

801 South Oak Park Avenue



TCB Developer & Community Stakeholder

- The Community Builders
 - National leader in affordable housing and mixed-income community development
 - We value and seek long-term partnerships with community stakeholders
 - Since 2001, Chicago Office has been delivering high-quality apartments and mixed-use developments to benefit communities of all types and their residents
- Development Overview
 - \$15 million, 4-story, transit-oriented, mixed-use building
 - 37 Units: 30 One-bedrooms, 3 Studios, 2 Two-bedrooms, 2 live-work units and approximately 1,000 sf. of retail space
- Target Market: Working households living or working in Oak Park
 - Working households earning minimum wage up to \$17/hour or more.
 - Local employees such as those working in grocers, restaurants, retail, healthcare, education, and office buildings.
 - Live-work units are targeted to support artists and small business entrepreneurs.
 - Retail tenant to complement existing businesses and improve community.

Benefits

1. Aligns with Envision Oak Park (Village Master Plan)
2. Strengthens and anchors an important block
3. Community-oriented retail and live-work units
4. Quality homes for residents being priced out of Oak Park
5. Pays property real estate taxes

Building Perspective (Looking South)



Activated Retail at Corner (Looking South)



Building Perspective (Looking North)



Plan Commission Discussion Items

1. **Number of units**: A defining feature of Oak Park are buildings of this scale and density at the right locations.
2. **Parking**: For these smaller households, one block from a CTA train station, along a bus route, and within a very close walk to grocery, pharmacy, banks and basic services, 23 parking stalls are appropriate for the 37 apartments. Substantial review of data included in our application supports this conclusion.
3. **Alley buffer and circulation**
4. **Building shape**
5. **Market served**: Working households earning up to \$17 or more. Many current workers and residents of Oak Park earn these types of wages, but they are being priced out of the community. We are simply seeking to provide a good apartment in a good location that will be affordable in the long run for these workers.

