

# 801 S. Oak Park Ave Petition

## Oak Parkers for Sensible Development



I/We do not support the proposed development at 801 S. Oak Park Ave. I/We support a diverse mixed income use building that encompasses present zoning of 16 units at that site.

| #  | Name (Print)       | Address             | Signature          |
|----|--------------------|---------------------|--------------------|
| 1  | Korall Haley       | 857 Carpenter Ave   | Korall Haley       |
| 2  | Michael W. Hersick | 645 Garfield St     | Michael W. Hersick |
| 3  | Teresa Orozco      | 851 Carpenter       | Teresa Orozco      |
| 4  | PATRICIA STYCK     | 813 CARPENTER AV.   | Patricia Styck     |
| 5  | Evell Jackson      | 801 Carpenter       | EVELL JACKSON      |
| 6  | DORIS JACKSON      | 801 CARPENTER AVE.  | Doris Jackson      |
| 7  | Sue Beck           | 833 Carpenter Ave   | Suzanne Beck       |
| 8  | Obleo Beck         | 833 Carpenter Ave   | Obleo Beck         |
| 9  | ALBERT COLEMAN     | 853 CARPENTER AVE   | Albert Coleman     |
| 10 | Elizabeth Coleman  | 853 CARPENTER AVE   | Elizabeth Coleman  |
| 12 | Nicholas DiOro     | 813 Van Buren St    | Nicholas DiOro     |
| 13 | Sri DiOro          | 813 Van Buren St.   | Sri DiOro          |
| 14 | Kyle Kowale        | 813 South Grove Ave | Kyle Kowale        |
| 15 | Roma Kowale        | 843 South Grove Ave | Roma Kowale        |
| 16 | Funk Kestner       | 855 So. Grove       | Funk Kestner       |
| 17 | Gabrielle VARGO    | 808 S. Kenilworth   | Gabrielle VARGO    |
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|----|----------------------|------------------|----------------------|
| 1  | Anna Skelton         | 830 S. Grove     | A. Skelton           |
| 2  | Robert J. Gandy      | 847 S. Grove     | Robert J. Gandy      |
| 3  | Lynne Adams-Whitaker | 730 S. Grove     | Lynne Adams-Whitaker |
| 4  | Alvord Whitaker      | 730 S. Grove Ave | Alvord Whitaker      |
| 5  | Mildred Grandt       | 742 S. Grove Ave | M. Grandt            |
| 6  | Robert Grandt        | 742 S. Grove     | Robert Grandt        |
| 7  | Deborah Bray         | 808 S. Grove     | Deborah Bray         |
| 8  | Vance Ky             | 808 S. Grove     | Vance Ky             |
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|----|---------------------|------------------------|---------------------|
| 1  | Elva Valdivia-Lynch | 1154 S. Scoville       | Elva Valdivia-Lynch |
| 2  | M. Kelly            | 1154 S. Scoville       | M. Kelly            |
| 3  | Becky Tinkham       | 804 S. Kenilworth      | Becky Tinkham       |
| 4  | Ian Teller          | 1143 S. Lyman Ave      | Ian Teller          |
| 5  | ELANA MIN           | 708 S. SCOVILLE AVE    | Elana Min           |
| 6  | Josh Orr            | 175 Wesley Ave         | Josh Orr            |
| 7  | Amrit Rao           | 166 N. Scoville Ave OP | Amrit Rao           |
| 8  | Amy Wilbourn        | 701 Lyman Ave, OP      | Amy Wilbourn        |
| 9  | Mike Ryan           | 326 S Elmwood OP       | Mike Ryan           |
| 10 | Bob Simon           | 308 S. East OP         | Bob Simon           |
| 12 | Inge Simb           | 308 S East OP          | Inge Simb           |
| 13 | Pasha Jones-Brown   | 134 S Kenilworth       | Pasha Jones-Brown   |
| 14 | Linda Ryan          | 326 S Elmwood          | Linda Ryan          |
| 15 | John Vargo          | 808 S Kenilworth       | John Vargo          |
| 16 | NEAL W. BOER        | 834 S. KENILWORTH      | NEAL W. BOER        |
| 17 | John M. VARGO       | 808 S. Kenilworth      | John M. VARGO       |
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| #  | Name (Print)        | Address          | Signature       |
|----|---------------------|------------------|-----------------|
| 1  | Tina Morrell        | 533 Clinton Ave  | Tina M. Morrell |
| 2  | Kirk Peterson       | 533 Clinton Ave  | Kirk Peterson   |
| 3  | Robert Marshall     | 521 CLINTON AVE  | Robert Marshall |
| 4  | Curb HMOs@msn.com   | Block Captain    |                 |
| 5  | Cara Cumady         | 524 Clinton Ave  | Cara Cumady     |
| 6  | Chris Sheehan       | 604 Clinton Ave  | Chris Sheehan   |
| 7  | TRISH SHEEHAN       | 604 Clinton Ave. | Trish Sheehan   |
| 8  | clsheehan@yahoo.com |                  |                 |
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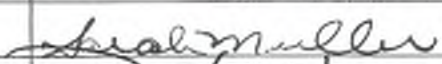
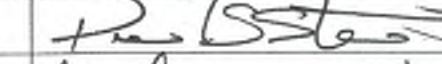
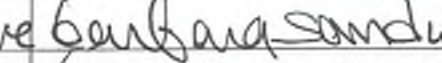
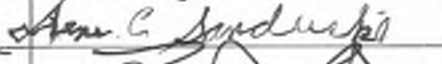
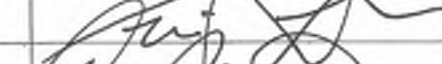
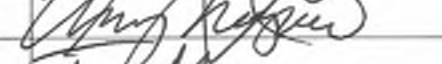
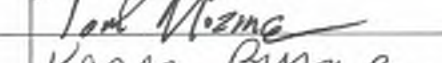


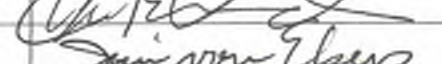
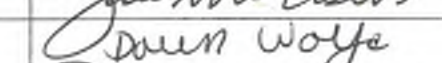





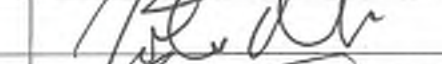
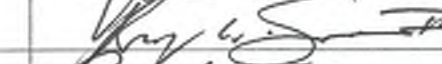


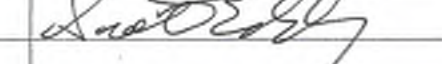

| #  | Name (Print)        | Address               | Signature           |
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| 1  | Juan F. Fuhrman     | 738 S Kenilworth      | Juan Fuhrman        |
| 2  | Ryan Kelly          | 709 S. Kenilworth Ave | Ryan Kelly          |
| 3  | Joshi Konev         | 730 S Kenilworth      | Joshi Konev         |
| 4  | Shawn Kestler       | 732 S. Kenilworth     | Shawn Kestler       |
| 5  | Jen Fuhrman-Kestler | 732 S Kenilworth      | Jen Fuhrman-Kestler |
| 6  | Jennifer Falconer   | 711 S Kenilworth      | Jennifer Falconer   |
| 7  | Alex Falconer       | 711 S. Kenilworth     | Alex Falconer       |
| 8  | Myles E. Miller     | 715 S Kenilworth      | Myles E. Miller     |
| 9  | KAREN MILLER        | 715 S. Kenilworth     | Karen Miller        |
| 10 | SRUTH KANERU        | 730 S. Kenilworth     | SRUTH KANERU        |
| 12 | STEVE SARACENO      | 725 S. Kenilworth     | Steve Saraceno      |
| 13 | TERRY LEWIS         | 726 S. KENILWORTH     | Terry Lewis         |
| 14 | Juan Fuhrman        | 726 S Kenilworth      | Juan Fuhrman        |
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| #  | Name (Print)                                | Address                                 | Signature   |
|----|---|---|---|
| 1  | Sarah Muller                                | 739 Van Buren Ave.                      |    |
| 2  | Paul Steinhof                               | 802 Harvard St.                         |    |
| 3  | Barbara Sanduski                            | 744 So. Euclid Ave                      |    |
| 4  | Irene Sanduski                              | 744 So Euclid Ave                       |    |
| 5  | Jim Leeming                                 | 746 S Euclid                            |    |
| 6  | Umy Mozina                                  | 701 S. Carpenter                        |    |
| 7  | Tom Mozina                                  | 701 S. Carpenter                        |    |
| 8  | Karen Byrne                                 | 1015 Manchester Ave.                    |    |
| 9  | CHARLES RAYMOND                             | 115 S. KENILWORTH, O.P.                 |    |
| 10 | Christi Raymond                             | 115 S. Kenilworth O.P.                  |    |
| 12 | JIM VON EBERS                               | 804 S. EUCLID O.P.                      |   |
| 13 | Dawn Wolfe <sup>-want more discussion</sup> | 811 S. Euclid Apt. 2 <sup>nd</sup> O.P. |  |
| 14 | Kevin May                                   | 830 S Euclid OP                         |  |
| 15 | LEONARD MARSHALL                            | 834 S. Euclid OP.                       |  |
| 16 | GEORGE YEE                                  | 801 CLARENCE                            |  |
| 17 | ELA YEE                                     | 814 S. Euclid OP                        |  |
| 18 | MIKE MARON                                  | 642. S. EUCLID                          |  |
| 19 | Julie Nickson                               | 604 S Euclid Ave                        |  |
| 20 | Roy Sears                                   | 524 S. EUCLID                           |  |
| 21 | Carolee Thomas                              | 520 S Euclid                            |  |
| 22 | Kurt R                                      | 516 S. Euclid                           |  |
| 23 | Scott Eddy                                  | 711 S. Euclid Ave                       |  |
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**Failor, Craig**

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**From:** Cynthia Alfaro <cynthia.alfaro1@gmail.com>  
**Sent:** Thursday, October 04, 2018 8:52 AM  
**To:** Planning  
**Subject:** housing development at 801 S Oak park Ave

Hello there,

Just writing to say I am in favor of the proposed development at 801 S. Oak Park Ave. I think it is an important step for Oak Park to be the inclusive, diverse community that we say we want to be.

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Thanks,

Cynthia

## **Failor, Craig**

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**From:** Patricia Anderson <peacepma@yahoo.com>  
**Sent:** Tuesday, October 02, 2018 1:09 PM  
**To:** Failor, Craig  
**Subject:** 801 South Oak Park Avenue Proposed Development

Dear Mr. Failer: Please approve the Community Builders Affordable Housing Development for 37 units at 801 S. Oak Park Avenue. I attended the recent Plan Commission Meeting and after hearing both sides of the controversy, I still hope the Village will approve the development. I have a friend who has been without a stable home for over one year, and I meet many other people who cannot afford to live in Oak Park or any surrounding area. Oak Park Village has approved many high rise buildings for wealthy residents but very little housing for the truly poor.

Sincerely, Pat Anderson



## Failor, Craig

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**From:** Milanne Bancroft <milannebancroft@hotmail.com>  
**Sent:** Tuesday, September 18, 2018 12:50 PM  
**To:** Mayor Anan; Planning; VOP Board  
**Subject:** Proposed development at 801 S. Oak Park Blvd.

Hello, Mayor and members of the planning commission and the board:

I am the homeowner at 823 S. Home Avenue. I am unable to attend the Sept. 20 planning commission meeting, so I am writing to ask you either to reject the proposed low-income housing at 801 S. Oak Park Avenue or postpone the vote until the local community has a better opportunity to provide input. The first I learned of the proposal is from an email sent yesterday by a neighbor in the 800 block of Home.

In general, I believe Oak Park is being overbuilt with high rises and dwellings geared to higher income residents; however, I see no good reason to concentrate zero dollar to \$17/hour families in a building that houses 37 660-square foot units and contains parking for even fewer units. Didn't this social experiment in concentration of low-income populations fail in the past? Haven't we learned that more is accomplished if these types of units are dispersed among middle class housing? Why can't such a proposed building be offered to middle income and fixed income elderly people as well as low income people? It appears that the vision of the Village will lead to a dichotomy of residents: the low income and the upper income, obliterating the middle class. That vision is not acceptable.

I cannot believe that no other proposals have come forward to be seriously considered by the Village. What about more retail in this south corridor? I remember how handy it was long ago when a drugstore and a small variety store were in the 800 block of Oak Park Ave. Now, the Village is offering all kinds of incentives for a concentration of low income housing that even waives taxes for 10 years! I certainly wouldn't mind if my taxes were waived for 10 years! Then, I'd have the disposable income to maintain my home. Currently, I am being taxed out of the home I have owned for nearly 30 years.

Please mark your "tally sheet" with another **NO vote** on the proposed development. Also, please add my email to the list you should be compiling of residents and taxpayers in the immediate area of 801 S. Oak Park Ave. so that we can be made aware of next steps. I trust that the planning commission will move to postpone and set a new date for community input so that other uses for that property can be evaluated.

Thank you for taking the time to read this email and carefully consider your vote on Thursday night.

Milanne Bancroft  
823 Home Avenue  
Oak Park IL

**Failor, Craig**

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**From:** Milanne Bancroft <bigsisinoakpark@gmail.com>  
**Sent:** Thursday, September 20, 2018 8:34 AM  
**To:** Planning  
**Subject:** 801 S. Oak Park Avenue proposal

Dear Plan Commission:

Please register my "no" vote to the proposal as it currently is written to develop a 37-unit dedicated low income housing project at 801 S. Oak Park Ave. Please vote to reconsider this type of housing designed to segregate low income persons. I am sure that there are other proposals more beneficial to the retail corridor in South Oak Park that would benefit the neighborhood and bring in more tax dollars. At the very least, this developer should be required to adhere to the current zoning for a smaller development with adequate parking.

Thank you for your consideration.

Milanne Bancroft, Homeowner and Taxpayer  
823 Home Avenue  
Oak Park IL



## Failor, Craig

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**From:** Robert Bell <bobbell912@sbcglobal.net>  
**Sent:** Thursday, September 06, 2018 7:59 AM  
**To:** Planning  
**Cc:** Mayor Anan; Ellie Alldredge Bell; Rebecca Ruppar; Todd Ruppar; Frank Heitzman; Mark Meagher  
**Subject:** 801 S. Oak Park Ave. proposed building

An anonymous "flyer" arrived at our house this week, "The Oak Park Middle Class Squeeze". A similar flyer had been delivered prior to an earlier hearing on the proposed building project at 801 S. Oak Park Ave.

The flyer implies that the Village is funding this "low income housing development to the tune of \$500,000+". Does this claim have any basis in fact? It sounds like the typical scare tactic of people who oppose "low income" housing near their property in their community. The flyer argues that the project is too dense, that children of the apartment dwellers will burden the schools, and parking and traffic will be adversely impacted.

My previous attempts to reach the developers to get specifics were not satisfied; my phone calls and messages were not returned. So yesterday I went on the Village website, found the 480 page proposal on the Planning website. I scanned the proposal, especially interested as an architect in the floor plan layout designs for the 4 story structure which will be the highest on the block if built. The cost of preparing this lengthy, detailed proposal with market analysis, traffic impact studies, etc. must be a huge investment for the developers.

I support "affordable housing" in Oak Park. Subsidized housing is needed also. But this design is in extreme excess of the present zoning ordinance! Why can't the developer meet the standards? Who encouraged the developer to propose a design which exceeded the zoning standard so drastically? Why have zoning standards if they are not enforced?

The idea that there will be children in the building creating a burden on the schools seems bogus. The Village housing code limits the number of occupants in studio, and one and two bedroom apartments.

However, my conclusion is that the project is too dense for the crowded building site, regardless of the need for affordable housing. I am surprised that the Village may have encouraged the developers to spend so much money on a proposal that violates the Village standards to such an extent.

Bob Bell  
Robert A. Bell Architects  
811 S. Kenilworth Avenue  
Oak Park, IL 60304  
Office: 708.383.0890  
Home: 708.383.6313  
[bobbell912@sbcglobal.net](mailto:bobbell912@sbcglobal.net)

## **Failor, Craig**

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**From:** Sheila Haennicke <shaennicke@gmail.com>  
**Sent:** Thursday, September 20, 2018 6:13 AM  
**To:** Failor, Craig; Mayor Anan; Clerk Scaman  
**Subject:** Community Builders project at 801 S. Oak Park Ave.

Dear Oak Park Leaders,

I am unable to attend the hearing tonight but want to register my full support of the affordable housing development planned for the corner of Van Buren and Oak Park Avenue. As a 22-year resident of South Oak Park, who has seen development on that site come and go, I am convinced the best use of that land is a multi-unit development that allows more individuals and families with limited incomes to enjoy living in this diverse, complex and wonderful community.

Thank you for your leadership in keeping Oak Park diverse.

Sheila Black Haennicke  
Homeowner, 829 S. Grove, since 1996



## **Failor, Craig**

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**From:** Boyer, Mark C. <mboyer@freeborn.com>  
**Sent:** Thursday, September 20, 2018 11:32 AM  
**To:** Mayor Anan; Planning; VOP Board  
**Cc:** lboyer@artic.edu  
**Subject:** 801 S. Oak Park development - please reconsider

As a resident on the 700 block of Oak Park Avenue, I urge you to postpone development of this lot and reconsider its density and low income only status.

Please enforce existing zoning restrictions and keep the 16 unit limit. An additional 37 units is too dense for this neighborhood. Particularly at the corner of Oak Park and Euclid, this is already a risky intersection to cross either on foot or by car, more traffic will aggravate this.

If there are any young children among the tenants, they will go to Lincoln Elementary School, which is already overcrowded. And if there are no children, but instead all adults, that will change the character of this neighborhood, which is mostly single family homes.

I am also concerned about an all low income building. I'd like to see mixed incomes in that building, both to benefit the local small businesses and because I do not think concentrating 37 low income only units in one location is wise public policy.

I admit I am also concerned about how this 37 unit low income only apartment might impact the value of my house, which is half a block away.

I know I am not alone among my neighbors in feeling this way, and ask that you please take the time to reconsider and halt development of this parcel until you have explored alternatives. I am for development of that lot, but not as currently proposed.

Thank you for considering my comments,

Mark and Lori Boyer

732 South Oak Park Avenue

## Failor, Craig

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**From:** William Brade <wbrade@gmail.com>  
**Sent:** Saturday, September 15, 2018 4:42 PM  
**To:** Vince Bray; Planning; Mayor Anan; VOP Board  
**Cc:** timleeming3@aol.com  
**Subject:** Re: Please Join Us This Thursday At Village Hall for A Meeting About the Proposed Project at 801 S Oak Park Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings, all y'all,

I'm thinking I received this email because I am part of the neighborhood email. So I'm sending back. **I 100% believe the project at corner of Oak Park Ave. & Van Buren should be completed.** There have been times in my life when I was in need. Friends, family, and country had the resources to help me and this help allowed me to become self-sufficient and happy. I believe our community should be built on the principles of lending a hand and empathy.

Bill Brade  
807 S. Grove

On Sat, Sep 15, 2018 at 7:40 AM, Vince Bray <[himself@vincebray.com](mailto:himself@vincebray.com)> wrote:

Hello neighbors,

As you may have heard, our Village Board is considering a proposal to develop the vacant lot at [801 S. Oak Park](#) (corner of Oak Park Ave. & Van Buren). The developer is proposing a project that dramatically exceeds currently zoning laws, ignores parking and traffic congestion issues, doesn't promote economic diversity and integration of our community, provides no support for our struggling retail corridor, and in no way will improve the quality of life of the current residents in the area.

**We are writing to you as a group of concerned neighbors asking for your support in joining us in opposition of the project as proposed, and in requesting that the Village explore sustainable mixed income mixed use development options, within the parameters of current zoning. The final Plan Commission hearing on this development before the board votes to approve is 9/20. And they will approve unless there is significant vocal and written opposition!**

### A brief overview of the proposal

- 37 unit residential building with 23 resident parking spaces, and one 1,000 sqft. retail space
  - The site is currently zoned for 16 units and zoning requires 1 parking space per unit
  - 3 studios, 32 1-bedroom, 2 2-bedroom units; average apartment size is 660sqft.
  - 3 of the units are set-aside for tenants with special issues, including substance abuse



- 100% low income housing, targeting households making \$0 - \$17/hour (maximum allowable)
  - Project economics driven by \$500,000 donation from the Village, Federal tax credits and a 10 year waiver of income taxes for the owner.
  - Though the developer proposes 100% low income, only 20% of the units must be low income in order to qualify for the tax incentives.
  - Interesting fact: Of the 1,000 new high rent residences recently built or currently under construction in the downtown Oak Park area, five (.5%) were set-aside for low income residents. Instead of integrating those buildings, the Village Board extracted \$1.5MM from the developers to help fund housing projects like that proposed at this locale.
- Developer/Village justification for the project:
  1. The Village is in need of more low income housing and more low income residents
  2. The project will increase the economic diversity and integration of the Village
  3. The project will house existing residents of Oak Park that work in our retail businesses, including Target, Starbucks, etc.
  4. The project will enhance and improve our neighborhood, and bolster the South Oak Park retail corridor ( Oak Park Avenue, Van Buren to Harvard)
  5. The project advances the Envision Oak Park Comprehensive plan by increasing the number of low income transit-oriented households
  6. The project will increase the real estate taxes on the property by \$900,000 over 20 years
  7. The alternative is a vacant lot.

