

11. Dear Planning Commission,

First, As a 31 year resident home owner of 537 Gunderson, I want to express my sincere appreciation for your volunteer service on behalf of your fellow Oak Parkers. Witnessing your thoughtful consideration of this application at the first public meeting presentation was so impressive that it made me very grateful to have your collective wisdom.

I am a social worker, and bow to my neighbor's expertise as architects and attorneys who have a far greater understanding of the specifics of this proposal than I. However as a layperson, I see errors in the application, disregard for the changes the Plan Commission requested, and no sincere attempt to respect the neighborhood this development is seeking to reside in. This all indicates to me that the developers really have no intention of being good neighbors or good citizens of Oak Park. They have made adaptations to follow rules in other developments in other communities, but for some reason seem to believe they are not necessary in Oak Park. How can this be? What is the message they are hearing from our Village? The residents of 500 Gunderson and Elmwood deserve some assurance that the existing rules and codes will remain and be enforced to protect our safety and way of life.

So I ask you this:

In today's world of chaos, uncertainty, lies, manipulation, fear-mongering - is there really any reason we cannot, just please, require everyone to follow the rules? A perfectly reasonable development can peacefully co-exist in the neighborhood, if you will just require them to follow the current rules. If this developer won't do it, another one will.

Thank you for standing tall!

Amy Starin

1. Please do not set a precedent for the first 5 story building abutting residential property in Oak Park. I have checked Google maps in 3D and see no other 5 story apartment or condominium buildings adjacent to 1-2 family residential properties. You are planing a building the height of Fenwick or it's recent garage on the site. It will change the feel of our historic district and change the face of Oak Park from a neighborhood of distinct homes to just another suburb of over development. No "luxury amenities" can replace the appeal of our homes.

Michael Iannaccone

2. Dear Mr. Mann,

I attended the most recent public meeting regarding the proposed apartment building at Madison and Gunderson. I have many concerns.

The largest concern is the developer asking for so many variances from Oak Park zoning. I am assuming many taxpayer dollars, much talent from village officials and input from residents have been invested to create a comprehensive Village plan. I do not understand why so many concessions would be given to a private company at the expense of our neighbor hoods. I understand it is the developer's mission to maximize profit but is it fair to do on the backs of residents? Why not follow zoning and code? I know as a rehabber and an owner of a building in the historic district I am mandated to follow village edicts for the good of the community. If it doesn't meet the developer's profit margin then perhaps this is not the build for them? There are too many concessions and variance requested. A building adhering to zoning and code would be a great addition to our neighborhood, but I do not see this as a good fit.

I would very much like to see Madison become a vibrant street but we need to be circumspect in our decision making process. Once it is built there will be no going back.

Thank you for your time,

Angela Rupp

3. Dear Mr Failor,

This is my second time emailing the Village and I hope to see appropriate revisions on the next submittal before approvals are granted.

Of greatest concern is the idea that the multi tenant rental project consisting of 48 units would not house loading internally. 1 loading space is required per the zoning ordinance. Rental loading is proposed to happen curbside on the narrow residential Gunderson street near the already cramped Madison intersection. This is a non starter. An appropriate zoning area should be required to be included by the Village as part of the project.

Furthermore, the architect plans submitted show garbage being picked up INSIDE the garage. The Site plan shows the garbage truck entering the garage via Gunderson and loading garbage IN A DRIVE AISLE impeding internal resident parking from entering/exiting. This does not seem sustainable or realistic and should be critically studied by the Village. The graphic of 'the truck' rectangle on the architect's site plan appears to be too small in size to accurately represent a true WM garbage truck dimension. A truck-turn study should be requested by the village to validate that a 37' long garbage truck can back up into this driveway on Gunderson.

Additionally, the architect's elevations show the garage is only 13' to underside of structure. Add hanging fluorescent lights, fire sprinkler runs, plumbing collections from units above, etc and the height clearance will not be sufficient for garbage trucks to enter the garage and load. Lastly, the garage overhead doors shown in the elevation drawings appears to be shorter than a

typical garbage truck. The concern is that garbage loading will end up happening STREET SIDE on Gunderson as this has not been appropriately addressed in the design. This is a non-starter. I strongly urge the Village to require proper documentation that garbage loading will be internal to the building.

The idea that the residential street would be burdened with trash and recycling trucks + moving trucks for the rental apartments is not sustainable. We recommend the developer raises the first floor to allow for the 14' CLEAR clearance required at loading and that all garbage/recycling happen via Alley access.

