

Item #	Source-VOP Planning Document	Plan Element	Page # (Plan Section)	Plan Goal	Plan Objectives	Description	Compensating Benefits-Applicability to 7 Van Buren Development
1	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Vision and Goals	21	Commercial	Attract Mix of Consumers (Income, Age, and Residence - local vs regional)		This development is designed with units of varying sizes which will attract residents of many different backgrounds. The Oak Park Residence Corporation is committed to its mission of providing economically integrated housing to meet the needs of individuals of all backgrounds.
2	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Vision and Goals	21	Residential	Increase Density to Support Successful Transit Oriented Mixed Use Development		This development will add an additional 33 units (beyond the existing 12 units currently on the site) of brand new housing located within 2 blocks of the Austin Avenue El station on the CTA Blue-Line.
3	Street District Character Plan) - <i>Adopted 2005.</i>	Vision and Goals	21	Residential	Encourage a Mix of Multi-Family Dwellings		This development will result in 45 units of brand new, high-quality, economically integrated, multi-family dwelling units.
4	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Plan Recommendations	29	Residential	Density and Intensity of Commercial and Residential Development	Eastern Gateway (Austin to Taylor) - Node 1: The Harrison - Austin intersection should be treated as an important gateway to the Village. The beautiful eastward vistas provided by Columbus Park will be captured by residents in higher density buildings at the intersection and along Austin Boulevard. The eventual re-location of one or both service stations replaced with high rise mixed use buildings would mark the entry to the district placing the highest density at the edge of a large open park space. Increased density of six to ten stories on the southern block [limited to about half the total area] should encourage pedestrian access to CTA trains and busses. Density increases of six to ten stories north of Harrison should be limited to buildings adjacent to Austin.	This development is a perfect example of exactly what is called for in this provision of the Harrison Street plan: new development, 6 stories (compared to the 6-10 stories provided for in the plan), adjacent to Austin and north of Harrison, within walking distance of the CTA train, and overlooking Columbus Park.
5	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Plan Recommendations	29	Residential	Density and Intensity of Commercial and Residential Development	The Village should work with the City of Chicago and the Chicago Park District to foster creation of park improvements at the Austin intersection that increase pedestrian related activity, while enhancing the physical beauty of this edge.	The Oak Park Residence Corporation is committed to partnering in improvements to enhance the western edge of Columbus Park.
6	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Assessing Plan Impacts	34	Residential	Residential and Commercial Impacts	The addition of new residential space would enlarge the economic and fiscal base and dramatically transform the character of the Harrison Street district. Complete build out at the proposed densities in twenty years would double the current residential living space at approximately 2 million square feet (from 900,000). We expect that the majority of new units will be in multi-family apartment buildings: some exclusively residential and others with commercial uses on the street level.	This development would add 33 additional new residential units to the Harrison Street neighborhood (a small fraction of the overall increase in residential space provided for in the plan).
7	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Assessing Plan Impacts	34	Residential	Residential and Commercial Impacts	The new mixed-use multi-family buildings will cater mainly to middle income households including young singles or couples seeking a transit-friendly suburban location closer to Chicago. Additionally, empty nesters, many from Oak Park, abandoning the burdens of maintaining a single-family dwelling, will find a transit and freeway accessible Oak Park address attractive. Specific steps need to be taken to ensure that a mix of affordable housing accompanies these improvements.	This development will provide the type of multi-family housing that will serve the needs of those populations described in this portion of the plan. We have already received inquiries from individuals who may be interested in becoming residents, including the types of middle-income households, transit-friendly residents, empty nesters, and individuals seeking affordable housing units that are identified here.
8	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Vision and Goals	21	Transportation	Increase Use of Transit		This development will specifically target the attraction of residents seeking a transit-friendly lifestyle.
9	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Vision and Goals	21	Transportation	Increase Bicycle and Pedestrian Use		This development will also specifically target the attraction of residents seeking an active transportation, pedestrian, and bicycle-friendly lifestyle.
10	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Plan Recommendations	32	Transportation	Transportation	Increasing the density of mixed use developments that include desirable pedestrian access to trains and buses will attract residents who prefer to travel using public transit.	We agree that this will be a beneficial outcome for the community, and that this development will increase density and will serve to advance this beneficial interest.
11	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Vision and Goals	21	Design Character	Create Pedestrian Friendly Improvements		This development will include an open and generous pedestrian colonnade, with visual lines of sight through to Columbus Park. It will also provide additional exterior bicycle parking to encourage and foster active transportation choices.
12	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Plan Recommendations	33	Design Character	Site Planning and Building Design	Encourage staggered building heights across both street faces to avoid creating a canyon effect.	This development is at the low-end of the height provision articulated in the plan (6-10 stories), but will nonetheless still introduce a positive measure of variability in building heights as provided for in the plan.
13	Planning Together (Harrison Street District Character Plan) - <i>Adopted 2005.</i>	Plan Recommendations	33	Design Character	Site Planning and Building Design	At district boundaries or entry points, offer forms and styles such as towers, arcades, small plazas that articulate and define such transitional spaces.	This development's beautiful and yet sensitive modern design, together with its net zero functionality as represented by its associated solar array, will serve as the very type of compelling design feature envisioned by the plan for the district's eastern boundary.

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1	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Project Summary - Recommendations	88		Increase workforce housing options through transit oriented development.		This project is a leading edge example of transit oriented development.
2	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Project Summary - Recommendations	88		Maintain and enhance programs targeted at connecting residents with affordable housing and minimizing vacancies in Oak Park.		This development will maintain 20% of its units as affordable in a fully economically integrated building.
3	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Project Summary - Recommendations	88		Place marketing emphasis on the affordability of Oak Park housing options when the combined costs of housing and transportation are factored in.		This development's proximity to transit and walkability will make it more affordable to a broader cross section of prospective residents than would be the case for a development in a less transit-friendly location.
4	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Project Summary - Recommendations	88		Reinforce and expand initiatives intended to increase energy efficiency of new and existing housing.		This development will be the most significant Net Zero Energy building in the upper Midwest.
5	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Current Housing Analysis	94	Current Rental Housing		Moderate to middle income renters are well served by Oak Park's existing supply of rental housing. Supply/demand gaps, however, exist at the bottom and top ends of the Village's rental market. The Village needs more rental units serving both the needs of low income households and upper income households.	This development will contain units at a range of price points that will help to address needs at varying levels in the market.
6	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Current Housing Analysis	95	Today's Market Segments and Market Preferences		...the majority of current and projected village residents have at least a moderate propensity to live in a compact neighborhood. A compact neighborhood is defined as a neighborhood with a range of housing types that encourage walking to retail stores, neighborhood amenities and other homes and are located near transit lines. The largest such group are the "Solo Acts." These tend to be relatively young single or roommate households who prefer a mobile urban lifestyle and denser housing options.	This development will cater to a wide variety of existing Oak Park residents, including individuals such as those identified in this section of the Homes for a Changing Region (HFACR) plan.
7	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Projecting Future Housing Needs	97	Future Rental Needs		Oak Park will have the opportunity to create housing to meet the needs of lower income households. Additional senior rental housing is a definite possibility.... We also note the potential to develop more upscale rental housing which can meet the needs of households with incomes exceeding \$75,000. Transit oriented rental housing may represent the real opportunity here.	This development, by virtue of its economically integrated residential base, will help to meet the housing needs of lower income households and seniors (who may benefit from having an elevator building in Southeastern Oak Park), as well as those seeking high quality upscale housing near transit in the Harrison Street neighborhood.
8	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Projecting Future Housing Needs	98	Capacity Analysis		The Village of Oak Park provides in their Zoning Ordinance the opportunity for higher density projects through their Planned Development process. Historically, the Village of Oak Park has approved residential mixed use developments at higher density than currently allowed in the underlying zoning districts, in part due to the lack of developable property and the desire for greater densities. Other plans and overlays have already created additional capacity.	This development is consistent with such direction, as reflected in numerous areas within the Comprehensive Plan and the Harrison Street plan. The lack of developable property and the desire for greater densities sited here are among the reasons for such support.
9	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Sustainability	100	Energy Use		Since buildings and transportation account for the top two energy-users, any forward thinking housing plan should take energy consumption into account. ... Oak Park has a slightly lower average number of Vehicle Miles Traveled (VMT) by household compared with the Cook County average. ... Putting offices, shops, restaurants, residences, and other codependent activities in close proximity to each other has the biggest impact in reducing VMT. Oak Park's planning and development policies have clearly reaped such benefits by locating compact residential developments close to transit stations and downtown retail and entertainment amenities.	This development will advance active transportation alternatives, taking advantage of its terrific walkable location in the Harrison Street District, near transit, and across from Columbus Park.
10	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Recommended Strategies	103	Update Oak Park's Comprehensive Plan and zoning ordinance		Environmental Sustainability will likely be a focus of the Village's new plan, requiring changes to the Zoning Ordinance. Another focus will be support for transit oriented development, as recommended by both PlanItGreen and sub-area plans commissioned by the Village, requiring zoning changes to achieve increased density and mixed-use development within a half mile radius of train stations.	This development will advance active transportation alternatives, taking advantage of its terrific walkable location in the Harrison Street District, near transit, and across from Columbus Park.
11	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Recommended Strategies	103	Update Oak Park's Comprehensive Plan and zoning ordinance		As a leader in housing policy and programs, Oak Park might also consider making sure that accessibility standards allow a growing senior population to age in place.	This development will bring the first modern elevator building to southeastern Oak Park, thereby creating 45 new units of accessible housing for seniors who may wish to remain in their neighborhood in order to stay connected to their immediate community and to age in place.
12	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Recommended Strategies	103	Increase housing options for Oak Park's workforce and seniors through transit oriented development		Increase housing choices for the Village's workforce as well as seniors through transit oriented development that leverages the Village's Metra and CTA stations, reducing the need for residents to drive. The Village needs to continue to promote alternatives to car ownership such as mass transit, bicycling, and car-sharing services.	This development will be marketed directly to individuals of all backgrounds with a focus on attracting residents who will appreciate the walkable and accessible aspects of living in a building where car ownership is not only optional, but truly unnecessary.

