

Item #	Source-VOP Planning Document	Plan Element	Page # (Plan Section)	Plan Goal	Plan Objectives	Description	Compensating Benefits-Applicability to 7 Van Buren Development
1	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Guiding Principles.	p.2			<u>GUIDING PRINCIPLES-DIVERSITY:</u> All actions should result in a community that is welcoming and accessible to all people, supportive of integrated social and physical interaction, and respectful of different lifestyles and opinions.	The Oak Park Residence Corporation is committed to maintaining and improving diversity and integration throughout Oak Park by creating housing opportunities for people of all backgrounds and reversing historic patterns of segregation. This development will support that effort.
2	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Guiding Principles.	p.2			<u>GUIDING PRINCIPLES-URBAN SUSTAINABILITY:</u> All actions should advance Oak Park's mission to be a community that minimizes the impact of urban development on the environment, enhances active and healthy lifestyles for all residents, ensures social justice for every citizen, and maintains locally-based fiscal stability over time.	This development will be the most significant Net Zero multifamily development in the upper Midwest and, given our climatic zone, will make it one of the most important new developments in the country.
3	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Guiding Principles.	p.2			<u>GUIDING PRINCIPLES-THRIVING NEIGHBORHOODS:</u> All actions should support the maintenance and enhancement of Oak Park's neighborhoods. All portions of the community – neighborhoods, open spaces, institutions, and commercial areas – help define quality of life in Oak Park. However, the village's neighborhoods play a primary role in defining community character, supporting diversity and accessibility, and fostering an engaged and integrated citizenry.	This development is structured specifically to support diversity, accessibility, and integration of households of different backgrounds and experiences.
4	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.13			<u>SUMMARY OF PUBLIC INPUT-TRANSIT ORIENTED DEVELOPMENT (TOD):</u> The community cited the need for targeted transit-oriented development (TOD) as a key issue in Oak Park. Citizens feel it is an important way to address related issues of availability and affordability of housing, a lack of local commercial services, and the image of several of the Village's entry points.	This development will be located next to a local bus stop and within 1/4 mile (2 blocks) of the Blue Line - Austin CTA rail station. As such, it will be a perfect example of thoughtful, contextual, and appropriate Transit-Oriented Development.
5	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.13			<u>SUMMARY OF PUBLIC INPUT-OVERALL LAND USE:</u> Participants feel as if the overall land use character of the community is established and unlikely to change, with its well-defined residential areas and commercial districts. To that end, they feel that one issue in the Village is the lack of development sites due to the built-out nature of the community and small parcels along many of its key corridors.	This development will provide for creative, efficient investment along Austin Blvd, one of the Village's key corridors (which the VOP Master Plan correctly indicates faces challenges regarding prospective development due to the small size and lack of availability of sites along this key border gateway).
6	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.13			<u>SUMMARY OF PUBLIC INPUT-COMMERCIAL DISTRICTS:</u> Local commercial districts were discussed as an important issue related to neighborhood vitality and quality of life. Residents would like to see stronger local commercial districts with uses that support daily shopping and dining needs. They stressed the desire for these activities within walking distance of their homes, and that the thriving business districts are often too far away in other portions of the Village.	This development will increase density and the associated purchasing power of its residents within easy walking distance of both the Harrison Street Arts District and the Madison Street Business District, thereby helping to support local commercial districts within Oak Park.
7	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.14			<u>SUMMARY OF PUBLIC INPUT-DEVELOPMENT CHARACTER:</u> Many feel it is a critical issue to address, as many of the Village's important corridors (i.e. Madison Street, Austin Boulevard and Harlem Avenue) convey a less-than-ideal character for visitors from other communities.	This development would be the first new multifamily investment in more than 50 years along the entirety of Oak Park's critically important Austin corridor. It will bring compelling, leading-edge design, architecture, and sustainability to the corridor, and will serve as an example and catalyst for more thoughtful future investment.