The base zoning calls for a minimum 25' rear setback. The developer has correctly identified Gunderson as The 'Front' as it is the 'shortest lot line' by 8'. The project presented had a 7' SIDE set back abutting a residential home on Gunderson Ave. Even though this may be per zoning. It is problematic for the SF homes directly adjacent. I urge the village to require the developer to access parking and loading via widening the existing 10' alley, making Madison the 'FRONT' lot line, and requiring the 25' setback at the rear (SOUTH) against the SF residential home. The developer's current proposal to have pedestrian visual and audible alarms at the proposed Gunderson garage door would pose a hardship to the quiet neighboring residential street. Alomng with being directly adjacent the EAST SF homes, the audible and visual alarms would be directly in front of the SF homes on the WEST side of Gunderson. All safety concerns could be voided and no alarm would be necessary if ALL Vehicular traffic was relegated to the Alley. Respectfully,

Romina Tonucci, AIA

4. Dear Village Planner,

I outline the issues I see for the 2nd revisions here. Unfortunately, I cannot make this week's meeting, I wish I could to be able to voice these concerns. Please pass these on. Are emails part of the public record as well?

Pedestrian & Resident Experience: The proposed project still misses the mark with it's lack of consideration for the budding Madison street pedestrian experience (with the new Mad St Diet) and maintaining the residential street character. The First floor is entirely composed of parking and dead spandrell storefronts on Madison. The long corridors of a 'lobby' for residents is hardly a 'luxury' amenity. The pedestrian experience on Madison and Gunderson alike is terrible. The building offers no relief or set back. The relentless masonry wall from 0 to 65' is hardly eased by the clunky dark balcony 'tubes' now presented. Another non-luxury design element are the 'light wells' used to ventilate the internal bedrooms. I understand these will be reviewed in the building permit process, the building code requires these to be about twice the size they are shown on plan currently. Again, not a luxury amenity for any resident.

Loading & Garage Issues: Of further concern is the lack of thought given to the major component of any rental residential building. Loading. The idea that the multi tenant rental project consisting of 48 units would not house loading internally is a non-starter as this will be incredibly disruptive to traffic and pedestrians alike. The elevations show the top of the second floor to be 13'. This will only allow about a 9' clear height thru the garage once plumbing transfers, lighting, sprinklers, etc are run. This clear height only allows the passage of passenger vehicles (no moving trucks or garbage trucks). The current design will require garbage, recycling, and moving trucks to sit on Madison street. It is unclear what A0.6 depicts with the 'garbage route' dashed line. Garbage and recycling will need to be rolled out curbside via route shown. Moving will happen through the main lobby at a disruption to both residents and Madison pedestrians.

We recommend the developer raises the first floor to allow for the 14' min clearance required at loading to allow for moving trucks. We recommend all garbage/recycling happen via Alley access. 16' clearance minimum is needed for the Oak Park garbage trucks (as they utilize the overhead collection arms). I doubt it is economically feasible to provide this clearance internally.

I will also point out that if the developer were to build a taller building with smaller floor plates, it would gain them flexibility to step back and set back and provide more pedestrian friendly relationship to the sidewalk and Madison/Gunderson. It would result in a more 'luxurious' unit layout (without light wells). The current deep and square floor plates create many deadzone and windowless interior. If the building was more rectangular and taller, the developer would be able to provide better units and give the southern residential houses the relief and setback they desire. By going higher, they would also be able to widen the existing alley and provide vehicular access through a 16'-20' widened alley.

I understand the current building height and construction type is the most economical, but the architecture and layout of the current proposal has not yet adequately solved the design complexities. They need to try again.

Thank you for your time and consideration.

Respectfully,

Romina Tonucci, AIA

5. My name is Timothy Maly and I reside at 517 S. Elmwood Ave. in Oak Park and I am AGAINST the MAREG proposal for the property on Madison and Gunderson Avenues for the following reasons:

1. The excessive zoning variances requested:
 - maximum building height extension from 50 to 63 feet
 - reduction in rear yard setback from 25 to 7 feet
 - reduction in landscaping buffer from 7 to 3 feet
 - increase in the maximum number of allowable units from 24 to 48
2. The lack of any real benefit to the surrounding community other than:
 - a 550,000 donation to the Village Housing Fund
 - the addition of a mural that "wraps around the building corner at the first floor level so as to enhance the pedestrian experience"
3. Lack of consideration of (a) the impact the proposed building height and design will have on the privacy of the adjacent homes to the south and east of the project and (b) the impact of the increased population density on the surrounding community.
4. The assumption that placing the garage exit on Madison Ave will be feasible given the new roadway structure and existence of adjacent parking spaces which form a blind spot to any vehicle exiting the building

In addition I question why such an oversized development would even be considered given the appropriately sized developments being constructed at Madison/Home and Madison/Lyman.