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1	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Guiding Principles.	p.2			<u>GUIDING PRINCIPLES-DIVERSITY:</u> All actions should result in a community that is welcoming and accessible to all people, supportive of integrated social and physical interaction, and respectful of different lifestyles and opinions.	The Oak Park Residence Corporation is committed to maintaining and improving diversity and integration throughout Oak Park by creating housing opportunities for people of all backgrounds and reversing historic patterns of segregation. This development will support that effort.
2	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Guiding Principles.	p.2			<u>GUIDING PRINCIPLES-URBAN SUSTAINABILITY:</u> All actions should advance Oak Park's mission to be a community that minimizes the impact of urban development on the environment, enhances active and healthy lifestyles for all residents, ensures social justice for every citizen, and maintains locally-based fiscal stability over time.	This development will be the most significant Net Zero multifamily development in the upper Midwest and, given our climatic zone, will make it one of the most important new developments in the country.
3	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Guiding Principles.	p.2			<u>GUIDING PRINCIPLES-THRIVING NEIGHBORHOODS:</u> All actions should support the maintenance and enhancement of Oak Park's neighborhoods. All portions of the community – neighborhoods, open spaces, institutions, and commercial areas – help define quality of life in Oak Park. However, the village's neighborhoods play a primary role in defining community character, supporting diversity and accessibility, and fostering an engaged and integrated citizenry.	This development is structured specifically to support diversity, accessibility, and integration of households of different backgrounds and experiences.
4	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.13			<u>SUMMARY OF PUBLIC INPUT-TRANSIT ORIENTED DEVELOPMENT (TOD):</u> The community cited the need for targeted transit-oriented development (TOD) as a key issue in Oak Park. Citizens feel it is an important way to address related issues of availability and affordability of housing, a lack of local commercial services, and the image of several of the Village's entry points.	This development will be located next to a local bus stop and within 1/4 mile (2 blocks) of the Blue Line - Austin CTA rail station. As such, it will be a perfect example of thoughtful, contextual, and appropriate Transit-Oriented Development.
5	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.13			<u>SUMMARY OF PUBLIC INPUT-OVERALL LAND USE:</u> Participants feel as if the overall land use character of the community is established and unlikely to change, with its well-defined residential areas and commercial districts. To that end, they feel that one issue in the Village is the lack of development sites due to the built-out nature of the community and small parcels along many of its key corridors.	This development will provide for creative, efficient investment along Austin Blvd, one of the Village's key corridors (which the VOP Master Plan correctly indicates faces challenges regarding prospective development due to the small size and lack of availability of sites along this key border gateway).
6	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.13			<u>SUMMARY OF PUBLIC INPUT-COMMERCIAL DISTRICTS:</u> Local commercial districts were discussed as an important issue related to neighborhood vitality and quality of life. Residents would like to see stronger local commercial districts with uses that support daily shopping and dining needs. They stressed the desire for these activities within walking distance of their homes, and that the thriving business districts are often too far away in other portions of the Village.	This development will increase density and the associated purchasing power of its residents within easy walking distance of both the Harrison Street Arts District and the Madison Street Business District, thereby helping to support local commercial districts within Oak Park.
7	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.14			<u>SUMMARY OF PUBLIC INPUT-DEVELOPMENT CHARACTER:</u> Many feel it is a critical issue to address, as many of the Village's important corridors (i.e. Madison Street, Austin Boulevard and Harlem Avenue) convey a less-than-ideal character for visitors from other communities.	This development would be the first new multifamily investment in more than 50 years along the entirety of Oak Park's critically important Austin corridor. It will bring compelling, leading-edge design, architecture, and sustainability to the corridor, and will serve as an example and catalyst for more thoughtful future investment.
8	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.47 (4.1.2)	Strengthen and protect the character, integrity, and cohesion of the Village and its neighborhoods.	Strengthen the community's urban fabric through context-sensitive infill development that is complementary to the scale and character of surrounding residential neighborhoods.	<u>STRENGTHENING THE URBAN FABRIC:</u> While Oak Park is a mature community that is nearly built out, there are opportunities for infill development in residential and commercial areas. In addition to vacant parcels, there are buildings and sites in some areas suffering from disinvestment and functional obsolescence, providing excellent opportunities for redevelopment. If properly managed, designed, and constructed, new investment and reinvestment can help strengthen the fabric and vitality of the neighborhoods.	This development will replace a deteriorating mid-century California-style apartment building with a beautiful, functional, leading-edge replacement that will certainly "strengthen the fabric and the vitality of the neighborhood".
9	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.50 (4.2.4)	Enhance the architectural integrity of the village through both preservation and innovation.	Support innovative building design and construction practices within the village and continue an award program to recognize innovative design and the application of "green" building techniques	<u>SUPPORTING INNOVATIVE AND ENVIRONMENTAL DESIGN:</u> Oak Park's rich architectural history and commitment to quality architecture is a strong source of civic pride. This commitment, alongside advancements in design and construction, creates a climate uniquely suited for architectural innovation. Given its rich tradition in architecture, Oak Park is uniquely poised to be a model of preservation and innovation in design. Village government can continue to support the application of energy-efficient and resilient green building techniques by reviewing and amending ordinances as needed to remove barriers to innovation....	This development, given its dual role in advancing affordability and environmental sustainability in ways that are unique nationally, will immediately become one of the most important buildings constructed within Oak Park. It will help to advance Oak Park's continuing interest in serving as a model community and a laboratory for leading-edge innovation in these areas.
10	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.52 (4.3.4)	Diversify the economy and strengthen the tax base through land use and development	Encourage the growth of transit-oriented development (TOD) in order to provide greater access to local goods and services, expand the variety of housing options, and maximize transit, bicycle and pedestrian access throughout the village.	<u>LEVERAGING REGIONAL TRANSIT:</u> Encourage the growth of transit-oriented development (TOD) in order to provide greater access to local goods and services, expand the variety of housing options, and maximize transit, bicycle, and pedestrian access throughout the village.... by encouraging growth and expansion of TOD, Oak Park can benefit from expanded housing choices, decreased dependency on the automobile, and greater access to goods and services.	This development will advance each of the Transit-Oriented Development (TOD) objectives identified in the VOP Comprehensive Plan, and clearly reflects a realization of the Village objectives to "expand housing choices, decrease dependency on the automobile, and provide greater access to goods and services."
11	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.53 (4.4.3)	Seek innovative and creative solutions to provide redevelopment opportunities and to recapture open space at a variety of scales.	Encourage redevelopment and revitalization of underused and underdeveloped property while promoting the preservation of historical resources and character.	<u>MAXIMIZING FULL POTENTIAL:</u> Encourage redevelopment and revitalization of underused and underdeveloped property while promoting the preservation of historical resources and character. Even within communities that are essentially 100% built-out, there exist opportunities for new desirable in-fill development. Redevelopment of these "opportunity sites" can serve as catalysts for neighborhoods, corridors, downtowns, TOD areas, and more. They present the opportunity to provide needed and desirable land uses in strategic locations, such as affordable housing, senior housing, mixed-use development, institutional uses, and more, and can help a community realize the full potential of underutilized properties.	The Village's description of this goal/objective is just about a perfect definition for the 7 Van Buren redevelopment project. This is an "opportunity site". It will serve as a positive "catalyst" for Austin Blvd, the neighborhood, and the Harrison Street Arts District. It will provide "needed and desirable land uses" in a "strategic location" including "affordable" housing, and "senior" and accessible "housing".

