



MEMORANDUM

To: Michael Bruce – Oak Park Village Planner
From: Rich Van Zeyl, AIA
Date: 5/26/2026

Subject: 6104 Roosevelt Road
PD #: PL202500040
Proj. Name: TCB-6104
Developer: The Community Builders
Architect: Design Bridge

Wight & Company is reviewing this project based on drawings received on 04/07/2026 and dated 02/10/2026. We had a discussion regarding the design with the development team on 4/14/2026, and we offer the following comments and observations about the project:

- The proposed project is by the same developer and architect team that delivered the project at 801 S. Oak Park Avenue, which is a nice project that has been well received in the village.
- The four-story apartment building is a combination of brick masonry and fiber cement panels, composed in a variety of ways to break down the massing of the building, while providing texture and shadow across the façade.
- The two live/work spaces on the ground floor will activate the façade and provide small retail opportunities on Roosevelt Rd.
- The applicant is requesting relief from the as-of-right zoning for unit density, setbacks, parking spaces, bicycle space design, and site lighting. These are primarily needed to make the most out of a small site, but we feel they are appropriate given the context of the adjacent buildings along Roosevelt Rd.
- The building steps down in the northeast corner to further reduce the mass as it transitions to the neighborhood on the other side of the public alley.

We support this project, as we feel the elevations are well composed, using high quality materials on all four sides of the building. The development is appropriately scaled for the context and improves a vacant lot with a more desirable use. Adding 26 new apartment units



fills a need for additional housing in the village, and the relief they are requesting is appropriate for the viability of the development.

We would be happy to discuss this further or answer any questions from the Village Staff or Plan Commission.

A handwritten signature in black ink, appearing to read "Richard Van Zeyl". The signature is fluid and cursive, with the first name being more prominent.

Richard Van Zeyl, AIA
Associate Principal

Wight & Company
211 N. Clinton Street
Suite 3N
Chicago, IL 60601