### **Our Concerns**

1. **The Village has shown no evidence that more low income housing is needed.** In fact, per the developer's study, 29% of households within a 1 mile radius of the project (almost entirely within the Oak Park footprint) earn incomes below \$42,000/year, the cap for qualifying for low income housing, and 35% of households earn less than \$50,000/year. By comparison, only 12% of households earn \$200,000 or greater.
2. **This project will not increase the economic diversity and integration of our community.** In fact, it proposes quite the opposite by segregating our lowest income residents into what looks and sounds like a housing project. One has only to look to Chicago to see a social and economic case study on the negative impacts of densely populated 100% low income housing projects. Is this our Village Board's definition of diversity and integration?
3. **The project is unlikely to house current residents of Oak Park, working in our retail and food services industries.** The developers study specifically states that the project will draw low income residents from Austin, and that being close to the Blue Line will allow those residents to commute to their jobs.
4. **This project does nothing to support our neighborhood retail corridor.** In fact, it will do just the opposite. Low income residents are not going to frequent Zen, Kinderhook, the dry cleaner, hair salons,

day care center or banks. Increased parking and traffic congestion will only hurt our retail neighbors. And they propose adding more retail space on a street with numerous retail vacancies. Further, no evidence is provided showing how our neighborhood will benefit.

5. **The project will not optimize real estate revenue that can be generated by the site.** As proposed, the project will generate less than 50% of the real estate revenues that alternative developments could generate, equating to millions of dollars of lost revenue for the Village over the project's life.
6. **The alternative is not a vacant lot.** In fact, there are numerous developers interested in offering alternative development proposals for this valuable property.

### **Our Proposal to the Village Board**

- Postpone any decisions on this development until our questions and concerns have been addressed and alternative development proposals are considered.
- Any development should abide by current zoning laws, with only minor allowable exceptions.
- No development should be exclusively low income. Only developments that truly support diversity and integration, core principles of our community, should be considered.
- Any development should bolster our struggling retail corridor and optimize Village tax revenue.
- Any development should improve the quality of life of the people living in our neighborhood.

### **We ask for your support**

The Village Planning Commission will convene on 9/20 to consider address our questions and hear public comment. This is the last scheduled meeting prior to the commission making their recommendation to the Village Board, and the Board subsequently voting on the project.

**Now: All concerned neighbors should voice their concern by calling or emailing the Plan Commission, Village Board and/or the Village President.**

**September 20: All concerned neighbors should voice their concern in public at the final Planning Commission meeting before the project is recommended to the Village Board for approval. We must show up in large numbers and have our voices heard!**

To contact the Plan Commission, call 708-358-5670 or email [planning@oak-park.us](mailto:planning@oak-park.us)

To contact President Anan Abu-Taleb, call 708.358.5797 or email [mayoranan@oak-park.us](mailto:mayoranan@oak-park.us).

To contact the Village Board, call 708-358-5784 or email [board@oak-park.us](mailto:board@oak-park.us)

**Please copy all of the above when commenting.**

Thank you neighbors!

Sincerely,

Vince Bray

[808 S Grove Ave](#)

[Oak Park, IL 60304](#)

[708-383-1943 H](#)

708-622-8521 M





# Requirements for reviewing zoning proposal

The following comes from section 8.5 of the 2015-09-25 plan commission rules of procedure regarding criteria for the plan commission to consider zoning amendments.



# A) The character of the neighborhood

- ▶ TCB Statement:

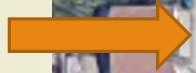
- ▶ “The scale and size of the development fits within the neighborhood context” – TCB submission pgs. 31-32

- ▶ Fact:

- ▶ There is not a single building within the neighborhood that fits the size and scope of this proposal!
- ▶ The proposal calls for a 4 story building; the tallest residential building in the surrounding area does not exceed 3 stories.

# Neighborhood comps: no similar buildings with same scale, size and density

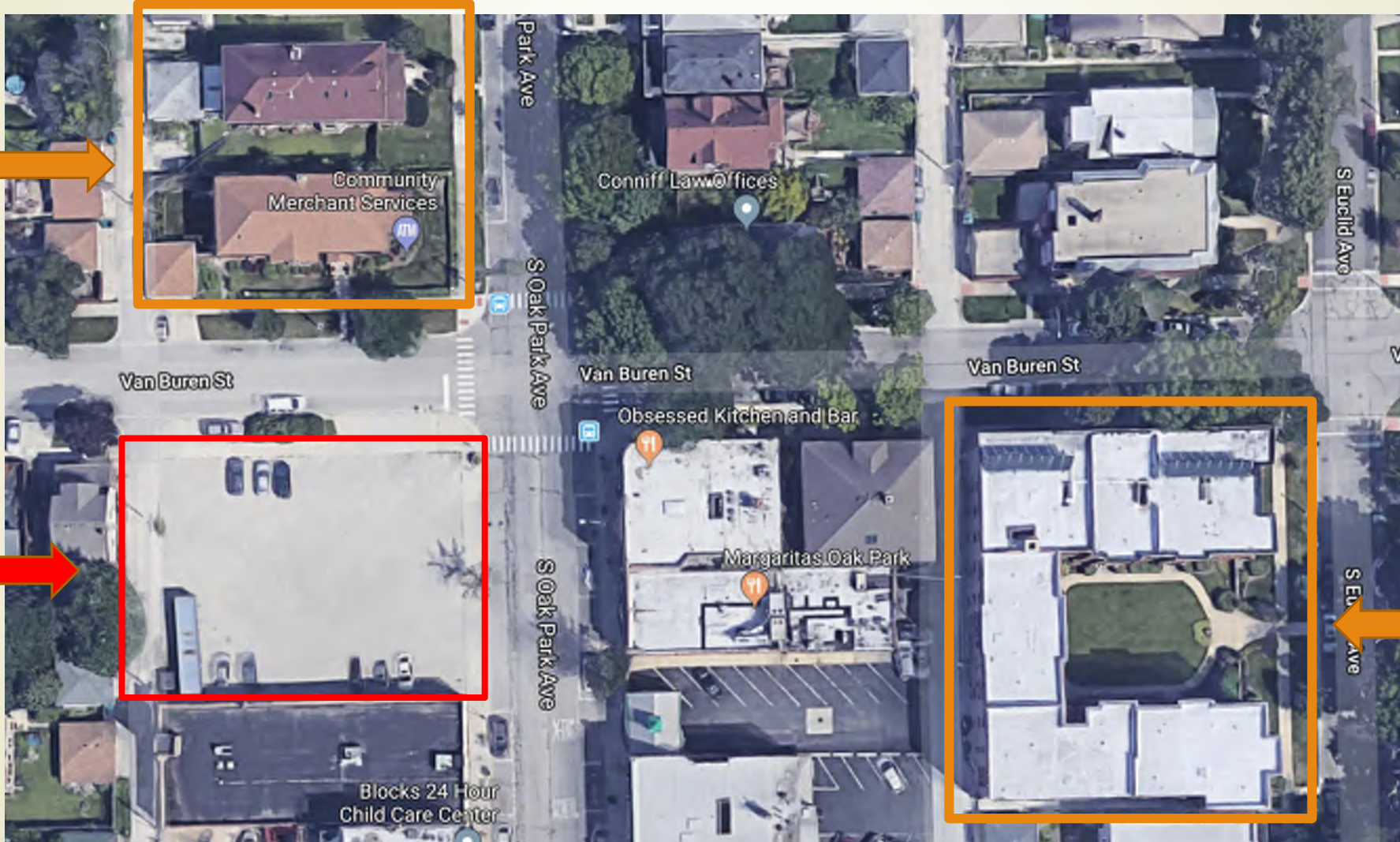
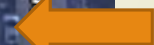
2 buildings:  
4 total units



proposal:  
• 37 total  
units  
• 4 story  
building



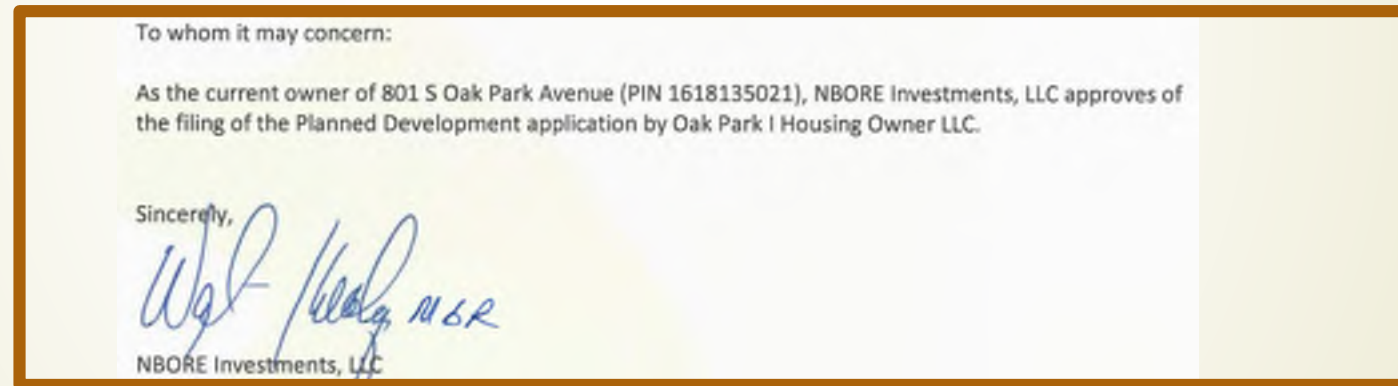
24 total units  
(much larger  
footprint)  
3 story  
building





## B) The extent to which property values are diminished by the particular zoning restrictions

- ▶ THERE HAS BEEN NO EVIDENCE PRESENTED BY THE PROPERTY OWNER (NBORE Investments, LLC) THAT THE VALUE OF 801 S OP AVE IS DIMINISHED BY THE CURRENT ZONING



- ▶ Fact:
  - ▶ The property owner is NBORE Investments, LLC.
  - ▶ The only evidence presented by this owner is that they own the property.



## C) The extent to which the removal of the existing limitations would depreciate the value of other property in the area

### ➤ TCB Statement:

- “The change in zoning will not substantially diminish the use or enjoyment of other property in the vicinity...” - TCB Submission pg. 32

5. The proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted by the Zoning Ordinance of the Village.

### ➤ Fact:

- This factor does not concern diminishment of the use and enjoyment of surrounding property.
- TCB has provided no evidence as to the potential depreciation of property values to the surrounding area.
- The expert report submitted by TCB provides no analysis of the impact the zoning change will have on surrounding property values.




## **D) The suitability of the property for the zoned purposes**


- ▶ **FACT:** the property is already zoned appropriately as mixed use/commercial.



## E) The existing uses and zoning of nearby property

- ▶ **FACT:**

- ▶ No surrounding property has the scale, size and density of the proposed variance.
  - ▶ The commercial street has mixed use and single-story commercial that are much smaller in scope than the proposed project.
  - ▶ The non-commercial street is composed primarily of single-story and residential dwellings.
- 



## **F) The length of time under the existing zoning that the property has remained unimproved, considered in the context of land development in the area**

### **➤ FACT:**

- The property owner has provided no evidence that the property is un-marketable under it's current zoning.
- The property owner has made no statement as to why the property has remained vacant.
- The property has never been marketed openly.





## G) The relative **gain** to the public as compared to the **hardship** imposed on the individual property owner

### ➤ NO EVIDENCE OF HARDSHIP:

- TCB has provided **no evidence** indicating that the current zoning imposes a hardship in it's ability to complete the project.
- NBORE, the current property owner, has provided **no evidence** that the current zoning has provided a hardship on their ability to develop the property.

# G) NO EVIDENCE OF PUBLIC GAIN

## ▶ TCB Statements:

- ▶ “in our opinion activates the block anchor to the south town corridor that has been a vacant site for many years” - video at 11:50
- ▶ “the project will stimulate development or investment in the neighborhood by furthering both development for this project” – video at 12:00
- ▶ “we believe it will a catalyst for additional work in this neighborhood” –video at 12:08
- ▶ “we are proposing retail on the 1st floor and 2 live work units which would be helpful to add to the retail base and also the sales tax base on the street” – video at 12:14

## ▶ FACT:

- ▶ There is no report, data, information or evidence to substantiate the above statements.
- ▶ The area is not a blighted neighborhood, it is already a vibrant neighborhood. It has a grocery store, several restaurants, 2 dry cleaners, 2 banks, a thriving florist, and several other small businesses.
- ▶ Consistent with the vibrancy of the area, TCB's real estate expert concluded in his field observation that the surrounding area is “fully developed”. (see following slide)

---

**Surrounding Area Land Uses**

|  |                         |
|--|-------------------------|
| Character of Area                        | Suburban                |
| Predominant Age of Improvements          | 75 years                |
| Predominant Quality and Condition        | Average                 |
| Approximate Percent Developed            | 95%                     |
| Infrastructure/Planning                  | Average                 |
| Predominant Location of Undeveloped Land | Park / recreation areas |
| Prevailing Direction of Growth           | Fully Developed         |

---

# G) NO EVIDENCE OF PUBLIC GAIN, BURDEN ON THE PUBLIC

- TCB Statements:

- “we believe the project will have low impact on neighboring schools” - video at 12:32
- TCB **estimates** that no more than 4 children will live in the building (see following slide)

- FACT:


- Estimates are not facts
- TCB's real estate expert acknowledges that Oak Park schools will be leveraged to rent the 37 units in the building

There are very few units like the subject's in the primary market of Oak Park. We see a good demand for the units from Austin, as a superior neighborhood that offers access to the highly regarded **school** system of Oak Park, and the employment in the area.

Proposed Site for LIHTC Development







## Impact on Local Schools

- Only 2 two-bedroom units
- Estimating no more than 4 children will live in building
- Target residents are single adults and couples without children

# Conclusions and Recommendations

## Conclusions

Positive and negative attributes of the subject are summarized as follows:

### Positive Attributes

- The local affordable/subsidized apartment market is undersupplied.
- Strong demand for affordable/subsidized units in PMA.
- Employment centers, shopping, schools and public transportation are within walking distance.
- Access to the highly regarded Oak Park schools will drive demand from Austin
- Common laundry facilities provided.
- Good unit mix.

### Negative Attributes

- Minimal common amenities.
- Unit mix is not ideal for attracting families, but will fill a need for worker's housing.



## G) NO EVIDENCE OF PUBLIC GAIN, BURDEN ON THE PUBLIC CONT.

- ▶ TCB Statement:

- ▶ “our target market for this development, primarily folks that that need housing that would accommodate people earning \$8 to \$17 an hour. We envision **our target market to be folks that live and work in Oak Park** that work in different establishments that would pay those rates anything from retail like target to Trader Joe's, coffee shops, restaurants, service industries etc.” – video 10:56

- ▶ FACT:

- ▶ TCB's real estate expert states that the target market for the project are residents of the city of Chicago.
- ▶ “We see a good demand from Austin” – IRR report pg.30
- ▶ The subject [property] will likely draw residents from Austin – IRR report pg.51



# Market Area Characteristics

## Market Area

### Primary Market Area (PMA)

The subject property is located in Oak Park, Illinois. The subject's primary market area from which renters will be drawn is considered to be the area within the 60302, with the closest competition coming from the Chicago's neighboring Austin community in the 60644 zip code. The geographic boundaries of Oak Park are North Avenue on the north, Roosevelt Road on the south, Harlem Avenue on the west and Austin Boulevard on the east. Chicago's Austin community begins east of Austin Boulevard.

In this case, as an affordable project, we considered both a three mile and one-mile ring as the PMA. The one-mile ring is entirely Oak Park, while the three-mile ring extends into Austin on the east and Forest Park on the west. With the lack of affordable housing in the village, coupled with its strong **school** system reputation, we see the three-mile ring as more relevant to take in the greater population that may be drawn to the subject to take advantage of the schools as well as the public safety.





# I) Where applicable, the goals, objectives, and policies presented in the Comprehensive Plan

- ▶ TCB Statement:

- ▶ “Aligns with the village master plan Envision Oak Park” –video 11:41
- ▶ Target residents are **single** adult and couples **without children**; not a family oriented building.

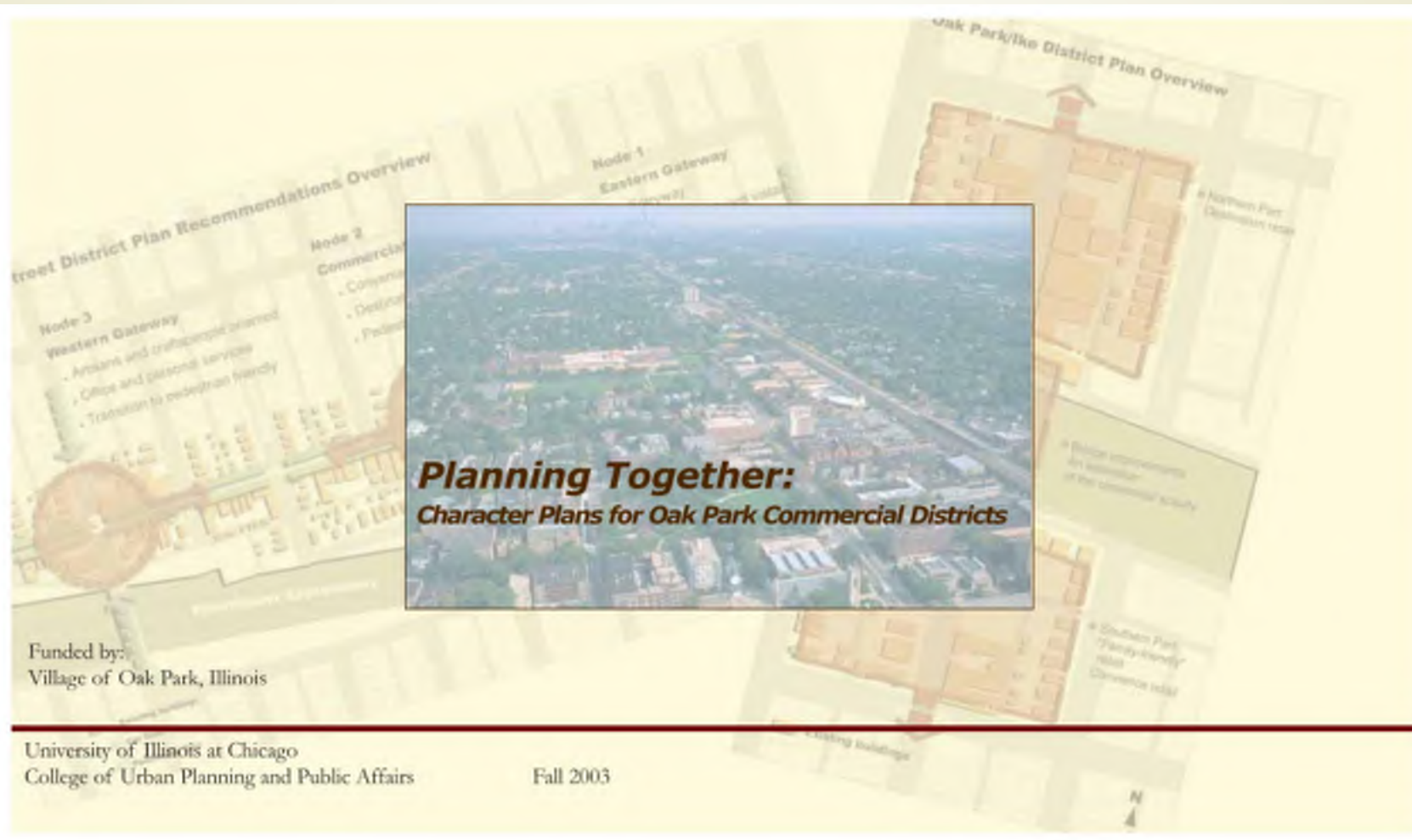
- ▶ FACT:

- ▶ Envision Oak Park is a broad policy guide and states that more detailed policies for land use and development in specific areas of the Village are found in prior plans adopted by the Village.
- ▶ The Village commissioned UIC to provide a specific plan for the area.
- ▶ The experts at UIC recommended that mixed used buildings in the area have a focus on residential units for **families**.
- ▶ TCB never discusses, references or acknowledges the UIC plan.



