



## Oak Park Residence Corporation

**DATE:** November 22, 2021  
**FROM:** David Pope, OPRC President  
**TO:** Chair Iris Simms and the Commissioners of the Oak Park Plan Commission  
Village Planner Craig Failor and Staff of the Village of Oak Park  
**RE:** Responses to objections of some neighbors to proposed 7 Van Buren redevelopment

---

On November 4<sup>th</sup>, 2021, the Oak Park Plan Commission resumed its hearing process regarding OPRC's application for P.U.D. approval of OPRC's proposed multifamily redevelopment at 7 Van Buren Street. Public comment was heard by the Commission, primarily from nearby neighbors of the proposed development site.

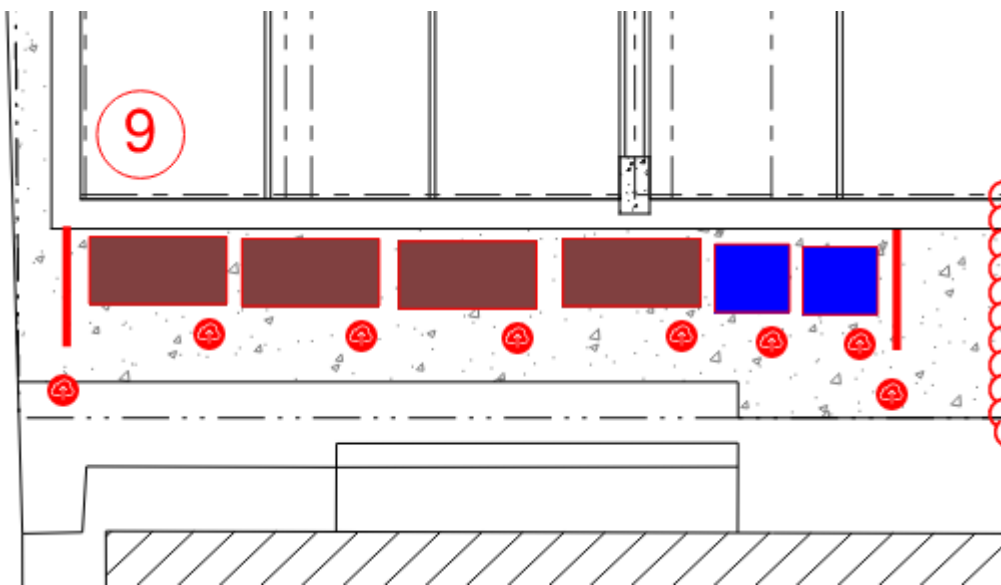
We take these comments very seriously, we appreciate the engaged participation of the neighbors in this important process, and we are grateful for the opportunity to address these questions with this communication. Some of the comments that were made raised very important and legitimate questions, issues, and concerns. Other objections, though, seemed to be based either upon a misunderstanding of our proposed project or of the Planned Unit Development process and PUD provisions within the zoning ordinance. We will do our best to respond with this communication regarding all of the various issues that were raised by this group representing some of the neighbors of the 7 Van Buren site.

Our responses are contained in the attached excel spreadsheet which is structured in accordance with the order of presentation contained in the written version of the comments submitted by the group of opposing neighbors (and designated in accordance with the associated item number and page number contained within that document).

The key areas raised by the group of opposing neighbors include the following:

- Parking/Traffic/TOD
- Height
- Historic Preservation
- Mechanicals
- Trash/Recycling
- Shadow Study
- Impact to Light/Air/Privacy
- Property Value Concerns
- Water Run Off
- Bicycle Parking
- Landscaping (Harmful to Pets)
- Zoning Relief Request Incorrectly Stated in Application
- Vacation
- Precedent

Virtually all of these areas were already addressed in the written comments, with the exception of the questions regarding trash and recycling. In turn, I'm including a response to the trash/recycling question here in this cover note. The question revolved around how much space would be needed to accommodate the dumpsters/garbage cans that would be required for the building, and where would they be located. We did mention that they would be off the alley just south of the southwest corner of the building. We are including below a representative sketch of this location. We anticipate that the actual number of 2-yard garbage dumpsters will be either 2 or 3 (picked up 2-3 times each week), and that there will be 2-4 of the 65-Gallon Recycling containers as well. This number of garbage and recycling containers is consistent with our experience at our other buildings that are substantially similar in size, and is also supported by discussions that we have had with Waste Management on this subject. The graphical representation below shows 4 dumpsters and only 2 recycling containers, so the actual layout area may end up being slightly smaller than what is shown here:



Each of the other areas raised by the group of opposing neighbors is addressed within the response spreadsheet that is attached. Please don't hesitate to reach back to us for any clarification that may be helpful.

In addition, we are also re-submitting the spreadsheets that demonstrate the detailed point-by-point alignment of this project with the objectives contained in the Village's Comprehensive Plan, the Harrison Street Plan (Planning Together), and the Homes for a Changing Region Plan.

We certainly want to make sure that we are answering any questions that are posed by the group of opposing neighbors. At the same time, we also want to ensure that we are addressing any questions that you as members of the Plan Commission may have as you seek to apply the Village's standards to evaluate this project application. We believe that this project has the ability to help change the way that we think about development, not just here in Oak Park, but regionally and nationally as well. We also believe that it can be instrumental in guiding development activities here in our community toward a more equitable, sustainable, and accessible future. With this project, we believe that that future is within our grasp.