12	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Arts and Culture	p.75 (5.4.2)	Strengthen the existing arts environment and integrate artistic uses of space throughout the village.	Promote and support local Oak Park artists when commissioning public projects, including design, construction, maintenance, etc.	PRIORITIZING LOCAL ARTISTS: Part of Oak Park's long-term legacy will be the contributions of today's artist community. Village government can seek opportunities to work with local partners to commission public art with the intention of purchasing pieces created by local artists.	The Oak Park Residence Corporation will identify, commission, and install a piece of public art or sculpture either 1) on site, or 2) in an appropriate off-site location within the immediate vicinity (possibly along the Harrison Street Arts District corridor or across the street along Austin Blvd in Columbus Park).
13	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Parks, Open Space, and Environmental Features	p.85 (6.2.3)	Support an active and involved community by engaging Oak Park's citizens and providing easy access to parks, open space, and environmental features.	Accommodate easy access and provide amenities to parks and open spaces for pedestrians and bicyclists.	SUPPORTING ACCESS FOR ALL RESIDENTS: Inclusive design is an important part of supporting a diverse population. All residents should be able to enjoy open spaces throughout the village.	This development will create one of the only elevator accessible buildings in the entire Southeastern quadrant of Oak Park. The elevator's roof access and the associated sightlines of Columbus Park will ensure that views of this Jens Jensen designed jewel of a city park will be accessible to all residents.
14	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.15			SUMMARY OF PUBLIC INPUT-HOUSING AND TRANSIT: Residents cited the opportunity for transit-oriented development to provide a broader choice in housing stock in areas with higher access to jobs and commercial services. They stated this could address both affordable housing needs and senior housing needs....	This development is a definitional example of transit-oriented development. As noted, it will "provide a broader choice in housing stock in areas with higher access to jobs and commercial services " and will "... address both affordable housing needs and senior housing needs ."
15	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.15			SUMMARY OF PUBLIC INPUT-HOUSING CHOICE: Residents stated that the diversity in housing choice is a valued asset to the Oak Park community. However, the Village needs to be proactive in ensuring that a broad range of housing choices remain available. They specifically cited the need for quality senior housing in the middle-income range.	This development will increase housing choice both generally throughout the Village, and specifically in this eastern Oak Park and Harrison Arts District neighborhood.
16	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.15			SUMMARY OF PUBLIC INPUT-HOUSING QUALITY: Generally, citizens feel the housing stock in Oak Park is of a high quality. However, they expressed concerns about maintenance of some areas.	This development will provide high quality newly constructed accessible apartments in an area of the Village that doesn't have any similar offerings. In turn, it will elevate the overall quality of the housing stock in the area.
17	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-NEIGHBORHOOD PERCEPTION AND IMAGE: Residents discussed the varying perception of neighborhoods throughout the Village. They feel residential areas east of Ridgeland and south of I-290 are often viewed differently than other portions of the community. The area east of Ridgeland is perceived to be unsafe due to its close relationship with Chicago's Austin neighborhood.	This development, together with our efforts to partner with the Chicago Park District and the Austin community, will be a visible demonstration of the confidence that we have, not only in eastern Oak Park, but also in the importance of helping to bridge the perceptual divide that too often separates residents from the Oak Park and Austin neighborhoods.
18	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-AFFORDABLE HOUSING: Affordable housing was a common topic among workshops and meetings. Residents feel that providing local affordable housing is an important element in maintaining the overall diversity of the community. Residents cited the need for both affordable rental units and affordable owner-occupied housing	This development will advance affordability by ensuring that 20% of the units in the building will be rented by low-income individuals or households.
19	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-SENIOR HOUSING: Participants cited the need for greater senior housing options in the Village. They stated that there are currently high-end and low-income senior housing units, but nothing that will meet the growing demand for middle-income senior housing that will allow long-time residents to stay in their neighborhood or community	This development will offer units that will help to meet some of the Village's "demand for middle-income senior housing that will allow long-time residents to stay in their neighborhood or community. "
20	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-DEMOGRAPHICS: Residents pointed out that Oak Park's current population is lower than its peak population by about 12,000 people. Generally, participants feel the Village's residential density is a key asset, and are concerned that any further loss in population or de-densifying of neighborhoods would harm local commercial districts.	This development will bring a modest increase in density that will help to support the Austin/Harrison neighborhood and the Harrison Street Arts District.
21	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-DIVERSITY: Diversity was an often mentioned issue and asset in Oak Park. Residents stated the importance of diversity and its role in creating vibrant neighborhoods, active commercial districts, and a greater sense of community pride. Participants stated that the Village needs to be proactive about maintaining and growing its diversity. In fact, some stated that while the Village is diverse, it needs to be more integrated.	This development will help to increase diversity and integration by introducing a new type of housing stock to this neighborhood. One of the central purposes underlying the existence of the Oak Park Residence Corporation is to encourage and foster diversity throughout all of Oak Park for people of all backgrounds.
22	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.101 (7.1.6)	Sustain and broaden diversity and integration throughout Oak Park.	Support all programs and projects that encourage, require, or incentivize the development of housing, neighborhood services, or other outcomes that foster diversity, inclusion, and integration throughout Oak Park.	SUPPORTING DIVERSITY INITIATIVES: In many instances, Village government may not have direct control over a project or initiative that has the potential to advance local diversity and integration. However, it may have the ability to support certain actions undertaken by agencies, institutions, developers, or others. Village government could utilize both fiscal and non-fiscal tools for projects that meet the community's goal of a more diverse and integrated community	This development presents the Village with a perfect opportunity to directly advance this Goal/Objective.
23	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.102 (7.2.3)	Ensure all Oak Park neighborhoods foster social interaction and inclusiveness.	Adopt policies or regulations that require housing for residents with specific needs to be integrated into all portions of the Village, and encourage social interaction among all residents.	ACCOMODATING RESIDENTS WITH SPECIFIC NEEDS: Integrating residents that have unique needs with the larger population fosters independence and a greater sense of inclusion. Rather than isolating these residents from the rest of the community, the Village should support the development of housing that responds to specific needs and is integrated among traditional housing. This can be accomplished by providing incentives or bonuses for projects that include housing for residents with specific needs, working closely with public or quasi-public housing providers to acquire land and develop such housing, and assisting residents with the conversion of traditional housing into units that meet the specific needs of tenants	This development, as a modern accessible apartment building, will create units that are accessible to individuals who are mobility impaired, and that helps the Village to "Ensure all Oak Park neighborhoods foster social interaction and inclusiveness ."
24	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.104 (7.3.1)	Provide mixed-income housing that is accessible, integrated, and responsive of Oak Park's diverse population	Continue the Village's active role in encouraging the rehabilitation and development of accessible and integrated housing through the use of municipal resources, policies and support.	ENCOURAGING ACCESSIBLE HOUSING PROGRAMS: Housing that is truly accessible includes options that are responsive to potential residents with various levels of income, physical capability, family size, age, and other characteristics. Providing this level of housing choice throughout the village is critical in sustaining neighborhoods that are as diverse and integrated as possible. The Village can continue to be proactive in encouraging the rehabilitation and development of accessible and integrated housing. While this may include financial resources or incentives, it may also include advocacy for supportive local or regional policies, the pursuit of grant funding in partnership with developers and not-for-profits, and amendments to local zoning and building regulations.	This development will, in the words of this Goal, "Provide mixed-income housing that is accessible, integrated, and responsive of Oak Park's diverse population" and provides the Village with an opportunity to "Continue the Village's active role in encouraging the rehabilitation and development of accessible and integrated housing through the use of municipal resources, policies and support ."

25	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p. 105 (7.3.4)	Provide mixed-income housing that is accessible, integrated, and responsive of Oak Park's diverse population.	Encourage housing variety in each neighborhood that responds to the specific needs of residents of various ages, incomes, and levels of mobility, especially in areas that provide unique access to transit, local goods and services, government services, recreation, etc.	EXPANDING LOCAL HOUSING DIVERSITY: In order to support local diversity and integration, accessible housing should be provided in each portion of the community. This will increase the likelihood that all residents benefit from equal access to public services, commercial goods and services, transit, and other amenities that support a high quality of life. The Village could support this objective by providing fiscal and non-fiscal incentives, such as density bonuses, expedited development review and permitting, etc., to housing developers who include accessible housing in underserved areas, and through the continued collaboration with public or not-for-profit partners.	This development will foster accessibility in a TOD area. It is a perfect fit with the stated objective that the Village " <i>Encourage housing variety in each neighborhood that responds to the specific needs of residents of various ages, incomes, and levels of mobility, especially in areas that provide unique access to transit, local goods and services, government services, recreation, etc.</i> " The description specifically states that the Village could " <i>support this objective by providing fiscal and non-fiscal incentives, such as density bonuses, expedited development review and permitting, etc., to housing developers who include accessible housing in underserved areas, and through the continued collaboration with public or not-for-profit partners.</i> " That's exactly what this project, and the Oak Park Residence Corporation, are.
26	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.106 (7.3.6)	Provide mixed-income housing that is accessible, integrated, and responsive of Oak Park's diverse population.	Encourage Transit-Oriented Development with appropriate housing types and densities as a means of broadening housing choice, responding to local and regional markets, providing more direct access to goods and services, and strengthening the village's business districts	FOSTERING TRANSIT ORIENTED DEVELOPMENT: Residents who occupy affordable or accessible housing are often reliant upon easy and direct access to local goods and services and public transit. Accessible housing that is located near and connected to transit centers by comprehensive pedestrian systems enjoy reduced transportation costs, increased local and regional mobility, and greater access to a variety of commercial land uses. The Village could identify potential sites for accessible housing within ¼-mile radius of its rail transit stations, and utilize a variety of incentives, including tax rebates, expedited development review, density bonuses, parking reductions, and others, in order to encourage development in these areas. Chapter 4: Land Use and Built Form of this Comprehensive Plan includes Housing Opportunity Focus Area Plans that identify potential sites that could be considered for accessible housing.	This development specifically calls for "accessible housing within ¼-mile radius of [the Village's] rail transit stations." This PUD application presents an opportunity for the Village to support such accessible TOD housing by utilizing "density bonuses" and "parking reductions" as specifically provided for by this plan element.
27	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Community Health and Safety.	p.18			SUMMARY OF PUBLIC INPUT-TRANSPORTATION AS EXERCISE: Participants expressed an interest in enhancing community-wide mobility for non-motorized vehicles. They stated that removing barriers to bicycling and walking for recreation or everyday needs could reduce obesity and enhance individual health.	This development will encourage and foster use of alternative modes of transportation rather than simply relying on automobile ownership. Marketing materials will be tailored to attract individuals without vehicles, and supporting infrastructure investments and education will be provided to encourage biking and walking.
28	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Community Health and Safety.	p.130 (9.1.4)	Make Oak Park a safe environment for citizens to live.	Create an environment that is safe, attractive, and conducive to biking and walking	BIKING AND WALKING SAFETY: The Village of Oak Park is working to create a comprehensive, integrated, and connected transportation network where every roadway user can travel safely and comfortably and where sustainable transportation options are available to everyone by planning, designing, operating, and maintaining a network of Complete Streets. Complete Streets are facilities designed, operated, and maintained to assure safe mobility for users of all ages and abilities, including pedestrians, cyclists, transit riders, and motorists, appropriate to the function and context of the facility. Village government could continue to promote a safe environment for bicyclists and pedestrians where roads are designed and constructed in a manner that promotes safety. This could include presenting cycling as an attractive option for local transport as well as recreation, educating families about biking safely, encouraging families to explore the local area and contributing to an overall message of healthy living. As the village becomes a safer place to cycle for all ages, Village government could work with local partners to eliminate physical or policy barriers that prevent local active transportation.	This development will encourage active transportation alternatives by increasing the amount of bicycle parking available in the neighborhood, and by establishing improved biking and walking connections between the surrounding neighborhood and Columbus Park. It will also increase the perceived vibrancy along Austin Blvd., thereby increasing the attractiveness of using Austin as a pedestrian thoroughfare at different times during the day.
29	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Transportation, Infrastructure and Communication Systems.	p.19			SUMMARY OF PUBLIC INPUT-PEDESTRIAN MOBILITY AND SAFETY: Oak Park was described by participants as a highly walkable community. Residents feel it is important to maintain the pedestrian network in order to support the Village's neighborhoods and business districts. Residents cited specific pedestrian crossing issues where intersections have to be improved with either more visible surfaces or signage to inform motorists.	This development effort will include outreach to IDOT to investigate options to improve pedestrian safety for individuals walking along or seeking to cross Austin Blvd.
30	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Transportation, Infrastructure and Communication Systems.	p. 146 (10.2.5)	Design transportation networks that protect, support and enhance the safety and heritage of Oak Park's neighborhoods and business districts.	Encourage travel demand management to support use of the street by all modes and encourage employers to offer incentives to employees to carpool or take transit to work.	ENCOURAGING ALL MODES OF TRAVEL: Travel demand management encourages the use of all modes of transportation as a means of commuting. Some people may not be aware of their travel options and could benefit from information and encouragement by their employer. This can lead to personal economic benefits as well as local and regional environmental benefits.	This development and the associated marketing plan will support travel demand management objectives by attracting residents predisposed to considering alternative modes of travel, by encouraging the use of such alternative modes, and by restricting the creation of excess parking supply.
31	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Transportation, Infrastructure and Communication Systems.	p. 150 (10.5.2)	Support a strong infrastructure system that leverages new sustainable technologies	Use renewable energies that are easily scalable, environmentally sound, efficient, and adaptable to environmental change and community demand.	UTILIZING RENEWABLE RESOURCES: A community's energy sources can greatly impact the environment and the community. Renewable energies have a lower impact than older, "dirty" energy sources. Using solar energy, wind energy, geothermal heating, biofuels, and other renewable energy sources significantly decreases the village's environmental impact caused by energy consumption. In order to allow for renewable energies, Village government could review and amend its zoning code to ensure that it permits residents to utilize these energy sources. Village government could also continue to identify sources of and purchase renewable energy for public distribution and use through local utilities.	This development will be the most significant Net Zero multifamily development in the upper Midwest and, given our climatic zone, will make it one of the most important new developments in the country. As stated in the description of this Village objective " <i>Using solar energy ... and other renewable energy sources significantly decreases the village's environmental impact caused by energy consumption. In order to allow for renewable energies, Village government could review and amend its zoning code to ensure that it permits residents to utilize these energy sources.</i> "
32	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Community Life & Engagement	p.161 (11.3.1)	Facilitate regular dialogue between non-for-profit organizations and all sectors to ensure their missions and services are responsive to community interests and needs	Support the roles of not-for-profits that help accomplish community objectives.	SUPPORTING EXISTING NOT-FOR-PROFITS: Existing not-for-profits have demonstrated a level of commitment to Oak Park by putting forth effort and investment to establish a presence and provide services to the community. Village government could continue to support local not-for-profits through advocacy and partnerships that result in the greater capacity to serve Oak Park citizens.	This development is being advanced by the Oak Park Residence Corporation, a 55- year long not-for-profit partner of the Village of Oak Park, specifically to "help accomplish community objectives" of advancing quality multifamily housing, affordability, diversity, accessibility, sustainability, and increasing investment along Austin Blvd. and in southeastern Oak Park.
33	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.20			SUMMARY OF PUBLIC INPUT-BALANCING GROWTH AND CHARACTER: While historic preservation and community character are high priorities in Oak Park, many stated that approval processes related to these issues can deter new development or redevelopment from occurring in the Village. They feel there must be a balance in order to foster growth in a responsible way, and make the process predictable for developers.	This development epitomizes " <i>foster[ing] growth in a responsible way.</i> "