## *Village of Oak Park* **Past Plans & Studies**

*The Comprehensive Plan serves as a broad policy guide for Village government and should be complemented by plans and policies already adopted by Village government. These plans and policies often provide more detail related to land use and development, transportation, economic development, and other important technical areas.*



**Planning Together:**  
*Character Plans for Oak Park Commercial Districts*

Funded by:  
Village of Oak Park, Illinois

University of Illinois at Chicago  
College of Urban Planning and Public Affairs

Fall 2003



# Oak Park Avenue/Ike Retail Business District Character Plan

- UIC 2013 vision statement is vastly different from the TCB proposal; the experts at UIC recommended that the focus of new development be on **family** residences, rather than the **single-person** occupancy TCB proposes.

## Residential

- Increase and manage density to ensure neighborhood integrity.
- Maintain family-focus.
- Maintain “child-safe” corridor.
- Provide sufficient transit for residents .
- Provide sufficient parking for residents.

## Residential and Commercial Impacts

The bulk of the new residential space would be multi-family units, increasing the density of the area’s built environment. The plan for the South Oak Park Avenue district not only adds more multi-family housing, but also increases the share of residential land uses (from 57% to 73% of total area). The plan calls for approximately 680,000 additional square feet of multi-family housing or approximately 414 new units.



# Conclusion

- ▶ TCB has provided insufficient evidence to support the requested variance when all factors are considered and evaluated!



## **Failor, Craig**

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**From:** Christopher Bremer <chrisjbremmer@gmail.com>  
**Sent:** Sunday, September 16, 2018 8:18 PM  
**To:** Planning; Mayor Anan; VOP Board  
**Subject:** 801 S Oak Park Ave development support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am simply e-mailing my support for the project.  
Thank you.

**Failor, Craig**

---

**From:** Christiane Broihier <ccbroihier@gmail.com>  
**Sent:** Tuesday, September 25, 2018 4:05 PM  
**To:** Failor, Craig  
**Cc:** VOP Village Clerk  
**Subject:** 801 S. Oak Park Ave. proposed development

Dear Mr. Failor,

As a 20+ year resident of Oak Park and a neighbor concerned about keeping housing affordable for all in Oak Park, I am a proponent of the proposed Community Builders's mixed-use building with retail on the ground floor and housing above for a variety of incomes at 801 S. Oak Park Avenue. I hope you will keep this in mind as the project progresses through the development stages.  
Thank you,

Christiane Broihier

## **Failor, Craig**

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**From:** Nicholas J. Brunick <nbrunick@att-law.com>  
**Sent:** Thursday, September 20, 2018 4:40 PM  
**To:** Failor, Craig  
**Subject:** 801 S. Oak Park Avenue

Dear Craig,

I live at 821 S. Kenilworth in Oak Park – only a few blocks from the proposed development at 801 S. Oak Park Avenue.

My wife Katie and I have lived in the Village since 2007 and we've lived in our house on Kenilworth for 5 years, where we are raising our four children – Lizzie (12), Mary (10), Bridget (8), and Jack (6).

I am writing to express my strong support for the proposed affordable housing development by The Community Builders.

I am writing in support for three main reasons –

One, I believe very strongly that we need more affordable housing in our Village. I grew up in Dixon, IL in a neighborhood that was home to people of all different occupations and incomes. We had big single-family homes, starter homes, and apartments in my neighborhood. My neighborhood was home to janitors, mechanics, nurses' aides, retail workers, school cafeteria workers, laborers, carpenters, assembly line workers, and seniors or disabled folks on fixed incomes as well as teachers, firefighters, police officers, lawyers, judges and business owners. We had housing stock of all kinds (including affordable housing) that allowed people of all incomes to live in our neighborhood. When all the people who make a town "work" can live in that town, it strengthens the social fabric; it makes the local economy more vibrant; it reduces traffic congestion; and it makes life richer and more interesting. I moved to Oak Park because of Oak Park's commitment to diversity and inclusion and Oak Park's history of making room for all in the community. Since I've moved here, our Village (like many places) has gotten more expensive – making it harder for those who work for a modest wage to call Oak Park home. This development will help to make our neighborhood and village a little more affordable. This development upholds our Village's values and strengthens our village to succeed in the future.

Two, I believe very strongly that if we want more sustainable development and more vibrant retail corridors then we need to build at higher densities on sites near transit. I know that some are concerned about increasing the density on this site. I support more density on this

site and on other sites in town that are near transit and on retail corridors. We cannot hope to address issues like climate change or traffic congestion or the need for vibrant and robust local businesses unless we commit to higher-density development near transit and in retail corridors. The proposed development will help to further all of these goals and I think that the increase in density to allow for 37 apartments is reasonable and is in line with the density of many of the nearby multi-family developments in the neighborhood (including the development across the street and behind the building that houses Obsessed Kitchen and Bar).

Three, I think this development strengthens our local tax base and will strengthen (not detract) from local property values. The current site is vacant and has been for many years since it was occupied by a BP gas station. The proposed development will generate new tax base and new opportunity in our neighborhood. And because the site is well-designed, attractive, and will be owned by a proven owner-operator such as The Community Builders, I feel confident that this new development will enhance, not detract from local property values. As someone with knowledge of the affordable housing world, I have seen developments like TCB's enhance property values in urban, suburban and rural communities – from Lakeview, Pilsen and Logan Square in Chicago to Libertyville, Grayslake, and Gurnee in the suburbs to Rock Island, Galena, and Dixon in rural Illinois. As someone who lives less than 3 blocks away and owns a single-family home, I feel very confident that this development will enhance my property value and the values of other properties in the area.

Finally, I'd like to say that as a father of four children (ages 12, 10, 8, and 6), I am hopeful that we will make the right decision here. I want my children to grow up in a community that welcomes the immigrant, the stranger, and certainly those who work hard every day for a modest wage. I think their lives will be richer because of it. I walk my children past the site at 801 S. Oak Park each morning when I walk them to school at Ascension Parish. We talk about this site. And we will continue to do so. I am hopeful that a year from now, we will be talking about how this site is providing good homes to people who need them and how it is a symbol of kindness, hope, and opportunity.

Thanks for your service to our Village.

Best Regards,

Nick Brunick  
821 S. Kenilworth

**Nicholas J. Brunick** | *Attorney*



425 S. Financial Place, Suite 1900 | Chicago, IL 60605

P: 312-491-3328 | [nbrunick@att-law.com](mailto:nbrunick@att-law.com) | [vCard](#) | [Website](#)

**NOTE OUR NEW ADDRESS** (*We have not moved, but our building address has changed*)



CONFIDENTIALITY & DISCLAIMER: This e-mail is confidential and is intended only for the named recipient(s) and may contain information that is privileged, attorney work product or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete this e-mail message from your computer. Any Federal tax advice or analysis contained in this e-mail communication is preliminary in nature, may be subject to further factual development and legal analysis and is not intended to be an opinion.

## **Failor, Craig**

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**From:** Christine Chang <christinechang1@gmail.com>  
**Sent:** Wednesday, October 03, 2018 8:53 AM  
**To:** Planning  
**Subject:** Public comment on PC 2018-07

Dear Mr. Failor,  
Could you please forward these comments below to the Oak Park Plan Commissioners?  
Many thanks,  
Christine Chang

To: Oak Park Plan Commissioners  
Re: PC 2018-07; 801 S. Oak Park Avenue; Oak Park I Housing Owners, LLC (The Community Builders)

I am writing to express my support for the proposed development at 801 S. Oak Park Ave. My husband and I have lived at 840 S. Humphrey for the past two years. We decided to relocate to Oak Park from Chicago, like many, because of Oak Park's school district, its park district, library, and the strength of its neighborhoods. Another substantial reason why we relocated here was because of Oak Park's widespread commitment to diversity and inclusion across the socioeconomic spectrum, particularly its commitment to providing affordable housing.

I would be extremely disappointed if this town allowed fear to drive decisions on what is right for the community.

Thank you for your consideration of my comments. My best hope is that you will approve The Community Builders Planned Development Application.

Sincerely,  
Christine Chang

## Failor, Craig

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**From:** Milt Clark <mclark-59@comcast.net>  
**Sent:** Wednesday, September 05, 2018 2:45 PM  
**To:** Failor, Craig; Clerk Scaman; VOP Village Clerk; VOP Board  
**Cc:** Mayor Anan; Trustee Andrews; Trustee Boutet; Trustee Button; Trustee Moroney; Trustee Taglia; Trustee Tucker  
**Subject:** Comments on Proposed Development at 801 S. Oak Park Avenue by The Community Builders (TBC)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Craig Failor, Commissioner David Mann, Village Plan Commissioners, and Village Trustees:

I am Milton Clark. I have owned a house at 804 S. Grove for 27 years. My house would be directly behind the 801 S. Oak Park Avenue, 37 unit building, proposed by TCB.

Myself and many of my neighbors find the proposed development to be unacceptable and request that it be rejected. As you all know, the proposed development would not be in compliance with several important Village building and zoning codes, especially regarding the number of units (37 versus 16 by code), parking stalls (23 versus 37), and building height (48 feet versus 45). Variances are being sought for each of these critical building elements. Any development at the 801 S. Oak Park location should be in compliance with key Village building codes.

We are troubled by the fact that during public meetings, TBC representatives only revealed that a height variance would be required. We just learned yesterday of the variances for units and parking by visiting the Plan Commission web site. Such omissions appear to be intentional.

A building with more than double the number of permitted units on a small lot *will* decrease the quality of life for our immediate neighborhood. Both street and alley traffic will be increased, raising the risks of accidents, even with a much needed flashing sign at the crossing of Oak Avenue and Van Buren. School children cross the street and the alley entrance on Van Buren twice per day. The traffic study did not fully evaluate the issues of using the single lane alley, which is heavily used with 55 parking stalls and by Sysco trucks that must back down the alley.

A major concern will be the inadequate and out of code parking for the 37 unit development. Parking is already challenging on South Grove and in the immediate area. The parking analysis, which concluded that a 0.62 parking ratio is sufficient, is based upon opinion and not facts. U.S. households average two cars and the number is not highly sensitive to income. With roughly 75 building residents, there could be up to 50 more cars needing off-site parking.

Let me be very clear. I am for affordable housing, including at the 801 S. Oak Park Avenue location, but this oversized project would be significantly out of compliance with Village building codes, and will unnecessarily impact our neighborhood. Better alternatives can be found. I respectfully request that the Plan Commissioners and Village Trustees reject this unwise development.

Regards,

Milton Clark, Ph.D.  
804 S. Grove



# Negative Impacts of Proposed 801 S. Oak Park Development

Milton Clark, Ph.D.

Former Professor of Public Health, University of Illinois

Former Health and Science Advisor, U.S. EPA, Chicago

804 S. Grove

# Negative Impacts to The Immediate Neighborhood Will Occur

- \* A 37 unit building, more than twice as permitted by code, with roughly 75 people will increase density and decrease overall area safety by increased car and pedestrian traffic
- \* Estimates of only 0.56 cars per unit are not realistic in Oak Park and there will be overflow parking onto adjacent streets
- \* Due to the size of the development, there will be a reduction in property values to nearest residences

# Proposed Development >2X Zoning Code Will Nearly Double Existing Units: Unnecessary Increase In Density

About 41 units on west side and 7 on east side 800 S. Oak Park

41 building parking spaces, half assigned; 21 for homes; proposal with 23 = Total 85



# Undetermined Reduction in Property Values To Several Properties (Size, Height, Shading) Quality of Life Will Be Decreased

800 and 804 S. Grove



813 Van Buren





# Most Alley Entrance and Exit Traffic is to the North Creating Safety Issues

804 S. Grove garage is adjacent to proposed development parking entrance



Alley looking north to Van Buren  
Most Traffic for Entrance and Exit is to the North



# Building & Parking Access Behind 804 S. Grove and 813 Van Buren

Back Yard 804 S. Grove



Parking Opening to Proposed  
Development, Right of Back  
Gate, 8 feet from 804 Garage



# Plan Commission *Unanimously* Rejected The Single Lane Alley for a Drive In Bank Due to Traffic and Safety Issues

Sysco Trucks Backing Down Alley  
Against Typical Northerly Flow



Alley Already Has 62 Total Parking  
Spaces With Moderate/Heavy Use



# TCB Proposal Fails To Meet VOPs Master Plan for the Oak Park Avenue/Ike TOD Area (Envision Oak Park, 2014; UIC 2003)

- \* Fails to meet Goal 7.3, pg 104. *Provides mixed income housing that is accessible, integrated and responsive to the needs of Oak Park's diverse population*
- \* Proposed development is low to very low income with no higher income groups to truly provide a mixed income housing project.
- \* Residents will be isolated not integrated into the community. This development will not increase diversity
- \* Pgs. 18, 42, and 46 of the 2003 UIC report: ... goal for the area is to increase multi-family and town homes with 414 new units (likely size of 1,650 sq. feet) with one parking spot to generate 1.73 million in additional annual property taxes
- \* TBC's development is not consistent with these goals and will only generate \$50,000 in annual property taxes

# Conclusions

- \* A development of this size, not meeting zoning codes or VOP's master plan for the area will increase density, decrease safety, and impact the quality of life to residents in the immediate residential neighborhood
- \* The proposal is so far out of line with residential and commercial zoning codes that it needs to be rejected
- \* 16 units of truly mixed income housing or other alternative (e.g., townhouses) to Village codes would be welcome



## Failor, Craig

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**From:** Milt Clark <mclark-59@comcast.net>  
**Sent:** Friday, September 21, 2018 11:54 AM  
**To:** Failor, Craig; Clerk Scaman  
**Subject:** Updated Information on Alley Issues for Entrance and Exit to Proposed 801 Development  
**Attachments:** Presentationalley2.pptx

Craig, Chairman Mann, and Plan Commission Members:

I wanted to thank all of you for patiently listening to our concerns and numerous public comments for several hours last night. Having run large public meetings for U.S. EPA that lasted many hours I know it is not easy.

We appreciate your interest in further exploring the single line alley for entrance and exit to the proposed development, including an evaluation by the Village Engineer. Two power poles on the north side are located on the east edge of the alley at 14 and 13 feet. At least one of the poles creates significant challenges to widening the alley.

Visiting the site would be very informative for Plan Commission members.

Craig, I would appreciate if could circulate this email and short Power Point Presentation to Plan Commission Members, Village Engineer, and other appropriate individuals.

Again thanks,

Milt Clark  
804 S. Grove

## Failor, Craig

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**From:** Frank Czuba <frankczuba@me.com>  
**Sent:** Tuesday, September 11, 2018 3:17 PM  
**To:** Planning  
**Subject:** Concerns about 801 S. Oak Park Ave project

To whom it may concern,

Yesterday, I learned about the planned project for 801 S. Oak Park Ave.

My wife and I and our 3 children have owned our home in Oak Park for over 10 years. Before that we rented here for several years. We moved here from Australia because of the reputation of the community and the schools. We have loved being part of this liberal, multi cultural and diverse community just outside of Chicago. In fact, this part of Oak Park, just south of Madison and north of 290 has been described by some as "straight out of a Norman Rockwell painting". The neighbors all know and greet one another and a general sense of community and open communication exists among everyone that I meet. The waterfall garden that I have built and nurtured in my yard is a highlight for many families on their evening stroll.

When I saw the vacant lot at 801, I waited in anticipation for the next great addition to our neighborhood. Unfortunately, now I feel like I am being bamboozled by the village and it's trustees. Instead of an addition to our fine community, I feel as if this part of Oak Park is being utilized to compensate for poor planning elsewhere. This is not about being unwilling to support subsidized housing - this is about smart and balanced urban planning. Based upon everything my wife and I have read for the proposed project, we are very concerned on a number of fronts. Let's work to get this right and establish a balanced project that will support all of us that live in the immediate neighborhood.

I attempt to stay informed about what is happening in my community, but this is the first that I am hearing about the proposed project. But now that I have, I am requesting pausing this project so that we as a community can have a voice in choosing the direction of our future.

Please reconsider your plan to support this project and open up the discussion with those of us that are most impacted by such an important decision.

Thank you

Frank and Sharon Czuba  
633 Carpenter Ave.  
1-708-209-5664

## **Failor, Craig**

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**From:** Clerk Scaman  
**Sent:** Wednesday, September 05, 2018 5:14 PM  
**To:** 'Vito Dellegrazie'  
**Cc:** Failor, Craig  
**Subject:** RE: 801 S. Oak Park Ave...WAKE UP & SMELL THE NEIGHBORHOOD

Hello Vito,

Thank you for writing this email. I will share your concerns with the Plan Commission for consideration at the Public Hearing to review the proposed development at 801 S. Oak Park Ave., scheduled for tomorrow night at 7pm.

Sincerely,

*Vicki Scaman*

Village Clerk  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302  
[clerkscaman@oak-park.us](mailto:clerkscaman@oak-park.us)  
(708) 358-5672

### **VILLAGE OF OAK PARK CLERKS OFFICE**

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**From:** Vito Dellegrazie [<mailto:dellegrazie@ymail.com>]  
**Sent:** Wednesday, September 5, 2018 5:03 PM  
**To:** Clerk Scaman  
**Subject:** 801 S. Oak Park Ave...WAKE UP & SMELL THE NEIGHBORHOOD

Vickie & The Village Zoning Board:

The 700 Block of Grove Avenue just had our annual block party. We shared coffee and muffins for breakfast, Alice made a breakfast frittata as usual, Shiela made coffee and we all shared the cost of purchased items. At lunchtime the kids decorated their bicycles and Mily hosted bozo buckets and other games of skill. Dinner was everyone sharing their favorite dish with the rest followed by chatting well into the evening over a nice wine or a bottle of beer. Most of us have known each other for 10+ years our kids grew up together, and the folks who haven't been here as long have small children. They're here for the same reason we moved here and stayed here. We like our neighbors and our neighborhood. Its a friendly & affordable little corner of the world, and we all like it that way.

So, what is it that makes the village think that importing low income residents from Chicago is a good idea for South Oak Park. Is it the tax revenue? Perhaps you can assist the builders to look north of Lake Street. Maybe one of those old 'painted ladies' on Chicago Avenue could be transformed into low income housing for 37 residents.

Additionally, what makes anyone think that 37 units in a space that is zoned for less than half of that (16) is a good idea? Remember The Robert Taylor Project & Cabrini Green... The proposed zoning variance, to more than double the # of residents in that space is wrong for the neighborhood. It'll reduce property values due to the higher density of residents, while our already high property taxes will continue to increase, because lets face it, have they ever gone down? Additionally, with parking for only 23 cars where will the additional cars be parked? Where will the resident's guests & high school age children park? Or do we plan to rezone the parking on the residential streets to be 24 hrs? NO, It's already noisy with the drag racing on the Eisenhower, and the parking for retail on Oak Park Avenue. Let's not make it worse.

And why are these half-baked proposals always for South Oak Park?

Remember years ago, a developer wanted to put a heroin addiction recovery house on the 700 block of Oak Park Avenue? The icing on the cake for that proposal was, if an addict had a relapse they were to be put out on the street...like that's a good solution in a neighborhood full of families with small children. Junkies wandering around with nowhere to go.

Or remember when there was a proposal to widen the Eisenhower Expressway...really? So if it was going thru your neighborhood would that be ok with you...which house is yours...imagine being told you have to move because we need to roll more cars thru your back yard instead.

Frankly, why don't you just allow someone to put a reasonably sized multipurpose housing/retail/parking project into that space. It can be done and money can be made by all. Stick to the zoning. Don't allow the lure of big tax revenue to allow you to make the mistake of chasing away longtime residents and in the process losing the character of a neighborhood you may not have known before. Don't allow the building to be taller, wider & longer than zoning allows. Sometimes zoning doesn't make sense for various reasons. However in this case, it makes sense for all the reasons above and more. Please, reconsider this project.

