

Failor, Craig

From: Bernadette Homberger <b.homberger@comcast.net>
Sent: Wednesday, December 04, 2019 3:29 PM
To: Planning
Subject: December 5, 2019 Plan Commission Meeting: 711-725 Madison Street Planned Development Senior Living Community

Dear Village Planner,

We are writing regarding tomorrow's Plan Commission meeting to discuss the 711-725 Madison Street Planned Development Senior Living Community. We are unable to attend, but would like to share our concerns.

We live at 521 Wesley, three doors down from this proposed development. The height of the building, seven stories, is a concern because of the close proximity to residential homes. It is unacceptable to have such a large building only a narrow alley's width from homes and will negatively impact property values. If a code variance is granted for this building, we are concerned it will be the start of more tall buildings allowed to be built in the area, changing the character of the neighborhood.

If this development is approved, I feel strongly that the 500 block of Wesley will need traffic control, preferably a cul-de-sac, so Wesley does not become a thoroughfare for cars coming off or onto Madison Street. An increase in traffic on our quiet residential street also will have a negative impact on our neighborhood, residents' safety, and property values.

Please take these issues into consideration when reviewing this planned development.

Sincerely,
Bernadette and Stefan Homberger
521 Wesley Avenue

Hey Craig,

Long time resident here who is relatively young. I'm just writing in strong support of the older peoples home on Madison – I think the design is great. Not happy at all about the Pete's single story non-residential development, but this other building is stunning.

Also, affordable senior housing is a necessity and my parents are planning on moving to Forest Park / Hyde Park if they can't find something reasonable in the area after they sell their house.

Thanks,

AZR (A. Zack Reder)

I'm sorry, but I won't be able to attend the hearing regarding the 725 Madison St Project, but would like to express my concerns with this project.

Seizing a portion of Euclid Ave to construct a building there is a bad idea for several reasons:

It causes traffic to increase on surrounding streets and alleys, increasing congestion.

By reducing foot and vehicular traffic on Euclid it makes the area less safe.

It reduces the ability of firefighters to access buildings in the area in an emergency.

Kevin Shalla

633 Clarence Ave

The Neighborhood Case for Smarter Development on Madison

David Ubogy MD, MA

2007 500 Wesley resident
 1999 Board Certified General Pediatrics
 2004 Board Certified Pediatric Critical Care

No Precedent

- High-rises in **Downtown Oak Park** do NOT abut single family homes.
- Current development on **Madison** is both shorter and with a wider distance from single family homes.
- The proposed plans call for nearly doubling the height of existing code (50 ft).
- Similar development in River Forest makes better sense for this site.

Downtown - Vantage / Albion



Parking lot, 19th Century Club, Austin Gardens to the rear.
 Single family homes separated by a distance of 2 blocks.

Downtown - Emerson



Surrounded by parking lots, train tracks, and business district.

Downtown - 1133



"Single Family Zoning" 2-4 story apartments, parking lots for the Carleton Hotel

Downtown – 1133 (2 lots from base)



To gain a similar distance from single family homes on 500 Wesley / Euclid, imagine standing in the bed of the red dump truck and looking up.

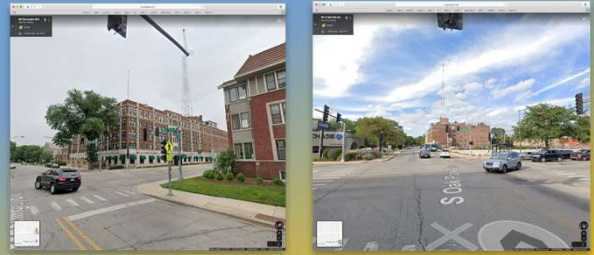
500 Euclid



500 Wesley



Madison - Oak Park Arms



5 stories (main bulk), separated from 2-4 story apartments by the width of a street, and to the south by surface lots.

Madison - Sugar Beet



4 stories tall (not 5)

Madison - Belmont Village



6 stories tall, against ROP Hospital to the west, and against a surface lot the depth of a full block to the south.

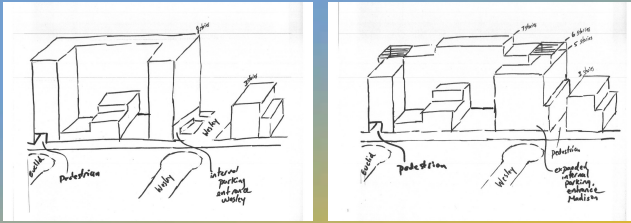
What do our neighbors want?