34	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.173 (12.1.1)	Ensure that economic vitality is spread throughout the Village.	Determine Oak Park's appropriate and supportable market mix to maximize economic potential.	MAXIMIZING MARKET POTENTIAL: - Determine Oak Park's appropriate and supportable market mix to maximize economic potential. Oak Park's commercial development market is supported by residents both within the village and from surrounding communities. However, despite its good positioning with regards to transportation, the village is competing with its neighbors to capture such development. Village government should regularly reexamine its potential to address changing market and economic conditions. Special consideration should be given to local land use or market demand that can serve as a foundation for neighborhood-based economic development throughout the village.	This development serves as a good example of "local land use or market demand that can serve as a foundation for neighborhood-based economic development throughout the village."
35	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.176 (12.3.3)	Expand and promote business support services.	Recognize businesses that invest in projects that accomplish broader goals of the Oak Park community.	ENCOURAGING POSITIVE INVESTMENT: Recognize businesses that invest in projects that accomplish broader goals of the Oak Park community. While businesses are inherently driven by profit, many recognize the benefit of giving back to the community in which they are located. However, doing so is not always affordable or feasible. Village government could encourage positive actions by rewarding business with publicity, local recognition, or small monetary awards that motivate others to take a community-oriented perspective to business growth and development.	This development is being pursued in order to advance mission goals and objectives of the Oak Park Residence Corporation that align with long-standing objectives of the community and the Village of Oak Park. This development will serve as a model, and will help to advance knowledge and interest regarding these Village objectives (economically integrated housing, diversity, environmental sustainability, and the spending of new investment capital on development projects located in areas outside of Downtown Oak Park). Public support from the Plan Commission and the Village Government for this project will help to encourage similar investment by others.
36	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.178 (12.4.2)	Diversify and stabilize the Village's tax base.	Actively recruit businesses and development that addresses gaps in local land use and tax revenue balance.	CAPTURING MARKET SHARE AND INCREASING TAX REVENUE: Actively recruit businesses and development that addresses gaps in local land use and tax revenue balance. Previous objectives in this chapter describe the importance of monitoring unmet gaps in local market demand and the balance of tax revenue. With these analyses in place as a foundation, Village government could work with local partners to target specific types of businesses or tenants for local economic development. This may involve forging relationships with potential investors, maintaining an inventory of available properties, and providing assistance in understanding development review and business licensing procedures and requirements.	This development will help to address a gap in local land use related to new multifamily construction in southeastern Oak Park and along the Austin Blvd. corridor and gateway into Oak Park.
37	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.178 (12.4.3)	Diversify and stabilize the Village's tax base.	Continually review municipal codes and ordinances to determine whether they accommodate evolving development needs and trends.	RESPONDING TO A CHANGING ECONOMIC CONDITIONS: Continually review municipal codes and ordinances to determine whether they accommodate evolving development needs and trends. Development regulations can sometimes be misaligned with the needs or objectives of the business community. Village government could maintain communication with the business community and regularly review requests for variations or relief from development standards in order to better understand specific regulations that inhibit local investment. Amendments should be made as appropriate, recognizing that the regulations must balance a number of local goals beyond economic development, including historic preservation, neighborhood character, and the local provision of goods and services.	This development, and the associated Planned Unit Development application, presents an opportunity to "review municipal codes and ordinances to determine whether they accommodate evolving development needs and trends." This will specifically be the case regarding lessons that the Village can learn through this development process, and the identification of corresponding steps that the Village can take to encourage future developments to make more significant efforts to advance affordability, accessibility, and sustainability.
38	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.22			SUMMARY OF PUBLIC INPUT-SUSTAINABLE POLICY: Sustainability was a theme consistent among workshops. Participants discussed the importance of advancing the initiatives contained in PlanIt Green, and ensuring that sustainable development practices are implemented through municipal policies and regulations.	This development, with approval of this PUD application, will help set a higher bar regarding what is possible in the area of sustainability not only here in Oak Park, but throughout this upper Midwest climatic region.
39	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.22			SUMMARY OF PUBLIC INPUT-GREEN BUILDING AND DESIGN: Residents feel green building techniques should be implemented throughout the Village. They cited several recent successes, such as the Public Works Building and the Walgreen's at Oak Park Avenue and Madison Street. However, they feel the Village can take a more prominent leadership role in demonstrating the value and feasibility of green buildings.	This development will enable the Village to "take a more prominent leadership role in demonstrating the value and feasibility of green buildings."
40	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.22			SUMMARY OF PUBLIC INPUT-ENERGY: The community as a whole expressed an interest in reducing energy use. Residents gave specific examples of how to address this, including...passive heating and cooling through building design.	This development will present the most important and significant model of "passive heating and cooling through building design" in a 500-mile radius.
41	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.22			SUMMARY OF PUBLIC INPUT-ENVIRONMENTAL FEATURES: Given Oak Park's lack of major environmental features, residents discussed environmental preservation from the perspective of reducing the impacts of urban development and lifestyle choices. However, preservation of the Village's tree canopy was mentioned in workshops by residents of all ages, and is seen as an important character-defining aspect of the community.	This development will help to support environmental preservation by serving as a model of achievable, thoughtful, future-oriented urban development that advances responsible lifestyle choices (net zero energy, transit-oriented, pedestrian focussed rather than auto-centric, and advancing high-quality designed living environments that respect surrounding natural environments).
42	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.187 (13.1.2)	Minimize overall energy consumption and increase investment in renewable energy sources.	Support and promote green buildings, energy-efficient systems and practices, renewable energy installations, and net zero developments for both new construction and existing building renovations through grants, incentives, and regulations.	ADVANCING GREEN BUILDINGS AND RENEWABLE ENERGY: Support and promote green buildings, energy-efficient systems and practices, renewable energy installations, and net zero developments for both new construction and existing building renovations through grants, incentives, and regulations. Oak Park built the first LEED-certified Public Works facility in Illinois, and has since incorporated LEED green building criteria into policy and planned unit development compensating benefits. Through its own geothermal and solar panel installations and its decision to procure 100% renewable energy through Community Choice Aggregation, the Village of Oak Park is leading the shift to renewable energy by example. As a leader in innovation and historic preservation, Oak Park has the opportunity to forge new ground that blends these important values as we move toward a sustainable and resilient future. Village government should explore various funding sources including the procurement of outside grant funding, that facilitate green building and renewable energy installations for residents, businesses and institutions, and make green technologies more affordable and easier to access.	This development is everything that is mentioned in this important Village objective: "Support and promote green buildings, energy-efficient systems and practices, renewable energy installations, and net zero developments for both new construction and existing building renovations through grants, incentives, and regulations."