This proposal adds nothing to this stretch of Madison - no retail / commercial space, no architecturally attractive living space, no attempt at a clever design which integrates the building with the neighborhood.

Timothy Maly

6. Dear Plan Commission Members:

Due to a work commitment, I will not be able to attend the Plan Commission meeting on Thursday, but I did want to send my feedback on the redesigned proposal for the Gunderson & Madison development.

The applicant is still asking for massive variations to the zoning ordinance while showing minimal compensating benefits. Despite the clear directives given by plan commission members that they create significant setbacks and significant step-backs, their redesign contains no increased setbacks and only minimal step-backs. The additional 2' 4" after the first level and the 4' at the top level have little effect on the bulk of the building.

The applicant claims that giving 1% more than minimally required to the affordable housing fund entitles them to overbuild this lot by large percentages. There are no sustained community benefits to this project. It seems the developer simply wants to game the system, make their money, and leave behind an oversized and cheaply-built structure.

This project threatens the viability of public infrastructure in the existing public alley. The oversized structure will effectively close the alley to any normal-sized vehicle. This issue was raised at the last Plan Commission meeting, but the applicant seems to have no regard for the functioning of the neighborhood.

Their overbuilt design also means that they will be loading garbage trucks in the street and increasing response times for emergency vehicles. This is a steep price to pay for neighbors, especially merely to let a developer make their aggressive profit goals.

Finally, this project detracts from the burgeoning Madison pedestrian experience by filling the first floor with the dead, frosted windows of a parking garage. This promotes decline on Madison rather than the reinvigoration that all of us want. The two current, viable businesses better support the goal of revitalizing Madison St. than this project.

In short, this proposal must be significantly re-thought in order to offer true compensating public benefits.

Sincerely,
Stacy Fifer

7. Dear Plan Commission,

I am an Oak Park homeowner on the 500 block of South Elmwood Avenue, less than a block away from the proposed development at 435 Madison. The purpose of this email is to express my concerns regarding the revised development proposal that will be discussed at the Plan Commission meeting on Thursday March 6.

Numerous concerns were raised by nearby homeowners) about the original proposal, which remain unaddressed by the revised proposal. These include: loss of a historical building with architectural significance, permanent loss of retail space at the site, loss of privacy for nearby homeowners/properties, loss of alley access by car traffic due to the large building footprint,

and insufficient parking to meet the needs of the building's residents. The negative impact of these deficiencies are not addressed or quantified in the revised proposal.

The revised proposal also does not describe a meaningful benefit to the community that justifies the requested zoning variances. The facade design and size of the building are not in keeping with the architecture of the neighborhood and community at large. The proposed mural on the outside of the building is not sufficient to mitigate the loss of a historic building.

In short, the proposed development at 435 Madison would likely detract from the character of the area, rather than add to it. I urge you to recommend against this proposed development.

Thank you for your consideration of my comments.

Respectfully,
Heather Ipema

8. Hello, I am a resident at 531 S Elmwood and I would like to express my concern over the construction proposed for 435 Madison. Even with the proposed revisions, this development is unacceptable and underwhelming. There are still far too many zoning variations requested, and the huge footprint of the building is inconsistent with the other structures within a few blocks of that address. I am also frankly very concerned about the traffic that will be leaving the residence onto Madison. While it is an improvement over routing the traffic onto Gunderson, it will be difficult for residents to get out onto Madison, which has been very congested since the road diet. We have so many children playing in the neighborhood and walking to cross Madison just down the street to get to Julian Middle School. This is just going to add to an already chaotic traffic situation.

I am not opposed to development on Madison, but can't we do better than this? The Planning Commission should get the developer to propose something that local residents can support and that Oak Park can be proud of; not just an eyesore of a building that will be a liability to the neighborhood. The developer can start by putting forth a proposal that does not require so many variances - it should be fewer stories, a smaller footprint, and in keeping with the character of the neighborhood at the very least. Traffic and pedestrian safety should also be considered carefully to ensure the safety of residents, drivers, and particularly kids getting to school.

