These documents relate to the concerns we have as Oak Park neighbors and citizens of 7 Van Buren. Specifically we are concerned as by the petitioner Oak Park Residence Corporation for variances to Village of Oak Park Codes by the Planning Commission.
Following are our concerns, referenced materials, graphics and other important documentation.

Testimony of Terrie Rymer in Objection to the Proposed Development at
7 W. Van Buren
October 7, 2021

Before I begin, I would like to bring your attention to the nine packets of supporting documentation we have provided for you.

My testimony concerns objections to the proposed development and concerns about our Constitutional due process rights; specifically, our due process right to review all of the relevant documents prior to this hearing and our due process right to present evidence and argue our case.

The Illinois Supreme Court in Klaerens v. Village of Lisle, 202 Ill.2d 164, 781 N.E.2d 223, 269 Ill Dec. 426 (2002) held that in decisions involving requests for variances and requests to vacate Village land, the parties must be afforded due process rights normally granted to individuals whose property rights are at stake. It should be noted that the court ruled this to be a right under both the Illinois and U.S. Constitutions.

Our Constitutional due process right to notice includes the right to review the relevant documents with time to study them in order to present our objections. However, the documents concerning this development could not be found via the Plan Commission agenda, the Village portal, or the Village website under Development Services or Planning. Therefore, I ask the Plan Commission to postpone this hearing until the neighbors can see the documents and study them.

If you decide to proceed with this hearing, I request that the Plan Commission be flexible with your five minute rule. The Petitioner is permitted to take as much time as he wants. I ask that you recognize the objectors' Constitutional due process right by permitting any objector who needs more time to make his or her arguments a reasonable amount of additional time.

Moving on to my objections to the proposed development, my objections are that Res. Corp.'s many requests for zoning variances plus it's request that Village vacate municipal property are so extreme as to constitute "spot zoning." Spot zoning occurs when a small area is zoned differently from the surrounding area. Illinois courts traditionally find spot zoning to be invalid. See Concerned Citizens for McHenry, Inc. v. City of McHenry, 76 I'll.App3d 798, 395 N.E.2d 944, 32 I'll.Dec. 563 2d Dist. 1979); Bennett v. City of Chicago, 24 Ill.2d 270, 24 Ill.2d 270, 181 N.E.2d 96, 98 (1962); Thornber v. Village of North Barrington, 321 Ill.App.3d 318, 747 N.E.2d 513, 254 Ill. Dec. 473 (2d Dist. 2001).

The Illinois courts review the constitutionality of a zoning decision in the context of the eight LaSalle/Sinclair factors. LaSalle National Bank of Chicago v. County of Cook, 12 Ill.2d 40, 145 N.E.2d 65 (1957); Sinclair Pipe Line Company v. Village of Richton Park, 19 Ill.2d 370 (1960). The existing use and zoning of nearby properties and the diminishment of property values are of

The proposed building has inadequate parking spaces for cars

I oppose the allowance requested by the petitioner to decrease the automobile parking from 34 spaces to 17 spaces. The request that it be decreased from 34 spaces is incorrect - per Village of Oak Park code and table 10-2 there should be one parking spot per one apartment building. Therefore, the true request by the petitioner should be to decrease the automobile spaces from 45 spaces to 17 spaces.

This is an egregious lack of parking. That is a ratio of around only providing one parking spot per every three units - not people - which equates to only 37% of units having a designated parking space per the parking plan of 7 Van Buren. No other development has been allowed to have anywhere close to this low of a ratio between units and available parking as set forth in the parking plan of 7 Van Buren. In fact the next smallest ratio has been nearly twice that - the Albion building with a ratio of 77% or the development at the former Dreshler Brown funeral home of 78%. The closest and the newly built 801 Apartments on Oak Park has a parking ratio of 69%. All three of these other developments are in a TOD district and have grocery stores, banks, Dr. Offices, and many other needed community support businesses much closer by and have the "El", metra and bus lines located nearby as well. Therefore, these have much more accessibility that would decrease the need for a vehicle and allow for variance.

However, 7 Van Buren has none of this and therefore has no merit in requesting an allowance for a decrease in the number of parking spaces. 7 Van Buren is not a TOD building and it is not in a designated TOD district, nor near one. Additionally, this neighborhood does not have a grocery store, a pharmacy, dentists, doctors, bank etc. within walking distance that is defined as less than a ¼ to ½ of a mile. In fact most of these needs are closer to a mile away, hardly a walkable distance in the snow, with small children or with mobility issues that would preclude the need for a vehicle. Therefore, it should be abundantly apparent that although a lovely area of Oak Park that this area of the village lacks the community infrastructure to support people not needing a vehicle. While Oak Park Residence Corporation argues that the Blue Line and the buses eliminate the need for cars, this claim does not hold true. It assumes that all tenants of the building work or attend school in Chicago, Berwyn, Forest Park, or Oak Park and are all accessible by the Blue Line or by buses. This is simply not the case as commuters to other suburbs or to Indiana or Wisconsin would need vehicles.

No other development in the Village of Oak Park has been allowed to have a ratio of 37% parking spaces per unit - this building should be held to the same standards that the rest of the developments have been held to and 7 Van Buren should be required to have 45 parking spaces per Village of Oak Park code as laid forth in 10-2. Only providing 17 parking spaces to a multi-family unit building that will contain 45 apartment units with an estimated occupancy of 85-90 people is ludicrous and is an extremely disproportionately low ratio of parking spaces available per the number of units in this building.

Oak Park Residence Corporation has not provided a parking study supporting their request to decrease the parking spaces below Village code.

I oppose the allowance requested by the petitioner to decrease the automobile parking from 34 spaces to 17 spaces. In addition to it truly being a request to decrease the automobile parking from 45 spaces to 17 spaces there is not sufficient evidence provided by the petitioner demonstrating that there will be less demand for parking than proven otherwise in related studies. Because Mr. Pope was a Village President just 8 years ago, we believe that to avoid the appearance of a conflict of interest that this study must be performed by an outside, independent, professional, licensed Professional Engineer.

In the Village of Oak Park 14–14 Zoning Ordinance Article 14. b. States that "A parking impact study, prepared by a professional engineer qualified in parking analysis, showing the estimated parking demand based on proposed uses in relation to existing conditions including any pending development projects for the surrounding area including off-site parking spaces. "

In a study called I-290/ Eisenhower Expressway (from west of Mannheim Road to Racine Avenue) the Environmental Resources, Impacts and Mitigation Illinois Department of Transportation and U.S. Department of Transportation investigated the many possible effects, implications, and information gathered by construction and changes done on the Eisenhower Expressway. The project corridor was a specific area near the Eisenhower Expressway. The 7 Van Buren building and the surrounding neighborhood falls within the project corridor that was studied. This study showed that within the project corridor community of Oak Park, only 12.8% of residents had zero cars, 47% of residents had one vehicle, and 34.2% of residents had two cars. If one extrapolates this out to solely units rather than numbers of tenants (since we don't know how many tenants will be in the building) that would mean if there are only 45 units and 45 people, only 5 units/tenants will NOT need a vehicle parking space, 22 units/tenants will have one vehicle, and thus one parking space, and 15 units/tenants will have two vehicles and thus need two parking spaces. Combined, this adds to a theoretical total demand of 52 parking spaces needed by the tenants, which far exceeds the 17 proposed parking spots provided.

Again, this data is supported by Oak Park's own information. It is reflected in the Oak Park Community Snapshot under Transportation. That data sheet lists that only 13.6% of households do not own a vehicle. It also lists that 45.6% of households own at least one vehicle, 34.4% own two vehicles and 6.4% own

three or more vehicles. This evidence would demonstrate that in a 45 unit building only 6 dwelling units would Not need a parking space, 21 dwelling units at this building would need parking for one vehicle and 16 dwelling units would need parking for two vehicles and three dwelling units could need as much as three parking spaces. Combined this adds to a theoretical total demand of 62 parking spaces needed by the tenants, which again far exceeds the 17 proposed parking spots provided in Oak Park Residence Corporations plan.

Because Oak Park Residence Corporation has yet to conduct or submit a parking study to prove that 7 Van Buren would need less than the standard parking ratio of 1 parking spot per 1 dwelling unit I request that the VIllage of Oak Park deny the petitioners request for an allowance to decrease the number of required parking spaces.

This building lacks sufficient loading spaces

I oppose the petitioners request for an allowance to have zero loading spaces. Per the Village Code 10.7 B in table 10-4 there should be one loading space for a multi-unit apartment building of this size. This is in violation of the Village of Oak Park Code. Importantly, no traffic or parking studies have been conducted nor submitted to the Village of Oak Park that would show the effect of not having a loading zone in this highly trafficked, congested and busy part of the Village as it should per Village Code.

Having zero loading spaces means that for the 45 units in this apartment building there will be zero places to park a moving truck when future tenants move in or out of this building, there would be zero spaces in which contractors could park for service calls, deliveries to be made for appliances, furniture, etc. This then implies that all these trucks, vans, contractor and delivery vehicles will be forced to either

1) Park behind the building in the alleyway between the 400 block of Austin Blvd and the 800 block of Humphrey Avenue. The alley between Austin Blvd and Humphrey Avenue is only 15 feet 6 inches - therefore if there is not sufficient loading spaces provided it will be forcing these vehicles in part into this alleyway. Given the proposed minimum rear setback and width of the existing alleyway there would be no room for a vehicle to maneuver around any vehicles loading or unloading in the alleyway. By not having a loading space as required these vehicles will be blocking the entry and exit point of the alleyway onto Van Buren. Additionally if the service, moving or delivery vehicles stop in the alley to load and unload because there is no designated loading zone the vehicles will then block the neighbors directly to the west of them at 800 & 804 S. Humphrey Avenue from being able to exit their own garages.

2)Alternately, this would force vehicles from the loading zone where it should be in the building onto Austin Boulevard. Austin Boulevard has heavily restrictive parking permits and time allowances and would be putting the safety of the workers at risk by forcing them to park on such a busy street while they attempt to load or unload items.

3) Lastly, by not having a loading zone within the structure it will force the loading onto Van Buren which similar to Austin Blvd is highly restrictive with parking permits and hours in which they can park.

I also oppose this request for allowance as a matter of tenant safety. By eliminating the loading zone within the structure this development provides no covered, secure area in which to load and unload items from. This puts the tenants, contractors and delivery drivers at risk by not having a safe area in which to have vehicles open even for short periods of time without the potential of theft. This has very real implications if police reports are referred to for this area - this is not an exaggeration or a hyperbole this is a very true and real risk to its tenants.

I ask that the Village of Oak Park Planning Commissioners deny the request by Oak Park Residence Corporation to eliminate the loading zone as they have not performed any traffic or parking studies to prove safety and validity of not providing one and forcing these trucks onto other public roadways or alleyways. Additionally, I request that this allowance NOT be made and that the Planning Commission require Oak Park Residence Corporation to follow the Village of Oak Park Codes for the safety of this building's future tenants and those required to work or stop there.

The proposed development is already in an area where on-street, permit parking is at a premium. Tenants should not be obligated to pay for on-street parking permits and the neighborhood should not be forced to accommodate overflow from 7 Van Buren due to lack of planned parking at that development.

I oppose the allowance requested by the petitioner to decrease the automobile parking from 34 spaces to 17 spaces. There is already a high demand for on-street permit parking in the area and the tenants should not be forced to apply for permit parking nor should neighbors be forced to accommodate overflow parking because the development at 7 Van Buren has inadequately planned for parking within its own structure.

For tenants who need parking in the area that is not provided by on-site parking, the alternative is to seek permit parking through the Village of Oak Park. This area around the proposed development already has many cars that take advantage of the permit parking, as evidenced by the number of cars parked on the street, especially overnight. The parking permit for this area is considered as "High Demand," per the Village of Oak Park's own mapping and table documentation - thus supporting the anecdotal evidence.

The costs incurred by possible tenants of this building seem unfairly burdensome due to lack of adequate parking provided because of its location. Due to this proposed building's design, there is not a great deal of parking; therefore, most residents or tenants in the area will need to seek permit parking in either lots or on the street.

This development falls within zone 9 for parking lots. The day permit for lots in Zone 9 areas are $187 per quarter totalling $815 a year, a night permit is $152 per quarter totalling $662 a year, and a 24-hour permit is $222 per quarter, totalling $968.

The On Street parking permit for Zone 9 is deemed a High Demand Zone. Thus, any tenant needing to park overnight will need to purchase an On-Street parking permit. The High Demand Zone 9 On-Street Night Parking Only permit fee would be $137 per Quarter - $548 a year. If they need to park their car anywhere during the day without the possibility of a ticket, they would need to pay an additional $74 per year for an On-Street Daytime Parking Permit for a total of $622. And this does not include the 9% tax on the fees themselves which then brings this total to a grand total of $678.

Why would these permits be needed? The 700, 800, and 900 blocks of South Humphrey, the 800 Block of South Lyman, and Austin Blvd from Harrison to Jackson all have time restrictions for parking. That stretch of Austin Blvd has time limits as well for parking. Harrison Street additionally has time restrictions for parking from Austin Blvd west to Taylor. It seems grossly unfair that many tenants of this building will very likely have to pay a premium due to this building's deficient parking design. This is especially of concern as there are units that are supposed to be designated as affordable housing.

I oppose the allowance requested by the petitioner to decrease the automobile parking from 34 spaces to 17 spaces. There is already a high demand for on-street permit parking in the area and the tenants should not be paying a premium because the development at 7 Van Buren has inadequately planned for parking within its own structure.

Not having adequate parking at 7 Van Buren poses safety risks to its tenants and other residents that would have their parking distance from home extended.

I request that the Village of Oak Park Planning Commissioners deny the application by the petitioner to decrease the required parking spaces from 45 to 17. Not having adequate on-site parking places this building's tenants at undue risk.

This area of Oak Park has zero parking garages for a sheltered, all-weather safe area for tenants to park their vehicles. Having a safe, sheltered parking area generally is important for families with children, the elderly, and people with mobility issues. Shoveling out snow with small children would prove challenging both physically and logistically especially for a single parent household. An older population that this development is supposedly marketing itself to as friendly to aging in place or anyone else that might have physical challenges would be disadvantaged by the lack of parking. For many potential tenants walking a distance to get to the Village Lots, or on-street parking, the shortcomings of this development itself would prove challenging and a barrier.

The lack of adequate parking also creates a very real safety concern for those residents with occupations or jobs that are not the standard 9-5 hours. Many are in healthcare, construction, the food industry, and other careers or jobs that typically work non-standard hours. Therefore, walking distances in the late or early morning hours to get to distant parking spaces does not ensure the safety of residents of 7 Van Buren or of neighboring residents that also would have to walk further because of the increased vehicles and lack of available spaces. This safety risk should be especially concerning for women and members of the LGBTQ plus community. This puts especially women, members of any minority, LGBTQ plus or the elderly who might be targeted at an increased safety risk unnecessarily. If the development at 7 Van Buren provided adequate parking its tenants would not be placed in situations that would risk and decrease their personal safety. Again please refer to the Oak Park Police reports from this area to get a sense of activity and frequency of potentially dangerous situations these tenants might find themselves in by being forced into these unsafe parking conditions.

I ask that the petitioner does NOT receive the allowance to reduce the number of parking spots from the required minimum per Village of Oak Park codes of 45 to 17 spaces; having inadequate parking at 7 Van Buren poses a safety risk to its tenants and its neighbors.

A proper Traffic Impact Study needs to be completed before the development should be reviewed by the Village of Oak Park Planning Commission.

I oppose the development at 7 Van Buren because there have not been any Traffic Impact Studies. To the best of our knowledge Oak Park Residence Corporation has not collaborated with the Village of Oak Park and nearby Chicago to ensure the safety of their tenants, other pedestrians, or vehicles in the area. It should be requested by the Village of Oak Park that Oak Park Residence Corporation conducts and provides the results of a Traffic Impact Study to ensure the safety of surrounding vehicular traffic and pedestrians. Because Mr. Pope was a Village President just 8 years ago, we believe that to avoid the appearance of a conflict of interest that this study must be performed by an outside, independent, professional, licensed Professional Engineer.

In fact, per the Village of Oak Park code states that "A traffic impact study, prepared by a professional engineer qualified in traffic analysis, showing the proposed traffic circulation pattern, including counts, within and in the vicinity of the area of the development which includes any pending development projects and an analysis which does not include any pending development projects. The location and description of any public and traffic-related public improvements to be installed, including any streets and access easements must also be provided."

Designing or updating our village intersections is one of the most important aspects of roadways safety because any improvements will have an immediate impact on citizens. Drivers will be able to commute safely with reduced collisions, and pedestrians will be able to cross busy roads with less risk of injury or death. There are any number of ways to do this with traffic safety features and those steps could both increase safety for motorists and create greater awareness of pedestrians and bicycles. It has been shown that wide unmanaged crossings are actually a barrier to pedestrians and bicyclists. From what we can find there has been no steps made to create infrastructure improvements to actually allow its tenants to make a safe crossing to any of these areas such as being able to easily access the bus line, CTA or Columbus Park.

Without having a proper Traffic Impact Study submitted for review by the Planning Commision and subject to viewing by the public I ask that this development proposal at 7 Van Buren be postponed until that information can be reviewed or to have these allowances rejected by the Village of Oak Park Planning Commissioners.

The request by the petitioner to decrease the minimum setback from 24.5 feet to 1.5 feet creates a safety and traffic hazard to the tenants and surrounding neighbors.

I request that the Village of Oak Park Planning Commissioners deny the application to decrease the minimum rear setback from 24.5 feet to 1.5 feet. I ask for this request to be denied because the required traffic studies have yet to be completed to ensure the safety of surrounding vehicles and pedestrians.

This is important because the plans for this building calls for a service door entry/exit at ground level. The service door swings out into the alley on the west facade close to the Northwest corner. However, this door from the drawings appears to actually swing out over the lot line of 7 Van Buren and into the public alleyway. Most exterior doors are 36" in width, and being only setback 18" from the alley, if this door was opened it would be 18" into the alleyway. It should also be noted that whether this service door would swing exteriorly to the right or left it would be opening blindly into the oncoming traffic. This is highly dangerous for the tenants as pedestrians exiting this building on the corner of the building located on the corner of a block just feet from the alleyway entry and exit. They are putting them at risk of injury by being put into the right of way of vehicular traffic. Again this flies in direct conflict with the Purpose Villages of Oak Park Codes in ensuring the health and safety of its residents. This minimum rear setback of only 1.5 feet is dangerous.

I also oppose the request to decrease the minimum rear setback to 1.5 feet because it poses a traffic risk to its tenants and surrounding vehicular traffic. The garage door per the drawing would be at the 1.5 minimum setback. This door has no triangular setback sight lines for the tenants exiting out of the building and into the alleyway. This is important because the drivers of those vehicles will not be able to see all traffic driving and already present in the alleyway. Without those sight lines that would otherwise be provided if the triangular setbacks were required, the cars are entering the alleyway without being able to tell if they are driving into traffic and risk hitting other vehicles, pedestrians or bicyclists or if they are at risk of being hit by other vehicles. Most driver windows are located 6-8 feet from the front bumper of the vehicle. Therefore a driver would have their vehicle as much as 6 and ½ feet into the alley before being able to properly see oncoming vehicles, pedestrians or bicyclists. The triangular setbacks are required by any building that exits onto a public sidewalk to ensure the safety of pedestrians and

vehicles that it is exiting into. This building should also have these triangular setbacks for sight lines given its location so close to the entry & exit point of the alley, the higher vehicle count coming in and out of this structure and its close proximity to the alley. The alley is only 15 feet 6 inches wide not allowing room for oncoming traffic the ability to move out of the way of vehicles exiting this building to avoid being hit or to avoid hitting them.

This alleyway is already used as a shortcut, bypass and high speed cut through by cars exiting the highway, trying to avoid Austin and regularly speed down this alleyway far, far above the street speed limit of 25 mph and definitely above a safe speed for the alley .

I oppose the request by the petitioner to decrease the minimum rear setback from 24.5 feet to 1.5 feet as a traffic study has not been performed or completed per the Village of Oak Park codes and has yet to demonstrate the safety of this buildings plans for its own tenants as pedestrians and to the safety of surrounding residents as pedestrians, bicyclists and as drivers. Additionally, has the Oak Park police department signed off on patrolling this area to protect the tenants of this building from speeding vehicles that could compromise their safety since they do not have proper visibility to avoid vehicular accidents and injury? Has the fire department signed off on the likelihood that more ambulances and EMTs will be needed at this location for pedestrians, bicyclists and vehicles needing medical assistance due to increased vehicular accidents?

The height definition of this building is being incorrectly portrayed

I oppose the request by Oak Park Residence Corporation for the height variance as submitted to the Village of Oak Park. In the proposal and request for variances the Oak Park Residence Corporation has described the building as 6 stories. However, that is an incorrect description based on the true height of the building and the previous judgements made by commissions for the Village of Oak Park. The building as proposed is in truth 7 stories tall. Additionally, the height allowance being asked for is to 71.85 feet - however, that is incorrect. The top of the structure of this building (not including the PV panels) is actually 80 feet 9 and ⅜ inches. Therefore, the application by the petitioner for a height variation should reflect a request to build to 80 feet, 9 and ⅜ inches.

In a past Village of Oak Park Historic Preservation Committee meeting, former Commissioner David Sokol wanted to know if the plan on a proposed development on Washington Boulevard by Ambrosia Homes would have roof access for residents. Roof access would require a small rooftop lobby and an elevator that goes all the way to the top, as was stated by the developer of that building Tim Pomaville. Those additions would have changed the categorization of the building from five-stories to six-stories and required a steel building frame instead of the planned wood frame.

The 7 Van Buren building has rooftop access with an elevator that goes all the way to the top and in fact the plan even mentions a rooftop lobby for social gatherings. Additionally the construction of this building is also a steel building frame not wood. These are elements that would then lead to changing the building technically from 6 to 7 stories per the determination by the Village of Oak Park historic commissioners above.

Therefore, Oak Park Residence Corporations plan calling this a 6-story building is patently incorrect by the Village of Oak Park's own definition and past determinations of other proposed developments. I oppose the request for height variation by the petition as the very terms in which they are describing this building are untrue and misleading. We request that the description of this building be corrected on all documentation from 6 stories to 7 stories and that the height listed for this building is corrected to reflect 80 feet 9 and ⅜ inches submitted by Oak Park Residence Corporation in relation to 7 Van Buren as the definition of it is currently legally incorrect.

The building is too tall to be in keeping with the neighborhood

I oppose the request by the petitioner for the height allowances and ask the Village of Oak Park Planning Commissioners reject the request. Per Village of Oak Park Historic Preservation Ordinance Historic 7-9-12 Item #9

The historic and architectural integrity of the property and its environment shall be protected by making the new work compatible with the existing structures, surrounding structures, whenever one or more of these elements is affected by such work, with respect to the following design criteria:

a. The height of the alteration, addition, or construction

This ordinance means that the surrounding residences, structures and environment historic and architectural integrity should be protected when the height of a proposed building could affect them. The height of the proposed structure is not sensitive and it is not in keeping with the neighborhood. The rest of the multi-family residential units in the area are at most 4 stories tall. In Oak Park on Austin Blvd , from Roosevelt Road to Pleasant Street (with the exception of a church steeple), there are no structures greater than 4 stories tall and not in this close proximity to an adjacent structure nor one with a historic landmark designation. Additionally, with regard to the proposed buildings height at 7 Van Buren of over 80 feet and historic landmarks the height variation will also come into conflict with Columbus Park. Columbus Park, directly across the street, is a National Landmark. It is considered Jens Jensen's masterpiece, his grandest achievement, and is the only public space that he solely designed anywhere. Jensen is considered one of the most important landscape architects of any place or time and a well- respected conservationist. The relevancy of Jens Jensen continued in 2020 when he was inducted into the State of Wisconsin's Conservation Hall of Fame. Columbus Park itself remains mostly intact and maintains most of Jens Jensen's original vision. This is relevant because if you look at the perimeter of Columbus Park (Austin Blvd., Central Ave., and Jackson) you will notice that there are no other residential or multi-dwelling buildings of any type that exceed four stories on either the Chicago or Oak Park side of Columbus Park. Therefore, this proposed development is also not in scale in terms of height with relation to Columbus Park, yet another historic space and a national landmark.

