

July 10, 2024

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

**Re: Application of Interfaith Housing  
Development Corporation of Chicago  
for a Planned Development for a Five-  
Story Multi-Family Building at 1106  
Madison Street – PC 24-04**

Dear Trustees:

History of Project.

On or about June 24, 2024, Interfaith Housing Development Corp., of 411 South Wells Street, Suite 401, Chicago, Illinois 60607 (“**Applicant**”), filed an application for approval of a planned development at 1106 Madison Street, referred to as the Keystone Apartments, on property depicted in the application (“**Property**”), in the MS Madison Street Zoning District. Applicant desires to construct a five story, 31,451 square foot permanent supportive and affordable housing multi-family building, replacing an existing religious institution.

In conjunction with its application, the Applicant requests the following five allowances from the strict requirements of the Village of Oak Park Zoning Ordinance (“**Zoning Ordinance**”):

1. Article 5 (Commercial Districts) Table 5-1 (Commercial Districts Dimensional Standards): Relief is requested from the maximum building height of 50’, to allow for a building height of 56 feet and four inches for the proposed building on the Property, requiring an allowance of six feet and four inches.

2. Article 5 (Commercial Districts) Table 5-1 (Commercial Districts

Dimensional Standards): Relief is requested from the maximum unit density of 12 residential dwelling units to allow for 36 residential dwelling units, requiring an allowance of 24 residential dwelling units.

3. Article 5 (Commercial Districts) Table 5-1 (Commercial Districts Dimensional Standards): Relief is requested from the minimum front yard setback of three feet, to allow for a front yard setback of zero feet on the Property along Madison Street, requiring an allowance of three feet.

4. Article 10 (Off-Street Parking & Loading) Table 10-2 (Off-Street Vehicle and Bicycle Parking Requirements): Relief is requested to reduce the number of required on-site parking spaces from 36 spaces to six spaces, requiring an allowance of 30 spaces.

5. Article 9 (Site Development Standards) Section 9.2 (Exterior Lighting) Subsection 9.2.B.1 (Maximum Lighting Regulations): Relief is requested from the maximum allowable footcandle at any lot line of one footcandle, to allow 5.7 footcandles, for a length of nine feet along the Property lot line on Madison Street.

#### The Application and Notice.

On June 19, 2024, 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 July 10, 2024, 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 9,474.31 square foot lot located on Madison Street between South Maple Avenue to the west and Wisconsin Avenue to the east, and is commonly known as 1106 Madison Street. The Property is located in the MS Madison Street Zoning District. The Property is currently improved with a former religious institution.

2. The Property is surrounded by the following uses: to the north, single-family and multiple family residential dwellings, which are zoned within the R7 Multiple-Family Zoning District; to the south, Rush Oak Park Hospital Emergency Room, which is zoned within the H Hospital Zoning District; to the east, a commercial restaurant, which is zoned within the MS Madison Street Zoning District; to the west, a commercial restaurant, which is zoned within the MS Madison Street Zoning 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 five-story, 31,451 square foot permanent supportive and affordable housing multi-family building, replacing an existing former religious institution.

### The Requested Site Development Allowances.

7. As part of its planned development, the Applicant seeks five site development allowances, as set forth above in the “History of Project.”

### 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 three Chapters within the Comprehensive Plan: Chapter 4, “Land Use & Built Environment,” Chapter 7, “Neighborhood Housing and Diversity,” and 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. Village staff finds that the proposed building fits the goals and objectives of the Comprehensive Plan.

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 a former religious institution with residential units. The Comprehensive Plan envisions Madison Street as a commercial and mixed-use corridor. The proposed development location is appropriate for residential infill as it will be

positioned mid-block and not in a key commercial node area. The proposed development also fosters walkability. 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 integration. The proposed development embodies the Village's commitment to diversity, equity and inclusion as it provides high-quality affordable housing for residents. Village staff finds that the proposed development meets this objective.

13. In Chapter 13, the Comprehensive Plan sets out a list of goals and objectives for environmental sustainability opportunities. The proposed development will be an all-electric structure and will be constructed utilizing the 2020 Green Communities rating system. Village staff finds that the proposed development meets this objective.

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

#### Ability of Applicant to Complete Project.

15. The Applicant provided evidence that it has the financial and technical expertise to complete the project.

#### Compensating Benefits.

16. 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 two outdoor green spaces at grade level, one on either side of the proposed building made available for resident use.
- b. The proposed development consists of 100% affordable rental dwelling units.

#### Village Improvements.

17. The Applicant will replace damaged public sidewalk along Madison Street and damaged surfaces associated with the abutting alley to the north of the Property.

#### Public Art As Part Of The Development.

18. 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. A contribution to the Oak Park Art Fund is also an option. In either case, the scope of the public art or contribution 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.

19. The Applicant has proposed to set Louis Sullivanesque decorative panels on the building and integrate the panels into the design of the façade in a way that is consistent with historic Chicago architecture. The proposed art will be incorporated in a way that is intended to recall how art was incorporated into building by Louis Sullivan and other architects.

#### 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 height of the proposed building is appropriate under the Zoning Ordinance because the existing building currently sits at a height of 50 feet, and the proposed building will be just six feet four inches taller than the existing building. The height of the proposed building fits within the height of the surrounding area and is similar to a recently approved residential development under construction at Madison Street and Carpenter Avenue.

24. The Commission finds that the increase of the unit density for the proposed building is appropriate under the Zoning Ordinance. The maximum dwelling units for the proposed building's square footage is 12 residential dwelling units, and the proposed building consists of 36 residential dwelling units, resulting in 24 additional dwelling units that are made up of efficient, one-bedroom apartments, which is similar to the Grove Apartments located at Madison Street and Grove Avenue.



25. The Commission finds that the reduction in the front yard setback for the proposed building is appropriate under the Zoning Ordinance given that the required front yard setback is three feet and the proposed building has a setback of zero feet, which is similar to two abutting commercial buildings to the east and west of the Property.

26. The Commission finds that the proposed reduction in parking spaces from 36 spaces to six spaces is appropriate as the proposed development is in a transit accessible area and the Applicant may have a possible arrangement with Rush Oak Park Hospital for parking in the future.

27. The Commission finds that the proposed illumination greater than the one footcandle maximum set out by Section 9.2.B of the Zoning Ordinance 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 by allowing the proposed development at the Property as a planned development, including the five story, 9,4074.31 square foot building, satisfies the objectives and standards 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 project comprised of a five story, 31,451 square foot 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. Prior to the Village issuing a certificate of occupancy for the development, the Applicant must obtain 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.

5. That the Applicant will meet the 2020 Green Communities Certification level. The Applicant will provide proof to the Village that they have achieved those requirements.

6. 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.

7. 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. 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.

8. That the Applicant finalize the Public Art prior to obtaining a Village-issued final certificate of occupancy.

9. That the Applicant require unified window treatments for all units.

10. That any resident related parking modifications, due to pending construction, must be approved by the Parking and Mobility Manager prior to any construction activity.

11. Residents of the Subject Property shall not be eligible for Village-issued overnight on-street parking permits.

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. 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.

20. 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 5 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 10th day of July, 2024.