8	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.47 (4.1.2)	Strengthen and protect the character, integrity, and cohesion of the Village and its neighborhoods.	Strengthen the community's urban fabric through context-sensitive infill development that is complementary to the scale and character of surrounding residential neighborhoods.	<u>STRENGTHENING THE URBAN FABRIC:</u> While Oak Park is a mature community that is nearly built out, there are opportunities for infill development in residential and commercial areas. In addition to vacant parcels, there are buildings and sites in some areas suffering from disinvestment and functional obsolescence, providing excellent opportunities for redevelopment. If properly managed, designed, and constructed, new investment and reinvestment can help strengthen the fabric and vitality of the neighborhoods.	This development will replace a deteriorating mid-century California-style apartment building with a beautiful, functional, leading-edge replacement that will certainly "strengthen the fabric and the vitality of the neighborhood".
9	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.50 (4.2.4)	Enhance the architectural integrity of the village through both preservation and innovation.	Support innovative building design and construction practices within the village and continue an award program to recognize innovative design and the application of "green" building techniques	<u>SUPPORTING INNOVATIVE AND ENVIRONMENTAL DESIGN:</u> Oak Park's rich architectural history and commitment to quality architecture is a strong source of civic pride. This commitment, alongside advancements in design and construction, creates a climate uniquely suited for architectural innovation. Given its rich tradition in architecture, Oak Park is uniquely poised to be a model of preservation and innovation in design. Village government can continue to support the application of energy-efficient and resilient green building techniques by reviewing and amending ordinances as needed to remove barriers to innovation....	This development, given its dual role in advancing affordability and environmental sustainability in ways that are unique nationally, will immediately become one of the most important buildings constructed within Oak Park. It will help to advance Oak Park's continuing interest in serving as a model community and a laboratory for leading-edge innovation in these areas.
10	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.52 (4.3.4)	Diversify the economy and strengthen the tax base through land use and development	Encourage the growth of transit-oriented development (TOD) in order to provide greater access to local goods and services, expand the variety of housing options, and maximize transit, bicycle and pedestrian access throughout the village.	<u>LEVERAGING REGIONAL TRANSIT:</u> Encourage the growth of transit-oriented development (TOD) in order to provide greater access to local goods and services, expand the variety of housing options, and maximize transit, bicycle, and pedestrian access throughout the village.... by encouraging growth and expansion of TOD, Oak Park can benefit from expanded housing choices, decreased dependency on the automobile, and greater access to goods and services.	This development will advance each of the Transit-Oriented Development (TOD) objectives identified in the VOP Comprehensive Plan, and clearly reflects a realization of the Village objectives to "expand housing choices, decrease dependency on the automobile, and provide greater access to goods and services."
11	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Land-Use and Built Environment.	p.53 (4.4.3)	Seek innovative and creative solutions to provide redevelopment opportunities and to recapture open space at a variety of scales.	Encourage redevelopment and revitalization of underused and underdeveloped property while promoting the preservation of historical resources and character.	<u>MAXIMIZING FULL POTENTIAL:</u> Encourage redevelopment and revitalization of underused and underdeveloped property while promoting the preservation of historical resources and character. Even within communities that are essentially 100% built-out, there exist opportunities for new desirable in-fill development. Redevelopment of these "opportunity sites" can serve as catalysts for neighborhoods, corridors, downtowns, TOD areas, and more. They present the opportunity to provide needed and desirable land uses in strategic locations, such as affordable housing, senior housing, mixed-use development, institutional uses, and more, and can help a community realize the full potential of underutilized properties.	The Village's description of this goal/objective is just about a perfect definition for the 7 Van Buren redevelopment project. This is an "opportunity site". It will serve as a positive "catalyst" for Austin Blvd, the neighborhood, and the Harrison Street Arts District. It will provide "needed and desirable land uses" in a "strategic location" including "affordable" housing, and "senior" and accessible "housing".

12	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Arts and Culture	p.75 (5.4.2)	Strengthen the existing arts environment and integrate artistic uses of space throughout the village.	Promote and support local Oak Park artists when commissioning public projects, including design, construction, maintenance, etc.	PRIORITIZING LOCAL ARTISTS: Part of Oak Park's long-term legacy will be the contributions of today's artist community. Village government can seek opportunities to work with local partners to commission public art with the intention of purchasing pieces created by local artists.	The Oak Park Residence Corporation will identify, commission, and install a piece of public art or sculpture either 1) on site, or 2) in an appropriate off-site location within the immediate vicinity (possibly along the Harrison Street Arts District corridor or across the street along Austin Blvd in Columbus Park).
