

Public Comment for 839 Madison.

To the Village of Oak Park Plan Commission:

I am in support of the Oak Park Commons Cohousing LLC planned development application at the address 839 Madison St. I encourage the Village to study the actual vehicle traffic patterns and volume (number of cars and their speed, at the busiest times of day like 7:30-9 am and 2-6 pm) on Carpenter and Grove before and after the building is built, and make the results available to the public. It would be very helpful to have concrete data to understand the impact of multi family buildings on local neighborhood traffic. Traffic is a constant concern for people on small residential streets, and only clear, credible data will build trust in the Plan Commission's decisions on future applications for buildings that will increase the housing density within Oak Park.

Thank you.

Stephanie Kissam

520 Carpenter Ave, Oak Park, IL 60304

Village of Oak Park Plan Commission,

We are writing in support of the planned development at 839 Madison by Oak Park Commons Cohousing & the requested zoning variance. We live on the 500 block of Carpenter, just a few doors down from the site. Having attended the public meeting hosted by Oak Park Commons on Sept. 22, we were heartened to learn more about the OPC model. A diverse, multi-generational, neighborhood-oriented community has the potential to be a wonderful addition to our neighborhood. We are looking forward to welcoming our newest neighbors to our corner of the Village!

Regards,

Andrew Celis & Sherri Geng

528 Carpenter Ave, Oak Park

Dear Commission members:

Given the urgency of reducing our greenhouse gas emissions, and the goals set in the Climate Ready Oak Park document passed by the Village Board, it is imperative, in my opinion, that all new building construction be fully equipped with electric infrastructure rather than with natural gas. We already have a lot of older housing stock in Oak Park that will take time to retrofit with electric, but we can, right now, ensure that all new buildings do not add to the problem of using fossil fuels for heating and air

conditioning and other appliances. Please do not forget the climate crisis as you review the plans for this condo/apartment building. Each decision will affect our emissions for decades to come and you have the opportunity to show leadership in how we handle new construction.

Thank you for your consideration.

Pamela Tate

Member, Oak Park Climate Action Network

Oak Park Plan Commission,

I am writing to lend my support to the Oak Park Commons Intergenerational CoHousing project at 839 W. Madison St.

My wife and I have lived in Oak Park for 35 years. We know several of the people who have worked for years to move this project along. We support their vision of diverse households and ages committing to live in a common building that has large built in common spaces for sharing meals, lives and celebrations.

While my wife and I at this point do not intend to live in the building, we want to be supportive neighbors and participate in the life of the community. We decided to lend support by making a financial investment in the project.

We urge your approval of this innovative project and believe it will be a great addition to Madison Street and to Oak Park.

Regards,

Donald and Margaret Burk

746 Highland Ave.

Oak Park, IL

Thank you for the opportunity to weigh in. I'm a supporter of Oak Park Commons Co-housing <http://LLC.My> name is Marian Kuper. I live in north-central Iowa on a farm with my husband. We owned and operated a small commodities brokerage for just under 20 years, and grew corn and soybeans and raised beef cattle for about 25 years. We're recent retirees. We're also Iowa natives as are most of our extended family members, including our two adult daughters.

Over the years I've been very involved in cooperative models of business — food co-ops, mostly. As an owner, a co-op board member, a co-op employee, a co-op founder and a co-op

producer and consumer, I've found the cooperative business model to dovetail beautifully with the kinds of human relationships I want to foster and be a part of anyway. So after our daughters settled and began raising their families outside of Iowa, it was natural for me to look into the idea of finding cooperatively-run housing opportunities closer to them. That's how I found out about Oak Park Commons Co-housing, and when I found this group, I couldn't believe my luck.

The core group has been actively engaged in building a co-housing community for years, because it can TAKE years. There's the vision, the planning, the search for a site, the marketing, the design and development, the meetings — over Zoom and in-person. The timeline. The deadlines. Visits to co-housing communities elsewhere, to see how others do it. Engaging professionals. Taking the plunge and investing real money in the idea. Thinking hard about how to be the best neighbors we can be, in the neighborhood we hope to put this building in. A project like this can TAKE years, especially if you're trying to do it well because you're THE FIRST CO-HOUSING DEVELOPMENT in the state and you care about setting a great example for posterity. I couldn't believe my luck because this was so precisely what I'd been looking for, and it was still just getting off the ground. What an opportunity!

My husband and I investigated. We found that we shared all kinds of common interests with the core members. It's been just great to bond with these folks and get to work making this shared dream into a reality. And the icing on the cake for my husband and me is that we'll be just 10 miles away from one of our daughters and her growing family, plus just a hop, skip and a jump to two major airports, making it a snap to visit the other daughter and her family.

So I hope you'll see your way clear to supporting this project. There's real strength in community and we're excited to build it right here in Oak Park.

Marian Kuper
Ackley, IA

October 6, 2022

Request for full electrification

We are faced with a world wide crisis of global warming which is caused primarily by the burning of fossil fuels. In the Oak Park Climate action plan, we are committed to drastically reduce our onsite use of fossil fuel in buildings. Modern electric heat pumps provide both heating and cooling more efficiently than any fossil fuel system so there is no valid technical reason not to make new buildings all electric.

It will be a huge challenge to retrofit existing buildings from gas to electric. It is illogical allow new buildings to use natural gas for heating. Cities all over the country are passing ordinances that require new buildings to be all electric. Oak Park will eventually also have such an ordinance. The developer could provide an example to others by making this new building all-electric, even without an ordinance.

Thank you,
McLouis Robinet (Member of Oak Park Climate Action Network)
214 Elmwood Oak Park

Plan Commission
Village of Oak Park

October 6th, 2022

Dear Commissioners:

I write to urge you to ask all new developers—both commercial and residential—to read our Oak Park Climate Ready Plan that the Village Board unanimously adopted this past summer. The very introduction states *“The decisions we make today will determine how climate change will affect us in the future.”* Mostly importantly this comprehensive plan aims directly at the most significant source of greenhouse gas emissions in Oak Park—building energy use—70% of emissions.

On behalf of the Oak Park Climate Action Network, which is a coalition of over 90 local residents, I ask that each new development you consider that is planned in Oak Park from this point on should include many of the policies and plans required to meet the greenhouse gas mitigation goals--for a rapidly changing climate.

Important policies included in this plan are the following:

- 1) a new energy stretch code for new construction that requires enhanced building system performance, electrification, and readiness for onsite solar energy and electric vehicle charging.
- 2) Adoption of enhanced building performance standards for energy, water, waste, and resiliency, for buildings
- 3) transition natural gas units in all existing buildings across the Village to electric units—*all buildings with natural gas who have to remove or shut off the natural gas source to eliminate the high emissions for that energy source.*

Now is the time to ask developers, before any groundbreaking commences, to implement these policies, so that do not have to retrofit their buildings in the very near future to accommodate the actions included in this plan unanimously approved at the Village Board level.

OPCAN’s mission is “to eliminate climate pollution through equitable policies and practices that benefit and engage us all.” We hope that all Commissions will embrace the vision of the Climate Ready plan and thank you for your consideration.

Laura Derks