I ask that the Village of Oak Park Commissioners deny the allowances for height being requested by the petitioner since they will be violating the historical and

architectural integrity of the surrounding area and environment with a height that is not within keeping with Village Codes.

The building would negatively affect surrounding historic landmarks

I request that the Oak Park Planning Commissioners reject the request by the petitioners to allow an increase in height from 45 feet to 71.85 feet. The height is incorrectly listed in the request and should truly be over 80 feet. I ask that this request be denied because the proposed height of the building at 7 Van Buren will negatively impact one surrounding and one adjacent historic building in an area that does not have many historic landmarks. Additionally ,it will violate the very intent and purpose of Oak Park Historic Preservation Ordinances and the following stated purposes of the Oak Park Village Code: 1.2 C. To promote the orderly development of Oak Park in accordance with the Comprehensive Plan. 1.2.D. To protect the character of the Village's residential areas and 1.2. J. To prohibit uses or structures incompatible with the character of development within specified zoning districts

There are 64 Oak Park historic landmarks. This proposed building would negatively affect two of them, one being the Poley Building next door, which is an historic landmark. The Poley Building is only one of 2 buildings designated as a historic landmark on Austin Blvd from Roosevelt Road to North Avenue. The second building is the Dorothy Manor Building a few buildings south at 424-426 S. Austin Blvd. That building will also be impacted although less so by this new development.

The Poley Building is only one of four historic landmarks from the entire area from Roosevelt Road to North Ave and from Austin to Ridgeland. That equates to only 6% of all historical landmarked buildings within the Village of Oak Park lie within the boundaries of Austin Blvd. to Ridgeland Ave., and Roosevelt Road to North Ave. Given that there are 64 historically landmarked structures in Oak Park, only having 4 in this entire area demonstrates why we need to make sure that this building at 408-410 S. Austin Blvd. is protected from insensitive development. Of the four structures that are historically landmarked in this area, only two are apartment buildings including this one and two are single family homes. Thus, there is not an abundance of buildings in this area with historic landmark designation. If this building cannot be protected with landmark status in our neighborhood what building can be? Would this stand next to a Frank Lloyd Wright Building or a Gunderson Home in another part of Oak Park?

Of the 64 buildings given historic landmark status in Oak Park, only five seem to be apartment buildings. Three of them are much more central to downtown Oak Park. And then the two listed here on Austin Boulevard including the adjacent

Poley building. The Poley building at 408-410 S. Austin Blvd. falls into the minority as a historic landmark in the type of structure it is i.e., apartment building vs single family dwelling, in its location both on Austin Blvd. and in the East/Southeast quadrant of Oak Park.

I ask for the Village of Oak Park Planning Commissioners to reject the request of the petitioner to increase the height as it will impact two historically landmarked buildings in an area that is vastly underrepresented with historic landmarked buildings. The Oak Park Historics Preservation Ordinance states that the purpose of this article is to "preserve, protect and enhance the distinctive historic and architectural heritage of Oak Park.." By allowing the development to be built as proposed it would fly in direct opposition of the stated purpose of the historic preservation ordinance and with multiple stated purposes of the Village of Oak Park zoning ordinances.

The proposed building height is not in keeping with the stated purposes of Oak Park Zoning Ordinances and Historic Preservation Ordinance.

I oppose the requests by the petitioner for the allowances to the Oak Park zoning ordinances because by doing so it will allow a building to be constructed that is not in keeping with 7.9.1.A Of the Oak Park Historic Preservation Ordinance. Also, granting the Petitioner's request for these variations will be in conflict with the following stated purposes of the Oak Park Village Code: 1.2 C. To promote the orderly development of Oak Park in accordance with the Comprehensive Plan. 1.2.D. To protect the character of the Village's residential areas and 1.2. J. To prohibit uses or structures incompatible with the character of development within specified zoning districts.

I oppose the granting of the height variances because it conflicts with these ordinances and stated purposes specifically in relation to the adjacent building at 408-410 S. Austin Blvd. The proposed development is directly north of the Poley condominium building at 408-410 S. Austin Blvd. and the Dorothy Manor building at 424-426 S. Austin Blvd. and is not compatible with these structures. The seven-story wall that will be mere feet away from the historic Poley building is not within keeping with the currently allowed height per Village Code and is overly tall in comparison. The proportion of the height of the structure's front facade is not compatible with the front facades of the historic Poley building nor the Dorothy Manor building. The height is not in keeping within a relatively close height of these adjacent historic structures and considerably overbears them. The height of 408-410 S. Austin Blvd. from ground level to roof is 41 feet. The proposed development at 7 Van Buren is over 80 feet. That means this adjacent building will be 2 times the height of 408-410 S. Austin Blvd - the historic Poley Building. Historic buildings are by code supposed to be protected by making new work compatible with the existing structures in respect to height of the construction - See 7-9-12 #9A of the Oak Park Historic Preservation Ordinance.

I ask that the Village of Oak Park Planning Commissioners deny the request by the petitioner for the allowance of height variation as it is in direct conflict with the stated goals of the Oak Park Historic Ordinance purposes and the Village of Oak Park's own Zoning Ordinances.

The Mechanicals for this Building are located inappropriately and in violation of Village of Oak Park Code

I oppose the proposed development at 7 Van Buren as the location of the mechanicals is in violation of the Oak Park Villages codes. Additionally, not only is it in violation of some codes but Oak Park Residence Corporation was derelict in requesting a variance of these Village of Oak Park building codes. The architectural and landscaping plans submitted violate Article 9. P. 1. a. & b.

Per the Village of Oak Park Codes Article 9 letter P. Number 1.
a.Mechanical Equipment is permitted in the interior side or rear yard only.
b. For multi-family and non-residential uses, ground mounted mechanical equipment must be screened from view by a decorative wall or a solid fence that is compatible with the architecture and landscaping of a development site. The wall or fence must be of a height equal to or greater than the height of the mechanical equipment being screened.

As per the plans submitted by Oak Park Residence Corporation there is a mechanical unit located on the SouthEast corner of the lot. This mechanical unit is therefore on the Austin Boulevard side facing a highly trafficked area both on foot and by vehicle. Additionally, as it is close to the South lot line it runs adjacent to the grass area of the neighboring building at 408-410 S. Austin Blvd also known as the Poley building. This is in violation of the Village code - it should be located on the west side of the lot adjacent to the alleyway or on the south side of the lot but not near the eastern corner which could be considered the front of the lot. The mechanicals, if to be located on the interior side, would be required to be located further west along the south lot line. As it stands the mechanical unit is essentially in the front yard of the building. This is both visible from the Austin Blvd sidewalk and street but also from the front yard and east facing windows of the Poley building.

The mechanical unit is also in violation of Village of Oak Park codes in that no fence or wall is indicated in the plans. There is only plant material indicated around the mechanical unit. Additionally, some of this plant material is not evergreen. It is partly ornamental grass which will not completely block the mechanical unit especially during cool season months so from October to March at least the mechanicals will be highly visible from Austin Blvd. The way this large seven foot by seven foot mechanical unit is placed will be mere feet from the sidewalk so it will be very hard to miss an obstruction of this magnitude.

The Oak Park Residence Corporation again missed even applying for a

variation of this Village of Oak Park code which they are in fact violating with this plan. Therefore, I ask that the Village of Oak Park Planning Commission require that this plan be redesigned and resubmitted with those changes made as they do not follow Village of Oak Park Building Codes nor were allowances asked for in the request to the village.

The petitioner has not performed a proper light, wind, and shadow study to provide accurate information to the public and to the Planning Commissioners that would demonstrate the impact this proposed development will have on the adjacent & surrounding buildings.

I request that the Village of Oak Park Planning Commissioners reject the variances made by the petitioner as they have not required necessary studies such as shadow, light or wind studies that would impact the determination of allowance requests. Additionally, I request that the Planning Commission require these studies to be performed and submitted before any determinations for allowances are made. Again because Mr. Pope was a Village President just 8 years ago, we believe that to avoid an appearance of a conflict of interest that these studies must be performed by an independent, outside, licensed Professional Engineer. Per the Village of Oak Park's own zoning guidelines it states that an application should include "A shadow study, at a minimum, depicting mid-morning and mid-afternoon shadows cast on the following dates; March 20, June 21, September 22, and December 21, corresponding to the first day of each season, for any proposed structure(s) which exceed the underlying zoning district height or setback restrictions." I ask for a shadow study that meets the following requirements to be performed by an independent contractor.

1. Provide diagrams showing shadows cast by the project prior to construction and after construction. Indicate shadows pursuant to the Oak Park zoning guidelines.
2. Include a photo of the structures to be affected showing the existing shadows at the application date (or there about) to corroborate the accuracy of the shadow study
3. Overlay (in the same diagram) the existing shadows and those projected for the proposed structure, for each scenario required in #1 above, indicating clearly the incremental shadow due to the proposed project.
4. Show all structures that the shadows from the proposed project will hit. Indicate in writing that all buildings being shadowed are shown on the diagram.
5. If a shadow (existing or future) hits the wall of an adjacent structure, (1) show where existing shadow hits the wall, and (2) indicate locations of windows on walls affected.

6. If increased shadowing caused by the proposed project would affect any windows on residential buildings, then indicate the use of those windows (garage, bedroom, bathroom, living room, etc.).

A proper light/shadow study should be conducted four times a year at each season's equinox and at least three different times during the day. I request that the Planning Commission require the Petitioner to submit a study that meets these objective standards that are commonly used by other jurisdictions and that this study be submitted before the Planning Commission considers any petitions for variances. I ask that the Village require this as the proposed building may so drastically affect the light of 408-410 S. Austin Blvd which is a Village of Park historical landmark, but to a lesser extent the nationally landmarked Columbus Park and the residents on the 800 block of South Humphrey.

The proposed development violates neighbors' rights at 408-410 S. Austin Blvd. to adequate light.

I ask that the Village of Oak Park Planning Commission reject the request by the petitioner for the variations asked. Specifically, I request that they deny the allowances to increase the height from 45 feet to 71.85, which should truly be listed as 80 feet 9 and ⅜ inches. The purpose of the zoning ordinances is to secure adequate light for one's property, allow homeowners to enjoy their property and that any proposed structures should be compatible with any adjacent properties. The building at 7 Van Buren is not consistent with any of those stated goals.

A primary concern is the extreme decrease of natural light to 408-410 S. Austin Blvd that would be caused by the increased height of the adjacent building. The building at 408-410 S. Austin Blvd has 4 units composed of a garden level and then the 1st thru 3rd floors. These units have a mainly North exposure for sunlight. Each unit on the first thru third floor has 17 windows in their unit. Of these 10 windows per each apartment, for a total of 30 windows, are on the north facade of the building and would be completely blocked or obscured by this building. That is 60% of all available natural light being blocked significantly. This does not include the garden unit whose situation is even worse. The owner of the garden unit will be virtually plunged into darkness. The garden unit only has three East facing windows all the remaining windows face north - all of which will be completely and utterly blocked and all natural light exterminated. The rooms of the first-third floor units of 408-410 S. Austin Blvd. that would have their light blocked in these units include the following: 2 of 3 bedrooms, both (2) bathrooms, and the dining room. This development will block out light to virtually every room of this unit with the exception of one bedroom, living room and kitchen.

The proposed building will tower over the existing structure of 408-410 S. Austin Blvd. by 4 stories. This is a significant height differential that will severely affect the light into the adjacent building. Each story of the building will have more and more of the natural light blocked the closer to ground level due to the overly tall height of the proposed building and the close proximity. This severe decrease of

natural light would be directly related to the request to increase the height from 45 feet to 71.85 feet, which should truly be defined as 80 feet, 9 and ⅜ inches. **The proposed development violates neighbors' on the 700 and 800 block of South Humphrey Avenue the right to adequate light, air and privacy.**

The Village of Oak Park's own statement some of the purposes of the zoning ordinances are to "To secure adequate light, air, privacy and convenience of access to property".This can be found in section 1.2 item B. of the zoning ordinance document. Additionally in 7.1.C. of the document it states that it is "Protecting property rights and values by balancing the rights of landowners to use and improve their land with the corresponding rights of abutting and neighboring landowners to enjoy their property". Also 7.3.1.g states that "Design review applications must consider the following and demonstrate that these were considered...The location, arrangement, size, design and general site compatibility of structures and site elements to ensure...Compatibility with, and mitigation of, any potential impact on adjacent properties."

The neighbors to the west of the proposed development will also be affected by this building as it pertains to light and privacy. The rear rooms and the backyards of two houses on the 800 block of South Humphrey will have their privacy greatly impacted. These homeowners will have people looking into their rear bedrooms, living areas, kitchens, etc. and be able to see every action of these homeowners in their own backyard. Every backyard bbq, dog bathroom trip while standing in a robe, gardening work, grandchild visit, and time outside will be observed, witnessed and on display for the residents of the new development. This is a direct violation of these residents' privacy.
Additionally, the residents of these areas will also have the natural sunlight diminished by the new development towering seven stories over them. This new tall structure will impact award winning gardens that have been featured in magazines, newspapers and in numerous Oak Park Garden walks. Gardens that have been planned and landscaped to include natives and pollinators all of which are important to the micro and macro ecosystem and would be decimated by not having natural sunlight. These are homes that the Village of Oak Park have given

Cavalcade of Pride awards to, homes and gardens in which tens of thousands of dollars have been invested, only to have them devalued by this new structure. We believe that the petitioner's request to decrease the minimum rear setback from 24.5 feet to 1.5 feet should be denied. The alleyway is only 15 feet and 6 inches wide thus if this building was built at a rear setback of 1.5 feet it would be only 17 feet away from the lot line of the homes at 800 S. Humphrey Avenue and 804 S. Humphrey Ave.

These single family homeowners have a garage apron depth of 6 feet 9 inches. This would mean that anyone entering or exiting their garage behind this building will have very little room in which to maneuver out of their garages and into the alleyway. This would especially be true in winter when additional snowfall amounts decrease the maneuverability even further. The nearby and adjacent multi-story apartment buildings all have far greater rear setbacks with their garages than 1.5 feet.

Also this puts the tenants of 7 Van Buren out on the west facade balconies looking down into these neighbors backyards at a distance of only 17 - 23 feet away- this is highly invasive of their privacy. Not only would the neighbors' right to light, air and privacy be violated but their rights to enjoy their property would be superseded by this development if the petitioner is allowed to build as proposed.

Lastly, the plan for this building has demonstrated again that it has not seriously considered its impact on adjacent properties by not performing the basic light, wind & shadow studies that should be expected.

The proposed development violates neighbors' rights at 408-410 S. Austin Blvd. to adequate privacy.

There is great concern in regards to the lack of privacy the proposed development will cause to the neighbors again at 408-410 S. Austin Blvd. due to the request to decrease the minimum interior setback from 9.05 feet to 8.30 feet. I ask that the Village of Oak Park Planning Commission reject the request by the petitioner for the variations asked. Specifically, I request that the Village of Oak Park Planning Commission deny the allowance of decreasing the minimum interior side setback from 9.005 feet to 8.30 feet. In the Village of Oak Park's own statement as to the purpose the zoning ordinance in section 1.2 item B is to "To secure adequate light, air, privacy and convenience of access to property". Additionally, in section 7.1.C. it states that it is for "Protecting property rights and values by balancing the rights of landowners to use and improve their land with the corresponding rights of abutting and neighboring landowners to enjoy their property". Also 7.3.1.g states that "Design review applications must consider the following and demonstrate that these were considered...The location, arrangement, size, design and general site compatibility of structures and site elements to ensure...Compatibility with, and mitigation of, any potential impact on adjacent properties."

The lack of privacy that this development will cause to the direct neighbors at 408-410 S. Austin Blvd. is significant. As stated above there are 10 windows per each unit that have northern exposure. The proposed development shows balconies and windows that will overlook these four units at a distance of eight feet away. These new neighbors will be looking into their dining room during dinner hour or birthday parties or anniversary celebrations, into their bathrooms while brushing their teeth or bathing their children, into their bedroom while they read at the end of the day, iron their shirts and get dressed for work in the morning and as they tuck in their children at naptime or bedtime. From the moment the residents of the Poley building wake up till the moment they fall asleep their privacy will be invaded. With this new proposed development the Poley building residents can reach out and literally touch their neighbors - this is

not what was existing when they purchased their homes, nor should it be expected to have their privacy utterly violated and to have their lives upended by an insensitive, unthoughtful proposed development.

I ask that the request by the petitioner for the variations to decrease the minimum interior side setback from 9.05 feet to 8.03 feet be denied. Not only would the neighbors' right to privacy be violated but their rights to enjoy their property would be superseded by this development if the petitioner is allowed to build as proposed. Lastly, the plan for this building has demonstrated again that it has not seriously considered its impact on adjacent properties. All of these points would be in direct conflict with the purpose of the Village of Oak Parks zoning ordinances.

The development as proposed violates the existing homeowners rights to conserve the value of their property.

I ask that the petitioner's request for a variance to decrease the minimum rear setback from 24.5 feet to 1.5 feet and to reduce the interior setback from 9.05 feet to 8.30 feet should be denied. The purpose of the Village of Oak Park codes is to conserve the values of the properties throughout the village. That is stated in sections 1.2 E & 7.1.A of the Village of Oak Park Zoning Ordinance document. Additionally, in the Oak Park Historic Preservation Ordinance 7-9-1. B. it states that the purpose of this article is to promote the general welfare of Oak Park by "Conserving and improving the value of properties designated as historic landmarks".

By having the proposed development built closer to existing structures and of a far greater height than current Village of Oak Park codes allow it would negatively impact the home value of the surrounding properties but especially to the residents of the adjacent 408-410 S. Austin Blvd. that should be a protected Historically landmarked building. They bought their units with knowledge of a low slung two story building existing, built on the far opposite end of the plot to the north of them. It blocks very little light to the Poley building because of the way it is situated and does not impede on their privacy either (as the area closest to 408-410 S. Austin Blvd. is ground level parking). The building being proposed at 7 Van Buren is drastically different; it would be possibly 8 feet away from them, tower their building being two times its height and run almost to the end of the rear lot line. It would drastically affect their rights to natural daylight, air and privacy, all of which the lack of would negatively affect the values of their homes. The neighbors to the west of the proposed development of 7 Van Buren on the 800 block of Humphrey Avenue would also have their home values negatively impacted. Again with the building allowance requested of the rear setback be 1.5 feet it would be overly close to their garages, backyards and homes and with the height of over 80 feet would be a domineering visual presence creating a whole host of issues. It would dramatically decrease the privacy in their homes and yards all of which would depreciate their home values.

If the petitioner is allowed to build as proposed the adjacent and nearby homeowners will have their home values negatively impacted which goes against the written purpose of Village of Oak Park zoning ordinances, the Oak Park Preservation Ordinances and the legal right of the homeowners.

An increase of the Maximum Lot Coverage will prove problematic in managing water run-off.

I request that the variation by the petitioner to increase the maximum building coverage from 70 to 85.17% be denied by the Village of Oak Park Planning Commissioners. I ask that it be denied because increasing the maximum lot coverage will result in problems managing water run-off.

In the past few years, managing and controlling the amount of water runoff from properties has become a top priority. As new housing and commercial developments are built, water can no longer be absorbed and flooding issues increase. In an effort to control water runoff and protect private property from upstream water flow, governments at all levels have instituted stormwater management practices. At the local level, each residential lot has a Maximum Lot Coverage, expressed as a percentage, which represents the maximum percentage of impervious surface allowed on a particular lot. Maximum Lot Coverage is computed as the total amount of impervious surface on the lot divided by the total lot area. Impervious surfaces on a lot include, but are not limited to, building driveways, garage, porches, patios, private walks, accessory building, and any other impervious surfaces constructed on the lots. In this proposed development at 7 Van Buren the impervious surface would be this proposed building. By increasing the amount of maximum building coverage it provides less permeable surface area to help mitigate water run off and to help manage in controlling water flow and flooding. By taking up more of the lot with the proposed building there will be less soft surface to help absorb the water and thus prevent flooding issues.

The proposed building at 7 Van Buren will have a much higher water consumption and usage than the current building. There will be 45 units and common areas containing showers, tubs, sinks, dishwashers and washing machines that will all be using water. This significantly increased demand and output of water could overwhelm the current sewer system. The higher output of water by the proposed development at 7 Van Buren if not supported by the current sewer system could result in neighboring homes and streets being flooded.

I request that the variance requested by the petitioner to increase the maximum building coverage from 70 to 85.17% be denied. I ask that it be denied because

increasing the maximum lot coverage will result in problems managing water run-off.

I also ask that the Planning Commission require a study to determine the impact of the increased water demand and output will have on the current sewer system and on the flooding of neighboring properties. I request that the Village of Oak Park Planning Commissioners reject the variances made by the petitioner as they have not required necessary studies of the water and sewage systems that would impact the determination of allowance requests. Additionally, I request that the Planning Commission require these studies to be performed and submitted before any determinations for allowances are made. Again because Mr. Pope was a Village President just 8 years ago, we believe that to avoid an appearance of a conflict of interest that these studies must be performed by an independent, outside, licensed Professional Engineer.

An increase of the Maximum Lot Coverage was perhaps not accurately calculated.

I request that the variation requested by the petitioner to increase the maximum building coverage from 70 to 85.17% be denied. I ask that it be denied as I believe the calculation of this to be incorrect. I would like to see and it should be provided to the Oak Park Planning Commissioners, the formula of how this percentage calculation was created.

Lot coverage means that this percentage of the lot area is permitted to be covered by all buildings above ground level. Did the calculation used include the area that is being asked to be vacated on the Van Buren right of way? If the calculation is being made with only the coverage of the building within its lot lines that is not truly reflective as Oak Park Residence Corporation is asking to build over the lot lines and that additional square footage should be added into the calculation. Otherwise this maximum building coverage percentage is not at all accurate. If the 85% is only including the amount of coverage within its lot lines and does not account for the amount of land the Petitioner asks the Village to vacate so that they can build over the lot line then this percentage should be much higher than 87%.

I ask that the variance being requested by the petitioner be denied until an explanation of how this percentage was calculated can be explained and the true coverage of this building on the lot can be established. Only then can the Planning Commission and neighbors properly evaluate the implications of the buildings coverage.

The building does not allow for adequate bicycle spaces

I oppose the proposed development at 7 Van Buren as Oak Park Residence Corporation would be in violation of Village zoning codes for not providing for long term bicycle storage.