13	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Parks, Open Space, and Environmental Features	p.85 (6.2.3)	Support an active and involved community by engaging Oak Park's citizens and providing easy access to parks, open space, and environmental features.	Accommodate easy access and provide amenities to parks and open spaces for pedestrians and bicyclists.	SUPPORTING ACCESS FOR ALL RESIDENTS: Inclusive design is an important part of supporting a diverse population. All residents should be able to enjoy open spaces throughout the village.	This development will create one of the only elevator accessible buildings in the entire Southeastern quadrant of Oak Park. The elevator's roof access and the associated sightlines of Columbus Park will ensure that views of this Jens Jensen designed jewel of a city park will be accessible to all residents.
14	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.15			SUMMARY OF PUBLIC INPUT-HOUSING AND TRANSIT: Residents cited the opportunity for transit-oriented development to provide a broader choice in housing stock in areas with higher access to jobs and commercial services. They stated this could address both affordable housing needs and senior housing needs....	This development is a definitional example of transit-oriented development. As noted, it will "provide a broader choice in housing stock in areas with higher access to jobs and commercial services " and will "... address both affordable housing needs and senior housing needs ."
15	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.15			SUMMARY OF PUBLIC INPUT-HOUSING CHOICE: Residents stated that the diversity in housing choice is a valued asset to the Oak Park community. However, the Village needs to be proactive in ensuring that a broad range of housing choices remain available. They specifically cited the need for quality senior housing in the middle-income range.	This development will increase housing choice both generally throughout the Village, and specifically in this eastern Oak Park and Harrison Arts District neighborhood.
16	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.15			SUMMARY OF PUBLIC INPUT-HOUSING QUALITY: Generally, citizens feel the housing stock in Oak Park is of a high quality. However, they expressed concerns about maintenance of some areas.	This development will provide high quality newly constructed accessible apartments in an area of the Village that doesn't have any similar offerings. In turn, it will elevate the overall quality of the housing stock in the area.
17	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-NEIGHBORHOOD PERCEPTION AND IMAGE: Residents discussed the varying perception of neighborhoods throughout the Village. They feel residential areas east of Ridgeland and south of I-290 are often viewed differently than other portions of the community. The area east of Ridgeland is perceived to be unsafe due to its close relationship with Chicago's Austin neighborhood.	This development, together with our efforts to partner with the Chicago Park District and the Austin community, will be a visible demonstration of the confidence that we have, not only in eastern Oak Park, but also in the importance of helping to bridge the perceptual divide that too often separates residents from the Oak Park and Austin neighborhoods.
18	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-AFFORDABLE HOUSING: Affordable housing was a common topic among workshops and meetings. Residents feel that providing local affordable housing is an important element in maintaining the overall diversity of the community. Residents cited the need for both affordable rental units and affordable owner-occupied housing	This development will advance affordability by ensuring that 20% of the units in the building will be rented by low-income individuals or households.
19	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-SENIOR HOUSING: Participants cited the need for greater senior housing options in the Village. They stated that there are currently high-end and low-income senior housing units, but nothing that will meet the growing demand for middle-income senior housing that will allow long-time residents to stay in their neighborhood or community	This development will offer units that will help to meet some of the Village's "demand for middle-income senior housing that will allow long-time residents to stay in their neighborhood or community. "
20	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-DEMOGRAPHICS: Residents pointed out that Oak Park's current population is lower than its peak population by about 12,000 people. Generally, participants feel the Village's residential density is a key asset, and are concerned that any further loss in population or de-densifying of neighborhoods would harm local commercial districts.	This development will bring a modest increase in density that will help to support the Austin/Harrison neighborhood and the Harrison Street Arts District.
21	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.16			SUMMARY OF PUBLIC INPUT-DIVERSITY: Diversity was an often mentioned issue and asset in Oak Park. Residents stated the importance of diversity and its role in creating vibrant neighborhoods, active commercial districts, and a greater sense of community pride. Participants stated that the Village needs to be proactive about maintaining and growing its diversity. In fact, some stated that while the Village is diverse, it needs to be more integrated.	This development will help to increase diversity and integration by introducing a new type of housing stock to this neighborhood. One of the central purposes underlying the existence of the Oak Park Residence Corporation is to encourage and foster diversity throughout all of Oak Park for people of all backgrounds.