River Forest



Senior building Chicago and Harlem, 3-4 stories.

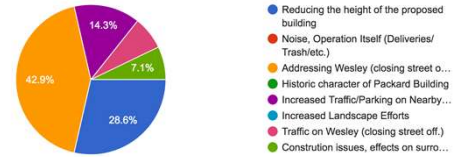
A Wider, Shorter Building....



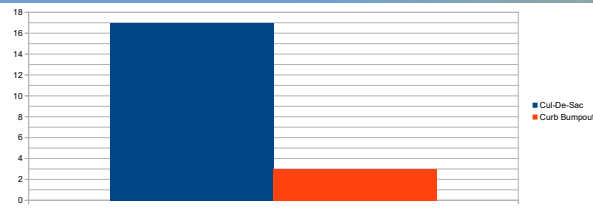
- Deliveries, garbage collection, and private vehicle access from Madison.
- Euclid and Wesley both **securely blocked** from increased traffic.
- Opportunity for **green space** for building residents, attractive to floor level business on the adjacent building.

Which Issue Is Most Important to You?

14 responses



The Vote – 500 Wesley Cul-De-Sac Versus Curb Bumpout



- 17 **Cul-de-sac** – Better traffic control at the expense of loss of landscaping and parking.
- 3 **Curb Bumpout** – Less traffic control, less negative impact on landscaping, parking.
- 0 **Open Street** – Leaving Wesley with uncontrolled traffic.

The developer is willing to pay for and construct a cul-de-sac on both streets.

The Case For **SAFETY**

LOYOLA
MEDICINE

Loyola University Medical Center

- The closest Level 1 Trauma Center to the 60302 (north of Madison) and 60304 (south of Madison) zip codes.
- The trauma system in the United States is stratified. Serious trauma is diverted (ambulance) or urgently referred (community hospitals) to higher level centers such as LUMC.

| | A | B | C | D | E | F | G | H | I | J |
|----|--|-------------------------------------|---|--------------------|----------------------------|-----------------------|---|---|---|-----|
| 2 | mvc and pedestrian accidents for zip codes 60304 and 60302 (injury location) for time period 1/1/18-1/31/2018 | | | | | | | | | |
| 4 | MRN | Admit Date | Initial Loop Detail/Inclusion & Injury Type | Accident Mechanism | Transfer In/Referral/Other | | | | | |
| 5 | 2/24/2018 | Emergency Scene | Prehosp Blunt | MVC | | | | | | |
| 6 | 8/25/2018 | Emergency Referring: Auto Cab Blunt | | MVC | 1 Oak Park | | | | | |
| 7 | 1/1/2018 | Emergency Scene | Prehosp Blunt | | | 2 | | | | |
| 8 | 1/6/2018 | Emergency Scene | Prehosp Blunt | Pedestrian | | 2 | | | | |
| 9 | 1/17/2018 | Emergency Scene | Prehosp Blunt | Pedestrian | | 2 | | | | |
| 10 | 1/25/2018 | Emergency Scene | Prehosp Blunt | Pedestrian | | 2 | | | | |
| 11 | 2/20/2018 | Emergency Referring: Auto Cab Blunt | | Pedestrian | 1 West Sub | | | | | |
| 12 | 2/20/2018 | Emergency Scene | Prehosp Blunt | Pedestrian | | 2 | | | | |
| 13 | 3/4/2018 | Emergency Referring: Auto Cab Blunt | | Pedestrian | 1 Oak Park/ERIK L | | | | | |
| 14 | 6/4/2018 | Emergency Scene | Prehosp Blunt | | | | | | | |
| 15 | 8/24/2018 | Emergency Scene | Prehosp Blunt | | | | | | | |
| | K | L | M | N | O | P | Q | R | S | T |
| | ED D/C Date & Time Mode of A Level of Activation Time & ED Dispo ED LOS Admitting/Admitting/Response Minutes til Arrival | | | | | | | | | |
| | 2/24/2018 12:42 | Ground Cab Consult | n/a | Home | 6:34 Not Appr | 1 Trauma G | | | | 130 |
| | 8/25/2018 9:42 | Ground Air Partial | 1/2/2018 5:24 | Telemetry | 4:12 Trauma | 1 Patel, P | | | | |
| | 1/2/2018 15:22 | Ground Air Partial | 1/2/2018 9:44 | Home | 5:28 Not Appr | 1 Gonzalez | | | | |
| | 1/4/2018 15:08 | Ground Air Partial | 1/4/2018 8:58 | Home | 1:02 Trauma | 1 Gonzalez | | | | |
| | 1/17/2018 13:09 | Ground Air Partial | 1/17/2018 14:14 | Home | 4:48 Not Appr | 1 Anstee, G | | | | -1 |
| | 1/25/2018 21:19 | Ground Air Partial | 1/25/2018 17:35 | Home | 3:34 Trauma | 1 Don-That's | | | | -5 |
| | 2/20/2018 23:10 | Ground Air Partial | 2/20/2018 19:41 | Home | 3:28 Trauma | 1 Luchette, A | | | | 12 |
| | 2/20/2018 6:30 | Ground Air Partial | 2/20/2018 19:19 | Home | 5:14 Trauma | 1 Baldea, A | | | | -9 |
| | 3/4/2018 5:48 | Ground Air Partial | 3/4/2018 12:25 | Operating | 3:08 Trauma | 1 Don-That's | | | | |
| | 6/4/2018 22:28 | Ground Air Partial | 6/4/2018 16:30 | Home | 5 Trauma | 1 Gonzalez-Sanford, A | | | | |
| | 8/24/2018 19:00 | Ground Air Partial | 8/24/2018 16:13 | Observat | 2:43 Trauma | 1 Patel, P | | | | -2 |