This building is in violation of Village of Oak Park building code 10.4 D. by not providing any long term, safe, and weatherproof storage for bicycles. Also, see 10.6 of Village code for further information saying that the long-term bicycle parking spaces must be shielded from rainfall, snow and inclement weather and specifying their location and design. Table 10-2 of Village of Oak Park codes indicates the following:

For multi-family dwellings, the minimum number of required total bicycle parking spaces is 1 per 4 units, thus the need for a 45 unit building would be 11-12 parking spaces. The percentage of required parking spaces for long term spaces is 80% per the table 10-2.

Therefore, there should minimally be 9 long-term bicycle spaces per the Village of Oak Park codes. The drawing and information provided include plans for exactly zero bicycle spaces that are in a safe and weatherproof storage area. Oak Park Residence Corporation is in violation of Oak Park Zoning Ordinance codes for not having planned properly for any long term bicycle parking or storage by the very fact that their architectural plans allow for zero and there has been no request for allowances to address this matter.

Oak Park Residence Corporation has not even requested variances of this zoning ordinance thereby either willfully choosing to ignore this ordinance or not having carefully researched the building codes to know that this is something that their plan should have addressed. I find it ironic that a development so lacking in vehicular parking spaces would not provide bicycle storage space for tenants using that form of transportation.

The proposed landscaping is a public safety concern and health risk, creating hazardous conditions.

I oppose the development as submitted for 7 Van Buren. There are many variances that Oak Park Residence Corporation are requesting. However, there are some general items that were completely missed in their designs, plans and thought process. One of them is highly concerning as it is a public safety and health risk.

As defined in 1.2 PURPOSE of the Oak Park Zoning Ordinance document "The intent of this document is to establish zoning regulations to serve the Village of Oak Park, which may be cited as "the Village" or "Village." This Zoning Ordinance is adopted for the following purposes: A. To promote and protect the public health, safety, and welfare." And also Per the Oak Park Historic Preservation Ordinance 7.9-12. F. states that "Landscaping and appurtenances which should also be sensitive to the individual structure, its occupants, and their needs."

I oppose this development as submitted as the landscape planting list calls for plant material that poses a public health, safety and welfare risk. Some of the plant materials are toxic as provided by numerous hospitals, Children's hospitals, poison control centers and the ASPCA.

This includes the yew, vinca, and cotoneaster. Additionally, it is recommended by numerous sources NOT to plant these types of materials anywhere that they might be easily accessible to children, adults, canines, or other animals. These plantings pose a serious risk to any pedestrians, residents, or neighbors, especially since the landscape is on Austin Blvd., which is a busy street, and there are multiple families with small children at 408-410 S. Austin Blvd. The proposed structure is directly across from Columbus Park which sees numerous children and families using it for walks and sport games. The plant material selected is both dangerous and irresponsible. The placing of some of these plants are especially problematic such as the yews selected to run along the sidewalk in easy reach of both children and companion animals. There are also Cotoneasters listed as being along the property line of the Poley Building 408-410 S. Austin Blvd.

The very health, safety and welfare of the neighboring residents, companion animals and the public in general will be put at risk due to the inappropriate

poisonous and toxic plant material selected that could readily and easily be changed. The plant material selection is not sensitive to the potential future occupants of 7 Van Buren should they have children or companion animals, nor is it sensitive to the neighbors, pedestrians and general public.

The proposed structure poses serious safety concerns

I oppose the request for variance by Oak Park Residence Corporation to decrease the setback from 9.05 feet to 8.3 feet on the South lot line and I oppose the request to decrease the rear setback from 24.5 feet to 1.5 feet. Reducing the space between the building creates a safety hazard most notably to the garden unit tenant of 408-410 S. Austin Boulevard but for the other residents of this neighborhood as well. Erecting the structure at 7 Van Buren so close to the Poley Building will effectively create a gangway between these two buildings.

This is especially of concern in reference to the garden unit apartment at 408-410 S Austin Blvd. The new proposed development will create a narrow, dark, tunnel-like entrance into this unit with no security fence from the west, no additional security gate, lock or lights. There is not a single additional feature to ensure the safety of this area of the building. If you look at the other buildings in the alleyway of this area of 400 S. Austin/ 800 S. Humphrey, these other multi-story buildings and some single family residences have security gates, locks, fencing, and lighting. These security features are even found on the other Oak Park Residence Corporation building located on this same block. Multiple security companies and apartment resource materials explicitly warn tenants and landlords to check for dark and secluded areas. Security fencing, gates, and lighting are measures that ensure there are no areas that would create opportunities for crimes, unsafe behavior, or other well-being concerns.

And before it is thought that these concerns are baseless, I suggest referencing the police reports of this area or turning on the news as of late. There have been multiple calls to 911 for suspicious persons, suspicious incidents, suspicious autos, not to mention burglaries of motor vehicles, aggravated assaults and battery, vehicular hijackings, and thefts. Any area can have criminal activity; however, this is an area with a known history of certain types of crimes and concerns. Former Chicago police Superintendent Eddie Johnson stated to reporters as recently as May 2019 that "The homes and businesses near the Eisenhower Expressway have particularly suffered from the sale of illegal drugs to the point where the area has become known as the Heroin Highway."

We love our neighborhood despite some challenges that it presents; however, we have also taken steps individually as homeowners, landlords, and residents to help ensure the safety of ourselves and our neighbors. Sadly, this building does

nothing to ensure the safety of its tenants or neighboring buildings and its tenants or residents with the creation of this unsecure gangway. These developers of 7 Van Buren are being irresponsible in the design of this area of the building with regard to safety. The proposed variance from the Village of Oak Park Zoning Ordinance to decrease the minimum interior side setback of the newly dimensioned parcel from 9.05 feet to 8.30 feet and the decrease in minimum rear setback from 24.5 feet to 1.5 feet will create this tunnel-like effect. I ask that these variances from the Village code be denied.

The petitioner's application does not show the true distance between buildings nor does it properly apply for variance.

I oppose the petitioner's request for variance to decrease the minimum interior setback as the true setback needs to be determined by the Village of Oak Park Planning Commissioners.

It should be noted that the architectural plans do not distinguish how close the proposed building would be to 408-410 S. Austin Blvd. after the wall mounted solar panels are installed. The plans only reflect the distance between 408-410 S. Austin Blvd. and 7 Van Buren prior to the wall mounted solar being installed. The plans reflect the distance between the building material walls. This is of great concern as the Village of Oak Park codes allow for wall panel solar units to project from a building up to two feet from the exterior of the building. This means that once the solar panels are installed the proposed building could in reality be only a distance of 6.30 feet away from 408-410 S. Austin Blvd. This is very significant as these architectural and building plans need to demonstrate the true measurements of the distance between the two buildings and also because there is no information provided in the application as to the projection of the wall mounted panels from the building. If the true distance between the buildings after the wall mounted solar panels are installed are less than 8.30 feet then the application for a variation needs to be corrected to show that the petitioner is seeking to decrease the interior setback from 9.05 feet to as little as 6.30 feet. I ask you to deny the request to decrease the interior side setback from 9.05 feet to 8.3 feet.

Not only should the variance to decrease the setback be denied, but the Planning Commission must determine if the setback requested is 8.3 feet or 6.3 feet.

Request for variances for the proposed building result in a building that is out of scale in relation to 408-410 S. Austin Blvd. and violate the Historic Preservation Ordinances.

I request that the Village of Oak Park Planning Commissioners deny the requests for variances by the petitioners in relation to the dimensional standards. The sum total of these requested variances will greatly increase the overall size, scale and mass of the building at 7 Van Buren. The effect of this will be that the proposed building will be grossly out of scale in relation to the historic building at 408-410 S. Austin Blvd. and will be built in a manner that is not within keeping of Historic Preservation Ordinances.

Specifically, there are concerns regarding the following Oak Park Historic Preservation Ordinances. 7.9-12.9 that states: The historic and architectural integrity of the property and its environment shall be protected by making the new work compatible with the existing structures, surrounding structures, whenever one or more of these elements is affected by such work, with respect to the following design criteria:

g. The scale of the proposed structure.

The scale of the proposed structure at 7 Van Buren is incompatible with the adjacent historically landmarked building and nearby structures as well. By allowing variances for the increasing in maximum building coverage from 70% to 85.17% and by allowing a decrease in lot area from 35,100 square feet to 11.085 feet it allows the petitioner to construct a structure that is far larger than zoning allows and that is overwhelming in its relation in scale to any other nearby building.

Per the purpose of the Village of Oak Park ordinances as listed as such in Section 1.2 - I. "To set reasonable standards to which structures must conform". Also see section 1.2. - D. "To protect the character of the Village's residential areas".

Overall the purpose of these zoning ordinances was to help provide consistency and congruence of buildings within a neighborhood and area. If the purpose of the Village Ordinances is to make sure that new developments fit within the context of the neighborhood and area - the variances requested by the petitioner are in direct conflict with this. Oak Park Residence Corporation is asking for variances that put the proposed building far outside the scale of Austin Blvd., Humphrey Avenue or Van Buren street. I request that the Planning Commission dent the Petitioner's requests for variances because this building does not meet

the reasonableness standards to which it must conform. Also, the building is not in keeping with the character of this residential area because of its disproportionate, out of scale dimensions.

The proposed building is incompatible with the horizontal and vertical expression on the front elevation in relation to the surrounding buildings.

I request that the Planning Commissioners for the Village of Oak Park deny the requests for variances by the petitioners. Specifically, there are concerns regarding the following Oak Park Historic Preservation Ordinances. 7-9-12 Item #9 that states:

The historic and architectural integrity of the property and its environment shall be protected by making the new work compatible with the existing structures, surrounding structures, whenever one or more of these elements is affected by such work, with respect to the following design criteria:

h. Dominant horizontal or vertical expression of the front elevation.

The vertical concrete band on the front facade of the proposed 7 Van Buren building is overly dark in coloration in comparison to any of the other buildings. The vertical element of this feature does not correlate well or is compatible with the existing structures adjacent or nearby.

Additionally, there is a mass of solid wall on the southeast corner of this building which does not relate at all to the historic Poley building mere feet away. The Poley building is a facade of stone, brick, and plenty of glass in the facade and corner adjacent to the proposed building. The design of this corner is completely incongruous with that of the Poley building because it is overly heavy in its appearance and mass and type of building material. This violates the ordinances of the historic preservation document and compromises the architectural and historical integrity of the Poley building.

I ask that the allowances be denied and that the petitioner is required to make changes necessary to conform to Village of Oak Park Preservation Ordinances.

The proposed building is not compatible with the existing historic structure in relation to its architectural style, design and materials.

I ask that the Oak Park Village Commissioners deny the requests for allowances by the petitioners as it is incompatible with existing historically landmarked buildings adjacent. Specifically, there are concerns regarding the following Oak Park Historic Preservation Ordinances. 7-9-12 Item #9 that states :

The historic and architectural integrity of the property and its environment shall be protected by making the new work compatible with the existing structures, surrounding structures, whenever one or more of these elements is affected by such work, with respect to the following design criteria:

I. Architectural style, design, details & materials, including textures and patterns, but not necessarily color.

The front facade of this building does not mirror or reflect any architectural features, style, or appearance of the adjacent historic landmarked building at 408-410 S. Austin Blvd known as the Poley building or the Dorothy Manor building at 424-426 S. Austin Blvd.

The Poley Building is a brick and masonry structure in the Tudor Revival style. The Tudor Revival style is displayed on the building with its multi-paned casement windows, diamond paned muntin pattern, the use of red brick, limestone and stucco in combination in light gray shades, varying surface planes (bow windows), the crenellation in the limestone and at the parapet, the use of fleur de lis and emblems and the steeply pitched gable roof.

Architectural style and design are open to people's interpretation and preferences. However, I think most architects would be hard pressed to call the proposed building at 7 Van Buren inspired by Tudor Revival architecture or design. What we can look to objectively though for guidance is the choice of building materials and how they are used.

Glass - yes there is glass used however, it is done in large panes and does not include any of the diamond muntin pattern, there are also no multi-paned casement windows- most of the glass is completely devoid of any details. There is no limestone as a building material used with 7 Van Buren that would be a similar building material to the historic Poley Building. There is no crenellation in the limestone and at the parapet. There are no fleur de lis or emblem details on this building. The roof line of 7 Van Buren is wholly unlike the building at 408-410 S.

Austin Blvd. The Poley building has a steeply pitched gable roofline whereas the proposed development is completely horizontal devoid of any architectural detail or change of plane. As far as other building materials for the proposed development of 7 Van Buren they consist of: wood look metal panels, smooth ironspot brick in what appears to be a dark grey or black color and interlocking metal panels in dark gray. The Poley building is partly brick as is this proposed development however, the texture and color are completely different. The historic landmarked building at 408-410 S. Austin Blvd. is not constructed of any wood looking metal or any interlocking metal panels. Metal as a building material and facade element is not found anywhere on the Poley building or any nearby structures. The Poley building contains no dark grey or black colorations.

There is no relation between the front facade of this development to the facade of the other buildings in the area nor the historic building at 408-410 S. Austin Blvd or 424-426 S. Austin Blvd. This is in violation of the Oak Park Historic Preservation Ordinance and the allowances for the building at 7 Van Buren should be rejected.

The wall mounted solar panels are arranged as a facade in a way that meets Village Code.

I ask that the Village of Oak Park Planning Commissioners reject the request by the petitioner for the allowances. I ask this because the proposed wall mounted solar panels on the southern facade of & Van Buren do not meet Village Code requirements as a direct result of the petitioners asking for allowances of the dimensional standards.

Per Village of Oak Park Code 9-11. U.2.d. It states "Wall mounted solar panels must be integrated into the structure as an architectural feature". If one looks at the South facade of the proposed building at 7 Van Buren it does not appear that these wall-mounted solar panels are incorporated as any type of architectural feature- instead it is a solid facade of solar panels.

Additionally, the Village of Oak Park per code 7.4.A has standards of building facades. It states that "a building wall that faces a street must not have a blank, uninterrupted length of more than 20 feet". The south facade containing the solar panels would be highly visible to Austin Blvd with the height of the building proposed at over 80 feet. Given this the solar panel facade does not meet this criteria and has more than 20 feet of uninterrupted lengths of panels on the south facade of the proposed development.

Also per this same code they should be including at least two of the following items: either a change in plane, masonry texture or pattern, windows or an equivalent element that subdivides the wall into smaller sections. Again the southern facade of the proposed building at 7 Van Buren does NOT include two of these features as laid out in Village of Oak Park code. There is a small area for balconies in the middle of this 120 foot span going East to West and two narrow vertical window runs. There are definitely more than 20 feet of panel lengths that are uninterrupted and blank.

Lastly, section 7.4 A. 3. States that "For multi-family developments, large or long facades must be broken up into multiple bays, while medium sized facades must be broken into vertical elements. The development as planned at 7 Van Buren contains neither of these features in order to comply with Village of Oak Park building design standard codes.

I oppose the allowances asked for by the petitioner because this proposed development at 7 Van Buren is in violation of these ordinances in how it relates to the building's mass and height.

The request by the petitioner to vacate a portion of the Van Buren right of way abutting the subject property creates parking, traffic and public works issues.

I oppose the request by Oak Park Residence Corporation for an allowance to vacate a portion of the Van Buren right of way as it will cause undue parking, traffic and public works issues. As mentioned before Oak Park Residence Corporation has not demonstrated the safety of its plan with traffic studies nor any of the problems that will arise from a parking study. Of great concern by asking for this allowance is that it will remove an additional 5 public parking spaces on Van Buren. They intend to build onto the public easement in such a way that will eliminate 5 parking spaces that currently exist without offering any compensatory parking. These 5 parking spots were NOT spots solely designated for their tenants at the 7 Van Buren building. These 5 parking spots were for anyone with a proper permit - this they are taking away 5 parking spots that were used by neighboring apartment building tenants, single family homeowners that needed additional parking and the neighborhood in general.

The request to vacate a portion of the Van Buren right of way will result in the Van Buren cul-de -de-sac area being smaller in width. Not only will this make turning around to park one's vehicle on the north side of Van Buren facing west more difficult but it will also cause complications with the Village of Oak Park Public Works. There are many drivers that presume that they can access Austin Boulevard via Van Buren. However, they find that they can not as it is a cul-de-sac and turn around. By decreasing the width of Van Buren with this allowance request it will cause further traffic problems with their inability to turn around easily.

There will be increased challenges for them to easily and properly remove snow as proven by the fact that there are already problems in this area of Van Buren. The reduced width of the Van Buren cul-de-sac will restrict the maneuverability of the snowplows in this area and also decrease the areas in which the snow can be placed. Additionally, this narrower street will cause issues with street sweeping that happens on a regular basis and in the fall with leaf removal. Have any of the staff in public works been consulted to ensure that they will still be able to clear snow, leaves and maintain the cleanliness of this street with their current fleet if Van Buren is narrowed to such a degree?

I request that Village of Oak Park Planning Commissioners deny the application for allowance to vacate a portion of the Van Buren right of way abutting the subject

property a length of 122.52 feet by 15 feet wide. This will result in multiple parking, traffic and public works issues unnecessarily.

The request by the petitioner to vacate a portion of the Van Buren right of way abutting the subject property will restrict the Village of Oak Parks future street and sidewalk planning.

I oppose the request by the petitioner Oak Park Residence Corporation for an allowance to vacate a portion of Van Buren right of way as it will limit future street and sidewalk plans or projects. I request that they deny this request.

This requested variance to vacate a portion of the Van Buren right of way will decrease the overall width of Van Buren from the alleyway between Humphrey Avenue and Austin Blvd to the cul-de-sac. By narrowing the width of Van Buren with this variance allowance it would restrict any future street plans or changes. The street of Van Buren would no longer be wide enough to open up the cul-de-sac in the future and allow access to or from Austin Blvd.

Also this requested variance would result in a change of the Van Buren sidewalk alignment. The building as proposed would be built on and over the existing sidewalk thus pushing the proposed sidewalk corridor area out into the existing street where the parking spaces currently exist. Therefore, the sidewalk spanning from the alleyway to Austin Boulevard will not align with the public sidewalk that runs to the west from the alley to Humphrey Avenue and beyond heading west.

There has been no information given as to what type of sidewalk designs or features will be made to help connect these two disparate misaligned areas. This is important not only for aesthetics of the neighborhood but also more importantly to ensure the safety of pedestrians and bicyclists using this well trafficked sidewalk.

I oppose the request by the petitioner Oak Park Residence Corporation for an allowance to vacate a portion of Van Buren right of way as it will limit future street and sidewalk plans or projects. I request that the Village of Oak Park Planning Commissioners deny the petitioner's request.

The request by the petitioner for an allowance to vacate the Van Buren right of way is completely without previous merit or statute and would be incongruent with the character of the surrounding structures and area.

I ask that the Planning Commissioners for the Village of Oak Park deny the request by the petitioner for the allowance to vacate the Van Buren right of way. I ask that they deny this because no other building has ever been granted these exemptions and it would not maintain the character of the neighborhood .

This allowance is asking to build not only on and over the public sidewalk but to build the development even further over and onto where the street currently is. There is a zoning ordinance that requires the minimum setback from the lot line along this North lot line. This building is not only exceeding the required setback it is asking to build beyond their lotline and onto the public sidewalk and street. The lack of easement on the north facade per the proposed design is in violation of current Village of Oak Park code and infringes on public space.

A freedom of information act was filed with the Village of Oak Park to see if any other buildings or developments were given allowance to build over an existing sidewalk and to vacate a public street so they could build over it. The response was that no records were found and to the best of our knowledge and research no development or building has been granted permission to build on an over the public sidewalk and street. There is no historical precedent for this type of allowance. Additionally, there are no buildings in the area that have been built over and above the public sidewalk or street. The design to build over and above the street and sidewalk is incongruous with any other buildings in the area and allowing this type of building would run opposite to the Village of Oak Parks zoning ordinance that state the purpose of the document is to " promote the orderly development of Oak Park in accordance with the Comprehensive Plan" see 1.2.C.

The proposed development is not in keeping within the character of the neighborhood - no buildings in the area on Humphrey, Austin, Harrison, or Jackson are built over public access sidewalks or streets. This is not an architectural feature found on any buildings in the area. There are no buildings in this neighborhood that are built over and above the public sidewalks. There are no buildings in the neighborhood that are built over and above the public street. This allowance of variation to build over the sidewalk and street in the Village of Oak Park codes is NOT found in this neighborhood or area of Village of Oak Park. The design to build over and above the street and sidewalk is incongruous with any

other buildings in the area and allowing this type of building would run counter to the Oak Park Village Ordinance that states its purpose is to " To protect the character and maintain the stability of the Village's residential and non-residential areas" as referenced in 1.2. D.

The request by the petitioner to vacate a portion of the Van Buren right of way abutting the subject property infrastructure issues.

I request that the variance by Oak Park Residence Corporation to vacate a portion of the Van Buren right of way abutting the subject property be denied as it creates a variety of infrastructural problems.

One of these infrastructural problems is in regards to the location of drains. There are currently two drains in the area that Oak Park Residence Corporation is asking the Village of Oak Park to vacate. Building over these two drains will require the Village of Oak Park to have to relocate these two drains but also completely rework this streets drainage system.

Another infrastructural issue caused by this variance request to vacate a portion of Van Buren is that the street would have to be re-graded. The re-grading would be a necessary step as part of relocating the drainage system. Re-grading the street would also be necessary to prevent water pooling or flooding in front of this building and cul-de-sac.

The proposed development of 7 Van Buren will have 45 units of tenants all utilizing the existing sewer system. The sanitary discharge from this building is directed into a 15 inch sewer in Austin Boulevard. These additional units and tenants will put increased strain on the existing sewer infrastructure that may not have the capacity to handle the increased wastewater and sewage.

The requested variance to vacate a portion of the Van Buren right of way abutting the subject will result in a larger building with a higher quantity of units and thus a higher water demand and an increased amount of sewage output. The current water service is from a 6" water main on Van Buren. There will be 45 units of tenants demanding water - can the existing infrastructure handle this? Or will this building and neighboring residences and apartment units have low water pressure as a result of an insufficient water service?

I ask that the Planning Commission deny the request for variances by Oak Park Residence Corporation as it will cause infrastructural problems with the location of current drainage systems and grading. I ask that the Planning Commission require a study to determine the impact of the increased water demand and output will have on the current sewer system and on the flooding of neighboring properties. I request that the Village of Oak Park Planning Commissioners reject the variances made by the petitioner as they have not required necessary studies of the water and sewage systems that would impact the determination of

allowance requests. Additionally, I request that the Planning Commission require these studies to be performed and submitted before any determinations for allowances are made. Again because Mr. Pope was a Village President just 8 years ago, we believe that to avoid an appearance of a conflict of interest that these studies must be performed by an independent, outside, licensed Professional Engineer.

The request by the petitioner for an allowance to vacate the Van Buren right of way will set an unbelievable precedent for future developments.

I ask that the Planning Commissioners for the Village of Oak Park deny the request by the petitioner for the allowance to vacate the Van Buren right of way. I ask that they deny this because it has no historical precedent but would set an unbelievable precedent for future construction and developments .

This allowance is asking to build not only on and over the public sidewalk but to build the development even further over and onto where the street currently is. There is a zoning ordinance that requires the minimum setback from the lot line along this North lot line. This building is not only exceeding the required setback it is asking to build beyond their lotline and onto the public sidewalk and street. The lack of easement on the north facade per the proposed design is in violation of current Village of Oak Park code and infringes on public space.