22	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.101 (7.1.6)	Sustain and broaden diversity and integration throughout Oak Park.	Support all programs and projects that encourage, require, or incentivize the development of housing, neighborhood services, or other outcomes that foster diversity, inclusion, and integration throughout Oak Park.	SUPPORTING DIVERSITY INITIATIVES: In many instances, Village government may not have direct control over a project or initiative that has the potential to advance local diversity and integration. However, it may have the ability to support certain actions undertaken by agencies, institutions, developers, or others. Village government could utilize both fiscal and non-fiscal tools for projects that meet the community's goal of a more diverse and integrated community	This development presents the Village with a perfect opportunity to directly advance this Goal/Objective.
23	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.102 (7.2.3)	Ensure all Oak Park neighborhoods foster social interaction and inclusiveness.	Adopt policies or regulations that require housing for residents with specific needs to be integrated into all portions of the Village, and encourage social interaction among all residents.	ACCOMODATING RESIDENTS WITH SPECIFIC NEEDS: Integrating residents that have unique needs with the larger population fosters independence and a greater sense of inclusion. Rather than isolating these residents from the rest of the community, the Village should support the development of housing that responds to specific needs and is integrated among traditional housing. This can be accomplished by providing incentives or bonuses for projects that include housing for residents with specific needs, working closely with public or quasi-public housing providers to acquire land and develop such housing, and assisting residents with the conversion of traditional housing into units that meet the specific needs of tenants	This development, as a modern accessible apartment building, will create units that are accessible to individuals who are mobility impaired, and that helps the Village to "Ensure all Oak Park neighborhoods foster social interaction and inclusiveness ."
24	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.104 (7.3.1)	Provide mixed-income housing that is accessible, integrated, and responsive of Oak Park's diverse population	Continue the Village's active role in encouraging the rehabilitation and development of accessible and integrated housing through the use of municipal resources, policies and support.	ENCOURAGING ACCESSIBLE HOUSING PROGRAMS: Housing that is truly accessible includes options that are responsive to potential residents with various levels of income, physical capability, family size, age, and other characteristics. Providing this level of housing choice throughout the village is critical in sustaining neighborhoods that are as diverse and integrated as possible. The Village can continue to be proactive in encouraging the rehabilitation and development of accessible and integrated housing. While this may include financial resources or incentives, it may also include advocacy for supportive local or regional policies, the pursuit of grant funding in partnership with developers and not-for-profits, and amendments to local zoning and building regulations.	This development will, in the words of this Goal, "Provide mixed-income housing that is accessible, integrated, and responsive of Oak Park's diverse population" and provides the Village with an opportunity to "Continue the Village's active role in encouraging the rehabilitation and development of accessible and integrated housing through the use of municipal resources, policies and support ."

25	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p. 105 (7.3.4)	Provide mixed-income housing that is accessible, integrated, and responsive of Oak Park's diverse population.	Encourage housing variety in each neighborhood that responds to the specific needs of residents of various ages, incomes, and levels of mobility, especially in areas that provide unique access to transit, local goods and services, government services, recreation, etc.	EXPANDING LOCAL HOUSING DIVERSITY: In order to support local diversity and integration, accessible housing should be provided in each portion of the community. This will increase the likelihood that all residents benefit from equal access to public services, commercial goods and services, transit, and other amenities that support a high quality of life. The Village could support this objective by providing fiscal and non-fiscal incentives, such as density bonuses, expedited development review and permitting, etc., to housing developers who include accessible housing in underserved areas, and through the continued collaboration with public or not-for-profit partners.	This development will foster accessibility in a TOD area. It is a perfect fit with the stated objective that the Village " <i>Encourage housing variety in each neighborhood that responds to the specific needs of residents of various ages, incomes, and levels of mobility, especially in areas that provide unique access to transit, local goods and services, government services, recreation, etc.</i> " The description specifically states that the Village could " <i>support this objective by providing fiscal and non-fiscal incentives, such as density bonuses, expedited development review and permitting, etc., to housing developers who include accessible housing in underserved areas, and through the continued collaboration with public or not-for-profit partners.</i> " That's exactly what this project, and the Oak Park Residence Corporation, are.
