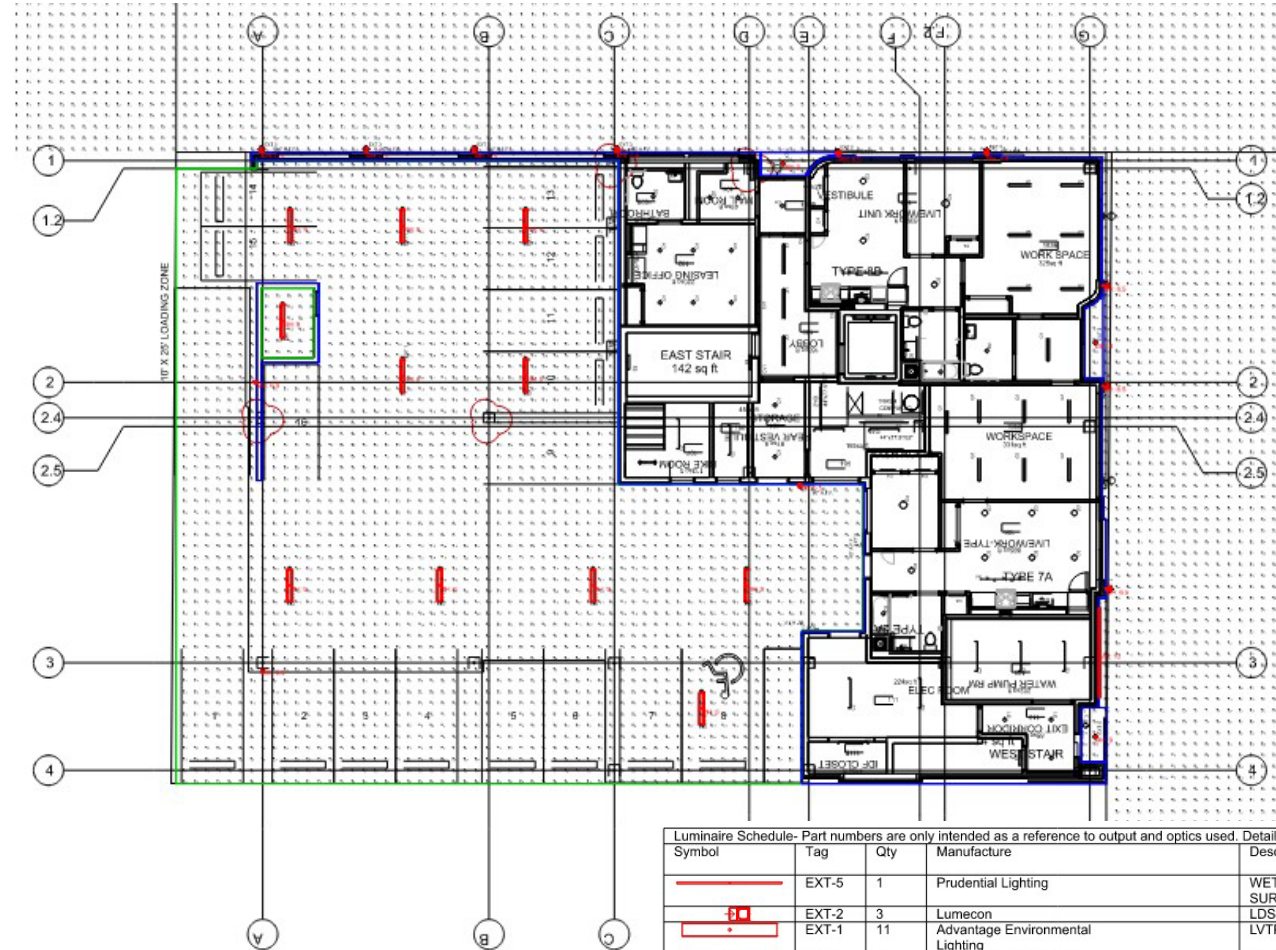
Ground Floor Plan



Allowance 8

Issue	Code Reference	Ordinance Requirement	Actual	Location/Sheet Number
Maximum Lighting Regulations	9.2	Spillover Light Onto Residential-Zoned Property Below Two Lux (Measured at Grade Along Lot Line)	Along Alley: 5.5 FC Along Lyman Ave at Residential Entry: 66 FC Along Roosevelt Road Sidewalk: 79.5 FC	Photometric Plan

Photometric Plan



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTERIOR	Illuminance	Fc	1.84	91.7	0.0	N.A.	N.A.
PARKING GARAGE ROOM Floor	Illuminance	Fc	8.60	12.2	5.5	1.56	2.22
PARKING GARAGE Floor	Illuminance	Fc	7.65	21.0	0.8	9.56	26.25