If the Planning Commissioners for the Village of Oak Park allows this request for an allowance from the zoning ordinances to vacate a portion of the Van Buren right of way it then sets the expectations and precedent that other buildings and developments will also be allowed to build over public sidewalks and streets. If this is allowed here at 7 Van Buren it will then be expected to be allowed anywhere else within the Village of Oak Park. This sets a dangerous tone for future developments.

I request that this allowance for variation of Oak Park Village Code is denied. The rationale is if allowed it opens up the neighborhood, this area of Oak Park and in fact the entire village to allow construction of multi-family buildings and other types as well, over the public right of way with both sidewalks and streets.

Actions by the Oak Park Residence Corporation at the existing building on 7 Van Buren are not in line with going through this process in an honest manner.

It should be noted that Oak Park Residence Corporation has taken actions at the existing building that demonstrate their lack of interest in behaving in a way that is in an honest, transparent, good faith manner.

While the building has been vacant for months over the summer and fall of 2021 multiple calls have gone into the Village of Oak Park in regards to issues with the existing structure. There is paint peeling from the ceiling on the front walkway that is not addressed nor cleaned up, there is a very deep hole in the parking lot that poses a safety hazard, there is a broken window that is boarded up that has been repeatedly brought to the Villages attention which Oak Park Residence Corporation fails to address.

Perhaps most concerning is the fact that in the beginning of October Oak Park Residence Corporation had the gas meter locked. Therefore, the gas is unable to currently be turned on and the building is unable to be heated. We believe that Oak Park Residence Corporation did this deliberately to sabotage its own building and force the issue of new construction. If the building is unheated and winter arrives with freezing temperatures the pipes will freeze and crack or burst. This will cause water damage to the floors and walls and will make the plumbing in need of repair. Additionally it has the potential to create a situation in which dangerous mold and mildew could grow and thus create a health and safety hazard for anyone entering the structure and thus rendering it uninhabitable.

It should also be noted that the building at 7 Van Buren is heated via radiant heating in the floors. If the gas meters are not turned on and the heat kept to the minimally required amount the entire heating system of 7 Van Buren will be irreparably damaged. If the temperature gets too low in these copper pipes used to heat the building they will crack thus rendering the heating system of this building inoperable and perhaps unrepairable depending on the extent of the damage. These cracked radiant heating pipes could potentially leak causing floor and ceiling damage.

We request that the building at 7 Van Buren have these issues addressed, that it be properly winterized and the gas meter turned on and the building heated and other issues addressed so that the building can not be self sabotaged by its owner (Oak Park Residence Corporation).

The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302

708.383.6400
foiadcsplanning@oak-park.us

09/30/2021

Re: FOIA Request
Date: 09/30/2021
Type: Planning/development/zoning files
No.: 21-01498
Email: Colleen.hintz@sbchlobal.net

Colleen Hintz
238 W Ridgeland Avenue
Waukegan, IL 60085

Dear Requester:

Thank you for writing to the Village of Oak Park ("Village") with your request for records pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

Public Records Requested:

> *Any light/shadow, wind or traffic studies submitted in relation to the proposed development at 7 Van Buren*

The Village has no records related to your inquiry. If you have further questions or inquiries, please contact us at the email address below.

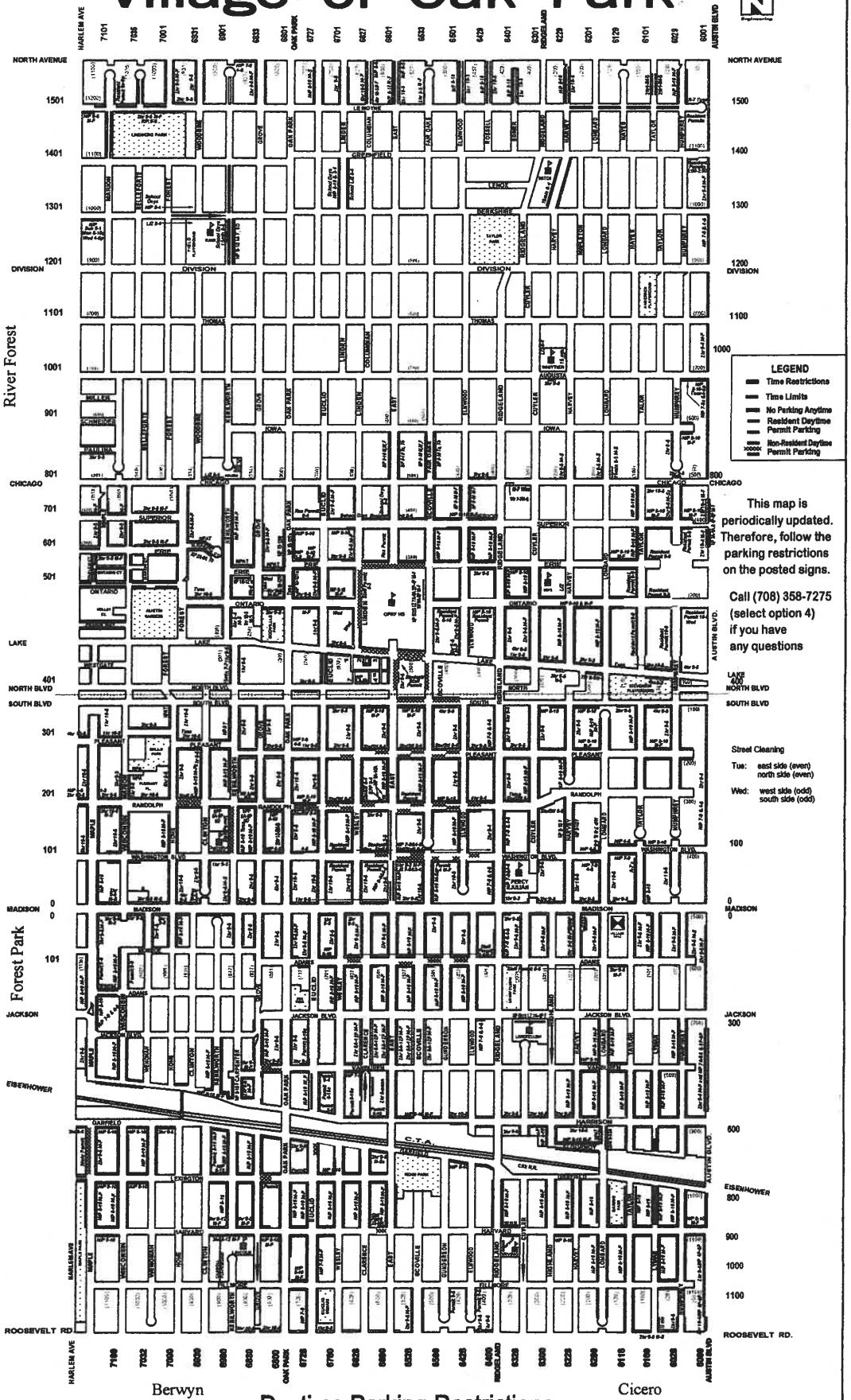
In response to your recent freedom of information request, the Planned Development application is on the Village Website which can be found here: https://www.oak-park.us/your-government/citizen-commissions/plan-commission.

The application is under the Applications for Public Hearing tab. The information you are seeking is in this application.

Sincerely,

Development Customer Services
foiadcsplanning@oak-park.us

Village of Oak Park



This map is periodically updated. Therefore, follow the parking restrictions on the posted signs.

Call (708) 358-7275 (select option 4) if you have any questions

Daytime Parking Restrictions

This map is periodically updated.
Therefore, follow the parking restrictions
on the posted signs.

copy_of_VOPStreetSigns_Rev20180117.dc
Revised on 01/17/2018
~~Revised on 09/14/2017~~
~~O:\GIS\Parking\copy_of_VOPStreetSigns_Rev20170914.dc~~

2021 Parking Permit Fee Schedule

The Village of Oak Park
123 Madison St.
Oak Park, IL 60302-4272

708.358.7275
parking@oak-park.us
www.oak-park.us/parking

GARAGES IN HIGH DEMAND AREAS (2, 18 & 32)

Per quarter			Renewal Dates	
Day Permit	$237	***	1st Quarter	01/01 - 03/31
Night Permit	$187	***	2nd Quarter	04/01 - 06/30
24-hour Permit	$267	***	3rd Quarter	07/01 - 09/30
			4th Quarter	10/01 - 12/31
30-day Use Card	$132	***		

GARAGES OUTSIDE OF HIGH DEMAND AREAS (19)

Resident (per quarter)			Non-resident (per quarter)			Renewal Dates	
Day Permit	$197	***	Day Permit	$247	***	1st Quarter	01/01 - 03/31
◦ Night Permit	$162		Night Permit	$202	***	2nd Quarter	04/01 - 06/30
24-hour Permit	$232	***	24-hour Permit	$292 (plus $17.52 county tax)		3rd Quarter	07/01 - 09/30
				***		4th Quarter	10/01 - 12/31

LOTS IN HIGH DEMAND AREAS (55, 59, 96, SB10)

Resident (per quarter)			Non-resident (per quarter)			Renewal Dates	
Day Permit	$227	***	Day Permit	$282 (plus $16.92 county tax)	***	1st Quarter	01/01 - 03/31
◦ Night Permit	$177		Night Permit	$197	***	2nd Quarter	04/01 - 06/30
24-Hour Permit	$257	***	24-hour Permit	$332 (plus $19.92 county tax)		3rd Quarter	07/01 - 09/30
				***		4th Quarter	10/01 - 12/31

LOTS OUTSIDE OF HIGH DEMAND AREAS (1, 7, 11, 13, 15, 16, 22, 24, 25A, 25F, 25I, 25P, 25S, 25V, 29, 30, 31, 33, 36, 37, 39, 44, 45, 46, 47, 48E, 48W, 50N, 51N, 51S, 53, 54, 56, 58, 62E, 62W, 67, 68, 70, 71E, 71W, 72, 73, 74, 79, 81, 82, 83, 85, 86, 87, 90, 91, 92, 93, 94, 97, 98, 99, 100, 101, 102, 103, 104, 107, 109, 110, 111, 114, 120)

Resident (per quarter)			Non-resident (per quarter)			Renewal Dates	
Day Permit	$187	***	Day Permit	$237	***	1st Quarter	01/01 - 03/31
◦ Night Permit	$152		Night Permit	$192	***	2nd Quarter	04/01 - 06/30
24-hour Permit	$222	***	24-hour Permit	$282 (plus $16.92 county tax)		3rd Quarter	07/01 - 09/30
				***		4th Quarter	10/01 - 12/31

COMMUTER LOTS (34, 35, 61, 64, 65, 66, 66N, NB10, SB1, SB2, SB3, SB4, SB5, SB6, SB6E, SB7, SB8, SB9)

Resident (per quarter)			Non-resident (per quarter)			Renewal Dates	
Day Permit	$217	***	Day Permit	$272	***	1st Quarter	01/01 - 03/31
◦ Night Permit	$152		Night Permit	$192	***	2nd Quarter	04/01 - 06/30
24-hour Permit	$227	***	24-hour Permit	$287 (plus $17.22 county tax)		3rd Quarter	07/01 - 09/30
				***		4th Quarter	10/01 - 12/31

ON-STREET ZONES (NIGHT PARKING ONLY)

		Renewal Dates	
◦ High Demand Zones (Y1, Y2, Y3, Y4, Y5, Y6, Y7, Y8, Y9, Z3, Z6, Z7, Z9)	= $137	1st Quarter	02/01 - 04/30
◦ Medium Demand Zones (Z1, Z4, Z5)	= $127	2nd Quarter	05/01 - 07/31
◦ Low Demand Zones (Z2)	= $117	3rd Quarter	08/01 - 10/31
		4th Quarter	11/01 - 1/31

ON-STREET RESIDENTIAL DAYTIME PARKING

◦ Permit Price Per Year = $74	Renewal Dates	
Visitor passes (book of 20, only available in certain areas) = $5 per book	Annually	07/01 - 06/30

ON-STREET BUSINESS DAYTIME PARKING

◦ Permit Price Per Year = $124	Renewal Dates	
For business permits in limited areas	Annually	07/01 - 06/30

Replacement for quarterly permits = $5

Pricing current as of Nov. 15, 2018

***** Permits with *** are subject to a 9% Cook County parking tax**

Eisenhower expressway

I-290 Eisenhower Expressway

From west of Mannheim Road to Racine Avenue

Environmental Resources, Impacts and Mitigation

June 2017

Illinois Department of Transportation

U. S. Department of Transportation
Federal Highway Administration

3.0 Environmental Resources, Impacts, and Mitigation

This section discusses the existing conditions and potential beneficial and adverse social, economic, and environmental impacts of the build alternatives. In addition, this section includes discussion of anticipated construction related impacts, a summary of potential mitigation measures, and identification of necessary permits and certifications.

This discussion is divided into the following 19 sections:

Throughout Section 3.0, the terms Study Area and Project Corridor are used to describe the following areas:

- Study Area: the approximately 55 square mile area surrounding I-290 with the northern boundary at North Avenue, the southern boundary at Cermak Road, the western boundary at the intersection of I-290 and I-294, and the eastern boundary at the intersection of I-290 and I-90.
- Project Corridor: general term covering the one mile wide area along I-290 from the I-88/290 Split in the west to Racine Avenue in the east.

Figure 3-1. I-290 Study Area and Project Corridor

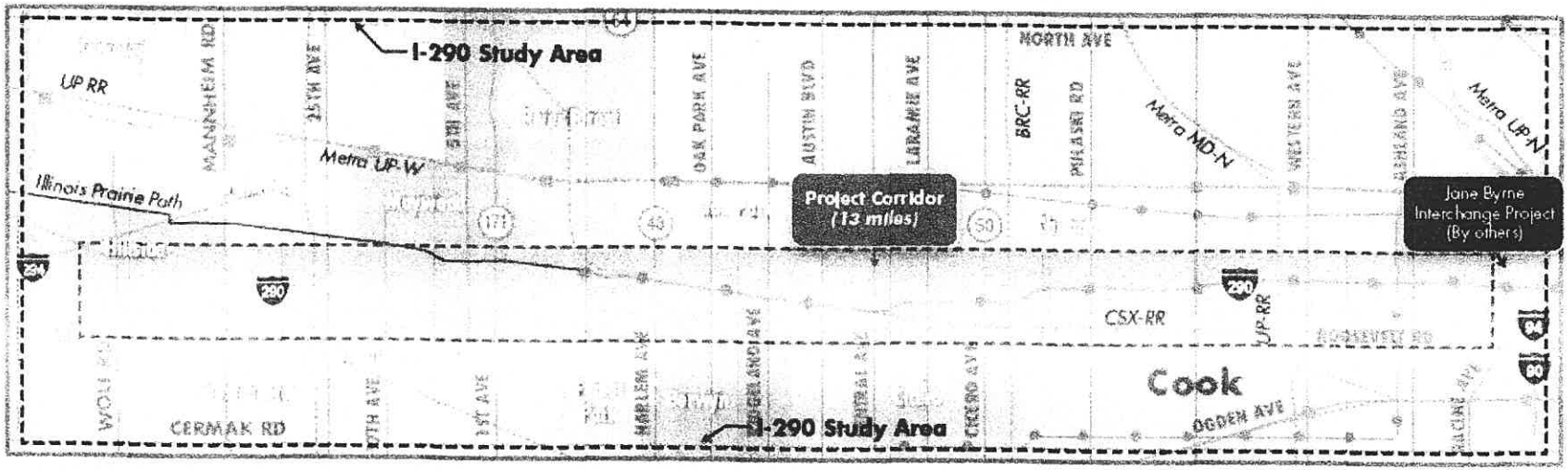


Table 3-7. Housing Characteristics of Project Corridor Communities

Community	Total Occupied Housing Units	% Owner Occupied	% Renter Occupied
Elmhurst	15,307	81.4	18.6
Hillside	2,994	68.9	31.1
Bellwood	5,974	75.3	24.7
Westchester	6,381	91.1	8.9
Broadview	3,164	64.4	35.6
Maywood	7,708	63.5	36.5
Forest Park	6,894	47.4	52.6
Oak Park	21,750	62.2	37.8
Cicero	21,404	52.5	47.5
Chicago	1,030,076	46.1	53.9
Chicago (within Project Corridor)	30,377	34.1	65.9
Cook County	1,933,670	59.0	41.0
Illinois	4,774,275	68.0	32.0

Sources: US Bureau of the Census, 2008-2012 ACS 5-Year Estimates.
Note: Numbers are rounded to 1 decimal point unless less than 0.05.

Auto Ownership

The percent of autos owned per household indicates whether people rely on personal vehicles or another form of transportation (e.g., walking, bicycle, bus) to get to and from work, the grocery store, school, etc.

Within the Project Corridor communities, the only community to have a higher percentage of zero and one car households than both the State of Illinois and Cook County was the City of Chicago at 26.8 percent for zero car and 44.5 percent for one car (Table 3-8). The portion of the City of Chicago that lies within the Project Corridor 0.5-mile buffer has 31.4 percent of its population without access to a car and 48.4 percent of the population with access to one car. This indicates that 31.4 percent of households (without a car) within the Chicago portion of the Project Corridor rely on another form of transportation besides a personal car. Outside of the City of Chicago, the Project Corridor communities with the highest percentage of zero car households are Forest Park (15.8 percent) and Maywood (15.2 percent). Both are slightly below the Cook County average but higher than the statewide average.

Table 3-8. Auto Ownership Characteristics of Project Corridor Communities

Community	% 0 Cars	% 1 Car	% 2 Cars
Elmhurst	0.7	13.9	52.3
Hillside	10.6	37.8	34.3
Bellwood	8.4	37.1	34.6
Westchester	4.9	33.7	47.7
Broadview	6.9	50.1	30.4
Maywood	15.2	35.3	33.4
Forest Park	15.8	52.6	28.3
Oak Park	12.8	47.0	34.2
Chicago (within I-290 Project Corridor)*	31.4	48.4	17.0
Cicero	5.0	25.1	39.3
Chicago	26.8	44.5	22.1
Cook County	17.7	40.7	30.3
Illinois	10.7	34.9	37.2

Sources: US Bureau of the Census 2008-2012 ACS, 5-Year Estimates.
* US Bureau of the Census 2009-2013 ACS, 5-Year Estimates.
Note: Numbers are rounded to 1 decimal point unless less than 0.05.

Travel Time to Work

Generally, travel times to work of employees within the Project Corridor communities grow longer in the eastern portions of the corridor. In the State of Illinois, the percent of employees whose travel time to work was greater than 30 minutes was 42.8 percent. For Cook County, the average was 53.6 percent. With the exception of the Village of Broadview (41.6 percent), every community in the Project Corridor had a greater percentage of its population with a 30-minute or greater travel time to work than the statewide average (Table 3-9). According to US Census 2011-2014 data, the average commuter in the Chicago metropolitan region has a one-way commute of 30 minutes, while the national average is 26 minutes.

Oak Park (61.4 percent), Cicero (55.4 percent) and Chicago (58.3 percent) were greater than Cook County and the statewide average for a 30-minute or greater travel time to work. Of all Project Corridor communities, the Village of Oak Park had the greatest percentage of its population with travel time to work at 30 minutes or higher. Of the communities in the Project Corridor (using the US Census definition of a 'long commute' as traveling 60 or more minutes to work), Forest Park has the highest percentage of long commuters at 15 percent with Elmhurst second at 11.4 percent.

Travel time to work is important to analyze because it:

- Provides an understanding how the entire transportation system serves each community getting to and from jobs;
- Is a measure of the efficiency of the transportation system; and
- Plays a role in shaping residential and commercial land use patterns (i.e., people may base their decision of where to live and work based on the convenience and duration of their commute).

A shorter travel time to work is preferred over a longer travel time.

RESOLUTION

Village of Oak Park
Historic Preservation Commission

WHEREAS, on January 16, 2004, the property owner (hereinafter referred to as "applicant") filed a Nomination for Landmark Status for the **Poley Building (Parkview West Condominiums)** with the Historic Preservation Commission, (hereinafter referred to as "Commission") the property being located at **408-410 S. Austin Blvd.**, Oak Park, Illinois; and

WHEREAS, Douglas Gilbert, Chair of the Historic Preservation Commission scheduled the nomination for preliminary review at the regularly scheduled Historic Preservation Commission meeting of June 12, 2003; and

WHEREAS, at that regularly scheduled meeting the Historic Preservation Commission, it was unanimously determined that there was a likelihood that the nominated property would meet one or more of the criteria for designation contained in the Historic Preservation Ordinance; and

WHEREAS, Douglas Gilbert, Chair of the Historic Preservation Commission, set Thursday evening, October 14, 2004 at 7:00 p.m. as the date and time of a public hearing held at the Oak Park Conservatory, 615 Garfield Street, to take testimony on the question as to whether the **Poley Building** should be recommended for Nomination as an Oak Park Landmark; and

WHEREAS, notice of the time and place of said public hearing was duly published on September 29, 2004 in the Oak Leaves, a newspaper of general circulation in the Village of Oak Park, and letters were also mailed to property owners within 250 feet of the subject property, advising them of the application and the public hearing to be held thereon; and

WHEREAS, on October 14, 2004 this Commission did have a quorum of members present; and

WHEREAS, this Commission having fully heard and considered the testimony of the applicant and others present at the hearing and materials submitted prior to and during the hearing, does hereby find the following:

1. That the building was constructed in 1928 in the Tudor Revival style.
2. That the property is a four story brick and masonry structure. Elements of the Tudor Revival style displayed on the building include multi-paned casement windows, diamond-paned muntin pattern, the use of brick, limestone and stucco in combination, varying surface planes (bow windows) to break up the flat façade, the crenellation in the limestone and at the parapet, the use of fleur-de-lis and emblems, and the steeply pitched gable. All windows are steel casement.

3. That the property was designed by architect Charles Kristen in 1928. Kristen was the architect for numerous single-family homes in Oak Park during the 1920s.
4. That the house is significant for its design in the Tudor Revival style.
5. That the evidence presented showed that the property meets the following criteria under section 7-9-5 of the Historic Preservation Ordinance "Criteria for Designation of Historic Landmarks and Interior Historic Landmarks":
    1. *Significance as an example of the architectural heritage of the Village of Oak Park.*
    5. *Embodiment of those distinguishing characteristics of a significant architectural style.*
    6. *Identification as the work of an architect whose individual work is significant in the development of the Village of Oak Park.*
    7. *Contains design elements, materials and craftsmanship that makes the property architecturally innovative, rare or unique.*

Now, therefore, be it and it is hereby resolved that this Historic Preservation Commission, acting under and by virtue of the authority conferred upon it by the Ordinance of the Village of Oak Park, does hereby recommend to the President and Board of Trustees of the Village of Oak Park that the property located at **408-410 S. Austin Blvd.** and known as the **Poley Building (Parkview West Condominiums)** be designated an Oak Park Landmark under the provisions of the Oak Park Historic Preservation Ordinance.

Thursday, October 14, 2004.