Regards,  
Vito Dellegrazie  
708-415-4977

## Failor, Craig

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**From:** Nick DiOrio <ndiorio27@yahoo.com>  
**Sent:** Wednesday, September 05, 2018 3:53 PM  
**To:** Failor, Craig  
**Subject:** 801 S. Oak Park Avenue Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon Craig,

I spoke with you earlier today regarding the 801 S. Oak Park Ave development as proposed by The Community Builders. I expressed some of my concerns yesterday at Village Hall where I spoke with our Village Clerk, Vicki Scaman.

In part, I'm concerned about The Community Builders (TCB), lack of responding to questions by residents. Kirk Albinson was posted as the contact person on the sign around the empty lot. I did not receive an official letter about the September 6, 2018 meeting. I called and sent emails that turned out to be several failed attempts at being ignored by TCB. I talked to Elaine, Mr. Albinson's assistant (so she said) last Thursday. She told me Mr. Albinson was in a meeting and would return my call promptly. He has not returned any communications from me. Other residents have reported the same. TCB has not been forthcoming since their first meeting about this project held at Maze library.

My home at 813 Van Buren St, appears to be one of the most affected properties by this development. This home is already difficult to sell since it is right on the alley, and it's built on a small lot size, with no garage. My vinyl siding has been pulled down twice (along with cable and electrical lines) by food delivery trucks. The same delivery trucks have hit my chain link fence multiple times. Multiple cars speed up and down the alley with a few that have actually hit and damaged my chain link fence. The fence was finally replaced after a car ran the fence into my home. I've witnessed several cars through the years that came close to hitting pedestrians (school kids). This is a potentially serious safety issue that TCB has been ignoring.

I have some other serious concerns. Parking is one, but TCB picked this as the biggest problem with residents. Although, parking and traffic are big issues within this neighborhood, TCB has failed to be open and transparent on any other issues. I don't have time now at the last minute to write them. I submitted a form to speak at the meeting tomorrow. I may not be able to make it since Lincoln School has curriculum night from 6:45 PM to 7:30 PM. I don't want to disappoint my daughter but I stand to lose money when this development goes through.

The last Cook County property tax increase was outrageously too high. I'm sure when the next reassessment comes around, the property taxes will not decline. For my home and the unique issues surrounding it, the property taxes do not justify the value of the property. Disclosing this development to any potential buyer, can be used as a bargaining tool. I need help in dealing with Cook County and any assistance/guidance the Village of Oak Park can provide would be appreciated.

I think it's noble to construct an affordable housing development within Oak Park. This is not an issue, in any way. TCB wants to provide affordable housing to those who may be in need of help. But, who will help the long time tax paying residents of Oak Park affected by this development. Who will help me settle the issues I have with my property? I'm in just as much need of help as are potential residents of this project. TCB stands to profit from this development at the same time potentially/most likely decreasing property values as taxes continue to rise. My property is unique and it will be more difficult to sell. The thought of losing more money on that property has me worried.

The thought of helping a few potential lower-income residents, at the expense of hurting possibly several loyal Oak Parkers, does not seem just or honorable.

I hope to be able to put together a more comprehensive list of issues to provide at tomorrow's meeting.

Thank you,



Nick DiOrio  
813 Van Buren St  
Oak Park, IL 60304

## Failor, Craig

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**From:** Failor, Craig  
**Sent:** Tuesday, October 02, 2018 12:01 PM  
**To:** Failor, Craig  
**Subject:** RE: 801 S Oak Park development

**From:** Nick DiOrio [<mailto:ndiorio27@yahoo.com>]  
**Sent:** Tuesday, October 02, 2018 11:42 AM  
**To:** Failor, Craig  
**Subject:** Re: RE: 801 S Oak Park development

Hi Craig,

Well, thanks for informing me about this. I'm not aware of all the rules. I didn't know what I was getting myself into during the September 6th meeting on this proposal. That was my first plan commission meeting, and I wasn't made aware of the rules of procedure prior to the meeting. I thought I was there to only make comments. It was obvious I wasn't prepared to cross examine. I went there with good intentions, and did not expect to get publicly humiliated by a plan commission volunteer. Prior to the September 20th meeting, I was told, that possibly only I would be allowed to cross examine. I was never notified about this. It was also mentioned that my cross examination was unclear on September 6th. Other things I was told were also a bit disturbing that reflect poorly on me, and highlight my disability. Every person should be treated with dignity and respect during these meetings without the fear of being attacked by anyone representing the Village of Oak Park.

For this proposed development my top concerns are:

1. Safety along the alley entrance next to my home at 813 Van Buren St. This is what bothers me the most. That massive structure will cause more blind spots for drivers that continue to fly in and out of the alley. The alley is not very wide. After a car crashed into my fence and the fence driven into my home, I feel squeezed in and waiting for a major fatality to happen. When the empty lot at 801 S. Oak Park was utilized for parking, the cars entering or exiting the gravel lot from the alley side, did cause a big problem with cars not having enough clearance to make the turn often just barely squeezing by my fence. I've already had enough cars and trucks hit or graze that fence. The issue is the telephone poles with one directly behind, almost at the center of my fence. I hope The Community Builders made plans to alleviate this.

2. Any realtor, broker, property tax attorney, etc, where I've received an opinion, all tell me my home price will decline and it will be more difficult to sell. Unless I can get a positive opinion, that's all I have to go with for now. I've been given verbal estimates of losing \$25,000+.

Thank you for your time and explanations,

Nick

## **Failor, Craig**

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**From:** Carolyn Elaine <carolyn@studioelainemosaic.com>  
**Sent:** Monday, September 17, 2018 10:15 AM  
**To:** VOP Village Clerk; Failor, Craig  
**Cc:** Tolden, Brittini  
**Subject:** Letter of Support for TCB Artist Live/Work Development  
**Attachments:** TCB - Oak Park Letter of Support.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings,

I am a Public Artist with a connection to both Oak Park and The Community Builders. I have attached my letter of support for the Live/Work development which is slated for construction at 801 S. Oak Park Ave.

Regards,

Carolyn Elaine

Carolyn Elaine

## Failor, Craig

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**From:** Ness Feliciano <id@nessdesign.com>  
**Sent:** Wednesday, October 03, 2018 1:42 PM  
**To:** Failor, Craig  
**Cc:** Clerk Scaman; VOP Village Clerk  
**Subject:** 801 Visual observation etc

Dear Craig & Vicki,

Good afternoon,

Can you please forward along & print this and the following email to come and give to the commission for Thursday's meeting? Just some observations and photography to help clarify the alley issue behind the tcb proposal - many thanks Ness Feliciano





Dear Oak Park Plan Commission members,

With regard to the TCB development proposal for [801 S. Oak Park Ave.](#)

The Divine Consign space is 50 feet wide.

The TCB proposed development is 100 feet wide.

On the main TCB image of the project, the horizontal size and scale of the project is presented as larger than it appears despite the perspective view.

This representation of the project is not entirely accurate in glossing over the inadequacy of building the project in such a small footprint.



This project is almost 2.5 times beyond what is zoned for the location and TCB's main image representation of the project image supports this fact by visually tweaking the project as larger than it actually is.

This project is simply not zoned appropriately for the location and TCB's horizontal skewing of the image despite the perspective view aims to diminish this by visually representing it as larger and less dense than it actually is.

It is visually not accurate in representing the project as horizontally wider (despite perspective) and suitable to handle the large number of units which in fact is the opposite. This project is simply too dense and beyond what is appropriately zoned for the location.

Oak Parkers for sensible development have many signatures of tax paying homeowners that live within close proximity of the proposed project that are against this project for simple zoning reasons including density (16 units vs 37 variance), lack of parking, alley issues & the resulting risk to pedestrians to arise if built etc.

Also, TCB/developers were non committal in addressing specifically any prospect that this project would assist directly any low income Oak Parkers that could use the help that live here and want to stay in Oak Park in such a development.

This project was founded on the number of units required to get government funding - 37 units. Simply too large for a location zoned only for 16 units.

This project will warehouse low income people that deserve better in a dense and cramped location. Doing so is not what Oak Park stands for.

Please vote NO and consider other alternatives. Thank You

Oak Parkers for Sensible Development 2018.

Sent from my iPhone

On Sep 25, 2018, at 10:03 AM, Neal Buer <[nealbuer@comcast.net](mailto:nealbuer@comcast.net)> wrote:

I don't think the Plan Commission can meet with anyone outside of a public meeting, due to the Open Meetings Act.

Neal W. Buer

On Sep 25, 2018, at 9:50 AM, <[skestler@gmail.com](mailto:skestler@gmail.com)> <[skestler@gmail.com](mailto:skestler@gmail.com)> wrote:

Sounds like a good plan. I'd chip in if we think it could help.

-----Original Message-----

From: Milt Clark <[mclark-59@comcast.net](mailto:mclark-59@comcast.net)>

Sent: Friday, September 21, 2018 8:20 AM

To: Ness Feliciano <[id@nessdesign.com](mailto:id@nessdesign.com)>

Cc: [ndiorio27@yahoo.com](mailto:ndiorio27@yahoo.com); [johnv2213@sbcglobal.net](mailto:johnv2213@sbcglobal.net); [nealbuer@comcast.net](mailto:nealbuer@comcast.net); [keith@vogtip.com](mailto:keith@vogtip.com); [himself@vincebray.com](mailto:himself@vincebray.com); [skestler@gmail.com](mailto:skestler@gmail.com)

Subject: Re: 801

I wonder if the Commish would be willing to meet with a small group of us. The Plan Commission process is not open, because there appears to be no way to question them in public. That is wrong and bad government.

You all noticed that the developer would not commit to housing people just working in Oak Park, although as one commissioner said they could and should get that designation from the state which has provided funding. Now we know why "attract Austin people" surfaced in expert testimony. TCB's goal is to just to fill the place up.

There was a universal conclusion that the street crossing is dangerous. As fast as cars travel on Oak Park Ave. I am not sure if bump outs and a flashing sign will help much.

Here is an idea. UIC faculty did the 2003 Plan study....likely some of guys are still around...we could meet with them, ask one of them to be our public expert to shoot this building down. Likely a 1000 bucks might be sufficient.... some of us would chip in...it might turn the tide. I'll track down these faculty and see if they are receptive to meeting with us.

It's now over till it's over!

Vince: You were Awesome!

Milt

Sent from my iPhone

On Sep 21, 2018, at 12:30 AM, Ness Feliciano  
<[id@nessdesign.com](mailto:id@nessdesign.com)> wrote:

Hi guys after everyone left me and nick met a plan commissioner member Greg Marsey that was helpful and impartial yet willing to listen to our concerns - he said is a one man shop developer and he seems earnest and could be an ally - anything we may have that expounds and illuminates our concerns he would I feel would be willing to look at impartially Just an fyi - not over til it's over and thanks - ness

Sent from my iPhone

**Failor, Craig**

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**From:** Ness Feliciano <id@nessdesign.com>  
**Sent:** Wednesday, October 03, 2018 2:04 PM  
**To:** Failor, Craig  
**Cc:** VOP Village Clerk; Clerk Scaman  
**Subject:** 801 Alley fyi

Dear OP Plan Commission,

Here are some images to represent and clarify the alley in question for the [801 S. Oak Park Ave.](#) development.



The alley is narrow





Alley/on Van Buren end - pls note the telephone poles in the vicinity of the tcb egress location

The egress for the parking rear access of the TCB development will pose issues with the very narrow width of the alley (truck access to the alley is limited to where the TCB egress north/Van Buren end of the project is proposed due to the narrow exit on the south/Harrison end of the alley).



Alley on the south/Harrison side note brick & terra-cotta damage caused by trucks

Please refer to the damage sustained on either side of the buildings on the south (Harrison) side of the alley from trucks not able make this turn - damaged red brick, crushed terra-cotta and pls note installation of corner steel barriers on the terra-cotta building.



The alley cannot be made one way and must remain two way as the alley is a delivery truck route and trucks must and only access the alley from where the proposed TCB egress will be located - very tight and a potentially unsafe zone

The location of two telephone poles - specifically the one closest to van Buren will certainly post clearance issues. Just an fyi

Thank you for consideration of this information

## **Failor, Craig**

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**From:** Ness Feliciano <ness@nessdesign.com>  
**Sent:** Wednesday, September 05, 2018 11:31 PM  
**To:** Failor, Craig  
**Cc:** Mayor Anan; Trustee Andrews; Trustee Boutet; Trustee Button; Trustee Moroney; Trustee Taglia; Trustee Tucker  
**Subject:** Fwd: Comments on Proposed Development at 801 S. Oak Park Avenue by The Community Builders (TBC)  
**Attachments:** To the Village of Oak Park and the Planning Commission, My name is....pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

Hello my name is Ness Feliciano - 745 s. Oak park ave and I too like milt below oppose the proposed development for the same reasons - attached is a pdf of my reasons for opposition - in scope the tbc project is not suitable for the small lot at 801 s. Oak park and too much economic burden is placed on the neighborhood residents already here struggling to stay despite rising taxes- ness Feliciano

## Failor, Craig

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**From:** Eric Fenton <eric.fenton@gmail.com>  
**Sent:** Wednesday, October 03, 2018 9:25 PM  
**To:** Planning  
**Subject:** public comment on PC 2018-07

Mr. Failor,

Please pass these comments on to the Oak Park Plan Commissioners, and let me know by email confirmation that you have received and forwarded this message. Thank you!

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To: Oak Park Plan Commissioners  
Re: PC 2018-07; 801 S. Oak Park Avenue; Oak Park I Housing Owners, LLC (The Community Builders)

My name is Eric Fenton. My wife & I own our home at 926 Home Ave, and we live here with our 3 young children, the oldest of whom is at Lincoln Elementary. I operate a financial services practice in the Loop & my wife is a social worker. We are writing to emphasize our support for the proposed development at 801 S. Oak Park Ave.

We moved to Oak Park a year ago because we know it's a community that's committed to diversity & inclusion of those who often wouldn't be in other Chicago suburbs. In learning about this development project at 801 S. Oak Park Avenue to help meet the need for affordable housing in Oak Park, I was relieved to know that someone had a strong vision for that vacant lot. I was deeply impacted by learning how the housing market has historically been both a product and perpetuator of veiled racism and classism, and how affordable housing is needed to help break the cycle by allowing for wealth accumulation among lower socioeconomic households. There is a real shortage of affordable housing in Oak Park and across the country, and I can't think of a better use for an empty lot than to meet that dire need.

Thank you for your time and attention to my comments, and I hope that you will vote to approve The Community Builders Planned Development Application.

Sincerely,

Kristen & Eric Fenton



## Failor, Craig

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**From:** Hilda <firsthilda@aol.com>  
**Sent:** Thursday, September 20, 2018 10:23 AM  
**To:** Mayor Anan; Failor, Craig; Clerk Scaman  
**Subject:** 801 S Oak Park Avenue

All:

I believe in Transit Orientated Development. I also believe in subsidized housing for low wage workers in Oak Park.

801 South Oak Park Avenue is a perfect site for TOD. The 16 units zoning is appropriate. Either rental or condos although rental seems to be better at this time. If 2 units are reserved for subsidized rentals [12.5%] then both requirements will have been met. The 801 location is prime for people who want to walk to the blue line just a block away and commute into the city or even west.

I believe that all developments should have 10-15% subsidized rentals. This was not done in the high rises on Lake St. /South Blvd. Why not? That should be part of any project that is built in Oak Park. Just paying into a fund to avoid subsidized rentals is not the answer.

Stacking low income or anyone in tiny apartments with inadequate parking is not good for anyone. Scattered site integration is good for everyone.

As to Rick's kuener comments about the Grove Apartments, that building was preexisting not new construction. There was a year+ long 'fight' with this proposal. The developer had to make many changes in order to make it work. Not something that applies to NEW construction.

I am in favor of building 16 transit oriented units on this property. I am opposed to building 37 tiny apartments here.

Hilda Fischer  
721 S. Euclid  
Oak Park

## Failor, Craig

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**From:** Clerk Scaman  
**Sent:** Wednesday, September 05, 2018 1:39 PM  
**To:** Failor, Craig  
**Subject:** FW: 801 S. Oak Park Ave. Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see below. This email will be forwarded to each member of the Plan Commission and Craig Failor.

Sincerely,

*Vicki Scaman*

**From:** Laura Dixon [<mailto:imdixonuc@gmail.com>]  
**Sent:** Wednesday, September 5, 2018 1:08 PM  
**To:** Clerk Scaman  
**Cc:** Christopher Gallinari  
**Subject:** 801 S. Oak Park Ave. Development

Dear Plan Commission and Chair David Mann,

We are writing to voice our concern about the development proposed for 801 S. Oak Park Avenue. We live at 800 S. Grove, almost adjacent to the proposed building site.

Our primary concern is about parking and density. We understand that the Village's zoning criteria would allow for a development in that space of 16 units and would require one parking spot per unit. We have reservations, then, about whether a development of more than twice as many units and with substantially less than the required number of parking spots will be appropriate for the location. The extra height beyond what's allowed by ordinance is also of some concern.

The surrounding block already offers fairly limited and congested parking. Also, if the project goes through, we believe a traffic light study for Oak Park Ave. and Van Buren would be in order.

To be clear, we welcome and do not oppose the addition of more low-income housing to our neighborhood (though we tend to believe in a more truly tiered approach with some market-rate units in the mix). We support the ideas of developing the space and of creating more low-income housing. Our concerns are based on the misalignment between the proposal and the ordinances that are supposed to guide and govern development. It feels like an effort to shoehorn this project into an inadequate space.

We attended a community meeting hosted by the developer, and while they acknowledged the need to apply for variance from the ordinance with respect to height, they did not mention the need to apply for variances for parking allotments and for number of units allowed, though the proposal differs from ordinance significantly in both cases. Given the discussion that night about the one variance, and now having seen the other requirements, this omission at the meeting feels to us like a disappointing lack of transparency.

Thank you for taking the time to read our concerns.

Sincerely,

Laura and Christopher Gallinari  
800 S. Grove Ave.

## **Failor, Craig**

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**From:** Clerk Scaman  
**Sent:** Thursday, September 20, 2018 9:27 AM  
**To:** Failor, Craig  
**Subject:** FW: support of 801 S. Grove development  
**Attachments:** DOC092018.pdf

Hello,  
I imagine this letter will make it to you from VOP Village but better safe than sorry.

*Vicki Scaman*

Village Clerk  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302  
[clerkscaman@oak-park.us](mailto:clerkscaman@oak-park.us)  
(708) 358-5672

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**From:** Bob Haennicke, LCSW [<mailto:bhaennic@catholiccharities.net>]  
**Sent:** Thursday, September 20, 2018 9:20 AM  
**To:** Clerk Scaman; VOP Village; Mayor Anan  
**Subject:** support of 801 S. Grove development

Unfortunately we are unable to make the meeting tonight but we are in support of the development and a support letter is attached.

Thanks, Bob Haennicke

### **Bob Haennicke, LCSW**

Assoc Vice Pres. Fam & Parish  
Family and Parish Support Svc.  
[bhaennic@catholiccharities.net](mailto:bhaennic@catholiccharities.net)

Catholic Charities of the Archdiocese of Chicago  
721 North LaSalle Street  
Chicago, IL 60654  
Office: (312) 655-7299  
Fax: (312) 879-0208  
<http://www.catholiccharities.net>



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## Failor, Craig

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**From:** Emily Haglage <emily@cntrpt.com>  
**Sent:** Tuesday, September 18, 2018 12:26 PM  
**To:** Failor, Craig  
**Subject:** Support for 801 S. Oak Park

Hi Craig,

My name is Emily Haglage and I am a Physical Therapist and Clinic Manager of Centre Physical Therapy located in the Arts District in Oak Park. I'm emailing you today to let you know about my choice to support the mixed-use development at 801 S. Oak Park. I feel that it fits well with Oak Park's Diversity Mission statement, "Oak Park has committed itself to equality not only because it is legal, but because it is right; not only because equality is ethical, but because it is desirable for us and our children. **Ours is a dynamic community that encourages the contributions of all citizens, regardless of race, color, ethnicity, ancestry, national origin,** religion, age, sex, sexual orientation, gender identity or expression, marital and/or familial status, mental and/or physical impairment and/or disability, military status, **economic class**, political affiliation, or any of the other distinguishing characteristics that all too often divide people in society."

I love that statement and I feel this new building will help to support this fantastic idea of being a welcoming community to people from all walks of life, especially those that might not get the chance to live in the \$1M houses that are frequently listed for sale here in Oak Park.

