



TENTATIVE A g e n d a
President and Board of Trustees
Monday, May 23, 2011
Village Hall
123 Madison Street

Open Meeting/Special Meeting at 7:00 p.m. (The Board is expected to immediately adjourn into Executive Session (Closed Session) in Room 130 at approximately 7:00 p.m. and will return to Open Session in the Council Chambers at 7:30pm)

- I. Call to Order
- II. Roll Call
- III. Consideration of Motion to Adjourn to Executive Session to Discuss Labor in Room 130 at 7:00 p.m.
- IV. Return to Open Session at 7:30 p.m. in the Council Chambers

Instructions for Agenda Public Comment
(3 minutes per person; 3 items per person maximum)

Comments are 3 minutes per person per agenda item, with a maximum of 3 agenda items to which you can speak. In addition, the Village Board permits a maximum of three persons to speak to each side of any one topic that is scheduled for or has been the subject of a public hearing by a designated hearing body. These items are noted with a (*).

- V. **Regular Agenda**
 - A. (*) Consideration of Plan Commission's Recommendations and Findings of Fact as Proposed for 820-832 Madison Street & 436 South Grove Avenue (Interfaith "Housing Development") to Approve the Applicants Request for Planned Development Approval and Direct Staff to Prepared the Necessary Documents Continued from the Regular Meeting of May 16, 2011

() The Village Board permits a maximum of three persons to speak to each side of any one topic that is scheduled for or has been the subject of a public hearing by a designated hearing body.*

VI. Consent Agenda

B. Resolution Authorizing a Professional Services Agreement with Wiss, Janney, Elstner Associates, Inc., for Ongoing Consulting Engineering Services at the Holley Court Parking Garage in an Amount Not to Exceed \$18,800 and Waiving the Bid Process

Overview: This is a professional services agreement for ongoing engineering consulting services at the Village-owned Holley Court Garage.

C. Resolution Authorizing Execution of an Agreement between the Village of Oak Park and the Dombrowski Christmas Tree Farm for the use of Lot #116 at Northeast Corner Oak Park Avenue and Madison

Overview: Since 2005, the Village has owned a 125 space parking lot at the Northeast corner of Oak Park Avenue and Madison and has licensed use of that lot each year to Fenwick High School, the Oak Park Arms and from Thanksgiving through December 24th the Dombrowski Tree Farm. The proposed Agreement is consistent with the prior Agreements with a rent fee to the Village of \$2,175.

D. Motion Referring Applications for a Special Use and Zoning Ordinance Text Amendments to the Plan Commission to Hold a Public Hearing for Forest Park National Bank and Trust Co. Relative to the Drive -Through Bank Facility with ATM Located at 715 South Boulevard

Overview: The Applicant, Forest Park National Bank and Trust Co., has submitted an application for a drive through bank facility in a B-1/B-2 General Business District and wishes to use the abutting east/west alley as primary access for the drive through facility. The Zoning Ordinance requires a special use application for a drive through banking facility and the Applicant is proposing a text amendment to the definition of Alley to allow the abutting alley to be used for a primary use (drive through) as it currently restricts use for secondary access.

For more information regarding Village Board meetings and agendas, please contact the Village Manager's Office at 708.358.5770. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail adacoordinator@oak-park.us at least 48 hours before the scheduled activity.

Agendas and agenda materials are now available electronically on the village web site. Visit www.oak-park.us, mouse-over News, then click on Board Agendas and Minutes.

VILLAGE OF OAK PARK
AGENDA ITEM COMMENTARY

B

Item Title: Resolution Authorizing a Professional Services Agreement with Wiss, Janney, Elstner Associates, Inc., for Ongoing Consulting Engineering Services at the Holley Court Parking Garage in an amount not to exceed \$18,800 and Waiving the Bid Process.

Resolution or Ordinance No. _____

Date of Board Action: May 23, 2011

Submitted by:



Cara Pavlicek, Interim Manager Parking and Mobility Services

Village Manager's Office:



Item History (Previous Board Review, Related Action, History):

This item is to specifically approve ongoing consulting engineering services by WJE for the Holley Court Parking Garage in an amount not to exceed \$18,800 which will provide for 80 -100 hours of additional consulting work (depending on the experience and expertise of the engineer perform work). This contract is being brought forward to the Board for approval as this same vendor has had a prior Professional Services Agreement with the Village in an amount greater than \$25,000 thus requiring Village Board approval for this new agreement.

Item Policy Commentary (Key Points, Current Issue, Recommendation):

The Village continues to maintain parking restrictions along the western most wall of the parking structure and a portion of the roof that were implemented in September and October 2010. At the end of December 2010 additional parking restrictions were implemented on a small area of the fourth, fifth and sixth floor (near the south-center cross over). As a result, about 72 interior parking spaces of the approximately 1,200 spaces in the Holley Court Parking Garage are out of service temporarily due to a maintenance issue. In addition, 48 rooftop spaces are out of service at this time.

Repairs are expected to be completed during the 2011 construction season.

Item Budget Commentary: (Account #; Balance; Cost of contract)

The FY 2011 budget provides funding for contractual services and related expenditures in the Parking Fund in account no. 5060-43770-530660. To date, the Village has expended \$10,552.50 in this account and \$353,747.50 in budget authority remain.

Proposed Action: Approval of the Resolution.

RESOLUTION

**RESOLUTION AUTHORIZING A
PROFESSIONAL SERVICES AGREEMENT WITH
WISS, JANNEY, ELSTNER ASSOCIATES, INC.,
FOR ONGOING CONSULTING ENGINEERING SERVICES
AT THE HOLLEY COURT PARKING GARAGE IN AN AMOUNT NOT TO
EXCEED \$18,800 AND WAIVING THE BID PROCESS.**

BE IT RESOLVED by the President and Board of Trustees of the Village of Oak Park, Cook County, State of Illinois, that the Village Manager is hereby authorized and directed to sign a Professional Services Agreement with Wiss, Janney, Elstner Associates, Inc., Chicago, IL, for ongoing consulting engineering services related to the Holley Court public parking structure as provided for in the March 23, 2011 Professional Services Agreement in an amount not to exceed \$18,800. The contract shall substantially conform to the contract attached hereto as Exhibit A dated March 23, 2011 and made part hereof.

BE IT FURTHER RESOLVED that the Village's formal bid process is waived for these services.

THIS RESOLUTION shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 23rd day of May 23, 2011, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ADOPTED AND APPROVED by me, this 16th day of May 2011.

David G. Pope
Village President

ATTEST:

Teresa Powell
Village Clerk

Via E-mail

March 23, 2011

Mr. John Wielebnicki
Director of Public Works
Village of Oak Park
201 South Boulevard
Oak Park, Illinois 60302-2702

Re: Holley Court Parking Garage Expansion
Review of White/Peterman Strengthening Plans
WJE No. 2010.4171.4

Dear Mr. Wielebnicki:

At your request, Wiss, Janney, Elstner Inc. (WJE) is presenting this proposal to the Village of Oak Park (VOP) for ongoing consulting engineering services on the Village of Oak Park Holley Court Parking Structure Expansion located between Ontario and Lake Streets on Harlem Avenue in Oak Park, Illinois.

Based on our meeting on March 22, 2011, at Village Hall, we propose to review submittals from White/Peterman on proposals for repairing conditions identified in our report dated February 17, 2011. White/Peterman is the developer of a multi-use, but primarily residential, mid-rise building project that included the expansion to the existing parking structure at Holley Court.

Our February 17, 2011, report identified certain conditions that need to be addressed on an expedited basis, and it gave conceptual repair details on how to address those conditions. White/Peterman has indicated that it agrees with the report findings and that they plan to use carbon fiber wrapping as a first choice of strengthening method and whatever other systems are necessary to address the conditions we identified and that satisfy the applicable building code and WJE as reviewers of the proposals.

We plan to perform the following tasks:

- Attend meetings to review proposals and discuss calculations, concepts and details prepared by for strengthening members. We have already attended two meetings that will be charged to this new project number and billed to the VOP.
- Review written submittals of reports by White/Peterman and its engineers describing the results of Non-Destructive Evaluation (NDE) tests locating the reinforcing in members to be strengthened.
- Review reports that White/Peterman and its engineers have prepared on the conditions that we have identified.
- Communicate by phone or email with engineers working for White/Peterman if they or we have questions for the other.
- Provide other assistance like attending telephone calls and telephone conference calls as necessary to respond to proposals presented by White/Peterman or its engineers.

Headquarters & Laboratories—Northbrook, Illinois

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit | Honolulu | Houston
Los Angeles | Minneapolis | New Haven | New York | Princeton | San Francisco | Seattle | Washington, DC

- Communicate with the VOP staff responding to their questions or as necessary for WJE to keep the VOP informed on the progress of our work in this matter.
- Send a short weekly written synopsis of actions and progress on the above matter. Each synopsis will include a list of any fees billed to the Village for work performed that week.

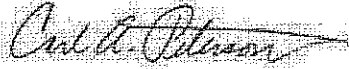
We propose to provide these services on a time and expense basis in accordance with the rate schedule that is in effect at the time the work is performed. At present, the hourly rates of Carl Peterson and Nick Chow are \$235 per hour and \$155 per hour, respectively. It is possible that other classifications of employees will be utilized. Enclosed you will find a rate schedule that is applicable to this type of work until the end of 2011. After that time, we reserve the right to change our rate schedule as is typical of our past experience as the cost of living changes.

Our work will be performed in accordance with and subject to the enclosed terms and conditions dated October 1, 2009, and amended with handwritten notes provided in earlier recent contracts with the VOP. If you accept this proposal please sign and date below and forward to us via email.

If you have any questions about our report or this letter, please feel free to call us.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.



Carl A. Peterson, SE
Project Manager and Principal

CAP:mlv
Enclosures

Agreed and approved

Name: _____ (please print)

Signature: _____

Title: _____

As Agent or Principal for: _____

Date: _____



ENGINEERS
ARCHITECTS
MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
10 South LaSalle Street, Suite 2600
Chicago, Illinois 60603
312.372.0555 tel | 312.372.0873 fax
www.wje.com

Schedule of Hourly Time Charges

Professional Staff		Professional Support Staff	
Senior Principal	\$275.00	Senior Specialist	\$120.00
Principal	235.00	Specialist	100.00
Associate Principal	195.00		
Senior Associate	175.00	Senior Technician	\$90.00
Associate III	155.00	Technician II	80.00
Associate II	135.00	Technician I	60.00
Associate I	115.00		

Headquarters & Laboratories—Northbrook, Illinois

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Los Angeles | Minneapolis | New Haven | New York | Princeton | San Francisco | Seattle | Washington, DC

Wiss, Janney, Elstner Associates, Inc. or WJE Engineers & Architects, P.C. (WJE) has been requested to perform certain professional and other services. The parties agree that these services shall be performed under the following Terms and Conditions, and that Client's acceptance of WJE's proposal or its direction for WJE to commence any services constitutes acceptance of these Terms.

1. Independent Contractor. WJE is an independent contractor, and all persons employed to furnish services hereunder are employees of WJE or its subcontractors/subconsultants and not of the Client. WJE and Client agree to be solely responsible for compliance with all federal, state, and local laws, rules and regulations, and ordinances that apply to their own respective employees.

2. Performance. The standard of care for all professional services performed or furnished by WJE will be the skill and care ordinarily used by members of WJE's professions performing similar services and practicing under similar circumstances at the same time and in the same locality. WJE makes no guarantees or warranties, express or implied, with regard to the performance of its services. WJE shall not have control over or be in charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures or for construction safety precautions and programs since these are the responsibilities of others. WJE agrees to perform its services in as timely a manner as is consistent with the professional standard of care and to comply with applicable laws, regulations, codes and standards that relate to WJE's services and that are in effect as of the date when the services are provided.

3. Client Duties. In order for WJE to perform the services requested, the Client shall, at no expense to WJE, (1) provide all necessary information regarding Client's requirements as necessary for the orderly progress of the work; (2) designate a person to act as Client's representative for the services who shall have the authority to transmit instructions, receive instructions and information, and interpret and define Client's policies and requests for WJE's services; and (3) provide access to and make all provisions for WJE to enter, without cost, limitation, or burden to WJE, the subject property as required to perform the work, including the use of scaffolds or similar mechanical equipment. WJE is entitled to rely upon the information and services provided by the Client.

4. Safety. Field work will be performed only under conditions deemed safe by WJE personnel. Charges may be made for safety or security measures required by hazardous job conditions that WJE may encounter. Client understands that WJE is only responsible for the safety of its own employees and those of its subconsultants and is not responsible for the safety of other persons or property.

5. Compensation and Expenses. Client agrees to pay for WJE's requested services in accordance with WJE's standard hourly rate schedule or negotiated fee. Charges generally will be billed in monthly intervals with applicable taxes included. Travel, subsistence, and out-of-pocket expenses incurred; communications; reproduction; and shipping charges will be billed at cost plus 5 percent and invoiced as an expense service fee. Use of vehicles will be billed at \$0.60 per mile. Expended materials for field and laboratory work, rental equipment, and any fees advanced on Client's behalf will be billed at cost plus 10 percent and invoiced as an expense service fee. WJE equipment used in field or laboratory work is billed at WJE's equipment usage rate

schedule in effect at the time the work is performed, subject to adjustment for minimum or extended usage. Portal-to-portal equipment usage rates are comparable to prevailing commercial rental rates (if available). Billing rates may be increased annually. Any subcontracted service will be billed at cost plus 10 percent providing the subcontract firm has in place adequate insurance coverage determined by WJE; otherwise, the cost will be marked up 20 percent and invoiced as an expense service fee. Client agrees to pay WJE's then-current time charges, attorneys' fees, and other expenses resulting from required attendance at depositions, administrative proceedings, or responding to subpoenas or court orders relating to the Project, but not for such expenses attributed to WJE's negligent performance of its services.

Payment for WJE's services is expected in full in US dollars ^{within 30 days of} receipt of the invoice. ~~Invoices considered past due are subject to any related attorneys' fees and collection expenses.~~ ^{upon} ~~and~~ ^{one} WJE reserves the right to suspend its services if the Client fails to make payment when due providing that WJE gives seven calendar days' notice to Client as practicable. In such an event, WJE shall have no liability to the Client for delay or damage caused the Client because of such suspension.

6. Termination. Both the Client and WJE have the right to terminate WJE's services for convenience upon seven calendar days' written notice to the other party. In the event the Client terminates without cause, WJE shall be entitled to compensation for its services and expenses up to the time of such notification, including fees for any transition services, and shall have no liability for delay or damage to Client because of such termination.

7. Reports, Drawings, and Work Product. ^{will} WJE retains ownership of reports, drawings, specifications, test data, techniques, photographs, letters, notes, and other work product, including those in electronic form, it has created. These documents or parts thereof may not be reproduced or used by the Client for any purpose other than the purpose for which they were prepared, including, but not limited to, use on other projects or future modifications to this Project, without the prior written consent of WJE. Upon request, WJE will provide Client with a copy of documentation for information and reference purposes and bill for such reproduction in accordance with Paragraph 5 above. Any unauthorized use of WJE's work product shall be at the Client's sole risk and Client shall indemnify WJE for any liability or legal exposure to WJE. To the extent WJE terminates its services due to non-payment of fees by Client, Client shall not be entitled to use the documents described herein for any purpose whatsoever. ^{and} ^{provide the} ^{village with} ^{all reports,} ^{test results,} ^{data and} ^{information} ^{obtained or} ^{created as a} ^{result of the} ^{services provide} ^{however, that}

8. Environmental Hazards. Client acknowledges that WJE's services do not include the detection, investigation, evaluation, or abatement of environmental conditions that WJE may encounter, such as mold, lead, asbestos, PCBs, hazardous substances, or toxic materials that may be present in buildings and structures involved in this Project. The Client agrees to defend, indemnify, and hold WJE harmless from any claims relating to the actual or alleged existence or discharge of such materials through no fault

of WJE's employees. WJE reserves the right to suspend its services, without liability for consequential or any other damages, if it has reason to believe that its employees may be exposed to hazardous materials and will notify the Client in such event.

9. Dispute Resolution. Prior to the initiation of any legal proceedings, WJE and the Client agree to submit all claims, disputes, or controversies arising out of or in relation to the services provided by WJE to mediation. Such mediation shall be conducted under the auspices of the American Arbitration Association or such other mediation service or mediator upon which the parties agree.

10. Governing Law. The laws of the state where WJE performs its services shall govern.

11. Successors and Assigns. These Terms shall be binding upon Client and WJE and their respective successors, assigns and legal representatives. Neither party may assign, subcontract, or otherwise delegate its responsibilities without the prior consent of the other party, which consent shall not be unreasonably withheld.

12. Insurance. WJE maintains commercial general liability, automobile, workers' compensation, and employers' liability and professional liability coverages under policies written by national insurance carriers rated by the A.M. Best Company, evidence of which will be provided upon request. Endorsements are not allowed. No waiver of subrogation is allowed on WJE's professional liability policy. Upon written request, WJE agrees to name the Client as an additional insured to the commercial general liability and automobile coverages. Any request to add other parties as additional insureds must be made in writing and is subject to certain limitations. All policies are subject to annual renewal, and WJE will not undertake to guarantee continued coverage beyond the individual policy term. Excess coverage is available for exposures over primary policy limits except for professional liability.

13. Indemnity. To the fullest extent permitted by law, Client and WJE each agree to indemnify and hold the other harmless, and their respective agents, officers and employees, from and against liability for all direct claims, losses, damages, and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are for bodily injury, sickness, disease, death, or property damage and to the extent they are caused by the negligent acts, errors, or omissions of the indemnifying party, and/or the indemnifying party's agents, officers, employees, independent contractors, or subcontractors of any tier. In the event such claims, losses, damages, or expenses are caused by the joint or concurrent negligence of

Client and WJE, or their respective agents, officers, employees, independent contractors, or subcontractors of any tier, they shall be borne by each party in proportion to that negligence.

14. Agreed Remedy. To the fullest extent permitted by law, the total liability, in the aggregate, of WJE and WJE's officers, directors, employees, agents, and consultants to Client and anyone claiming by, through, or under Client, for any and all injuries, claims, losses, expenses, or damages, including, without limitation, attorneys' fees, arising out of or in any way related to WJE's services, the Project, or these Terms, from any cause or causes whatsoever, including but not limited to, negligence, strict liability, indemnity or breach of contract shall not exceed an amount equal to the proceeds obligated to be paid under WJE's applicable insurance policy for such claims. If, for any reason, the applicable insurance policy does not provide coverage for any particular claim described herein, then the liability amount shall not exceed WJE's fees for the services performed hereunder.

In no event shall WJE be liable in contract, tort, strict liability, warranty or otherwise, for any special, incidental or consequential damages, such as, but not limited to, delay, disruption, loss of product, loss of anticipated profits or revenue, loss of use of equipment or system, non-operation or increased expense of operation of other equipment or systems, cost of capital, or cost of purchase or replacement equipment systems or power.

15. Third-Party Beneficiaries. Nothing contained in these Terms shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or WJE. WJE's services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claim against WJE because of these Terms or WJE's performance or non-performance of services hereunder.

16. Entire Agreement. These Terms together with any written proposal shall constitute the entire understanding of the parties concerning the Project and supersede all prior negotiations and written agreements between them, and any amendment or modification to either WJE's proposal or these Terms may be made only by a written instrument expressly stated to be an amendment and signed by WJE.

17. Severability. If any provisions of these Terms, or portions thereof, are determined to be unenforceable, the remainder shall not be affected thereby and each remaining provision or portion thereof shall continue to be valid and effective and shall be enforceable to the fullest extent permitted by law.

C

VILLAGE OF OAK PARK
AGENDA ITEM COMMENTARY

Item Title: Resolution Authorizing Execution of an Agreement between the Village of Oak Park and the Dombrowski Christmas Tree Farm for the use of Lot #116 at Northeast Corner Oak Park Avenue and Madison.

Resolution or Ordinance No. _____

Date of Board Action: **May 23, 2011**

Submitted by: _____

CP
Cara Pavlicek, Interim Manager Parking and Mobility Services

Village Manager's Office: _____

Item History (Previous Board Review, Related Action, History):

In January 2005, the Village acquired the 125 space parking lot at the northeast corner of Oak Park Avenue and Madison as part of the Foley-Rice Business Retention Agreement and Foley-Rice used the lot through March of 2007 for car storage during the remodeling of the dealership.

Subsequently, the Village approved use of the Lot by Fenwick High School from March of 2007 through January 2008 for construction worker parking during the construction of an addition to the High School. Since this time, the Village has approved multiple agreement for shared use of the lot, now referred to a parking lot #116 as follows:

- Two consecutive agreements with Fenwick High School use of 100 spaces in the lot for student parking subject to applicable parking permit fees. The most recent agreement expires in June of 2011.
- Two consecutive agreements with Dombrowski Christmas Tree Farm for use of 25 spaces. The most recent agreement expired in December of 2010.
- One agreement with the Oak Park Arms for use of 25 spaces in the lot for employee parking subject to applicable parking permit fees. The most recent agreement expires in June 2011.

To date, the shared use of the lot by the three users described herein has been successful. At this time, both Fenwick and the Dombrowski Christmas Tree Farm have indicated a strong desire to continue utilizing the lot with the continued understanding that the property is being marketed for redevelopment and any agreement provides a thirty day termination clause, in the event of an economic development opportunity at the site.

Item Policy Commentary (Key Points, Current Issue, Recommendation):

The proposed agreement provides for a three year term, subject to the following:

- The Tree Farm may use 25 spaces in the lot for roughly a thirty-one day time frame each year in late November thru December 24.
- The Tree Farm annual pays the Village \$2,175 for use of the lot.

Item Budget Commentary: (Account #; Balance; Cost of contract)

The annual Parking Fund budget provides for the revenues anticipated to be received from the Agreement.

Proposed Action: Approval of the Resolution.

**Resolution Authorizing a Parking Lot License Agreement
between the Village of Oak Park and
Joseph Dombrowski for the use Lot # 116**

BE IT RESOLVED by the President and Board of Trustees of the Village of Oak Park, County of Cook, State of Illinois, that the Village Manager is authorized to execute a Parking Lot License Agreement with Joseph Dombrowski, as the owner of Dombrowski Christmas Tree Farm for the use of Lot #116 and that such agreement shall substantially conform to the Parking Lot License Agreement Attached hereto as Exhibit "A."

THIS RESOLUTION shall be in full force and effect from and after adoption and approval as provided by law.

ADOPTED this 23 day of May 2011, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 23 day of May 2011.

David G. Pope
Village President

ATTEST: _____
Teresa Powell
Village Clerk

Exhibit A

PARKING LOT LICENSE AGREEMENT

This Parking Lot License Agreement ("Agreement") is made and entered into on _____, 2011, by and between the VILLAGE OF OAK PARK, ILLINOIS, an Illinois municipal corporation ("Village") and JOSEPH DOMBROWSKI, as owner of the DOMBROWSKI CHRISTMAS TREE FARM.

Section 1: Licensed Space

The Village of Oak Park is the owner of a parking lot on the northeast corner of Madison St. and Oak Park Avenue in the Village of Oak Park, commonly referred to as Lot #116. The Village agrees to license that part of Lot #116 depicted on the site plan attached hereto as Attachment "A" (the "Licensed Space") to Dombrowski according to the terms and conditions of this License Agreement.

Section 2: License Period:

The Village agrees to make the Licensed Space available to Dombrowski during the following specific periods of time (the License Period):

- A. From November 22, 2011 to December 24, 2011; and
- B. From November 18, 2012 to December 24, 2012; and
- C. From November 26, 2013 to December 24, 2013; and

Section 3: Use

Dombrowski agrees to use the Licensed Space for the specific and limited purpose of selling Christmas trees.

Section 4: Termination

Either party may terminate this Agreement upon thirty (30) days written notice to the other.

Section 5: Condition of the Property Upon Return

At the end of each License Period, Dombrowski shall clean the Licensed Space, remove all remaining unsold Christmas Trees, fallen needles and other debris, and return the property to the condition it was in at the beginning of the License Period.

Section 6: License Fee

Dombrowski shall pay the Village a license fee of \$2,100 for each Licensed Period, plus an additional \$75 surcharge for the use of electricity. Dombrowski Tree Farm shall pay the Village the full rate and surcharge fee on/or before November 1, 2011 for the 2011 License Period and on or before November 1, 2012 for the 2012 License Period and on or before November 1, 2013 for the 2013 License Period.

Section 7: Electricity

The Village will allow Dombrowski to use electricity which it will provide through the existing light poles in the parking lot. Dombrowski will follow all applicable codes and regulations in connecting and disconnecting from the power source.

Section 8: Insurance

Dombrowski will obtain commercial general liability insurance, or special event insurance, as applicable, with limits of \$1,000,000 per occurrence, which insurance shall name the Village as an additional insured and which will cover Dombrowski's operation in the Licensed Space during the License Period. Dombrowski shall provide a certificate of insurance to the Village prior to taking possession of the licensed space.

Section 9: Hold Harmless

Dombrowski, to the fullest extent permitted by law, will indemnify and hold the Village of Oak Park, its officers and employees harmless from any liability for personal injury or property damage arising out of its use of the Licensed Space except for liability arising out of the Village's willful and wanton or intentional conduct.

Dombrowski waives any claim it may have against the Village arising out of its use of or access to electricity obtained by tapping off of the service to one of the parking lot lights.

Section 10: MISUSES, UNLAWFUL ACTIVITY AND DANGEROUS ACTIVITY

Dombrowski agrees that it will not do or allow to be done any activity on the property which creates a nuisance or disturbs any neighboring landowner to tenant, and that it will comply with all laws and be bound by the terms of all existing easements affecting the Parking Lot.

Dombrowski Tree Farm shall not use nor permit the use of the Licensed Space for any unlawful, disreputable or hazardous use.

Section 11: NOTICES

Notices shall be sent by U.S. Mail as follows:

If to Dombrowski Tree Farm

Joe Dombrowski
W3199 Highway US2 & 41
Powers, Michigan, 49874.

If to the Village of Oak Park

Village Attorney
123 Madison Street,
Oak Park Illinois 60302

IN WITNESS WHEREOF, the parties here to have set their hands the day and year first above written.

JOE DOMBROWSKI

VILLAGE OF OAK PARK

A Municipal Corporation

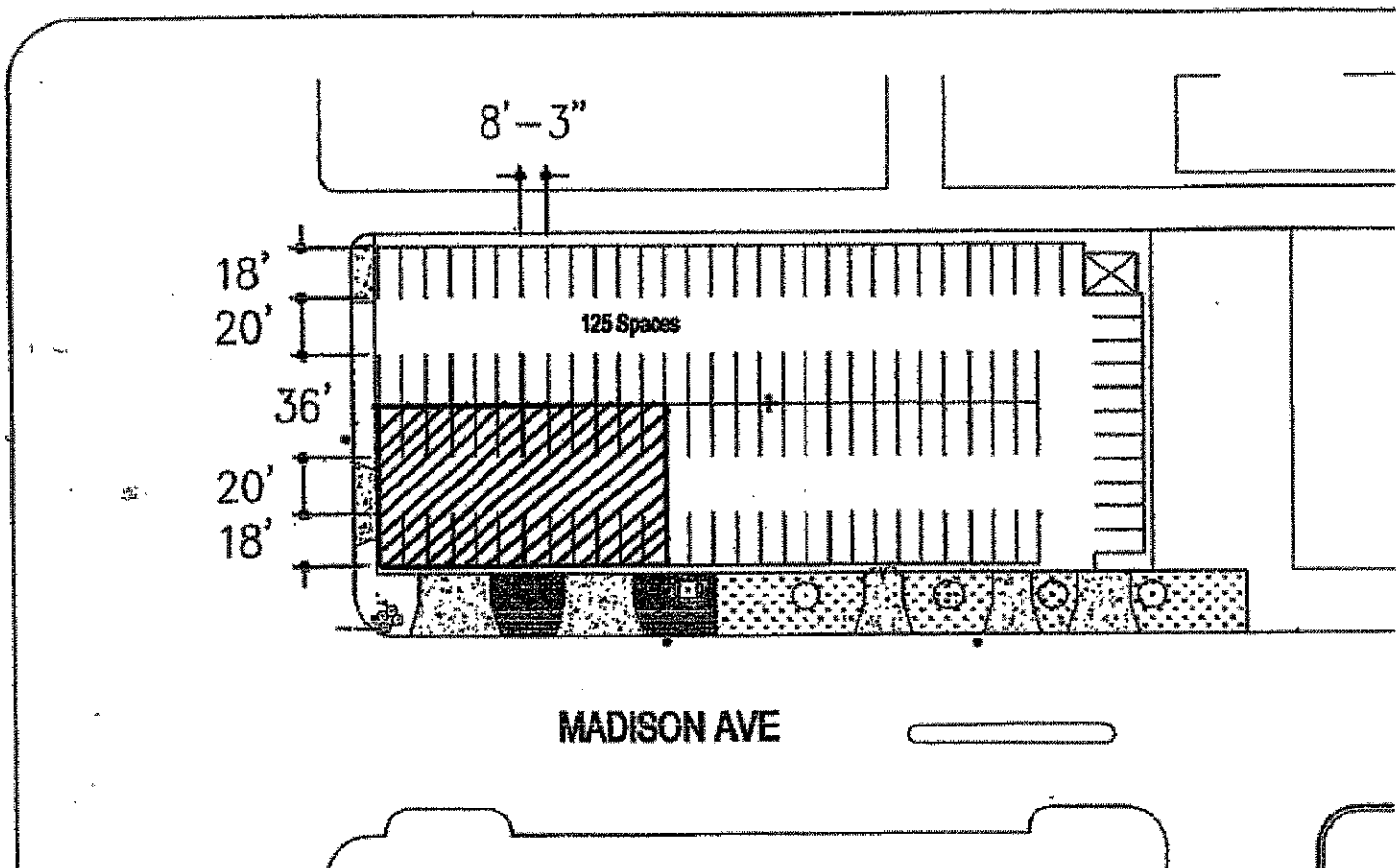
BY: _____

BY: _____

Thomas Barwin
Village Manager

Attest: _____

Attachment "A"--Dombrowski Christmas Tree Farm License Agreement



VILLAGE OF OAK PARK
AGENDA ITEM COMMENTARY

D

Item Title: MOTION; Referring Applications for Special Use and Zoning Ordinance Text Amendment to the Plan Commission to hold a public hearing for Forest Park National Bank and Trust Co. relative to a drive through bank facility with ATM located at 715 South Boulevard.