Oak Park

123 MADISON STREET, OAK PARK, ILLINOIS 60302

HISTORIC LANDMARK NOMINATION REPORT

Poley Building
408-410 South Austin Boulevard

Preliminary Determination of Eligibility approved by the
Oak Park Historic Preservation Commission on October 14, 2004

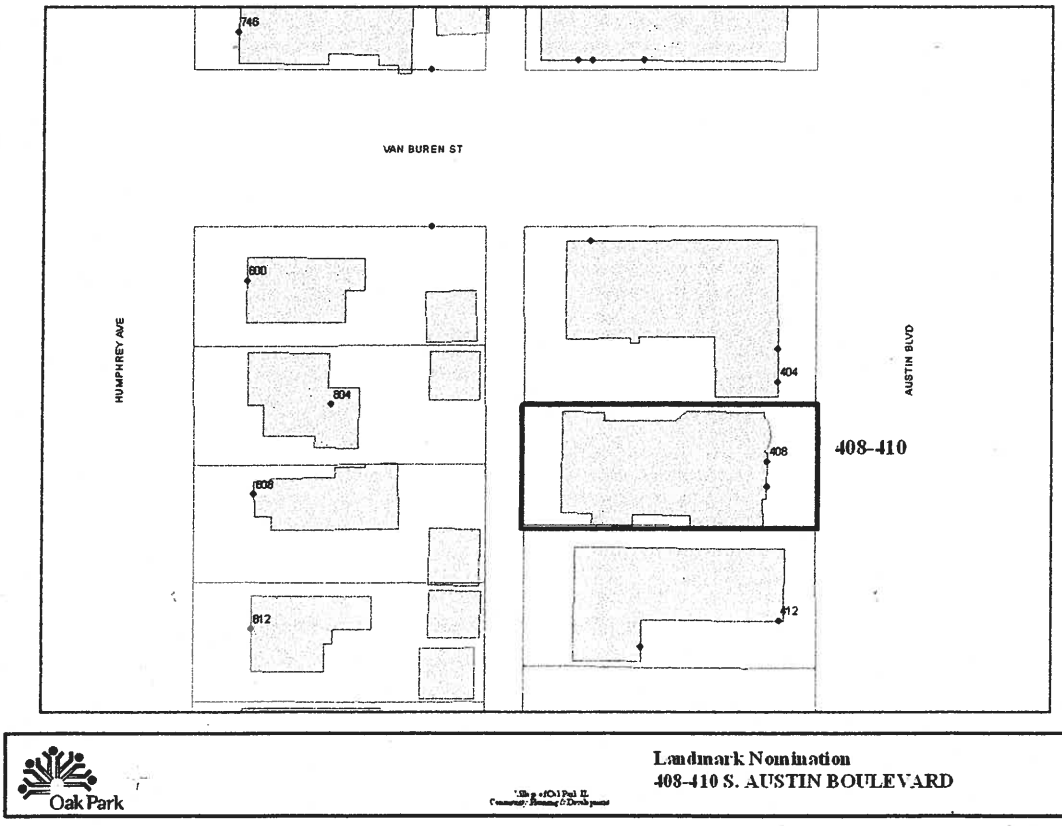
Designated by Village Ordinance on December 6, 2004

Poley Building
408-410 South Austin Boulevard

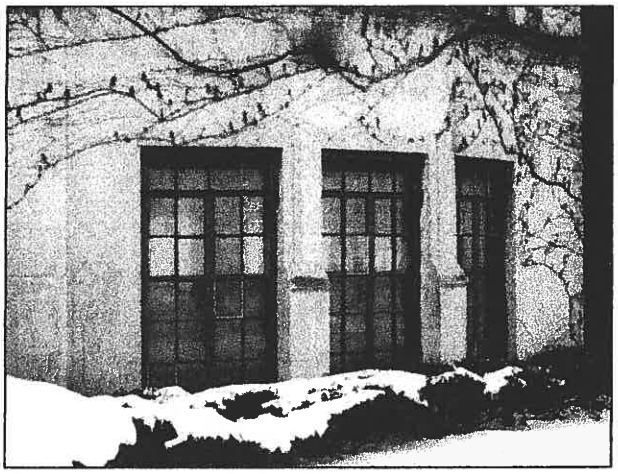
Built: 1928
Architect: Charles Kristen
Builder: John Lind

The Poley Building (now the Parkview West Condominiums), located at 408-410 S. Austin Boulevard in Oak Park, Illinois, is situated on a 50' x 122.53' lot that sits near the north end of the block on the west side of Austin Blvd. between Van Buren and Harrison Streets. The four-story building faces Columbus Park in the City of Chicago across the street. The building is set back from Austin Blvd. approximately 20 feet and faces east. The rear of the building faces west and sits on an alley. The building houses seven apartment units – two on each floor and one garden unit.

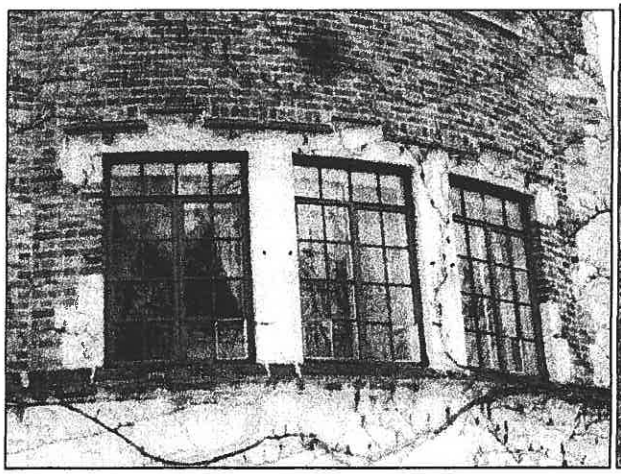
The building is generally rectangular in plan, rests upon a concrete foundation, and is constructed of common brick on the sides and rear. The main (east) façade is clad in brown face brick with various dark colored bricks scattered throughout the front facade. The first floor is clad in rusticated limestone in an irregular pattern. The façade is divided vertically in three sections. The north and central sections are rounded bays (or bow windows) that flank a chimney, while the south section is flat. Decorative limestone quoins extend up the corners of the building from the first floor to the parapet.

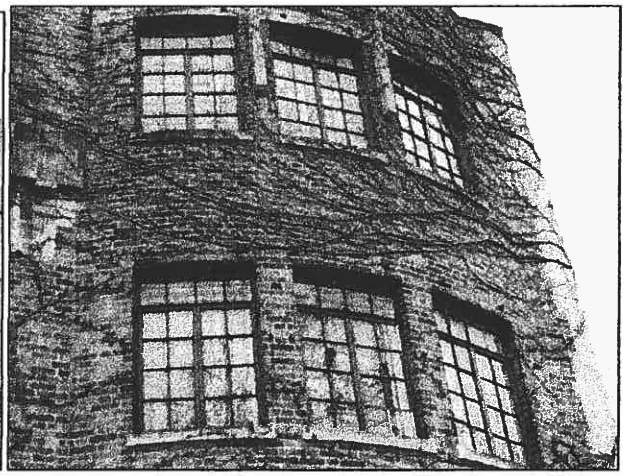


The original wood entrance door is centered on the building and contains three narrow vertical panes of glass with diamond-pane muntin patterns and an art glass emblem in the center pane. The doorway is flanked by two fixed diamond-paned vertical windows. The arches of the door and window openings sit beneath arched head molding with a fleur-de-lis ornament above each arch. The arches represent a Tudor Arch, a four-centered pointed arch. Crenellated molding caps the entire entrance area. To the right of the entrance area are three sets of multi-paned casement windows with transoms separated by circular limestone engaged columns atop limestone decorative buttresses. To the left of the entrance area is a single set of casement windows and another original wood door.

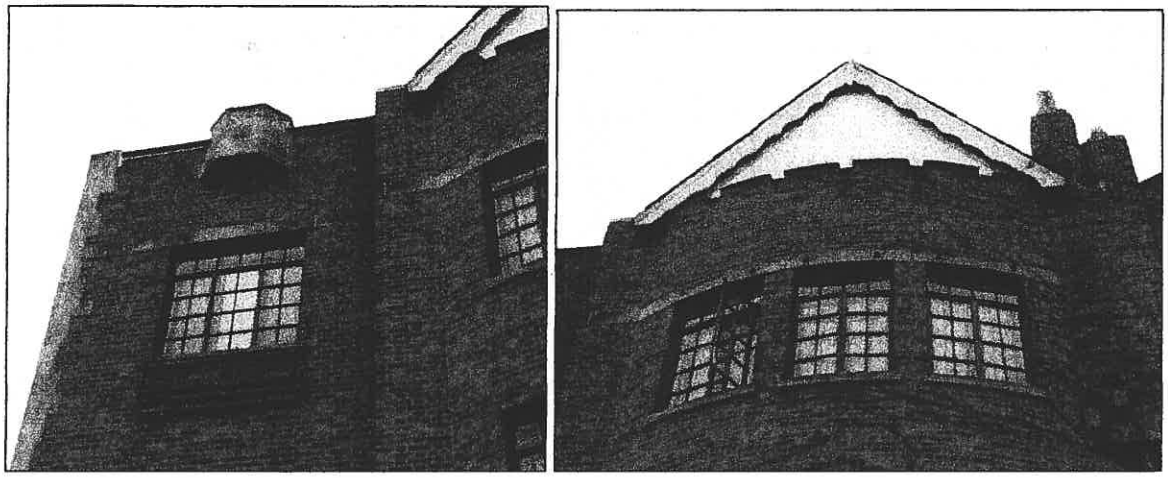


The high level of ornamentation of the first floor continues on a lesser scale on the second floor. Each of the three sets of windows is capped by limestone head molding in the Decorated Gothic style. The decorative header of the south window opening is capped by a wide flat limestone band with a narrow limestone trim. A limestone emblem is centered in the band at the top of the window. Stone quoins flank the bottom half of the window. The other two sets of three window openings in the rounded bays are completely set in limestone surround with header trim of a similar design. The center windows in each set are flanked by rectangular limestone projecting posts that extend up above the window surrounds.





The brick façade terminates at the third floor window openings with no decorative surrounds. Only a simple limestone sill sits under each window opening. The fourth floor windows include the same limestone sill, but also include a wide, flat limestone header band that extends across the façade with a break at the chimney. The brick chimney, which projects out from the façade, terminates between the third and fourth floors and extends above the roof line in two sections, both capped with decorative limestone chimney pots.



The parapet is a diverse representation of various Tudor Revival design elements. The limestone parapet extends from south to north beginning with a small limestone extension meant to resemble a castle balcony. A crenellated parapet molding, duplicating the one above the first floor entrance, extends the length of the central bay. A tall, steeply pitched false gable extends the length of the central rounded bay. The flat surface of the gable is stucco, and decorative wood bargeboard lines the inside of the eaves. The two chimneys are adjacent to the gable on the north. The parapet above the north rounded bay includes what appear to be two niches extending above the top of the parapet. This ornamental element on the façade is currently covered with vines, covering much of the detail. Rectangular limestone projecting posts extend down from beneath each niche to flank the center window on the fourth floor, similar to those on the second floor.

All window openings are steel casement windows with multiple panes and transoms. Three sets of these windows, in one apartment unit on the second floor, have a diamond-paned pattern with art glass emblems in three different designs centered in each window. One diamond-shaped window pane in the left window is broken. The remainder of the windows on the upper floors are 8-light windows with 2-light fixed transoms above. Each window opening in the two rounded bays have two windows each. The single window openings in the south vertical section have three windows each.

There does not appear to have been any changes to the appearance of the building from the street. The architectural integrity of the front façade is excellent.

Significance of the Poley Building

The 1928 Poley Building is significant for its association with local architect Charles Kristen, and for its original design in the Tudor Revival style of architecture.

Historical Context of the Poley Building

Charles Poley, the original owner of the building, lived in nearby Austin. He owned the building until about 1938.[1] The three-story brick building was originally designed with seven apartment units – two on each floor and one basement unit. The building converted to condominiums in 1978 and then became known as the Parkview West Condominiums. The building was designed in the Tudor Revival style. While not a strict representation of the style, it is an original interpretation utilizing many of the typical elements found in most examples. The design is simple and elegant, with Tudor Revival features that include diamond-pane casement windows, stucco and wood as contrasting materials to brick, emblems and trefoils, and an inset entry door underneath an arch.

CLUB ROOM WILL FEATURE FLATS ON AUSTIN BLVD.

An unusually sumptuous apartment building is under construction at 408 South Austin boulevard, overlooking Columbus park, for C. Poley. The structure will contain six apartments of six rooms each, with the flats on the three floors of the building of different design. Each apartment is to have a fireplace. There will be two bathrooms in each flat, mechanical refrigeration and a host of other conveniences. A feature will be a club room for the use of the tenants. Designed by Charles A. Kristen, the architecture is English. The lot is 60x123 feet and the investment is given at $120,000.

(Source: Chicago Daily Tribune, March 17, 1929 p. B5)

After 1900 citizens of Oak Park began showing concern at the growing number of apartment buildings being constructed. Beginning in 1902 the Village of Oak Park began restricting how apartment buildings of three or more units were constructed, such as requiring brick,

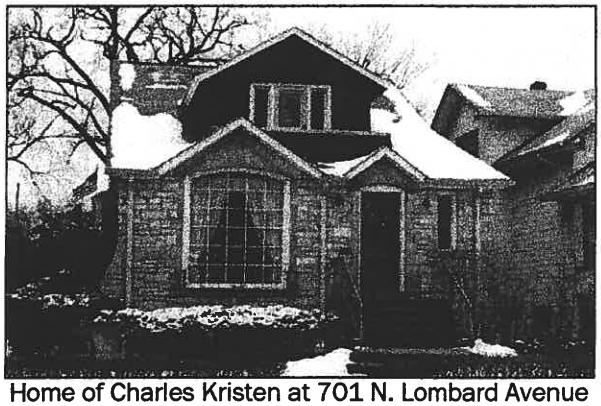
[1] The building permit archives at Village Hall show Charles Poley as the owner in 1937 and J. F. Butler & Co. as the owner in 1941.

stone or other fire-resistant materials. Also outlined were percentage of the lots covered, and minimum dimensions for light courts, rooms, windows and bathrooms. The Village Board took what many considered a step toward, "*securing the beauty of the Village for the future.*"[2] As a result, most early apartment buildings were two-flats that were designed to blend in with the single-family character of the neighborhoods in which they were constructed. Many often resembled single-family homes. The general dislike of larger apartment buildings ultimately affected their design. Larger apartment buildings included in their designs front bays, porches or sun rooms which helped to break up the façade. Other elements such as mixed materials of brick, stone or stucco, casement windows, art glass and other design ornament helped to link apartment buildings to single-family house designs.[3]

Apartment buildings were fairly common-place by the end of World War I, and were also accepted – often warmly – by residents. However, there was concern over the location of apartment buildings and their relationship to single-family neighborhoods. This led to the creation of a zoning ordinance in 1921 which specified what areas of the Village apartment buildings were allowed. The 1920s brought an economic boom to the nation and a growing need for more housing. As a result of this boom several areas of the Village became apartment "strips" such as South Maple and Wisconsin Avenues, Washington Boulevard and Austin Boulevard.[4]

Charles A. Kristen, Architect

Charles Kristen was born in Marisch Trubau, Austria (now Czech Republic) in 1890. It is not known when he arrived in the United States, but he later graduated with a degree from the Ohio Mechanical Institute.[5] He worked for a time in the high-profile Chicago firm of Marshall & Fox. That office was well-known nationally for its luxury apartment buildings and hotels, including the Edgewater Beach Hotel, 1550 N. State Parkway, and the Blackstone Hotel in Chicago. Kristen moved to Oak Park in 1924 where he remodeled the house at 701 N. Lombard, and lived there until his death. He opened his own architecture practice that same year with offices at 5611 W. Lake in Austin. Kristen and his wife Margareta had two daughters, Marilynn and Alice.



Home of Charles Kristen at 701 N. Lombard Avenue
(Source: Cook County Assessor's Office)

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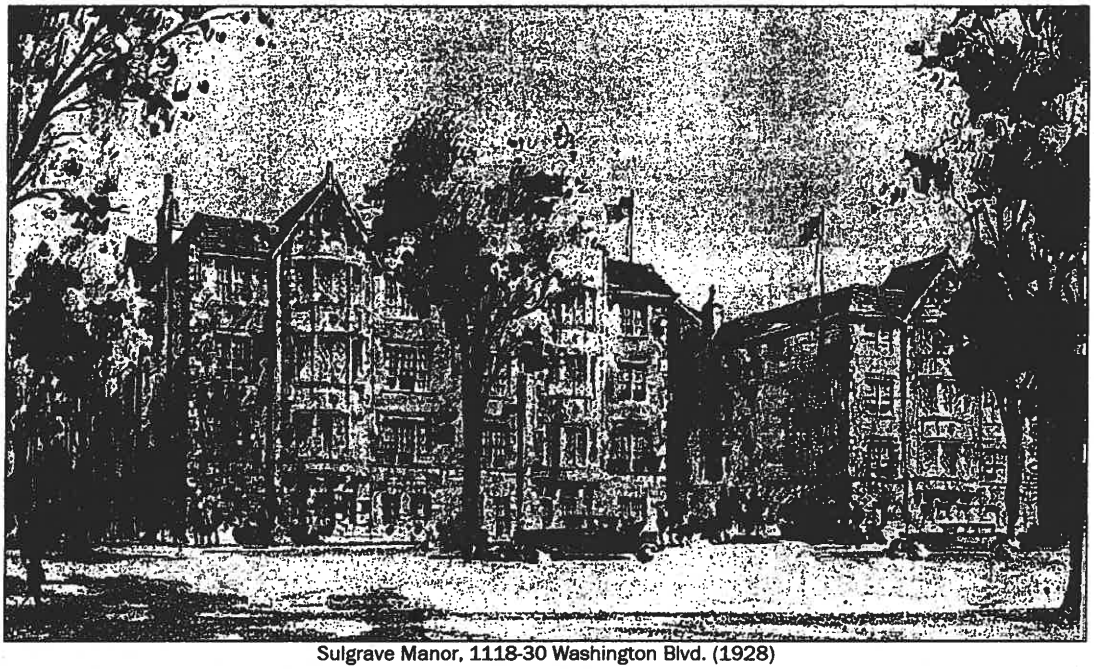
[2] Oak Leaves, July 16, 1904.
[3] Daniel Bluestone and the Oak Park Landmarks Commission, "*Ridgeland-Oak Park Historic District, National Register Nomination*," December 8, 1983, section 8, p. 12.
[4] Bluestone, section 8, p. 15.
[5] Obituary for Charles Kristen, Oak Leaves, May 5, 1949, p. 68.

Kristen was one of several architects in Oak Park that comprised the next generation following the work of progressive architects – Frank Lloyd Wright and his contemporaries – who designed in or were influenced by the Prairie style. Following World War I the various revival styles of architecture – Colonial, Classical, Tudor – became popular nationally, and in Oak Park that is mainly evident in the area north of Division Street, which was developed after 1920. Kristen is on record for having designed over 90 homes in Oak Park, the majority in the area north of Division Street. These homes were larger and more expensive than in south Oak Park, which also developed after 1920, and were designed to attract the upper middle-class. He also designed several commercial buildings; however, his apartment building design at 408-410 S. Austin is one of only two on record in Oak Park, the other located at 1118-30 Washington. He also designed homes in River Forest, Lincolnwood, Glencoe, Park Ridge and the Sauganash neighborhood in Chicago, several of which are identified as significant properties in the Chicago Historic Resources Survey.[6]



Sulgrave Manor, 1118-30 Washington Blvd. (1928)
(Source: Chicago Daily Tribune, July 15, 1928, p. B1)

As the majority of his work was during the 1920s and 1930s, his designs reflect the popularity of the revival styles during that period, particularly in the Classical motif.[7] The homes he designed were generally large, frequently with tiled roofs and more elaborate decorative elements than some of the other local architects. Many of the details seem as if they are borrowed from the designs of large country residents but scaled down to fit on a suburban lot.[8] Examples of the Classical and Colonial Revivals include 1140 and 1200 N. Euclid, 1037 N. East, and 1101 N. Elmwood.

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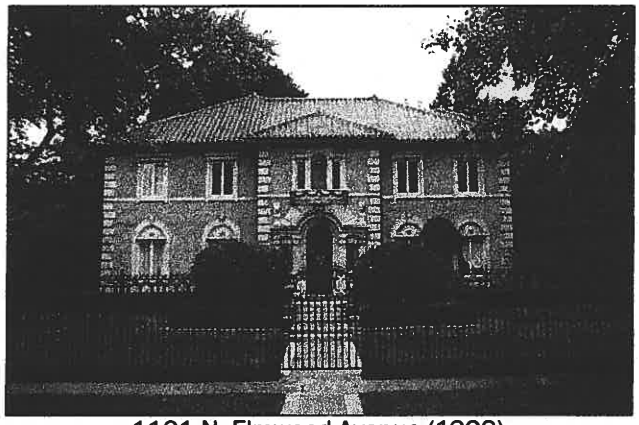
[6] Four properties are rated "Orange" in the survey for a high level of local significance – 6201 N. Forest Glen, 6087 N. Kirkwood, 1741 N. Sayre, and 5022 N. Sheridan.

[7] Elizabeth Dull, "*The Domestic Architecture of Oak Park, Illinois: 1900-1930,*" A Dissertation submitted to the Graduate School in Partial Fulfillment of the Requirements for the degree Doctor of Philosophy, Field of Art History, Northwestern University, August, 1973, p. 21.

[8] Elizabeth Dull, p. 112.

1200 N. Euclid Avenue (1929)

1037 N. East Avenue (1927)



1101 N. Elmwood Avenue (1928)

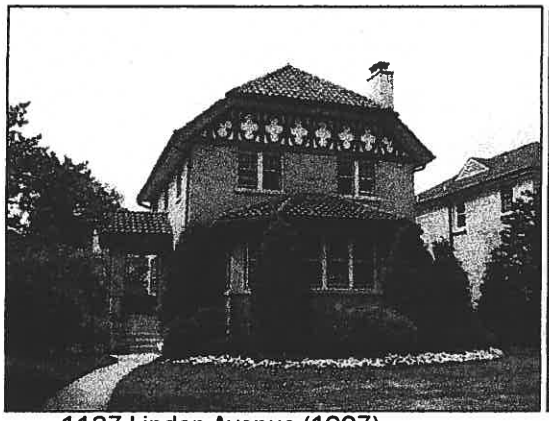
The majority of his designs seem to be in the Tudor Revival style, on which style the design of 408-410 S. Austin is based. Several of the more elaborate examples in Oak Park include 1032 Columbian, 1001, 1041 and 1118 N. East, and 1137, 1140 and 1216 Linden, and 1128 Fair Oaks.