43	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.188 (13.1.4)	Minimize overall energy consumption and increase investment in renewable energy sources.	Advocate for and maintain 100% renewable energy procurement through community choice aggregation.	<p>MAINTAINING 100% RENEWABLE COMMITMENT: Advocate for and maintain 100% renewable energy procurement through community choice aggregation. With voter approval in April 2011, Oak Park adopted a program to bundle — or aggregate — all residential and small business electric accounts and seek bids for electricity on the open market, an option many large industrial and commercial enterprises long had used to reduce electricity costs. Oak Park launched its Community Choice Aggregation in 2012 and became the first municipality in Illinois and the nation to require its supplier to provide 100% renewable energy for its residents and small business operators. Village government could maintain its 100% renewable energy procurement policy as part of our community's ongoing effort to transition to a renewable energy economy.</p>	This development is a Net Zero Energy building.
44	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.189 (13.1.5)	Minimize overall energy consumption and increase investment in renewable energy sources.	Support policies and programs that increase local grid reliability, diversify Oak Park's energy sources and strengthen its resiliency from local impacts of climate change	<p>STRENGTHENING ENERGY DIVERSITY AND RESILIENCY: Support policies and programs that increase local grid reliability, diversify Oak Park's energy sources and strengthen its resiliency from local impacts of climate change. Village government's Smart Grid Initiative mainly targets the modernization of electric power systems. The technology is designed to enhance energy efficiency, address climate change issues, and be a catalyst for a green energy economy. Smart Grid integrates information technology with the existing power network to optimize energy efficiency through the interactive exchange of real-time information between the supplier, the distributor and the consumer, and has an automated recovery system which will ensure a reliable high-quality power supply in the case of natural or human-induced disasters. Village government could continue the application of this and other technologies within the community to increase local grid reliability, diversify Oak Park's energy sources and strengthen the community's resiliency against the impacts of climate change.</p>	This development will help the community to " <i>diversify Oak Park's energy sources and strengthen the community's resiliency against the impacts of climate change .</i> "
45	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.195 (13.4.5)	Advance regulations and programs for green infrastructure to build a resilient, sustainable community.	Amend local regulations so that they support sustainable development and design.	<p>SUPPORTING SUSTAINABLE DEVELOPMENT: Amend local regulations so that they support sustainable development and design. The Oak Park community will continue to experience development and redevelopment of its neighborhoods, commercial districts, parks, and public facilities. This on-going investment provides the opportunity to enhance the sustainability of the village and region by incrementally integrating appropriate tools and techniques. Village government could amend regulations to support sustainable development and design, and adopt sustainability criteria for all future development within the community.</p>	Yes. All of this: " <i>The Oak Park community will continue to experience development and redevelopment of its neighborhoods, commercial districts, parks, and public facilities. This on-going investment provides the opportunity to enhance the sustainability of the village and region by incrementally integrating appropriate tools and techniques. Village government could amend regulations to support sustainable development and design, and adopt sustainability criteria for all future development within the community. </i> " This development will serve as a model for all of these efforts.

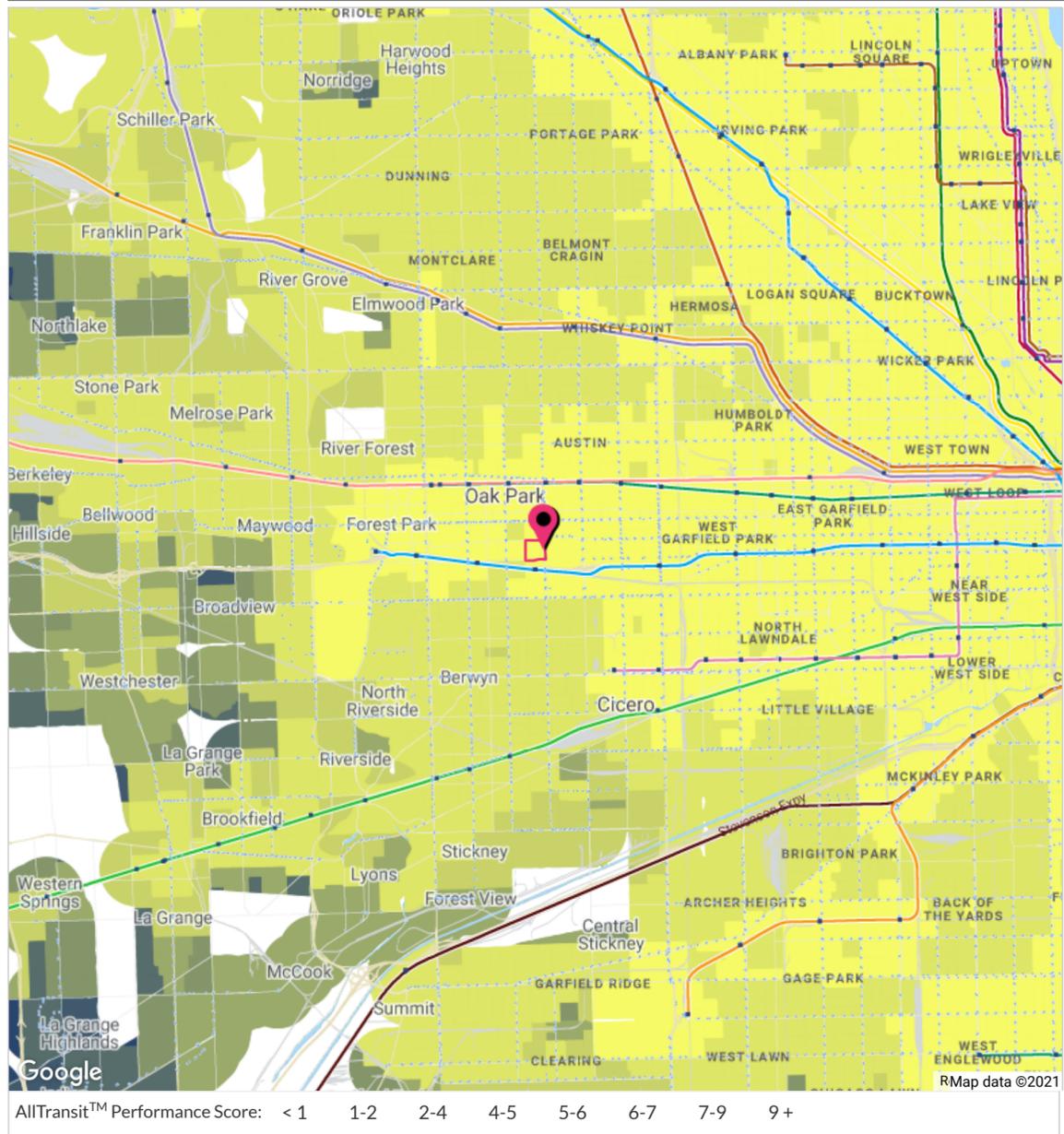
Claim #	Pg. #	Neighbors' Claim (as presented in original objection document)	Response by Oak Park Residence Corporation
1	P. 3	The proposed building has inadequate parking spaces for cars	As previously discussed, OPRC will actively market to, and will very intentionally attract, a TOD-oriented resident population, including many who will choose active transportation options and public transportation alternatives rather than car ownership (a number of the neighbors incorrectly stated that this site was not located within the Village's T.O.D. area - though Village Planner Craig Failor clarified that at less than a quarter mile from the CTA Blue Line it is actually well within the Village's TOD area). The annual cost of car ownership in this area is \$10,252/yr. - per the Center for Neighborhood Technology (CNT) - and this site has an "All Transit" Performance Score of 9.5 meaning the site has a <i>“Superlative combination of trips per week and number of jobs accessible enabling significant number of people to take transit to work”</i> (per CNT - as referenced in the attached TOD file). The proposed building contains 17 parking spaces (all of which meet Village building and zoning standards) for 45 units, a .38 ratio. This ratio is slightly higher than our .32 ratio across our portfolio as a whole, and is almost identical to our current ratio associated with our building located at 514 S. Austin, on the same block as this site (5 cars for 13 units, also a .38 ratio).
2	P. 5	Oak Park Residence Corporation has not provided a parking study supporting their request to decrease the parking spaces below Village code.	This is simply incorrect. The application includes a 65-page Parking and Traffic Study conducted by leading Traffic Engineering Firm KLOA that supports the construction of the development. KLOA Principal, Michael Werthmann, will be available at the Plan Commission meeting to answer any questions. In addition to being a leading parking and traffic engineer, Mr. Werthmann is also a long-standing Oak Park resident.
3	P. 7	This building lacks sufficient loading spaces	We anticipate that loading and unloading (for example related to move-ins and move-outs) will be an infrequent activity. While there are obviously many multifamily buildings up and down this stretch of Austin Blvd., all of which must accommodate loading activity at times, we will commit to schedule such activity during times that will ensure the least neighborhood impact. We will coordinate with the Village Parking staff regarding the establishment of such regulations, and we will work to address and adopt other accommodations so as to minimize any impacts.
4	P. 9	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.	Resident behavior regarding car ownership is changing. This is driven by changes in technology and business models that are encouraging car-sharing (Zip Car), Lyft/Uber usage, and short-term car-rental activity. It is also driven by economics, as referenced in the annual cost of car ownership information presented above, and by generational behavioral changes (with Millennials and Generation Z far less likely to own cars) consistent with more emphasis on lifestyle and sustainability considerations. This project will very intentionally attract residents who are less likely to want or need to own cars. Further, updating lot parking availability as of 11/19/2021, the Village has indicated that in the 9 lots identified in the KLOA Parking and Traffic Study, there are 167 active permits for 189 spaces (88% utilization). We are attempting to help advance the shift away from the idea that we need to overbuild parking. This project will help our community to test that concept and to learn from this experience to help us build a more sustainable future for all of us.
5	P. 11	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.	We will be attracting residents with a much lower propensity for car ownership. The Village's Police and Fire departments reviewed this proposal and did not identify any increase in risk or associated impact to the neighborhood.
6	P. 12	A proper Traffic Impact Study needs to be completed before the development should be reviewed by the Village of Oak Park Planning Commission.	This is simply incorrect. The application includes a 65-page Parking and Traffic Study conducted by leading Traffic Engineering Firm KLOA that supports the construction of the development.
7	P. 13	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.	This is incorrect. The requested setback is consistent with the 1-3 foot setback that already exists among the significant majority of buildings that already exist on both sides of this alley. The proposal includes a graphical representation of the turning radius into and out of the proposed garage. The proposed building setback is also substantially similar to the effective existing setback established by parked cars in the current parking lot.
8	p. 15	The height definition of this building is being incorrectly portrayed	This is incorrect. The application is stated in accordance with the Village's standards.