26	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Neighborhood's Housing and Diversity.	p.106 (7.3.6)	Provide mixed-income housing that is accessible, integrated, and responsive of Oak Park's diverse population.	Encourage Transit-Oriented Development with appropriate housing types and densities as a means of broadening housing choice, responding to local and regional markets, providing more direct access to goods and services, and strengthening the village's business districts	FOSTERING TRANSIT ORIENTED DEVELOPMENT: Residents who occupy affordable or accessible housing are often reliant upon easy and direct access to local goods and services and public transit. Accessible housing that is located near and connected to transit centers by comprehensive pedestrian systems enjoy reduced transportation costs, increased local and regional mobility, and greater access to a variety of commercial land uses. The Village could identify potential sites for accessible housing within ¼-mile radius of its rail transit stations, and utilize a variety of incentives, including tax rebates, expedited development review, density bonuses, parking reductions, and others, in order to encourage development in these areas. Chapter 4: Land Use and Built Form of this Comprehensive Plan includes Housing Opportunity Focus Area Plans that identify potential sites that could be considered for accessible housing.	This development specifically calls for "accessible housing within ¼-mile radius of [the Village's] rail transit stations." This PUD application presents an opportunity for the Village to support such accessible TOD housing by utilizing "density bonuses" and "parking reductions" as specifically provided for by this plan element.
27	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Community Health and Safety.	p.18			SUMMARY OF PUBLIC INPUT-TRANSPORTATION AS EXERCISE: Participants expressed an interest in enhancing community-wide mobility for non-motorized vehicles. They stated that removing barriers to bicycling and walking for recreation or everyday needs could reduce obesity and enhance individual health.	This development will encourage and foster use of alternative modes of transportation rather than simply relying on automobile ownership. Marketing materials will be tailored to attract individuals without vehicles, and supporting infrastructure investments and education will be provided to encourage biking and walking.
28	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Community Health and Safety.	p.130 (9.1.4)	Make Oak Park a safe environment for citizens to live.	Create an environment that is safe, attractive, and conducive to biking and walking	BIKING AND WALKING SAFETY: The Village of Oak Park is working to create a comprehensive, integrated, and connected transportation network where every roadway user can travel safely and comfortably and where sustainable transportation options are available to everyone by planning, designing, operating, and maintaining a network of Complete Streets. Complete Streets are facilities designed, operated, and maintained to assure safe mobility for users of all ages and abilities, including pedestrians, cyclists, transit riders, and motorists, appropriate to the function and context of the facility. Village government could continue to promote a safe environment for bicyclists and pedestrians where roads are designed and constructed in a manner that promotes safety. This could include presenting cycling as an attractive option for local transport as well as recreation, educating families about biking safely, encouraging families to explore the local area and contributing to an overall message of healthy living. As the village becomes a safer place to cycle for all ages, Village government could work with local partners to eliminate physical or policy barriers that prevent local active transportation.	This development will encourage active transportation alternatives by increasing the amount of bicycle parking available in the neighborhood, and by establishing improved biking and walking connections between the surrounding neighborhood and Columbus Park. It will also increase the perceived vibrancy along Austin Blvd., thereby increasing the attractiveness of using Austin as a pedestrian thoroughfare at different times during the day.
29	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Transportation, Infrastructure and Communication Systems.	p.19			SUMMARY OF PUBLIC INPUT-PEDESTRIAN MOBILITY AND SAFETY: Oak Park was described by participants as a highly walkable community. Residents feel it is important to maintain the pedestrian network in order to support the Village's neighborhoods and business districts. Residents cited specific pedestrian crossing issues where intersections have to be improved with either more visible surfaces or signage to inform motorists.	This development effort will include outreach to IDOT to investigate options to improve pedestrian safety for individuals walking along or seeking to cross Austin Blvd.
30	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Transportation, Infrastructure and Communication Systems.	p. 146 (10.2.5)	Design transportation networks that protect, support and enhance the safety and heritage of Oak Park's neighborhoods and business districts.	Encourage travel demand management to support use of the street by all modes and encourage employers to offer incentives to employees to carpool or take transit to work.	ENCOURAGING ALL MODES OF TRAVEL: Travel demand management encourages the use of all modes of transportation as a means of commuting. Some people may not be aware of their travel options and could benefit from information and encouragement by their employer. This can lead to personal economic benefits as well as local and regional environmental benefits.	This development and the associated marketing plan will support travel demand management objectives by attracting residents predisposed to considering alternative modes of travel, by encouraging the use of such alternative modes, and by restricting the creation of excess parking supply.