Thanks for your consideration,

Emily Haglage, PT, DPT  
Clinic Manager

Centre Physical Therapy  
207 Harrison St.  
Oak Park, IL 60304  
Clinic Phone: 708-210-9800  
Fax: 708-210-9800

**Failor, Craig**

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**From:** Janet Haisman <jhaisman59@gmail.com>  
**Sent:** Wednesday, September 26, 2018 10:02 AM  
**To:** Failor, Craig; VOP Village Clerk  
**Subject:** I support the proposed development at 801 S Oak Park Avenue!

Dear Mr. Failor and Ms. Scaman,

I lived in the 600 block of South Grove for 28 years but moved to a condo six years ago when my husband and I realized we would eventually need an elevator in these, our retirement years! There was no Walgreen's in the neighborhood before we moved (we would have supported that), but the Grove Avenue apartments were a major issue while we were living there. We supported the idea of housing for those on limited incomes and spoke out, both verbally and in the Wednesday Journal, in favor of that proposal.

We knew the organization that was putting that plan together, and we talked with many neighbors about the need for this type of housing. We felt the group had a good plan, and they have been tested many times whenever they have built on a new site, and they have always come up with a positive outcome.

So, we support the idea of building housing for less-well-off residents in the 801 S Oak Park Avenue space - and we would have been vocal in that support if we were still living in the neighborhood. We need to "walk the walk," not just "talk the talk," if we, as Oak Parkers, are truly committed to housing for all income levels.

However, in order to be sure that this will be a good project, there needs to be scrutiny of those who want to build this project. We did not support a project in earlier years when a drug rehab living facility was asking to be allowed to operate on the west side of Oak Park Avenue (in the 700 block?). That was only because the proposal was poorly thought out, and

there was almost no oversight of the folks who might be living there. So, I'd appreciate knowing as much as possible about the proposed builders and organizers of the project. I was not able to be at the last meeting, but I would appreciate being on a list so that I could be notified of upcoming meetings.

Fear is very prevalent these days - mostly fear of "the other" or fear of the unknown. Public meetings and letters to the editor help, but citizens talking with each other - especially neighbors - is the best. Let me know how I can help! Thanks.

Janet Haisman  
165 N Kenilworth Ave, 5-K  
Oak Park, IL 60301

## **Failor, Craig**

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**From:** John Harris <jharris@a5inc.com>  
**Sent:** Monday, September 24, 2018 2:16 PM  
**To:** Failor, Craig; VOPvillagecleark@oak-park.us  
**Cc:** aschoen@housingforward.org; Ischueler@housingforward.org;  
adean@deanpublicrelations.com  
**Subject:** 801 S. Oak Park Avenue

Dear Village of Oak Park Planning Commission,

During public comment last week, two people opposed to the Community Builders development likened the development to the Ida B. Wells project, a former housing project in Chicago.

The Community Builders development is not "warehousing the poor" as these residents asserted. It is also not "warehousing the poor on the south side", as mentioned by one speaker.

First, today's approaches are vastly different from the federal housing projects built in the 1960's. This is a private development by a successful mission-driven developer. It is 37 units, less than one-tenth of one percent of Oak Park's housing stock. And it is mixed income, rent-controlled and welcoming for all types of people.

The Ida B. Wells project had more than 1,600 units (vastly more than 37) and was designed to segregate. The Community Builders development at 801 S. Oak Park Avenue is designed to keep working people in Oak Park and connected to the community.

As to the "south side" comment, this is also not the only mission-driven real estate development in Oak Park. In 2019, New Moms will open a 20-unit facility on Chicago Avenue, which is on the north side of Oak Park. And five units of affordable housing will be available downtown when the development at Harlem and South Boulevard is completed.

Thank you for your service, thank you for listening (and reading) and thank you for considering 801 S. Oak Park Avenue.

It will be a tremendous asset to the neighborhood and the Village of Oak Park.

John Harris  
415 Forest  
708.227.5313

## **Failor, Craig**

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**From:** kharsch <kharsch@gmail.com>  
**Sent:** Thursday, September 20, 2018 1:36 PM  
**To:** VOP Village Clerk; VOP Village Clerk; Failor, Craig  
**Subject:** Support of 801 S. Oak Park Ave

Dear Plan Commission,

I understand you are discussing the development at 801 S. Oak Park Ave. I am writing to show my strong support for this project. My husband and I moved to Oak Park almost 8 years ago. We now have two kids, one at Irving and one who will be attending Irving once she is old enough. The number one reason we chose Oak Park over other suburbs when we moved here was its stated and demonstrated commitment to supporting and furthering diversity and integration. However, every year I feel this commitment is in danger. People push back against funding the Oak Park Regional Housing Center. People push back against affordable housing developments like this one and the one in the old Comcast building. People fight even the consideration of ideas like inclusionary zoning.

Standing firm in support of these ideals as a Village Staff member, as an appointed commissioner or as elected officials can be hard. Standing up to hate and fear is challenging, but it needs to be done. Our diversity is threatened by economic forces of increased property values and increased property taxes. Without concerted proactive steps to stem the tide, we will lose one of the very things that makes us such a special and unique community.

Perhaps tweaks can be made to the plans for 801 S. Oak Park to address some of the legitimate concerns of neighbors. I personally have no issues. Ideally, I would love more and bigger affordable units (3 bedroom units would be great!) but ultimately I would rather have any units rather than none. I support this project moving forward and hope the Plan Commission does as well.

Kelli Harsch  
1152 S. Elmwood Ave.  
Oak Park, IL 60304

## **Failor, Craig**

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**From:** Jerremy Howell <jerremy.howell@gmail.com>  
**Sent:** Monday, September 24, 2018 9:22 PM  
**To:** VOP Village Clerk; Failor, Craig  
**Subject:** TCB - 801 S. Oak Park Ave.

I am a community member and I support having more affordable housing in the community - thank you for your continued support of these efforts.

Just wanted to send a quick note, it's great to know we have a city who cares about all!

Sincerely,  
Jerremy Howell



## **Failor, Craig**

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**From:** Cedric Johnson <cedgjohnson@gmail.com>  
**Sent:** Thursday, September 20, 2018 12:09 PM  
**To:** VOP Village Clerk  
**Cc:** Failor, Craig  
**Subject:** Support for 801 S. Oak Park Avenue

Dear fellow Oak Parkers:

I am writing to offer my full support of the proposed affordable housing development at 801 S. Oak Park Avenue, proposed by The Community Builders. I am an Oak Park resident, homeowner and parent of three children who have matriculated through District 97 and District 200. My two oldest sons are in college now, and my daughter is a student at the high school. I care greatly about this community, and made the choice to live here based on Oak Park's reputation and history of supporting diversity and tolerance.

Some of the complaints against this development can be resolved through public input. Questions regarding set-backs, massing, traffic flows, effects on available parking in the vicinity, and so forth, are matters that should be discussed publicly and negotiated between the developers, their architects, and Oak Park residents.

Some of the vocal protests against the very idea of building affordable housing, however, violate the very basic values concerning justice and access that continue to draw new residents to Oak Park. Those voices seem to say that Oak Parkers should support diversity, but only for those who can afford to purchase a home or condo, or only for those who can afford, market-rate apartment rents. This is unacceptable, and seems to be guided by retrograde views of the working poor as somehow dysfunctional.

This project should move forward. It represents one facet of the diversity that makes Oak Park a model of social progress in Chicagoland and nationally. Diversity, social justice and prosperity need not be mutually exclusive goals of a community. Oak Park has pursued them in tandem over the last half century. This work must continue. Thank you for your time and consideration.

Sincerely,  
Cedric

**Failor, Craig**

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**From:** Sue Kehias <skehias@gmail.com>  
**Sent:** Friday, September 21, 2018 12:07 PM  
**To:** Planning  
**Subject:** 801 Oak Park Ave development

Hello Planning Commission and Village Board,  
I am a 14 year resident of SE Oak Park. I am in favor of affordable housing and maintaining options of a variety of income levels across Oak Park.  
Please count me in support of this development.

Sue Kehias

## **Failor, Craig**

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**From:** keneipps <keneipps@sbcglobal.net>  
**Sent:** Tuesday, September 18, 2018 7:05 PM  
**To:** Failor, Craig; Planning  
**Subject:** 801 S. Oak Park Ave.

Hello,

I am writing about the proposed TCB development planned for 801 S. Oak Park Ave. I know you have already heard much concerning this, but I feel compelled to add my voice.

I am not in favor of the development as it is for a few reasons. I am not against development in the area per se, but there are a number of aspects I find troubling. The plan is too dense, it segregates rather than integrates, and puts an added burden on already over-extended residents.

### **Density**

This has been brought up many times, but I think the comparison between 16 zoned units and 37 requested is worth repeating.

### **Mix of Incomes**

TCB has chosen to require that all units have no more than 60% of Area Median Income (AMI), but this is not a requirement of the LIHTC program. (as an aside I was surprised to discover that this development has already been approved by IHDA). This target may make their balance sheet more attractive, but having a mix of perhaps 80% AMI residents combined with people of other income levels would be more diverse. The 60% AMI combined with the fact that there were so few low-income units built with all the downtown development, rings of income segregation.

### **Location, location, location**

Continuing with the downtown comparison, there were many references made in the proposal to the fact that 801 is considered a TOD given the proximity to the Blue Line. There were also many references to the goal of housing Oak Park's own workers from businesses such as Trader Joe's and Target. Yet there are far more retail and restaurant jobs downtown than near 801. The strategy seems to be to extract money rather than housing from development downtown where it is perhaps needed the most and to put low income units to the South.

### **Small Tax Contribution**

Obviously, there is more to a development than tax revenue; however, clearly taxation is on the minds of many Oak Parkers, especially given the recent dramatic spike.

Given anxiety about taxes, it is curious that Oak Park is actually granting money to TCB, albeit from downtown developers. In a Chicago Tribune article regarding 801 one of the staff members said, "the village feels this

\$500,000 is leveraging about \$15 million in additional investment into the community.” The building itself is estimated at \$15m, but according to the developer, the tax revenue on the building will only be “a net increase of \$900k over 20 years,” or \$45,000 annually. At this rate it would take 11 years for the village to have these funds available for further projects. Presumably there will be some other forms of revenue coming from the residents, but that is much harder to measure.

It is interesting to compare that a single condo unit across the street at 800 S. Oak Park Ave. had a tax bill of \$8,000 in 2016 (of course this is even higher now). So 5 or 6 condos, or 2 or 3 houses would have about the same tax revenue as 37 units.

TCB mentions repeatedly that their project is replacing a vacant lot. The implication is of course that the only option other than theirs is nothing at all, and that they are improving a blight on the community. My understanding is that Community Bank simply did not offer the lot for sale, at least publicly. This is not the only development opportunity.

I would like to see a less dense solution with a better mix of incomes. If that is not possible, a development which provides greater relief to the overall tax burden is a better choice for this lot.

Thanks,

Walt Keneipp

742 S. Oak Park Ave.

## **Failor, Craig**

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**From:** shawn kestler <skestler@gmail.com>  
**Sent:** Sunday, September 16, 2018 12:54 PM  
**To:** Planning; Mayor Anan; VOP Board; VOP Village Clerk  
**Subject:** Concerns re: 801 S. Oak Park Avenue Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I'm writing to you today to voice my opposition of the planned development at 801 S. Oak Park Avenue.

### **My Concerns**

- 1. The Village has shown no evidence that more low income housing is needed.** In fact, per the developer's study, 29% of households within a 1 mile radius of the project (almost entirely within the Oak Park footprint) earn incomes below \$42,000/year, the cap for qualifying for low income housing, and 35% of households earn less than \$50,000/year. By comparison, only 12% of households earn \$200,000 or greater.
- 2. This project will not increase the economic diversity, integration and inclusion of our community.** In fact, it proposes quite the opposite by segregating our lowest income residents into what looks and sounds like a housing project. One has only to look to Chicago to see a social and economic case study on the negative impacts of densely populated 100% low income housing projects. Is this our Village Board's definition of diversity, integration and inclusion?
- 3. The project is unlikely to house current residents of Oak Park, working in our retail and food services industries.** The developers study specifically states that the project will draw low income residents from Austin, and that being close to the Blue Line will allow those residents to commute to their jobs.
- 4. This project does nothing to support our neighborhood retail corridor.** In fact, it will do just the opposite. Low income residents are not going to frequent Zen, Kinderhook, the dry cleaner, hair salons, day care center or banks. Increased parking and traffic congestion will only hurt our retail neighbors. Further, no evidence is provided showing how our neighborhood will benefit.
- 5. The project will not optimize real estate revenue that can be generated by the site.** As proposed, the project will generate less than 50% of the real estate revenues that alternative developments could generate, equating to millions of dollars of lost revenue for the Village over the project's life.
- 6. The alternative is not a vacant lot.** In fact, there are numerous developers interested in offering alternative development proposals for this valuable property along with the adjacent parcel (formerly Devine Consign).

### **My request to the Village Board**

- Postpone any decisions on this development until our questions and concerns have been addressed and alternative development proposals are considered.

- Any development should abide by current zoning laws, with only minor allowable exceptions.
- No development should be exclusively low income. Only developments that truly support diversity, integration and inclusion, core principles of our community, should be considered.
- Any development should bolster our struggling retail corridor and optimize Village tax revenue.
- Any development should improve the quality of life of the people currently living in our neighborhood.

Oak Park can and must do better than this!

Thank you for your consideration,

**Shawn**

Shawn Kestler  
732 S. Kenilworth Avenue  
Oak Park, IL 60304  
p. 708.476.9061  
e. [skestler@gmail.com](mailto:skestler@gmail.com)



**Failor, Craig**

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**From:** Alma Klein <almaklein@gmail.com>  
**Sent:** Friday, September 21, 2018 10:24 AM  
**To:** Planning  
**Subject:** 801 S Oak Park Ave

Planning Commission,

I am a resident of South Oak Park, living a few blocks away from the proposed development at 801 S Oak Park Avenue. I am in favor, as I believe it will provide access to our great village at a lower price point. It is close to public transit, a grocery store and daycare. While some neighbors are railing against it, their complaints remind me of the pushback against the Comcast building, which is now home to the Sugar Beet Coop and low income housing. It turned out to be an excellent project that improved a vacant building. Since this development will be improving a vacant lot and providing vitality where there is currently none, I want to make sure the voices of the YES community are heard loud and clear.

Alma Klein  
945 Clinton Ave  
Oak Park IL 60304

## **Failor, Craig**

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**From:** Michelle Kozelka <michelle.kozelka@gmail.com>  
**Sent:** Monday, September 17, 2018 1:26 PM  
**To:** Failor, Craig; VOP Village Clerk  
**Subject:** The Community Builders and Oak Park

Dear Village of Oak Park and board members,

I am writing to express my profound support for the proposal of The Community Builders to acquire and build affordable housing on the lot located at 801 S. Oak Park Ave.

My family and I moved to Oak Park from out of state in late 2016 and fell deeply in love with the charm and amazing uniqueness that is Oak Park that we decided to buy a home and set down our roots in Oak Park.

In 2018 I began volunteering with TCB at their Oakley Square community and have grown a deep passion for the work I do there with their resident and organization. I was excited to hear that TCB was interested in creating mixed affordable income housing right here in Oak Park.

Currently the lot on Oak Park Ave sits vacant and next to the former location of Devine Cosign. Marking a big black hole in a very cute and quant part of Oak Park. I don't need to tell you about all the lovely restaurants and unique shops that can be found on this end of Oak Park, but I believe that TCB would bring great value to this part of the village.

A community truly thrives when their is diversity, not just of race, but of income, education, religion and so much more. Oak Park is known for its embracing of all people and all walks of life. There are so many high rises going in down town that are owned by corporations that only care about the bottom line and don't feel as if they are adding anything to the community. With TCB this would not be the experience. They will breath more life into this part of Oak Park and allow people who may be shut out of our beautiful village due to income constraints to become members of our community.

TCB track record speaks for itself. They are about building communities, not just homes and apartments that they then sell to someone else. They become a part of that community and have vested interest in seeing it grow and thrive.

Oak Park is a truly magical place. The best way for it to continue to grow and remain a special gem in the Chicagoland area is to continue to open our doors and community to all people.

Thank you for your consideration.

Sincerely,

Michelle Kozelka  
Oak Park Resident

## **Failor, Craig**

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**From:** Dot Lambshead Roche <dotroche@gmail.com>  
**Sent:** Wednesday, September 19, 2018 12:26 PM  
**To:** Mayor Anan; Failor, Craig; Clerk Scaman  
**Subject:** I support 801 S. OP Ave

Greetings,

I am in SUPPORT of the proposed mixed income development project at 801 S. Oak Park Ave.

Thank you,  
Dot Lambshead Roche

## Failor, Craig

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**From:** Natalie LaRocque <nataliejlarocque@gmail.com>  
**Sent:** Friday, September 21, 2018 10:42 AM  
**To:** Planning  
**Subject:** Inclusionary Zoning Ordinance and Affordable Housing

Hello,

I just wanted to drop a quick email since I was unable to attend the planning meeting at the Village Hall last evening.

Our family are new residents of Oak Park. When we finally had to decide where to purchase a new home in October 2017, we chose Oak Park for many reasons. The number one reason was wanting to raise our sons in a diverse and inclusive community. I have a tough relationship with suburbs. We lived in a 90% white, upper middle class burb outside Milwaukee for five years and hated it. We chose to pick up much higher taxes in order to live in the type of community that treats everyone with esteem and value.

To that end, we both heartily support the need for an Inclusionary Zoning Ordinance. I didn't realize that the community did not already have one on the books and should have done a bit more research before our move. We also support affordable housing options- including the mixed use Community Builders project. While I know that development isn't perfect, it is a start on a good path but that can hopefully be bolstered by a IZO. There is a lot of talk about congestion and cramming a bunch of low income people in one area. No one wants to single folks out and make thing difficult for them. An IZO could significantly help spread people out in the community, giving more opportunities and making transportation to jobs and schooling easier for new residents.

At any rate, this family supports diversity in our backyard. We hope the City/Village will too.

Natalie LaRocque

## Failor, Craig

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**From:** Timleeming3 <timleeming3@aol.com>  
**Sent:** Thursday, September 20, 2018 11:56 AM  
**To:** Failor, Craig  
**Subject:** Fwd: 801 S. Oak Park Avenue

There is no referendum on this particular project - so my next chance to vote will be against any Official that ignored me and my long-time neighbors' well founded concerns.

Stop the project at 801, and re-configure development to reasonable, sensible prospects for nearby residents.

Tim Leeming

(Pubic Interest (indigent) Attorney, Ascension, and ASP, and Youth Baseball, and Scouts, diverse family raising four kids.

-----Original Message-----

From: Timleeming3 <[timleeming3@aol.com](mailto:timleeming3@aol.com)>  
To: jeanar123 <[jeanar123@gmail.com](mailto:jeanar123@gmail.com)>  
Sent: Thu, Sep 20, 2018 11:24 am  
Subject: Re: 801 S. Oak Park Avenue

I appreciate you getting involved too. It is a thankless job, especially since the matter is not set for a referendum or a vote from citizenry at all. It also appears that there has been an effort to mislead people about what the project will involve. It is also interesting to see how some people get 'indignant' about some perceived motivation, yet have no objection to Big Developers buying their way out of suggested integration guidelines.

All of us in the neighborhood pay general taxes, support local junior high and the High School, and most of us volunteer in one way or another. It is too much to ask, in addition, to have a small group of neighbors take a financial risk against the value of their homes. It is obvious to most of us that increasing the density of the block by doubling the number of people and cars will adversely affect the quality of life. It would be additionally de-valuing, if the restaurants and shops we enjoy lost interest in the area due to a changing demographic. And I am not convinced by those who cite to "numerous studies" that show that property values are not affected. The most persuasive study I cite to, is the empirical recent example of Big Developers downtown who spent 100 of thousands of dollars to exclude low-income tenants from their projects. They seem pretty convinced that the quality of life for their target, big earning residents, would be affected.

I am also a little uncomfortable with having low-income (poor-type) people housed in a single building nestled among houses where only rich people can afford. This strikes me as more like the model used in South Africa, where living space was determined by social status, with no integration, and clearly designated second-class stigma. ANY self-respecting low-income worker would, I would expect, be a little embarrassed to be publicly 'outed' as living in space that the rest of us are, in part, paying for. There are plenty of multi-unit buildings, whose units can be subsidized, so that low-income, actual workers can be integrated seamlessly into the Village. We are told that 1000 units have been built this past year on Lake Street District - with only 5 set aside.