Date of Board Action:

Monday, May 23, 2011

Submitted by:



Craig Faylor, Village Planner
Community Planning and Development

Village Manager's Office:



Lisa Shelley, Deputy Village Manager

Item History:

An Application for Special Use approval for a financial institution with drive-through facility with ATM was submitted by Forest Park National Bank and Trust Co., along with a request for a Zoning Ordinance text amendment to the definition of Alley to allow the drive-through primary access from the alley to the facility. The applicant has met all the requirements for submittal of this application. A staff review will be conducted and report created prior to the plan commission public hearing.

Item Policy Commentary:

Staff recommends that the Village Board select the Plan Commission as the hearing body for the purpose of holding the required public hearing and preparing the findings of fact on the request for Special Use and a Text Amendment approval relative to the above-referenced property and proposal.

Item Budget Commentary:

There is no impact on the budget relative to the processing of this application. The applicant has submitted the required application-filing fees of \$ 675.00 for each requests – Totaling \$1,350.00

Proposed Action:

Approve a motion to refer the application to the Plan Commission in order to hold a public hearing on June 16, 2011 and prepare findings of fact.

Att- Application



PETITION FOR ZONING TEXT AMENDMENT

BEFORE THE PLAN COMMISSION
VILLAGE OF OAK PARK, ILLINOIS

Plan Commission Case _____

Date Filed: _____ Fee \$675.00 / Paid: _____ Accepted by: _____

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Property Owner(s): Granite SOP, LLC

Address of Property Owner(s): 1000 Lake St., Ste. 200, Oak Park, IL 60301

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.)

Name of Applicant(s): Forest Park National Bank & Trust Co.

Applicant's Address: 7348 W. Madison St., Forest Park, IL 60130

Applicant's Phone Number: Office 708-222-2800 E-Mail dwatts@forestparkbank.com

Other: _____

Project Contact: (if Different than Applicant) Mark Zinni, Mark Zinni Architects, Ltd.

Contact's Address: 7360 Oak St., River Forest, IL 60305

Contact's Phone Number: Office 708-366-2416 E-Mail MZIN1@sbcglobal.net

Other: 708-860-4159 MZARCHS@sbcglobal.net

Property Interest of Applicant: Owner Legal Representative

Contract Purchaser

Other (Describe): _____

Precise Wording of Text Amendment: Section 9.5 Alley: A private or dedicated public way
that affords only a secondary means of access to contiguous property and is
less than 33 feet in width, unless within a business or commercial district
that is adjacent to said alley on both sides then it can afford a primary
means of access.



Application for Special-Use Permit

Village of Oak Park 708.383.6400
123 Madison Street
Oak Park, IL 60302-4272

Applicant Information

Name of Applicant: [Please print] Forest Park National Bank & Trust Co.

Address of Subject Property: 715 South Blvd., Oak Park, IL

Owner of Subject Property: Granite SOP, LLC Owner's Address: 1000 Lake St, Ste 200

Authorized Agent: [Please print] Mark Zinni, Architects, LLC Address: 7360 Oak Ave., River Forest IL 60301

Phone Number: 708-366-2416 E-Mail Address: MZINI1@sbcglobal.net

Are there any original covenants, conditions, or deed restrictions concerning this property in the type of improvements, set backs, area, or height requirements? Yes (If yes, attach explanation) No

Are there any contracts or agreements of any nature in existence with regard to the sale or disposal of this property that are contingent upon the decision made pursuant to this application?

Yes (If yes, attach explanation) No

The purchase is contingent on approval of Bakn's Drive-Thru.

The present owner acquired legal title to these premises on: _____

Case Information

The Applicant seeks a special-use permit to: Build a bank drive-thru and use of alley for entry.

The subject property is located in the B1/2 General Business Zone District(s).

The subject property is presently used as: vacant lot

Certification

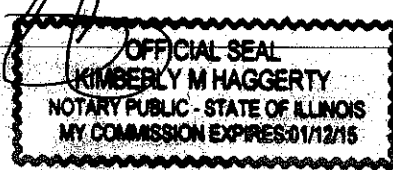
I hereby depose and say that all the above statements, as well as any statements contained in the papers submitted in support of this application submitted herewith, are true.

Sworn to me this 17th day of May, 20 11

Kimberly M Haggerty
Notary Public

My commission expires: 01/12/15

Applicant



Notice: This application must be completed fully and legibly, and accompanied by all required submittals, as listed on the reverse side of this application. Only persons having a proprietary interest in the subject property may file an application. The application fee is due at time of application, and is not refundable.



Disclosure of Beneficiaries

Village of Oak Park
123 Madison Street
Oak Park, IL 60302-4272
708.383.6400

Address of Subject Property: 715 SOUTH BLVD., OAK PARK, IL
Property Identification Number(s) (PIN): 16 - 07 - 400 - 026 - 0000
16 - 07 - 400 - 025 - 0000

Date:

Owner Information

You must provide the following information. If additional space is needed, attach extra pages to this form.

Owner 1 Name: Granite SOP, LLC Telephone No.: 708-383-9100
Owner 1 Address: 1000 Lake St., Ste.200, Oak Park, IL 60301 Facsimile No.:
Owner 2 Name: Telephone No.:
Owner 2 Address: Facsimile No.:

If property is held in a Land Trust, provide name(s) of all beneficial owners.
(A Certificate of Trust must be attached hereto.)

Applicant Information

Applicant's Name: Forest Park National Bank & Trust Co. Telephone No.: 708-222-2800
Applicant's Address: 7348 W. Madison St., Forest Park, IL 60130 Facsimile No.: 708-771-8131

Contact Information
(If different than Applicant)

Project Contact: Mark Zinni, Mark Zinni Architects, Ltd. Telephone No.: 708-366-2416
Contact's Address: 7360 Oak Ave., River Forest, IL Facsimile No.: 708-366-2418

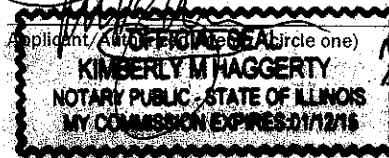
Proprietary Interest of Applicant

Owner Legal Representative Contract Purchaser Other:

Certification

I hereby depose and say that all the above statements, as well as any statements contained in the items of information submitted in support of this application submitted herewith, are true.

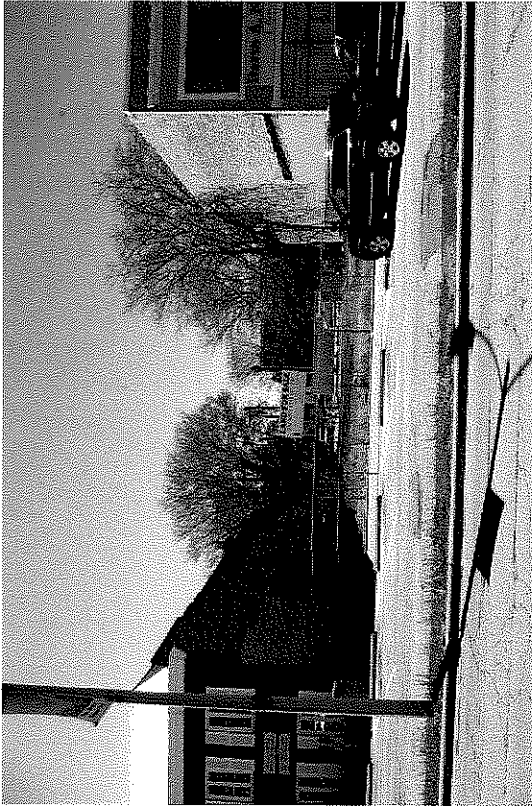
Sworn to me this 17th day of May, 2011
Notary Public: Kimberley M Haggerty
My commission expires: 01/12/15



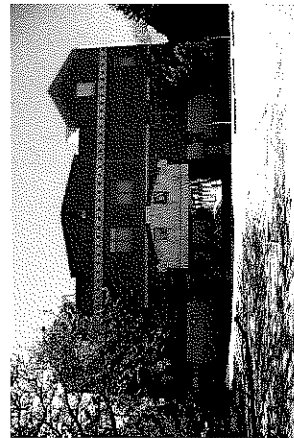
MARK ZINNI ARCHITECT

Office use only: Case No. Received By: Date:

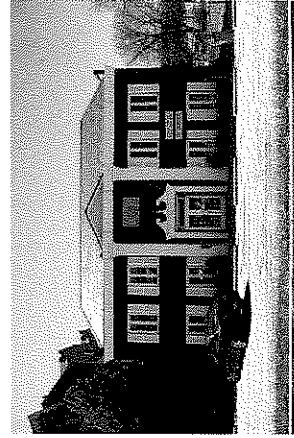
EXISTING SITE CONDITIONS: South Boulevard



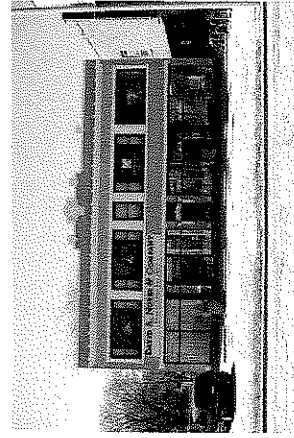
715-717 South Boulevard: Project Site 5.17.2011



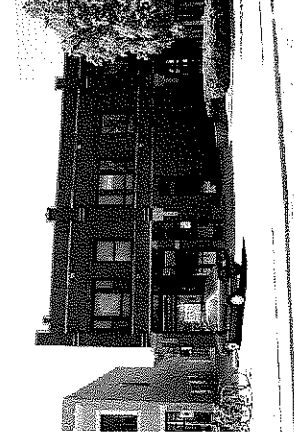
101-111 South Euclid Ave



707 South Boulevard

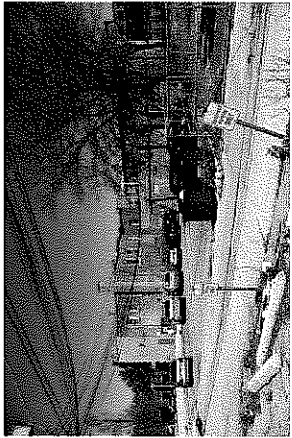
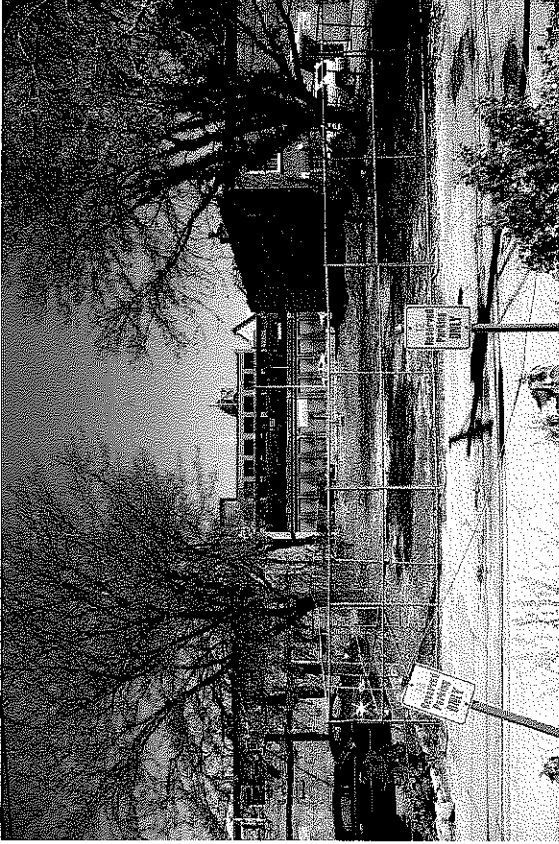


719-721 South Boulevard



100-106 South Oak Park Ave.

EXISTING SITE CONDITIONS: Alley at South



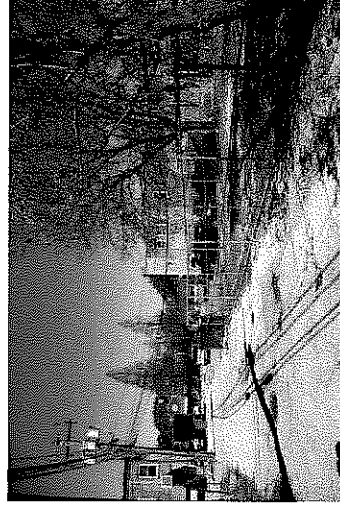
715-717 South Boulevard: Project Site 5.17.2011



Alley View East



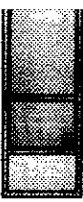
Alley View South



Alley View West

FAST
ORDS?

- Wood Windows
- Vinyl Windows
- Glass Block Windows
- Sash Cords Replaced
- Aluminum Screens, Storms Windows & Doors
- Steel Entrance Doors



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TABLE SERVICE
452-8929

**NO GLASS
REPLACEMENT**

ELM GLASS

Ralph Grande, Owner
Elmwood Park, 708-452-8929
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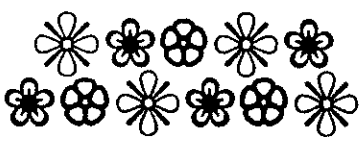
708-262-0660
allexterior75@gmail.com
11055 #C Roosevelt Rd.
Westchester, IL 60154

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or Bid Bond payable to the River Forest Park District for not less than ten (10) percent of the total bid amount will be required for each bid.

The successful bidder will be required to furnish a satisfactory Performance Bond and Labor and Material Payment Bond for the total Contract Amount. The successful bidder will also be required to execute AIA Form A101 - 2007 as the contract between the parties.

In all work performed under this Contract, the Contractor and all of its subcontractors shall comply with the current provisions of the Prevailing Wage Act of the Illinois Revised Statutes, Chapter 48, Sections 39s-1 et seq.

No bids will be withdrawn without the written consent of the River Forest Park District. If a Bid is withdrawn, the Bidder will not be permitted to submit another Bid for the same project. Only bids in compliance with the provisions of the Bid Documents will be considered. Bids will be considered firm for a period of ninety (90) days. The River Forest Park District reserves the right to reject any or all bids or portions of bids/portions of work and to waive any technicalities in the bidding if it should be deemed in the public interest.

Published in Wednesday Journal
5/11/2011

Public Notice

Notification is given that Forest Park National Bank & Trust Company, 7348 W. Madison Street, Forest Park, Illinois, 60130 has filed an application with the Comptroller of the Currency on May 2, 2011, as specified in 12 CFR 5 for permission to establish a Staffed Branch and Drive-in Facility at 715 South Blvd, Oak Park, Illinois. Any person wishing to comment on the application may file comments in writing with the Director for District Licensing, Office of the Comptroller, One Financial Place, Suite 2700, 440 South LaSalle Street, Chicago, Illinois 60605 or at CE.Licensing@occ.treas.gov within 30 days of the date of this publication.

Published in Wednesday Journal
5/11/2011



Forest Park National Bank & Trust Co.
7348 W. Madison Street * 7331 W. Roosevelt Rd
Forest Park, IL 60130
708-771-3700 * www.forestparkbank.com



Notice to Adjacent Property Owners of a Public Hearing before the Oak Park Plan Commission

May 18, 2011

Dear Neighboring Property Owner:

The Oak Park Zoning Ordinance requires owners of property within 500 feet of the subject property be notified of a public hearing for a Special Use Application. The property owner shall be notified of the nature of the proposal, and the date, time, and place of the public hearing regarding the proposal.

A Legal Notice will appear in the June 1, 2011 issue of the Wednesday Journal. The hearing will take place at **7:00 p.m. on June 16, 2011** and will be located in the **Council Chambers Room 201** at Village Hall, 123 Madison Street, Oak Park, IL. The hearing is open to the public and comments / questions from the public on the proposal are invited. Those property owners within the 500 foot notice area and those persons with a special interest beyond that of the general public ("Interested Parties") wishing to cross-examine witnesses must complete and file an appearance with the Village Clerk not later than 5:00 PM on the business day preceding the public hearing. Forms are available in the Clerk's Office, Village Hall.

The Applicant, Forest Park National Bank & Trust Co. seeks approval of a Special Use Application for a drive through facility located at 715 South Blvd, Oak Park, IL consisting of two drive-up lanes, one of which will contain an ATM. The Applicant is also seeking a text amendment to the definition of Alley within the Oak Park Zoning Ordinance.

If you have any questions or concerns regarding this proposal prior to the public hearing, please contact the applicant, Forest Park National Bank & Trust Co. at 708-222-2800 or my office at 708/358-5418 or by e-mail at Failor@oak-park.us.

Thank you for your time and consideration.

Respectfully,
Craig Failor, AICP, LEED AP
Village Planner

Village of Oak Park
Department of Community Planning and Development
Strategic Planning, Zoning and Historic Preservation
123 Madison Street
Oak Park, IL 60302

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

<u>PIN</u>	<u>OwnerFirstName</u>	<u>OwnerLastName</u>	<u>StreetNo</u>	<u>StreetDir</u>	<u>StreetName</u>	<u>StreetDesc</u>	<u>AddressUnit</u>	<u>City</u>	<u>State</u>	<u>ZIP CODE</u> <u>E PUB</u>
16071290140000	US BANK TR# 1250		833		LAKE	ST		OAK PARK	IL	60301
16071290160000	Chicago Title Land Trust Co Tr# 4063		137	N	OAK PARK	AVE		OAK PARK	IL	60301
16071290180000	Chicago Title Land Trust Co Tr# 30101604		830		NORTH	BLVD		OAK PARK	IL	60301
16071290190000	US Bank Tr# 32641		826		NORTH	BLVD		OAK PARK	IL	60301
16071290200000	US Bank Tr# 1250		822		NORTH	BLVD		OAK PARK	IL	60301
16071290210000	820 North Blvd LLC		820		NORTH	BLVD		OAK PARK	IL	60301
16071290230000	GLA115 LLC		115	N	OAK PARK	AVE		OAK PARK	IL	60301
16071290240000	JCOZ LLC-DESIGNATED SERIES H		113	N	OAK PARK	AVE		OAK PARK	IL	60301
16071290250000	Valerie Carlin Trust		109	N	OAK PARK	AVE		OAK PARK	IL	60301
16071290270000	Firststar Bank Tr# 6877		818		NORTH	BLVD		OAK PARK	IL	60301
16071290280000	US Bank Tr# 6878		814		NORTH	BLVD		OAK PARK	IL	60301
16071290341001	RICHARD O & ELEANOR A	GRIFFITH	813		LAKE	ST	G	OAK PARK	IL	60301
16071290341002	DOLORES M	BRENNAN	813		LAKE	ST	1N	OAK PARK	IL	60301
16071290341003	RICHARD L	ASKAM	813		LAKE	ST	1S	OAK PARK	IL	60301
16071290341004	JAIME M III & BEVERLY K	ESCUDE	813		LAKE	ST	2N	OAK PARK	IL	60301
16071290341005	JEFFREY	FELDMAN	813		LAKE	ST	2S	OAK PARK	IL	60301

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

PIN	OwnerFirstName	OwnerLastName	StreetNo	StreetDir	StreetName	StreetDesc	AddressUnit	City	State	ZIP CODE E PUB
16071290341024	CHRISTINA L	SOCO	819		LAKE	ST	3E	OAK PARK	IL	60301
16071290341025	THOMAS P & SANDRA J	ROMENS	819		LAKE	ST	3W	OAK PARK	IL	60301
16071290341026	GW	ZEHENDER TRUST	821		LAKE	ST	6S	OAK PARK	IL	60301
16071290341027	EILEEN M	BRANN	821		LAKE	ST	1N	OAK PARK	IL	60301
16071290341028	BENTE	CLAUSEN	821		LAKE	ST	1S	OAK PARK	IL	60301
16071290341033	PAMELA A HAJEK TRUST		813		LAKE	ST	1N	OAK PARK	IL	60301
16071290341034	SANDRA M	GEORGE	823		LAKE	ST	1S	OAK PARK	IL	60301
16071290341035	LYNN ABBIE & NORMAN L	AXELROOD	823		LAKE	ST	2N	OAK PARK	IL	60301
16071290341036	LISBETH C & JOSEPH W	CESARINI	823		LAKE	ST	2S	OAK PARK	IL	60301
16071290341037	CARALYN F	SHEEHAN	823		LAKE	ST	3N	OAK PARK	IL	60302
16071290341038	JANET	GARRETSON	823		LAKE	ST	3S	OAK PARK	IL	60301
16071290341039	DONNA	GIAMMARESE	825		LAKE	ST	GN	OAK PARK	IL	60301
16071290341040	SELMA M	REHM TRUST	825		LAKE	ST	1N	OAK PARK	IL	60301
16071290341041	KAREN	STONER	825		LAKE	ST	1S	OAK PARK	IL	60301
16071290341042	JANET M	SEBASTIAN	825		LAKE	ST	2N	OAK PARK	IL	60301
16071290341043	SANDRA L	CZAJKA	825		LAKE	ST	2S	OAK PARK	IL	60301
16071290341044	GARY M	HANLEY	825		LAKE	ST	3N	OAK PARK	IL	60301
16071290341045	BRUCE D	DEVILLER	825		LAKE	ST	3S	OAK PARK	IL	60301

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

PIN	OwnerFirstName	OwnerLastName	StreetNo	StreetDir	StreetName	StreetDesc	AddressUnit	City	State	ZIP COD	
										E	PUB
16071290361014	JAN	OBRYK	812		North	BLVD	812-302	OAK PARK	IL		60301
16071290361015	WILLIAM J PULKRABEK & JACLYN H	TIRITILLI	806		North	BLVD	806-301	OAK PARK	IL		60301
16071290361016	CATHERINE J	AMATO	806		North	BLVD	806-302	OAK PARK	IL		60301
16072180070000	AVENUE BK & TR CO TR# 4082		720		LAKE	ST		OAK PARK	IL		60301
16072180110000	AMERITECH	AMERITECH	157	N	EUCLID	AVE		OAK PARK	IL		60302
16072180120000	AMERITECH	AMERITECH	155	N	EUCLID	AVE		OAK PARK	IL		60302
16072180130000	AMERITECH	AMERITECH	714		LAKE	ST		OAK PARK	IL		60301
16072180160000	AMERICAN NTL BK & TR CO # 8821		736		LAKE	ST		OAK PARK	IL		60301
16072180240000	RP FOX LLC		722		LAKE	ST		OAK PARK	IL		60301
16072180250000	AVENUE BK & TR CO TR# 4082		720		LAKE	ST		OAK PARK	IL		60301
16072190291001	P4 PARTNERS		140	N	EUCLID	AVE	201	OAK PARK	IL		60302
16072190291002	CHIJIM LLC SERIES EUCLID 202		140	N	EUCLID	AVE	202	OAK PARK	IL		60302
16072190291003	CAROL	WYANT TRUST	140	N	EUCLID	AVE	203	OAK PARK	IL		60302
16072190291004	PHYLLIS	VOLK	140	N	EUCLID	AVE	204	OAK PARK	IL		60302

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

PIN	OwnerFirstName	OwnerLastName	StreetNo	StreetDir	StreetName	StreetDesc	AddressUnit	City	State	ZIP COD	
										E	PUB
16072190291023	ROBERT L & KAREN A	MESSER	140	N	EUCLID	AVE	407	OAK PARK	IL	60302	
16072190291024	ELIZABETH S	WATSON	140	N	EUCLID	AVE	408	OAK PARK	IL	60302	
16072190291025	DONALD & VALERIE	MATTHIESEN	140	N	EUCLID	AVE	501	OAK PARK	IL	60302	
16072190291026	WAYNE HUMMER TRUST C	Trust Number: BEV2	140	N	EUCLID	AVE	502	OAK PARK	IL	60302	
16072190291027	WAYNE HUMMER TRUST C	Trust Number: BEV2	140	N	EUCLID	AVE	503	OAK PARK	IL	60302	
16072190291028	KNUT & ANGELA	LOMBARD	140	N	EUCLID	AVE	504	OAK PARK	IL	60302	
16072190291029	REBECCA REINSTEIN TRUST		140	N	EUCLID	AVE	505	OAK PARK	IL	60302	
16072190291030	AMY B	ZONDOR	140	N	EUCLID	AVE	506	OAK PARK	IL	60302	
16072190291031	DORIS C	BLUMENTHAL TRUST	140	N	EUCLID	AVE	507	OAK PARK	IL	60302	
16072240010000	US BANK TR#3702		136	N	OAK PARK	AVE		OAK PARK	IL	60301	
16072240020000	US BANK TR#4926		715		LAKE	ST		OAK PARK	IL	60301	
16072240030000	US BANK TR#4926		715		LAKE	ST		OAK PARK	IL	60301	
16072240040000	US BANK TR#4926		715		LAKE	ST		OAK PARK	IL	60301	
16072240050000	EUCLID COMMONS LLC		125	N	EUCLID	AVE		OAK PARK	IL	60301	
16072240060000	EUCLID COMMONS LLC		701		LAKE	ST		OAK PARK	IL	60301	
16072240070000	EUCLID COMMONS LLC		701		LAKE	ST		OAK PARK	IL	60301	
16072240220000	US BANK FACILITY		114	N	OAK PARK	AVE		OAK PARK	IL	60301	
16072240240000	US BANK FACILITY		100	N	OAK PARK	AVE		OAK PARK	IL	60301	

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

PIN	OwnerFirstName	OwnerLastName	StreetNo	StreetDir	StreetName	StreetDesc	AddressUnit	City	State	ZIP_CODE E PUB
16072240261017	CHRISTINA	SANDQUIST	101	N	EUCLID AVE		2-22	OAK PARK	IL	60301
16072240261018	JAY W BOERSMA & DEBORAH	HOLDSTEIN	101	N	EUCLID AVE		2-23	OAK PARK	IL	60301
16072240261019	MICHAEL D	SCHAFFER TRUST	101	N	EUCLID AVE		3-2	OAK PARK	IL	60301
16072240261020	GREGORY	CHOINA	101	N	EUCLID AVE		3-4	OAK PARK	IL	60301
16072240261021	PLATT D & HANNA B	NIEBUR	101	N	EUCLID AVE		3-6	OAK PARK	IL	60301
16072240261022	DANIEL	CASTANEDA	101	N	EUCLID AVE		3-8	OAK PARK	IL	60301
16072240261023	LAURA L JUNKER & JOHN	MONAGHAN	101	N	EUCLID AVE		3-10	OAK PARK	IL	60301
16072240261024	JOHN J & MARY K	CRAIG	101	N	EUCLID AVE		3-25	OAK PARK	IL	60301
16072240261025	LUNHENG LI & LU	WANG	101	N	EUCLID AVE		3-27	OAK PARK	IL	60301
16072240261026	SHALINI NAYOR & SIVA K	MENON	101	N	EUCLID AVE		3-29	OAK PARK	IL	60301
16072240261027	MICHELLE	DIAMANTE	101	N	EUCLID AVE		3-31	OAK PARK	IL	60301
16072240261028	ANNE	BRADLEY	101	N	EUCLID AVE		3-33	OAK PARK	IL	60301
16072240261029	JEFFREY C	SCHWARZ	101	N	EUCLID AVE		4-24	OAK PARK	IL	60301
16072240261030	BENJAMIN T & MARIA I	MONTEMAYOR	101	N	EUCLID AVE		4-26	OAK PARK	IL	60301
16072240261031	DONALD	ADELI	101	N	EUCLID AVE		4-28	OAK PARK	IL	60301
16072240261032	PUNETT & ANKUR	OPAL	101	N	EUCLID AVE		4-30	OAK PARK	IL	60301
16072240261033	LORI G TALL & ARIE L	HABIS	101	N	EUCLID AVE		4-32	OAK PARK	IL	60301

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

PIN	OwnerFirstName	OwnerLastName	StreetNo	StreetDir	StreetName	StreetDesc	AddressUnit	City	State	ZIP CODE E PUB
16072240281015	AMBER MB & KEVIN	HOOPER	125	N	EUCLID	AVE	306	OAK PARK	IL	60301
16072240281016	PEYMAN	KEYASHIAN	125	N	EUCLID	AVE	307	OAK PARK	IL	60301
16072240281017	PAULA ROZENBERG & MARIO	HORNIK	125	N	EUCLID	AVE	308	OAK PARK	IL	60301
16072240281018	CHARLES	BERRY	125	N	EUCLID	AVE	309	OAK PARK	IL	60301
16072240281019	JOHN	MCGIVERN	125	N	EUCLID	AVE	401	OAK PARK	IL	60301
16072240281020	GASTON ALEJANDO & EMMA ALICIA	SAINTMARTIN TRUST	125	N	EUCLID	AVE	402	OAK PARK	IL	60301
16072240281021	ROBERT	DIANA	125	N	EUCLID	AVE	403	OAK PARK	IL	60301
16072240281022	ANNA G	WILLIAMSON	125	N	EUCLID	AVE	404	OAK PARK	IL	60301
16072240281023	TIFFANY Y	MAXWELL	125	N	EUCLID	AVE	405	OAK PARK	IL	60301
16072240281024	CHRISTOPHER J	CANTU	125	N	EUCLID	AVE	406	OAK PARK	IL	60301
16072240281025	ROBERT K	ENGLER	125	N	EUCLID	AVE	407	OAK PARK	IL	60301
16072240281026	TANYA	SIENKO	125	N	EUCLID	AVE	408	OAK PARK	IL	60301
16072240281027	KIMBERLY E	RUSSELL	125	N	EUCLID	AVE	409	OAK PARK	IL	60301
16072250920000	U S REIF OAK PARK ILLINOIS LLC		675	W	LAKE	ST		OAK PARK	IL	60301
16072250940000	COMMONWEALTH EDISON		642		NORTH	BLVD		OAK PARK	IL	60301
16073050130000	GONE 2 PLAYA INC		109	S	GROVE	AVE		OAK PARK	IL	60302
16073050140000	NOEL & NORA H	SCHENK	113	S	GROVE	AVE		OAK PARK	IL	60302

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

PIN	OwnerFirstName	OwnerLastName	StreetNo	StreetDir	StreetName	StreetDesc	AddressUnit	City	State	ZIP COD E PUB
16073060040000	HEIDI VANCE & JAYNE	ERTEL	110	S	GROVE	AVE		OAK PARK	IL	60302
16073060050000	CAWLEY PATRICIA L FAMILY TR		114	S	GROVE	AVE		OAK PARK	IL	60302
16073060060000	FOREST PARK NTL B&T CO TR# 51630		116	S	GROVE	AVE		OAK PARK	IL	60302
16073060070000	MOHAMMED A & SHERRY S	JAFFERI	120	S	GROVE	AVE		OAK PARK	IL	60302
16073060080000	JAMES S & CAROLYN C	WALTER	124	S	GROVE	AVE		OAK PARK	IL	60302
16073060090000	MICHIKO O	PERRY	130	S	GROVE	AVE		OAK PARK	IL	60302
16073060100000	SUSAN M	ABBATE TRUST	132	S	GROVE	AVE		OAK PARK	IL	60302
16073060110000	BARBARA WESTERMANN TRUST		134	S	GROVE	AVE		OAK PARK	IL	60302
16073060120000	PATRICIA	MEDO	138	S	GROVE	AVE		OAK PARK	IL	60302
16073060130000	JACK W & NANCY L	STRAND	140	S	GROVE	AVE		OAK PARK	IL	60302
16073060150000	NICK K	BOUDRAS	125	S	OAK PARK	AVE		OAK PARK	IL	60302
16073060160000	WENESDAY JOURNAL BLDG		137	S	OAK PARK	AVE		OAK PARK	IL	60302
16073060170000	155 OAK PARK LLC		155	S	OAK PARK	AVE		OAK PARK	IL	60302
16073060180000	SOAK PARTNERS		171	S	OAK PARK	AVE		OAK PARK	IL	60302
16073060190000	US BANK TR#1408		185	S	OAK PARK	AVE		OAK PARK	IL	60302
16073060200000	CHICAGO TITLE LAND TRUST CO TR#99004063		101	S	OAK PARK	AVE		OAK PARK	IL	60302