1032 Columbian Avenue (1929)

1001 N. East Avenue (1928)

1041 N. East Avenue (1927)

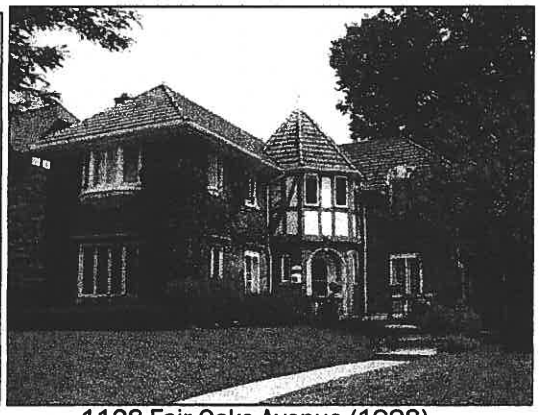
1118 N. East Avenue (1929)



1137 Linden Avenue (1927)

1140 Linden Avenue (1928)

1216 Linden Avenue (1928)

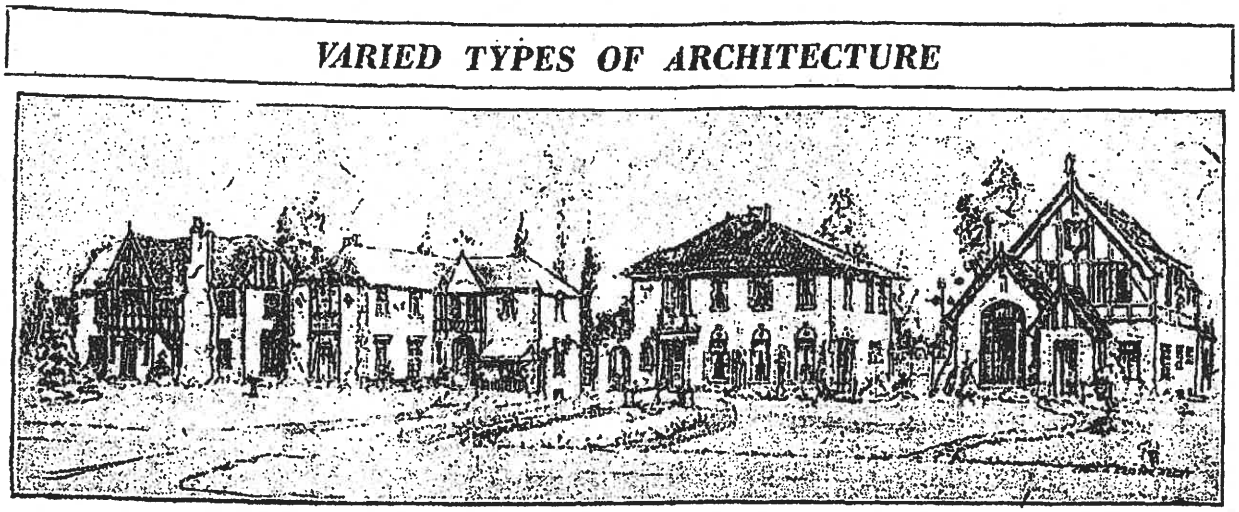


1128 Fair Oaks Avenue (1928)

Kristen often worked with developers providing house designs for new subdivisions, which had become commonplace by the 1920s. He worked with developer Joseph Wassell & Co. in 1927 for a subdivision on the east side of Fair Oaks between Greenfield and North Avenue. The Chicago Tribune was quoted as saying,

> *"An interesting feature of the development is the fact that each residence will be different. Charles A. Kristen, formerly associated with Marshall & Fox, is the architect, and his plans call for residences of English, Italian, French, Norman and*

Colonial design. The development is taking place on a site that four years ago was almost a howling wilderness."[9]



Four residences of a home building development now in progress on the east side of Fair Oaks avenue, between Greenfield and North avenues, North Oak Park. There are to be twenty residences in all, and each home will be of different design. Charles A. Kristen is the architect and Joseph Wassell & Co. are the owners and builders.

(Source: Chicago Daily Tribune, October 16, 1927, p. D5)

The above rendering which appeared in the Chicago Tribune in 1927 shows (L to R) 1132, 1128, 1124 and 1120 Fair Oaks, part of the Joseph Wassell development and designed by Kristen. Below those homes appear as originally shown.


1132 Fair Oaks


1128 Fair Oaks


1124 Fair Oaks

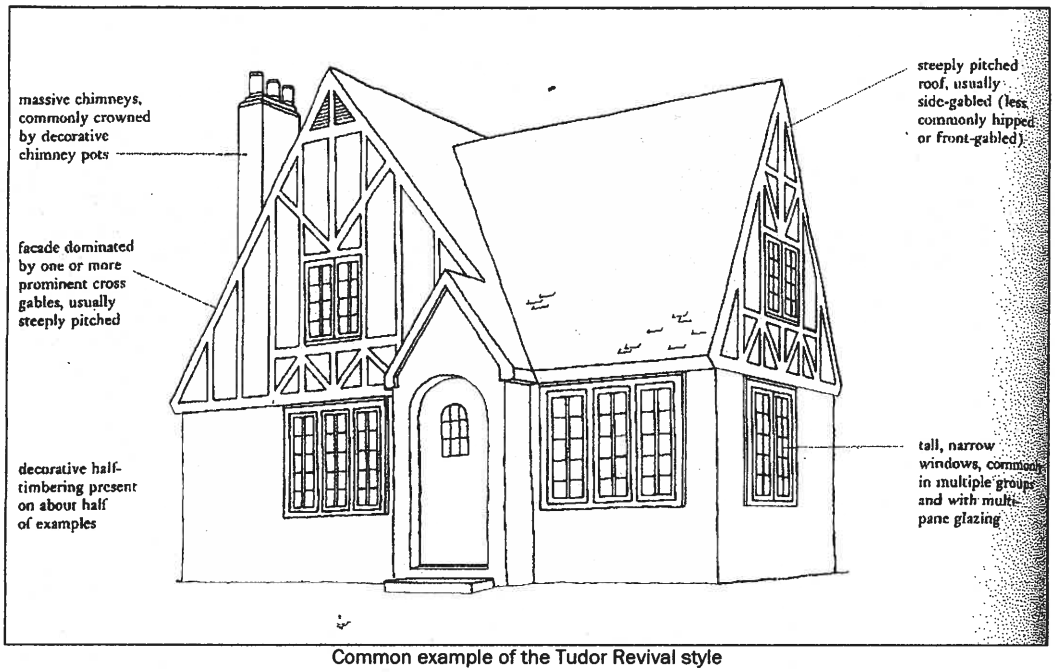

1120 Fair Oaks

He also designed five homes in Chicago's Galewood neighborhood in 1936 for developers Mills & Sons. He worked with developer Gus Fredrickson in 1939 to design 20 homes for a subdivision on the 2900 block of N. Neva in Chicago. Kristen's designs were often featured in the Chicago Tribune's home remodeling section during the early 1930s. These articles focused on economical and affordable designs for new homes or for remodeling of older homes or interior spaces. Throughout his career, Kristen's designs remained within the spectrum of the revival periods.

In 1933 Kristen moved his office to 3 W. Madison in Oak Park (now demolished), and remained there until his retirement in 1948. His last Oak Park design on record is a house at 810 N. Oak Park Avenue, built in 1947. Charles Kristen died in 1949 at the age of 58 and is buried at Acacia Park Cemetery in Chicago.

[9] "$500,000 Home Development," Oak Leaves, Saturday, October 22, 1927, p. 49.

Elizabeth I (1558-1603) and James I (1603-25), the Elizabethan and Jacobean eras of English history.



Common example of the Tudor Revival style
(Source: A Field Guide to American Houses)

Architectural historians have proposed the contracted term "Jacobethan" style for these early Tudor landmarks. Most fall into the parapeted gable subtype described above. Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920s and '30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes.[14]

The building at 408-410 S. Austin Blvd. is a good example of a multi-family building exhibiting decorative elements found in the Tudor Revival style. By designing the street façade in a popular style for the period, the building complements and enhances the streetscape. Though the block is mainly multi-family buildings, many constructed during the same period as 408-410 S. Austin, the highly styled façade complements the single-family neighborhoods nearby. Elements of the Tudor Revival style displayed on the building include multi-paned casement windows, some with diamond-paned muntin pattern, the use of brick, limestone and stucco in combination, varying surface planes (bow windows) to break up the flat façade, the crenellation in the limestone and at the parapet, the use of fleur-de-lis and emblems, and the steeply pitched gable.

[14] Ibid., p. 357.

Architect Designs Three Types of Small Homes for Thirty Foot Lot

Each Dwelling Can Be Built Under $6,000

You Can Choose a French Plan, an English Cottage or a Colonial House.

(Source: Chicago Daily Tribune, June 5, 1932, p. E7

Tudor Revival style

The Tudor Revival style is considered one of the most highly romantic and picturesque of the so-called "revival" styles. The Tudor Revival was a development upon both the Queen Anne and Stick Style types, popular in the late 19th century. It consistently incorporated the latest in modern materials, while its distinctive form was based upon new interpretations of late-medieval, English vernacular forms.[10] Main characteristics of this well-known and popular style include a high-pitched roof, large chimney topped with decorative chimney pots and tall, slender windows, which appear in multiple groups and have multi-pane glazing. The principal entry door is generally inset in to the façade beneath an arch.[11]

This dominant style of domestic building was used for a large proportion of early 20th-century suburban houses throughout the country. It was particularly fashionable during the 1920s and early '30s when only the Colonial Revival rivaled it in popularity as a vernacular style.[12]

Brick was the most common cladding for even the most modest Tudor cottages after masonry veneering became widespread in the 1920s. Brick first-story walls are commonly contrasted with stone, stucco or wooden claddings on principal gables or upper stories. False half-timbering occurs on about half the houses in this style, with infilling of stucco or brick between the timbers and, quite often, elaborate decorative patterns in the arrangement of timbers or brick.[13]

The earliest American houses in the style date from the late 19th century. These tended to be architect-designed landmarks which, like the first American Queen Anne houses built twenty years earlier, rather closely copied English models. Many were patterned after late Medieval buildings with Renaissance detailing that were popular during the reigns of

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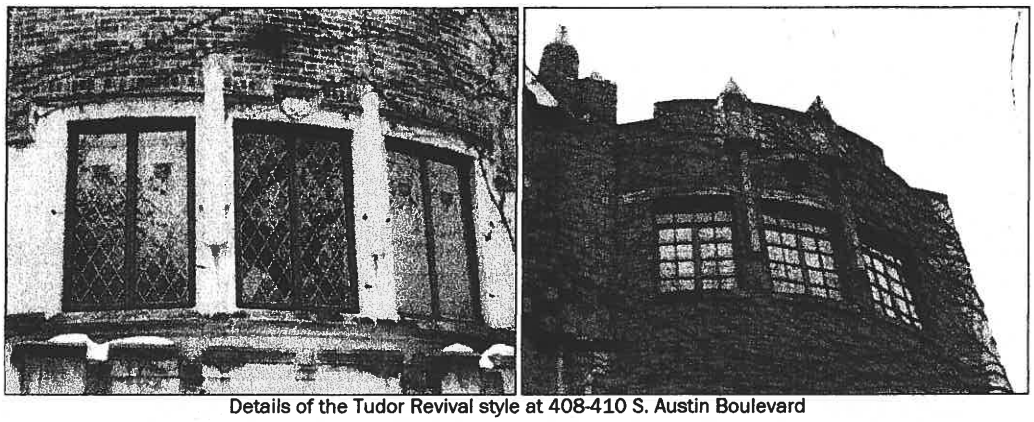
[10] Jeffery Howe: General Editor. The Houses We Live In: An Identification Guide to the History and Style of American Domestic Architecture. London: PRC Publishing Ltd., 2003, p. 284.

[11] Ibid.

[12] Virginia & Lee McAlester. A Field Guide To American Houses. New York: Alfred A. Knopf, 2000, p 355.

[13] Virginia & Lee McAlester, p 355.



Details of the Tudor Revival style at 408-410 S. Austin Boulevard

Criteria for Designation

According to Section 7-9-6(B) of the Oak Park Historic Preservation Ordinance, the Historic Preservation Commission must make a preliminary determination of eligibility after receiving a nomination. A determination of preliminary eligibility must be based upon a finding that there is a likelihood that a nominated historic landmark will meet one or more of the "Criteria for Designation" set forth in Section 7-9-5 of this Article.

The Poley Building was nominated under the following criteria:

(1) Significance as an example of the architectural and historic development or heritage of the Village of Oak Park;

(5) Embodiment of those distinguishing characteristics of a significant architectural style;

(6) Identification as the work of an architect whose individual work is significant in the development of the Village of Oak Park, the State of Illinois and the United States;

(7) Contains design elements, detail, materials or craftsmanship that makes the building architecturally unique.

In addition, the property is at least 50 years old and has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

Bibliographical References

Primary and unpublished sources

Village of Oak Park. Building permits for 408-410 S. Austin Blvd. (Copies of the permits are available on microfiche at the Oak Park Village Hall-Building Department.)

Permit no. 19067, dated 7 May 1928. (3-story brick building, 7 apartments; owner – C. Poley (1401 N. Menard); Architect – Charles Kristen, (701 N. Lombard); Mason – John Lind (915 N. Mayfield); Carpenter – owner; $45,000)

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OAK PARK HISTORIC PRESERVATION COMMISSION

Doris Blumenthal	**Douglas Gilbert, Chair**	Frank Lipo
Karen Doty	Nick Kalogeresis	Marsha Moseley
Doug Freerksen	Jack Lesniak	Kate Susmilch

The Commission is staffed by the Community Planning and Development Department, Village of Oak Park, 123 Madison Street, Oak Park, Illinois 60302

Nomination Report prepared by:
Douglas Kaarre, Urban Planner/Historic Preservation
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302
(708) 358-5417, www.oak-park.us

Nomination updated on March 21, 2012

ELMWOOD GROVE
Animal
HOSPITAL

WWW.CHICAGOVET.NET
EGAH@CHICAGOVET.NET

8035 WEST GRAND AVENUE
RIVER GROVE, ILLINOIS 60171
708 456 6700

AAHA
ACCREDITED

To: Village of Oak Park Planning Commission:
From: Elmwood-Grove Animal Hospital doctors and staff:

Our pet owning clients contacted us with valid concerns regarding a new development in their neighborhood. Specifically, their concerns address the choice of plants that may pose a danger to companion animals living in and around that building. This property is a 45 unit, 7-story apartment building proposed at 7 Van Buren in Oak Park.

The landscape plan contains multiple plants that are potentially poisonous or toxic. Due to that area being highly trafficked by both people and animals, we are concerned about exposure causing illness to pets and/or children. The Peking Cotoneaster, Vinca and Yew are of great concern. Plans show that some of these plants will be alongside a public sidewalk, as well as in the front yard of a neighboring apartment building. Oak Park is a very pet-friendly village, so we know that nearby properties have several companion animals that would be placed at risk by walking past this location.

ASPCA's Pet Poison Control Center keeps a list of toxic and non-toxic plants. We ask that you please take this into account before plans are finalized, so that safer plants can be chosen. Because pets and small children can be known to ingest toxic plants/leaves, we feel this step will benefit both populations greatly. By choosing safer options, you'll be able to avoid episodes of neurologic toxicity (ie. seizures), kidney or liver failure, GI upset, skin lesions, and cardiac toxicity. In addition, choosing safer native plants might be a fine way not only to reduce hazards, but might make this property a more "green" choice as a potential rain garden. This would help reduce water runoff into sewers, as well as attract pollinators to our area.

We ask that you work with the developer to select safer plant material for this property, in compliance with the Oak Park Village Building Codes. If you have questions regarding this information, we ask that you consult the ASPCA's website for a list of safe plant choices, U or I's page on native plants, and/or our practice (for pet-specific questions). Please see links below to all sites. Thank you for your time and attention in this matter.

https://www.aspca.org/pet-care/animal-poison-control/toxic-and-non-toxic-plants

https://extension.illinois.edu/cook/selecting-native-plants

https://www.aspca.org/news/its-officially-spring-make-sure-your-garden-pet-friendly

Lawrence M. Fox, DVM, Diplomate ABVP-Canine & Feline Specialty

Kathleen Heneghan, DVM Sydney Bobo, DVM
Katarzyna Gibas, DVM

St. Charles Veterinary Clinic

530 Dunham Rd., St. Charles, IL. 60174 · Phone (630) 584-7404 · Fax (630) 584-0416

September 28, 2021

To whom it may concern,

I am writing regarding the landscape foliage planned for the new development at 7 Van Buren, Oak Park IL. There are several plants of concern with regards to companion animal health. Since many of the residents own pets, their wellbeing should be considered when deciding on appropriate foliage.

The first plant of concern is the Cotoneaster shrub. This plant contains cyanogenic glycosides in their berries. Ingestion of these berries can result in gastrointestinal distress such as vomiting or diarrhea. In larger amounts it may cause trouble breathing, weakness or seizures. Medical intervention may be necessary depending on the severity of the symptoms.

The second plant of concern is the Taunton Yew. Yew is very toxic to all animals to a varying degree. Unfortunately, the Yew is toxic year around and are poisonous in both fresh and dried form. The Yew plant contains Taxine which can cause sudden death from acute cardiac failure. Early signs of toxin ingestion include muscular tremors, difficulty breathing and seizures, especially in dogs. If ingested would constitute a medical emergency and care would need to be sought right away.

The third and final plant of concern from a veterinarian perspective is the Vinca plant. This plant contains vinca alkaloids which are highly toxic to cat and dogs. When ingested animals may experience vomiting, diarrhea, low blood pressure, tremors, or seizures. In some cases, death may occur. Again, if this plant is ingested this would also constitute a medical emergency and care would need to be sought right away.

Please take the time to consider the foliage you plan to use in a neighborhood that many dog and cats reside in. Please consider planting more animal friendly plants that are unlikely or less likely to cause medical emergencies that could results in large medical expenses for owners and possibly detrimental affects on pets.

Sincerely,

Dr. Ryan Downs

PEER-REVIEWED

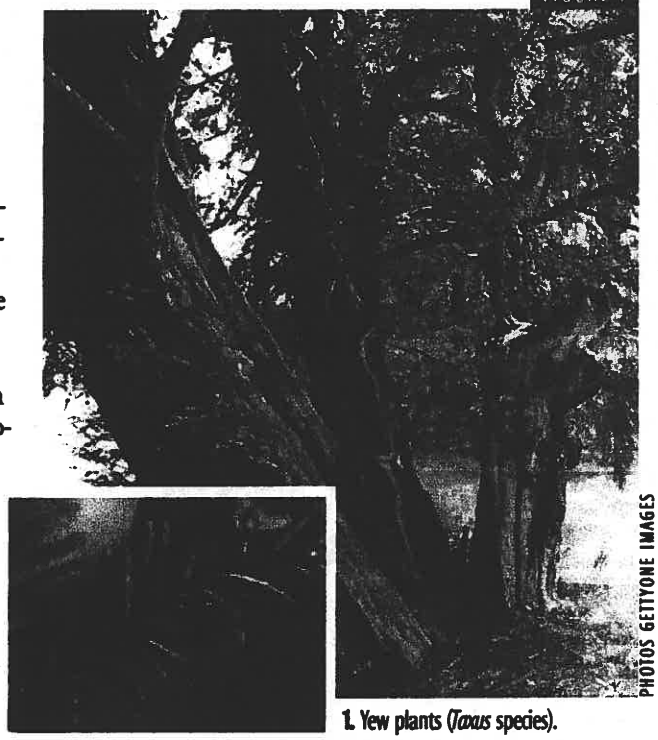
The dangers of yew ingestion

R.B. Cope, BSc, BVSc, PhD

For millennia, people used yew alkaloids as both a method of suicide and a chemical weapon during hunting and warfare. Even sleeping beneath the shade of a yew bush was once considered dangerous.[1]

Yew also has a notorious reputation among livestock veterinarians in the Northern Hemisphere, and, within this context, Japanese yew (*Taxus cuspidata*), English yew (*Taxus baccata*), and Chinese yew (*Taxus chinensis*) are among the most toxic plants in North America.[1] Chewing on *Taxus* species branches has caused death in dogs.[1,2] And yew plants are potentially toxic to pet chinchillas and companion birds such as budgerigars and canaries, although macaws appear to be resistant.[1,2]

FIGURE 1



PHOTOS GETTYONE IMAGES

1. Yew plants (*Taxus* species).

Identification and sources

Taxus species' leaves are distinctive, making the plants relatively easy to identify (*Figure 1*). The simple, needlelike leaves are 1 to 2.5 cm long and less than 0.25 cm wide. They are alternately spirally arranged but twisted so they are two-ranked, linear-lanceolate, and decurrent (many lateral leaves with a central stem).[1]

Taxus cuspidata, *T. baccata*, and *Taxus* x *media* (*T. baccata* crossed with *T. cuspidata*) are common shelter, shade, and ornamental plants in the United States.[1] Typically, they are planted as hedges or screens. In northern areas, *T. cuspidata* is preferred, probably because of its greater winter hardiness.[1] *Taxus baccata* are long-lived; some English yews are more than 2,000 years old. *Taxus canadensis* (Canada yew, ground hemlock, American yew) is a native, cold-tolerant woodland shrub distributed from the Ohio River Valley to the far northeastern parts of Canada. *Taxus floridana* is a small tree whose distribution is limited to the Apalachicola River area of Florida. *Taxus brevifolia* (Pacific or western yew) is an understory tree in forests in the western United States. Pacific yew contains only minimal amounts of taxine alkaloids, the principal toxins associated with yew poisoning, and, thus, has a lower toxic potential than other *Taxus* species.

"Toxicology Brief" was contributed by R.B. Cope, BSc, BVSc, PhD, Department of Biomedical Sciences, College of Veterinary Medicine, Oregon State University, Corvallis, OR, 97331. The department editor is Petra A. Volmer, DVM, MS, DABVT, DABT, College of Veterinary Medicine, University of Illinois, Urbana, IL 61802.

Toxic principles and toxicokinetics

While various potentially toxic chemicals are present in *Taxus* species, all parts of the plants except the aril (*i.e.* the fleshy covering of the seeds) contain cardiotoxic taxine alkaloids, the main compounds of toxicologic concern. The two important cardiotoxic alkaloids present are taxine A and taxine B.[1,2] The cinnamate metabolites of both taxines are also cardiotoxic. Paclitaxel, which is of pharmacologic interest because of its antimitotic and anticancer effects, is also present in *Taxus* species and is potentially arrhythmogenic in some people; however, it is not the major toxic principle in this plant.

Taxines remain in the plant throughout the year, with the maximal plant taxine concentrations appearing during the winter.[2] Dried yew plant material retains its toxicity for several months and remains a hazard to domestic animals.

The amount of plant material required to obtain a lethal dose is quite small: The LD_{min} in dogs is about 2.3 g of leaves/kg, or about 11.5 mg/kg of taxine alkaloids.[2] So a dog could consume a potentially lethal dose while playing with *Taxus* species branches or sticks. Since cases have been recorded in which horses have collapsed within 15 minutes of consuming *Taxus* species, absorption of ingested taxine alkaloids in monogastric animals is rapid.[1] One factor that

may limit the ingestion of the leaves or bark is a volatile oil irritant in the plant.

Mechanism of action

In isolated guinea pig heart models, both taxine A and B are potentially cardiotoxic, but taxine B is significantly more potent.[2] Taxine B has both negative inotropic and atrioventricular (AV) conduction delay effects.[2] Taxine B-induced AV conduction delay produces the classic increase in the electrocardiographic QRS complex duration that is observed in people, pigs, and guinea pigs with yew toxicosis.[2] The P wave may also be depressed or absent. Taxine B also acts as a class I antiarrhythmic drug and, thus, reduces cardiac contractility and the maximum rate of depolarization. Taxine cinnamate metabolites have an arrhythmogenic effect because of their ability to reduce coronary blood flow.

Induce emesis within one hour after ingestion in asymptomatic animals without ECG anomalies.

Taxines, particularly taxine B, are potent direct cardiac myocyte calcium and sodium channel antagonists that inhibit calcium and sodium currents in a manner similar to that of drugs such as verapamil, although taxines are more cardioselective. Potential cardiac effects associated with calcium channel blockade include increased coronary arterial vasodilation and blood flow and suppressed cardiac contractility, sinoatrial node automaticity, and AV node conduction. Like other calcium channel antagonists, taxines also suppress vascular smooth muscle contraction and can produce marked arterial vasodilation-mediated hypotension. Thus, the most common effect of taxine alkaloids in monogastric animals with yew toxicosis is peracute death due to diastolic cardiac standstill and possibly concurrent arterial vasodilation and hypotension.