31	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Transportation, Infrastructure and Communication Systems.	p. 150 (10.5.2)	Support a strong infrastructure system that leverages new sustainable technologies	Use renewable energies that are easily scalable, environmentally sound, efficient, and adaptable to environmental change and community demand.	UTILIZING RENEWABLE RESOURCES: A community's energy sources can greatly impact the environment and the community. Renewable energies have a lower impact than older, "dirty" energy sources. Using solar energy, wind energy, geothermal heating, biofuels, and other renewable energy sources significantly decreases the village's environmental impact caused by energy consumption. In order to allow for renewable energies, Village government could review and amend its zoning code to ensure that it permits residents to utilize these energy sources. Village government could also continue to identify sources of and purchase renewable energy for public distribution and use through local utilities.	This development will be the most significant Net Zero multifamily development in the upper Midwest and, given our climatic zone, will make it one of the most important new developments in the country. As stated in the description of this Village objective " <i>Using solar energy ... and other renewable energy sources significantly decreases the village's environmental impact caused by energy consumption. In order to allow for renewable energies, Village government could review and amend its zoning code to ensure that it permits residents to utilize these energy sources.</i> "
32	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Community Life & Engagement	p.161 (11.3.1)	Facilitate regular dialogue between non-for-profit organizations and all sectors to ensure their missions and services are responsive to community interests and needs	Support the roles of not-for-profits that help accomplish community objectives.	SUPPORTING EXISTING NOT-FOR-PROFITS: Existing not-for-profits have demonstrated a level of commitment to Oak Park by putting forth effort and investment to establish a presence and provide services to the community. Village government could continue to support local not-for-profits through advocacy and partnerships that result in the greater capacity to serve Oak Park citizens.	This development is being advanced by the Oak Park Residence Corporation, a 55- year long not-for-profit partner of the Village of Oak Park, specifically to "help accomplish community objectives" of advancing quality multifamily housing, affordability, diversity, accessibility, sustainability, and increasing investment along Austin Blvd. and in southeastern Oak Park.
33	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.20			SUMMARY OF PUBLIC INPUT-BALANCING GROWTH AND CHARACTER: While historic preservation and community character are high priorities in Oak Park, many stated that approval processes related to these issues can deter new development or redevelopment from occurring in the Village. They feel there must be a balance in order to foster growth in a responsible way, and make the process predictable for developers.	This development epitomizes " <i>foster[ing] growth in a responsible way.</i> "

34	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.173 (12.1.1)	Ensure that economic vitality is spread throughout the Village.	Determine Oak Park's appropriate and supportable market mix to maximize economic potential.	MAXIMIZING MARKET POTENTIAL: - Determine Oak Park's appropriate and supportable market mix to maximize economic potential. Oak Park's commercial development market is supported by residents both within the village and from surrounding communities. However, despite its good positioning with regards to transportation, the village is competing with its neighbors to capture such development. Village government should regularly reexamine its potential to address changing market and economic conditions. Special consideration should be given to local land use or market demand that can serve as a foundation for neighborhood-based economic development throughout the village.	This development serves as a good example of "local land use or market demand that can serve as a foundation for neighborhood-based economic development throughout the village."
35	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.176 (12.3.3)	Expand and promote business support services.	Recognize businesses that invest in projects that accomplish broader goals of the Oak Park community.	ENCOURAGING POSITIVE INVESTMENT: Recognize businesses that invest in projects that accomplish broader goals of the Oak Park community. While businesses are inherently driven by profit, many recognize the benefit of giving back to the community in which they are located. However, doing so is not always affordable or feasible. Village government could encourage positive actions by rewarding business with publicity, local recognition, or small monetary awards that motivate others to take a community-oriented perspective to business growth and development.	This development is being pursued in order to advance mission goals and objectives of the Oak Park Residence Corporation that align with long-standing objectives of the community and the Village of Oak Park. This development will serve as a model, and will help to advance knowledge and interest regarding these Village objectives (economically integrated housing, diversity, environmental sustainability, and the spending of new investment capital on development projects located in areas outside of Downtown Oak Park). Public support from the Plan Commission and the Village Government for this project will help to encourage similar investment by others.