9	p. 16	The building is too tall to be in keeping with the neighborhood	The Village's own plan for this area calls for new construction building heights on this site of 6-10 stories: " Eastern Gateway (Austin to Taylor) - Node 1: The Harrison - Austin intersection should be treated as an important gateway to the Village. The beautiful eastward vistas provided by Columbus Park will be captured by residents in higher density buildings at the intersection and along Austin Boulevard. The eventual re-location of one or both service stations replaced with high rise mixed use buildings would mark the entry to the district placing the highest density at the edge of a large open park space. Increased density of six to ten stories on the southern block [limited to about half the total area] should encourage pedestrian access to CTA trains and busses. Density increases of six to ten stories north of Harrison should be limited to buildings adjacent to Austin. " This development is a perfect example of exactly what is called for in this provision of the Harrison Street plan: new development, 6 stories (compared to the 6-10 stories provided for in the plan), adjacent to Austin and north of Harrison, within walking distance of the CTA train, and overlooking Columbus Park.
10	p. 18	The building would negatively affect surrounding historic landmarks	The Historic Preservation Commission reviewed the application, was strongly favorable toward the proposal, is recommending the application for approval, and disagrees with this neighbor's assertion.
11	P. 20	The proposed building height is not in keeping with the stated purposes of Oak Park Zoning Ordinances and Historic Preservation Ordinance.	This is incorrect. The Zoning Ordinance allows for Planned Unit Developments that provide compensating benefits and advance objectives of the Village. Nor does the Village's PUD process constitute "Spot Zoning" as was suggested by one neighbor. The proposed development clearly advances numerous objectives formally adopted by the Village in its Comprehensive Plan, the Harrison Street Plan, and the Homes For A Changing Region Plan (please see the 70 specific items previously submitted), provides numerous compensating benefits (as cited in the application and the previously submitted spreadsheets), and has been reviewed and advanced by the Historic Preservation Commission (which has reviewed the application, recommends the application, and disagrees with this neighbor's assertion).
12	p. 21	The Mechanicals for this Building are located inappropriately and in violation of Village of Oak Park Code	The location of the electricity mechanicals box is dictated by ComEd (as evidenced by numerous similar installations throughout the Village) and is ComEd not building equipment and as a result not restricted by the Village's setback requirements.
13	p. 23	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.	The neighbors were correct, specifically regarding the shadow study, in that the previously presented shadow study contained mistakes regarding the locations of a number of the neighboring buildings and the continued existence of the parking spots on the south side of Van Buren (all of which were oversights that we regret but do not affect the overall accuracy of the study). In accordance with the request of the neighbors, we arranged to have Tom Bassett-Dilley Architects correct, confirm, and run a new shadow study (similar to what they did relative to the Albion project and its potential impacts upon Austin Gardens). The neighbors also requested hour by hour views. TBDA has developed animations that show the shadow effects at any time throughout the day. They also have overlaid the shadow effects from the proposed building with what the shadow effects would be for a similar "by right" building.
14	p. 25	The proposed development violates neighbors' rights at 408-410 S. Austin Blvd. to adequate light.	The Poley building, at 408-410 S. Austin, is located south of the proposed building and therefore is virtually unaffected by any shadow from the proposed building. In addition, the walls of the Poley building facing north on the eastern third and western third of the building clearly show an expectation that an adjacent building would be constructed by virtue of their having no windows. Given the dimensions of the OPRC property, a by-right development today would have a southern set-back requirement of 7.55 feet. The proposed development will have an actual southern set back of 8.3 feet from the property line and closer to 14 feet from the parallel windows on the facade of the Poley building. The existence of the balconies on the southern facade of our proposed building will have the effect of providing additional articulation and further effective setbacks (of appx. 20 feet) from the Poley building's windows to the south. This distance will be significantly greater than the distance between many houses and multifamily buildings all throughout Oak Park. It will also be further than the distance that would be provided for by a building being built "by right".
15	p. 26	The proposed development violates neighbors' on the 700 and 800 block of South Humphrey Avenue the right to adequate light, air and privacy.	Please see the revised shadow study to verify that there are very limited impacts to light for the houses up and down the 700 and 800 blocks of Humphrey from the construction of this building. Regarding privacy, the distance between this building and the houses on Humphrey is much greater than the distance between and among those houses themselves. The windows and views from neighboring houses up and down Humphrey are much closer to each other, than any of them are to this building. We are unaware of any buildings in Oak Park that do not have view lines or lines of sight to any other properties in Oak Park. In that way, this building is consistent with every other building in Oak Park. Expecting the opposite is an unreasonable and impossible standard within a densely populated, fully built-out, inner-ring suburban community like Oak Park.
16	p. 28	The proposed development violates neighbors' rights at 408-410 S. Austin Blvd. to adequate privacy.	Please see the response to #14 above.
17	p. 30	The development as proposed violates the existing homeowners rights to conserve the value of their property.	As the first new multifamily development on Austin Blvd. in more than 50 years, this project is almost guaranteed to add value to the surrounding properties, rather than to reduce such value.

18	P. 32	An increase of the Maximum Lot Coverage will prove problematic in managing water run-off.	This is incorrect. The existing lot, with the exception of the front setback, is almost entirely impervious (covered by the existing building and by a paved parking lot). The new building will have some additional impervious space surrounding it. The area included in the requested vacation is also currently composed entirely of impervious space (sidewalk, curb, gutter, and street). Some planting material will also be included on the roof deck of the project, thereby helping to reduce water run-off, and all proposed stormwater discharge has been reviewed and determined to be in compliance with applicable regulations and not in excess of existing capacity.
19	p. 34	An increase of the Maximum Lot Coverage was perhaps not accurately calculated.	The lot coverage calculations reflect the factors mentioned above.
20	p. 35	The building does not allow for adequate bicycle spaces	The neighbors are correct that the bicycle parking was inadvertently left off of the originally submitted ground level plans. This has been corrected.
21	p. 36	The proposed landscaping is a public safety concern and health risk, creating hazardous conditions.	The proposed landscaping plan incorporates vegetation selections that are widely used throughout the region. We are unaware of any negative implications of these applications in any location anywhere. Nonetheless, we are certainly willing to explore alternative planting choices if this is a priority for the Plan Commission and/or for the neighbors, and we are willing to engage in any discussions regarding the landscaping with any individuals wishing to participate.
22	p. 38	The proposed structure poses serious safety concerns	This is incorrect. The proposed development was reviewed by the Village's police and fire departments and no concerns were identified.
23	p. 40	The petitioner's application does not show the true distance between buildings nor does it properly apply for variance.	This is incorrect. The PUD application calculates and shows all setback distances in accordance with Village code, standards, and direction.
24	p. 41	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.	This is incorrect. The Historic Preservation Commission reviewed the application, was strongly favorable toward the proposal, is recommending the application for approval, and disagrees with this neighbor's assertion. The Village's own plan for this area calls for new construction building heights on this site of 6-10 stories. This development is a perfect example of exactly what is called for in this provision of the Harrison Street plan: new development, 6 stories (compared to the 6-10 stories provided for in the plan), adjacent to Austin and north of Harrison, within walking distance of the CTA train, and overlooking Columbus Park.
25	p. 42	The proposed building is incompatible with the horizontal and vertical expression on the front elevation in relation to the surrounding buildings.	In serving as the design review body for this application, the Historic Preservation Commission has reviewed the application, recommends the application, and disagrees with this neighbor's assertion.
26	p. 44	The proposed building is not compatible with the existing historic structure In relation to its architectural style, design and materials.	In serving as the design review body for this application, the Historic Preservation Commission has reviewed the application, recommends the application, and disagrees with this neighbor's assertion.
27	p. 46	The wall mounted solar panels are not arranged as a facade in a way that meets Village Code.	This assertion misinterprets the Village Code. Solar panels are clearly not the façade of this building. Further, the meaning of "faces the street" clearly means on a façade wall that runs parallel (or nearly parallel) to the street. The south façade of the proposed development is perpendicular to the street.
28	p. 47	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.	The Village staff's review and recommendation of the project has already contemplated and addressed all parking, traffic, and public works issues, in accordance with the parking and traffic study conducted by KLOA, the findings of which are contained in the 65 page report submitted with the application.
29	p. 49	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.	The Village staff's review and recommendation of the project has already contemplated and addressed all parking, traffic, and public works issues, in accordance with the parking and traffic study conducted by KLOA, the findings of which are contained in the 65 page report submitted with the application.
30	p. 50	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.	The requested vacation is consistent with previous Village approved vacations. The application is being considered through the same process as previous vacation requests. The considerable compensating benefits cited in the PUD application are leading-edge, game changing benefits for the community in advancing affordability, accessibility, diversity, and sustainability. They speak for themselves.
31	p. 52	The request by the petitioner to vacate a portion of the Van Buren right of way abutting the subject property [creates] infrastructure issues.	The Village staff's review and recommendation of the project has already contemplated and addressed all parking, traffic, and public works issues, in accordance with the parking and traffic study conducted by KLOA, the findings of which are contained in the 65 page report submitted with the application.

32	p. 54	The request by the petitioner for an allowance to vacate the Van Buren right of way will set an unbelievable precedent for future developments.	The reference to "precedent" is inconsistent with the Village of Oak Park Zoning Code. The Zoning Code explicitly states that " Each planned development must be presented and judged on its own merits. It is not sufficient to base justification for approval or denial of a development upon an already existing planned development except to the extent such development has been approved as part of a site plan. " Therefore, no future development can rely on any decision made with respect to any previously approved development. Nonetheless, the requested vacation in this case is not novel and is, in fact, consistent with previous Village approved vacations. The application is being considered through the same process as were previous vacation requests. The considerable compensating benefits cited in this development's PUD application proposal are nationally leading-edge, game changing innovations that will provide substantial benefits to our community by advancing affordability, accessibility, diversity, and sustainability, and will serve as a model example of how the Village can encourage additional advances in these critically important areas.
33	p. 55	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.	The Oak Park Residence Corporation is a 501(c)3 not-for-profit organization and the affordable housing partner agency of the Village of Oak Park. OPRC is the second largest provider of multifamily housing in Oak Park, and is the largest provider of housing to those who are economically most challenged here in our community. OPRC has a seven member Board, consisting entirely of Oak Parkers who generously donate their time to serve the people of our community. The entire purpose of this development proposal is to advance OPRC's central mission elements of providing high-quality multifamily housing that advances integrated affordability and diversity, in keeping with the historic goals and objectives of the Village of Oak Park. All of this is consistent with the Village's adopted direction as set forth in its Comprehensive Plan, the Harrison Street Plan, and its Homes For A Changing Region Plan. It is also consistent with the outcomes generated by those thousands of residents who participated in these planning processes, 600 alone in the Harrison Street planning process (Planning Together).