Volatile oil irritants in the plant may trigger acute gastroenteritis if the animal survives long enough. Clinical signs referable to central nervous system excitation have been observed in dogs. The mechanism of this effect is unknown.

Clinical signs

Often, the first evidence of yew toxicosis is unexpected death. Clinical signs or death may occur within minutes to several days after plant ingestion. Clinical signs, when observed, may include trembling, dyspnea, nausea, vomiting, and diarrhea. In a nonfatal case of *T. cuspidata* ingestion in a dog, clinical signs relating to central nervous system disturbance (particularly mydriasis, tetanic seizures, and increased aggressiveness) and gastroenteritis lasting one week were reported.[3] Clinical signs in experimentally poisoned canaries and budgerigars included vomiting, regurgitation, dyspnea, depression, weakness, a wide-based stance, ataxia, cyanosis, and death.[1] As stated earlier, the most important electrocardiographic findings in poisoned mammals include bradycardia, depression or the absence of the P wave, and the increased QRS complex duration secondary to AV conduction delay.

Lesions, laboratory findings, and diagnosis

Gross and microscopic lesions are often absent in animals with yew toxicosis. Nonspecific findings at necropsy may include nonspecific pulmonary edema, congestion, and hemorrhage secondary to acute cardiovascular disturbance.[1,2] Evidence of acute gastroenteritis may be present if the animal survives long enough. Reported necropsy findings in subacutely poisoned ruminants also include myocardial hemorrhages and focal interstitial myocarditis.[2]

Diagnosis depends on a history of potential exposure, clinical signs, and the detection of either yew leaves in the gastric contents or taxines in gastric contents or blood by gas or liquid chromatography and mass spectroscopy.[1,2] The presence of 3,5-dimethoxyphenol, an agylactone of the taxine alkaloid taxicatine, in the gastric contents or blood has also been suggested as a marker for yew exposure. While the leaves of *Taxus* species are distinctive, submitting masticated samples to a plant identification laboratory for microscopic examination may be required for positive identification. Because of the small amount of leaves required for toxicosis, make sure to thoroughly and systematically examine the gastric contents.

Treatment

Sadly, death is often the first indication of yew toxicosis, and little opportunity for therapeutic intervention may be available. No specific antidote exists, and successful treatment has never been demonstrated experimentally.

Induce emesis within one hour (preferably within 30 minutes) after ingestion with due clinical prudence in asymptomatic animals in which electrocardiographic anomalies are not present. If large amounts of taxine alkaloids have already been absorbed, inducing emesis carries the potential risk of triggering cardiac and central nervous system complications. When emesis is contraindicated, consider gastric lavage. If emesis is induced or gastric lavage is performed, carefully examine the gastric contents for yew leaves, and submit samples for taxine alkaloid determination. Decontamination involving activated charcoal administration has been effective in some cases of subacute yew toxicosis

Toxicology Brief

continued

in ruminants, so administer activated charcoal to potentially poisoned companion animals.

Periodic electrocardiographic monitoring of the QRS complex interval and other cardiac arrhythmias for several days after exposure is important, even in asymptomatic animals. Avoid additional cardiac stressors or triggers of cardiac arrhythmias such as exercise, transportation, or excitement. Administering atropine sulfate has been suggested to counteract the cardiotoxic effects of taxines in domestic animals; however, *Taxus* species-induced arrhythmias in people are difficult to control.[2,4] Use caution if administering atropine since it can increase myocardial oxygen demand and potentiate myocardial hypoxia and dysfunction. Atropine is considered to be more effective in yew toxicosis if it is administered early. Repeated high doses of intravenous lidocaine have been used successfully to control yew-induced ventricular fibrillation in one person.[5] Intravenous boluses of hypertonic sodium bicarbonate were ineffective in reversing the widening of the QRS complex interval in swine with *T.* x *media* toxicosis.[6]

Other treatments are essentially symptomatic and supportive: fluid therapy to support blood pressure and maintain hydration and renal function; positive pressure ventilation if respiratory distress is present; antiemetics (*e.g.* metoclopramide 0.2 to 0.5 mg/kg orally, intravenously, or subcutaneously every eight hours); and gastrointestinal protectants (*e.g.* kaolin and pectin 1 to 2 ml/kg orally every six to 12 hours). Aggressive behavior and seizures should also be controlled (*e.g.* diazepam at 0.5 to 1 mg/kg intravenously or 4 mg/kg rectally in increments of 5 to 20 mg to effect).

Prognosis and prevention

Since yew toxicosis is often a postmortem diagnosis, preventing exposure is paramount. Make sure pet owners know that yew branches or leaves should not be used as play items for dogs or as perches for companion birds. And owners should dispose of yew trimmings by removing, burning, or burying the trimmings where animals cannot access them.

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Annals of Pharmacotherapy

Clinical Toxicology of Yew Poisoning

Alexander W. Labossiere, Dennis F. Thompson, **PharmD, FASHP, FCCP**

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Abstract

Objectives: Yew plant materials contain highly toxic taxine alkaloids. Serious ingestions can result in life-threatening toxicity. The purpose of this article is to summarize the literature on the treatment of acute yew poisoning. **Data Sources:** PubMed (January 1946 to November 2017) was searched using the search terms "taxus/po". EMBASE (1980 to November 2017) was searched using the search terms "taxus/to" and "yew.mp." Web of Science (1945 to November 2017) was searched using the text words *taxus, taxine*, and *yew*. **Study Selection and Data Extraction:** Available English language articles involving

case reports, epidemiology, treatment, and outcomes were included. **Data Synthesis:** Although not uncommon, unintentional yew poisoning rarely results in significant morbidity or mortality. A total of 26 case reports of yew poisoning were evaluated along with 4 case series articles (totaling 22 additional cases). Only 4 of the 48 total cases (8%) were accidental poisonings, the rest being deliberate ingestions. In 20 patients (42%), it resulted in fatalities. Severe, acute yew poisoning results in symptomatology largely resistant to pharmacotherapy intervention. **Conclusions:** Most nonintentional ingestions of yew plant constituents are asymptomatic and require little intervention. Severe poisoning can result in life-threatening cardiac toxicity and require aggressive supportive care. Therapeutic interventions, such as sodium bicarbonate, digoxin immune fab, and hemodialysis that have been utilized in case studies and case series in the literature have little proven benefit. Extracorporeal life support should be considered in severe yew poisoning.

Keywords

poison control, clinical toxicology, emergency medicine, supportive care, yew, taxines

PLEASE NOTE:
"Poisonous" does not mean deadly. Some manifestations of toxicity are subtle. The dose, as always, determines if a plant is safe source of nutrients or a toxic hazard.

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Yew Toxicology in Domestic and Wild Species

History and General Information

- Yew is known as the "tree of death," dedicated to the gods of death
- Yew leaf extracts were frequently used for murder and suicide
  - Caesar writes about Catuvolcus, one of the kings of Eburones, who chose death from Taxus baccata rather than be taken prisoner
- Yew is now used as an ornamental shrub and frequently used for Christmas wreaths

Species and Distribution – Taxus sp. most common varieties and their distribution

Taxus baccata- European Yew

Taxus cuspidata- Japanese Yew – most common ornamental shrub in US and Canada

- Distribution- Widespread due to cultivation in landscape architecture and design
- Japanese and European Yew are both imported species that have become well established in US as ornamental shrubs
- Both grow as shrubs and never grow larger than 20 feet
- Thought to be the two most toxic species

Taxus brevifolia- Western Yew

- Distribution- Western US and Canada, ranging from California to Montana and to Alaska
- Grows as an evergreen tree with drooping branches ranging in height from 15 to 75 feet

Taxus cannadensis- American Yew or Ground hemlock

- Distribution- mid-western and northeast US, ranging from Kentucky to Minnesota and to Maine
- Grows as spreading shrub, ranging in height from 3 to 5 feet
- Browsing by white-tailed deer is thought to have led to selection for spreading growth over the arboreal form (escape browsing below snow pack)

Yew Anatomy

- Darkest green of all evergreen shrubs
- Leaves are dark green dorsally and pale green to yellow-green ventrally (pictured left) with a prominent mid-rib
- Alternate, stiff, flat to needle-like leaves
- .5 to 1 inches long
- Fruit is bright red, ovoid, fleshing cupped berry (aril)
  - Aril surrounds a single small brown seed
- Chemical composition – hundreds of distinct molecules have been isolated from Yew sp. (mostly flaveniods and toxins)
  - Hydrocyanic (HCN) esters
  - Ephedrine
  - Taxol
  - Oil of Yew
  - Taxines- Taxine A, B, C
  - Others – taxicatin, taxicin I and II, taxiphyllin, taxiresinol, iso-taxiresinol, taxusin, taxinine A, B, E, H, J, K, and L, anhydrotaxininol
- Oil of Yew
  - Intestinal irritant responsible for colic and diarrhea symptoms of yew poisoning

- Found in sap of yew
- Taxines (generic pictured left)
  - Non-irritating, diternepoid alkaloid
  - Taxine A and B are most the most common alkaloids (taxine B being the most abundant)
  - Responsible for Yew deaths
  - Found in all parts of the plant except aril

Yew Toxicology

- Yew are toxic to all animals to varying degrees
  - White-tail deer and certain seed eating birds are much less susceptible
- Yew are toxic all year round
  - Yew are more toxic later in the year due to a build up of toxins
  - Most cases of yew poisoning are seen later in the year because of the scarcity of food and the enhance plant toxicity
- Yew is always poisonous
  - Fresh and dried yew are both toxic
  - Yew eaten directly from plant is as toxic as yew clippings
  - Health of plant does not seem to significantly reduce toxicity (green yew is as toxic and brown yew)

Yew Poisoning & Treatment

Two Syndromes associated with Yew Poisoning (both caused primarily by taxine A and B)

1. Acute Syndrome
   - Symptoms- Death.
   - Animals are frequently found dead next to yew bushes
   - Death usually follows 1 to 3 hours after ingestion
   - Onset of acute syndrome is rapid – Animal will appear normal, then unexpectedly gasp a few times and die
   - Cause of death is cardiac arrhythmia
     - Taxine acts as a cardio-depressant
     - Taxine inhibits sodium and calcium currents, blocking myocardial conduction
     - Heart suddenly stops in diastole
2. Subacute Syndrome
   - Symptoms – Ataxia, diarrhea, hypotension, colic, hypothermia, coma, seizures, weakness, respiratory failure, bradycardia and sudden death
   - Animals (usually cattle) die within 24 to 48 hours after ingestion
   - Survival without treatment is possible but occurs infrequently

Severity of yew poisoning depends on:

- Health status of animal- Sick animals seem to be more susceptible to acute syndrome
- Age of animals- Young animals are more prone to acute syndrome
- Amount of yew consumed- The more yew that is eaten, the more severe the poisoning is
- Type of animal poisoned- Monogastrics are more susceptible to acute syndrome
  - English yew is lethal to ruminants at around 0.5% of the animal's body weight
  - English yew is lethal to monogastrics at around 0.1% of the animal's body weight

Diagnosis – Finding fragments of yew leaves and twigs in the mouth, stomach and intestines

- In cases where no yew detritus is found in GI tract diagnosis of yew poisoning may be determined by GC/MS of stomach or rumen

Necropsy

- No pathogenic lesions
- Exception – In cases of animals dying subacutely, there is a mild inflammation of the upper intestinal tract
- Inflammation is due to the action of the irritant oil of yew

- In grams per pound BW
  - Horse0.9
  - Ox 4.5
  - Sheep4.5
  - Goat 5.5
  - Pig 1.4
  - Total Fatal Doses (in grams)
  - Horse100-200
  - Ox~500
  - Pig 75
  - Dog 30
  - Fowl30

Typical case of yew poisoning

- "Three cows from a herd of 14 crossed a cattle guard into a driveway lined with yews and consumed some of the branches. Two of the cows died suddenly and the third died a few hours later after showing signs of nervousness, trembling and ataxia. No gross lesions were seen at necropsy, but large quantities of yew leaves were present in the ruminal ingesta. The bushes were later identified as T. cuspidata."

---Veterinary Medicine – Small Animal Clinician, Sept. 1984.

Treatment of yew poisoning

- No treatment for acute syndrome
- Aggressive decontamination of stomach using activated charcoal and a cathartic (MgSO4)
- Rumenotomy and removal of rumen contents
- *Administration of atropine sulfate to counteract bradycardia*
  - Problem – atropine slows gastrointestinal peristalsis and prolongs the elimination of the ingested toxic plant
  - Therefore, treatment with atropine but must be done judiciously

Deer resistance to yew poisoning

- Anecdotal evidence for white-tail deer resistance to yew poisoning
  - Newspaper articles about people in Cayuga heights complaining about local deer eating their ornamental yew bushes
  - Occasional references to white-tail resistance in yew toxicology articles
  - Unrecorded experiment at Vet School about a white-tail deer being fed yew ad libidum without any detrimental effects
- Not all deer are resistant
  - Dutch article indicating that fallow deer are susceptible to yew toxicosis

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For this project I have compiled over 30 articles concerning every aspect of yew biology and toxicology. These are the most salient articles in regard to this presentation.

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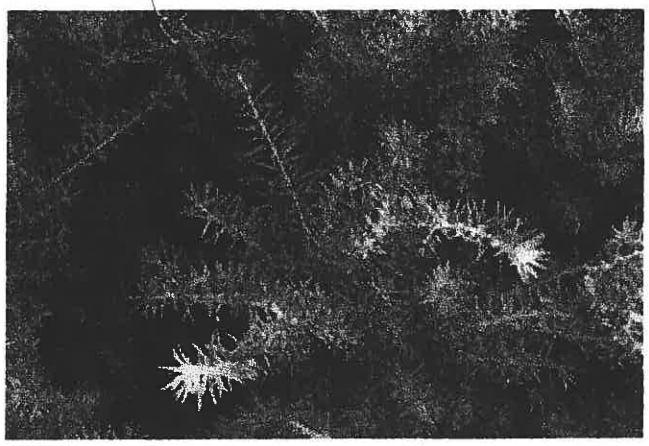
[History and General Information]

Yew



Additional Common Names: japanese yew

Scientific Name: Taxus spp.

Family: Taxaceae

Toxicity: Toxic to Dogs, Toxic to Cats, Toxic to Horses

Toxic Principles: Taxine

Clinical Signs: Sudden death from acute cardiac failure, early signs -- muscular tremors, dyspnea, seizures in dogs

*If you suspect your pet may have ingested a potentially toxic substance, call the APCC at (888) 426-4435 (tel:(888) 426-4435) or contact your local veterinarian as soon as possible.**

* A consultation fee may apply.

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Taxus × *media* 'Taunton'

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Common Name: yew

Type: Needled evergreen

Family: Taxaceae

Zone: 4 to 8

Height: 3.00 to 4.00 feet

Spread: 3.00 to 5.00 feet

Bloom Time: Non-flowering

Bloom Description: Non-flowering

Sun: Full sun to part shade

Water: Medium

Maintenance: Low

Suggested Use: Hedge

Leaf: Evergreen

Fruit: Showy

Other: Winter Interest

Tolerate: Rabbit, Drought, Heavy Shade

Garden locations

Culture

Easily grown in average, medium moisture, well-drained soils in full sun to part shade. Tolerates shade and is considered to be an excellent evergreen for shady conditions. Prefers moist, sandy loams, but plants have no tolerance for wet conditions which must be avoided. Good soil drainage is essential. Tolerates urban conditions. Best sited in locations protected from cold winter winds. Accepts pruning and shearing well. Pruning is best done in early spring before new growth appears.

Noteworthy Characteristics

Taxus x media is a hybrid designation for a large number of shrubby, often wide-spreading crosses of English yew (*Taxus baccata*) and Japanese yew (*Taxus cuspidata*). These hybrids are noted for combining the ornamental excellence of English yew with the winter hardiness of Japanese yew. Although primarily resembling *T. cuspitata* in appearance, the various hybrid cultivars can vary considerably in size and character. Height ranges from 2-20' tall depending on the cultivar. Two ranked, pointed, oblong to needle-like, olive to dark green leaves are attractive year round. Bark is scaly brown. Plants are dioecious (separate male and female plants). Female plants produce red, berry-like fruits instead of cones. Each fruit has a single seed almost completely surrounded by a fleshy red aril. All parts of this plant are poisonous if ingested.

Genus name is an old Latin name for yews.

Specific epithet means intermediate.

'Taunton' is a dwarf, spreading cultivar which typically grows 3-4' tall but spreads to 5' or more.

Problems

Is Periwinkle Plant Poisonous or Toxic?

Periwinkle plants (Vinca spp.), also known as Vinca, are evergreen creeping flowering plants belonging to the Apocynaceae family along with the Desert Rose and Mandevilla vine.

Numerous species of periwinkle are grown as ornamental houseplants or garden vines and are widely popular for their groundcover, shiny green foliage, and small, funnel-like fragrant blooms, each with five petals.

The three most common species of Periwinkle plants are:

Our Latest Videos

What Parts Of The Periwinkle Plant Are Poisonous?

All parts of the Periwinkle are poisonous.

These plants contain a wide range of naturally-occurring toxic alkaloids which cause poisoning when ingested.

There are over 130 chemical compounds found in these plants, such as vincristine and vinblastine, which attach themselves to the microtubules of the cells and impairs their ability to divide.

This restricts the development of the blood vessels in the body and impedes the production of microtubules.

These alkaloids cause cell death.

Vinca rosea also consists of harmful saponins and some other toxins like vindoline, vincamine, vincadifformine, akuammine, perivincine, reserpinine, and vinine.

The effects of all these alkaloids are not completely known yet; however, they are found to be hypotensive, which means consuming them would

result in abnormally low blood pressure.

What Are The Symptoms Of Poisoning?

According to the findings of the Division of Agriculture at the University of Arkansas, the ingestion of Periwinkle plants can cause symptoms depending on the amount consumed.

The symptoms in humans range from mild stomach cramps, cardiac complications, reduction in blood pressure, and even systematic paralysis and death.

Since periwinkle plants are extremely unappetizing, the animals usually refrain from consuming them in larger quantities.

However, growing periwinkle as a houseplant puts your furry friend at risk.

According to the American Society for the Prevention of Cruelty to Animals (ASPCA), symptoms of Periwinkle poisoning in cats and dogs include depression, lack of coordination, vomiting, nausea, and diarrhea.

If the poisoning is more severe, your pet may experience seizures, tremors, abnormally low blood pressure, anxiety, and stroke.

While the poisoning is not fatal in most cases, it may result in progressive paralysis, coma, and even death in some rare cases.

How To Protect Yourself While Handling Periwinkle Plant?

Periwinkle plants are safe to handle and may not harm when touched; however, wash your hands thoroughly after pruning, cutting, or potting these plants as the toxins might have flowed on your hands.

To prevent accidental consumption, periwinkle plants should not be grown in areas exposed to small children, like preschool gardens, accessible home gardens, and low containers holding them as houseplants.

Supervise the children if taking them out in a park or any other public place which might have periwinkle plants.

Keep these plants out of the reach of the pets.

If you observe any symptoms in your cat or dog, check for any plant remnants around their mouth and bite marks on the plant.

Promptly contact the local poison control or consult the veterinarian if your animal shows signs of poisoning.

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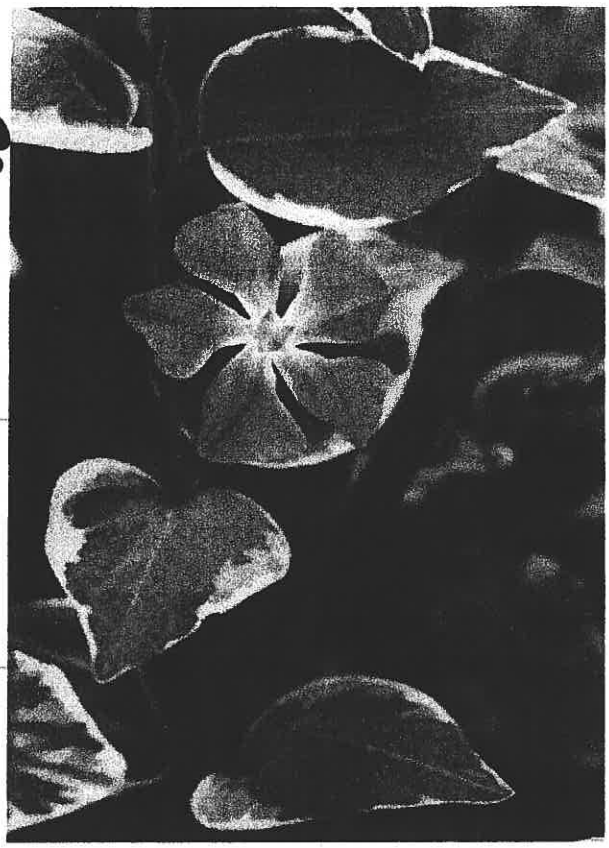
Periwinkle



Plants

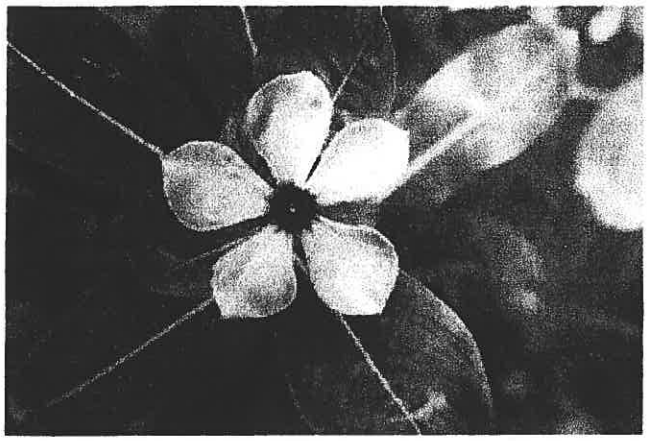
ALTERNATE NAMES

Running Myrtle, Vinca, ground cover

Toxicity to pets

This flowering ground cover is also commonly called "running myrtle." Many toxic alkaloids are present in this plant including yohimbine, vincristine and vinblastine (which are drugs that are used as chemotherapeutics in human and veterinary medicine). When ingested, it can cause hypotension (drop in blood pressure), incoordination, tremors and seizures.

Vinca



Additional Common Names: Periwinkle, Running Myrtle

Scientific Name: Vinca rosea

Family: Apocynaceae

Toxicity: Toxic to Dogs, Toxic to Cats, Toxic to Horses

Toxic Principles: Vinca Alkaloids

Clinical Signs: Vomiting, diarrhea, low blood pressure, depression, tremors, seizures, coma, death.

*If you suspect your pet may have ingested a potentially toxic substance, call the APCC at (888) 426-4435 (tel:(888) 426-4435) or contact your local veterinarian as soon as possible.**

* A consultation fee may apply.

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No serious insect or disease problems. Susceptible to winter burn, particularly in exposed sites. Twig blight and needle blight are occasional problems. Root rot may occur in poorly-drained soils. Weevils, mealybugs and scale are problems in some areas.

Uses

Frequently used as a specimen, small hedge or foundation plant. Shrub borders or perennial borders.

Back to Previous Page

Children's Hospital of Philadelphia

Poisonous Berries

CHOP's Poison Control Center receives numerous calls about children who have eaten wild berries.