36	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.178 (12.4.2)	Diversify and stabilize the Village's tax base.	Actively recruit businesses and development that addresses gaps in local land use and tax revenue balance.	CAPTURING MARKET SHARE AND INCREASING TAX REVENUE: Actively recruit businesses and development that addresses gaps in local land use and tax revenue balance. Previous objectives in this chapter describe the importance of monitoring unmet gaps in local market demand and the balance of tax revenue. With these analyses in place as a foundation, Village government could work with local partners to target specific types of businesses or tenants for local economic development. This may involve forging relationships with potential investors, maintaining an inventory of available properties, and providing assistance in understanding development review and business licensing procedures and requirements.	This development will help to address a gap in local land use related to new multifamily construction in southeastern Oak Park and along the Austin Blvd. corridor and gateway into Oak Park.
37	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Economic Health and Vitality.	p.178 (12.4.3)	Diversify and stabilize the Village's tax base.	Continually review municipal codes and ordinances to determine whether they accommodate evolving development needs and trends.	RESPONDING TO A CHANGING ECONOMIC CONDITIONS: Continually review municipal codes and ordinances to determine whether they accommodate evolving development needs and trends. Development regulations can sometimes be misaligned with the needs or objectives of the business community. Village government could maintain communication with the business community and regularly review requests for variations or relief from development standards in order to better understand specific regulations that inhibit local investment. Amendments should be made as appropriate, recognizing that the regulations must balance a number of local goals beyond economic development, including historic preservation, neighborhood character, and the local provision of goods and services.	This development, and the associated Planned Unit Development application, presents an opportunity to "review municipal codes and ordinances to determine whether they accommodate evolving development needs and trends." This will specifically be the case regarding lessons that the Village can learn through this development process, and the identification of corresponding steps that the Village can take to encourage future developments to make more significant efforts to advance affordability, accessibility, and sustainability.
38	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.22			SUMMARY OF PUBLIC INPUT-SUSTAINABLE POLICY: Sustainability was a theme consistent among workshops. Participants discussed the importance of advancing the initiatives contained in PlanIt Green, and ensuring that sustainable development practices are implemented through municipal policies and regulations.	This development, with approval of this PUD application, will help set a higher bar regarding what is possible in the area of sustainability not only here in Oak Park, but throughout this upper Midwest climatic region.
39	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.22			SUMMARY OF PUBLIC INPUT-GREEN BUILDING AND DESIGN: Residents feel green building techniques should be implemented throughout the Village. They cited several recent successes, such as the Public Works Building and the Walgreen's at Oak Park Avenue and Madison Street. However, they feel the Village can take a more prominent leadership role in demonstrating the value and feasibility of green buildings.	This development will enable the Village to "take a more prominent leadership role in demonstrating the value and feasibility of green buildings."
40	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.22			SUMMARY OF PUBLIC INPUT-ENERGY: The community as a whole expressed an interest in reducing energy use. Residents gave specific examples of how to address this, including...passive heating and cooling through building design.	This development will present the most important and significant model of "passive heating and cooling through building design" in a 500-mile radius.
41	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.22			SUMMARY OF PUBLIC INPUT-ENVIRONMENTAL FEATURES: Given Oak Park's lack of major environmental features, residents discussed environmental preservation from the perspective of reducing the impacts of urban development and lifestyle choices. However, preservation of the Village's tree canopy was mentioned in workshops by residents of all ages, and is seen as an important character-defining aspect of the community.	This development will help to support environmental preservation by serving as a model of achievable, thoughtful, future-oriented urban development that advances responsible lifestyle choices (net zero energy, transit-oriented, pedestrian focussed rather than auto-centric, and advancing high-quality designed living environments that respect surrounding natural environments).
