

Item #	Source-VOP Planning Document	Plan Element	Page # (Plan Section)	Plan Goal	Plan Objectives	Description	Compensating Benefits-Applicability to 7 Van Buren Development
1	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Project Summary - Recommendations	88		Increase workforce housing options through transit oriented development.		This project is a leading edge example of transit oriented development.
2	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Project Summary - Recommendations	88		Maintain and enhance programs targeted at connecting residents with affordable housing and minimizing vacancies in Oak Park.		This development will maintain 20% of its units as affordable in a fully economically integrated building.
3	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Project Summary - Recommendations	88		Place marketing emphasis on the affordability of Oak Park housing options when the combined costs of housing and transportation are factored in.		This development's proximity to transit and walkability will make it more affordable to a broader cross section of prospective residents than would be the case for a development in a less transit-friendly location.
4	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Project Summary - Recommendations	88		Reinforce and expand initiatives intended to increase energy efficiency of new and existing housing.		This development will be the most significant Net Zero Energy building in the upper Midwest.
5	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Current Housing Analysis	94	Current Rental Housing		Moderate to middle income renters are well served by Oak Park's existing supply of rental housing. Supply/demand gaps, however, exist at the bottom and top ends of the Village's rental market. The Village needs more rental units serving both the needs of low income households and upper income households.	This development will contain units at a range of price points that will help to address needs at varying levels in the market.
6	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Current Housing Analysis	95	Today's Market Segments and Market Preferences		...the majority of current and projected village residents have at least a moderate propensity to live in a compact neighborhood. A compact neighborhood is defined as a neighborhood with a range of housing types that encourage walking to retail stores, neighborhood amenities and other homes and are located near transit lines. The largest such group are the "Solo Acts." These tend to be relatively young single or roommate households who prefer a mobile urban lifestyle and denser housing options.	This development will cater to a wide variety of existing Oak Park residents, including individuals such as those identified in this section of the Homes for a Changing Region (HFACR) plan.
7	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Projecting Future Housing Needs	97	Future Rental Needs		Oak Park will have the opportunity to create housing to meet the needs of lower income households. Additional senior rental housing is a definite possibility.... We also note the potential to develop more upscale rental housing which can meet the needs of households with incomes exceeding \$75,000. Transit oriented rental housing may represent the real opportunity here.	This development, by virtue of its economically integrated residential base, will help to meet the housing needs of lower income households and seniors (who may benefit from having an elevator building in Southeastern Oak Park), as well as those seeking high quality upscale housing near transit in the Harrison Street neighborhood.
8	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Projecting Future Housing Needs	98	Capacity Analysis		The Village of Oak Park provides in their Zoning Ordinance the opportunity for higher density projects through their Planned Development process. Historically, the Village of Oak Park has approved residential mixed use developments at higher density than currently allowed in the underlying zoning districts, in part due to the lack of developable property and the desire for greater densities. Other plans and overlays have already created additional capacity.	This development is consistent with such direction, as reflected in numerous areas within the Comprehensive Plan and the Harrison Street plan. The lack of developable property and the desire for greater densities sited here are among the reasons for such support.
9	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Sustainability	100	Energy Use		Since buildings and transportation account for the top two energy-users, any forward thinking housing plan should take energy consumption into account. ... Oak Park has a slightly lower average number of Vehicle Miles Traveled (VMT) by household compared with the Cook County average. ... Putting offices, shops, restaurants, residences, and other codependent activities in close proximity to each other has the biggest impact in reducing VMT. Oak Park's planning and development policies have clearly reaped such benefits by locating compact residential developments close to transit stations and downtown retail and entertainment amenities.	This development will advance active transportation alternatives, taking advantage of its terrific walkable location in the Harrison Street District, near transit, and across from Columbus Park.
10	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Recommended Strategies	103	Update Oak Park's Comprehensive Plan and zoning ordinance		Environmental Sustainability will likely be a focus of the Village's new plan, requiring changes to the Zoning Ordinance. Another focus will be support for transit oriented development, as recommended by both PlanItGreen and sub-area plans commissioned by the Village, requiring zoning changes to achieve increased density and mixed-use development within a half mile radius of train stations.	This development will advance active transportation alternatives, taking advantage of its terrific walkable location in the Harrison Street District, near transit, and across from Columbus Park.
11	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Recommended Strategies	103	Update Oak Park's Comprehensive Plan and zoning ordinance		As a leader in housing policy and programs, Oak Park might also consider making sure that accessibility standards allow a growing senior population to age in place.	This development will bring the first modern elevator building to southeastern Oak Park, thereby creating 45 new units of accessible housing for seniors who may wish to remain in their neighborhood in order to stay connected to their immediate community and to age in place.
12	Homes for a Changing Region - Housing Policy Plan - Oak Park - <i>Adopted 2012.</i>	Recommended Strategies	103	Increase housing options for Oak Park's workforce and seniors through transit oriented development		Increase housing choices for the Village's workforce as well as seniors through transit oriented development that leverages the Village's Metra and CTA stations, reducing the need for residents to drive. The Village needs to continue to promote alternatives to car ownership such as mass transit, bicycling, and car-sharing services.	This development will be marketed directly to individuals of all backgrounds with a focus on attracting residents who will appreciate the walkable and accessible aspects of living in a building where car ownership is not only optional, but truly unnecessary.