Luminaire Location Summary					
LumNo	Tag (Qty)	Label	Mtg Ht	Orient	Tilt
2	EXT-1 (1)	LVTP435SLM	9	90	0
3	EXT-1 (1)	LVTP435SLM	9	90	0
5	EXT-1 (1)	LVTP435SLM	9	90	0
9	EXT-1 (1)	LVTP435SLM	9	90	0
10	EXT-1 (1)	LVTP435SLM	9	90	0
11	EXT-1 (1)	LVTP435SLM	9	90	0
12	EXT-1 (1)	LVTP435SLM	9	90	0
13	EXT-3 (1)	LSC-06RDN-5000L-MFL	6.5	90	0
14	EXT-3 (1)	LSC-06RDN-5000L-MFL	6.5	90	0
15	EXT-3 (1)	LSC-06RDN-5000L-MFL	6.5	90	0
16	EXT-3 (1)	LSC-06RDN-5000L-MFL	6.5	90	0
17	EXT-3 (1)	LSC-06RDN-5000L-MFL	6.5	90	0
18	EXT-3 (1)	LSC-06RDN-5000L-MFL	6.5	90	0
19	EXT-3 (1)	LSC-06RDN-5000L-MFL	6.5	0	0
20	EXT-3 (1)	LSC-06RDN-5000L-MFL	6.5	0	0
21	EXT-3 (1)	LSC-06RDN-5000L-MFL	6.5	0	0
23	EXT-4 (1)	4LE-MX3-016-30W	9	0	0
24	EXT-4 (1)	4LE-MX3-016-30W	9	0	0
26	EXT-4 (1)	4LE-MX3-016-30W	9	0	0
29	EXT-2 (1)	LDS-FT-25-DB-1-CW-R	6.5	270	0
30	EXT-1 (1)	LVTP435SLM	9	90	0
31	EXT-1 (1)	LVTP435SLM	9	90	0
32	EXT-1 (1)	LVTP435SLM	9	90	0
33	EXT-1 (1)	LVTP435SLM	9	90	0
34	EXT-2 (1)	LDS-FT-25-DB-1-CW-R	6.5	180	0
35	EXT-2 (1)	LDS-FT-25-DB-1-CW-R	6.5	270	0
36	EXT-5 (1)	WetBioPro3-LIN-FLSH-WGZ-LO	10	90	0

EXT-1



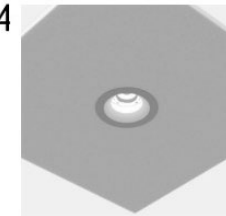
EXT-2



EXT-3



EXT-4



EXT-5



Luminaire Schedule- Part numbers are only intended as a reference to output and optics used. Details refer to the base IES files and will be indicated if adjusted for the application.									
Symbol	Tag	Qty	Manufacture	Description	LLF	Arrangement	Luminaire Lumens	Luminaire Watts	Total Watts
	EXT-5	1	Prudential Lighting	WETBPRO3-LIN-FLSH-LED30-LO-XX-WETYBB-WGZ-SC-UNV-SUR-DM01 (LLF ADJUSTED TO MATCH 12FT LENGTH)	2.710	Single	1896	45.6	45.6
	EXT-2	3	Lumecon	LDS-FT-25-DB-1-R	0.900	Single	2761	26.65	79.95
	EXT-1	11	Advantage Environmental Lighting	LVTP-4-30-2L-M-XX	0.900	Single	4588	33.5	368.5
	EXT-3	9	THE KIRLIN COMPANY	LSC-06RDN-2000L-W-MFL-30K-UNV-38-WB89	0.900	Single	2000	53	477
	EXT-4	3	PMC LIGHTING	4LE-MX3-016-R-30W-D-120V	0.900	Single	1398	12	36

Community Input



Community Meeting

- 10/07/25 @ Salerno's Oak Park
- Representatives present from TCB and DesignBridge
- 20 community members attended
- Primary topics discussed by community members
 - Safety
 - Site selection
 - Environmental remediation
 - Rents
 - Parking

Parking Study Summary

Parking Type	Expected Peak	Peak Demand	Provided Parking
Residential	Overnight	20 vehicles	Overnight Parking: -16 on-site spaces - <i>Up to 8 converted on-street spaces</i> - <i>Up to 5 new on-street spaces</i> -2 public overnight lots within ¼ mile
Live/Work Units	Midday	5 vehicles	Open on-street spaces within 700': -Weekday: 102 or higher -Saturday: 114 or higher