Thank you for your consideration, Jennifer Wasik

9. Dear Craig,

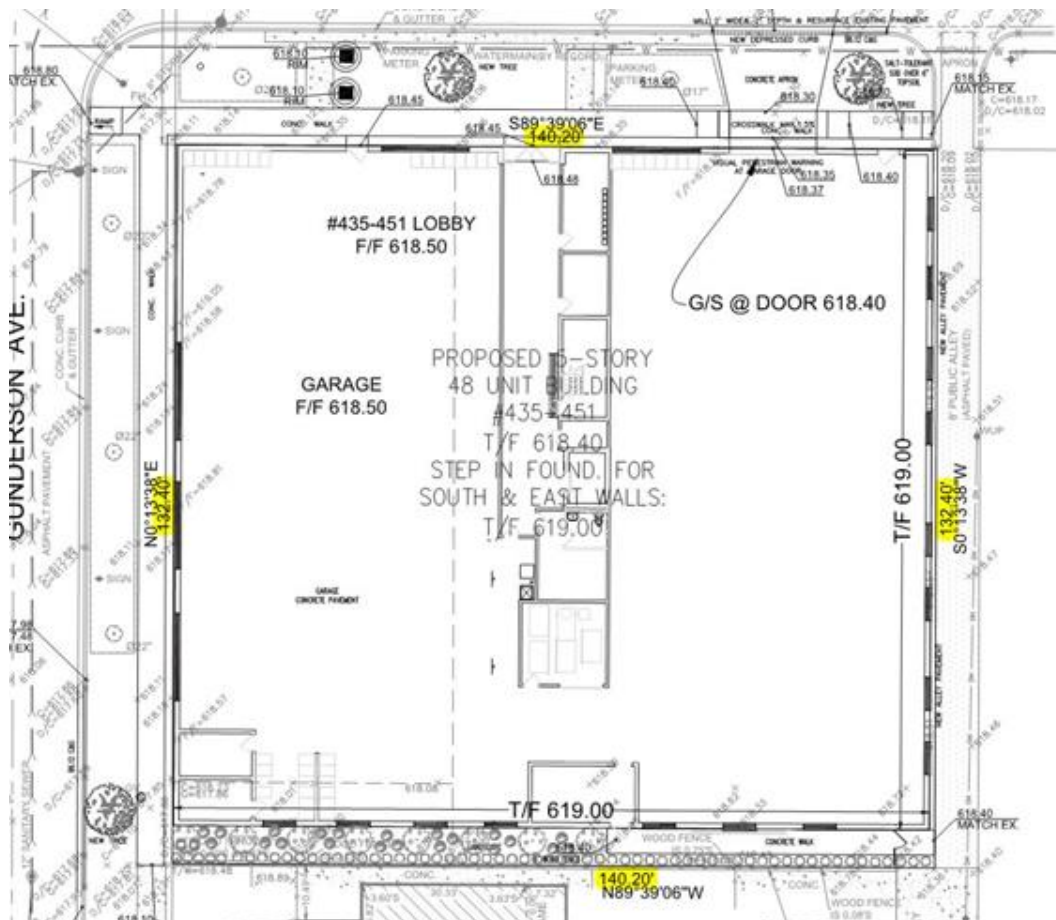
I have reviewed the materials further. And have the following comments in addition to my previous comments. The app #2 has several typos and wrong information (page 5). They misspelled GUNDERSON. they also incorrectly state the garage entry is on Gunderson, which it is not. I have also found several careless mistakes in the architect's drawing of the garage plan.