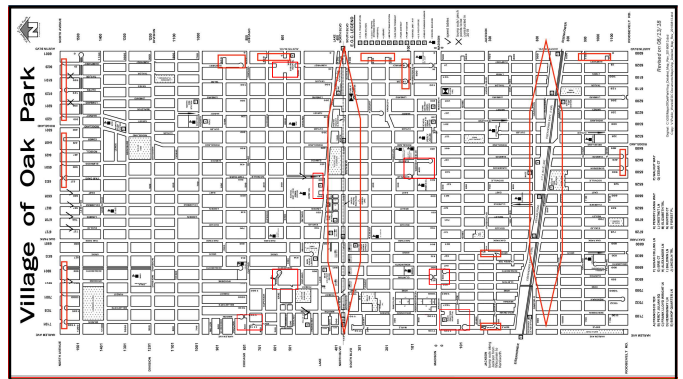
2018 Data

Loyola ER referrals:

- **2 people** injured in cars while **driving**.
- **9 people** injured by cars while **walking**.
- No burn or inhalational injuries significant to require Level 1 referral.

Fires are dramatic events, covered heavily by media.

Car accidents receive little notice because they are so common.



Development Traffic Study is Flawed

- Commissioned by the Village, according to Village criteria.
- Uses pre-road diet data, without accounting for current increased congestion.
- No accounting for increased traffic to/from the retirement building.
- No accounting for increased traffic to/from the new grocery store.

A Different Kind of Data...

1988

- **Car versus pedestrian fatality**, living on 500 Wesley, mother to a 9 month old boy, the daughter of our neighbor.

2019

- **Car versus car fatality**, 2 blocks from 500 Wesley, the friend of my daughter.

We walk on Wesley, but we drive on it as well.

Failor, Craig

From: Jonsie <sgdjones@gmail.com>
Sent: Thursday, January 23, 2020 8:53 AM
To: Planning
Subject: Madison Senior Living Development

Hello,

I am a new resident and home owner of Oak Park. I recently attended a meeting that explained the proposed Senior Living Development on Madison Avenue. I live a short distance from that location on Washington Avenue and I would support any comprehensive and thoughtful development in the area. Our family looks forward to an sustainable alternative to the empty lots and deteriorating former car lots.

Thank you!

Best regards,
Shannon D. Jones

Sent from my iPhone

Failor, Craig

From: Dan McNulty <dan.mcnulty@luneautech.com>
Sent: Friday, January 17, 2020 4:59 PM
To: Failor, Craig
Subject: Voicing my support - Redico/American House

Dear Craig,

My family and I live at 527 S. Euclid, just south of the proposed senior living development currently under consideration. I will be directly impacted by the building design, changes to our street access and overall neighborhood aesthetic.

In short, I am impressed at the care and attention Samantha Eckout and the Redico Group have given to the diverse voices that make up our constituency.

I want to express my support for the development and highlight what I see as a constructive and collaborative business partner in Redico/American House. Samantha and her business partners have demonstrated to me that they are interested in being good neighbors through changes implemented to the proposed design of the large building.