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

PIN	OwnerFirstName	OwnerLastName	StreetNo	StreetDir	StreetName	StreetDesc	AddressUnit	City	State	ZIP CODE E PUB
16074000271005	GORETH SOUZA, ERICK GONZALEZ, LARISSA & REBECCA	HISTOMI	150	S	OAK PARK	AVE	5A	OAK PARK	IL	60302
16074000271006	BARBARA	GILMORE	150	S	OAK PARK	AVE	6A	OAK PARK	IL	60302
16074000271007	US BANK TR#7174		150	S	OAK PARK	AVE	7A	OAK PARK	IL	60302
16074000271008	ROMELL R	STOWELL	150	S	OAK PARK	AVE	8A	OAK PARK	IL	60302
16074000271009	ROBERT R	LAMONT	150	S	OAK PARK	AVE	1B	OAK PARK	IL	60302
16074000271010	JAMES	BOOTHROYD	150	S	OAK PARK	AVE	2B	OAK PARK	IL	60302
16074000271011	SUBURBAN BK & Tr co tr# 90015		150	S	OAK PARK	AVE	3B	OAK PARK	IL	60302
16074000271012	OMAR	SHAKER	150	S	OAK PARK	AVE	4B	OAK PARK	IL	60302
16074000271013	KATIE M, MICHAEL J & JEANNIE M	MONAHAN	150	S	OAK PARK	AVE	5B	OAK PARK	IL	60302
16074000271014	HONG Y NING & SHUO	YANG	150	S	OAK PARK	AVE	6B	OAK PARK	IL	60302
16074000271015	MELISSA	WITTENBERG	150	S	OAK PARK	AVE	7B	OAK PARK	IL	60302
16074000271016	YVONNE	STAFFORD	150	S	OAK PARK	AVE	8B	OAK PARK	IL	60302
16074000271017	CHARLES A COLLINS TRUST		150	S	OAK PARK	AVE	1C	OAK PARK	IL	60302
16074000271018	SORIN & DANIELA	NITOI	150	S	OAK PARK	AVE	2C	OAK PARK	IL	60302
16074000271019	PRITESH & MANSI	PATHAK	150	S	OAK PARK	AVE	3C	OAK PARK	IL	60302
16074000271020	JOSEPH	LEO	150	S	OAK PARK	AVE	4C	OAK PARK	IL	60302

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

PIN	OwnerFirstName	OwnerLastName	StreetNo	StreetDir	StreetName	StreetDesc	AddressUnit	City	State	ZIP CODE E PUB
16074000410000	MURIEL JEAN-JACQUES & SETH	AXELROD	109	S	EUCLID	AVE		OAK PARK	IL	60302
16074000420000	STEPHEN	MILLER	111	S	EUCLID	AVE		OAK PARK	IL	60302
16074000430000	CHARLES A & DEBORAH J	BURBRIDGE	113	S	EUCLID	AVE		OAK PARK	IL	60302
16074010010000	KYUNG S CHUNG TRUST		661	S	EUCLID	AVE		OAK PARK	IL	60304
16074010020000	THADFORD A	FELTON	110	S	EUCLID	AVE		OAK PARK	IL	60302
16074010060000	JAMES E	TOWNSEND	647		SOUTH	BLVD		OAK PARK	IL	60302
16074010070000	SUSANA RETANA & FELIPE	ORTEGA	101		WESLEY	AVE		OAK PARK	IL	60302
16074010080000	ROXANE	MONACO	103		WESLEY	AVE		OAK PARK	IL	60302
16074010090000	JONATHAN & CONCEPCION CERVANTES-	COOK	105	S	WESLEY	AVE		OAK PARK	IL	60302
16074010100000	DENNIS P & PEGGY S	MICHEL	107		WESLEY	AVE		OAK PARK	IL	60302
16074010110000	RICHARD S & DANIELLE M	TOMLINSON	114	S	EUCLID	AVE		OAK PARK	IL	60302
16074010120000	CHRISTOPHER & JODI	WINE	116	S	EUCLID	AVE		OAK PARK	IL	60302
16074010130000	CHRISTOPHER & JODI	WINE	120	S	EUCLID	AVE		OAK PARK	IL	60302
16074010140000	MATTHEW T & LISA M	MITCHELL	124	S	EUCLID	AVE		OAK PARK	IL	60302
16074010150000	DIANE P	SCHNEIDER	126	S	EUCLID	AVE		OAK PARK	IL	60302
16074010160000	RAYMOND E & LISA E	NEMEC	130	S	EUCLID	AVE		OAK PARK	IL	60302

Forest Park National Bank Trust Co.
 Property: 715-717 South Blvd. Oak Park, IL

PIN	OwnerFirstName	OwnerLastName	StreetNo	StreetDir	StreetName	StreetDesc	AddressUnit	City	State	ZIP CODE
16074010301011	ATHANASIOS	VAGIAS	655		SOUTH	BLVD	202N	OAK PARK	IL	60302
16074010301012	EMERY & HOLLY	YUHASZ	655		SOUTH	BLVD	302N	OAK PARK	IL	60302
16074010311001	MARIYA PEREVOZNIKOVA & KAROLIS	ZUKAUSKAS	651		SOUTH	BLVD	1	OAK PARK	IL	60302
16074010311002	IRMA	PERALES	651		SOUTH	BLVD	2	OAK PARK	IL	60302
16074010311003	CYNTHIA M	HASEMEIER	651		SOUTH	BLVD	3	OAK PARK	IL	60302
16074010311004	CYNTHIA	DANIELS	651		SOUTH	BLVD	4	OAK PARK	IL	60302
16074010311005	TRICIA	SHAW	651		SOUTH	BLVD	5	OAK PARK	IL	60302
16074010311006	ANTHONY T	NGUYEN	651		SOUTH	BLVD	6	OAK PARK	IL	60302
16074010311007	MARTIN A	WARD	651		SOUTH	BLVD	7	OAK PARK	IL	60302
16074010311008	JOSEPH V	KEARNEY	651		SOUTH	BLVD	8	OAK PARK	IL	60302
16074010311009	GLADYS	ANAYA	651		SOUTH	BLVD	9	OAK PARK	IL	60302
16074060010000	CATHOLIC BISHOP OF CHICAGO		200	S	OAK PARK	BLVD		OAK PARK	IL	60302
16074060100000	JUDITH A SHEPELAK & GEORGE A	VINYARD	201	S	EUCLID	AVE		OAK PARK	IL	60302
16074060110000	GUY R	DIRKIN TRUST	209	S	EUCLID	AVE		OAK PARK	IL	60302
16074070010000	SHAMA PATEL & ROHIT	KUMAR	202	S	EUCLID	AVE		OAK PARK	IL	60302
16074070110000	GREGORY F & GEORGIA A	CEURVORST	201		WESLEY OAK PARK	AVE		OAK PARK	IL	60302
16074000010000	106 PARTNERS LLC		100	S	OAK PARK	AVE		OAK PARK	IL	60302

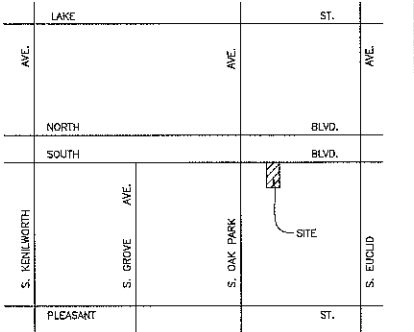


OAK PARK BANK AND TRUST - BRANCH OF FOREST PARK NATIONAL BANK
 715 SOUTH BOULEVARD OAK PARK, IL

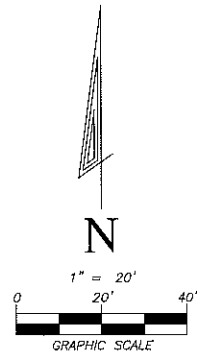
NORTH ELEVATION - SOUTH BLVD.

SCALE 1/8"=1'-0"

MZA 5-18-11



VICINITY MAP



EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
 e-mail: jmolloy@ejmolloy.com

ALTA/ACSM LAND TITLE SURVEY

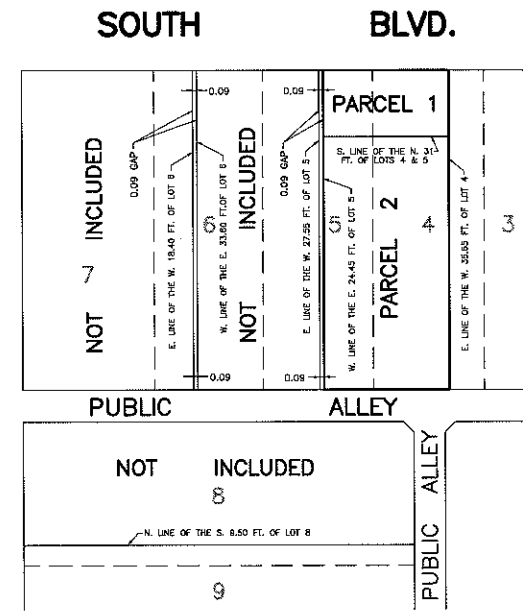
OF

PARCEL 1:
 THE NORTH 31 FEET OF THE WEST 35.55 FEET OF LOT 4 AND THE NORTH 31 FEET OF THE EAST 24.45 FEET OF LOT 5 IN BLOCK 3 IN BLACKSTONE ADDITION TO OAK PARK IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

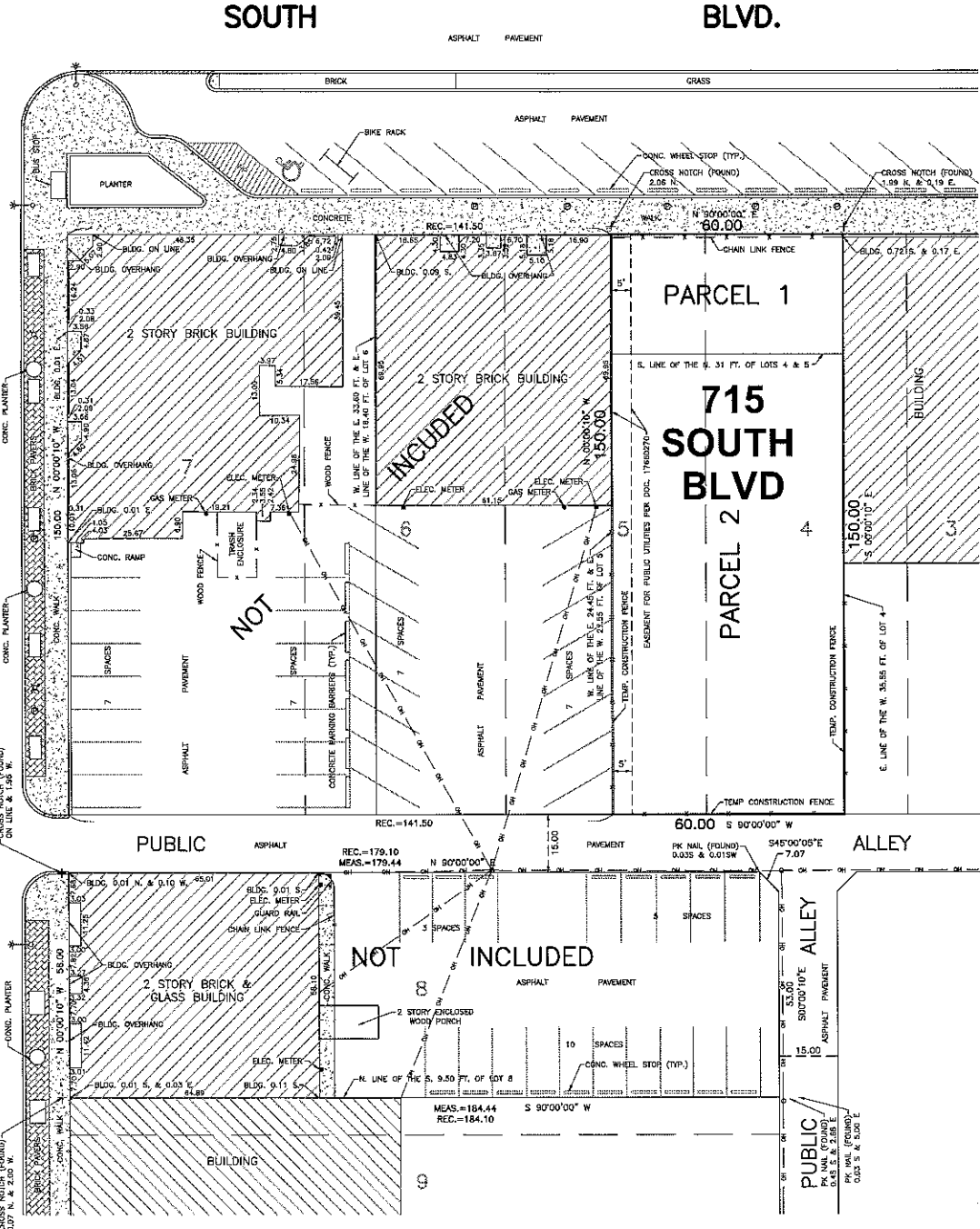
PARCEL 2:
 THE WEST 35.55 FEET OF LOT 4 (EXCEPT THE NORTH 31 FEET THEREOF) AND THE EAST 24.45 FEET OF LOT 5 (EXCEPT THE NORTH 31 FEET THEREOF) IN BLOCK 3 IN BLACKSTONE ADDITION TO OAK PARK IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 715-717 SOUTH BOULEVARD, OAK PARK, IL 60301

- LEGEND:**
- Manhole
 - ⊙ Sanitary Manhole
 - ⊕ Storm Manhole
 - ⊗ Storm Catch Basin/Inlet
 - ⊕ Fire Hydrant w/B-Box
 - ⊕ Water Valve Vault
 - Light Pole
 - Light Pole With Arm
 - ⊕ Traffic Sign
 - ⊕ Utility Pole W/Overhead Wire
 - ⊕ Parking Meter
 - ⊕ Concrete Filled Post
 - ▬ Depressed Curb



BOUNDARY DETAIL



SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. NCS-469623-MA0 WITH AN EFFECTIVE DATE OF DECEMBER 13, 2010 AND REVISION INFORMATION DATE OF JANUARY 5, 2011:

11. EASEMENTS FOR THE INSTALLATION, MAINTENANCE, USE AND REPAIR OF PUBLIC UTILITY LINES, PIPES AND CONDUITS, AS SHOWN ON THE EASEMENT GRANT RECORDED SEPTEMBER 16, 1959 AS DOCUMENT 17860270 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (EASEMENT PREMISES PLOTTED ON THE DRAWING)

12. REDEVELOPMENT AGREEMENT RECORDED ON FEBRUARY 8, 2001 AS DOCUMENT 0010108709 AND THE TERMS AND CONDITIONS CONTAINED THEREIN. (IF REDEVELOPMENT AGREEMENT DESCRIBED THEREIN AFFECTS THIS AND OTHER PROPERTIES BUT IS A NON-PLOTTABLE MATTER)

TAX PARCEL PERMANENT INDEX NUMBERS: 15-07-400-025-0000 AND 15-07-400-026-0000

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031D0395J (PANEL NOT PRINTED) SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

SUMMARY OF PAINT STRIPED PARKING SPACES: THE PROPERTY CONTAINS A TOTAL OF 0 PARKING SPACES INCLUDING 0 DESIGNATED HANDICAP SPACES.

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS BY MEANS OF THE PUBLIC ALLEY ADJOINING SAID PROPERTY TO AND FROM OAK PARK AVENUE AND EUCLID AVENUE, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.

AREA STATEMENT:
 PARCEL 1 CONTAINS: 1,860 SQUARE FEET OR 0.0427 ACRES.
 PARCEL 2 CONTAINS: 7,140 SQUARE FEET OR 0.1639 ACRES.
 TOTAL AREA: 9,000 SQUARE FEET OR 0.2066 ACRES

NUMBERED ITEMS IN TABLE "A" OF 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:
 1. MONUMENTS PLACED OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY.
 2. VICINITY MAP.
 3. FLOOD ZONE DESIGNATION.
 4. LAND AREA.
 7(G). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
 8. SUBSTANTIAL VISIBLE IMPROVEMENTS.
 9. PARKING AREAS AND STRIPING.
 10. INDICATION OF ACCESS TO A PUBLIC WAY.
 11(G). LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE.

DRAFTED BY: BJE
 ORDERED BY: GRANITE REALTY PARTNERS LLC
 ORDER NO.: 2011-0020(A)
 FILE: 7-39-13
 PROJECT NO.: 2049

STATE OF ILLINOIS }
 COUNTY OF DUPAGE } SS

I, JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND PRESIDENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL CORPORATION, HEREBY CERTIFY TO:
 ARIA GROUP ARCHITECTS, INC.;
 FIRST AMERICAN TITLE INSURANCE COMPANY;

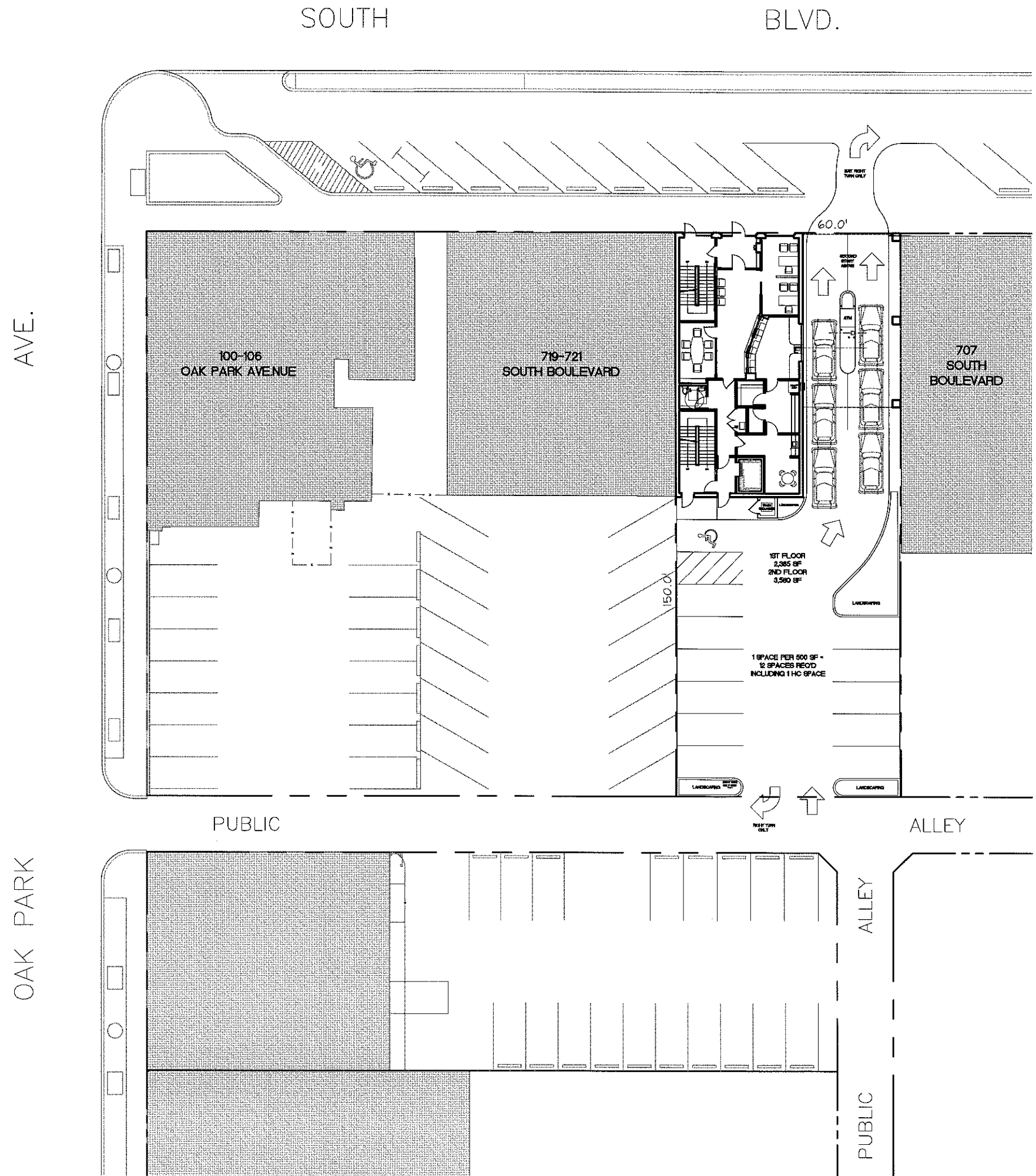
THAT THIS MAP OR PLAN, CONSISTING OF TWO PAGES, AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(G), 8, 9, 10 AND 11(G) OF TABLE "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION UNDERSIGNED. FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN, DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 27TH DAY OF JANUARY, A.D. 2011

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
 AN ILLINOIS PROFESSIONAL CORPORATION

JOHN M. MOLLOY
 PRESIDENT/ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432
 MY LICENSE EXPIRES NOVEMBER 30, 2012 AND IS RENEWABLE

VALID ONLY WITH EMBOSSED SEAL



OAK PARK BANK AND TRUST - BRANCH OF FOREST PARK NATIONAL BANK
 715 SOUTH BOULEVARD
 OAK PARK, IL

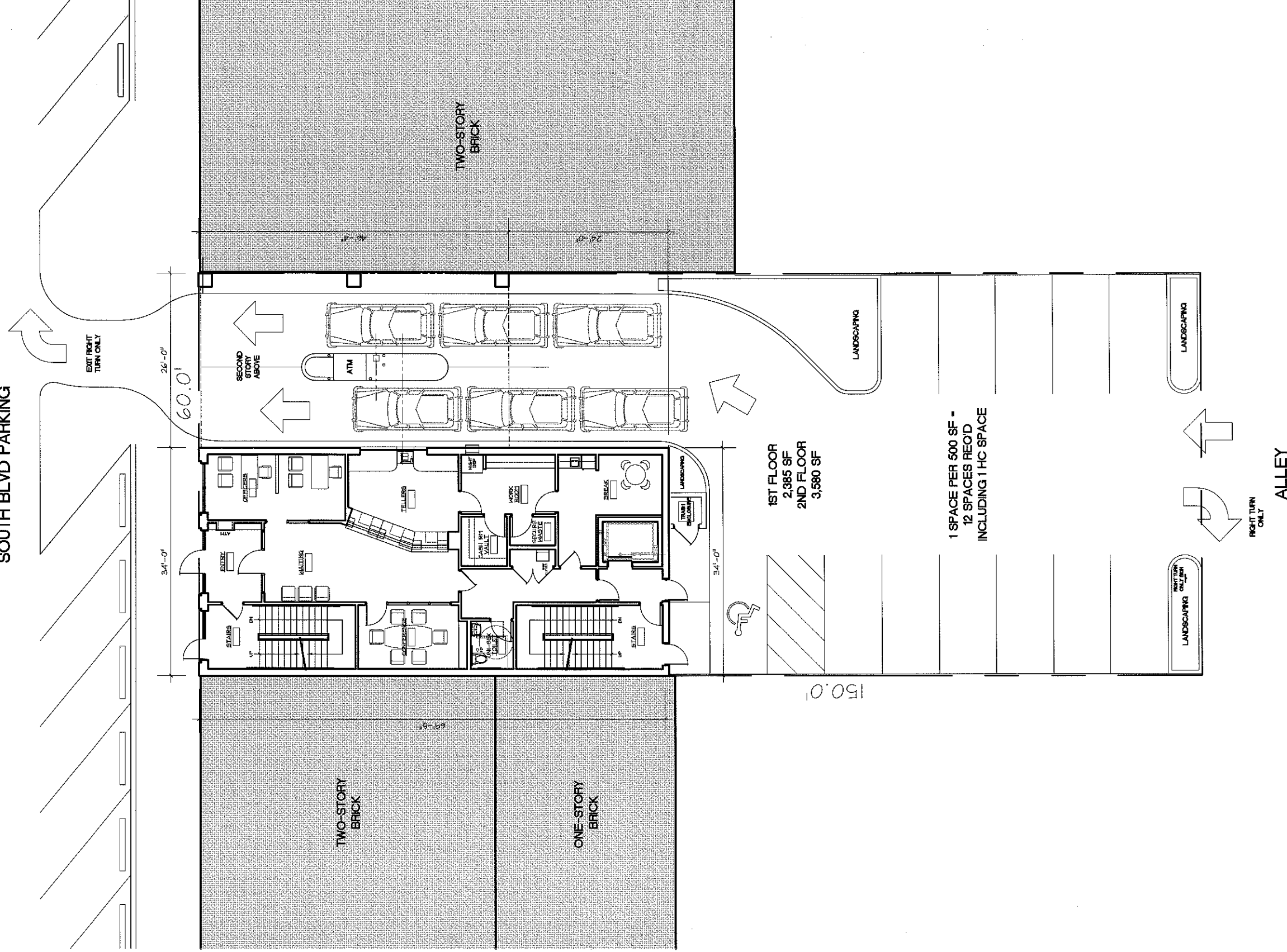
AREA PLAN
 2,382 SF

SCALE 1" = 30'-0"

MZA 5-18-11

SOUTH BOULEVARD

SOUTH BLVD PARKING



OAK PARK BANK AND TRUST - BRANCH OF FOREST PARK NATIONAL BANK
OAK PARK, IL
715 SOUTH BOULEVARD

SITE FLOOR

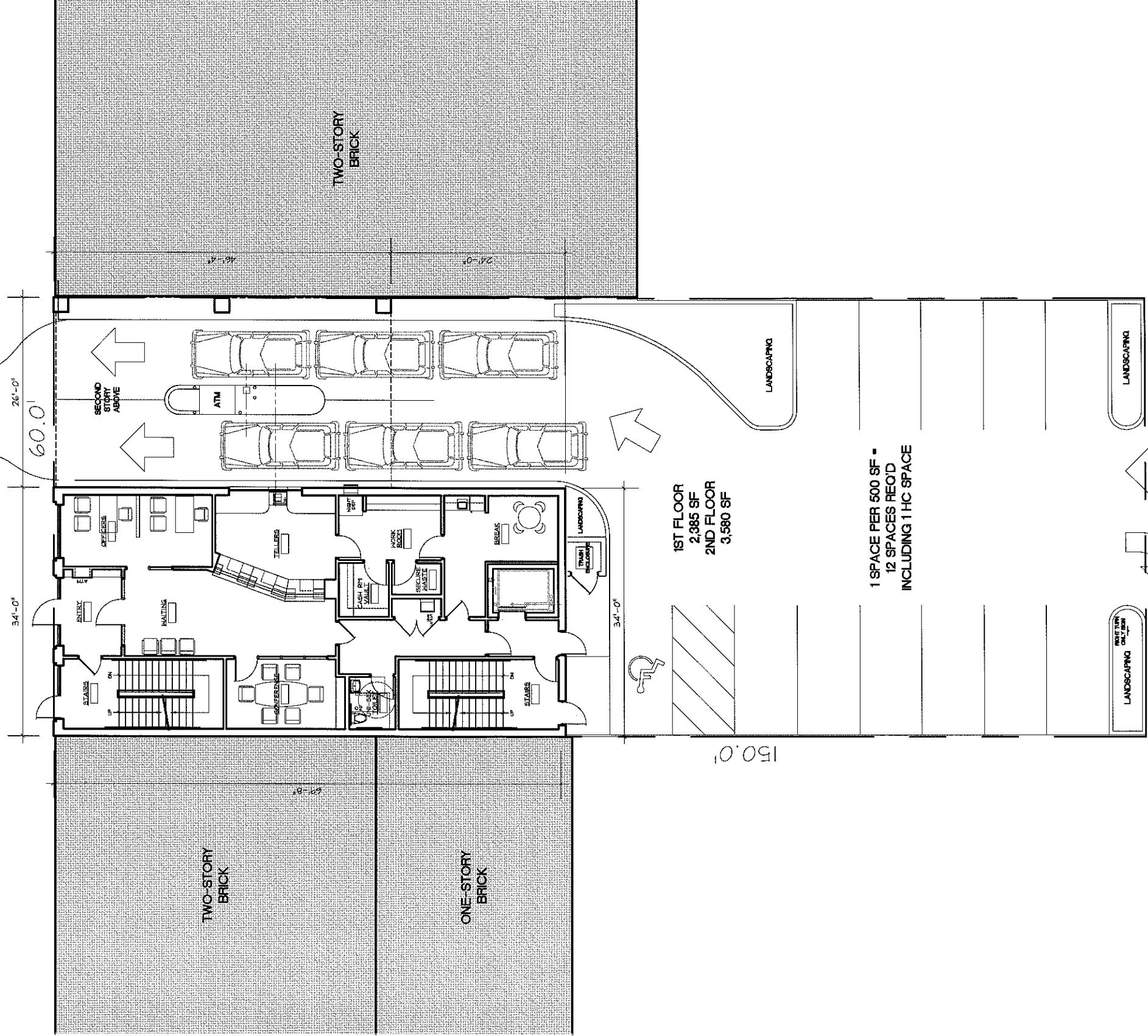
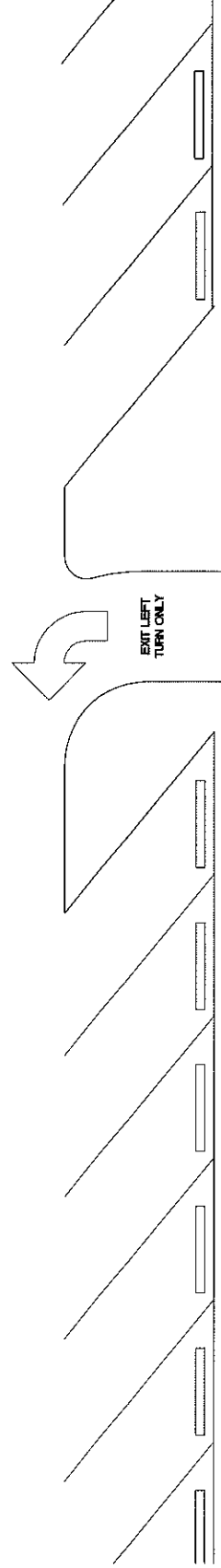
2,382 SF