I will be at the meeting tonight.

Tim Leeming

Here is what I sent:

As a resident on the 700 block of Euclid, I urge you to postpone development of this parcel. Due to congestion and parking concerns, I would like to see you adhere to existing zoning restrictions and keep the 16 unit limit. If we continue to give variances to every developer who asks for them, then what is the point of a zoning restriction in the first place? What's more, that corner is dangerous as it currently stands. Adding a 37 unit residential building at that spot is risking further accidents.

I am also concerned about an all low-income building. Having been low-income in my life, I understand there is little discretionary spending at those income levels. Addis won't see a benefit. Ale House won't see a benefit. Carnival won't see a benefit. I'd like to see mixed incomes in that building so local small business can see an increase in their bottom line and the area is attractive to other retail companies because they realize they can be successful. Why should downtown Oak Park receive all the people with discretionary spending dollars?

Of course, I have issue with this building receiving tax reductions when another building in that space might pay 100% of real estate revenues.

Please consider the requests of the community in this area and halt development of this parcel until you have explored alternatives.

-Jeana Salomone  
725 S. Euclid

## Failor, Craig

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**From:** Timleeming3 <timleeming3@aol.com>  
**Sent:** Friday, September 21, 2018 12:17 PM  
**To:** Failor, Craig  
**Subject:** Fwd: Fun with numbers - "Lies from bully"

FYI

In response, last night, at 10:30, developer explained that there would be no trouble with excessive density because the current zoning is for 16 units - and if 16 units with 2 bedrooms were built there would be probably be 40 people living on the lot anyway. He explained that that would be less than the proposed 37 units. So what is the difference?

Simple, the difference is not based on race. It is based on mathematical density. He conceded that there would be no restrictions prohibiting tenants from having spouse, fiancé or live-in room-mates. So that it 'probable of the 24 studio units, most of them would probably have a paramour. ( $24 \times 2 = 48$ . And of the 5 one-bedroom units, there would probably be 3 people living there,  $5 \times 3 = 15$ . And with the 6 disability units (drug-addict status qualifies as a disability in Illinois), there could be another 12 people. Bringing the likely occupancy of the project would be over 70 people. Most of whom would be living in very small units. ( Although he was careful to make the ceilings of their tiny unit 9 feet high to make tenants more comfortable. 9 feet ceilings do not make a space more comfortable - unless the tenants are 8 feet tall. ) So the likely occupancy of his project 70, would be about twice what would be expected if current zoning was enforced., to house 30 or so market-rate tenants.

Nor did the developer explain the difference in expected behavior between committed, responsible market-rate residents, vs subsidized low-wage itinerant tenants. There is a big difference between a neighborhood of 70 or so subsidized tenants (with their friends, acquaintances etc, and a neighborhood with an added 16 families paying market-rate, taking a chance with their own money and being responsible for the quality of life to protect their investments.

These Community Developers seem like a quality outfit, with good intentions to improve the lives of those working people trapped in bad neighborhoods. Perhaps they should stick with their models and experience building nice alternative subsidized projects in bad neighborhoods. One basic premise for those who move to Oak Park is that "there is a difference between a good neighborhood and a bad neighborhood." It also is a given that it costs more to live in a good neighborhood. Moving low-wage workers from bad neighborhoods into good neighborhoods may improve the lives of those workers - but no one expects that introducing a building to house exclusively, a large population of low-wage, subsidized tenants (and their friends) will improve the already stable diverse, integrated community we already have.

ALso, good to see last night all the 'subsidized-housing professional class' and the parade of virtuous advocates for the homeless, the elderly, the disabled, and the low-wage workers - but where were they during the past year, during which Village Officials deftly avoided having any units set aside for their 'needy people' in the 1000 units of high rise built around Lake Street. DO these virtuous advocates only come out to support their professional-builder friends only when the people affected are simple neighbors? While they hide in the shadows when the people affected are Officials, restaurant owners, local celebrities, and high-end residential tenants. ?

Stay tuned  
Cont to Oct 4, 7:00



## Failor, Craig

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**From:** Timleeming3 <timleeming3@aol.com>  
**Sent:** Tuesday, September 25, 2018 5:26 PM  
**To:** Failor, Craig  
**Subject:** Fwd: More lies from the bully. Re: No effect on property value??

FYI

Oak park Planning and Trustees have fiduciary responsibility to existing tax-payers, not to approve project that will reduce equity of each neighborhood property. If Developer cannot demonstrate no detriment, then Village should provide equity insurance policy - or perhaps be liable to action by class.

-----Original Message-----

From: Timleeming3 <timleeming3@aol.com>  
To: johnv2213 <johnv2213@sbcglobal.net>  
Sent: Tue, Sep 25, 2018 5:22 pm  
Subject: Fwd: More lies from the bully. Re: No effect on property value??

-----Original Message-----

From: Timleeming3 <[timleeming3@aol.com](mailto:timleeming3@aol.com)>  
To: mclark-59 <[mclark-59@comcast.net](mailto:mclark-59@comcast.net)>  
Sent: Tue, Sep 25, 2018 5:22 pm  
Subject: Re: More lies from the bully. Re: No effect on property value??

Also, how about having Community Developers set up a project in Hindsdale, since I find that there is need for middle income housing there - we could all live in studio apartments in a 37 unit building.

-----Original Message-----

From: Milt Clark <[mclark-59@comcast.net](mailto:mclark-59@comcast.net)>  
To: Timleeming3 <[timleeming3@aol.com](mailto:timleeming3@aol.com)>  
Cc: J2 Sh' <[jwsassoc2@gmail.com](mailto:jwsassoc2@gmail.com)>; johnv2213 <[johnv2213@sbcglobal.net](mailto:johnv2213@sbcglobal.net)>; nealbuer <[nealbuer@comcast.net](mailto:nealbuer@comcast.net)>; g.vargo <[g.vargo@comcast.net](mailto:g.vargo@comcast.net)>; bekytinkham <[beckytinkham@gmail.com](mailto:beckytinkham@gmail.com)>; cprouty <[cprouty@gmail.com](mailto:cprouty@gmail.com)>; keith <[keith@vogtip.com](mailto:keith@vogtip.com)>; carldittmer <[carldittmer@sbcglobal.net](mailto:carldittmer@sbcglobal.net)>; debdittmer <[debdittmer@gmail.com](mailto:debdittmer@gmail.com)>; aew10 <[aew10@sbcglobal.net](mailto:aew10@sbcglobal.net)>; ndiorio27 <[ndiorio27@yahoo.com](mailto:ndiorio27@yahoo.com)>; amytantillo1 <[amytantillo1@gmail.com](mailto:amytantillo1@gmail.com)>; tvarnad <[tvarnad@aol.com](mailto:tvarnad@aol.com)>; ness <[ness@nessdesign.com](mailto:ness@nessdesign.com)>; himself <[himself@vincebray.com](mailto:himself@vincebray.com)>; Kim Katz Op <[kim.a.katz@gmail.com](mailto:kim.a.katz@gmail.com)>  
Sent: Mon, Sep 24, 2018 4:46 pm  
Subject: Re: More lies from the bully. Re: No effect on property value??

Wonderful, on target analysis. From a fast internet scan, I not sure if there are any companies still offering home equity loss insurance. If anyone can find a company, I would certainly be interested in purchasing it now.

On Sep 24, 2018, at 3:10 PM, Timleeming3 <[timleeming3@aol.com](mailto:timleeming3@aol.com)> wrote:

-----Original Message-----

From: Timleeming3 <[timleeming3@aol.com](mailto:timleeming3@aol.com)>  
To: johnv2213 <[johnv2213@sbcglobal.net](mailto:johnv2213@sbcglobal.net)>

Sent: Mon, Sep 24, 2018 3:06 pm

Subject: More lies from the bully. Re: No effect on property value??

During their response, the Developer stated that, in none of their other projects did surrounding property values suffer. Of course not, the 801 building is the first they are building in an affluent community. If you build a new building in a blighted neighborhood, the surrounding property values will not decrease. They were probably at rock bottom already. In some of these neighborhoods you could build a 'coal-powered scrap-metal recycling plant' and not decrease property values.

Other projects, in bad neighborhoods are not comparable to the proposal in Oak Park.

Here the immediate neighbors are paying top dollar prices and top dollar taxes - between 12 and 18 K a year in taxes. One study had this neighborhood as the only neighborhood in Oak Park whose value has not increased. Common sense predicts that if you double the number of people on the block (density) double traffic, and other congestion and introduce a population of low-income tenants with no personal equity in the project, subsidized rent and little history or commitment to the neighborhood, the stability of the neighborhood will suffer, and with it so will the value of the surrounding properties. Which is another way of saying that this project, by a stroke of a pen, will take tens of thousands of dollars out of the equity of each property owner in the neighborhood. This is not a fair thing for the Village to do - especially since it appears they are trying to balance their lack of inclusion and diversity in set-asides for low income in the Lake district high rises. If a population of low-income subsidized workers presented no risk to the viability or value of the surrounding property, why then did the Lake district properties pay 100's of thousands of dollars to keep them out?

There is such a thing as equity-insurance, or such device which would compensate the owners of property for decisions made by Village Officials which effectively takes money out of their pockets - not through taxes, which we pay, or other general revenue, but by introducing a development in violation of existing zoning laws to jam 37 or more low-income subsidized workers and their friends into a single conspicuous building.

The developers have repeatedly told us that this project is a new-one for them - that they have never before built such a project in an affluent, stable neighborhood. They should either put the matter to a referendum for the immediate and uniquely affected neighbors, or provide equity-loss insurance to protect villagers if the experiment does not work out.

## Failor, Craig

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**From:** Clerk Scaman  
**Sent:** Monday, September 17, 2018 5:33 PM  
**To:** Failor, Craig  
**Subject:** FW: A Letter in regard to TCB I plan  
**Attachments:** TCB Letter of Support.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi,  
Did you get this one.

*Vicki Scaman*

Village Clerk  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302  
[clerkscaman@oak-park.us](mailto:clerkscaman@oak-park.us)  
(708) 358-5672

### VILLAGE OF OAK PARK CLERKS OFFICE

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**From:** Margaret Leininger [<mailto:maggieleininger@hotmail.com>]  
**Sent:** Monday, September 17, 2018 3:30 PM  
**To:** Mayor Anan  
**Cc:** Trustee Andrews; Trustee Boutet; Trustee Button; Trustee Moroney; Trustee Taglia; Trustee Tucker; Clerk Scaman  
**Subject:** A Letter in regard to TCB I plan

Hello Village Board of Trustees,

Attached is a letter that supports the TCB plan if it were to include a more integrated approach to income based needs as this might also assist with convincing a few additional Oak Park residents to support this measure as folks I have spoken with are concerned that a segregated approach to affordable housing has been proven disastrous in the past. However, one that includes or promotes a mix/blend of different income levels, especially in Oak Park which is a resource rich environment, might provide tremendous success leading Oak Park to be yet another model of inclusionary action. I understand that many conflate affordable living opportunities with wide spread poverty and racial disparity, however, in an ever emerging affluent neighborhood such as Oak Park, I do think we need to consider providing at least some limited options for folks within the working class a way to participate in the amenities that Oak Park provides.

Maggie

## **Failor, Craig**

---

**From:** Sharon Lomasney <sharon.lomasney@gmail.com>  
**Sent:** Thursday, September 20, 2018 12:31 PM  
**To:** VOP Village Clerk; Failor, Craig  
**Cc:** Mayor Anan; Trustee Andrews; Trustee Boutet; Trustee Button; Trustee Moroney; Trustee Taglia; Trustee Tucker  
**Subject:** Oak Park Avenue - TCB project at 801 S Oak Park Avenue

Hello,

I'd like to voice my support for the affordable housing project currently being discussed at 801 S Oak Park Avenue. I am a community member and I support having more affordable housing in the community, especially with the recent addition of these condo projects.

To be clear, I support the recent condo developments and I equally support adding more affordable housing options for our community.

Thank you,  
~ Sharon Lomasney

## **Failor, Craig**

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**From:** Andrew Massmann <andrewmassmann@yahoo.com>  
**Sent:** Thursday, September 20, 2018 10:22 AM  
**To:** VOP Village Clerk; Failor, Craig  
**Subject:** 801 S. Oak Park Ave. - Letter of Support

Good morning -

My name is Andy Massmann and I reside at 546 N. Harvey Ave. in Oak Park with my wife and our three daughters. We have lived in Oak Park since 1998.

I am writing in support of the mixed-use development proposal for 801 S. Oak Park Ave. by The Community Builders, Inc. Thirty-seven units of high quality rental apartments for our community's lower-income workforce is much needed in Oak Park and will further Oak Park's goal to be an inclusive and welcoming community.

Thank you for your consideration of this project.

Sincerely,

Andy

Andrew P. Massmann  
546 N. Harvey Ave.  
Oak Park, IL 60302

**Failor, Craig**

---

**From:** Elizabeth Mazur <emazur@gmail.com>  
**Sent:** Friday, September 21, 2018 2:12 PM  
**To:** Planning  
**Subject:** Oak Park Ave affordable housing

Hello,

I am an Oak Park resident and I am writing to voice my support for the affordable housing project at Oak Park Ave and Van Buren. I live nearby and would be happy to have more affordable housing in the neighborhood.

Sincerely,

Liz Mazur  
718 Wesley Ave  
Oak Park, IL 60304  
(773) 655-7479



## **Failor, Craig**

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**From:** mylesmiller@comcast.net  
**Sent:** Monday, September 17, 2018 7:30 PM  
**To:** Planning; Mayor Anan; VOP Board  
**Subject:** 801 S. OPA - I stand with my many neighbors in protest to the newest "Village People" silliness. See attached summary of issues.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I bought here in 1983 because my wife and her family are from here, knowing that Oak Parkers have always had a reputation as silly or weird. If you don't know that, ask some people from other cities about us. I am a secular progressive with multiple degrees and am totally accepting of most weirdness, but.

The 801 affair is a symptom of the go along to get along silliness and abdication of responsibility by the "Village People" that over the years has (1) choked the Eisenhower, (2) Mall the downtown area (3) Tried to Cap The Ike. These are varying degrees of stupid, irresponsibility and abdication. The 801 project, in a relative sense, is a minor offense to the tax payers. I still object.

So why have building codes if real estate hustlers can get over on us so easy?

Got the idea that I am annoyed / angry? Good! I stand with my neighbors in opposition as outlined below.

See you at the meetings.....

Myles E. Miller  
715 S Kenilworth Ave.  
Oak Park, IL 60304  
708-848-7068  
mylesmiller@comcast.net

**We are writing to you as a group of concerned neighbors asking for your support in joining us in opposition of the project as proposed, and in requesting that the Village explore sustainable mixed income mixed use development options, within the parameters of current zoning. The final Plan Commission hearing on this development before the board votes to approve is 9/20. And they will approve unless there is significant vocal and written opposition!**

### **A brief overview of the proposal**

- 37 unit residential building with 23 resident parking spaces, and one 1,000 sqft. retail space
- The site is currently zoned for 16 units and zoning requires 1 parking space per unit
- 3 studios, 32 1-bedroom, 2 2-bedroom units; average apartment size is 660sqft.

- 3 of the units are set-aside for tenants with special issues, including substance abuse
- 100% low income housing, targeting households making \$0 - \$17/hour (maximum allowable)
- Project economics driven by \$500,000 donation from the Village, Federal tax credits and a 10 year waiver of income taxes for the owner.
- Though the developer proposes 100% low income, only 20% of the units must be low income in order to qualify for the tax incentives.
- Interesting fact: Of the 1,000 new high rent residences recently built or currently under construction in the downtown Oak Park area, five (.5%) were set-aside for low income residents. Instead of integrating those buildings, the Village Board extracted \$1.5MM from the developers to help fund housing projects like that proposed at this locale.
- Developer/Village justification for the project:
  1. The Village is in need of more low income housing and more low income residents
  2. The project will increase the economic diversity and integration of the Village
  3. The project will house existing residents of Oak Park that work in our retail businesses, including Target, Starbucks, etc.
  4. The project will enhance and improve our neighborhood, and bolster the South Oak Park retail corridor ( Oak Park Avenue, Van Buren to Harvard)
  5. The project advances the Envision Oak Park Comprehensive plan by increasing the number of low incometransit-oriented households
  6. The project will increase the real estate taxes on the property by \$900,000 over 20 years
  7. The alternative is a vacant lot.

### **Our Concerns**

- 1. The Village has shown no evidence that more low income housing is needed.** In fact, per the developer's study, 29% of households within a 1 mile radius of the project (almost entirely within the Oak Park footprint) earn incomes below \$42,000/year, the cap for qualifying for low income housing, and 35% of households earn less than \$50,000/year. By comparison, only 12% of households earn \$200,000 or greater.
- 2. This project will not increase the economic diversity and integration of our community.** In fact, it proposes quite the opposite by segregating our lowest income residents into what looks and sounds like a housing project. One has only to look to Chicago to see a social and economic case study on the negative impacts of densely populated 100% low income housing projects. Is this our Village Board's definition of diversity and integration?

**3. The project is unlikely to house current residents of Oak Park, working in our retail and food services industries.** The developers study specifically states that the project will draw low income residents from Austin, and that being close to the Blue Line will allow those residents to commute to their jobs.

**4. This project does nothing to support our neighborhood retail corridor.** In fact, it will do just the opposite. Low income residents are not going to frequent Zen, Kinderhook, the dry cleaner, hair salons, day care center or banks. Increased parking and traffic congestion will only hurt our retail neighbors. And they propose adding more retail space on a street with numerous retail vacancies. Further, no evidence is provided showing how our neighborhood will benefit.

**5. The project will not optimize real estate revenue that can be generated by the site.** As proposed, the project will generate less than 50% of the real estate revenues that alternative developments could generate, equating to millions of dollars of lost revenue for the Village over the project's life.

**6. The alternative is not a vacant lot.** In fact, there are numerous developers interested in offering alternative development proposals for this valuable property.

### **Our Proposal to the Village Board**

- Postpone any decisions on this development until our questions and concerns have been addressed and alternative development proposals are considered.
- Any development should abide by current zoning laws, with only minor allowable exceptions.
- No development should be exclusively low income. Only developments that truly support diversity and integration, core principles of our community, should be considered.
- Any development should bolster our struggling retail corridor and optimize Village tax revenue.
- Any development should improve the quality of life of the people living in our neighborhood.

### **We ask for your support**

The Village Planning Commission will convene on 9/20 to consider address our questions and hear public comment. This is the last scheduled meeting prior to the commission making their recommendation to the Village Board, and the Board subsequently voting on the project.

**Now: All concerned neighbors should voice their concern by calling or emailing the Planning Commission, Village Board and/or the Village President.**

**September 20: All concerned neighbors should voice their concern in public at the final Planning Commission meeting before the project is recommended to the Village Board for approval. We must show up in large numbers and have our voices heard!**

## Failor, Craig

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**From:** Clerk Scaman  
**Sent:** Thursday, September 06, 2018 5:00 PM  
**To:** Failor, Craig  
**Subject:** FW: 801 S Oak Park Ave Development

another

Vicki Scaman  
Village Clerk  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302  
[clerkscaman@oak-park.us](mailto:clerkscaman@oak-park.us)  
(708) 358-5672

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-----Original Message-----

From: Tad Mossell [<mailto:tmossell@lakecable.com>]  
Sent: Thursday, September 6, 2018 3:45 PM  
To: Clerk Scaman  
Subject: 801 S Oak Park Ave Development

Vicki,

The above has come to my attention recently. I will not be able to attend tonight's meeting but I wanted to voice my concern and objection to this proposed Development.

As a new resident of Oak Park (we just moved from Forest Park to 823 S Kenilworth) I find this extremely disturbing. I walk daily with my children to Ascension School and we walk right past this site. I cannot even believe that the village would consider adding another huge apartment complex in this space? Is Oak Park that greedy? Is the village in financial trouble? Do we not pay enough tax? This defies logic and as a citizen I demand an explanation.

The reasons for my disdain are many, as I'm sure you are also already aware of all the potential issues? Not to mention that the proposed building is a violation of zoning laws and parking regulations. This will also pose danger for many kids and pedestrians who walk past this daily with the reduced space pushing us closer to a very busy OP Ave.

Schools are already overcrowded which means more teachers and classrooms. Who pays for that? I do!