The Madison Street corridor needs continued investment and this anchor tenant will go a long way to establishing a strong and positive foundation for future growth. Another consideration is this: what is the viable alternative? I most definitely do not want another Dollar Tree store, drive through restaurant or other, more disruptive business at my doorstep. This may not be a perfect solution, but it is a good, pragmatic development with engaged stakeholders.

Thanks for your service and please take my support into consideration as you evaluate the merits of this important proposal.

Best regards – Dan



Dan McNulty

President

Luneau Technology USA

M: (312)863-9011

E: dan.mcnulty@luneautech.com

W: www.luneautechusa.com

224 James St. Bensenville, IL 60106

Failor, Craig

From: Rebecca Paulsen <rlpaulsen@migrationsinc.com>
Sent: Tuesday, January 21, 2020 11:02 AM
To: Failor, Craig
Subject: Assisted Living Facility - Madison and Euclid
Attachments: Revised Application 1.23.20 red_.pdf

Dear Mr. Failor,

This email is sent to inform you of my satisfaction of the revisions attached that were presented by the developer last week. I am not able to attend the meeting scheduled for this Wed Jan 23 so I wanted to make sure I voiced my approval within an email to support the many neighbors that will be present.

One additional item I would like to suggest to the Village is resurfacing of the alley between Euclid and Oak Park Avenue. It is my understanding the developer will be responsible for the portion of the alley behind the new building. I would like to voice to the Village that the alley should be resurfaced from Euclid to Oak Park Avenue. The surface is damaged extensively behind the building on the SE corner of Madison and Oak Park Avenue and if one does not enter the alley at a significant angle off of Oak Park Avenue, the front of the car bottoms out on the concrete. The concrete is also significantly uneven throughout the back of the building, causing a trip hazard for pedestrians and cyclists.

I can send pictures to support these concerns if necessary. Let me know.

Thank you,
Rebecca Paulsen
Home Owner
521 S. Euclid Avenue

Failor, Craig

From: karen thomas <karenthomas213@aol.com>
Sent: Friday, January 17, 2020 9:36 AM
To: Failor, Craig
Cc: Grossman, Tammie; McKenna, Bill; dju@cwru.edu; richardfobes@hotmail.com
Subject: Fwd: Petition to amend plan for 711 Madison
Attachments: Petition - 3 pgs.pdf

My apologies...I had one incorrect email address on the first email. - KT

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

From: karen thomas <karenthomas213@aol.com>
To: cfailor <cfailor@oak-park.us>
Cc: tgrossmand <tgrossmand@oak-park.us>; bmckenna <bmckenna@oak-park.us>; dju <dju@cwru.edu>; richardfobes <richardfobes@hotmail.com>
Sent: Fri, Jan 17, 2020 9:26 am
Subject: Petition to amend plan for 711 Madison

Dear Craig,

My family lives at 530 Wesley, just south of the proposed senior housing development at 711 Madison. We have been actively engaged in the conversations surrounding the future of our street, and you were referred to us as a point of contact with the Village by Samantha Eckhout at REDICO.

I'm writing on behalf of my neighbors on our block. We have a petition - signed by an overwhelming majority of the residents - in favor of a cul-de-sac at the north (500) end of Wesley Avenue.

We are advocating in favor of the cul-de-sac for reasons of safety, traffic and noise control. The proposed development of a 7-story senior housing development and a Pete's Fresh Market will bring dramatic increases in the density, intensity and frequency of vehicles on our street.

Representatives from REDICO have given us multiple assurances that they are willing to build the cul-de-sac pending approval by the Village. All they need is the OK.

Please consider our wishes and give REDICO the green light to amend their proposed plan to include the cul-de-sac.

Attached is the signed petition and the map of the petitioners' addresses. I have CC'd Tammie Grossman, Bill McKenna, Rich Fobes (my husband) and David Ubogy, our neighbor across the street who has been very active in this endeavor.

Thank you!

Karen Thomas + Rich Fobes

530 Wesley Avenue
773-266-1256 (Karen)
630-362-5053 (Rich)

karen thomas
[artist + designer](#)

**Neighbors' Petition
for a Cul-de-Sac at 500 Wesley
Oak Park IL 60304**

1/17/20

We, the undersigned, hereby petition for the installation of a
cul-de-sac at the north end of the 500 block of Wesley Avenue
in conjunction with the construction of the senior housing
development at 711 W Madison.