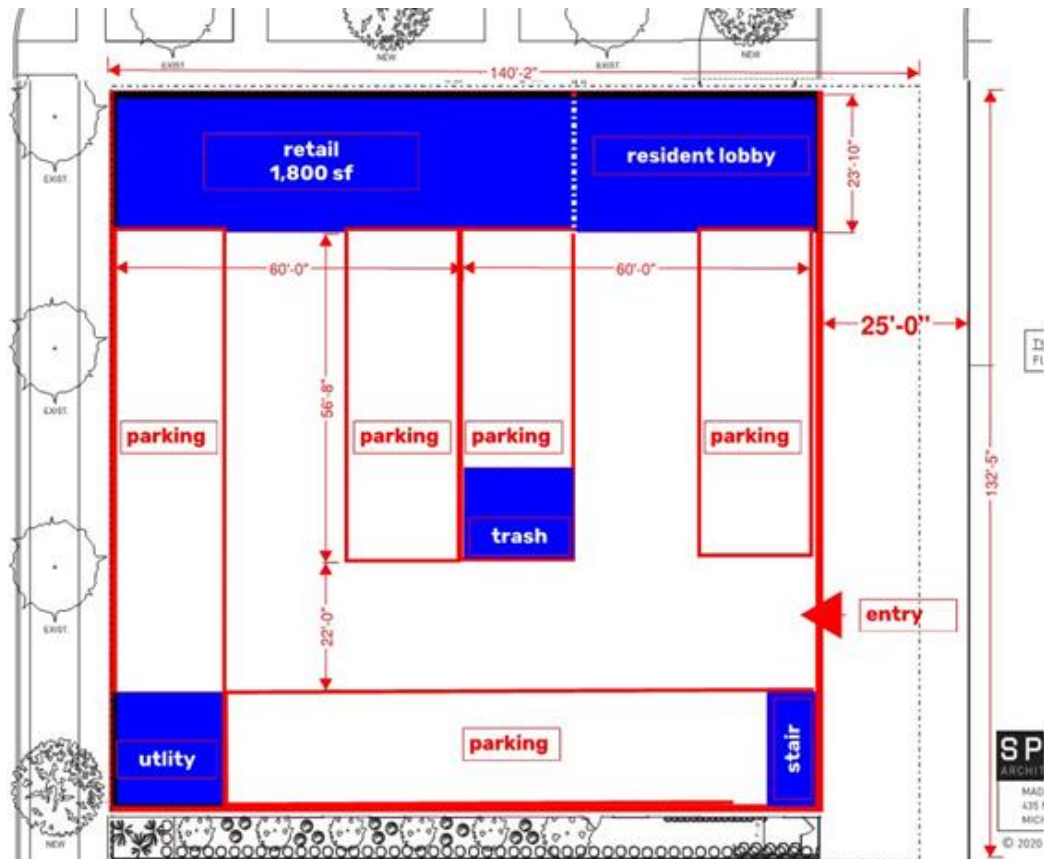
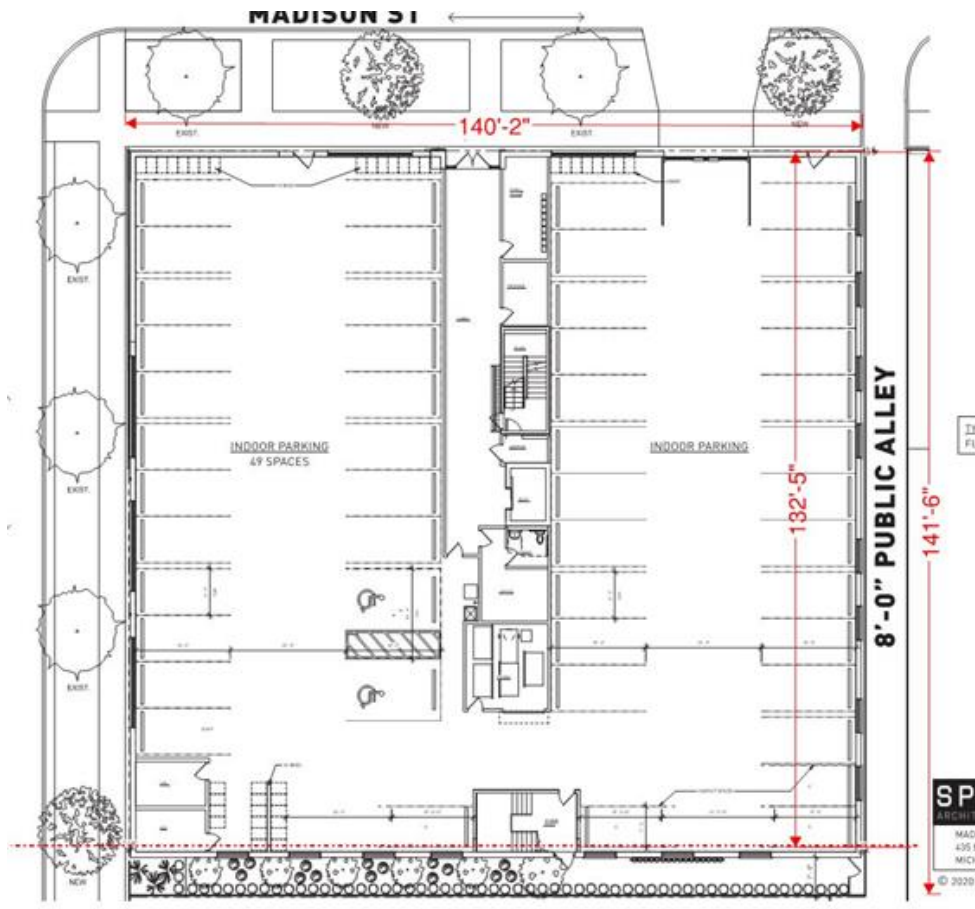
The garbage truck dimensions are incorrectly depicted in the "revised" site plan. It is about 7' too short. In reality, this truck would block alley and garage access if parallel parked as depicted. The same goes for rental moving trucks with ramps down to grade. They architect