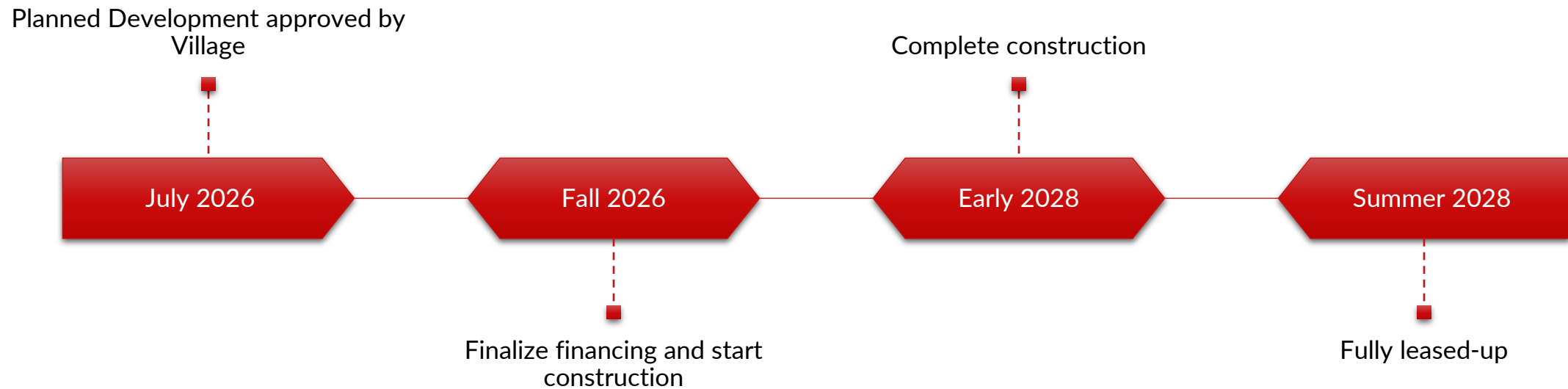
On-Site and On-Street Parking



Looking Ahead



Timeline



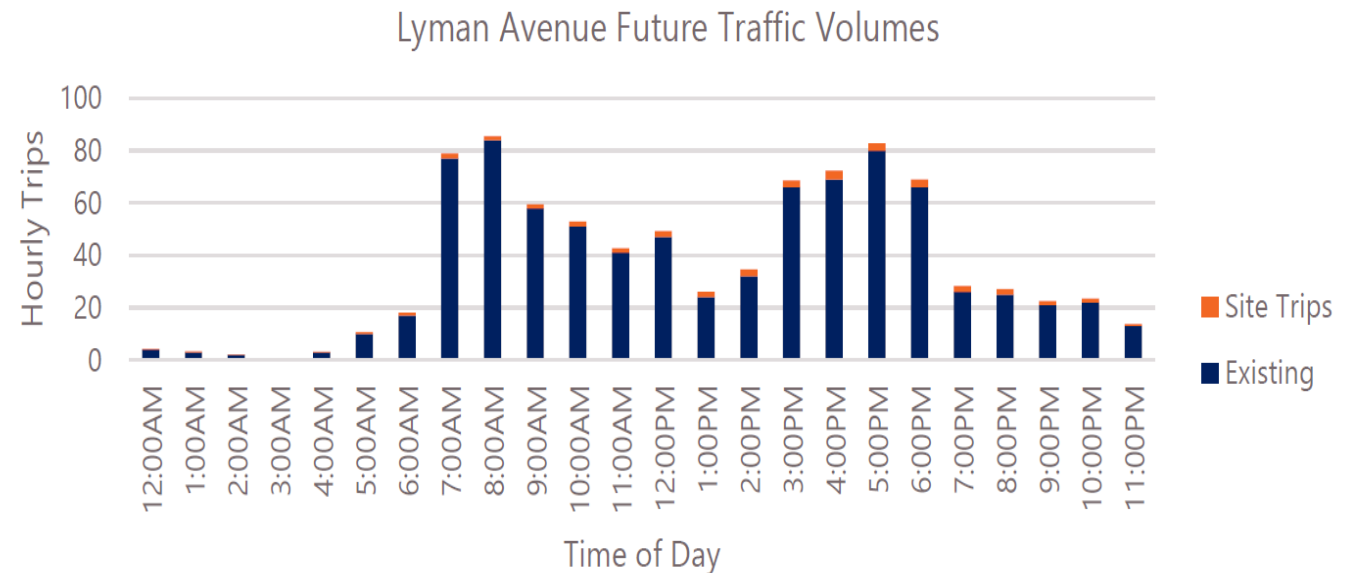
Thank you!



Appendix

Traffic Study Summary

- New Traffic Generation
 - 20 trips AM peak hour
 - 25 trips PM peak hour
 - <20 trips all other hours
- No roadway improvements required as a result of traffic
- Key Recommendations
 - High-visibility crosswalks across
 - Harvard Street at Lyman Avenue
 - Fillmore Street at Lyman Avenue
 - Lyman Avenue at Roosevelt Road
 - Mirrors & stop sign at alley access



THE COMMUNITY BUILDERS