MZA 5-18-11

SCALE 1/16" = 1'-0"

SOUTH BOULEVARD

NEW PEDESTRIAN PLAZA



60.0'

34'-0"

26'-0"

1ST FLOOR
2,385 SF
2ND FLOOR
3,580 SF

1 SPACE PER 500 SF -
12 SPACES REQ'D
INCLUDING 1 HC SPACE

150.0'

TWO-STORY
BRICK

TWO-STORY
BRICK

ONE-STORY
BRICK

LANDSCAPING

LANDSCAPING

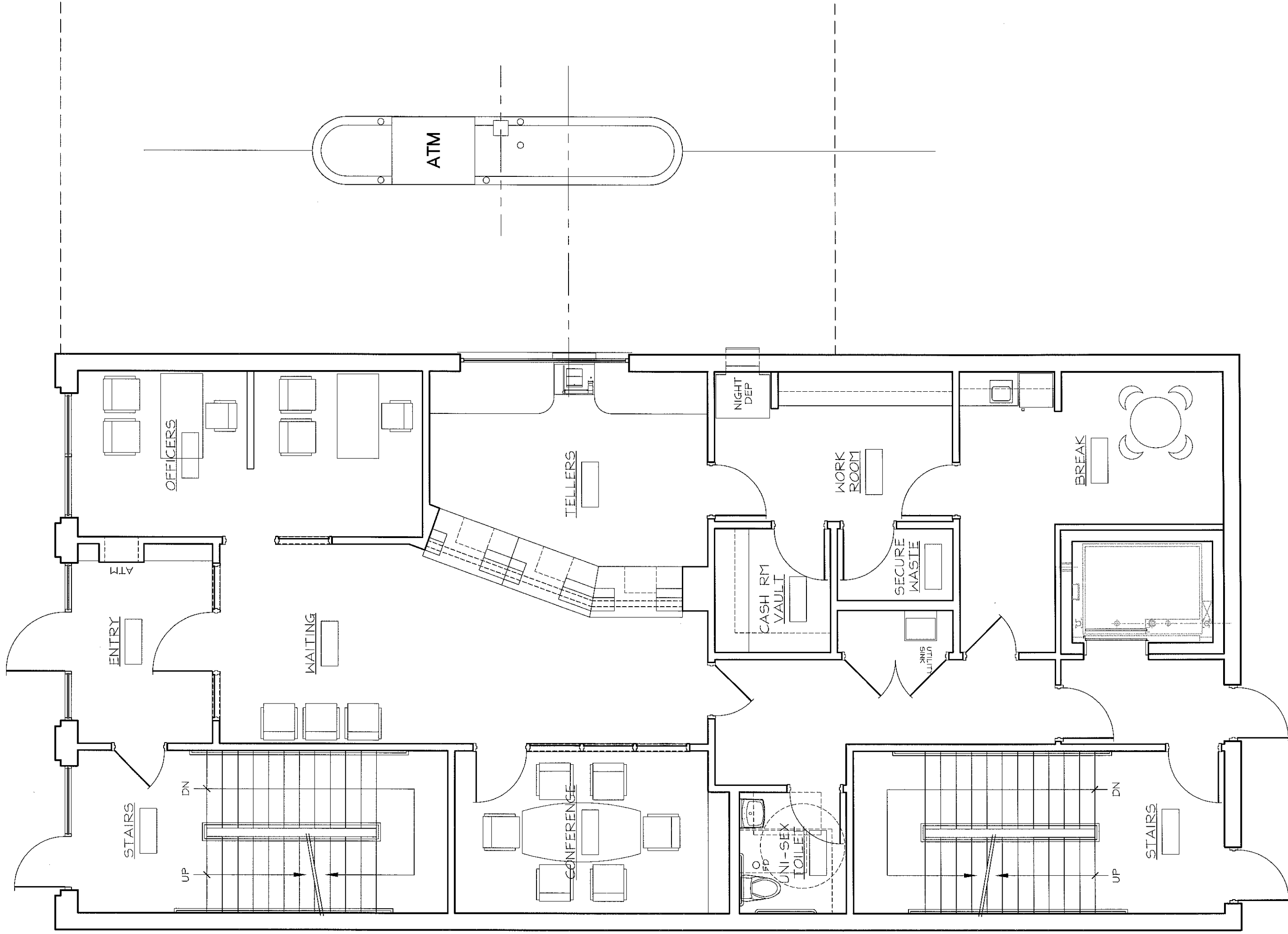
RIGHT TURN
ONLY

ALLEY

OAK PARK BANK AND TRUST - BRANCH OF FOREST PARK NATIONAL BANK
715 SOUTH BOULEVARD
OAK PARK, IL

SCHEME ALTERNATE
SITE FLOOR
2,382 SF

SCALE 1/16" = 1'-0"
MZA 5-18-11



OAK PARK BANK AND TRUST - BRANCH OF FOREST PARK NATIONAL BANK
 715 SOUTH BOULEVARD
 OAK PARK, IL

FIRST FLOOR

2,385 SF

MZA 5-18-11

SCALE 3/16 = 1'-0"



OAK PARK BANK AND TRUST - BRANCH OF FOREST PARK NATIONAL BANK
 715 SOUTH BOULEVARD OAK PARK, IL

NORTH ELEVATION - SOUTH BLVD.

SCALE 1/8"=1'-0"

MZA 5-18-11

A

Special Meeting

May 23, 2011

Consideration of Plan Commission's Recommendations and Findings of Fact as Proposed for 820-832 Madison Street & 436 South Grove Avenue (Interfaith "Housing Development") to Approve the Applicants Request for Planned Development Approval and Direct Staff to Prepared the Necessary Documents Continued from the Regular Meeting of May 16, 2011

(Additional Information)

A

**Reponses to the Village Board of Trustees Questions
from the May 16, 2011 meeting
For Interfaith Development Corporation's Proposal
located at 820-832 Madison Street and 436 South Grove Avenue**

I. PLANNING

1. What was the timing of the release of the draft findings of fact? – Staff- C.F. On Friday, April 15, 2011 the Findings of Fact along with the Packet of Information from the Plan Commission's public hearing was sent to the Village Board in the Friday, April 5th delivery from the Manager's Office. The Findings of Fact was available to the public mid- week April 12th. There was no written or verbal request to the Planning Department for a copy of the Findings of Fact with the exception of newspaper reporters wanting a list of the conditions [recommendations], until Friday, May 6 at 2:47PM via an email from Village Clerk, Teresa Powell, which I provided to her at 9:42AM Monday morning May 9th. Standard allowed response time for a FOIA request is five "working" days. The response was within **less than 4 "working" hours**. This version also included the corrected "scrivener" errors indentified in the May submission to the Board.
2. What is the definition of vicinity in paragraph 62 of the findings of fact? Does this need to be met and satisfied for BOT approval?– Staff-C.F. / Plan Commission. There is no definition in the Zoning Ordinance for "vicinity"; however for legal purposes an area within 500 feet of the subject property is notified of the proposed development. While this is not a steadfast rule it does provide a general area to consider. The Zoning Ordinance states that; An application for approval as a planned development shall be granted by the Board of Trustees only if it finds that the applicant has furthered some or all of the stated objectives, and has provided substantial compensating benefits which inure to the Village and has demonstrated that the proposed use or combination of uses satisfies the standards.
3. Is a decorative fence sufficient to meet the public art standard? Staff - L.D. The applicants presented their Public Art Concept to the Public Art Advisory Commission in November and December of 2010. At their December 1st 2010 meeting the PAAC agreed that the decorative fencing, which would be designed for this project specifically, satisfied the Public Art requirement of the Planned Development and sent a letter to the Plan Commission supporting this component of the project.
4. Could a cul-de-sac on Grove Avenue increase parking opportunities and/or be considered a compensating benefit? What is the shortfall of parking in the area? Staff –J.B. Attached is a sketch that depicts a typical layout for a cul-de-sac with diagonal parking along the east side of the street. Given the current width of the street and right-of-

way, 12 parking spaces would fit on the east side. The net gain over existing parking would be 3 spaces. Five fifteen-inch diameter trees would need to be removed from the street to construct the cul-de-sac and parking spaces. The construction cost for these changes is estimated at \$65,000. Also attached is a sketch of a diverter on the street as well. The cost for this type of device is estimated at \$25,000. Staff –C.F. The Zoning Ordinance states that Compensating Benefits are to advance Oak Park’s physical, cultural, and social objectives, by requiring additional compensating benefits in return for the Village providing allowances from the Village regulations. These benefits are to the residents in that area or to the community as a whole, such as roadways, alleys, medians, pathways, bike paths, pedestrian drop off areas, transit stops, bus pull outs, and/or other improvements and business retention efforts on site or within the Village for existing businesses on the proposed development site. Staff –C.P. Existing Overnight Parking Permits in the Immediate Area. The subject property is located within an On-Street Overnight Parking Area as established by Ordinance with quarterly On-Street Overnight Parking Permits available to residents only who reside in the area bounded by Oak Park Avenue to east of Home and from Randolph to Madison. On-Street Overnight Parking Permits allow for overnight parking, generally from the hours of 10 p.m. to 6 a.m. in select on-street locations within the described area. The Village additionally operates off-street parking lots in the area and sells overnight parking permits for these spaces on a quarterly basis. The chart below lists the On-Street Zone and the Lots along with recent data about the number of parking permits that have been sold:

LOT #	DESCR	STREET	LESSOR	Spaces	2011 Rate per Quarter	# Night Q3 '10 Permits Sold	# Night Q1 '11 Permits Sold	# Night Q2 '11 Permits Sold
Y4	On-Street Overnight Permit Parking Zone for Residents Only	Washington, Oak Park Avenue, Kenilworth, and Grove & Clinton north of Washington	n/a	195	\$95	194	194	186
63	Chase Bank, northwest corner of Madison Street and Oak Park Avenue	431 S OAK PARK	Chase Bank	11	\$109/\$135	8	5	6
85	Brooks Middle School, 325 S. Kenilworth Avenue	321 S KENILWORTH	Brooks School	15	\$109/\$135	14	15	15
100	Clinton Avenue, north of Madison Street	437 CLINTON AVE	VOP	11	\$109/\$135	10	9	8
71W	West side of Euclid north of Madison	441 S Euclid	VOP	4	\$109/\$135	4	4	4
71E	East side of Euclid north of Madison	440 S Euclid	VOP	8	\$109/\$135	8	8	8

Finally, as a courtesy to residents, Parking Services maintains a list of private property owners who have parking spaces available for rent throughout the Village. Fees and space availability is privately negotiated between the property owner and prospective parking renter. Currently, the private spaces list includes 15 private spaces either within the Y4 Zone or immediately adjacent.

5. Regarding the parking lot on the northeast corner of Madison and Grove, to what extent can we use that parking lot for short term parking needs? Staff – C.P. The Village Parking Lot at the northeast corner of Madison and Grove may be used for short term parking needs. In considering this use, the following background is noteworthy. In January 2005, the Village acquired the 125 space parking lot at the northeast corner of Oak Park Avenue and Madison as part of the Foley-Rice Business Retention Agreement and Foley-Rice used the lot through March of 2007 for car storage during the remodeling of the dealership. Subsequently, the Village approved use of the Lot by Fenwick High School from March of 2007 through January 2008 for construction worker parking during the construction of an addition to the High School. Since this time, the Village has approved multiple agreement for shared use of the lot, now referred to a parking lot #116 as follows:

- Two consecutive agreements with Fenwick High School use of 100 spaces in the lot for student parking subject to applicable parking permit fees (permits are valid daily 5 am – 11 pm from July to August annually). The most recent agreement expires June 30, 2011. Fenwick indicated verbally in early 2011 of their desire to seek a successor agreement. Those discussions are pending. The lot is typically “full” from the start of school in August through Thanksgiving and again from January through the end of the school year in early June. Partial usage occurs during summer school. Outside of this Lot license agreement, the Village has also established 125 on-street student parking spaces for Fenwick students. Permit are sold for \$160/\$240 per year based upon resident/non-resident status. The fees for the 2011-12 school year have been set by Ordinance at \$240/\$320.
- Two consecutive agreements with Dombrowski Christmas Tree Farm for use of 25 spaces annually between Thanksgiving and Christmas. The most recent agreement expired in December of 2010. A new agreement is recommended by staff and is part of the 5/23/11 meeting of the Board of Trustees.

- One agreement with the Oak Park Arms for use of 25 spaces in the lot for employee parking subject to applicable parking permit fees. The most recent agreement expires June 30, 2011. Oak Park Arms has not yet indicated an interest in renewing the agreement.

To date, the shared use of the lot by the three users described herein has been successful. All License Agreements contains a 30 day termination clause that protects the Village's right to end the contract. At this time, both Fenwick and the Dombrowski Christmas Tree Farm have indicated a desire to continue utilizing the lot with the continued understanding that the property is being marketed for redevelopment and any agreement provides a thirty day termination clause, in the event of an economic development opportunity at the site. Should the Village continue with the above uses via adoption of successor agreements with the Dombrowski Tree Farm, Fenwick and Oak Park Arms, the spaces in Lot 116 would be a viable option for overnight permit parking. Alternatively, if the Board is seeking short term daytime parking, it can only be accommodated in Lot 116 by displacing some portion of the above uses after expiration of their agreements or via termination of an agreement.

6. Why was the decision made to increase the number of requested variances by asking for a variance of the commercial parking requirements? Why not use the parking off the alley to meet the commercial standards? Applicant Under the zoning ordinance, commercial and residential parking are treated as one variance. The commercial requirement for this building is 9 off street parking spaces. We considered addressing that requirement in the parking lot across Grove, but we thought it was reasonable to request that the commercial parking needs of the site could be achieved through the 13 parking spaces that are available immediately in front of our site either on the Madison or Grove sides of our site. Although it is required in the current code, most commercial business in Oak Park do not include off street parking. We focused our attention upon the residential parking needs of the development. Resulting from one of the recommendations from the Village of Oak Park Analysis of Impediments to Fair Housing dated January 2010, Village housing staff wrote a policy memo that suggested that affordable housing units should receive a 50% reduction in the parking requirement. Specifically, it was suggested that one parking space be provided for every two affordable one-bedroom apartments. The current parking policy of the Village requires 1.25 spaces for every one-bedroom apartment or 64 spaces, so with this policy memo in mind, we worked to achieve 32 parking spaces for 51 units, or 0.63 spaces per unit. As noted in the Village Parking Administrator's report, most parking lots in the Village serve different needs at different

hours of the day. During daytime and evening hours, we agreed to set aside 6 parking spaces in the Grove lot for commercial activity. When the commercial activity closes in the evening, the spaces would revert back to residential use. Although we still needed a variance both for the commercial and residential components of the development, we felt this overall approach would address both types of parking demand while it was in keeping with overall parking policy of the Village of Oak Park.

7. When do we grandfather certain conditions and uses when the physical parameters of the structure haven't changed? - Staff- C.F. With this application in particular, the building setback of the existing building is grandfathered in. However, the proposed construction of additional stories to be built at a setback that although established for the lower stories, did not grandfather in any new construction. Any new construction at a setback that is not allowed may have impacts that need to be considered, such as those to the streetscape, adjacent neighborhoods and should be considered when reviewing a development. For example; a two story building built at the lot line has a different shadow effect than a four story building would have.
8. What is the threshold of environmental remediation that will make the project infeasible?
Applicant The public lenders that fund affordable housing developments not only require the clean-up of sites containing environmental issues but they provide the funding to fully clean-up/remediate any contamination. The phase one environmental study contained under tab 16 of our Plan Development application clearly states that some underground storage tanks have been removed and that others may or may not have been removed over time. If and when the Plan Development application is approved by the Trustees and the Illinois Housing Development Authority supports our Tax Credit Application, we will order a phase two environmental report that includes soil borings of areas of the site that have been identified in the phase one report. The removal of any contaminants will be priced by our general contractor and will be included in our proposed budget to each of the funders prior to the commencement of construction.
9. What are our longer term plans for that corner regarding an increase in parking at the corner of Oak Park and Madison? Staff – C.F. There are two plans that suggest how this corner can be developed. The Madison Street Corridor Plan which provides several scenarios of development indicate a public parking component to any development that occurs on this parcel. The Madison Street Massing Study which provides a clear portrait of development at the four corners of Madison Street and Oak Park Avenue also indicates

that a parking structure of some degree be part of the development. The timing on the development depends on several factors. Most of which we see today.

10. What is the intent of having a resident manager? What are the qualifications?
Applicant The Oak Park Residence Corporation (OPRC), the proposed property manager, has long experience in utilizing resident managers at some of its managed rental buildings. The OPRC generally makes a decision about whether to utilize a resident manager at a particular building based on a number of factors. These include the building's size; the newness of the building to the Corporation's management portfolio; its proximity to another building in the portfolio that already has a resident manager who might oversee a second property; and any other factors unique to the property. Based on these factors and the expressed requests of the neighbors to this building, it was decided that the subject building would be a good candidate for a resident manager. Since the Comcast building will have a full-time property manager and a maintenance person on site during normal business hours, the duties of the resident manager will be primarily serving as the "eyes and ears" of the management company after normal business hours. The resident manager will attend to various issues, such as tenant lock outs, minor housekeeping duties, and notification to the property manager and/or the police in the event of security breaches. The OPRC generally recruits resident managers from current residents of the subject building or residents of other buildings that the OPRC manages. In the case of the Comcast building, the OPRC will attempt to recruit an incoming tenant who has the requisite skills, such as responsibility, attention to detail, good people skills, and other tangible and intangible attributes.
11. Who is responsible to maintain and replace the bike racks outside of the building?
Staff – J.B. Typically, the bike racks installed on public right-of-way are maintained by the Public Works Department. It would be possible to develop a maintenance agreement with private property owners for racks installed as part of their development. This would be similar to owners that install brick walks and driveways in the Village.
12. The applicant has agreed to allow a neighbor to have a seat on the Board, what is the definition of neighbor that the applicant intends to use? How close would the neighbor reside?
Applicant In most of our developments, we work with the local block club to identify an immediate neighbor who desires to sit on the Board of Managers for the new development. For the Comcast development, we anticipate that this individual will be identified by the neighbors on the 400 block of Grove, but this individual need not reside on that block. We also have talked about approaching the Neighbors for Madison

Renewal who represent neighbors approximately one block north and one block south of the development.

13. Who will be the staff liaison? What will be the role of the staff liaison? Staff – C.F. – The Findings of Fact indicate that a staff liaison be established during the construction phase. In the past, Cedric Melton, Director of Community Relations has been assigned by the Village Manager, but it could also be someone from the Building Department.
14. How long does the applicant have to meet the conditions in paragraph 21? What is the end period, 30 days? Plan Commission. Each of the 21 restrictions has its own specific timetable. Upon approval of the Board of Trustees, Village staff will assume responsibility for monitoring compliance with these conditions. Some conditions will be tied to issuing construction permits while others are tied to the issuance of an occupancy permit. Longer term conditions such as completing the traffic study will require monitoring by Village staff. It is important to note that all past proposed planned development projects have included conditions that were successfully managed by staff. Negotiation of modifications to the approved conditions is at the discretion of the Board of Trustees.
15. Is the applicant willing to set a minimum percentage for the number of residents that will meet the live/work in Oak Park preference? Applicant The Oak Park Housing Authority and the Oak Park Residence Corporation utilize a formal Tenant Selection Plan and a local residency/work preference at each of its buildings that is the recipient of HUD or other governmental funding. The Tenant Selection Plan specifies the percentage of residents that will be admitted subject to the local preference. These percentages are subject to negotiation with the various funders of the subject development, such as HUD or IHDA. They also vary by building depending upon the requirements of the funding body. The Oak Park Housing Authority believes that its primary mission is to serve the low-income population of Oak Park. In agreeing to partner with Interfaith Housing on the Comcast Building project, the Housing Authority intends to continue this goal of serving local needs. However, the partners recognize that this development should not be exclusively set aside for person who live and/or work in the Village. The development team believes that the best approach is to agree that the Comcast building will substantially serve persons who currently live and/or work in Oak Park. We also believe that we need to retain certain flexibility in being able to negotiate a residency target with the various funding agencies that we are going to be approaching. A minimum percentage could prove to be a "strait jacket" that hampers our ability to line up the necessary funding.

16. Is the applicant willing to set an exact percentage target for each preference as part of the conditions? Applicant As stated in the answer to question 15, the applicant believes that an "exact percentage target" will unnecessarily hinder our ability to procure funding for the development.
17. What is the likelihood that the commercial space will rent and what type of rental? Applicant Based on the professional advisory services of The J. Rich Company, LLC, it was concluded that establishing commercial retail space at 820 West Madison Street in today's economic climate has a medium to high risk of failure. Ownership can expect marketing time and potential vacancy, after completion, of 12 to 24 months. Since delivery of the retail space is not anticipated for approximately 2 years, the retail tenants that are searching for retail space today will likely want to occupy within the next 12 months. The first floor, commercial space at the 820 West Madison redevelopment is being designed to maximize street visibility from the exterior as well as natural light on the interior. This coupled with the physical parameters, the first floor commercial space lends itself primarily to a retail user(s) (shape, depth of space and potential for multiple entrances). The commercial retail space will not have 'black iron' ventilation and therefore cannot accommodate a full service kitchen or restaurant. Due to the potential architectural significance of the building and the space (brick facade restoration, large windows) the space could also lend itself to other service type users such as medical, dental, accounting, legal, and other professional services. Staff- L.D. While staff concurs that this sight will be challenged to recruit national retail tenants as it is not in our primary retail zone, we do believe that the vehicular traffic counts, new development across Madison, the renovation of the building façade, the high ceilings and large windows can lend itself to strong commercial tenancy and should be aggressively marketed to non-retail as well as retail tenants.
18. How quickly and at what costs can the adaptable units become fully accessible? Applicant Under the Illinois Accessibility Code (Title 71 of the Illinois Administrative Code, Part 400 et seq.), adaptable units must be designed in such a way that they can be made available to a person in a wheelchair with minimal structural changes. What that means is that all spaces such as door widths must be fully accessible to a wheelchair upon construction completion. Items such as grab bars can be quickly installed since the blocking behind the wall must be installed during construction. The cabinetry in the kitchen must be made in such a way that is can easily and quickly removed to accommodate a person in a wheelchair. The 5 adaptable units proposed for the Comcast development by Illinois law

will be constructed in such a way. Due to the way it being constructed, making an adaptable unit fully accessible involves minimal cost to the development.

19. Does the applicant have cash reserves on hand to fund any necessary environmental remediation? Applicant As explained in our answer to question 8, our public funders will require that any environmental remediation work be included in the construction budget that is approved prior to financial closing and the commencement of construction.
20. What are the timelines (construction and financing) that the applicant needs to meet? Applicant Financing for the capital needs of this development typically take a year. The architect will require several months to develop construction drawings and to move through the Village of Oak Park permit process. Construction is anticipated to take approximately 12 to 15 months. Once zoning is achieved it will take 24 months until placed in service (the building opens and tenants move in).
21. Will the applicant agree to provide tenants with notice of the prospective cost for obtaining private parking should on-site spots not be available? Applicant The Residence Corporation, as property manager, routinely works with the Village of Oak Park and the residents of its buildings to coordinate off-site parking wherever necessary. It will continue this practice at the Comcast Building.
22. What are the potential tenants for the commercial space? Applicant The following types of tenants will be solicited for the 820 West Madison Street commercial space:(a) Fashion/boutique type tenants not requiring anchor tenant presence, likely locally, entrepreneurial owned, not national chain;(b) Small convenience grocers stores locally, entrepreneurial owned;(c) Coffee retailers;(d) Small shop retailers not requiring anchor tenant presence;(e) Non-kitchen food retailers;(f) Service retailers such as eye glass shop, barber shop/hair salon (either locally owned or national franchise chain), small fitness facility, (g) Banks;(h) Professional service firms such as medical, dental, physical therapy, accounting firms, legal services firms. Staff- L.D. All uses identified by the developer would be appropriate for this location. Identification of specific tenants within these broad categories will be needed.
23. What would prevent the applicant from changing the use/mission of the proposed development? What would be the process for the applicant to change the proposed use/mission? Applicant All three sponsors in this development are mission-driven organizations that have provided housing and services for low-income populations for a combined total of well over 160 years. In the unlikely event that all three of these nonprofit organizations changed their charter or mission and determined that it no longer

wanted to serve low-income households, the public funders in this development (most likely the Illinois Housing Development Authority) would take back the building and assign it to another nonprofit organization that would maintain the mandate to house and serve low-income individuals. Staff – C.F. - The use of the development can not be changed unless the planned development ordinance is changed, which means that the applicant would be required to go through a public hearing process similar to the current process.

II. DEMOGRAPHICS

24. How would the waiting list be put together? Applicant The sponsors will open a building-specific waiting list for prospective tenants who wish to be considered. During the construction phase, the building manager will gather the names of interested persons. Placing a name on the "interested persons" list does not constitute formal application to the development. Pre-applications forms will be made available to interested persons approximately 120 days before the development is ready to open for occupancy. The formation of a waiting list will be broadly advertised for several weeks through newspaper advertisements, the websites of the participating sponsors, and direct mail or e-mail to individuals who have previously placed their name on the interested persons list. Individuals who submit their pre-application form prior to the closing date of the marketing period will be placed on the waiting list for consideration. Upon the closing of the initial marketing period, applicants will be ranked on the waiting list in the order in which their pre-application form is received. Individuals will be selected for residency in the building based on the preference system described in the answer to question 15. The preference will be administered in a way that applicants who qualify for a local preference (live and/or work) will be accepted before individuals who do not qualify for such a preference. The percentage of units that will be subject to the local preference will be established as described in the answer to question 15. Most, but not all units, will be subject to the local preference. Length of time on the waiting list will only be relevant within the individual classes (resident or non-resident).
25. What is the racial composition of those individuals on the Housing Authority's waiting list? Applicant The development team intends to establish a new waiting list for the subject building. The Housing Authority and the Residence Corporation currently utilizes site-based waiting lists at each of their government funded properties, e.g., Mills Park Tower, the Oaks, and the Ryan Farrelly Apartments. It is also our belief that the existing waiting list for the Housing Choice Voucher Program operated by the Housing Authority is too old to provide a fair opportunity to persons of all ages to apply for this newly developed housing.

The Housing choice Voucher waiting list was created in 2004 and individuals had to be of legal age (18 years old) to apply in 2004. The development team will make it broadly known throughout the community that a new waiting list is being put together and will encourage all interested parties to apply for this new property. We expect that a good number of individuals who are currently on the waiting lists for other properties will be interested in applying for residence at the Comcast Building.

26. How many other private, multi-family owners conduct criminal background checks on prospective residents? Staff – T.G. We do not know the exact number of private owners that conduct background checks. During our Annual Management Seminar and other Village owner presentations, we have had professional management companies recommend that private owners conduct such checks and it is considered a good management practice. There are a number of private companies that owners can contract with to conduct credit and criminal background checks of prospective tenants.
27. What type of background check will be used for this development? Explain the details since there are many different approaches to this. Applicant The Housing Authority and the Residence Corporation routinely perform comprehensive background checks on applicants to their buildings. These background checks include a credit check, previous landlord interviews, and a criminal background check. The determination of acceptability is performed by property management staff and, when there is any question, with input from senior management. The Residence Corporation utilizes a “facts and circumstances” approach to reviewing criminal background checks. Applicants with a criminal background are reviewed for the nature of the offense, how long ago the offense was committed, and whether there have been any repeat offenses.
28. Why did the applicant elect to utilize a separate waiting list for this development? Why not use the Housing Authority waiting list? How will the new list be developed? Applicant The answer to this question is found in the answers to questions 25 and 26.
29. Can employment be a precondition or a point of reference for who should live in the development? Applicant Individuals who live in this development must have sufficient income so that they can both pay the rent and have a reasonable amount of income to meet their other basic needs. We anticipate that most individuals will derive their income from employment, while some may have income from various public benefits such as Supplemental Security Income, Social Security, and/or Veterans benefits. In short, sufficient income (as long as it is below 50% of the AMI) is the determining factor, not the source of the income. Plan Commission. The Plan Commission understood that the funding

entities, in consultation with the applicant, approve tenant selection preferences. The applicant indicated that generally, the funding entities accept reasonable preferences recommended by applicants. The only mandated restriction is that this specific development be for low-income tenants as defined by the U.S. Department of Housing and Urban Development.

While it is expected that many individuals will be employed, the applicant made it very clear that income was the key factor. The Plan Commission heard a great deal of testimony about tenant preferences. Much of the testimony dealt with identifying existing housing needs by various groups (seniors, people with disabilities, local employees, etc.). Most witnesses agreed that this was a new and unique type of development for the Village. The Commission heard from numerous witnesses with family members who could benefit from this development but were not currently on the Housing Authority's waiting list. The uniqueness of the development and a concern for the quality and timeliness of the current Oak Park Housing Authority waiting list resulted in the Plan Commission recommending the creation of a new list for this development. The Plan Commission discussed a wide range of possible preferences that might reasonably be required. The Commission was counseled by its staff attorney as well as the applicant that preferences couldn't be imposed that would violate fair housing laws. The recommendation of the Plan Commission is that people who live and work in Oak Park be given first preference. Those who either live or work in the Village are next. Numerical thresholds were rejected by the Plan Commission as being too restrictive particularly over the long-term. While the Commission believed that these listed preferences would populate a very large percentage of the tenant list, the Commission did not want to make preferences so rigid as to appear to be uninviting to others. The Plan Commission felt strongly that a too restrictive preference policy would be in conflict with other village goals.

30. How does the preference system work? Will an applicant who meets the live and/or work preference jump over someone who has been on the waiting list longer but does not qualify for the Oak Park preference? Applicant The answer to this question is found in the answers to questions 25 and 26.
31. How was #10 decided for a person with a disability unit? Applicant There will actually be 11 accessible or adaptable units in the proposed building. Six (6) of the units will be designed to be accessible and another 5 units will be designed to be adaptable. This number was selected to exceed the requirements of the Illinois Accessibility Code which requires that at least twenty percent (20%) of the dwelling units be adaptable in a newly

constructed multi-family building with 4 or more stories and containing 10 or more dwelling units. An adaptable unit is defined by the Illinois Accessibility Code as a dwelling unit constructed or equipped so it can be converted with minimal structural change for use by persons with different types and degrees of environmental limitation (IAC Section 400.210).