Development Location & Community Context

801 S. OAK PARK AVENUE

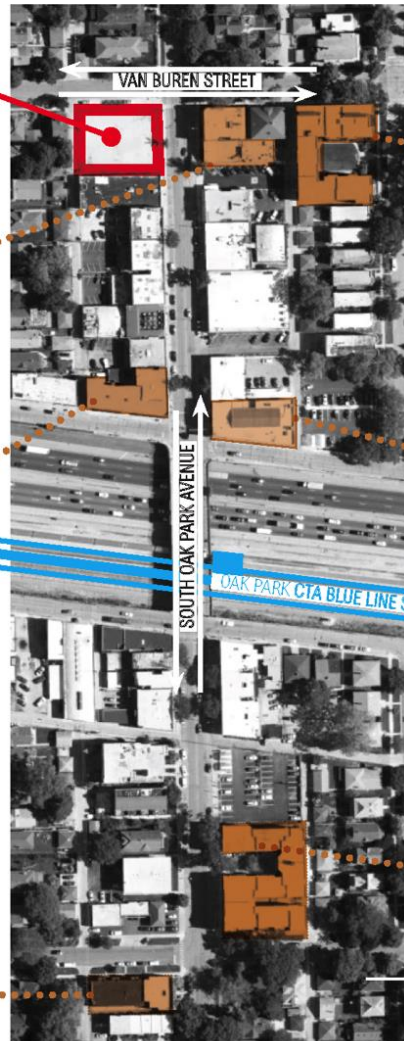


800 S. OAK PARK AVENUE

841 S. OAK PARK AVENUE



1001 S. OAK PARK AVENUE



VAN BUREN STREET

SOUTH OAK PARK AVENUE

OAK PARK CTA BLUE LINE STATION

801 S. EUCLID AVENUE



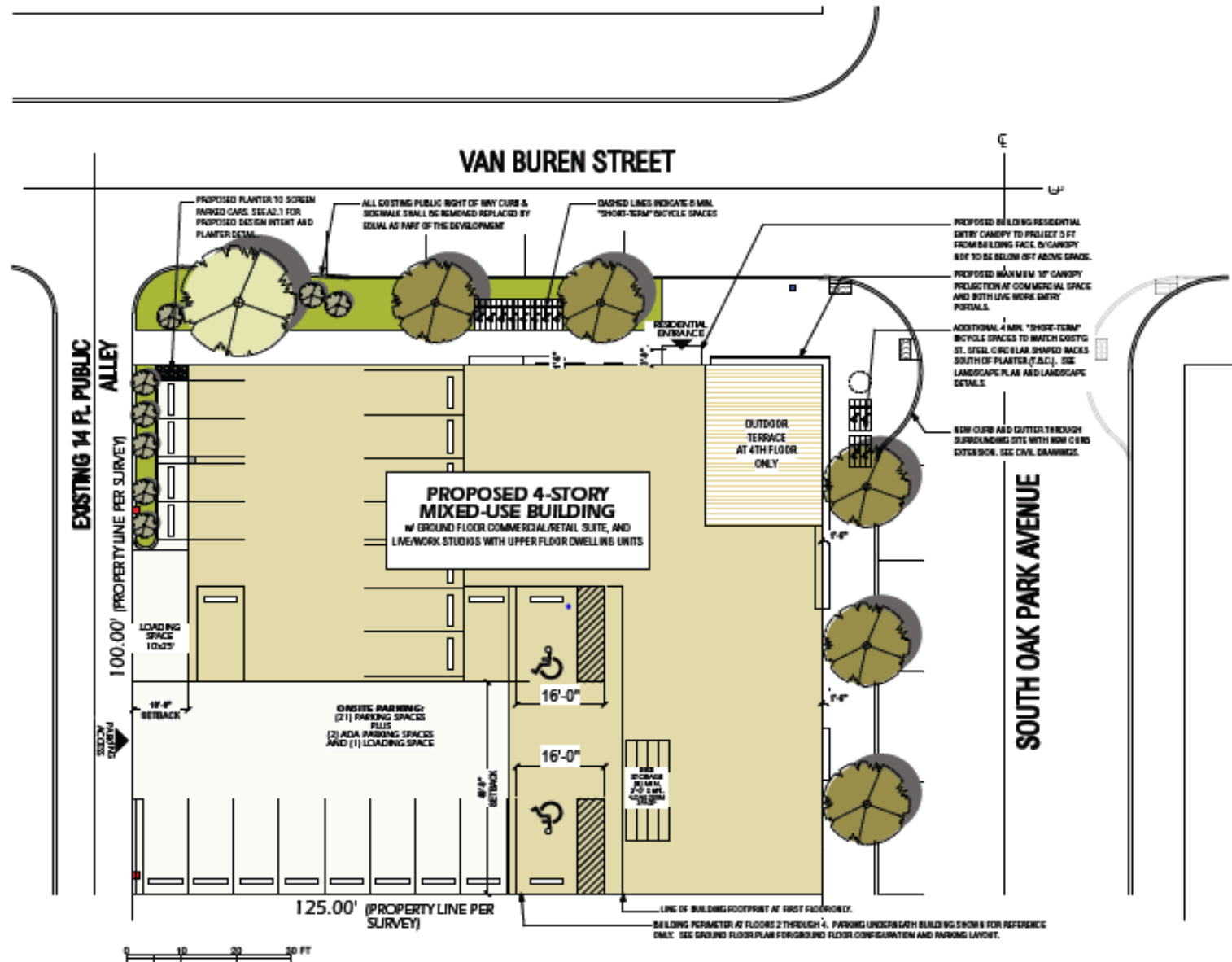
840 S. OAK PARK AVENUE



958-964 S. OAK PARK AVENUE



Site Plan



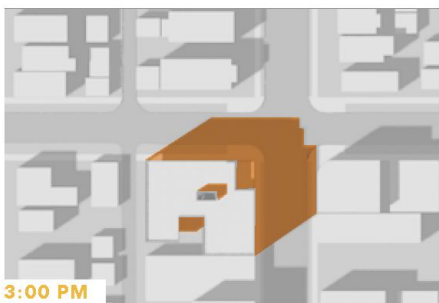
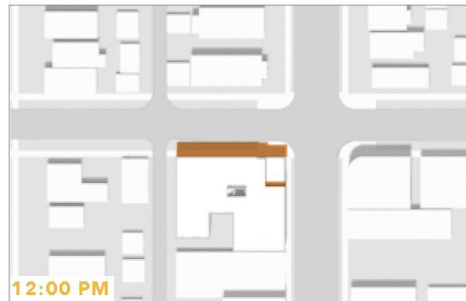
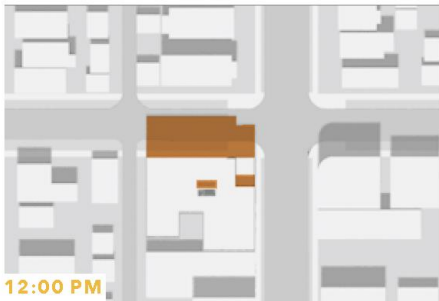
Shadow Study (Initial Application)

MARCH 20TH

JUNE 21ST

SEPTEMBER 22ND

DECEMBER 21ST



Shadow Study (Revised Building Shape)

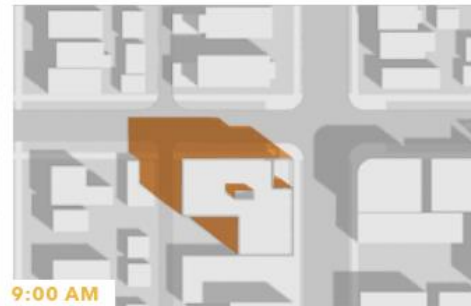
MARCH 20TH



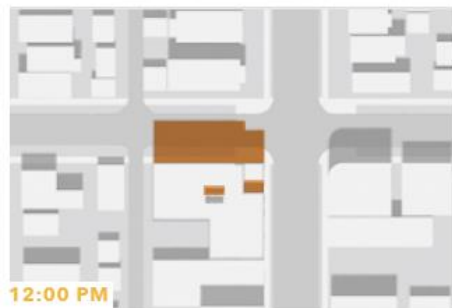
JUNE 21ST



SEPTEMBER 22ND



DECEMBER 21ST



801 South Oak Park Avenue