| | Address | Name (printed/signature) | Phone (optional) |
|----|----------------|---|------------------|
| 1 | 530 Wesley | Rick Fobes <i>[Signature]</i> | 630-367-5053 |
| 2 | 530 Wesley | Karen Thomas <i>[Signature]</i> | 773-266-1256 |
| 3 | 528 Wesley | KELLY Soprych <i>[Signature]</i> | 708-955-5176 |
| 4 | 520 Wesley | Jonathan Trehpe <i>[Signature]</i> | 708 524-2593 |
| 5 | 520 Wesley | Jenny Rila <i>[Signature]</i> | 708 524-2593 |
| 6 | 516 Wesley | Gwen Waltham <i>[Signature]</i> | 708 491-8828 |
| 7 | 512 Wesley | Sessia M. Madara <i>[Signature]</i> | 708 979-0711 |
| 8 | 517 Wesley | Cecilia Schultz <i>[Signature]</i> | 708 790-5129 |
| 9 | 521 Wesley | Bernadette Homburger <i>[Signature]</i> | 708-434-5651 |
| 10 | 521 Wesley | Stefan Homburger <i>[Signature]</i> | 708-434-5651 |
| 11 | 523 Wesley | Thomas G. Ffarr <i>[Signature]</i> | 708-420-6772 |
| 12 | 527 Wesley | Trish Ryan <i>[Signature]</i> | 708-948-7939 |
| 13 | 529 Wesley | DOUG WACO <i>[Signature]</i> | 708-209-0449 |
| 14 | 533 Wesley | Keth Howell <i>[Signature]</i> | 708-209-8698 |
| 15 | 533 Wesley | David Ubogy <i>[Signature]</i> | 708-209-8654 |
| 16 | 533 Wesley | Alec Ubogy <i>[Signature]</i> | 708-630-613-0712 |
| 17 | 646 W. Adams | NICOLE REDMOND <i>[Signature]</i> | 312-714-2981 |
| 18 | 646 W. Adams | RITA Ford Guernsey <i>[Signature]</i> | 708 6449-2324 |
| 19 | 534 Wesley Ave | Richard Holler <i>[Signature]</i> | 773 723-204 |
| 20 | 534 Wesley Ave | Sarah Guernsey <i>[Signature]</i> | 773 425-3209 |
| 21 | 536 Wesley Ave | Jennifer Kenbian <i>[Signature]</i> | 630 561-2996 |
| 22 | 536 Wesley Ave | Kurt Brown <i>[Signature]</i> | 708 660-1039 |
| 23 | 541 Wesley Ave | Barbara Moberg <i>[Signature]</i> | 708-386-3538 |
| 24 | 545 Wesley Ave | Lisa Wilkinson <i>[Signature]</i> | 708-308-8555 |
| 25 | 545 Wesley | DNE KAT <i>[Signature]</i> | 708-308-8566 |

Neighbors' Petition for a Cul-de-Sac at 500 Wesley Oak Park IL 60304

1/17/20

We, the undersigned, hereby petition for the installation of a
cul-de-sac at the north end of the 500 block of Wesley Avenue
in conjunction with the construction of the senior housing
development at 711 W Madison.

| | Address | Name (printed/signature) | | Phone (optional) |
|----|---------------|--------------------------|--|---------------------|
| 26 | 646 Adams St. | Heidi McNeil | Heidi McNeil | |
| 27 | 646 Adams St. | Sean MacNeil | Sean MacNeil | |
| 28 | 537 Wesley | Karen Mullerkey | Karen Mullerkey | 630-660-1944 |
| 29 | 537 Wesley | Mary Kervic | Mary Kervic | |
| 30 | 526 Wesley | Diane Ponder | Electronic signature in e-mail to richardfobes@hotmail.com | |
| 31 | 540 Wesley | Lisa Hoelscher | Lisa Hoelscher | 708-386-4266 |
| 32 | 514 Wesley | Natalie Boschee | Natalie Boschee | 630-728-7178 |
| 33 | 514 Wesley | Michael Boschee | Michael Boschee | 312-724-8010 |
| 34 | | | | |
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MAP of Petitioners' Addresses

ALLEY

515
517 ✓
521 ✓✓
523 ✓
527 ✓
529 ✓
533 ✓✓✓
537 ✓
541 ✓
543
545 ✓✓

↑
Z

(500 - 600) WESLEY

512 ✓
514 ✓✓
516 ✓
520 ✓✓
522
526 ✓
528 ✓
530 ✓✓
534 ✓✓
536 ✓✓
540 ✓
646 ✓✓
- 642 ✓✓
Adams



signed petition

in favor of amending plan for 711 Madison
to include a cul-de-sac

(ADAMS) ~