32. Define the support services you say that you provide? Applicant Catholic Charities supportive service team members will assess each tenant as they take up residency in the development. All residents will have access to individual case management services. Special significance will be given to (a) Issues of housing stability (b) Sustainable Income through employment and other entitlements and (c) Pursuing self sufficiency. Through linkages with multiple governmental and private resources, Catholic Charities will refer tenants to appropriate services. Further, Catholic Charities will assist in accessing employment preparation, education and placement opportunities for tenants as needed. Each tenant will develop a realistic budget. Catholic Charities will ensure each tenant has the opportunity to acquire resources for mental health and physical health needs.

33. Are there examples of developments such as the one proposed in an affluent community as infill housing? Applicant Most of the affordable housing development that takes place each year in the State of Illinois continues to be housing that is "100% affordable housing" for working folks with low-incomes. Most of these developments set aside some of the apartments to serve households at even lower income levels than is being proposed at Comcast (e.g. folks at 30% of the area median income (AMI) or 40% of the AMI instead of at 50% of the AMI is being proposed at the Comcast site): There are plenty of examples of long-standing successful "100% affordable housing developments" in residential neighborhoods in areas similar to Oak Park in our own region as well as throughout the State. Here are a just a few from the expensive, affluent residential neighborhoods in Lincoln Park/Old Town/Lakeview and one from the Lakefront Historic District in Evanston (which is in the middle of a very expensive neighborhood on the Lakefront between Chicago Avenue on the West, the Lake on the East, Chicago on the South, and downtown Evanston on the North): Bel-Ray Apartments – Belmont and Racine in the heart of Lakeview/Lincoln Park. This meets the definition of "HUD-supported" supportive housing so unlike the Interfaith Development proposed for the Comcast site, they are serving folks who have a substance abuse issue, are not working, or have major barriers to employment. This development is located on a busy thoroughfare (Belmont) (similar to Comcast) but abuts a residential neighborhood that includes a mix of very

expensive single-family homes, condos, and apartments (like Comcast). This development includes 70 supportive housing apartments and serves a population that has much lower incomes and faces much greater challenges than what is proposed by Interfaith for the Comcast site. This development has not affected property values in the very expensive Lakeview area. This development is owned and operated by Mercy Lakefront Housing (another non-profit like Interfaith). Marah's Place apartments – in the old convent at St. Alphonsus Church in Lincoln Park/Lakeview (at Southport and Lincoln). Deborah's Place proposed to take the old convent and turned it into apartments for homeless women suffering from domestic violence. The affluent neighbors were adamantly opposed. Despite the opposition, the development went forward and now the group that led the opposition (the South Lakeview Neighbors) sends volunteers to Marah's on a regular basis. Odgen Court Apartments – near St. Michael Church in Old Town/Lincoln Park. 45 apartments. 100% affordable housing. Been there for over two decades – well-working apartment complex providing housing for low-income folks in the middle of a very expensive neighborhood. Claridge Apartments in Evanston, Illinois in the lakefront historic district – 48 apartments – smaller, one-bedroom apartments, rehab of an old building – creating housing for low-income working people. It has not been a problem or a drag on property values in this expensive residential neighborhood on the Lake. We could go on because the examples are numerous, but this provides a sense that the presence of 100% affordable housing (not for seniors) does exist in affluent residential neighborhoods and these 100% affordable housing developments fit in quite well. Of course, as you know well, on top of all these examples, we already have 100% affordable housing in Oak Park that work very well (Mills Park Tower, Ryan Farrelly Apartments) and are managed by the Oak Park Housing Authority or Oak Park Residence Corporation. What we have outlined above attempts to show that 100% affordable housing continues to be proven model for helping folks and improving communities and there are countless positive examples in our region and in our state.

34. Why did the applicant decide to have a resident manager after hours? Applicant The answer to this question is contained in the answer to question 10. Plan Commission. The applicant's proposal included a regular on-site manager during regular business hours. The Plan Commission heard testimony from many witnesses who expressed concern for the off-hours. While the tenants must be able to live independently, the applicants will be providing supportive services where needed. There was the concern that many tenants may be new to independent living and need assistance if emergencies arise. The Plan

Commission agreed that tenants may from time-to-time need additional support but it didn't feel this position needed to be a 24/7 full-time position. The resident manager position envisioned by the Plan Commission would be someone living in the building as a regular tenant who would be available to help direct or assist other tenants on how to respond to emergencies after regular business hours. This person(s) would have training by the official management company.

35. What did the Plan Commission mean by a concentration of poverty in Paragraph 42? Plan Commission. The Oak Park Regional Housing Center testified that the development will only increase the number of rental units in the census tract by 2%. Further, the OPRHC stated that the actual number of units (51) and the share of the total units in the tract are insufficiently small to create a segregative effect. The Plan Commission also heard testimony from current residents of the 400 block of Grove and adjacent streets about how those living in single family homes and those living in the numerous condo and rental units interact to form a friendly neighborhood environment. A wide range of incomes and household characteristics are currently represented. The neighborhood already is diverse and the addition of 51 units should not have a disruptive effect. Additionally, the proximity to a redeveloping commercial district with good bus and rail access enhances the economic opportunities for tenants that go beyond the immediate neighborhood. The Plan Commission believes that the combination of all these factors will contribute to a sense of community that might not otherwise be achieved.

36. What are the challenges the Residence Corporation has experience in recruitment and management of mixed use buildings? How have the overcome those challenges?
Applicant The Residence Corporation currently manages 6 mixed-use buildings containing 17 commercial units. These commercial units are mainly storefronts containing a variety of retail and commercial uses, including a restaurant, clothing stores, art galleries, offices, and other commercial services. The corporation has had a good track record in attracting and maintaining commercial tenants in its properties. Currently we have no vacancies in any of our commercial spaces. One of our chief goals and challenges in marketing commercial space is identifying businesses that are compatible with the building and are a complement to the local business district. Our work along Harrison Street, as one of the pioneers in developing the Arts District, is evidence of the success of this strategy. The major challenge that the owners will face in marketing the commercial space in the Comcast Building will be attracting new businesses in a "down" economy. However, the building will have a distinct marketing advantage in that it will be newly renovated space and offers an open 5,200 sf

floor plan with broad windows and abundant natural lighting. Because the owners hope to be able to market the space to a single tenant, we have decided to retain the services of an experienced commercial broker, the J Rich Company. Included in the materials provided to the Plan Commission is a detailed report from the J Rich Company that outlines their brokerage strategy.

III. ECONOMICS

37. Was the sole purpose of including the commercial space to satisfy the Madison Street Plan? **Applicant Correct.** We are doing commercial because we wanted to be consistent with the Madison Street Corridor Plan, and not because we wanted commercial activity to be a part of the development. **Staff – C.F.** Not only the Madison Street Corridor Plan, but the Madison Street Overlay District in the Zoning Ordinance requires first floor commercial [which includes retail, office, and other types of commercial] space.
38. What is the marketing plan for the commercial space? **Applicant** Since the commercial space at 820 West Madison Street will not be delivered to a possible commercial tenant for approximately 2 years, The J. Rich Company, LLC ("JRICH") will derive and implement a marketing strategy for 820 West Madison Street in two (2) phases that are directly correlated with the development, construction and delivery of the building. **Marketing Strategy Phase 1:** Phase 1 will be implemented during the Preconstruction Phase and the first portion of the Construction Phase (throughout 2011 and into 2012). JRICH will be researching and soliciting national retailers and non-kitchen food providers, both independently or corporate owned as well as franchises in order to expose these groups to the 820 West Madison commercial space. These retailers and commercial tenants have the longest planning period and are more likely to accommodate the 2 year development period. Franchise retail groups have strict geographic parameters about allowing stores within certain proximity of each other. Exposing them to 820 West Madison will allow them to determine whether or not they already have a presence in this area for current or future retail/franchisee requirements. **Marketing Strategy Phase 2:** In the event a commercial/retail tenant is not secured during Phase 1, JRICH will implement Phase 2 of the Marketing Strategy which will consist of continuing marketing strategy of Phase 1 and diversifying the marketing efforts to more locally owned entrepreneurial retailers looking to expand into or within the Oak Park marketplace. Phase 2 will also include marketing to prospective non-retail type commercial tenants. JRICH will be focusing on retailers from neighboring towns that may want to expand their presence in the Madison Street corridor and marketing to existing Oak Park retailers that may be looking to relocate due to various reasons. JRICH

will also begin marketing to non-retail tenants that desire a 'street level' presence; medical, legal, accounting, physical therapy. JRICH will be focusing on these types of tenants in Phase 2 because they require the least amount of lead time. These tenants are often in the marketplace approximately 6 to 8 months before opening a new facility or relocating from an expiring lease obligation. They are also likely to pay less rent than a standard retail user. We believe these 2 phases will allow for the best market coverage and marketing to potential retail and/or commercial space users. We also believe this strategy has the most likelihood for success in order to avoid placing another vacant storefront on Madison Street upon delivery in 2013. Staff – L.D. Staff agrees with the commercial marketing plans as put forward by the applicant.

39. What is the risk of the environmental hazards to the public health? Applicant As discussed in 8 and 19, the extent of the environmental risks of the site is unknown at this time. Whatever environmental hazards are identified prior to and during construction will be addressed prior to lease-up of the space.

40. Could the sustainability efforts be improved? Staff – K.C.P. Yes, there are ways to improve the sustainability of the project but it's been awhile since I've examined the proposal so some of these ideas may already be part of the plan:

- Add solar thermal for hot water needs
- Add solar PV to supplement electrical needs (incentives exist for this)
- Deconstruction plan that diverts a certain % of waste stream to recycling facilities
- Recycled material choices for construction and interior needs
- Recycling bins in each apartment; yearly recycling training for all tenants

NOTE: The project is to be LEED certified, some of these have already been identified in their application. See LEED rating sheet Tab31

41. What was the response of the Madison Street Business Association? Staff- L.D. The Madison Street Business Association reviewed the project in March of 2011 and was unable to provide a letter of support or opposition as there was no consensus among the Board Members.

42. What types of non-retail businesses would work in the development? Staff – L.D. Answered in # 22 which staff is in agreement with. Applicant As mentioned in question 22, the following non-retail tenants would be good candidates for the commercial space at 820 West Madison: banks, small fitness clubs for adults or children, professional service firms such as medical, dental, physical therapy, accounting firms, legal services firms.

43. What is the financing for the project and from what sources? Applicant The funding for the commercial and housing components of the development are completely separate. The commercial component will be funded by a mortgage with a banking institution. The housing component will contain a minimum of four layers of financing,. Federal Low-Income Housing Tax Credits that are allocated to and awarded by the Illinois Housing Development Authority, the Cook County Department of Planning and Development and The Federal Home Loan Bank of San Francisco are all proposed sources for this development. Finally, the Illinois Department of Commerce and Economic Opportunity provides energy efficiency grants to fund energy saving measures in all Interfaith developments.
44. If the commercial space is non-retail, will the rents be enough to make the project work? Staff – LD. The per-square-foot rental rates sited in the proposal are appropriate for this geographic area and this space specifically. Applicant The financing as well as the operation of the residential and commercial components must be totally separate and apart. The rental income of the housing units will support the operation of the residential component while the lease agreement with the commercial interest(s) will cover the costs for the commercial component.
45. What is the back up plan if the retail does not work or is not in compliance? Staff- L.D. Answered in # 39 which staff is in agreement with./ Applicant As noted in previous questions, we along with our commercial agent believe that this will be very attractive commercial space. Whether or not a retail tenant would locate in this space will be determined over the next two years. As explained in question 22, the commercial agent will market to a number of different interests in addition to retail companies. If the space is not leased at the time of construction completion, we will draw upon a 24 month operating reserve that the private financial institution will require prior to commencement of construction in order to cover any potential commercial vacancies.
46. Is the applicant willing to guarantee a minimum property tax for the property? Applicant No, we are not willing to guarantee a minimum property tax payment. To our knowledge, no other developer in Oak Park has been required to make this kind of guarantee. This development, like any other, is subject to the assessments made by the Cook County Assessor. We commit to pay our fair share as determined by the Assessor. What would be the mechanism to accomplish that? Law- will be submitted under separate cover.

47. What were the property taxes for the property when Comcast occupied it and now that it is vacant? Staff – T.G The owner of the Comcast building has not applied for a property tax reduction based on the building being vacant despite having the ability to do so. The property taxes for the past ten years are as follows:

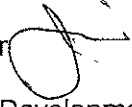
2009 paid in 2010	\$85,952
2008 paid in 2009	\$78,601
2007 paid in 2008	\$72,944
2006 paid in 2007	\$71,049
2005 paid in 2006	\$69,255
2004 paid in 2005	\$54,662
2003 paid in 2004	\$50,723
2002 paid in 2003	\$51,183
2001 paid in 2002	\$54,005
2000 paid in 2001	\$49,251

48. How much was it to acquire the property? Applicant Interfaith has signed an agreement to purchase the Comcast Building and the parking lot later this year, but Interfaith does not currently own the property. This purchase agreement requires that the price be set by a third party appraisal. This appraisal will be performed after zoning is achieved.

Village of Oak Park
Department of Public Works
Engineering Division

MEMORANDUM

May 18, 2011

TO: Craig Failor, Village Planner
FROM: Jim Budrick, Village Engineer 
RE: Proposed Interfaith Housing Development

This memo is in response to questions posed by the Board on Monday, May 16, 2011 concerning a possible cul-de-sac with parking on the 400 block of South Grove Avenue. Attached is a sketch that depicts a typical layout for a cul-de sac with diagonal parking along the east side of the street. Given the current width of the street and right-of-way 12 parking spaces would fit on the east side. The net gain over existing parking would be 3 spaces. Five fifteen inch diameter trees would need to be removed from the street to construct the cul-de-sac and parking spaces. The construction cost for these changes is estimated at \$65,000.

I have attached a sketch of a diverter on the street as well. The cost for this type of device is estimated at \$25,000

Should you need any additional information please let me know.

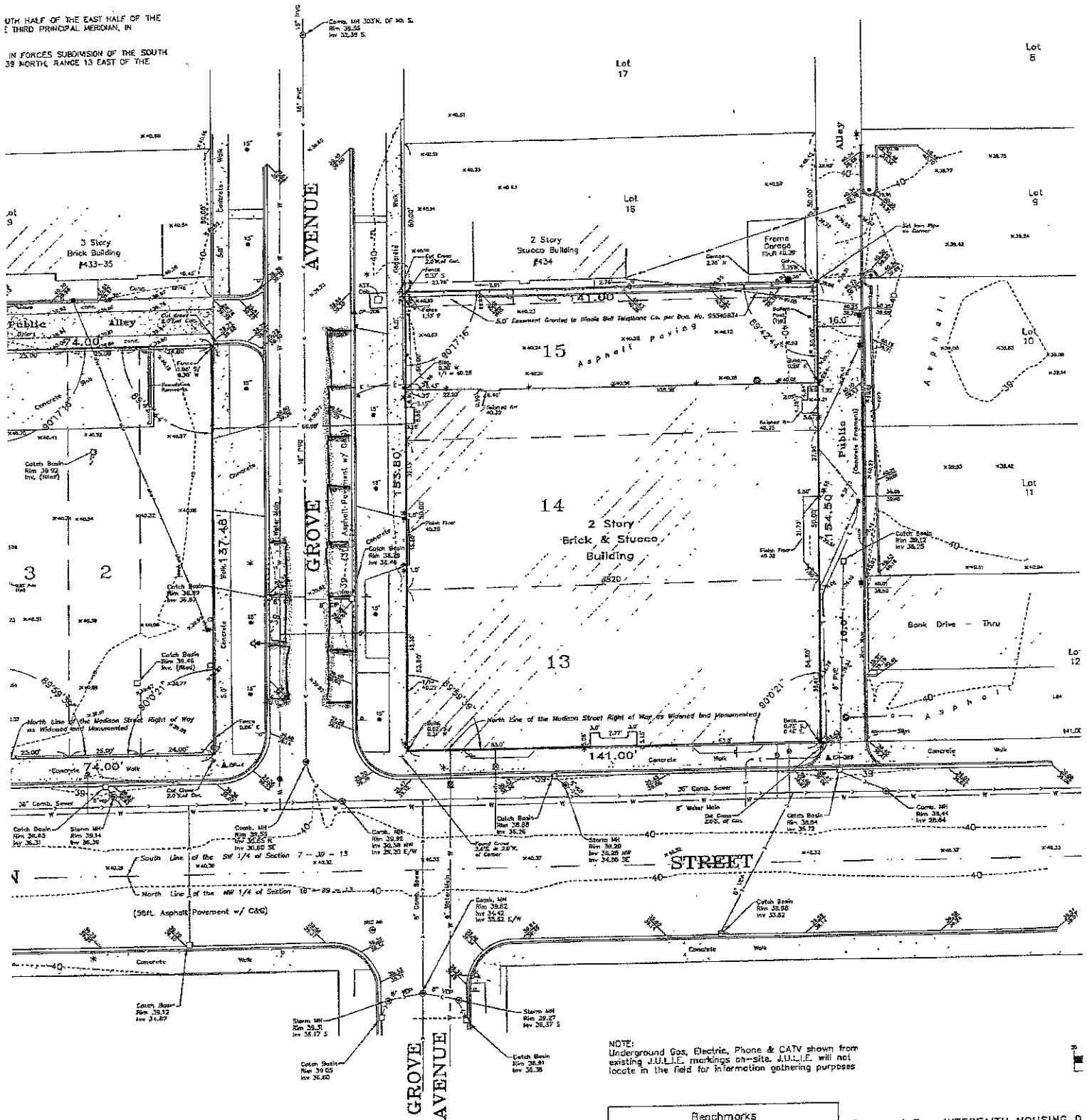
VEY

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 W/2 SHIP 39 NORTH, RANGE 13 EAST OF THE

W/2 HALF OF THE EAST HALF OF THE
 E THIRD PRINCIPAL MERIDIAN, IN

IN FORCES SUBDIVISION OF THE SOUTH
 39 NORTH, RANGE 13 EAST OF THE

EXISTING PARKING ~ 9 SPACES



NOTE:
 Underground Gas, Electric, Phone & CATV shown from
 existing J.U.L.I.E. markings on-site. J.U.L.I.E. will not
 locate in the field for information gathering purposes

Control Points	2000.00 N	2000.00 E	EL. 38.62
cp - 1	2151.08N	2045.00E	EL. 39.72
cp - 206	21998.18N	2206.31E	EL. 39.09

- Benchmarks**
- Madison and Oak Park Ave. NE Corner
 fire hydrant NE bolt
 Elev = 41.20 CCD (Chicago City Datum)
 - Madison and Grove Ave. Hydrant 30' North
 of NW Corner Tagged Bolt
 Elev = 40.96

Prepared For: INTERFAITH HOUSING D

No.	Date	Revision

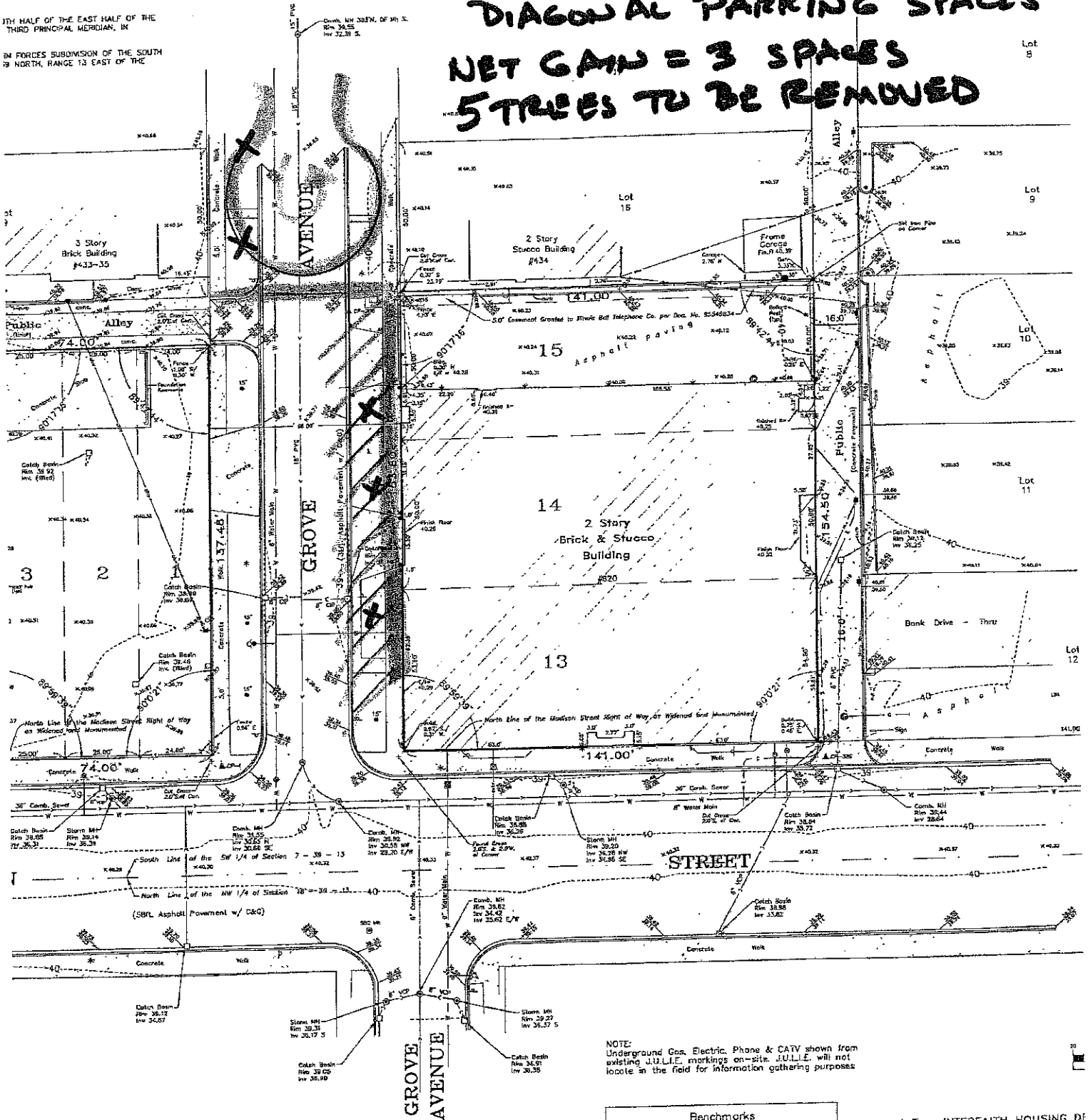
VEY

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NSHP 39 NORTH, RANGE 13 EAST OF

1/4 HALF OF THE EAST HALF OF THE
THIRD PRINCIPAL MERIDIAN, IN

1/4 FORCES SUBDIVISION OF THE SOUTH
1/4 NORTH, RANGE 13 EAST OF THE

**CUL DE SAC LOCATION W/ 12
DIAGONAL PARKING SPACES
NET GAIN = 3 SPACES
5 TREES TO BE REMOVED**



NOTE:
Underground Gas, Electric, Phone & CATV shown from
existing J.U.L.I.E. markings on-site. J.U.L.I.E. will not
locate in the field for information gathering purposes.

Control Points			
cp-1	2000.00 N	2000.00 E	EL. 39.62
cp-206	2151.06N.	2045.00E.	EL. 39.72
cp-386	2198.18N.	2206.31E.	EL. 39.09

- Benchmarks
- Madison and Oak Park Ave. NE Corner
fire hydrant NE bolt
Elev = 41.20 CCD (Chicago City Datum)
 - Madison and Grove Ave. Hydrant 30' North
of NW Corner Tapped Bolt
Elev = 40.96

Prepared For: INTERFAITH HOUSING DE

	No.	Date	Revision

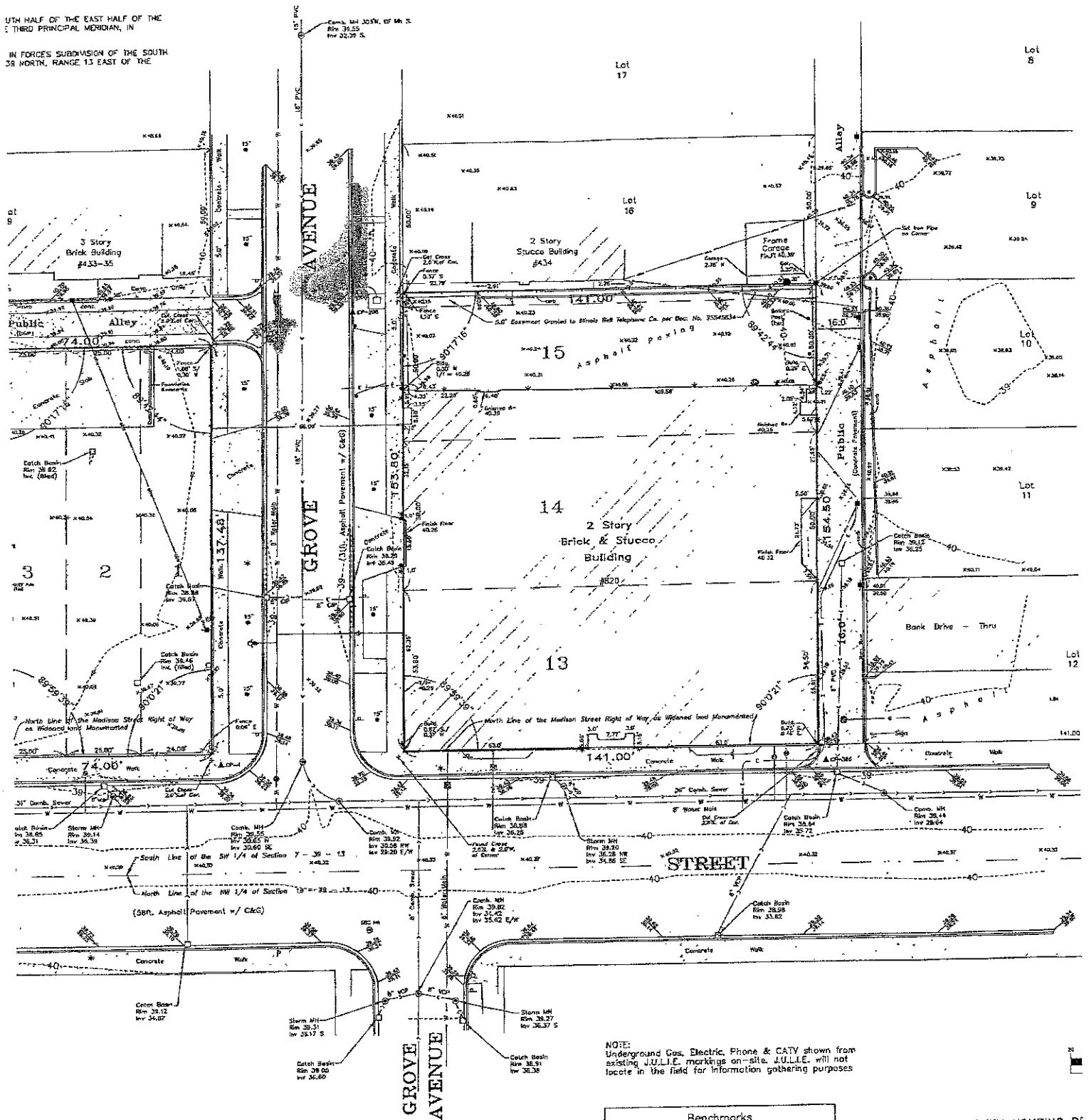
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39 NORTH, RANGE 13 EAST OF THE

DIRECTOR LOCATION



NOTE:
Underground Gas, Electric, Phone & CATV shown from
existing J.U.L.I.E. markings on-site. J.U.L.I.E. will not
locate in the field for information gathering purposes

Control Points			
cp-1	2000.00 N	2000.00 E	EL. 39.62
cp-206	2151.06N.	2045.00E.	EL. 39.72
cp -365	21998.18N.	2206.31E.	EL. 39.09

- Benchmarks**
- Madison and Oak Park Ave. NE Corner
fire hydrant NE bolt
Elev= 41.29 CCD (Chicago City Datum)
 - Madison and Grove Ave. Hydrant 30' North
of NW Corner Tagged Bolt
Elev= 40.96

Prepared For: INTERFAITH HOUSING DE

No.	Date	Revision

Oak Park Madison Housing Development
May 16, 2011

TERESA

My name is John Murtagh of 601 South Oak Park Avenue.

In 2009, I chaired the Community Relations Commission charged with studying the Living Wage Ordinance. The commission met for a year and voted 7-2 in favor of the ordinance. The board did not agree, and voted not to enact an ordinance at that time. It was a smart move – no U.S. municipality has approved a new ordinance in more than a year.

This development has big risks, complex issues, and many missing details. The issue is not about housing. It is about an idea gone bad because of poor planning. It is a project that is far from ready for a final decision. One big mistake in 2009 has driven a continuum of mistakes since.

In June 2008, Interfaith "We're looking at trying to replace the housing(SRO) at the [West Cook] YMCA."

Fifteen months later, YMCA announce that is was not moving and would not close the SRO stating "As long as we are here, we'll have the SRO."

The YMCA news came three months after the OPHA board approved a motion to continue discussions with Interfaith on a possible partnership. The YMCA announcement was not a surprise to Oak Parkers. It was known by that the Y was having great difficulty raising funds

With pre-development money already invested, Oak Park Housing Authority (OPHA), on board, and village officials receptive to the idea, Interfaith chose to change the resident profile. It became **housing for low income singles**.

The decision ignored a 2009 survey of the OAK Park civic leaders, housing professionals, etc. that showed little interest in single housing. In fact, there is an excess of single housing.

Tough questions began to surface: Who are these singles who will live in the Comcast Building? Will they be homeless? How will they be selected? How poor are they? The developers said they will be people just like you, except.....they will have to make less than a 24,000 dollars a year and each will havea case worker. The developers said that it would be mostly people who lived or worked in the village. As questions were asked seniors, veterans, handicapped and others were added to the mix.

But the big question was: Why had the developers chosen single housing? The answer! Single housing was the only configuration that was profitable.

Oak Park Madison Housing Development
May 16, 2011

By the time, the issue reached the Plan Commission the Oak Park Resident Preference had been introduced. Oak Parkers would get first dibs on the apartments. By the time the developers' plan was finalized by the Plan Commission, the preference percentage climbed to 60, 70, or 90% of residents.

Not much attention was being paid to the developers' qualifier that the Oak Park Preference would be subject to approval by the investors. That is; HUD, IHDA, Cook County Housing, a whole bunch of private investors looking for tax credits and others.

The Madison Housing Development arrives at the board table without any information on the financing of the 15-20 million dollar project, a lack of a clear understanding of who will live in the development, and no village reports that indicate a need; much less an urgency for single housing in Oak Park. It reaches the board table without input from realtors, leasing agents, apartment housing owners, bankers, and even the Oak Park Development Corporation.