The parking and overcrowding will be a huge issue as well. Streets will be more clogged and current residents will have even less space to park. Overall quality of life will be effected for those who live close to this.

It's my understanding that the building is actually bigger than should be allowed?

The above just scratches the surface with what's wrong with the proposed development. In the sake of what's right and fair I hope the village says no to this. I would hate to have to consider getting out of this town before we've even settled in.

Thanks for listening and I apologize for the disjointed email. I'm traveling and typing this from an iPhone and trying to organize my thoughts in between meetings.

One more question- how would I get the info needed to stay current with this issue? When will a decision be made or has it already been made?

Warm Regards,

Tad Mossell  
National Accounts Manager  
(773) 457-2381

Sent from my iPhone

## Failor, Craig

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**From:** Laurie Murphy <lala@greenfieldllc.com>  
**Sent:** Wednesday, October 03, 2018 11:40 AM  
**To:** Failor, Craig  
**Subject:** 801 South Oak Park Ave

I am absolutely opposed to the proposed development at 801 S. Oak Park. I live on the 800 block of south Grove. I don't think zoning should be changed. Zoning is there for a reason. Oak Park is moving from a quaint village to an overstuffed bustling city. And the residents who bought here expect it to stay that way. Parking on our block is a mess already, let alone with 37 more units. Quite a few times when my mom comes to visit she has to park on Carpenter because there is no space to park on our street. Even getting in and out of our driveway can be difficult. Our schools are already busting at the seams. I would be considered low income, I do not want to pay for someone else to live in oak park, to go to our schools. I'm doing the best I can for me and my family. I really don't think people who don't live in our neighborhood should be making decisions for our neighborhood. I'm absolutely opposed to 801 S. Oak Park Ave.

Concerned villager

Laurie Murphy

Sent from my iPhone

Sent from my iPhone

## Failor, Craig

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**From:** Tom Powers <tom.powers77@gmail.com>  
**Sent:** Thursday, September 20, 2018 12:28 PM  
**To:** Failor, Craig; VOP Village Clerk; Planning  
**Subject:** Public Comment for Plan Commission Item 801 S. Oak Park

Hello,

I submit the following public comments for 801 S Oak Park Avenue currently under consideration by the plan commission:

For many low income Cook County residents, affordable housing remains elusive. Current affordable housing programs do not deliver enough high quality affordable housing in the greater Chicago area. The number of renters increased while the affordable rental stock decreased. The lack of affordable housing created a gap of 187,548 units in 2015. Additionally, 53% of rental households are rent burdened (Depaul University, 2017). The predicted outcome from these trends is less affordable housing and an increase in potential outmigration as a result.

The NIMBY fears of traffic impacts, crimes, and property value impacts are common among those who oppose affordable housing. However, studies show the property value impacts criticisms are invalid in communities such as Oak Park. In fact, a well designed housing development can increase property values. A higher crime rate among low income people is an unfortunate stereotype. The recent affordable housing project built by interfaith housing at Oak Park and Madison did not result in an armageddon of traffic, crime, and property devaluation.

A study by Diamond & McQuade (2017) indicated that affordable housing development impacts property values in high income neighborhoods with uniform demographics. On the low end of the spectrum concentrated low income housing can affect single family home valuation in poorer areas (Funderburg & McDonald, 2010). On the other hand, the same study showed that moderate income areas with diverse populations have nothing to fear from low income development (Funderburg & McDonald, 2010; Diamond & McQuade, 2017). None of the areas described by academic study as susceptible to property value impacts match the diverse economic and racial reality of Oak Park. Integration in Oak Park works best when those who are less fortunate benefit from the strong community built for all.

If affordable housing cannot be built in a progressive Village such as Oak Park, then where can it be built? We must make sure the development is well designed and attractive to protect property values. However, I urge the Planning and Zoning commission to not be swayed by unfounded NIMBY fears. I support the affordable housing project at 801 S. Oak Park Avenue. This project serves an important need for Oak Park and the region, we must not be afraid to lead.

Diamond R. and McQuade T. (December 2017) Who wants Affordable Housing in their backyard? An equilibrium analysis of Low income Property Development. Stanford University: San Jose, Ca

Funderburg, R. & MacDonald, H. (2010) Neighborhood Valuation Effects from New Construction of Low-income Housing Tax Credit Projects in Iowa: A Natural Experiment. Urban Studies Journal.



Institute for Housing Studies at Depaul University (2017, May 11) 2017 State of Rental

Housing in Cook County. Retrieved from: <https://www.housingstudies.org/researchpublications/state-of-housing/2017-state-rental-housing-cook-county/>

Sincerely,  
Tom Powers  
319 S. Lombard  
Oak Park, IL 60302

## Failor, Craig

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**From:** Lynn Railsback <lynnrailsback@gmail.com>  
**Sent:** Wednesday, September 19, 2018 8:26 AM  
**To:** Failor, Craig; VOP Village Clerk  
**Subject:** Support for Community Builder's proposal for 801 S. Oak Park

Dear Plan Commission members,  
I urge the Plan Commission to approve the Community Builder's proposal for 801 S. Oak Park Avenue -- it is definitely in the Village's best interest.

I live at 1173 S. Euclid, travel past the site multiple times a day and consider this retail district as my neighborhood. The site has been vacant for almost as long as the 28 years I've lived here, so it is exciting to know that it could finally be improved.

Furthermore, Oak Park desperately needs more affordable housing if we have a chance of meeting our diversity goals -- people of modest means are priced out of Oak Park.

Lastly, I am very familiar with the Community Builders and know their commitment to quality housing and community development. We couldn't ask for a better developer.

I look forward to watching the construction and meeting our new neighbors.

Lynn

--

Lynn Railsback  
[lynnrailsback@gmail.com](mailto:lynnrailsback@gmail.com)  
312-806-0413

## **Failor, Craig**

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**From:** Jeana Salomone-Reisig <jeanar123@gmail.com>  
**Sent:** Thursday, September 20, 2018 8:25 AM  
**To:** Mayor Anan; Failor, Craig; Clerk Scaman; Planning; VOP Board  
**Cc:** 'Tim Reisig Gmail'  
**Subject:** Development at 801 S Oak Park

As a resident on the 700 block of Euclid, I urge you to postpone development of this parcel. Due to congestion and parking concerns, I would like to see you adhere to existing zoning restrictions and keep the 16 unit limit. If we continue to give variances to every developer who asks for them, then what is the point of a zoning restriction in the first place? What's more, that corner is dangerous as it currently stands. Adding a 37 unit residential building at that spot is risking further accidents.

I am also concerned about an all low-income building. Having been low-income in my life, I understand there is little discretionary spending at those income levels. Addis won't see a benefit. Ale House won't see a benefit. Carnival won't see a benefit. I'd like to see mixed incomes in that building so local small business can see an increase in their bottom line and the area is attractive to other retail companies because they realize they can be successful. Why should downtown Oak Park receive all the people with discretionary spending dollars?

Of course, I have issue with this building receiving tax reductions when another building in that space might pay 100% of real estate revenues.

Please consider the requests of the community in this area and halt development of this parcel until you have explored alternatives.

-Jeana Reisig  
725 S. Euclid

## Failor, Craig

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**From:** Clerk Scaman  
**Sent:** Thursday, September 20, 2018 12:22 PM  
**To:** Failor, Craig  
**Subject:** FW: plan commission

*Vicki Scaman*

Village Clerk  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302  
[clerkscaman@oak-park.us](mailto:clerkscaman@oak-park.us)  
(708) 358-5672

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**From:** John Roeder [<mailto:jroe1152@comcast.net>]  
**Sent:** Thursday, September 20, 2018 12:07 PM  
**To:** VOP Village Clerk  
**Subject:** plan commission

Please inform the Plan Commission that I am opposed to the development at Oak Park and Van Buren.

16 units is OK, 37 is not.

John Roeder

704 Clinton

## Failor, Craig

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**From:** Jim Schumacker <schumacker.jim@gmail.com>  
**Sent:** Thursday, September 20, 2018 12:10 PM  
**To:** Planning  
**Subject:** 801 S. Oak Park Ave

I am writing to voice my strong opposition to the proposed development at 801 S. Oak Park Avenue for the following reasons:

1. Parking: there is already a shortage of parking in this area and the proposal calls for 37 units with only 16 parking spaces. That means that the overflow of vehicle will aggravate the existing parking shortfall, negatively impacting local businesses.
2. Tax revenue: the claims are that this proposal will increase tax revenue by \$900,000 over 20 years. That sounds like a big number, but equates to only \$1200 per unit per year, which will not begin to cover the cost of village services to these residents.
3. Property value: my property value is already under pressure due to the extremely high property taxes I'm currently paying. Adding a 100% low-income housing project to my neighborhood is only going to further depress my property value.
4. Low-income housing: I support low income housing in our village, but I do not support concentrated low-income housing in one neighborhood. If the village is so concerned about the need for low-income housing, they would have required it in the recent developments along Lake Street and Chicago Avenue.
5. Zoning variances: the zoning laws are intended to protect the interests of the residents of the area. The fact that this proposal requires several very significant variances demonstrates that it does not belong in the selected location.

As elected officials, you have a responsibility to act in the best interests of the residents. This proposal will negatively impact the quality of life for the residents and the business climate of the area. For these reasons, I urge you to reject this proposal.

Jim Schumacker  
[schumacker.jim@gmail.com](mailto:schumacker.jim@gmail.com)  
708.860.8678

## **Failor, Craig**

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**From:** Paula Schumacker <pmschumacker@gmail.com>  
**Sent:** Thursday, September 20, 2018 10:40 AM  
**To:** Planning  
**Subject:** 801 S Oak Park Ave development

Dear planning commission,

I am writing to let you know of my strong opposition to the proposed development for 801 S Oak Park Ave. As a resident of Oak Park (30+yrs), I am dismayed that the village is considering an overcrowded apartment building developed entirely for low-income residents. One only needs to look at Chicago's history to see that concentrated low-income housing is a major failure - a failure for the community AND a failure for the building residents.

Why is the village allowing other developers to 'buy-out' of the low-income requirement? Why isn't this part of Oak Park developed in the same manner as Lake Street and Chicago Ave? Madison has added a few great tenants, but you'd never see a Dollar Tree on Lake Street! We currently have some good retail on Oak Park Ave - let's not drive them out!

The surrounding neighborhoods have been very desirable for many years because of Ascension and Lincoln schools, and access to the highway. However, I am becoming quite concerned about our home values - our incredibly high property taxes have already hurt the price of our homes. Adding a large low-income building is only going to depress values more!!

This project will NOT improve the retail area. I believe it will most likely drive out the current establishments. Carnival is not a low-income grocery store. Zen and Obsessed do not cater to low income patrons. Hair salons and nail boutiques do not fit into a low income budget.

Inadequate parking for the apartment building will cause havoc in the neighborhood. The homeowners are already dealing with crowded streets because of the retail establishments. Adding vehicles from the apartment tenants AND their guests will make the surrounding streets a parking nightmare. The taxpayers on those surrounding streets should be able to have parking for their guests too!!

I am sure this location can be developed in a manner that fits the neighborhood. PLEASE do not rush this through!!

Sincerely,  
Paula Schumacker - 609 Clinton Ave

Paula M. Schumacker  
[pmschumacker@gmail.com](mailto:pmschumacker@gmail.com)  
708.567.9373

## **Failor, Craig**

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**From:** James Schwartz <james.t.schwartz@gmail.com>  
**Sent:** Sunday, September 16, 2018 9:18 AM  
**To:** Planning; Failor, Craig  
**Subject:** 801 S. Oak Park Ave.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Plan Commission,

The organization Community Builders has received a \$500,000 grant from the Village's affordable housing funds at 801 S. Oak Park Ave. This project would provide mixed income housing and would add to the Village's stock of affordable housing at a time when many of our residents are struggling to stay in the Village, given our high taxes and high rents.

I realize that the developers are requesting relief from several elements of the Village's zoning ordinance, including height of building and number of units. I believe that such an exemption would be merited for a building that would help lower- and moderate-income individuals stay in Oak Park.

Sincerely,  
Jim Schwartz  
949 Lake St., Apt. E1  
Oak Park, IL 60301

## **Failor, Craig**

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**From:** Colleen Seaton <cjseaton10@gmail.com>  
**Sent:** Thursday, September 20, 2018 4:57 PM  
**To:** VOP Village Clerk; Failor, Craig  
**Subject:** Affordable Housing

I am a community member and I support having more affordable housing in the community. I understand there is a meeting tonight at the Plan Commission to consider a proposal of affordable housing development by The Community Builders.

I hope that you give this careful consideration with the goal of keeping Oak Park affordable which I believe helps foster diversity.

--

Colleen Seaton



## Failor, Craig

---

**From:** Chris Sheean <ctsheean@yahoo.com>  
**Sent:** Thursday, September 20, 2018 3:07 PM  
**To:** Mayor Anan; Planning; VOP Board  
**Subject:** Objections to 801 S. Oak Park Ave.

I am a 22.5 year resident of Oak Park, and have raised 4 children here. I live a few blocks away at 604 Clinton Ave. I have never petitioned the village before, but feel strongly about the proposed low income housing project at 801 S. Oak Park. I cannot make tonight's meeting, but wanted to be sure to let you know of my strong opposition.

### Our Concerns

1. **The Village has shown no evidence that more low income housing is needed.** In fact, per the developer's study, 29% of households within a 1 mile radius of the project (almost entirely within the Oak Park footprint) earn incomes below \$42,000/year, the cap for qualifying for low income housing, and 35% of households earn less than \$50,000/year. By comparison, only 12% of households earn \$200,000 or greater.
2. **This project will not increase the economic diversity and integration of our community.** In fact, it proposes quite the opposite by segregating our lowest income residents into what looks and sounds like a housing project. One has only to look to Chicago to see a social and economic case study on the negative impacts of densely populated 100% low income housing projects. Is this our Village Board's definition of diversity and integration?
3. **The project is unlikely to house current residents of Oak Park, working in our retail and food services industries.** The developers study specifically states that the project will draw low income residents from Austin, and that being close to the Blue Line will allow those residents to commute to their jobs.
4. **This project does nothing to support our neighborhood retail corridor.** In fact, it will do just the opposite. Low income residents are not going to frequent Zen, Kinderhook, the dry cleaner, hair salons, day care center or banks. Increased parking and traffic congestion will only hurt our retail neighbors. And they propose adding more retail space on a street with numerous retail vacancies. Further, no evidence is provided showing how our neighborhood will benefit.
5. **The project will not optimize real estate revenue that can be generated by the site.** As proposed, the project will generate less than 50% of the real estate revenues that alternative developments could generate, equating to millions of dollars of lost revenue for the Village over the project's life.
6. **The alternative is not a vacant lot.** In fact, there are numerous developers interested in offering alternative development proposals for this valuable property.

### Our Proposal to the Village Board

- Postpone any decisions on this development until our questions and concerns have been addressed and alternative development proposals are considered.
- Any development should abide by current zoning laws, with only minor allowable exceptions.
- No development should be exclusively low income. Only developments that truly support diversity and integration, core principles of our community, should be considered.
- Any development should bolster our struggling retail corridor and optimize Village tax revenue.
- Any development should improve the quality of life of the people living in our neighborhood.

Regards,

Chris Sheean  
22 Year Oak Park Resident/Taxpayer

## **Failor, Craig**

---

**From:** william sims <willsimsmusic773@gmail.com>  
**Sent:** Tuesday, September 18, 2018 11:52 AM  
**To:** Failor, Craig; VOP Village Clerk  
**Subject:** 801 s oak Park ave.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I support mixed use development project set for 801 S. Oak Park Ave. as in Oak Park residents I feel this is something our community needs

## Failor, Craig

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**From:** Dawn Stockmo <dstockmo@gmail.com>  
**Sent:** Monday, September 24, 2018 4:02 PM  
**To:** Failor, Craig; VOP Village Clerk  
**Subject:** support for TCB project on Van Buren and Oak Park Avenue

Dear Friends,

Oak Park has an affordable housing crisis.

- The Joint Center for Housing Studies at Harvard just released a study highlighting that the typical sale price of an existing single-family home in 2017 was 4.2 times greater than the median household income. What that means, of course, is that working families are struggling to pay mortgages and/or rent because their incomes are not keeping pace with the costs of housing.
- Oak Park is no different, if anything, the gap is even wider.
- The TCB development addresses this discrepancy in a small but important way.
- Grove Apartments is two blocks from my house. It is 51 units of affordable housing. It is an incredible asset to the community.

I have worked in the community development field for decades and there are few organizations as good as The Community Builders. I am currently the community development director at the National Community Stabilization Trust (NCST) and was formerly the senior director at the Fannie Mae Foundation and we consistently funded organizations that were the best in their field. One of the organizations we consistently funded was The Community Builders. TCB is a nationally recognized nonprofit organization, they own or manage over 11,000 apartment homes, and they work in 30 cities across the country. Their goal is to provide stable homes, healthier lives and opportunities for individuals and families to thrive.

As Oak Parkers we should be thrilled that such a highly acclaimed organization is proposing a beautiful project in our Village. I strongly encourage the Planning Commission, the Housing Advisory Committee and the Village Board to support this project as expeditiously as possible.

Dawn Stockmo  
603 South Euclid  
[dstockmo@gmail.com](mailto:dstockmo@gmail.com)  
773.440.3176

Sent from [Mail](#) for Windows 10

## **Failor, Craig**

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**From:** Jack traficano <jatraf@hotmail.com>  
**Sent:** Saturday, September 15, 2018 12:10 PM  
**To:** Failor, Craig  
**Subject:** 801

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I oppose the development at 801. Why go so down scale when north gets all up scale? This is going to have a negative impact on the neighborhood. Make the developers do better!

Sent from my iPhone

## Failor, Craig

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**From:** Jack traficano <jatraf@hotmail.com>  
**Sent:** Friday, September 21, 2018 5:52 AM  
**To:** Failor, Craig  
**Subject:** Fwd: 801

Sent from my iPhone

Begin forwarded message:

**From:** [jatraf@hotmail.com](mailto:jatraf@hotmail.com)  
**Date:** September 21, 2018 at 5:48:57 AM CDT  
**To:** [mayoranan@oak-park.us](mailto:mayoranan@oak-park.us)  
**Subject:** 801

I was at the meeting Thursday night. At first I thought more people were for the proposed project but as the night wore on it became evident that the neighbors that actually lived in the neighborhood were against it.

A neighbor spoke about how the project would generate only \$50,000 in tax revenue a year I thought it was wrong but I would actually like to know how much because as a single-family home owner I paid approximately a third of that, is this true?

Another neighbor spoke about how he was told that the lot was not for sale it was not on the open market what's that all about?

I also feel that the developers are playing with oak park they know full well that 16 units gets fast approval then apply for a variance and more than double to 37 units and then when there is backlash from the community they scale it back to say 30 units and pat themselves and of everybody else on the back and say look we were working with the community, that's a trick.

Next I would like to point out \$17 an hour is not poverty level \$17 an hour full-time work is over \$32,000 a year I have a child with a masters degree that makes just over that and is paying off school loans and living by herself I have another child who does not have a masters or even a college degree and makes less than that and is surviving so don't tell me these are poor people at \$17 an hour because I know for a fact it is not true.

Hold the developers to the 16 units, increase the living space, charge what would be charged on Lake Street for rent and make south park more upscale. All reasons for living there still apply or is there a bias against a more upscale development?

Next and I think finally is the talk of being diverse if you live in South oak Park you are a diverse person much more so than north of Lake Street we all know that there's a dividing line in oak park, that South oak Parkers live in a much more diverse community but guess what we don't mind this is not going to make oak park any more diverse where it is proposed, Put it north of lake street and you can say look more diversity.

Thank you

Sent from my iPhone

**Failor, Craig**

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**From:** Susan Tsan <susanlin.tsan@gmail.com>  
**Sent:** Wednesday, October 03, 2018 5:45 PM  
**To:** Planning  
**Subject:** 801 S Oak Park Ave Project

Dear Mr. Failor,

My name is Susan Tsan and I am a 5 year resident of Oak Park. I'd like to express my support of the project at 801 S Oak Park Ave. I believe this project will provide a much needed affordable housing option for Oak Park and show that our village is committed creating an inclusive and equitable place to live. I live at 430 S Grove, the same block as the Grove Apartments. I believe this building has been good for our block and our village community, and I hope to see the same for the 801 S Oak Park Ave project.