and developer team have a responsibility to correctly depict what is expected from this MAJOR function for a rental building.

They are showing a larger (longer north-south) dimension for the property. The property is 132'-5" (+/-) per civil drawings submitted, but the architect show 141'-6" (+/-) on the garage floor plan. What this means is that, like alot of this design, it was carelessly compiled, not well investigated, and there will be problems down the line. They have exactly 1/1 parking. Given that the garage has to be 9' shorter.. they will be losing 3-4 spaces. Given that the garage is not really able to sustain the required parking, (and the rework required on the unit layouts to comply with the minimum light well requirements i mentioned in my previous email) I think the best thing for the developer to propose is a 4 story building. Create a 25' "rear (alley)" setback to allow for garage entry/loading/ and trash in the alley. Shrink the floor plate and allowing for less units reduces the parking count requirement to more realistically align with the site dimensions. This would allow space for retail along Madison.

Sincerely,
Romina Tonucci, AIA





10. Dear Plan Commission,

I am a homeowner on the 500 South Elmwood Avenue block in Oak Park, about 200 yards from the proposed development at 435 Madison Street. The purpose of my email is to inform you of my objections to the proposed zoning variances that would allow the development to proceed as planned.

First, zoning variances require the developer to demonstrate how the requested revisions to the current zoning would provide a benefit to the community. The only benefit that this development would provide is a payment into the affordable housing fund. Other benefits stated - park benches, trees, etc., are not significant. Actual housing required for at-need families is not offered. Rather, the developer is choosing to buy his way out of providing the necessary housing for lower-income families. His priority is not in providing a place of residence for all persons in Oak Park, but in making the most money possible. How, then, is that a true benefit to our community?

There are, however, many detriments to the proposed zoning variances.

First, the development encroaches on the wonderful historic Gunderson homes to the south and east of it. To maximize dollars, nearly every square foot of usable land is being occupied. Currently, there is a generous alley on the south and east, creating a buffer to the housing. The proposed development eliminates the alley to the south and cuts into the alley on the east, which would eliminate the garage access to the 509 Elmwood house (conveniently not shown on the site plans), come alarmingly close to the 512 Gunderson home, and nudge into the corner alley of the 515 Elmwood home. Encroachment on at least three single-family homes would be a detriment to those homes.

Second, the development of a 5-story building where there should be a 4-story building (which is the current zoning) creates a building out of scale with everything around it. The 2 1/2 story single family homes around it are half as tall as the proposed apartment building. Even 4-stories seems a bit out of scale, but was selected as the limit for a reason.

Third, the proposed development seeks to double the zoned number of dwelling units. This creates a density again out of scale with the surrounding neighborhood. Only near Harlem Avenue (near the hospital and dense business district, and zoned appropriately) are buildings of similar density.

Fourth, the dwelling units only meet the daylight requirements of the code through the use of light wells and half-height walls. All recent developments in Oak Park did not have to resort to such a measure to cram as many dwelling units in a parcel of land.

Fifth, the building eliminates some of the few commercial businesses operating on Madison. Isn't that exactly what the village is trying to lure to Madison with the "road diet"? Not only that, but it doesn't provide any allowance for future business on the ground floor, needing to utilize all the space for parking (for 48 units, again, more units than is zoned).

Why would all of this be overlooked? Hopefully not because of money into the low-income housing fund that is not being provided in the development. This development is trying to force too much into a parcel meant for other types of development.

Further, recent examples show that the land can be developed under current zoning requirements. The townhome complex at Madison and Home Avenue is nearly identical in size, required the demolition of an existing building, and was still done profitably (assumed, otherwise a developer wouldn't proceed).

I submit that the zoning variances are not providing a community benefit, provide many deficits, and are not necessary to develop the property. Please decline the proposed development.

Thank you,
Bill Ipema