The developers risk someone else's money. The board risks the trust of its community.

The board and the public need to take a deep breath and decide if it is time for Oak Park to stop trying to manipulate the "federal dole" and get back to the audacious creativity that made this village great. ~~What if we were being approved?~~

May 16, 2011

Village Board, Village of Oak Park
Village of Oak Park, Department of Public Works
201 S. Boulevard
Oak Park, IL 60302
Attn: John Kloak, Transportation Engineer

To Whom It May Concern:

We, the residents of the 400 block of South Grove Avenue, are submitting the attached petition for a cul-de-sac, to be built to the immediate north of the east/west alleyway on the south end of our block. There are multiple reasons for the construction of this cul-de-sac, but they are, roughly, as follows:

1. **Traffic/Safety Concerns.** There has been a serious increase in traffic since the opening of the Walgreens on Madison and Oak Park. The Walgreens traffic has added to the volume of cars that already inappropriately use the street as a cut through or an attempt to avoid the lights on Oak Park Avenue. There have been multiple near-accidents, and the rate of speed that many motorists are reaching on our short block is, to be frank, obscene.
2. **Increased Demand With the Comcast Development.** The proposed development of the Comcast building will double the population density of our block, and the increased commercial traffic from the commercial space may be dramatic. For instance, before the Plan Commission, the Developer's commercial expert stated that the facility space would be well suited for a Dunkin Doughnuts or Subway. These types of high volume, quick turn over business, and the traffic they bring, would be particularly problematic and inappropriate for a residential neighborhood like ours. A cul-de-sac would serve to minimize these potential harms and provide an true and valued compensating benefit from the re-development of the Comcast building.
3. **Potentially Fixes the Parking Issue.** There has been extensive debate about the sufficiency of the parking being provided by the new Comcast Development. All the empirical data presented before the Plan Commission demonstrated that the amount of parking for the residential portion of the building is inadequate. The Plan Commission recognized this and directed Interfaith to explore alternatives for parking. To date, no serious or concrete proposal to fix this potential issue has been offered. The addition of a cul-de-sac, in addition to being an honest compensating benefit for the potential burdens of the Comcast development, offers Interfaith the ability to add at least 10 additional parking spaces, without, cutting down any trees, and keeping the southern portion of Grove open to two way traffic while maintaining access to the Alley behind the businesses on north side of Madison. 10 additional spaces represents an almost 15% increase in the parking being provided for the building.

In addition, though much has been said about why cul-de-sacs are "bad," we do not believe this cul-de-sac will have the same negative consequences that have led to them being generally disfavored. First, traffic flow would be diverted onto streets which are designed to handle the traffic. Traffic would be diverted onto Oak Park Avenue and Madison, both thoroughfares

which are designed to handle the traffic. Minimal traffic would be diverted onto Kenilworth to the west, as the traffic restriction on Kenilworth and Washington already make it an inaccessible choice for someone who hopes to avoid the lights on Oak Park.

Moreover, a cul-de-sac on the 400 block will not significantly or adversely effect either the blocks involvement in the Village as a whole, nor significantly tax village services. The 400 block is a very short block with only a few homes located thereon. To the extent that emergency vehicles do need to access the block, having to reverse a few hundred feet would not be a significant burden. Moreover, snow removal should not be significantly impacted as the block is not meant to be a thoroughfare, does not allow overnight parking, and is already a low priority. In addition, as we learned this winter, the presence of a cul-de-sac would actually give the Village a place to push the snow when we do get a large snowfall.

For these reasons, and more, we respectfully request that the Village board expedite our request and immediately move to implement a cul-de-sac.

As a first step, we would propose that the Board immediately begin the process of balloting the neighbors regarding the SSA Tax. Second, immediately after the Walgreens concludes its revised traffic and parking study which will be conducted in the next few months, the Village should initiate the street closure process and secondary traffic study. By following these two steps, the village minimizes cost and demand on Village resources and expedites a process that otherwise has a tendency to languish.

Ideally, the cul-de-sac, should be built contemporaneously with the development of the Comcast building taking into consideration the needs of the developer to move necessary equipment in and out of the area. Upon the conclusion of the Comcast development, the cul-de-sac should also be completed so that all landscaping may be done at the same time to maximize the aesthetic continuity of the area.

On behalf of the 400 Block of South Grove,



Douglas McMeyer
416 S. Grove Ave.

PETITION FOR CUL-DE-SAC

We, the owners of property fronting on 400 block of South Grove
Avenue, respectfully petition the Transportation Commission to
 recommend to the Oak park Board of Trustees to consider closing the street on which we
 front, to through traffic by means of a cul-de-sac at south end (Madison)
just north of alley

* This petition is being circulated by: (list name, address and telephone number)

- | | Signature (and Print Name) | Address and Phone No. |
|-----|----------------------------|-----------------------|
| 1. | Demetrios Pappageorge | 430 S. Grove Ave. |
| 2. | Monica L. Lennig | 434 S Grove |
| 3. | William Greene | 425 S. Grove Ave |
| 4. | SEAN O'SHEA | 413 S. GROVE |
| 5. | Matt McDermott | 412 S. GROVE |
| 6. | Wayne Richert | 428 S. GROVE |
| 7. | Douglas McMeyer | 416 S. Grove |
| 8. | Amy de la Torre | 420 S. GROVE |
| 9. | Scott Livingston | 431 S Grove |
| 10. | David Dissias | 421 S. Grove |
| 11. | Helen Phelan | 410 S. GROVE #1A |
| 12. | Melissa Mickelberry | 419 S. GROVE AVE |
| 13. | Tom STRAND | 410 S GROVE #10A |
| 14. | (CHRISTOPHER ARZON) | 401 S. GROVE UNIT 1H |

This petition should be signed by residents representing at least 75% of the street frontage where the traffic regulations are being requested. Also, **ATTACH A LETTER EXPLAINING WHY THIS PETITION IS BEING REQUESTED.**

RETURN to: Village of Oak Park, Department of Public Works, 201 South Boulevard
Oak Park, IL 60302, Attn: John Kloak Transportation Engineer

The Transportation Commission is an advisory board to the Village Board of Trustees and meets on the fourth Mounday of the month at 7:30p.m. in Village Hall to discuss matters relating to parking and traffic. Upon receipt of your completed signed petition, the circulator will be advised as to when the Commission will meet to review this petition.

15. Frank March
 16. Louis R March
 17. Shirley Shattre
 435 S. GROVE
 424 S. GROVE
 LOUIS MARCH
 STEPHANIE STRINE (OWNER AGENT)

Good evening ladies and gentlemen,

I'm Meredith Hill. ^{address} Some of you may remember me as I have spoken on this issue before and am very much in favor of the Interfaith ^{proposal} ~~development~~.

The tenant profile they are seeking describes where I am in life. At present, I work part-time, and probably always will due to medical issues. I would like to remain your neighbor, hopefully in an apartment I can call my own. Unfortunately, with the housing prices what they are, that would not be possible without the Interfaith development or something like it.

As graduation nears, it should be noted that Oak Park and River Forest High School graduates between 50 and 100 students each year who are like me. Students who have disabilities that prevents them from working jobs that would provide enough income to live independently.

As people with disabilities, we work toward the goal of living independently every day. Weather its by cooking a meal by ourselves or by doing our own laundry, progress is progress.

Housing that's accessible and affordable in our home-town is something we are willing to fight for. I love the rich personality and history of Oak Park. We are truly in a town that is Frank and Earnest.

Meredith Hill

521 South Grove Ave.

Oak Park, IL, 60304

708-204-7105

Testimony to the Oak Park Trustees – May 16, 2011

Jane Beckett, 1178 S. Clinton Avenue

My name is Jane Beckett; I'm a 25-year resident of Oak Park, and I'm also the Board chair of Progress Center for Independent Living, which is a member of United Power for Action and Justice.

Progress Center's first office was just across Madison Street from our Village Hall. Our Executive Director at the time would have loved to live here, close to her job. However, she was a wheelchair user and there was no building with an elevator and an accessible bathroom that she could afford in Oak Park, so she had to live in Bensenville.

Through my involvement with Progress Center, I've met many other people with disabilities, and particularly mobility disabilities, who work in Oak Park or nearby, but who cannot find accessible housing in our village. Oak Park does

provide options for people with disabilities who are senior citizens. The Comcast project will be filling a real, and very substantial need for those who are under 55.

Our village discovered this need through study as well. As stated in the Plan Commission's Findings of Fact: "In 2010, the Village hired an outside consultant to update the Village of Oak Parks' Analysis of Impediments to Fair Housing. One of the findings of this analysis was that there was a lack of affordable accessible housing for persons with disabilities in the Village."

The Comcast building will make the neighborhood around it integrated and not segregated. The February 1st letter from Oak Park Regional Housing Center states "the median family income in the neighborhood is \$86,077. And this building will only increase the number of rental housing units available in our neighborhood by 2%."

For people with disabilities, the Comcast building would most definitely be integrated and not segregated: it would mix accessible apartments in with standard-issue apartments, which is a rare and very desirable model.

I also know many people who would qualify to live in the Comcast building based on their status as single working people whose earnings are at the lower end of the income scale. Child care workers, nursing assistants, clerical workers, food service workers, people who work for nonprofits, people who care for the elderly, retail workers, church and synagogue employees.

All of our local taxing districts – municipal, library, park district, and Districts 97 and 200, plus the Triton Community College district, have within their staffing structures jobs that pay at levels that would make the job holder eligible to live in

the Comcast building. That's not little 12 or 15 hour per week jobs, but jobs that are full-time or nearly full time.

The Plan Commission's report to you, and the recommendation that it supports, were made thoughtfully and I believe with the best interests of our community – our entire community -- in mind. It found that the Comcast building, as proposed by Interfaith Housing, Oak Park Residence Corporation, and Catholic Charities, is in alignment with the Oak Park Comprehensive Plan and supports the Comprehensive Plan's goals of redevelopment, racial integration, historic preservation, and economically diverse housing.

I hope you will take the opportunity to move forward with this project that has been carefully designed and will provide opportunity to its residents and to our community. Thank you.

United Power for Action & Justice
submitted by Nancy Leonor
5/16/11

The Comcast Redevelopment: The Right Thing to Do; The Oak Park Thing to Do

The redevelopment of the Comcast building on Madison Avenue will replace a vacant building with a fully-rehabilitated, LEED-certified green building that will include both retail space and 51 affordable apartments for those with modest incomes (the disabled and those who work for modest wages in our social service agencies, our hospitals, our houses of worship, our restaurants and retail establishments, and our schools). The redevelopment will produce new jobs, new tax revenue and tax base, and new economic activity on Madison Avenue. It will provide housing for the local workforce, provide a "hand up" to the disabled and those working for modest wages, and will enrich the diversity and social fabric of our wonderful community. This redevelopment is the sustainable thing to do; it is the economically competitive thing to do; it is the right thing to do. In short, it is the Oak Park thing to do.

Affirming and Enriching the Diversity and Social Fabric of Oak Park. There are parents in our community with disabled children who would like their children to be able to live close by when they grow up. There are many people who work here and serve our community (in our hospitals, places of worship, schools, or social service agencies) but cannot afford to live here. With the Comcast Redevelopment, we can further Oak Park's commitment to diversity and we can make a difference in the lives of those whom with we share our wonderful village.

Going Local. We place a premium on buying local and supporting local businesses. And fortunately, this development has been proposed by, will be owned by, and will be managed by local people and proven, local institutions. Perry Vietti, VP for Interfaith Housing Development Corporation (the co-developer and co-owner), lives two blocks from the proposed development. The Oak Park Housing Authority and the Oak Park Residence Corp., who will own and manage the property, are the locally-created and locally-controlled entities who own and manage affordable apartments throughout our Village. The Housing Authority and the Residence Corporation (between them) own and/or manage close to 1000 apartments or condos in Oak Park (most of them affordable and many of them subsidized to provide housing for elderly or disabled households). Our Village is a beautiful and diverse place to live because of their work.

Making Oak Park Greener and More Sustainable. The Comcast Redevelopment helps on two major fronts in the effort to make our Village more sustainable. First, the Comcast Redevelopment will produce a fully-rehabilitated LEED-certified "green" building (with geothermal heat and numerous energy-efficiency features). This is important because residential and commercial buildings use nearly 40% of our energy and are responsible for 38% of our greenhouse gas emissions.¹ Second, the Comcast redevelopment will create opportunities for the local workforce to live here in Oak Park, thereby creating more opportunities for people to walk or bike to work instead of clogging the roadways and polluting the air by driving to work.

Protecting and Enhancing Oak Park's Property Values and Quality of Life. Affordable housing developments like the proposed Comcast Redevelopment protect and preserve property values because they create beautiful new buildings or rehabilitate vacant/older buildings and they diversify the local housing market. Numerous studies and analyses of affordable housing developments in the Chicago

¹ United States. Energy Information Administration. Annual Energy Outlook.
www.eia.doe.gov/oiaf/aeo/index.html 2007.

*quoted
my
testimony*

region as well as national analyses by the Realtors, the Homebuilders, and well-known community development foundations like Enterprise and LISC reveal that affordable housing developments do not cause a decline in property values – in many cases, they serve as a stabilizer or even a catalyst for property values.ⁱ Oak Park’s existing affordable housing has not hurt our property values. The fact that the Comcast redevelopment is going to be owned and managed by local entities that already successfully own and manage affordable housing here in our beautiful village further reinforces what most studies have found.

Creating Jobs. The Comcast Redevelopment will create jobs, generate new tax base, and spur new economic activity in our community along Madison Avenue (right now, we need all three). According to the National Association of Homebuilders, an affordable housing development like the one proposed for the Comcast site typically generates about 75 local jobs (60 during construction and 15 following development).ⁱⁱ

Generating New Tax Base. The rehabbed Comcast building with two new construction floors will generate new tax base for Oak Park schools, services, and parks.ⁱⁱⁱ

Helping to Revive Madison Avenue. We all want fewer vacancies and more commercial activity on Madison. The Comcast redevelopment will help to continue the work of reviving Madison Avenue. The Comcast redevelopment will bring a new commercial enterprise to Madison Avenue and new consumers.

Economic Competitiveness. The Comcast building will create housing options for people who earn modest wages in our hospitals, our social service agencies, our schools, our restaurants, our places of worship, and our financial institutions. Employers typically benefit when their workforce can live near work, through lower rates of turnover and absenteeism and higher rates of productivity.^{iv} And those who are able to live in the Comcast redevelopment will save on rent (thanks to the affordable rents) and commuting costs, allowing them to save additional funds or to spend additional dollars in the community at local businesses.^v

Being Oak Park. What does it mean to be Oak Park? What value do we place on helping a disabled person escape the prospect of life in an institution so that they can live independently in our community? What value do we place on helping a young social worker get their start in our community? What value do we place on helping the growing ranks of low-wage workers in our midst to secure an affordable place to live with access to opportunity so that they can save some funds and begin their climb to the middle-class? What value do we place on having those who work in our community also live with us in our community? Oak Park has prided itself on always doing things that reflect our values and that help to create a more vibrant community. The Comcast Redevelopment reflects our values; we should support it.

It is the sustainable thing to do. It is the right thing to do. It is the Oak Park thing to do.

ⁱ Michael MaRous, “Low-Income Housing in Our Backyard: What Happens to Residential Property Values?” *The Appraisal Journal* 64, 1, (1996): 27-34; Richard K. Green et al., *Low Income Housing Tax Credit Housing*

Developments and Property Values. Center for Urban Land Economics Research, University of Wisconsin, 2002; Ingrid Gould Ellen et al., "Do Homeownership Programs Increase Property Value in Low Income Neighborhoods?" Joint Center for Housing Studies, Harvard University, Low Income Homeownership Working Paper Series, September 2001; Maxfield Research, *A Study of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities* (Minneapolis, MN: Family Housing Fund, 2000).; Joyce Siegel, *The House Next Door*, Innovative Housing Institute, 1999. <http://www.inhousing.org/housenex.htm>.; Elizabeth Warren, Robert Aduddell, and Raymond Tatlovich. *The Impact of Subsidized Housing on Property Values: A Two-Pronged Analysis of Chicago and Cook County Suburbs*. Center for Urban Policy, Loyola University of Chicago, Urban Insight Series No. 13, 1983.; Paul Cummings and John Landis, *Relationships Between Affordable Housing Developments and Neighboring Property Values*. Institute of Urban and Regional Development, University of California at Berkeley, Working Paper 599, 1993.; Jeffery Baird, *The Effects of Federally Subsidized Low-Income Housing on Residential Property Values in Suburban Neighborhoods*. Northern Virginia Board of Realtors Research Study, December 1980.; Hugh Nourse, "The Effect of Public Housing on Property Values in St. Louis." *Land Economics* 60 (2), 1984.; Carol Babb, Louis Pol, and Rebecca Guy, "The Impact of Federally-Assisted Housing on Single-Family Housing Sales: 1970-1980." *Mid-South Business Journal*, July 1984; Robert Lyons and Scott Loveridge, *An Hedonic Estimation of the Effect of Federally Subsidized Housing on Nearby Residential Property Values*. University of Minnesota, Department of Applied Economics, 1993.; *Affordable Housing for Families and Neighborhoods: the Value of Low-Income Housing Tax Credits in New York City*. Columbia, MD and Washington, DC: Enterprise Community Partners, Inc. and Local Initiatives Support Corporation (LISC).

ⁱⁱ National Association of Homebuilders (NAHB). 2010. *The Local Economic Impact of Typical Tax Credit Developments*. Washington D.C.

ⁱⁱⁱ According to the National Association of Home Builders (NAHB), on average, a development like the one proposed at the Comcast site will generate over \$400,000 in local tax revenues. *Ibid*.

^{iv} *Affordable Housing for Families and Neighborhoods: the Value of Low-Income Housing Tax Credits in New York City*. Columbia, MD and Washington, DC: Enterprise Community Partners, Inc. and Local Initiatives Support Corporation (LISC). 2010. Keith Wardrip, Laura Williams, and Suzanne Hague. 2011. *The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development: A Review of the Literature*. Center for Housing Policy and MacArthur Foundation.

^v *Ibid*.

Kornatowski, Sue

From: Dave Roth [davidjamesroth@yahoo.com]

Sent: Monday, May 16, 2011 8:29 AM

To: board@oak-park.us

Subject: Approve Comcast Project

Dear Members of the Oak Park Village Board:

This is a special moment for our Village. With the proposal from Interfaith Housing Development Corporation to develop the former Comcast site, we have a highly qualified developer and a first-rate social service provider collaborating on a project that will provide choices and options for persons in the village who have low incomes and have disabilities.

The Plan Commission findings are good. The project plan is better for them - they incorporate considerations for onsite management and parking that are good for the community.

I urge you to affirm the Plan Commission findings.

Sincerely,

Dave Roth
714 North Humphrey

5/17/2011

Kornatowski, Sue

From: Dylan Bellisle [dylanbellisle@gmail.com]
Sent: Tuesday, May 17, 2011 11:35 AM
To: board@oak-park.us
Subject: Last Night Comcast Building

Dear Trustees,

I want to thank you for the consideration of the development on Madison known as the "Comcast Building".

There are a couple of comments I wanted to make, though it is my understanding that the public record is closed.

In all due respect I must challenge President. Pope. I am curious to understand why we need a definition of what it means to have a "concentration of poverty" or what it means to "segregate poor people." If you insist on that, then I would challenge that it would be unwise to stop there. We should also have a definition of what it means to have a "concentration of wealth" and a "concentration of middle income earners." I don't quite understand why "the poor" are singled out in attempts to define what it means to have a concentration of poverty.

This goes back to what Trustee Lueck said in terms of that we do not discuss the concentration of wealth in Northwest Oak Park. And just as she said it goes back to values, and who Oak Parkers are.

Also, I challenge that the income limit would categorize these individuals as "poor." An annual income of \$26,000 is way past the limit for SNAP benefits and Medicaid. From my understanding the limit for Medicaid is 133% of the poverty line, or \$14,403.90. Though there certainly may be individuals that qualify for medicaid and SNAP, it is fool-harding to believe that this housing development would only be occupied by individuals that are poor, and on welfare - and going back to earlier comments, what is the problem if it was?

Lastly, in response to the first gentleman who spoke in Opposition of the

Development I have an issue with his findings about car ownership, and use of Public Transportation. The information he presented came from Los Angeles and Buffalo, NY. If you are unaware, both of these cities have underdeveloped Public Transportation. Basically, there is less usage of the public transportation because the Cities have not invested enough to have a good Transit system like we do in Chicago. You will find that neither city is listed in the top ten commuter cities. http://money.cnn.com/2007/06/13/real_estate/public_transit_commutes/index.htm

What that comes down to is that residents use a public transit system more if its accessible and efficient - which Chicago has compared to LA and Buffalo - by far.

Thank you very much for your consideration and I am looking forward to the vote next week.

*Dylan Bellisle
Ridgeland Ave. Oak Park, il*

Kornatowski, Sue

From: Kornatowski, Sue
Sent: Monday, May 16, 2011 4:11 PM
To: Failor, Craig; Grossman, Tammie
Subject: FW: comcast

From: sandra sokol [mailto:sandrasokol@sbcglobal.net]
Sent: Monday, May 16, 2011 4:09 PM
To: village board
Subject: comcast

If this is on the agenda tonight, I would urge you to vote in the affirmative. Many people have worked together for many years to try to get housing development to meet the needs of this population. This supportive housing development is an excellent way to assist another population, fulfilling another piece of diversity in and for Oak Park. The 3 partners in this endeavor have proven track records and will create and operate a facility that we will be proud of. The Plan Commission has done a great job and have approved the development with numerous additions that have been agreed upon. I know that you will all make the best decision based on your thoughtful assessment as to what is best for the community. Thanks. Sandra

5/20/2011

Kornatowski, Sue

From: Kornatowski, Sue
Sent: Tuesday, May 17, 2011 8:36 AM
To: Failor, Craig; Grossman, Tammie
Subject: FW: A voice FOR the Comcast Building

—Original Message—

From: Dylan Bellisle [mailto:dylanbellisle@gmail.com]
Sent: Monday, May 16, 2011 5:31 PM
To: board@oak-park.us
Subject: A voice FOR the Comcast Building

Dear Board of Trustees,

I wanted to write a quick message in support of the housing development on Madison in the Old Comcast Building. Madison Street is in dire need of investment, and this is a great place to start because it goes back to the values that Oak Park broadcasts to Illinois, and even the nation.

Oak Park is well known for its intentional efforts to appreciate and increase diversity, not only racially but socio-economically. It will be a testament to this little Village if you come together and approve this development.

This is also a human right and justice issue. Action made to approve the development will be a message to Oak Park residents and the state, that Oak Park is a place that stands for certain values, and acts on those values.

Those are the values that brought me to Oak Park, those are the values that will keep me in Oak Park, and those are the values that I as a resident of Oak Park need my Board of Trustees to act upon.

Thank you,

Dylan Bellisle

Kornatowski, Sue

From: Kornatowski, Sue
Sent: Tuesday, May 17, 2011 12:25 PM
To: Failor, Craig; Grossman, Tammie
Subject: FW: Last Night Comcast Building

—Original Message—

From: Dylan Bellisle [mailto:dylanbellisle@gmail.com]
Sent: Tuesday, May 17, 2011 11:35 AM
To: board@oak-park.us
Subject: Last Night Comcast Building

Dear Trustees,

I want to thank you for the consideration of the development on Madison known as the "Comcast Building".

There are a couple of comments I wanted to make, though it is my understanding that the public record is closed.

In all due respect I must challenge President. Pope. I am curious to understand why we need a definition of what it means to have a "concentration of poverty" or what it means to "segregate poor people." If you insist on that, then I would challenge that it would be unwise to stop there. We should also have a definition of what it means to have a "concentration of wealth" and a "concentration of middle income earners." I don't quite understand why "the poor" are singled out in attempts to define what it means to have a concentration of poverty.

This goes back to what Trustee Lueck said in terms of that we do not discuss the concentration of wealth in Northwest Oak Park. And just as she said it goes back to values, and who Oak Parkers are.

Also, I challenge that the income limit would categorize these individuals as

"poor." An annual income of \$26,000 is way past the limit for SNAP benefits and Medicaid. From my understanding the limit for Medicaid is 133% of the poverty line, or \$14,403.90. Though there certainly may be individuals that qualify for medicaid and SNAP, it is fool-harding to believe that this housing development would only be occupied by individuals that are poor, and on welfare - and going back to earlier comments, what is the problem if it was?

Lastly, in response to the first gentleman who spoke in Opposition of the Development I have an issue with his findings about car ownership, and use of Public Transportation. The information he presented came from Los Angles and Buffalo, NY. If you are unaware, both of these cities have underdeveloped Public Transportation. Basically, there is less usage of the public transportation because the Cities have not invested enough to have a good Transit system like we do in Chicago. You will find that neither city is listed in the top ten commuter cities. http://money.cnn.com/2007/06/13/real_estate/public_transit_commuter/index.htm

What that comes down to is that residents use a public transit system more if its accessible and efficient - which Chicago has compared to LA and Buffalo - by far.

Thank you very much for your consideration and I am looking forward to the vote next week.

*Dylan Bellisle
Ridgeland Ave. Oak Park, IL*

Kornatowski, Sue

From: Paul May [paulmay@yahoo.com]

Sent: Thursday, May 19, 2011 7:18 AM

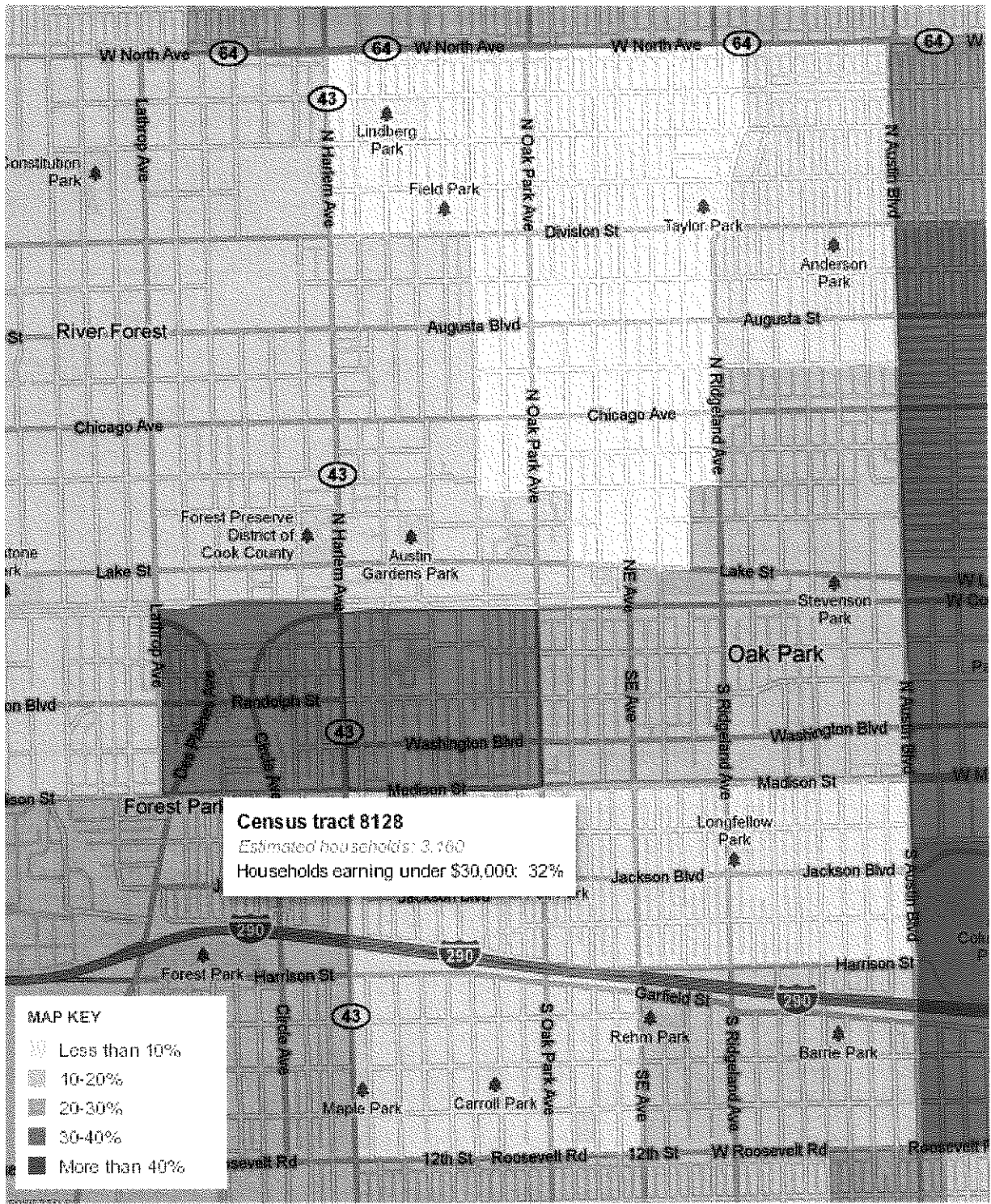
To: board@oak-park.us

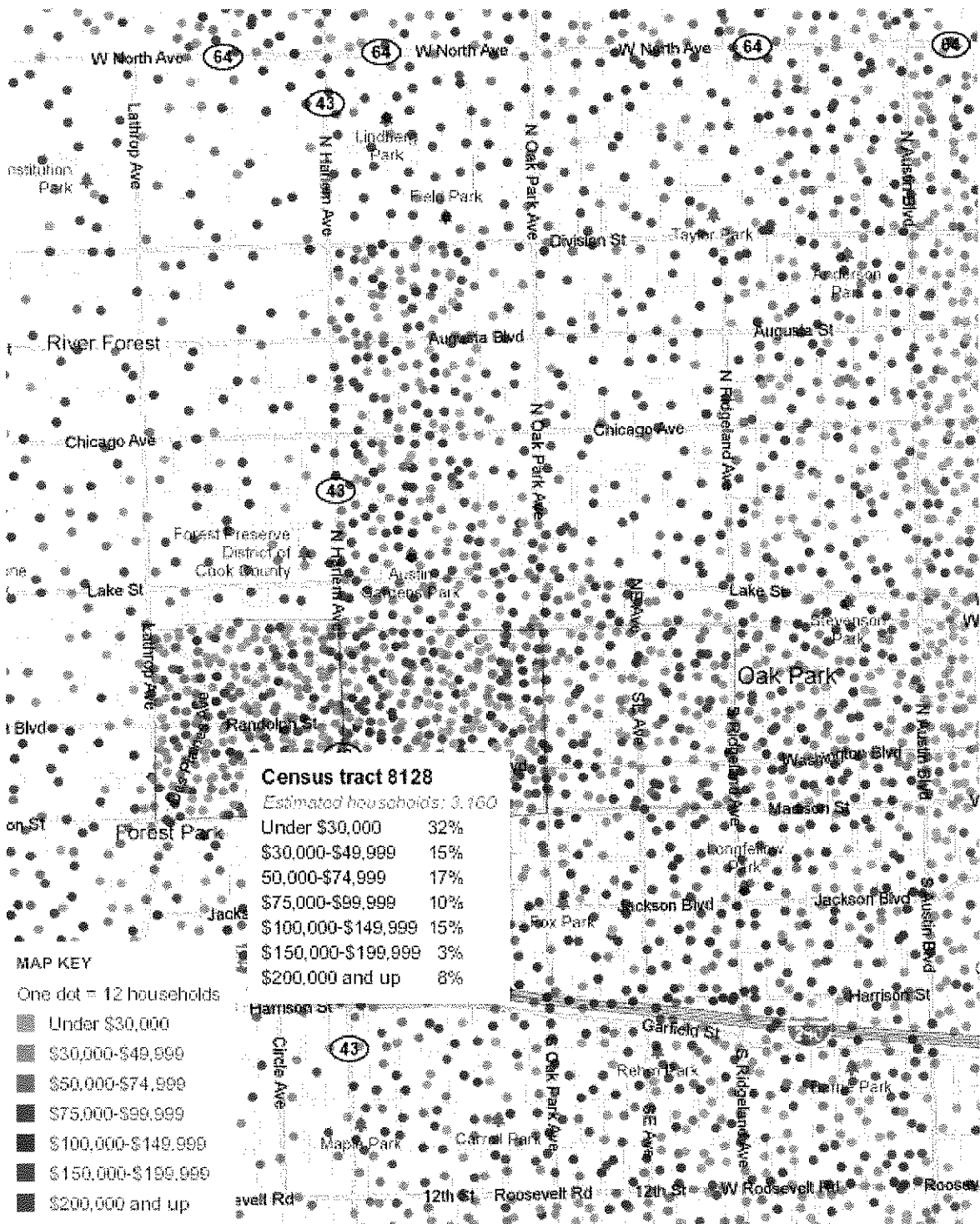
Subject: US Census data for area surrounding proposed Comcast redevelopment