Census Block Group: 170318130002



AllTransit™ Performance Score

9.5

Superlative combination of trips per week and number of jobs accessible enabling significant number of people to take transit to work

On Average Households have:

4,401	Transit Trips per Week within ½ Mile
11	Transit Routes within ½ Mile
522,514	Jobs Accessible in 30-minute trip
19.96%	Commuters Who Use Transit

JOBS

Jobs Near Transit: Percent of jobs that are located within ½ mile of transit.

100.0%
52 jobs are near transit

ECONOMY

Transit Access to Customers: Customer households accessible to a business within a 30 minute transit commute.

240,325
Households within a 30 minute transit commute.

HEALTH

Healthy Commuters: Workers who commute by walking or biking and live within ½ mile of transit.

2.76% Walk **0.00%** Bike

EQUITY

Low-income Households Near Transit: Percent of households making under \$50,000 within a ½ mile of high frequency full day transit.

100%
86 Households

TRANSIT QUALITY

High Frequency Transit: Households within ½ mile of high frequency transit.

100% Around the Clock **100%** Full Day **100%** Rush Hour

MOBILITY

Transit Routes: Transit routes available within ½ mile of a block group on average.

11
Transit Routes

BUILDING LOCATION AND DESIGN

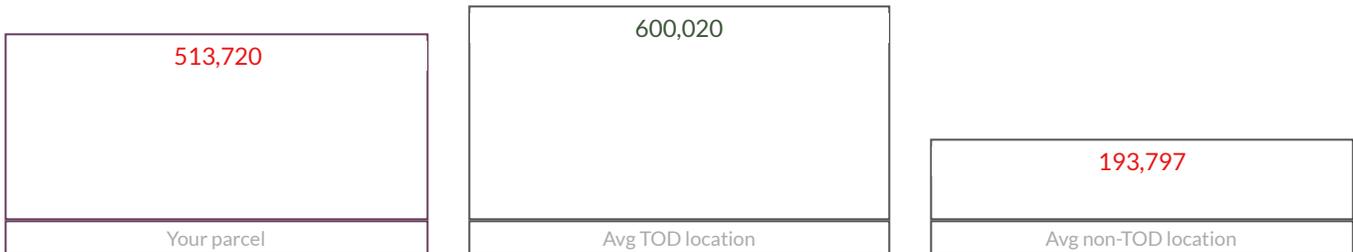


LOCATION IMPACTS

Compare how a housing development on your selected parcel benefits from transit compared to the average TOD (transit oriented development location) and non-TOD location in Cook County.

JOB ACCESS: ↓ 513,720

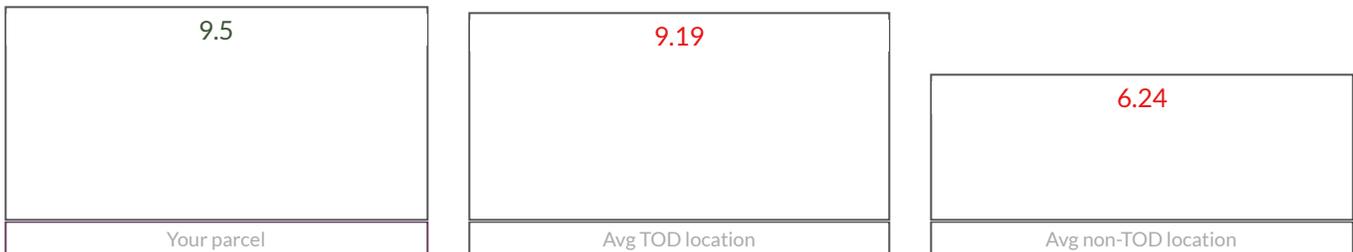
Total Jobs within 30-Minute Transit Trip



A building at this location has transit access to **14% fewer jobs** than an average TOD location and **165% more jobs** than an average non-TOD location in Cook County.
[more »](#)

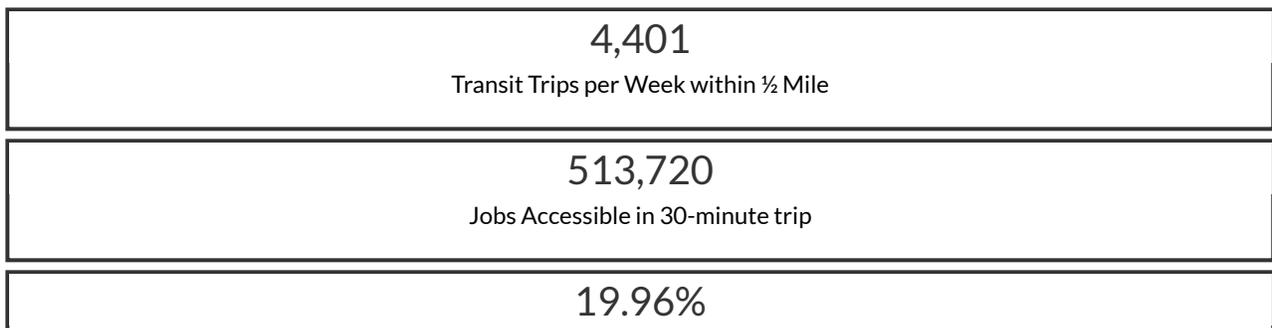
TRANSIT QUALITY: ↑ 9.5

AllTransit™ Performance Score (10 Point Scale)



The AllTransit Performance score is an overall transit score (10 point scale) of how well public transit serves this neighborhood. It looks at access to transit stops, frequency of service to those stops, and what can be accessed once on the transit. See the [AllTransit](#) tool for a more complete description and additional transit metrics.

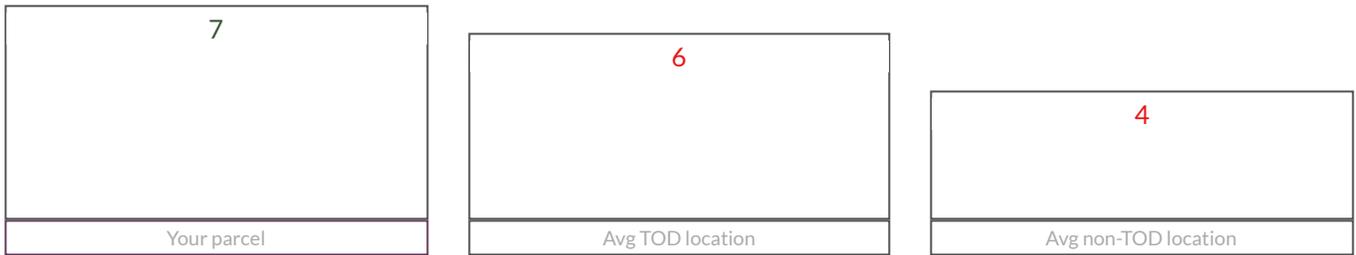
On average households at this location have:



[« less](#)

TRANSIT ROUTES: ↑ 7

Total routes within ½ mile



This location has access to seven transit routes. The average headway for **two** of those routes is 15 minutes or less.

Bus: **6** Rail: **1** High Frequency Routes: **2**

Chicago Transit Authority

- Austin 91 (every 24 min)
- Blue Line (every 8 min)
- Jackson 126 (every 24 min)
- Madison 20 (every 11 min)

PACE

- Austin 315 (every 66 min)
- Madison Street 320 (every 161 min)
- Ridgeland 314 (every 82 min)

[« hide routes](#)

See how location impacts are affected by a building design.

Edit Building

Edit your building to see stats detailing:

- Transportation Costs
- Transit Use
- Auto Reliance
- Parking Utilization
- Greenhouse Gas Emissions
- Purchasing Power

DEVELOPER RESOURCES

for Affordable Housing

Affordable Housing developers can use the information below to quickly determine whether or not a selected parcel falls within a development area, what schools, amenities and mobility options are within ¼ mile, ½ mile, and 1 mile of your parcel, as well as other general information.

PARCEL LOCATION 400 - 404 SOUTH AUSTIN BOULEVARD, 7 VAN BUREN STREET
OAK PARK IL 60304

Municipality: OAK PARK
Zip Code: 60304
Community Area: 0
Census Tract: 17031813000

QUALIFIED DEVELOPMENT AREAS

FTA defined TOD area	YES
City of Chicago Rail-TOD Zone *	NO
City of Chicago Bus-TOD Zone *	NO
City of Chicago Both-TOD Zone *	NO
TIF District	NO
Qualified Census Tract	NO
DDA	NO
IHDA Opportunity Area	NO
IRS Opportunity Zone	NO
NMTC Designated Area	NO

note: City of Chicago TOD Zones are estimated

WHAT'S NEARBY?