42	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.187 (13.1.2)	Minimize overall energy consumption and increase investment in renewable energy sources.	Support and promote green buildings, energy-efficient systems and practices, renewable energy installations, and net zero developments for both new construction and existing building renovations through grants, incentives, and regulations.	ADVANCING GREEN BUILDINGS AND RENEWABLE ENERGY: Support and promote green buildings, energy-efficient systems and practices, renewable energy installations, and net zero developments for both new construction and existing building renovations through grants, incentives, and regulations. Oak Park built the first LEED-certified Public Works facility in Illinois, and has since incorporated LEED green building criteria into policy and planned unit development compensating benefits. Through its own geothermal and solar panel installations and its decision to procure 100% renewable energy through Community Choice Aggregation, the Village of Oak Park is leading the shift to renewable energy by example. As a leader in innovation and historic preservation, Oak Park has the opportunity to forge new ground that blends these important values as we move toward a sustainable and resilient future. Village government should explore various funding sources including the procurement of outside grant funding, that facilitate green building and renewable energy installations for residents, businesses and institutions, and make green technologies more affordable and easier to access.	This development is everything that is mentioned in this important Village objective: "Support and promote green buildings, energy-efficient systems and practices, renewable energy installations, and net zero developments for both new construction and existing building renovations through grants, incentives, and regulations."

43	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.188 (13.1.4)	Minimize overall energy consumption and increase investment in renewable energy sources.	Advocate for and maintain 100% renewable energy procurement through community choice aggregation.	<p>MAINTAINING 100% RENEWABLE COMMITMENT: Advocate for and maintain 100% renewable energy procurement through community choice aggregation. With voter approval in April 2011, Oak Park adopted a program to bundle — or aggregate — all residential and small business electric accounts and seek bids for electricity on the open market, an option many large industrial and commercial enterprises long had used to reduce electricity costs. Oak Park launched its Community Choice Aggregation in 2012 and became the first municipality in Illinois and the nation to require its supplier to provide 100% renewable energy for its residents and small business operators. Village government could maintain its 100% renewable energy procurement policy as part of our community's ongoing effort to transition to a renewable energy economy.</p>	This development is a Net Zero Energy building.
44	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.189 (13.1.5)	Minimize overall energy consumption and increase investment in renewable energy sources.	Support policies and programs that increase local grid reliability, diversify Oak Park's energy sources and strengthen its resiliency from local impacts of climate change	<p>STRENGTHENING ENERGY DIVERSITY AND RESILIENCY: Support policies and programs that increase local grid reliability, diversify Oak Park's energy sources and strengthen its resiliency from local impacts of climate change. Village government's Smart Grid Initiative mainly targets the modernization of electric power systems. The technology is designed to enhance energy efficiency, address climate change issues, and be a catalyst for a green energy economy. Smart Grid integrates information technology with the existing power network to optimize energy efficiency through the interactive exchange of real-time information between the supplier, the distributor and the consumer, and has an automated recovery system which will ensure a reliable high-quality power supply in the case of natural or human-induced disasters. Village government could continue the application of this and other technologies within the community to increase local grid reliability, diversify Oak Park's energy sources and strengthen the community's resiliency against the impacts of climate change.</p>	This development will help the community to " <i>diversify Oak Park's energy sources and strengthen the community's resiliency against the impacts of climate change .</i> "
45	Envision Oak Park (Oak Park's Comprehensive Plan) - <i>Adopted 2014</i>	Environmental Sustainability.	p.195 (13.4.5)	Advance regulations and programs for green infrastructure to build a resilient, sustainable community.	Amend local regulations so that they support sustainable development and design.	<p>SUPPORTING SUSTAINABLE DEVELOPMENT: Amend local regulations so that they support sustainable development and design. The Oak Park community will continue to experience development and redevelopment of its neighborhoods, commercial districts, parks, and public facilities. This on-going investment provides the opportunity to enhance the sustainability of the village and region by incrementally integrating appropriate tools and techniques. Village government could amend regulations to support sustainable development and design, and adopt sustainability criteria for all future development within the community.</p>	Yes. All of this: " <i>The Oak Park community will continue to experience development and redevelopment of its neighborhoods, commercial districts, parks, and public facilities. This on-going investment provides the opportunity to enhance the sustainability of the village and region by incrementally integrating appropriate tools and techniques. Village government could amend regulations to support sustainable development and design, and adopt sustainability criteria for all future development within the community. </i> " This development will serve as a model for all of these efforts.