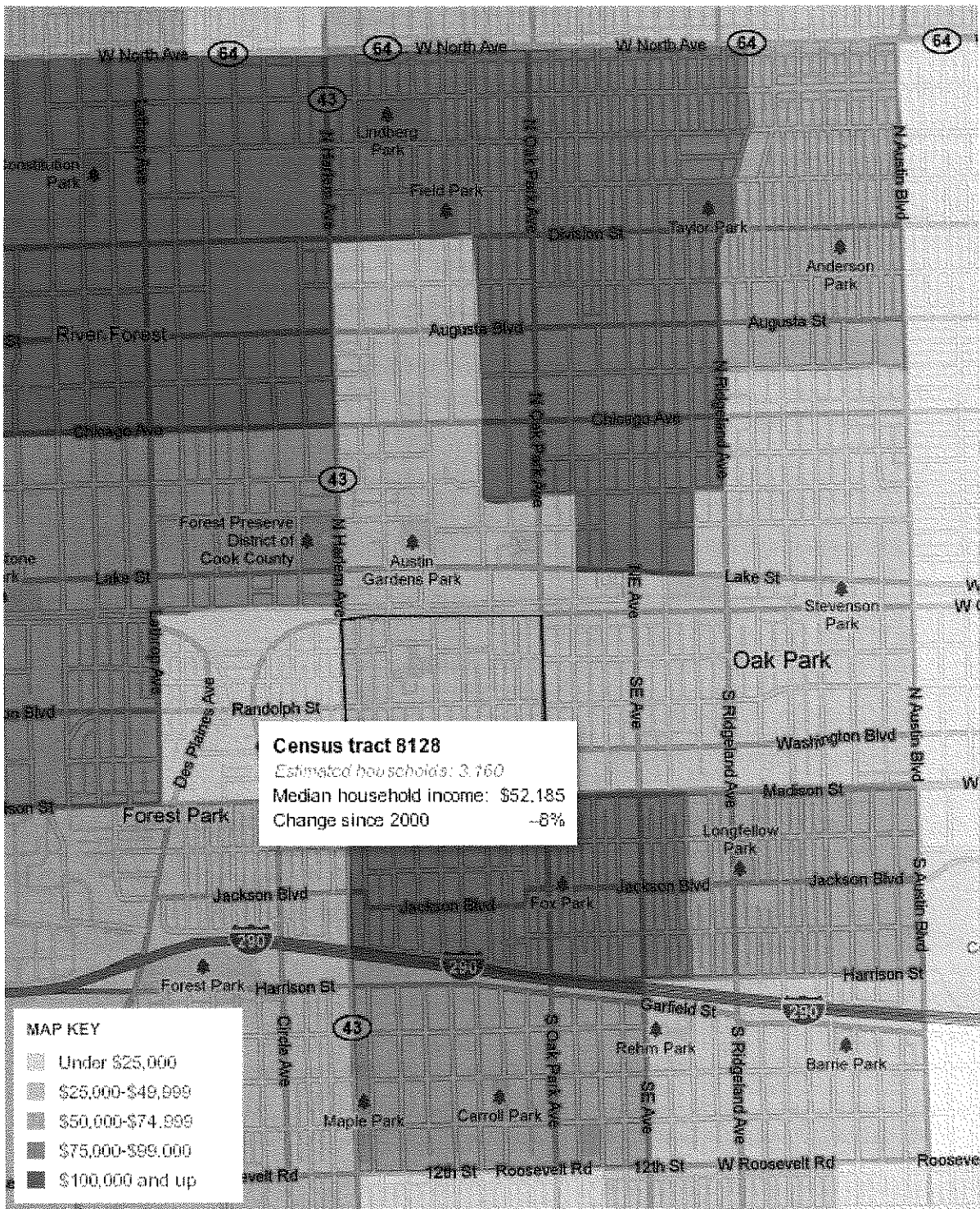
Mayor Pope and Board,

For your use, please see data from the US Census Bureau attached, for your consideration as it pertains to the proposed Comcast redevelopment. This information (along with additional data) is all available at the US Census Bureau website, although I have found that the New York Times has developed a more user-friendly interface (it starts on New York City, but you can pan all the way over to our fine town). <http://projects.nytimes.com/census/2010/explorer>

5/20/2011







I believe that the concern regarding economic segregation is pertinent as it regards the building itself, but also as it regards larger microcosms of the Village. As you will see, Census tract 8128, which contains the Comcast building, currently has the largest number of households earning under 30K (32%), and this census tract also has a declining median household income (-8% since 2000). Therefore, in addition to the concerns regarding the segregation of 52 economically disadvantaged households into one building, the proposal would further segregate these parties into the census tract of the Village which currently has the largest percentage of household earning under \$30,000. (Interestingly, this census tract already includes over 1,000 households which fall near or under the target income level of \$26,300 established by Interfaith housing, which draws question to the real need for this project.)

More importantly, I strongly believe that affordable housing is best provided when it is created in a manner which promotes inclusion and diversity, rather than segregation. In my opinion, this objective can be best achieved through projects that seek to inject individual affordable housing units into larger market-driven developments, rather than

the construction of one project for many economically disadvantaged households. If zoning relief is to be granted to a project to acknowledge its pursuit of this noble goal, I would submit that it would be best offered as a stimulus to promote the inclusion of affordable housing in projects that include a more diverse cross-section of household income. To that point, I do not believe it is appropriate to offer zoning relief in this case.

Lastly, I wish to thank you for your service. Your role as trustee is a thankless and difficult one, especially when divisive issues such as this are under consideration. Thank you kindly for your service to our community.

Paul May

535 S. Euclid

Kornatowski, Sue

From: RRourke@PremisesGroup.com
Sent: Thursday, May 19, 2011 7:37 AM
To: Board of Trustees of Oak Park
Cc: Dave Roth
Subject: Comcast Building Redevelopment - Letter in Support

Attachments: VOP Comcast Support 19May11.pdf



VOP Comcast
upport 19May11.pdf.

Please find attached our letter in support of the redevelopment of the Madison Street Comcast Building into additional housing units for Oak Park.

Robert C. Rourke
Premises Group, LLC
635 Butterfield Rd., Ste. 220
Oakbrook Terrace, IL 60181

T: 312.330.3055

E: RRourke@PremisesGroup.com <mailto:RRourke@PremisesGroup.com>

This e-mail and any attachments contain confidential information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies.

BOB AND MARNIE ROURKE
1131 GUNDERSON AVENUE, OAK PARK, IL 60304

May 19, 2011

The Oak Park Village Board
Village of Oak Park
123 Madison St.
Oak Park, IL 60302

via Email: board@oak-park.us

Subject: In Support of the Comcast Building Redevelopment


Honorable Trustees:

My wife and I wish to express our strong support for the proposed redevelopment of the former Comcast building on Madison Avenue as a way to bring a broader range of housing options to Oak Park

We urge you to vote in favor of this redevelopment, which is supported by many members of the community, the Interfaith Housing Development Corporation, the Oak Park Housing Authority, and Catholic Charities.

Thank you for your consideration and for all that you do for Oak Park.

Cordially,



Robert C. Rourke

Cc. David Roth

Kornatowski, Sue

From: Stuart Jamieson [SJamieson@habitat.org]
Sent: Thursday, May 19, 2011 9:46 AM
To: Kornatowski, Sue
Subject: RE: Interfaith Housing/OPRC Development

Correction to my statement: The first half of the second sentence in the second paragraph should read:

"Simply put, NIMBY-ism is the strong belief that we don't want "those people" living next to us..."

Stuart

From: Kornatowski, Sue [mailto:Kornatowski@oak-park.us]
Sent: Thursday, May 19, 2011 9:35 AM
To: Stuart Jamieson
Subject: RE: Interfaith Housing/OPRC Development

Thank you for your e-mail. Your e-mail has been conveyed to the Village Board.

From: Stuart Jamieson [mailto:SJamieson@habitat.org]
Sent: Thursday, May 19, 2011 9:32 AM
To: board@oak-park.us
Subject: Interfaith Housing/OPRC Development

Dear Stewards of the Best Interests of Oak Park:

I wanted to communicate to you in favor of this development. I was able to attend last Monday's Village Board meeting through the public comment period, but was unable to stay for your questions. My thoughts will be with you this coming Monday evening as you make this important decision. I will not be able to attend as I will be in Guatemala assisting Habitat for Humanity in the construction of affordable housing there.

In my work on affordable housing issues on the local, national and international level, I have become aware of a dangerous dynamic amongst some people – one might almost call it an affliction – called "NIMBY-ism" (NIMBY: "Not In My Back Yard"). Simply put, NIMBY-ism is the strong belief that we don't want "those people" living next to them, and it can be a powerful motivator for all sorts of irrational actions on the part of otherwise good people. Much like the disease of Alcoholism, NIMBY-ism is made worse by denial and scapegoating blame.

In the testimony of those citizens opposing the project Monday night, I am ashamed to say that I saw the denial and blame-shifting of NIMBY-ism in progress as they attempted to question the model, policies and decision-making processes of experienced housing professionals, or erroneously suggest that such a housing development is actually segregation. I would suggest to you that these arguments against the project are being used by the citizens opposing the project instead of just asserting that they don't want "those people" living next to them simply because it sounds better in public.

However, much like alcoholism, I believe that there is hope for NIMBY-ism and the first step comes with honest intervention by those who care. In this case, I believe the that Village of Oak Park can confront this most recent outbreak of NIMBY-ism by speaking truth to the power it holds sway over some people, and voting in favor of proceeding forward with this affordable housing development project. Just as the life in recovery from alcoholism can be much better than life within its grasp, I

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believe that life for all of Oak Park will be much better than we ever dreamed it could be when this affordable housing opportunity becomes a reality.

THANKS!

Stuart Barnes Jamieson
Organizational Development Consultant – Thrivent Builds
US Office, Habitat for Humanity International
Home: 1020 S. Ridgeland
Office: 21 south Blvd., Oak Park, IL 60302
office phone: (800) 422-4828, ext. 4221 · cell: (312) 520-4887
Fax: (229) 410-7481
sjamieson@habitat.org · habitat.org | What will *you* build?



buildlouder
www.buildlouder.org

Affiliate Support always available:
8AM-8PM Eastern, Mon-Fri
877.HFHI-HELP—877.434.4435
USSupportCenter@habitat.org

"We will surely get to our destination if we join hands."
- **Aung San Suu Kyi**

Kornatowski, Sue

From: amy pappageorge [msamy2@sbcglobal.net]

Sent: Thursday, May 19, 2011 2:28 PM

To: board trustees

Subject: Please read this letter to the Trustees.

Dear Trustees,

My letter to you was mistakenly sent before I was able to add my address. I reside at 430 S. Grove Avenue, Oak Park II 60302

Please note: I do not include the trustees in the line: "They point fingers at any and all opponents as if we were without compassion for those in need." The text was not fully edited before it was sent. Sadly, this proposed development has provoked unkindness, name-calling and unfair judgements. But I know you care about the citizens of Oak Park and I trust you have our best interests at heart.

Again, thank you for taking the time to study this issue and to carefully consider the concerns of the people you serve.

Will you be so kind as to acknowledge receipt of my letter?

With gratitude,

Amy Abbott Pappageorge

Dear Trustees,

I have strong feelings lingering from Monday night's Village Board meeting. Similar feelings have surfaced over the last year as I have studied, pondered, and wrestled with the proposed low-income housing development.

I wonder: why does everyone have an awful view of CHA housing? Why did many of the CHA buildings become stigmatized and then condemned? Who, after all, lived in those projects? Weren't the tenants of those buildings poor individuals, including many single parents and their children? Further, I wonder, why do so few Oak Parkers cross Austin Avenue and stroll or bike the streets one block east of their village? Are Oak Parkers prejudiced against the poor in Austin? Are they racist?

I wonder about all this heavy debate over the tenant list. Questions abound: What list will we use? Who will be on this list? Will they be Oak Parkers? Will they work in Oak Park? Will they be section 8? Will they work full or part time? Who is favored? Who is suspect? Do they have a criminal background? Everyone has questions about the proposed tenants: Who are these poor people? Why are they poor? Are they victims? Are they worthy or are they unworthy?

So many questions. So many strong opinions, one way or the other. And much righteous posturing. Still, we have one fact to ponder: official Oak Park has strong and definite views on the poor and those who need affordable housing. So strong, in fact, they the Oak Park Housing Authority sets policies in place to prevent buildings from being more than 25% low-income. On what are these limits based? Prejudice against the poor? Racism? Is this a question the trustees are willing to examine? Why were these limits imposed on our current stock of affordable housing? What do you call this deliberate controlling of tenant population? Is it prejudice?

5/19/2011

It is one thing to pontificate about affordable housing, about green and sustainable living and mass transit and how it must be used by the poor, and about the poor themselves. There are Oak Parkers who stand on soap boxes; they form relationships with agencies, with peace and justice committees, with village staff, and town leaders; they make strong claims about this project, and about those who will benefit from it. Some village leaders make pronouncements about the future tenants, highlighting the wrongness of cars for these poor in this mass-transit-rich town, though they themselves drive luxury vehicles. Some individuals point fingers at any and all opponents as if we were without compassion for those in need. They promote a golden vision of this project, speaking only in terms of the best-case scenarios. Prophets all of them, they presume to know what is best for the poor and for our neighborhood. But do the proponents of the project practice what they preach? Would they back up their talk with collaborations with their churches and temples and non-profits, buying foreclosed 1-bedroom condos (I am told there are great numbers of empty foreclosed condos in Oak Park) to house those in need of affordable housing? Will they form genuine relationships with the people they have their hearts set on helping? Will they give up their cars and align their green beliefs with the sustainable lifestyle they expect of the poor?

Village leaders and community members continue to highlight the success of the Oaks, Mills Park Tower, and Heritage House. We would be honored to have developments like these constructed at the former Comcast building. Low-income seniors and the disabled do not generally have cars and thus a drastic variance for parking would not be questioned in this case. Also, there is no sad legacy for low-income senior housing, only success story after success story.

As for the families and individuals that reside at 400 S. Grove, how exactly do we figure into this vision? What are the sacrifices we will make? After all, we are the ones who will be living with this project, not the trustees, not the activists, not the developers and their support staff. We are the ones who will be faced with the dramatic changes to our neighborhood – an overnight population explosion as our numbers nearly double, streets and alleys crowded with cars and traffic, a scarcity of parking with the cars that will no doubt clog our streets, an infusion of high-mobility residents to a block blessed with long-term residency, a building that towers over our homes and deprives our organic gardens and our homes of the beautiful direct sunshine. This would happen if this were merely an **ordinary apartment** building requiring the same drastic variances in parking, density and height. Add to this mixture the fact that the new tenants are presumed to be “at-risk” (If this were not true, there would be no need for Catholic Charities) you have an added uncertainty. Are the residents of 400 S. Grove prophets, too? Or rather, are they simply pragmatic realists?

I wonder if those who support this project have actually dedicated a portion of their lives to serving and living with the poor as my husband and I have. If we have strong views on this matter, it is because we have actually lived with (Catholic Worker homeless shelter)- worked as advocates for (Interfaith Hunger Coalition) - and resident managed for (Oak Park Residence Corporation) those who struggle with poverty. If it were not for this background, and given our caring hearts, we would most certainly be on a soap box. Because isn't it noble to champion the cause of the poor? Isn't it good to give to “the least of these.”

It has been almost a year now that my neighbors and I have been coming to terms with the significance of the Interfaith's proposal for low-income housing. As I have emphasized in a previous letter to you, our block represents the beautiful diversity that is a hallmark of this great village. Our block is deeply connected, peaceful, rooted and stable. Having lived formerly at Washington and Lombard while resident managing for Oak Park Residence Corporation, the contrast from that neighborhood marked by high density, transience, crime and intense traffic to ours characterized by safety, stability and strong bonds of friendship developed over years of togetherness, is remarkable. Granted, we pay steep property taxes and have made a huge investment in our homes with our life savings and our toil; and we all nurture bonds of caring to

make possible this cherished home and neighborhood. To take care with this neighborhood, especially where many children are being raised, is a high and honorable pursuit. Especially if you are a parent, I think you know the supreme value of stability, peacefulness, safety. And to take care of our home's value is not dishonorable, either.

Again, let us set the record straight. On this block, there is near 100% opposition to the proposed development. But everyone has made it clear: we are willing to work with the developers and the village to find a form of housing that we can confidently embrace. We favor developments that house the elderly, and people with disabilities, those who can and cannot live independently; housing for families with two parents and their children, not just single parents. We favor affordable housing that prevents the profiling of a building and avoids stigma: mixed-income housing, as well as the scattered site housing that is currently practiced in Oak Park . In these affordable housing scenarios, there is no sleight to human dignity. A home should not have a label that can damage one's sense of worthiness.

I am grateful for the time and energy you devote to our village. Thank you for listening and caring.

Most sincerely,

Amy Abbott Pappageorge

Kornatowski, Sue

From: Jan Pate [jpate@westcookymca.org]
Sent: Wednesday, May 18, 2011 9:53 AM
To: board@oak-park.us
Subject: Interfaith Housing vote upcoming

Dear President Pope and Trustees:

I wanted to take just a moment to provide some clarity around questions that have been bubbling up related to the Y and our SRO, and also wanted to share my own personal opinion as an Oak Park resident regarding the Interfaith Housing proposal (not my Board's – we have not discussed the issue).

1. The SRO is not closing. We are a part of a FHLB grant which mandates we remain open until 2015 and we fully expect to do that. Discussions about the SRO beyond 2015 will be part of our strategic planning process which is in the implementation phase now.
2. The Y does not view this project as competition – we provide a very different kind of housing. At the Y we have become a safety net prior to homelessness. Even at \$100 a week we find this payment is often a huge challenge for our residents. That being said, it would be our hope that as some of our residents finds themselves in a position to move on with their lives, apartments like those provided by Interfaith would be a step up and in the right direction for them.
3. As the West Cook Y is now proudly the recipient of one of just 10 Diversity and Inclusion grants in the USA for small and mid-sized Ys, we feel strongly that a diverse community is a healthy community – and that stereotyping or inflammatory rhetoric does not reflect well on our community nor help us uplift the kinds of community values we articulate in the Diversity Statement.

I fully understand there are many issues you must take into consideration before casting your vote. I also believe now (as I did during my tenure) that the vitriol comes from a small percentage – very small – of our total population. I would ask that if your questions are answered satisfactorily, that you seriously consider a vote in the affirmative.

For the record I live at 617 Washington and so this is my neighborhood as well, as defined by the Neighbors for Madison Renewal.

Thank you for your time in reading this and taking my thoughts into consideration.

Jan

Jan

President and CEO
West Cook YMCA
255 S. Marion Street
Oak Park, IL 60302
Phone: 708.383.5200
Fax: 708.383.0016
jpate@westcookymca.org
www.westcookymca.org

5/18/2011

Kornatowski, Sue

From: Abrahamop@aol.com
Sent: Thursday, May 19, 2011 10:52 PM
To: board@oak-park.us
Subject: re: Comcast proposal

To all the members of the current Village Board:

The plan for the Comcast building could work out well for Oak Park. I would like to bring up some accessory issues to help that happen. The following is in that spirit.

(1) Elevator

Originally the building was to have two, for 51 units on floors 2, 3, and 4. The fire department's insistence on an elevator large enough to wheel patients has changed the plan to the current single elevator. Machinery does fail; a single elevator is NOT sufficient, neither for this number of people, nor for a group which includes people with wheelchairs, walkers, cane, crutches, or those of limited mobility. Surely one does not want to risk someone's camping on the ground floor if the single elevator is not functional!

It would be unfortunate if 51 apartments became 50, but perhaps it is necessary.

(2) Parking

Oak Park Avenue is too busy for any serious consideration of overnight parking on the northeast corner of Madison and Oak Park Avenue. Better to contact the owner of the garden materials lot located just west of this property. This adds to the cost, of course, but it would be much safer and more attractive. If that first floor space is rented, or rentable, and/or if the community room is actually used by the community, visitors and customers and staff would need that additional parking.

(3) Low salaries

Both hospitals, senior residence building helpers (how about the nearby O P Arms?) even schools, perhaps the Village of Oak Park, and retail clerks ---virtually any category of business has part-time or entry personnel who would qualify. The young woman in her 20's, living with her parents, who was brave in testifying Monday evening (5/16) about her own situation, probably has a part time job she can manage. Can you solicit some of the middle management employees to come and admit they have perfectly fine employees who would qualify?

(4) Handicaps

Can we have an expressed promise from the joint management that they will deliberately vary the categories of people admitted, so that there is no clearly identifiable majority of, for example, physically handicapped, mentally handicapped, emotionally labile, minority groups, while there is, simultaneously, an expressed effort to attract people who work in Oak Park/River Forest, or whose parents live in OP/RF? This would make the life easier for the on-the-premises professional staff, and also perhaps reduce the push toward any necessity for 24 hour supervision.

In the hope that you understand that these modifications are meant to be constructive, even if the suggestions require additional financial support, I am dispatching these pages by mail so that you can see them ahead of the meeting.

Very sincerely yours,

Annabel Abraham
1131 North Oak Park Avenue (since 1953)
Oak Park. 60302

708 / 386 - 4995

5/20/2011

Kornatowski, Sue

From: Murtaghs [murtaghs@yahoo.com]

Sent: Friday, May 20, 2011 2:36 AM

To: board@oak-park.us

Subject: Illinois 2011 Annual Comprehensive Plan

Attachments: Rebuilding Foundations - Illinois 2011 Annual Comprehensive Housing Plan.doc

Dear Oak Park Village Board Members

The Illinois' 2011 Annual Comprehensive Housing Plan (effective 1-11 to 12-11) had a delayed release this year due to the state's budget difficulties. It therefore was not available for the Planning Commission Hearings. I am attaching an extract that contains the pages related to supportive housing. The full report can be found at:

<http://www.ihda.org/admin/Upload/Files//3add8008-aaf6-4e0d-8c5c-a1a4df89f9f5.PDF>

The executive summary page covers the challenges the state faces in 2011 and lists four focus items for the year. Of the four the only one that impacts the Madison Housing Development -- Integrated and Supportive Housing. On page 7, there is a broader description of Integrated and Supportive Housing -- *addressing the pressing needs of individuals with special needs and those transitioning from institutional living to community based living arrangements with services in support re-balancing long term care.*

The 2011 Integrated and Supportive Housing characteristics do not match any resident profiles that have been considered for the Comcast Bldg. site and does not address the current OP Preference at all. Additionally, the proposed Comcast building configuration and support services plan (conceptual - not yet in writing), do not support the profiles of people designated as part of the state's focus.

Since the focuses adopted by the state are directly linked to its funding of projects, it is very unlikely that the Interfaith proposal would be funded this year. Seemingly that would allow for a longer and more comprehensive review of the Madison Housing Development. The delay would be beneficial to the village as it allows for an integrated consideration of the Madison Housing, Inclusive Housing, and the Metropolitan Planning Councils future housing concepts.

I urge the board to take steps to ensure that its meetings on the Madison Housing Development are driven by the need for thoroughness and not haste brought on by Interfaith deadlines.

Thank you

John Murtagh

“Rebuilding Foundations”
Illinois’ 2011 Annual Comprehensive Housing Plan

Plan Effective:
January 1, 2011
through
December 31, 2011

As Submitted To:
Pat Quinn, Governor
and
The Illinois General Assembly



Executive Summary: “Rebuilding Foundations”

In 2011, the harsh national economic climate continues to have deep impact on the homeowners, renters, and communities of Illinois. Financial resources that have historically been cornerstones of statewide affordable housing development remain severely limited if not temporarily closed or infeasible. New federal programs and initiatives authorized nationally as recovery packages brought additional resources to Illinois in 2009 and 2010, but most of these programs will not be available in 2011. Thus, in 2011 the State must attain new levels of resource-efficiency in order to re-establish a foundation of base-level funding and to maximize impact for the Priority Populations (see page 4). In creating the 2011 Annual Comprehensive Housing Plan, the Housing Task Force weighed the market realities and available resources to set goals that can continue and expand the focus on the economic well-being of the priority populations begun under previous Annual Comprehensive Housing Plans by looking to new efficiency and coordination models.

In 2011, the State will be required to implement methods that meet legally required benchmarks, enhance coordination regionally for diverse geographic and demographic areas of Illinois, and increase access to federal and private funding sources. For 2011, four Focus Areas have been selected that emphasize realistic and actionable outcomes for the State. Never losing sight of limited funding availability, *Rebuilding Foundations* proposes an integrated affordable housing and service approach for Illinois:

- **Integrated and Supportive Housing Settings;**
- **Revitalizing Neighborhoods Impacted by Foreclosure;**
- **Expand Affordable Housing Opportunity in Hard-to-Access Areas; and**
- **Proactive National Housing Agenda**

Emphasizing resource efficiency, *Rebuilding Foundations* includes both Multi-Family and Single Family / Homeownership Housing Production Plans and a Residential Services Chart that outline expected State expenditures for affordable housing capital development and related services in Calendar Year 2011. In 2011, economic and housing market constraints are likely to have the continued impact of reducing the leveraging of resources - including private investment in tax-exempt bonds and the equity raised through the syndication of tax credits. To account for this impact, estimates for these resources in the housing production plans have been conservatively estimated.

Rebuilding Foundations also continues to use the Technical Plan for FY 2009-2012 to identify specific activities of State agencies and partners to implement the Comprehensive Housing Plan. Actions in support of the 2011 Focus Areas have been added to the Technical Plan.

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A REVIEW OF COMPREHENSIVE HOUSING PLANNING IN ILLINOIS

Executive Order 2003-18 and the Comprehensive Housing Planning Act (P.A. 94-965) established the statewide comprehensive housing initiative, identifying underserved "Priority Populations", and calling for the appointment of a Housing Task Force to improve the planning

Illinois' six underserved Priority Populations:

- Low-income Households (with particular emphasis on households earning below 30% of area median income);
- Low-income seniors;
- Low-income persons with disabilities;
- Homeless persons and persons at-risk of homelessness;
- Low- and moderate- income persons unable to afford housing near work or transportation (Live Near Work); and
- Low-income persons residing in existing affordable housing that is in danger of being lost or becoming unaffordable (Preservation).

and coordination of the State's housing resources. The Executive Director of the Illinois Housing Development Authority (IHDA) was appointed Chair of the State's Housing Task Force and was joined by a panel of thirty-four representatives from State agencies and the housing community.

Each year the Annual Comprehensive Housing Plan includes an identification of funding sources for which the State has administrative control that are available for housing construction, rehabilitation, preservation, operating or rental subsidies, and supportive services.

The Housing Task Force organized working groups to investigate the specific housing needs of the Priority Populations and to formulate recommendations for action that would be compiled into the first Technical Plan (2005-2008).

2009: In 2009, *Building the Economic Recovery: Affordable Housing in Illinois* continued to address the affordable housing challenges presented by the sub-prime mortgage foreclosure crisis. This Plan poised Illinois to work proactively to access new federal resources and to dig-deep in a year of "reinvention" for the agencies, advocates, financial partners, and developers of affordable housing. Beginning with the 2009 Plan, the State adopted its second Technical Plan (2009-2012) which updated and added new action items.

2010: *Reaching A Sustainable Future* continued to push the reinvention of affordable housing funding and development via creative financing and ingenuity. In 2010, four Focus Areas promoting *sustainability* and *viability* were selected. These Focus Areas sought to enact long term solutions that will benefit individuals, families, and communities served by the Annual Comprehensive Housing Plan.

2009 Successes:

- Interdepartmental coordination in support of federal American Recovery and Reinvestment Act (ARRA);
- Expanded access to affordable rental housing for residents via a statewide web-based ILHousingSearch.org;
- Comprehensive foreclosure prevention and mitigation programs including the passage of Homeowner Protection Act; promotion of the federal Making Home Affordable program; outreach to broader geographic regions of the State through a Statewide Mortgage Relief; administration of the National Foreclosure Mitigation Counseling Program; and commitment of funding under the Neighborhood Stabilization Program; and
- Implementation of the Equity Replacement Program, including Tax Credit Assistance Program (TCAP) and Section 1602 "Tax Credit Exchange" resources made available through ARRA to assist developments unable to raise sufficient equity from awarded LIHTCs.

