

7 Van Buren

A Residential Planned Development



Requested Allowances

	<i>Allowance Type</i>	Zoning Ordinance	Proposed Request	<i>Need for allowance</i>
¹	Height	45 Feet	71 Feet—10 Inches	26 Feet—2 Inches
²	Parking	34 spaces*	17 spaces	17 spaces (50% reduction)
³	Lot Size (Density)	11,085 Sq. Feet (10 units)	35,100 Sq. Feet (45 units)	24,015 Sq. Feet (35 units)
⁴	Interior Side Yard Setback	10% of Lot Width - 9.05 Feet	8.3 Feet	0.75 Feet
⁵	Rear Yard Setback	24.5 Feet	1.5 Feet	23 Feet
⁶	Building Coverage	70%	85.17%	15.17%
⁷	Loading Dock	1 Required	0 Proposed	1 Loading Dock

Compensating Benefits

- **Affordability:** Consistent with the mission of the Oak Park Residence Corporation, 20% of the units (9 units in total) in this development will be affordable. This property is not required by Village Code to provide affordable housing units.
- **Sidewalk Expansion:** We will expand the publicly accessible sidewalk area as part of a colonnade to be established on the north side of the new development. This sidewalk area will continue to be maintained by us going forward. A public access easement will be provided.
- **Curb and Alley Adjustments:** We will reconfigure the curb line and radius into the alley in accordance with Village direction to reflect changes in the expansion of the width of the sidewalk commensurate with the street vacation.
- **Street Resurfacing:** We will resurface the portion of the street designated as a construction staging area following the completion of construction.
- **Compensation for Impacts:** We will compensate the Village for impacts due to any temporary loss of parking due to the development.
- **Public Art:** Per the direction of the Village in conjunction.
- **Cost of right-of-way:** Per the partial Vacation of Van Buren