[Show on map](#)

SCHOOLS

Schools within ½ mile: 2

AMENITIES within ½ mile*

Grocery Stores: 3

Restaurants: 13

Banks: 1

Doctors: 14

Pharmacies: 0

Libraries: 0

Parks: 10

Stores: 50

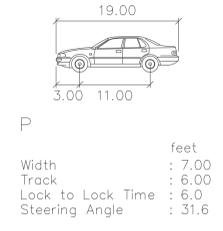
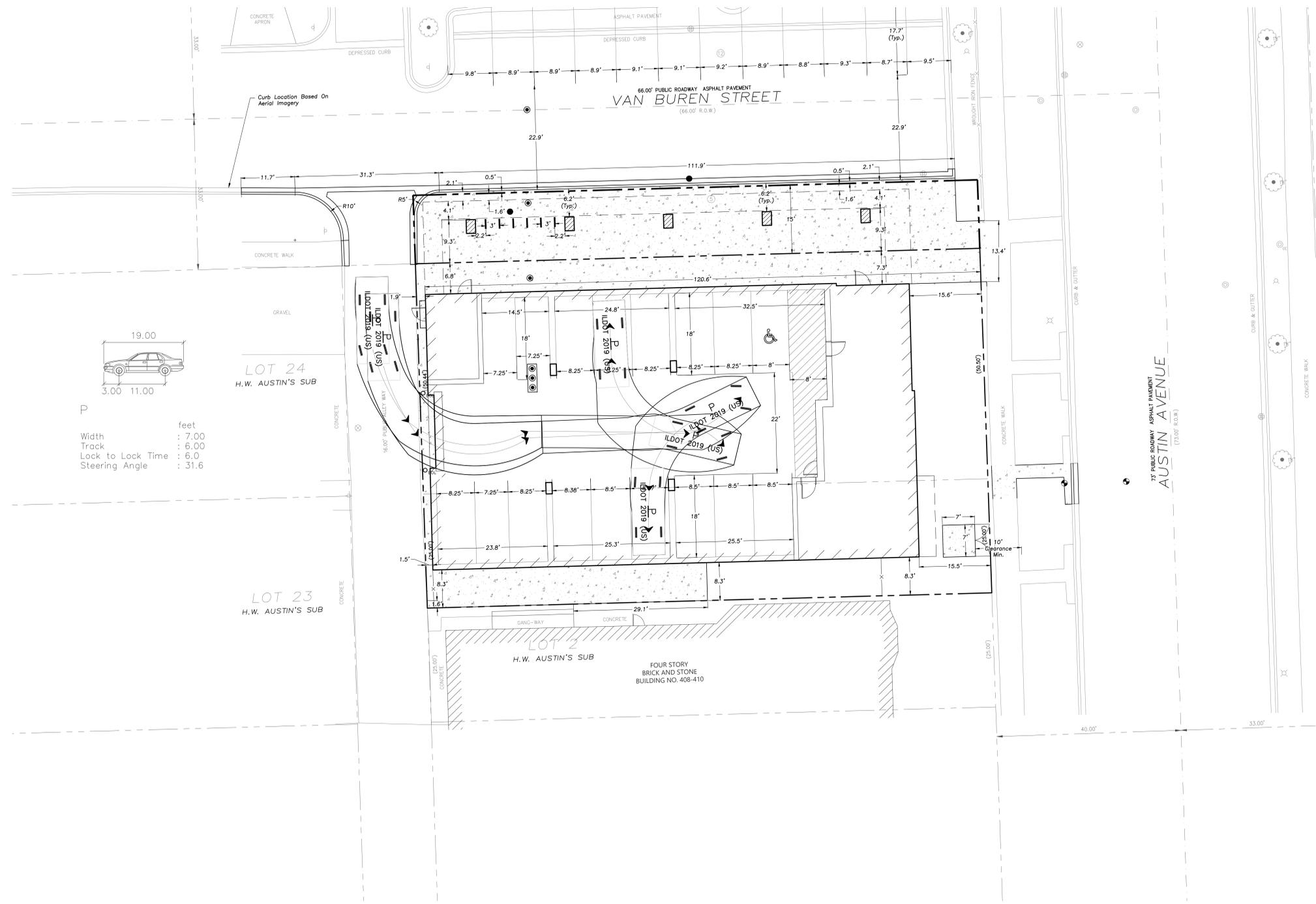
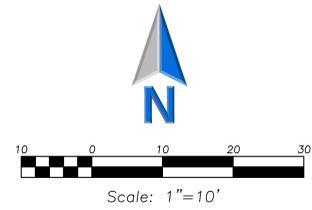
**Amenity locations as reported via the Google Places API*

MOBILITY OPTIONS within ½ mile

Carshare Locations: 1

Bikeshare Locations: 1

LOCAL OFFICIALS



WARE MALCOMB
 ARCHITECTURE
 PLANNING
 INTERIORS
 CIVIL ENGINEERING
 BRANDING
 BUILDING MEASUREMENT
 1315 22nd St. #410
 Oak Brook, IL 60523
 P830238.0063



SYNERGY - 7 VAN BUREN
 7 VAN BUREN AVENUE
 OAK PARK, ILLINOIS

AUTOTURN EXHIBIT	
DATE	REMARKS
2021-08-23	PD APPLICATION
2021-09-07	PERMIT SUBMITTAL
2021-10-26	PERMIT REVISIONS

PA/PM:	BJA
DRAWN BY:	LMR
JOB NO.:	CH21-0119-00

SHEET
EX2.0
 8/20/2021 10:54:29 AM



Oak Park Residence Corporation

DATE: November 22, 2021
FROM: David Pope, OPRC President
TO: Chair Iris Simms and the Commissioners of the Oak Park Plan Commission
Village Planner Craig Failor and Staff of the Village of Oak Park
RE: Responses to objections of some neighbors to proposed 7 Van Buren redevelopment

On November 4th, 2021, the Oak Park Plan Commission resumed its hearing process regarding OPRC's application for P.U.D. approval of OPRC's proposed multifamily redevelopment at 7 Van Buren Street. Public comment was heard by the Commission, primarily from nearby neighbors of the proposed development site.

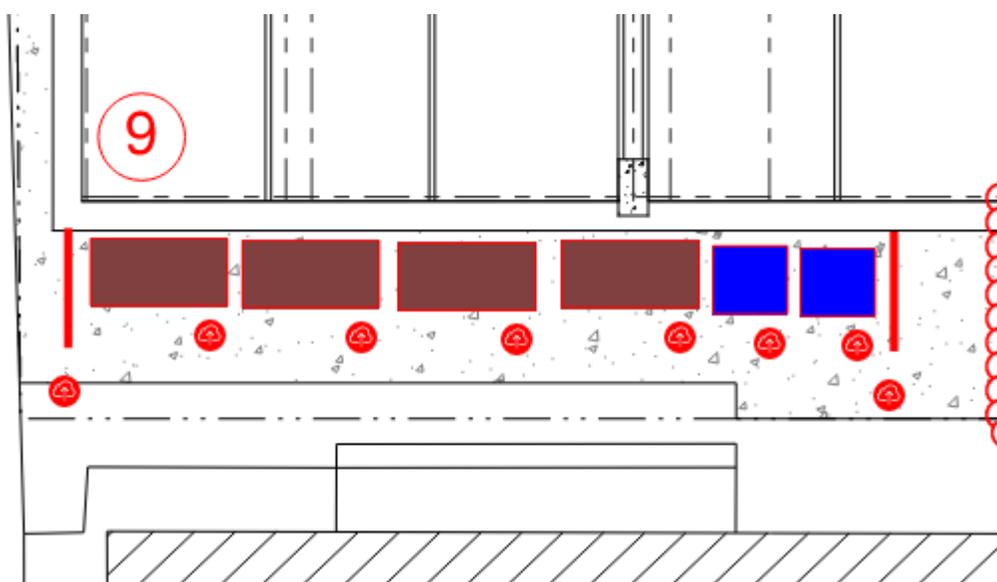
We take these comments very seriously, we appreciate the engaged participation of the neighbors in this important process, and we are grateful for the opportunity to address these questions with this communication. Some of the comments that were made raised very important and legitimate questions, issues, and concerns. Other objections, though, seemed to be based either upon a misunderstanding of our proposed project or of the Planned Unit Development process and PUD provisions within the zoning ordinance. We will do our best to respond with this communication regarding all of the various issues that were raised by this group representing some of the neighbors of the 7 Van Buren site.

Our responses are contained in the attached excel spreadsheet which is structured in accordance with the order of presentation contained in the written version of the comments submitted by the group of opposing neighbors (and designated in accordance with the associated item number and page number contained within that document).

The key areas raised by the group of opposing neighbors include the following:

- Parking/Traffic/TOD
- Height
- Historic Preservation
- Mechanicals
- Trash/Recycling
- Shadow Study
- Impact to Light/Air/Privacy
- Property Value Concerns
- Water Run Off
- Bicycle Parking
- Landscaping (Harmful to Pets)
- Zoning Relief Request Incorrectly Stated in Application
- Vacation
- Precedent

Virtually all of these areas were already addressed in the written comments, with the exception of the questions regarding trash and recycling. In turn, I'm including a response to the trash/recycling question here in this cover note. The question revolved around how much space would be needed to accommodate the dumpsters/garbage cans that would be required for the building, and where would they be located. We did mention that they would be off the alley just south of the southwest corner of the building. We are including below a representative sketch of this location. We anticipate that the actual number of 2-yard garbage dumpsters will be either 2 or 3 (picked up 2-3 times each week), and that there will be 2-4 of the 65-Gallon Recycling containers as well. This number of garbage and recycling containers is consistent with our experience at our other buildings that are substantially similar in size, and is also supported by discussions that we have had with Waste Management on this subject. The graphical representation below shows 4 dumpsters and only 2 recycling containers, so the actual layout area may end up being slightly smaller than what is shown here:



Each of the other areas raised by the group of opposing neighbors is addressed within the response spreadsheet that is attached. Please don't hesitate to reach back to us for any clarification that may be helpful.

In addition, we are also re-submitting the spreadsheets that demonstrate the detailed point-by-point alignment of this project with the objectives contained in the Village's Comprehensive Plan, the Harrison Street Plan (Planning Together), and the Homes for a Changing Region Plan.

We certainly want to make sure that we are answering any questions that are posed by the group of opposing neighbors. At the same time, we also want to ensure that we are addressing any questions that you as members of the Plan Commission may have as you seek to apply the Village's standards to evaluate this project application. We believe that this project has the ability to help change the way that we think about development, not just here in Oak Park, but regionally and nationally as well. We also believe that it can be instrumental in guiding development activities here in our community toward a more equitable, sustainable, and accessible future. With this project, we believe that that future is within our grasp.