2010 Successes:

- Establishment of a Housing, Transportation, and Environmental Linkages Working Group charged with increasing that State's access to federal "sustainability" resources. Many recommendations have been incorporated into the Focus Areas for 2011, and into the Technical Plan.
- Continued administration of foreclosure prevention program funding as well as fundamentally sound homebuyer programs to promote sustainable homeownership throughout the State; and
- Launch of the New Issue Bond Program (NIBP) that authorizes a total of \$184 million in tax exempt bonds for affordable housing to be purchased by the U.S. Treasury.

ANNUAL COMPREHENSIVE HOUSING PLAN: 2011 FOCUS

The Annual Comprehensive Housing Plan identifies important Annual Focus Areas that direct Illinois' partner State agencies and housing experts in their approach to addressing the affordable housing needs of the Priority Populations. For 2011, the Housing Task Force has adopted four Focus Areas that will serve the Illinois Priority Populations. In 2011, more than ever before, the Housing Task Force is looking to help Illinois take a strong national stand in support of its ongoing programs as well as uncovering additional resources and lessons to bring back to Illinois communities. As advised by the Housing Task Force and its Executive Committee, the 2011 Focus Areas advance various roles for the State as ambassador, administrator, facilitator, and innovator. The Focus Areas for 2011 were chosen because each represents a timely, topical, and needed activity.

The 2011 Focus Areas:

- 1) **Integrated and Supportive Housing Settings** (*addressing the pressing needs of individuals with special needs and those transitioning from institutional living to community based living arrangements with services in support of rebalancing long-term care*);
- 2) **Revitalizing Neighborhoods Impacted by Foreclosure** (*expanding the State's funding and treatment of the foreclosure crisis by enhancing existing prevention and mitigation tools and instituting innovative ideas for viable reuse of foreclosed properties*);
- 3) **Expand Affordable Housing Opportunity in Hard-to-Access Areas** (*new programming and strategies to reach and provide housing and services throughout the entire State of Illinois*); and
- 4) **Proactive National Housing Agenda** (*bring viable financing programs to the State by increasing Illinois' role in the formation of the national affordable housing agenda*)

Focus Area #1: Integrated and Supportive Housing Settings

Addressing the pressing needs of individuals with special needs and those transitioning from institutional living to community based living arrangements with services in support of rebalancing long-term care.

2011 will be a critical and demanding year for Illinois to identify opportunities for community-based supportive housing. With the newly signed Williams vs. Quina Consent Decree (see page 9) coupled with the ongoing Money Follows The Person Federal Demonstration program demands, Illinois must provide a greater variety of community-based living arrangements for populations with disabilities. In 2011, the Housing Task Force recommends that the State focus on the expansion of viable supportive housing programs and models that emphasize interdepartmental coordination and address gaps in service. System rebalancing will look at a revamp of current procedures and models to accommodate the demands for service delivery and a variety of different types of community-based living arrangements.

2011 Focus Area #1: Integrated and Supportive Housing Settings	
<u>Strategies:</u>	<u>2011 Implementation Activities:</u>
Address the demand for deinstitutionalization and expansion of community-based living opportunities	Comply with requirements of Williams Consent Decree which requires the State to produce a plan to proactively transition qualified institutionalized persons with mental illness to appropriate community-based settings and meet annual benchmarks.
	Implement system and program changes related to homeless services, as required by the federal HEARTH Act and related HUD regulations.
	Design and implement training of transition experts to enhance process of moving towards community-based supported living.
Develop and implement housing and financing models to support rebalancing of long term care	Work in partnership with owners and developers to identify and increase competitive applications for integrated and specialized community-based housing.
	Explore possibility of utilizing foreclosed properties as affordable rental housing opportunities for populations transitioning to community-based settings.
	Expand the resources available for use with the State's Home Modification Program to increase reach and scope of the program.
Address the housing needs of Illinois' Veterans	Utilize Build Illinois Bond Funds to expand housing for homeless and at-risk veterans.
	Assist to address needs of Veterans transitioning to community based housing settings from hospitalization and institutionalization (follow lead of VA and HUD initiatives).
	Leverage federal funding programs to expand Illinois' ability to address the housing needs of its veterans.

Deinstitutionalization and Rebalancing: Pending Litigation / Consent Decrees –

The Williams Consent Decree of 2010:

Background: In *Citizens v. I.C.* (1999), the U.S. Supreme Court held that unnecessary institutionalization of people with disabilities is discrimination under the Americans with Disabilities Act (ADA). People with disabilities are entitled to receive services in the most integrated setting appropriate to their needs.

The *Williams v. State* lawsuit was filed in 2005 by two people with mental illness residing in large private State-funded facilities called Institutions for Mental Diseases ("IMDs"). The plaintiffs and the certified class of approximately 4,300 IMD residents alleged that they were segregated in IMDs and that the State of Illinois had violated the ADA and denied them the opportunity to live in integrated settings where they could lead more independent and more productive lives in their own communities. The State denied liability and specifically denied violation of the ADA. The parties reached an agreement called The Williams Consent Decree, and on September 30, 2010 the Judge gave final approval of this Consent Decree.

Implementation: Implementing the provisions and benchmarks of this Consent Decree will be a major focus in 2011 and in subsequent years. The provisions include:

- Institutions for Mental Diseases ("IMDs") residents are to be informed of options and opportunities to live in the community (with appropriate services). Interested Class Members will receive independent evaluations, which will lead to individualized Service Plans as appropriate. IMD residents will have the right to refuse an evaluation and refuse to move.
- Residents will be informed of appropriate community-based services and housing for people transitioning out of the IMDs, consistent with residents' personal vision, preferences, strengths and needs – including referral to units of Permanent Supportive Housing (PSH) to support transitioning IMD residents.
- A Five-Year Implementation Plan that identifies specific activities, timetables, goals, strategies, regulatory changes, and protocols will be developed by the State to implement the Consent Decree requirements and is due 120 days after the Consent Decree became active. The plaintiffs and a court-appointed Independent Monitor will monitor Implementation Plan progress towards accomplishing the obligations and objectives set forth in the Consent Decree.
- By the end of the Five-Year Implementation Plan, all qualified IMD residents who desire placement in the community shall transition to the most integrated community-based setting appropriate for their individual needs. Screening and assessment of all individuals who may be appropriate for placement in a Community-Based Setting Benchmarks must be completed within the first two years of the Consent Decree. Year-one benchmarks of the Consent Decree include offering Community-Based Setting Placement to a minimum of 256 residents of IMDs.

Challenges: In implementing the Consent Decree, the State will face significant challenges that will require inter-departmental coordination and resource allocation and reallocation. Two significant challenges relate to identification of capital resources for expansion of appropriate community-based housing and resources for bridge rent subsidies.

Colbert V. Quinn:

A lawsuit was filed on behalf of people with physical disabilities who are unnecessarily confined to nursing homes as a prerequisite to receiving services.

Ligas v. Maram:

A lawsuit filed in 2005 by two people with developmental disabilities who reside in private State-funded institutions (intermediate care facilities for people with developmental disabilities (ICF-DDs)) or who are at risk of being placed in such institutions.

Deinstitutionalization and Rebalancing: Money Follows the Person Demonstration (MFP) -

In May 2007, Illinois was chosen by the federal Centers for Medicare and Medicaid Services (CMMS) to participate in the Money Follows the Person (MFP) Demonstration geared toward driving long-term care system rebalancing and assisting approximately 3,500 eligible Medicaid residents living in nursing facilities and other institutional settings to return to community settings. In March of 2010, the MFP demonstration project was extended to 2016 by Congress as part of legislative efforts to implement the Affordable Care Act (ACA).

The MFP Demonstration was structured to provide an enhanced federal Medicaid match rate for qualified services provided to MFP participants for the first year post-transition, with the larger goal of incenting a participating state to investigate multi-faceted systemic strategies to rebalance its long term care (LTC) system.

IDHFS, as the Illinois Medicaid agency, continues to lead the initiative working in collaboration with the IDoA, three divisions of the IDHS, and IHDA. The University of Illinois at Chicago provides a range of critical training, quality improvement, and data system support to the program. The Nursing Facility Ombudsman Program also provides assistance in identifying potential candidates for community transition. Illinois' MFP application identified four target populations for transition from nursing and other institutional facilities, including elderly persons, individuals with physical disabilities, individuals with developmental disabilities, and individuals with serious mental illness.

Over the life of the demonstration, the state will seek to increase housing opportunities for MFP participants through many efforts including the following: 1) Creating or improving housing and services referral networks, 2) developing more affordable housing, possibly through joint funding partnerships between the housing finance agency (IHDA) and the service provider agencies, 3) continuing a State-funded home modification program, and 4) incentivizing set-asides of units for people with disabilities in non-specified or non-specialized affordable housing developments.

Like many other states, Illinois has experienced some challenges in fully implementing the program across all populations as rapidly as planned. In response to these challenges, Illinois elected to set its transition targets for calendar year 2010 and 2011, at 192 and 382 respectively. The extension of the program and decrease of the minimum length of qualifying institutional stay should enable the MFP program to meet the original goal for total transitions.

Kornatowski, Sue

From: Nancy Leonard [4nbleonard@att.net]
Sent: Friday, May 20, 2011 10:36 AM
To: board@oak-park.us
Subject: Follow-up to testimony in support of Comcast Redevelopment

Attachments: Guest_Essay.doc; MEMO_Board_May20.pdf



Guest_Essay.doc (29 KB)



MEMO_Board_May20.pdf (308 KB)

Per David Pope's request for more information related to comments I made at the meeting 5/16 re: property values, I am forwarding to you research done by United Power for Action and Justice and an essay in the Oak Leaves by Matt Gross. I hope this helps to further clarify my brief statement before the board.

*Respectfully submitted,
Nancy Leonard*

Ready to welcome our new neighbors

by MATT GROSS

Last Modified: May 12, 2011 03:49AM

On the warm spring Sunday, before our recent local election, in the basement of Ascension Catholic Church here in Oak Park, my family and I had an opportunity to be part of an extraordinary gathering.

A total of 187 diverse members of this community gathered to voice strong support for the Comcast Redevelopment proposal put forward by Interfaith Housing Development Corporation, Catholic Charities and Oak Park Housing Authority. Their proposal will replace a vacant building with a fully-rehabilitated, LEED-certified green building of retail space and 51 affordable, accessible apartments for those earning modest wages. The proposal was recently approved by the Oak Park Plan Commission by a vote of 6-2 after a thorough vetting process.

The event was organized, led and attended by leaders from local institutions, including Ascension Catholic Church, Euclid Avenue United Methodist Church, Good Shepherd Lutheran Church and the Progress Center for Independent Living. We all worked together through United Power for Action and Justice, an organization of organizations that work together throughout Cook County for social justice and the common good. Our purpose on this Sunday was to hear from the candidates for Village Trustee, and to demonstrate the broad support across Oak Park for this development. As each candidate told us, the gathering was by far the largest event they attended leading up to the election.

We shared personal stories from residents, immediate neighbors to the proposed development, neighboring clergy and perhaps most importantly, from prospective residents.

The proposed development is not for the unknown. It is for people like Loree Woodley and John Rivera, two leaders from Progress Center for Independent Living who welcome the opportunity to have affordable, accessible housing and live among neighbors of varying abilities — not just the disabled. It was an inspiring event and one I was proud to be a part of and to be able to bring my children to.

Three years ago we moved our family to Oak Park because it reflects the values we hope to instill in our children and, as shown throughout its history, it is unafraid to put those values into action. This is why we have such a beautiful and diverse community. Now we call on the Oak Park village trustees to do their part by voting to approve this proposal.

My family and hundreds of others across Oak Park and our neighboring communities can't wait to welcome our new neighbors!

Matt Gross is a member of the Euclid Avenue United Methodist Church and United Power for Action and Justice.

MEMO

TO: Board of Trustees, Village of Oak Park

FROM: Oak Park Leaders of
United Power for Action and Justice

DATE: May 20, 2011

RE: Research on the impact and need for affordable housing

Enclosed is the research we have compiled citing numerous examples of affordable housing's impact on its surrounding community. There are three points we would like to make with this research:

1. Affordable housing is proven to stabilize and in many cases be a catalyst for property values in the surrounding community.
2. 100% affordable developments are the norm. We have included several recent developments throughout the state and the Chicago region that have been welcome assets to their communities.
3. The need for this type of housing in Oak Park exists. United Power has continually demonstrated this with the testimony of real people delivered via e-mail, plan commission hearings, in face-to-face meetings with the trustees, at our assembly on April 3rd and in the attached guest essay that appeared in the Oak Leaves. However, in case there was any doubt, our testimony is backed up by studies that the village itself has conducted or recognized and by respected national analyses as well..

We look forward to your decision on May 23rd. We hope that you recognize the need and the value that this development can bring to Oak Park.

Affordable Housing Protects and Enhances Property Values and Way of Life

Affordable housing developments like the proposed Comcast Redevelopment protect and preserve property values because they create beautiful new buildings or rehabilitate vacant/older buildings and they diversify the local housing market. Numerous studies and analyses of affordable housing developments in the Chicago region as well as national analyses by the Realtors, the Homebuilders, and well-known community development foundations like Enterprise and LISC reveal that affordable housing developments do not cause a decline in property values – in many cases, they serve as a stabilizer or even a catalyst for property values¹. Oak Park's existing affordable housing has not hurt our property values. The fact that the Comcast redevelopment is going to be owned and managed by local entities that already successfully own and manage affordable housing here in our beautiful village further reinforces what most studies have found.

The footnote cites include an ample listing of the studies supporting the above summary.

100 % Affordable Housing Development is the Norm

Most of the affordable housing development that takes place each year in the State of Illinois continues to be housing that is "100% affordable housing" for working folks with low-incomes. Listed below are a just a few examples of the developments that were constructed/financed in recent years in different places around the state. All were 100% affordable housing for families, not for seniors. None of these towns or locations had any concerns that they were "concentrating low-income people" in a failed model. In fact, they celebrated these new developments as much-needed new housing in their communities and most of these developments set aside some of the apartments to serve households at even lower income levels than is being proposed by Interfaith (e.g. folks at 30% of the AMI or 40% of the AMI instead of at 50% of the AMI is being proposed by Interfaith at the Comcast site):

- 1) Maple Ridge Apartments - - Paris, Illinois <http://www.laborershdc.org/paris.htm>.
The Mayor of Paris credits the 100% affordable housing development with helping him convince two major employers from moving over the state line into Indiana. Lots of employees were driving from Indiana to work at the factories in question because there was not enough decent affordable housing for people working for low incomes.
- 2) Downtown Commons – Jacksonville, Illinois <http://www.windsorhomes.com/> The Mayor of Jacksonville, IL credits Downtown Commons with reducing crime and police calls in downtown Jacksonville and in providing a boost to the City during the depths of the recession. The site where Downtown Commons was built was formerly a series of vacant lots in downtown Jacksonville. The development was recently featured in a national publication about the benefits of the federal low-income housing tax credit.
- 3) Canterbury Housing Apartments – Dixon, Illinois <http://www.dixon-apartments.com/>. When this development was proposed, it was welcomed as the first new apartments in town in a number of years – new tax base, new jobs, nice new housing – all dedicated to folks earning at or below 60% of AMI (similar to Comcast).
- 4) Lexington Farms – Jerseyville, Illinois <http://www.capstonedev.net/>. This development has been touted as an "all green development" and in part because of that, Berkshire Hathaway bought the low-income housing tax credits to help finance this development. The town was very excited about the project because of these features and saw the development not as a concentration of poverty but rather a concentration of opportunity.

One might expect these smaller, more conservative, stereotypically “less progressive” communities than Oak Park would be “howling” about the concentration of “low-income” people and related fears about class AND race. But that’s not the case. The developments listed here are almost all funded in part by the Illinois Housing Development Authority (IHDA) and a mix of public and private funds (like the Comcast development); these communities view these 100% affordable housing developments as “good housing” that working people need and a much-needed source of new tax base and economic activity.

Chicago area examples in residential neighborhoods similar to Oak Park:

Listed below are long-standing, successful “100% affordable housing developments” in residential neighborhoods in areas similar to Oak Park in our own region. There are many affordable housing developments that “blend in” with affluent surroundings in our region. Listed below are just a few from the expensive, affluent residential neighborhoods in Lincoln Park/Old Town/Lakeview and one from the Lakefront Historic District in Evanston (which is in the middle of a very expensive neighborhood on the Lakefront between Chicago Avenue on the West, Lake Michigan on the East, the City of Chicago on the South, and downtown Evanston on the North)

- 1) Bel-Ray Apartments – Belmont and Racine in the heart of Lakeview/Lincoln Park. This meets the definition of “HUD-supported” supportive housing so unlike the Interfaith Development proposed for the Comcast site, this development serves folks who have a substance abuse issue, are not working, or have major barriers to employment. This development is located on a busy thoroughfare (Belmont) (similar to Comcast) but abuts a residential neighborhood that includes a mix of very expensive single-family homes, condos, and apartments (not unlike Comcast). This development includes 70 supportive housing apartments and serves a population that has much lower incomes and faces much greater challenges than what is proposed by Interfaith for the Comcast site. This development has not affected property values in the very expensive Lakeview area. This development is owned and operated by Heartland Housing (another non-profit like Interfaith).
- 2) Marah’s Place apartments – in the old convent at St. Alphonsus Church in Lincoln Park/Lakeview (at Southport and Lincoln). United Power helped win approval of this site over 10 years ago. Deborah’s Place proposed to take the old convent and turned it into apartments for homeless women suffering from domestic violence. Many of the neighbors went berserk. Because of the courage of local officials and United Power’s work, despite the opposition, the development went forward and now the group that led the opposition (the South Lakeview Neighbors) sends volunteers to Marah’s on a regular basis.
- 3) Odgen Court Apartments – near St. Michael Church in Old Town/Lincoln Park. 45 apartments. 100% affordable housing. Has been there for over two decades – well-working apartment complex providing housing for low-income folks in the middle of a very expensive neighborhood.
- 4) Claridge Apartments in Evanston, Illinois in the lakefront historic district – 48 apartments – smaller, one-bedroom apartments, rehab of an old building – creating housing for low-income working people. It has not been a problem or a drag on property values in this expensive residential neighborhood on the Lake. Here’s a link to a picture. <http://www.hodc.org/Developments-Page2.html>

Of course, on top of all these examples, we already have 100% affordable housing in Oak Park that works quite well (Mills Park Tower, Ryan Farrelly, etc., etc.) and is managed by the Housing Authority or Res Corp. Our experience in Oak Park with 100% affordable housing is consistent with the experience in other desirable communities in our region and in many other different types of communities across the State.

It is true that heavy concentration of hundreds of public housing units serving households who are not working and are isolated from opportunity in neighborhoods suffering from disinvestment IS a failed model of community development. But that failed model is NOT what is proposed for the Comcast site. The proposal for the Comcast site is a modest amount of private housing owned and operated by local, non-profit institutions that are mission-driven and dedicated to serving the disabled and those who work for a modest wage. This is a proven model for helping folks and improving communities and there are countless positive examples in our region and in our state.

Need for this type of housing in Oak Park exists; our economic indicators point to continued demand

Studies and findings of fact by the Oak Park Plan Commission, the Oak Park Housing Advisory Committee, and the prestigious Joint Center for Housing Studies at Harvard all clearly indicate that the need for affordable rental housing for low-wage workers and the disabled is large and growing.

As stated in the Oak Park Plan Commission's thorough 'Findings of Fact':

"The Village has a need for additional affordable one bedroom units with supportive services. In 2010, the Village hired an outside consultant to update the Village of Oak Parks' Analysis of Impediments to Fair Housing. One of the findings of this analysis was that there was a lack of affordable accessible housing for persons with disabilities in the Village. The Oak Park Housing Authority's waiting list for Mainstream Vouchers (vouchers for persons with disabilities) has 31 single households that have an Oak Park residency preference, and there are 206 single individual households with a residency preference on the 2004 regular waiting list."

Additionally, as addressed in the May 16th Board meeting, the 2010 Housing Programs Advisory Committee's Report on Affordable Housing Strategies points to this need.

"The plan found that almost 83% of small low-income renter households have a housing problem. The plan also finds that the majority of low-income renters would benefit from improved economic opportunities provided by cost savings. Additionally, the plan states that these households need supportive services such as education and job-training."

And finally, Harvard's Joint Center for Housing Studies (which remains one of the most respected sources of analysis on the nation's housing market) recently underscored the continued importance of rental housing and its increased and continued demand given our country's economic crisis, which as we know has deeply impacted the Chicago region, including the Western Cook Suburbs.

"The troubled homeowner market, along with demographic shifts, has highlighted the vital role that the rental sector plays in providing affordable homes on flexible terms. But while rental housing is the home of choice for a diverse cross-section of Americans, it is also the home of necessity for millions of low-income households.

And the share of US households unable to find affordable rentals has been on the rise for a half-century, with an especially large jump in the last decade as renter income fell even further behind housing and utility cost increases. Even as the need for affordable housing grows—both assisted by the government and supplied in the private market—long-run pressures continue to threaten this essential resource. Rental markets are now tightening, with vacancy rates falling and rents climbing. With little new supply of multifamily units in the pipeline, rents could rise sharply as demand increases. Regardless, affordability is likely to deteriorate further over the next few years as persistently high unemployment limits renter income gains. Meanwhile, policymakers must find ways to do more with less as they confront the stark realities of federal budget cuts. In this difficult environment, all levels of government will be challenged to support efforts to meet the nation’s fundamental need for affordable, good-quality rental housing.”

(http://www.jchs.harvard.edu/publications/rental/rh11_americas_rental_housing/AmericasRentalHousing-2011.pdf)

In short— the need for affordable rental housing is large and growing; this need is present nationally, in our region, and in our own village; the continued health and vitality of our village and region depends on our ability to address this problem; and the Comcast redevelopment provides us with a concrete way to make a difference.

i Michael MaRous, “Low-Income Housing in Our Backyard: What Happens to Residential Property Values?” *The Appraisal Journal* 64, 1, (1996): 27-34; Richard K. Green et al., *Low Income Housing Tax Credit Housing Developments and Property Values*. Center for Urban Land Economics Research, University of Wisconsin, 2002; Ingrid Gould Ellen et al., “Do Homeownership Programs Increase Property Value in Low Income Neighborhoods?” Joint Center for Housing Studies, Harvard University, Low Income Homeownership Working Paper Series, September 2001; Maxfield Research, *A Study of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities* (Minneapolis, MN: Family Housing Fund, 2000).; Joyce Siegel, *The House Next Door*, Innovative Housing Institute, 1999. <http://www.inhousing.org/housenex.htm>.; Elizabeth Warren, Robert Aduddell, and Raymond Tatlovich. *The Impact of Subsidized Housing on Property Values: A Two-Pronged Analysis of Chicago and Cook County Suburbs*. Center for Urban Policy, Loyola University of Chicago, Urban Insight Series No. 13, 1983.; Paul Cummings and John Landis, *Relationships Between Affordable Housing Developments and Neighboring Property Values*. Institute of Urban and Regional Development, University of California at Berkeley, Working Paper 599, 1993.; Jeffery Baird, *The Effects of Federally Subsidized Low-Income Housing on Residential Property Values in Suburban Neighborhoods*. Northern Virginia Board of Realtors Research Study, December 1980.; Hugh Nourse, “The Effect of Public Housing on Property Values in St. Louis.” *Land Economics* 60 (2), 1984.; Carol Babb, Louis Pol, and Rebecca Guy, “The Impact of Federally-Assisted Housing on Single-Family Housing Sales: 1970-1980.” *Mid-South Business Journal*, July 1984; Robert Lyons and Scott Loveridge, *An Hedonic Estimation of the Effect of Federally Subsidized Housing on Nearby Residential Property Values*. University of Minnesota, Department of Applied Economics, 1993.; *Affordable Housing for Families and Neighborhoods: the Value of Low-Income Housing Tax Credits in New York City*. Columbia, MD and Washington, DC: Enterprise Community Partners, Inc. and Local Initiatives Support Corporation (LISC).

Kornatowski, Sue

From: Rob Breymaier [rbreymaier@oprhc.org]

Sent: Friday, May 20, 2011 2:21 PM

To: board@oak-park.us

Cc: Grossman, Tammie; Barwin, Thomas

Subject: Comment on Comcast Proposal

Attachments: Comcast Development poverty concentration.pdf; Comcast Development segregation analysis.pdf

Please see the three attached letters that include the Housing Center's comments regarding factual questions that have been raised during the public comment period for the redevelopment proposal of 820 and 823 Madison Street. The letter regarding concentrations of poverty is new. The segregation letter was submitted previously to the Plan Commission.

Sincerely,

Rob Breymaier, Executive Director
Oak Park Regional Housing Center
and West Cook Homeownership Center
1041 South Boulevard, Oak Park, IL 60302
(708) 848-7150 x123
(708) 848-7165 (fax)
(708) 207-3158 (cell)
rbreymaier@oprhc.org

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Promoting a Landscape of Justice in Oak Park, Western Cook County and Beyond.



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Oak Park, IL 60302-2879
Phone: (708) 848-7150
Fax: (708) 848-7165
info@oprhc.org

May 20, 2011

VIA E-MAIL

The Honorable David Pope
Village President
Village of Oak Park
123 Madison Avenue
Oak Park, IL 60302

RE: Defining Concentrations of Poverty

Dear President Pope:

The Oak Park Regional Housing Center is a 501(c)(3) non-profit organization with a mission to achieve meaningful and lasting racial diversity in Oak Park and the region. As the Housing Center has monitored the community discussion about the proposed development from the Interfaith Housing Development Corporation and its partners, we have noticed that the question of how to define concentrations of poverty has arisen. The Housing Center works on a day-to-day basis to ensure a racially integrated housing market in Oak Park. In many cases, concentrations of poverty correlate closely with racial segregation. Thus, the Housing Center feels compelled to provide input regarding our knowledge of poverty concentration.

A report from the Federal Reserve Bank of Minneapolis cites that concentrations of poverty are generally understood to include neighborhoods that are greater than 30-40% poor¹. As one would expect from a Federal Reserve report, this paper is well referenced and provides further citations that show the preponderance of social science research respects at least a 30% threshold. As we reported in a previous letter to the Plan Commission (included as an addendum to this letter), the neighborhood surrounding the Comcast redevelopment is a middle-income neighborhood as designated by the Federal Financial Institutions Examining Council (FFIEC). According to the FFIEC, this tract is not distressed and has an estimated Median Family Income of \$86,077 – 115% of the median income for the Chicago MSA.

The proposed building's 51 units would increase the number of rental units available in this tract by 2%. They would comprise an even smaller percentage of the total housing units available in the census tract. Given the median income of the neighborhood, it is unlikely that this 2% increase would move the neighborhood's total number of low-income households past the 30% threshold. Both the actual number of units and the

¹ Todd, Richard M. (2003) *A better day in the neighborhood: The rise and decline of poverty concentration in the Twin Cities, 1970-2000* at http://www.minneapolisfed.org/publications_papers/pub_display.cfm?id=2438

share of total units in the tract are insufficiently small to create a concentration of poverty in the neighborhood.

Moreover, a fair housing perspective on concentrations of poverty finds concern in situations where an excess of low-income residents is accompanied by a lack of resources that would tend to promote racial segregation and/or discourage middle- and upper-income persons from living in a neighborhood. Resources include amenities such as good schools, adequate policing, green space, and access to transit and jobs. All of these resources are readily available in the neighborhood and we expect that to continue for the foreseeable future.

As such, the Housing Center does not believe that this development represents or promotes a concentration of poverty.

Sincerely,



Rob Breymaier
Executive Director

cc: Village Trustees
Village Clerk
Tom Barwin, Village Manager
Tammie Grossman, Housing Programs Manager

Enclosures: Letter to the Plan Commission regarding segregation.

February 1, 2011

Mr. Craig Failor, Village Planner
Village of Oak Park
123 Madison Avenue
Oak Park, IL 60302

RE: Segregation and Comcast Redevelopment Proposal, 820 and 823 Madison Street

Dear Mr. Failor:

The Oak Park Regional Housing Center is a 501(c)(3) non-profit organization with a mission to achieve meaningful and lasting racial diversity in Oak Park and the region. As the Housing Center has monitored the community discussion about the proposed development from the Interfaith Housing Development Corporation and its partners, we have noticed that the topic of segregation has arisen. The Housing Center works on a day-to-day basis to ensure an integrated housing market in Oak Park. In addition, the Housing Center is a leader in federal, state, and local advocacy efforts to promote integrated housing programs. As such, we feel compelled to provide input regarding the issue of segregation in Oak Park.

The Housing Center is confident that the proposed project will not contribute to segregation in Oak Park. Regarding racial integration, the Housing Center believes that the completed project is likely to attract a diverse racial population. People of all races and ethnicities will likely apply for rental units in the development. We also believe that the income-limits of the building pose no threat of economic segregation because the neighborhood surrounding the development is a middle-income neighborhood as designated by the Federal Financial Institutions Examining Council (FFIEC). According to the FFIEC, this tract is not distressed and has an estimated Median Family Income of \$86,077 – 115% of the median income for the Chicago MSA. In short, this building would provide affordable housing options in a tract that is not characterized as low- or moderate-income.

The Housing Center also believes that the fact all of the units would be income-qualifying does not pose a threat to neighborhood integration. The relatively small size of the building – 51 units – would increase the number of rental units available in this tract by only 2%. Both the actual number of units and the share of total units in the tract are insufficiently small to create a segregative effect.

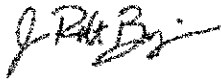
Given this reality, the Housing Center finds the claims that this development is akin to segregated public housing developed in the City of Chicago decades ago to be unsound. The proposed development is dramatically different than “traditional” public housing developments in at least three important ways:

- It is not publicly-owned housing. The building will be a private development, owned and managed by well-respected non-profit corporations.
- The number of units to be developed is smaller by at least one order of magnitude. Public housing developments included at least 10 times the number of units proposed here. In some cases, the number of units in public housing developments was more than two orders of magnitude larger than the proposed development.
- The neighborhood surrounding the development is not a high-poverty, impacted neighborhood. Public housing developments in the City of Chicago were targeted to poor neighborhoods. The site of the proposed development would be in a middle-income neighborhood.

Finally, the Housing Center believes it is important to understand the true nature of segregation. Segregation is a structural force that promotes separate and exclusive patterns of opportunity. In the case of housing segregation, this takes the form of patterns that separate housing choices by race and income. The proposed development works to counter structural patterns by providing affordable housing to people of all races in a neighborhood where very few affordable housing options exist. Moreover, they are affordable housing options that are rare within the entirety of Oak Park (as we noted in our analysis of comparable one-bedroom units on January 20). If the proposed development has any effect on the housing market in Oak Park, its effect would be integrative.

Thus, the Housing Center concludes that the proposed development by the Interfaith Housing Development Corporation will not create or promote segregation by race or income in Oak Park.

Sincerely,



Rob Breymaier
Executive Director

cc: Plan Commission Chair and Members