If your child has swallowed something that you suspect might be poisonous, call the Poison Control Center at 1-800-222-1222.

The most commonly found poisonous berries in the mid-Atlantic region include:

American Bittersweet

American bittersweet is a woody vine often used in fall wreaths and dried flower arrangements. Its orange-yellow berries are three-part capsules with a seed in each part. They grow at the point where the leaves join the stems. Eating American Bittersweet berries can cause stomach upset and diarrhea.

Cotoneaster

Cotoneaster is an evergreen shrub that tends to grow upright with long branches rather than as a bush. Its bright orange berries grow in clusters so thick that the branches cannot be seen. Cotoneaster is poisonous in large amounts and may cause trouble breathing, weakness and seizures.

Holly

Holly is an evergreen shrub that can grow to be a tree. The leaves are stiff with sharp points and may be edged with white. The berries are hard and bright red. Eating more than three holly berries can cause severe and prolonged nausea, vomiting and diarrhea, as well as drowsiness.

The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302

708.383.6400
foiapolice@oak-park.us

05/27/2021

Re: FOIA Request
Date: 05/12/2021
Type: Police arrest/incident case reports
No.: 21-00629
Email: Colleen.hintz@sbcglobal.net

Colleen Hintz
238 W Ridgeland Avenue
Waukegan, IL 60085

Dear Requester:

Thank you for writing to the Village of Oak Park ("Village") with your request for records pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

Public Records Requested:

> *Looking for the number of times police etc were called to 7 Van Buren in Oak Park especially in the last 3-5 years.*
> *Also the number of incidents or arrests up to and including the boundary of Harrison, Jackson, Austin to Lyman.*
> *Again if possible for the last 3-5 years and how that relates to the total number reported.*

The Village has granted your request and enclosed are copies of the document(s) requested.

> *Please see attached Calls for Service communications regarding 7 Van Buren in the last 5 years.*
>
> *Please visit our Village website at https://www.oak-park.us/ to see our crime mapping for the areas you requested on your FOIA. Under Village Services you will then go to Police Department and there will be an option for Crime Maps.*

Sincerely,

Police
foiapolice@oak-park.us

The following pages include information from the Village of Oak Park Police & Fire Departments to the area surrounding 7 Van Buren. These perimeters are the 400 block of S. Austin,

Following that for comparison are Oak Park Police and Fire Department reports from another block on Austin and Humphrey Avenue but just further North.

The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302

708.383.6400
foiafire@oak-park.us

05/27/2021

Re: FOIA Request
Date: 05/21/2021
Type: Fire, ambulance or EMS reports
No.: 21-00676
Email: Colleen.hintz@sbcglobal.net

Colleen Hintz
238 W Ridgeland Avenue
Waukegan, IL 60085

Dear Requester:

Thank you for writing to the Village of Oak Park ("Village") with your request for records pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

Public Records Requested:

> *Number of times fire or ambulance or ems were required to on-site on the 300 block of south Humphrey in 2020 & 2019.*
>
> *Number of times fire, ambulance or ems were required to be on site on the 100 block of north Austin Blvd. in 2020 & 2019*

The Village has granted your request and enclosed are copies of the document(s) requested.

> *Attached please find requested reports.*

Sincerely,

Fire
foiafire@oak-park.us

VILLAGEOAKPARK

STREET ADDRESS

Alarm Date Between {05/19/2019} And {05/19/2021} and Address Number Between "400" And "600" and Street Prefix/Directional = "S" and Street Name = "Austin"

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
.9-0003553-000	06/24/2019	23:21:30	506 S AUSTIN BLVD /2/OAK	553 Public service
.9-0004230-000	07/27/2019	02:37:47	408 S AUSTIN BLVD /1N/OAK	321 EMS call, excluding vehicle
.9-0005117-000	09/05/2019	15:48:33	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
.9-0006170-000	10/20/2019	18:06:05	412 S AUSTIN BLVD /2E/OAK	746 Carbon monoxide detector act
.9-0006696-000	11/13/2019	17:49:02	520 S AUSTIN BLVD /OAK PA	510 Person in distress, Other
.9-0007391-000	12/16/2019	07:02:07	504 S AUSTIN BLVD /3/OAK	321 EMS call, excluding vehicle
:0-0000078-000	01/05/2020	07:30:20	412 S AUSTIN BLVD /1E/OAK	321 EMS call, excluding vehicle
:0-0001866-000	04/01/2020	23:16:22	520 S AUSTIN BLVD /OAK PA	622 No Incident found on arrival
:0-0002589-000	05/16/2020	21:38:04	412 S AUSTIN BLVD /1E/OAK	321 EMS call, excluding vehicle
:0-0003063-000	06/09/2020	12:48:52	520 S AUSTIN BLVD /OAK PA	622 No Incident found on arrival
:0-0003078-000	06/09/2020	18:16:33	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0003435-000	06/27/2020	01:07:59	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0003564-000	07/04/2020	07:53:35	508 S AUSTIN BLVD /OAK PA	622 No Incident found on arrival
:0-0004288-000	08/07/2020	20:59:49	412 S AUSTIN BLVD /2E/OAK	553 Public service
:0-0004511-000	08/17/2020	12:20:45	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0004553-000	08/19/2020	01:45:19	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0004613-000	08/22/2020	01:56:30	412 S AUSTIN BLVD /OAK PA	322 Motor vehicle accident with
:0-0005063-000	09/11/2020	04:10:03	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0005249-000	09/20/2020	16:07:15	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0005272-000	09/22/2020	06:06:55	410 S AUSTIN BLVD /IN FRO	321 EMS call, excluding vehicle
:0-0005383-000	09/28/2020	03:11:14	410 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0005417-000	09/30/2020	06:53:32	504 S AUSTIN BLVD /1/OAK	321 EMS call, excluding vehicle
:0-0005498-000	10/04/2020	01:41:41	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0005501-000	10/04/2020	05:17:21	514 S AUSTIN BLVD /OAK PA	551 Assist police or other gover
:0-0005667-000	10/12/2020	11:51:16	410 S AUSTIN BLVD /2S/OAK	321 EMS call, excluding vehicle
:0-0005699-000	10/13/2020	23:48:08	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0005704-000	10/14/2020	08:40:37	410 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0005801-000	10/18/2020	06:36:00	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0005873-000	10/21/2020	14:00:07	410 S AUSTIN BLVD /2S/OAK	321 EMS call, excluding vehicle
:0-0005944-000	10/24/2020	03:44:49	410 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0006097-000	10/30/2020	20:16:08	410 S AUSTIN BLVD /2S/OAK	321 EMS call, excluding vehicle
:0-0006103-000	10/31/2020	08:15:25	420 S AUSTIN BLVD /3/OAK	321 EMS call, excluding vehicle
:0-0006298-000	11/09/2020	23:18:46	410 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0006349-000	11/12/2020	18:05:29	410 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0006472-000	11/20/2020	00:47:53	410 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:0-0006749-000	12/05/2020	01:45:28	514 S AUSTIN BLVD /3E/OAK	321 EMS call, excluding vehicle
:0-0007119-000	12/24/2020	14:18:07	520 S AUSTIN BLVD /OAK PA	511 Lock-out
:0-0007123-000	12/24/2020	19:53:11	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
:1-0000013-000	01/01/2021	19:18:11	520 S AUSTIN BLVD /OAK PA	552 Police matter
:1-0000675-000	02/05/2021	21:44:50	410 S AUSTIN BLVD /2/OAK	321 EMS call, excluding vehicle
:1-0000762-000	02/10/2021	08:31:12	400 S AUSTIN BLVD /OAK PA	324 Motor Vehicle Accident with
:1-0000952-000	02/19/2021	01:32:44	412 S AUSTIN BLVD /1E/OAK	321 EMS call, excluding vehicle
:1-0000958-000	02/19/2021	12:52:58	414 S AUSTIN BLVD /2R/OAK	412 Gas leak (natural gas or LPG

VILLAGEOAKPARK

STREET ADDRESS

Alarm Date Between {05/19/2019} And {05/19/2021} and Address Number Between "400" And "600" and Street Prefix/Directional = "S" and Street Name = "Austin"

ncident-Exp#	Alm Date	Alm Time	Location	Incident Type
1-0001297-000	03/07/2021	09:24:36	414 S AUSTIN BLVD /1R/OAK	553 Public service
1-0001399-000	03/11/2021	19:36:41	520 S AUSTIN BLVD /OAK PA	622 No Incident found on arrival
1-0001458-000	03/14/2021	22:46:32	412 S AUSTIN BLVD /1E/OAK	321 EMS call, excluding vehicle
1-0001895-000	04/05/2021	16:14:08	520 S AUSTIN BLVD /OAK PA	622 No Incident found on arrival
1-0002323-000	04/27/2021	16:25:56	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
1-0002395-000	04/30/2021	23:45:17	520 S AUSTIN BLVD /OAK PA	321 EMS call, excluding vehicle
1-0002739-000	05/16/2021	15:29:46	514 S AUSTIN BLVD /3E/OAK	321 EMS call, excluding vehicle
1-0002748-000	05/16/2021	22:32:27	410 S AUSTIN BLVD /2S/OAK	321 EMS call, excluding vehicle

Total Incident Count 51

VILLAGEOAKPARK

STREET ADDRESS

Alarm Date Between {05/19/2019} And {05/19/2021} and Address Number Between "800" And "900" and Street Prefix/Directional = "S" and Street Name = "Humphrey"

ncident-Exp#	Alm Date	Alm Time	Location	Incident Type
9-0003835-000	07/07/2019	14:06:03	817 S HUMPHREY AVE /OAK P	321 EMS call, excluding vehicle
0-0003616-000	07/06/2020	10:32:01	825 S HUMPHREY AVE /OAK P	554 Assist invalid
0-0003906-000	07/19/2020	05:29:47	821 S HUMPHREY AVE /OAK P	321 EMS call, excluding vehicle
0-0004635-000	08/22/2020	19:36:43	832 S HUMPHREY AVE /OAK P	321 EMS call, excluding vehicle
0-0005061-000	09/10/2020	21:05:37	800 S HUMPHREY AVE /OAK P	736 CO detector activation due t
1-0000918-000	02/17/2021	18:02:02	832 S HUMPHREY AVE /OAK P	445 Arcing, shorted electrical e
1-0001202-000	03/02/2021	16:24:58	845 S HUMPHREY AVE /2/OAK	736 CO detector activation due t

Total Incident Count 7

VILLAGEOAKPARK

STREET ADDRESS

**Alarm Date Between {05/19/2019} And {05/19/2021}
and Address Number Between "1" And "100" and
Street Name = "Harrison"**

ncident-Exp#	Alm Date	Alm Time	Location	Incident Type
9-0003089-000	06/01/2019	20:16:51	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
9-0003670-000	06/30/2019	10:10:33	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
9-0003673-000	06/30/2019	12:04:40	1 HARRISON ST /OAK PARK,	511 Lock-out
9-0004037-000	07/18/2019	07:19:14	1 HARRISON ST /OAK PARK,	324 Motor Vehicle Accident with
9-0004562-000	08/12/2019	13:15:55	1 HARRISON ST /OAK PARK,	511 Lock-out
9-0004702-000	08/19/2019	11:20:37	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
9-0005750-000	10/03/2019	10:43:27	1 HARRISON ST /OAK PARK,	251 Excessive heat, scorch burns
9-0005983-000	10/13/2019	13:29:11	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
9-0007190-000	12/07/2019	04:30:09	1 HARRISON ST /OAK PARK,	324 Motor Vehicle Accident with
0-0000265-000	01/13/2020	18:53:29	1 HARRISON ST /OAK PARK,	324 Motor Vehicle Accident with
0-0000693-000	02/03/2020	23:36:28	1 HARRISON ST /OAK PARK,	622 No Incident found on arrival
0-0001233-000	02/28/2020	12:14:19	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
0-0001594-000	03/15/2020	21:24:07	1 HARRISON ST /OAK PARK,	611 Dispatched & cancelled en ro
0-0001768-000	03/26/2020	01:36:33	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
0-0001825-000	03/30/2020	04:43:23	1 HARRISON ST /OAK PARK,	552 Police matter
0-0001927-000	04/05/2020	14:25:32	1 HARRISON ST /OAK PARK,	511 Lock-out
0-0002018-000	04/10/2020	07:31:00	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
0-0002630-000	05/18/2020	00:02:00	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
0-0002795-000	05/25/2020	20:53:17	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
0-0005258-000	09/21/2020	15:53:28	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
0-0005269-000	09/22/2020	02:56:03	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
0-0005323-000	09/25/2020	01:25:42	1 HARRISON ST /OAK PARK,	552 Police matter
0-0005382-000	09/28/2020	01:31:30	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
0-0006667-000	12/01/2020	04:37:53	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
0-0007083-000	12/22/2020	15:47:32	1 HARRISON ST /OAK PARK,	622 No Incident found on arrival
1-0000808-000	02/13/2021	03:50:41	1 HARRISON ST /OAK PARK,	322 Motor vehicle accident with
1-0000848-000	02/15/2021	02:30:02	1 HARRISON ST /OAK PARK,	324 Motor Vehicle Accident with
1-0001479-000	03/16/2021	02:47:53	1 HARRISON ST /OAK PARK,	622 No Incident found on arrival
1-0001627-000	03/24/2021	14:11:52	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
1-0001740-000	03/30/2021	02:30:41	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
1-0001978-000	04/09/2021	00:14:16	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle
1-0002034-000	04/11/2021	16:14:26	1 HARRISON ST /OAK PARK,	321 EMS call, excluding vehicle

Total Incident Count 32

VILLAGEOAKPARK

STREET ADDRESS

Alarm Date Between {05/19/2019} And {05/19/2021} and Address Number = "7" and Street Name = "Van Buren"

ncident-Exp#	Alm Date	Alm Time	Location	Incident Type
9-0003617-000	06/28/2019	06:04:29	7 VAN BUREN ST /4/OAK PAR	321 EMS call, excluding vehicle
9-0004753-000	08/22/2019	07:09:57	7791 W VAN BUREN ST /FORE	611 Dispatched & cancelled en ro
9-0006920-000	11/24/2019	00:18:13	7 VAN BUREN ST /5/OAK PAR	735 Alarm system sounded due to
9-0007149-000	12/05/2019	11:50:36	739 VAN BUREN ST /1W/OAK	321 EMS call, excluding vehicle
0-0002013-000	04/09/2020	18:12:21	7753 W VAN BUREN ST /305/	611 Dispatched & cancelled en ro
0-0006742-000	12/04/2020	16:34:39	7 VAN BUREN ST /9/OAK PAR	321 EMS call, excluding vehicle
1-0000570-000	01/31/2021	14:10:37	7 VAN BUREN ST /OAK PARK,	611 Dispatched & cancelled en ro
1-0001645-000	03/25/2021	02:23:16	7 VAN BUREN ST /7/OAK PAR	622 No Incident found on arrival
1-0001955-000	04/08/2021	07:05:42	7753 W VAN BUREN ST /508/	321 EMS call, excluding vehicle

Total Incident Count 9

COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
05/12/2021 13:35:36	2100051527	2102707	7 VAN BUREN ST	STATION REPORT		
01/31/2021 14:10:29	2100013618		7 VAN BUREN ST	LOCK OUT OR IN		
06/29/2020 00:09:58	2000080035		7 VAN BUREN ST	REMOVE UNWANTED		
10/18/2019 06:14:43	1900156463		7 VAN BUREN ST	REPOSSESSION		
07/19/2019 19:08:40	1900107257		7 VAN BUREN ST	SUSPICIOUS PERSON		
06/26/2019 13:08:09	1900094031		7 VAN BUREN ST	SUSPICIOUS PERSON		
05/20/2019 21:12:00	1900073172		7 VAN BUREN ST	SUSPICIOUS AUTO		
04/25/2019 14:15:43	1900059261		7 VAN BUREN ST	SUSPICIOUS PERSON		
10/27/2018 15:26:55	1800163817		7 VAN BUREN ST	SUSPICIOUS INCIDENT		
10/12/2018 14:46:14	1800155966		7 VAN BUREN ST	ASSIST FIRE DEPT		
07/23/2018 15:03:21	1800111362		7 VAN BUREN ST	SUSPICIOUS PERSON		
06/23/2018 16:19:41	1800095150		7 VAN BUREN ST	SUSPICIOUS AUTO	SEE	
05/23/2018 11:32:08	1800077453		7 VAN BUREN ST	SUSPICIOUS AUTO		
04/21/2017 13:32:05	1700056686		7 VAN BUREN	ASSIST FIRE DEPT		
12/14/2016 07:33:18	1600166481		7 VAN BUREN	LOCK OUT OR IN		
08/07/2016 23:07:05	1600104104		7 VAN BUREN	REMOVE UNWANTED		
12/16/2015 20:10:36	1559212		7 VAN BUREN	DRUG INVESTIGATION	UNIT 5	
10/08/2015 20:15:36	1531053		7 VAN BUREN	SUSPICIOUS AUTO		
10/07/2015 13:47:26	1530396		7 VAN BUREN	MEET COMPLAINANT		
07/19/2015 19:27:18	15145517	15017315	7 VAN BUREN	SUSPICIOUS AUTO		
06/06/2014 12:52:05	14122375	14013523	7 VAN BUREN	ABANDONED AUTO		
04/16/2014 12:03:09	14114373	14008624	7 VAN BUREN	WELFARE CHECK		

VILLAGEOAKPARK

STREET ADDRESS

Alarm Date Between {01/01/2019} And {12/31/2020} and Address Number Between "100" And "200" and Street Prefix/Directional = "N" and Street Name = "austin"

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
19-0000501-000	01/26/2019	18:05:04	134 N AUSTIN BLVD /OAK PA	531 Smoke or odor removal
19-0002111-000	04/16/2019	06:26:19	142 N AUSTIN BLVD /2/OAK	321 EMS call, excluding vehicle
19-0002201-000	04/20/2019	19: 02: 49	122 N AUSTIN BLVD /2/OAK	321 EMS call, excluding vehicle
19-0002235-000	04/22/2019	11:16:40	122 N AUSTIN BLVD /2NOAK	321 EMS call, excluding vehicle
19-0002514-000	05/06/2019	18:51:41	122 N AUSTIN BLVD /2/OAK	321 EMS call, excluding vehicle
19-0005790-000	10/04/2019	17:22:30	134 N AUSTIN BLVD/OAK	743 Smoke detector activation, n
20-0000942-000	02/15/2020	08:47:48	138 N AUSTIN BLVD /SB/OAK	321 EMS call, excluding vehicle
20-0003585-000	07/05/2020	03:29:15	142 N AUSTIN BLVD /2/OAK	622 No Incident found on arrival
20-0003685-000	07/09/2020	15:13:30	150 N AUSTIN BLVD /OAK PA	622 No Incident found on arrival
20-0006091-000	10/30/2020	14:43:38	142 N AUSTIN BLVD /2/OAK	321 EMS call, excluding vehicle
20-0006882-000	12/11/2020	07:02:33	118 N AUSTIN BLVD /1/OAK	321 EMS call, excluding vehicle

Total Incident Count 11

VILLAGEOAKPARK

STREET ADDRESS

Alarm Date Between {01/01/2019} And {12/31/2020} and Address Number Between "300" And "400" and Street Prefix/Directional = "S" and Street Name = "Humphrey"

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
19-0006474-000	11/02/2019	21:08:18	341 S HUMPHREY AVE /3N/OA	554 Assist invalid
19-0006594-000	11/08/2019	18:28:39	330 S HUMPHREY AVE /OAK P	321 EMS call, excluding vehicle
19-0006711-000	11/14/2019	09:31:59	323 S HUMPHREY AVE /OAK P	744 Detector activation, no fire
20-0003093-000	06/10/2020	08:19:40	323 S HUMPHREY AVE /OAK P	746 Carbon monoxide detector act
20-0003971-000	07/22/2020	13:20:21	323 S HUMPHREY AVE /OAK P	424 Carbon monoxide incident
20-0005454-000	10/02/2020	00:40:12	341 S HUMPHREY AVE /3N/OA	321 EMS call, excluding vehicle
20-0006631-000	11/28/2020	21:38:46	341 S HUMPHREY AVE /3/OAK	321 EMS call, excluding vehicle

Total Incident Count 7

The following pages represent views and perspectives of this proposed development at 7 Van Buren in Oak Park.
Some of these views were not provided in the petitioner's application material for the variances to Village of Oak Park codes that were turned in for review by the Planning Commission. We request that the Planning Commission require that Oak Park Residence Corporation submit drawings and renderings of this building depicting all facades (North, South, East and West). From multiple angles including those of which would be viewed from adjacent or neighboring properties.

These renderings we submit show the following:
-A view from the Poley Building at 408-410 S. Austin Blvd. looking North from their dining room showing the before and after scenery or lack thereof with the development as proposed.
-A view from the rear yard at 800 S. Humphrey Avenue looking east towards Austin Blvd. showing the before and after scenery or lack thereof with this development as proposed.
-A view from Van Buren facing Southeast depicting the encroachment of the proposed building into the street and into the alleyway.
-A view of 408-410 S. Austin Blvd and the proposed building at 7 Van Buren depicting the disproportionate scale, mass and encroachment of the interior side setback of it in comparison to the adjacent historically landmarked building.
-A view between two buildings at a distance of 6 feet 6 inches. These two buildings have a much shorter facade that abut each other and the building to the left is 3 stories and the building to the right is 2 stories. Thus allowing for more light and air and less shadows than the proposed development at 7 Van Buren. This distance of 6 feet 6 inches is greater than the potential distance of 6.30 feet as requested for variance by the petitioner.


Google

Building Name	Building Address	Number of Units	Number of Parking Spots	Percentage	Parking Type	Other notes
The Emerson	1135 Westgate Street	271	424	156%	Garage	only some of the parking spots open to non-resiedents, in a TOD district
Vantage	150 Forest Ave	270	300	111%	Garage	downtown by metra, cta and buses, integrated parking with 588 spots total, in TOD area
Albion	1000 Lake Street	265	204	77%	Garage	Downtown, close to multiple transit points (buses, cta & metra) in a TOD area
Eleven33	1133 South Blvd.	263	398	151.00%	Garage parking	close to the green line & metra line & bus stops, in a TOD area, integrated parking of 398 spots total
Dreschler Brown site	unknown	158	123	78.00%	Garage Parking	2 blocks from cta & metra, buses, in TOD area, close to downtown & many other local businesses
801 Apartments	801 S. Oak Park Ave.	37	24	65% *****	Paved & partially covered	close to mass transit and across from things like banks, grocery stores
TBD	835 Lake Street	84	88	105%	Surface Parking 1st floor	
TBD	435-451 Madison St.	52	43	83%	Garage	
TBD	**7 Van Buren**	**45**	**17**	**38%**	**Garage**	**near cta & bus stop, not near metra, not near grocery store or other fundamental needs, NOT a TOD district**
Boutique Flats Oak Park	500- 508 Lyman	24	24	100%	parking lot	near both cta lines, bus lines, closer to grocery stores, banks, etc., Not in a TOD area
Ambrosia Homes	261 Washington Blvd.	24	24	100%	Covered 1st floor garage	near cta & bus lines, closer to grovery stores, banks, etc., Not in TOD area

801 Apartments has two work/live units ths decreasing the need for vehicles in theory by two unts so it is 24 parking spots for 35 units which is 69% & this falls within one of Oak Park's newly created TOD zones