Thank you,  
Susan Tsan

## Failor, Craig

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**From:** L Tzeng <ltzeng09@gmail.com>  
**Sent:** Thursday, September 20, 2018 6:38 PM  
**To:** Planning; Mayor Anan; VOP Board; Laura Tzeng  
**Subject:** 801 S. Oak Park Avenue

Planning Committee;

Please do not allow this project to move forward as is. It may have some value but there are key issues that need resolving:

- 1) The homeowners in Oak Park have already been taxed so heavily that the Oak Park housing market has gone soft. No one wants to pay our high taxes and yet you are looking to bring in someone and give them a 10 year tax break? We don't need development that doesn't help with the taxes.
- 2) Zoned for less-- we do not need more units than zoned for-- there were reasons for that zoning that took everything into consideration
- 3) Traffic & parking are already an issue
- 4) All low income? There is already 29% low income in the area and 35% below 50K earnings. I understand helping people but in such a dense area? Please consider mixed income. Any research about how low income doesn't lower the property value doesn't take into consideration perception-- and people paying so much for their housing and taxes, don't want to risk being near low income housing-- mixed income would soften that perception. .

As is, this project only hurts the community on so many levels! Let's stick to development that will help the community!

The ways this development says it's helping the community but their reasons are disappointing-- i don't understand why you're even considering it.

Please hold off on this project and work to have them or another group that will help the community more.

Thank you,  
Laura Tzeng

## Failor, Craig

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**From:** Thelmare Varnado <tvarnad@aol.com>  
**Sent:** Thursday, September 06, 2018 6:00 PM  
**To:** Failor, Craig  
**Subject:** Proposed Development at 801 S. Oak Park Avenue by The Community Builders (TBC)

Dear Mr. Failor:

I am forwarding this letter from Milt Clark, a neighbor in the Oak Park - Van Buren area.

I have lived at Carpenter and Van Buren for 39 years and agree with his letter completely. The proposed building will be a disaster for the area. At 37 units, there could easily be 60 - 80 people on that small lot, which would overwhelm the area. There would be more people on that lot than are on Oak Park avenue within a block north and south of the lot on both east and west sides of the street!

The developers have been duplicitous with us. They did not mention all of the variances they want. They only said they would be requesting the height variance of 3 feet, which is less consequential than the addition of scores of people, including many school children.

I read in Wednesday Journal that Oak Park has given TCB \$ 500,000 for the building. If approved, OP will also be giving enormous tax breaks. TCB says they will pay 2 million in taxes over 20 years, spread over the 37 units. Well that paltry amount would be paid by 8 households in the area, where taxes are \$ 1,000/mo.

This is therefore a big gift to TCB and occupants of the building, while it will depress our property values. Realtors say it is realistic to expect a drop of 25% - 30%. Some houses can expect bigger drops, however, like the tiny house beside the alley and the other large properties in the shadow of the building. The drops will result in further tax loss to the village and I hope you have heard that high taxes are on the mind of Oak Parkers. Oak Park will also likely lose some of its residents if this building is allowed in the form proposed.

Sincerely,

Thelmare Varnado

[ailor@oak-park.us](mailto:ailor@oak-park.us), [clerkscaman@oak-park.us](mailto:clerkscaman@oak-park.us), [clerk@oak-park.us](mailto:clerk@oak-park.us), [board@oak-park.us](mailto:board@oak-park.us)

**Cc:** [mayoranan@oak-park.us](mailto:mayoranan@oak-park.us), [trusteeandrews@oak-park.us](mailto:trusteeandrews@oak-park.us), [trusteeboutet@oak-park.us](mailto:trusteeboutet@oak-park.us),  
[trusteebutton@oak-park.us](mailto:trusteebutton@oak-park.us), [trusteemoroney@oak-park.us](mailto:trusteemoroney@oak-park.us), [trusteetaglia@oak-park.us](mailto:trusteetaglia@oak-park.us),  
[trusteetucker@oak-park.us](mailto:trusteetucker@oak-park.us)

-----Original Message-----

From: Milt Clark <mclark-59@comcast.net>  
To: Ness Feliciano <ness@nessdesign.com>; Nick DiOrio <ndiorio27@yahoo.com>; Laura Dixon <lmdixonuc@gmail.com>; Christopher Gallinari <Gallinari.Christopher@gmail.com>; ronna kowalski <Ronna.Kowalski@yahoo.com>; Vince Bray <himself@vincebray.com>; Thelmare Varnado <TVarnad@aol.com>  
Sent: Wed, Sep 5, 2018 2:54 pm  
Subject: Fwd: Comments on Proposed Development at 801 S. Oak Park Avenue by The Community Builders (TBC)

FYI. Here is my letter sent to Village Officials. Laura and Chris, your letter is excellent, would you mind send out to others on this list as an FYI?

Milt



Begin forwarded message:

**From:** Milt Clark <[mclark-59@comcast.net](mailto:mclark-59@comcast.net)>

**Subject:** Comments on Proposed Development at 801 S. Oak Park Avenue by The Community Builders (TBC)

**Date:** September 5, 2018 at 2:45:12 PM CDT

**To:** [cfailor@oak-park.us](mailto:cfailor@oak-park.us), [clerkscaman@oak-park.us](mailto:clerkscaman@oak-park.us), [clerk@oak-park.us](mailto:clerk@oak-park.us), [board@oak-park.us](mailto:board@oak-park.us)

**Cc:** [mayoranan@oak-park.us](mailto:mayoranan@oak-park.us), [trusteeandrews@oak-park.us](mailto:trusteeandrews@oak-park.us), [trusteeboutet@oak-park.us](mailto:trusteeboutet@oak-park.us), [trusteebutton@oak-park.us](mailto:trusteebutton@oak-park.us), [trusteemoroney@oak-park.us](mailto:trusteemoroney@oak-park.us), [trusteetaglia@oak-park.us](mailto:trusteetaglia@oak-park.us), [trusteetucker@oak-park.us](mailto:trusteetucker@oak-park.us)

Dear Mr. Craig Failor, Commissioner David Mann, Village Plan Commissioners, and Village Trustees:

I am Milton Clark. I have owned a house at 804 S. Grove for 27 years. My house would be directly behind the 801 S. Oak Park Avenue, 37 unit building, proposed by TCB.

Myself and many of my neighbors find the proposed development to be unacceptable and request that it be rejected. As you all know, the proposed development would not be in compliance with several important Village building and zoning codes, especially regarding the number of units (37 versus 16 by code), parking stalls (23 versus 37), and building height (48 feet versus 45). Variances are being sought for each of these critical building elements. Any development at the 801 S. Oak Park location should be in compliance with key Village building codes.

We are troubled by the fact that during public meetings, TBC representatives only revealed that a height variance would be required. We just learned yesterday of the variances for units and parking by visiting the Plan Commission web site. Such omissions appear to be intentional.

A building with more than double the number of permitted units on a small lot *will* decrease the quality of life for our immediate neighborhood. Both street and alley traffic will be increased, raising the risks of accidents, even with a much needed flashing sign at the crossing of Oak Avenue and Van Buren. School children cross the street and the alley entrance on Van Buren twice per day. The traffic study did not fully evaluate the issues of using the single lane alley, which is heavily used with 55 parking stalls and by Sysco trucks that must back down the alley.

A major concern will be the inadequate and out of code parking for the 37 unit development. Parking is already challenging on South Grove and in the immediate area. The parking analysis, which concluded that a 0.62 parking ratio is sufficient, is based upon opinion and not facts. U.S. households average two cars and the number is not highly sensitive to income. With roughly 75 building residents, there could be up to 50 more cars needing off-site parking.

Let me be very clear. I am for affordable housing, including at the 801 S. Oak Park Avenue location, but this oversized project would be significantly out of compliance with Village building codes, and will unnecessarily impact our neighborhood. Better alternatives can be found. I respectfully request that the Plan Commissioners and Village Trustees reject this unwise development.

Regards,

Milton Clark, Ph.D.  
804 S. Grove

## **Failor, Craig**

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**From:** Perry Vietti <pvietti@ihdc.org>  
**Sent:** Wednesday, September 19, 2018 12:17 PM  
**To:** VOP Village Clerk; Failor, Craig  
**Cc:** kalbinson@tcbinc.org  
**Subject:** IHDC Letter of Support for TCB  
**Attachments:** IHDC Letter of Support TCB.pdf

See attached.

Perry Vietti  
President  
Interfaith Housing Development Corporation  
219 W. Chicago Avenue, Suite 400  
Chicago, IL 60654  
(312) 274-8200 x25  
(312) 274-0292 FAX  
[www.ihdc.org](http://www.ihdc.org)



## Failor, Craig

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**From:** Juan Villafane <jvillafane@ksarch.com>  
**Sent:** Wednesday, September 26, 2018 3:23 PM  
**To:** Failor, Craig  
**Cc:** Viktor Schrader  
**Subject:** Letter in Support of 801 S. Oak Park Avenue

Dear Mr. Failor:

As a resident of Oak Park and an architect I write in support of the development of the project proposed at 801 South Oak Park Avenue. My support is based on three issues as follows: the proposed architectural character, program, and parking & neighborhood.

The proposed 4 story building appears to be well scaled for its context and its materials seem appropriately selected to complement both the residential texture of the neighborhood while modern and open in expression so that the ground floor retail is connected to the street.

This block has a fine mix of retail, the proposed building will serve as a book-end to this retail hub and create a necessary transition to the residential houses to the north. The entry for residents from the north works to reinforce this residential transition. The proposed density will encourage pedestrian life making the sidewalks more active and allowing us, the residents of Oak Park, to see the positive transformation of this block and area.

Finally, I am aware of the issue of parking relative to the proposed development and believe that given the close proximity to the Blue line that this issue is resolvable and could be evaluated in light of future mobility trends. On our current architectural projects (both residential and commercial) we have been seeing a steady decline in parking pressures, both because of Transit-Oriented development zoning and also developer and municipal recognition of car sharing trends and discouragement of private car use (McKinsey & Company has a report on the future of mobility that is worth reading – I included a link to the report below). It may be possible to alleviate parking concerns by providing dedicated, shared parking spaces on the site which could potentially be offered to nearby residents.

There are a finite number of vacant sites in our Village, as we build for the future (and not just the present) this site affords a rare opportunity to take advantage of its proximity to the Blue Line and its complementary and synergistic adjacency to local, thriving businesses. By allowing a modest density increase the Village community creates an opportunity to utilize this specific site to its full potential.

McKinsey Report Link:

<https://www.mckinsey.com/~media/mckinsey/industries/high%20tech/our%20insights/disruptive%20trends%20that%20will%20transform%20the%20auto%20industry/auto%202030%20report%20jan%202016.ashx>

Very respectfully,

Juan M. Villafañe, AIA, LEED AP BD+C  
D 312.374.1434 O 312.787.0056

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221 W ERIE ST CHICAGO IL 60654-3910 [KSARCH.COM](http://KSARCH.COM)

Architects [Advocate](#) for Action on Climate Change.

## **Failor, Craig**

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**From:** Michael Wehrley <michael.wehrley@gmail.com>  
**Sent:** Tuesday, September 25, 2018 4:25 PM  
**To:** Failor, Craig  
**Subject:** Support for Affordable Housing

I support more affordable housing in Oak Park. Thanks!

--

Michael S. Wehrley  
Oak Park, IL  
Cell: 608.215.3617

## Failor, Craig

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**From:** Clerk Scaman  
**Sent:** Thursday, September 06, 2018 11:09 AM  
**To:** Failor, Craig  
**Subject:** FW: 801 S. Oak Park Ave and Van Buren development

Please see comments below for 801 S. Oak Park Ave. development.

*Vicki Scaman*

Village Clerk  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302  
[clerkscaman@oak-park.us](mailto:clerkscaman@oak-park.us)  
(708) 358-5672

### VILLAGE OF OAK PARK CLERKS OFFICE

This message is confidential and is intended for the exclusive use of the individual or entity to which it is addressed. This message may also be privileged or protected by work product laws and regulations. In addition, this message may also be protected as private pursuant to applicable federal or state law. If you have received it by mistake, please resend this message to the sender and delete it from your email box and purge it from your computer system or network without copying, transferring, saving, printing, capturing it or disclosing its contents to anyone.

**From:** Julie Widholm [<mailto:jcrwidholm@gmail.com>]  
**Sent:** Thursday, September 6, 2018 7:47 AM  
**To:** Clerk Scaman  
**Subject:** 801 S. Oak Park Ave and Van Buren development

Dear Clerk Scaman,

I am writing to share our opposition to the development of 801 S. Oak Park Avenue with a building that exceeds the current village zoning of 16 units, doesn't provide as many parking spots equals to the number of units, proposes a reduced landscape buffer and exceeds the height of surrounding buildings. Oak Park is rapidly losing its charming character with a shocking number of high rise developments that have been built in the last five years. Many of us chose to live in Oak Park because it does *not* have the density, character and horrible parking of downtown Chicago or other urban centers yet here we are facing increased congestion and having to park in paid parking garages.

We live in Lincoln Elementary School boundary and the school is already facing capacity issues so adding 37 units instead of 16 could cause even more strain on the school.

The village meeting tomorrow night conflicts with Lincoln's curriculum night so many residents, myself included, in this area directly affected by this building will not be able to attend the village meeting.

As residents and homeowners on Carpenter Avenue just a few blocks away from the proposed site, we are writing to ask you to share my strong opposition to this development. We request that developers consider the long-term character of our village rather than only the short-term financial gain of a densely populated multi-unit building.

Thank you,  
Julie and Tim Widholm



## Failor, Craig

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**From:** Sabina Wong <sabina.wong@yahoo.com>  
**Sent:** Sunday, September 30, 2018 1:39 AM  
**To:** Planning  
**Subject:** public comment on PC 2018-07

Mr. Failor,

Please pass these comments on to the Oak Park Plan Commissioners, and let me know by email confirmation that you have received and forwarded this message. Thank you!

-----

To: Oak Park Plan Commissioners

Re: PC 2018-07; 801 S. Oak Park Avenue; Oak Park I Housing Owners, LLC (The Community Builders)

My name is Sabina Wong. I have lived at 857 S. Grove Avenue for 10 years. I am a family practice physician and mother of 3 girls. My husband Waiken Wong spoke at the public hearing on September 20th in favor of the proposed development at 801 S. Oak Park Ave, and I am writing to emphasize our support for the project.

Over the past several years since the property at 801 S. Oak Park Avenue became a vacant lot, I have sometimes imagined what would be nice to have in that location - a playground park, an Asian grocery store, or maybe some cute shops and restaurants - something that would make my neighborhood even more pleasant, convenient, and picturesque. An apartment building was not on that list for me, but when I received the notice from The Community Builders about their plans to help meet the need for affordable housing in Oak Park with a transit-oriented development, I was relieved to know that someone had a better vision for that vacant lot than I did. Just a few months beforehand, the social justice ministry that I co-lead at my church held a discussion panel on Housing and Gentrification. I was deeply impacted by learning how the housing market has historically been both a product and perpetuator of veiled racism and classism, and how affordable housing is needed to help break the cycle by allowing for wealth accumulation among lower socioeconomic households. Meanwhile, I work a few shifts per month at a clinic inside a homeless shelter and have seen first hand how lack of housing can negatively affect a person's physical and emotional health. In the past few months, I have also had several friends face the uncertainty of moving out of their homes (because they couldn't afford it anymore) without having anywhere to go. There is a real shortage of affordable housing in Oak Park and across the country, and I can't think of a better use for an empty lot than to meet that dire need.

I understand that my neighbors have fears and concerns about how the proposed development will impact the neighborhood, especially regarding property values, safety, traffic, overcrowded schools, and tax revenue - and to be honest, those fears crossed my mind too, especially because I have young children. However, I believe those fears are based on myths around affordable housing, which have been disproven. Please review the following websites which address those

myths: <http://www.bpichicago.org/documents/MythsStereotypesevenmoreimproved.pdf>  
<https://www.communityhousingpartners.org/886/affordable-housing-facts.html>.

In addition, I think The Community Builders has demonstrated careful attention to safety, traffic, and density, with adequate documentation of their efforts to anticipate and minimize any negative impact on the neighborhood. As my husband mentioned at the hearing, we have 2 friends who are urban planners that have worked with TCB, and recommend them as a "high quality developer" that stands by its mission and does this proposed model well. While others have argued that we should wait and see what other opportunities come up

for this property, I feel that TCB is a trustworthy company with a great mission (to build and sustain strong communities where people of all incomes can achieve their full potential) that would have a more positive impact on our neighborhood than any profit-driven alternative. This is an opportunity we should not pass up for some hypothetical better option.

Finally, I wanted to address the concern about zoning. I am generally a rule-follower, but I believe the zoning ordinance is meant to serve the vision and goals of the Village, rather than the other way around. As TCB cited in its application, the proposed development advances the Envision Oak Park Comprehensive Plan goal of increasing affordable housing, which to me is more important than upholding a somewhat arbitrary zoning law. This NY Times article describes how strict adherence to zoning laws have historically been used as a means of racial and economic exclusion/segregation, and I urge the Plan Commission to take that into account when considering any complaints about the requested variances. .

<https://www.google.com/amp/s/www.nytimes.com/2017/08/03/opinion/sunday/zoning-laws-segregation-income.amp.html>

In my opinion, the requested variances are reasonable accommodations that will allow the maximal use of a limited amount of space for good purpose.

Thank you for your time and attention to my comments, and I hope that you will vote to approve The Community Builders Planned Development Application.

Sincerely,

Sabina Wong, MD



## Failor, Craig

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**From:** Jason Wulkowicz <jason@brighterdevelopment.com>  
**Sent:** Tuesday, September 18, 2018 2:58 PM  
**To:** Failor, Craig  
**Subject:** 801 S Oak PArk Ave.

Hi Mr. Failor,

I support the mixed use development project at 801 S. Oak Park Ave.

As both an Oak Park resident and nearby home owner I know this is something our community needs. There must be affordable housing made available to all levels of the economic range within our village. We talk about diversity, and this is one way to walk-the-walk. There's too much fear out there about change, and too much "othering" going on. Once we have the project complete and filled, community members once opposed will find it unobjectionable -- even a benefit. Homeowners are not the only constituency in the village, and should not have all of the power.

Thanks,  
Jason wulkowicz  
704 S East Ave  
Oak Park, IL

--

VP, Product & Delivery  
Brighter Development  
[jason@brighterdevelopment.com](mailto:jason@brighterdevelopment.com)  
cell: +1 (347) 351-8519

**Failor, Craig**

---

**From:** Kathy Wyman <kwyman15@gmail.com>  
**Sent:** Friday, September 21, 2018 10:52 AM  
**To:** Planning  
**Subject:** resident comment

Hi there,

I wasn't at the meeting last night, but I am a homeowner in the 500 block of Wesley Avenue and fully support the affordable housing development proposed for Oak Park & Van Buren.

Thank you.  
Katherine Wyman

**Failor, Craig**

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**From:** jim zangrilli <jimzangrilli@yahoo.com>  
**Sent:** Thursday, September 20, 2018 10:51 AM  
**To:** Failor, Craig; Clerk Scaman  
**Subject:** 801 s oak park proposed development

my family and i have resided at 747 s euclid ave since 1949. the parking situation around our house is very congested each night, despite our overnight parking permit. what we really need at 801 s oak park is a new parking lot, not 37 more cars trying to park overnight. thank you for your consideration. jim zangrilli family

## Failor, Craig

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**From:** Michele Zurakowski <michele@oprffoodpantry.org>  
**Sent:** Tuesday, September 25, 2018 3:32 PM  
**To:** Failor, Craig  
**Subject:** support for 801 S. Oak Park Avenue

Hello Craig,

I was unable to attend the Plan Commission meeting on Thursday, I but wanted to voice my support for the affordable housing building proposed for 801 S. Oak Park Avenue. I live in the area (1000 S. Kenilworth) and see this proposed development as a natural fit for that corner. After all, the majority of storefronts on that block have apartments above them as was common when the street was originally developed. I also know from my professional life how hard it is for moderate/low income families who work in Oak Park to afford to live here. As a village resident and service provider, I appreciate the Pan Commission's help in ensuring that some part of our housing stock is affordable. I urge you to recommend the Community Builder's proposal for the development at 801 S. Oak Park Avenue.

Thank you for your consideration.

Michele Zurakowski, PhD  
Executive Director  
Oak Park River Forest Food Pantry  
[www.oprffoodpantry.org](http://www.oprffoodpantry.org)  
708-434-0085—phone  
708-386-1841—fax

