

Attachment A

September 5, 2018

Village President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

Re: Application of Ambrosia Homes of Illinois LLC for a Special Use Permit to Construct a Multiple-Family Dwelling Building to be located at 500-508 South Lyman Avenue (Calendar No. 20-18-Z)

Dear Village President and Board of Trustees:

On August 10, 2018, Ambrosia Homes of Illinois LLC (the "Applicant") filed an application (Calendar No. 20-18-Z) pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Village Zoning Ordinance ("Zoning Ordinance") requesting the issuance of a special use permit to construct a three story multiple-family dwelling building in the MS Madison Street District located at 500-508 South Lyman Avenue, Oak Park, Illinois 60304 ("Subject Property").

A public hearing was held on the application in the Council Chambers of the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on September 5, 2018 at 7:00 p.m. The notice and time and place of said public hearing was duly published on August 15, 2018, in the *Wednesday Journal*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and letters were mailed by the Applicant to owners of record within 300 feet of the Subject Property, advising them of the application and the public hearing to be held.

FINDINGS OF FACT

The ZBA, having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Section 14.2(C)(2), 14.2 (D)(1) and 14.2(E) of the Zoning Ordinance:

1. The Applicant seeks a special use permit pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance to construct a three story multiple-family dwelling building located in the MS Madison Street District at the Subject Property.

The Subject Property.

2. The Subject Property is a zoning lot approximately 17,832.375 square feet located at 500-508 South Lyman Avenue, Oak Park, Illinois 60304.

3. The Applicant proposes to construct a three story 23 unit multiple-family dwelling building with 23 parking spaces in the rear of the building at the Subject Property (the "Proposal").

4. The Subject Property is bordered by Madison Street to the north, single-family homes to the south on Lyman Avenue zoned R-4 Single-Family Zoning District, a public alley to the east and Lyman Avenue to the west.

The Need for Zoning Relief.

5. A multiple-family dwelling building in the MS Madison Street Zoning District cannot be constructed without a special use permit. *Zoning Ordinance*, Section 8.3 (Table 8.1: Use Matrix).

The Applicant.

6. The owner of the Subject Property is Kyun Seok and the Applicant is the contract

purchaser of the Subject Property.

7. The Applicant submitted evidence that the proposed three story 23 unit multiple-family dwelling building would allow for the successful development of the Subject Property.

8. The Applicant presented evidence that it is ready to move forward with the development of the Subject Property upon the Village's approval of the special use permit.

9. The ZBA considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:

- a. Application for special use permit;
- b. Disclosure of beneficiary;
- c. Project Summary;
- d. Letter of Consent from Owner to Contract Purchaser;
- e. Responses to the standards for receiving a special use, as conveyed in Section 14.2(E) pursuant to Zoning Ordinance;
- f. Location Map;
- g. Plat of Survey;
- h. Site Plan;
- i. Roof Plan;
- j. Building Section;
- k. First Floor Plan;
- l. Second and Third Floor Plans;
- m. Wall Sections;
- n. Elevations;
- o. Renderings; and
- p. Vacant Commercial Land Purchase and Sale Contract.

10. The Madison Street Coalition submitted a letter in favor of the Proposal.

Compatibility with Surrounding Uses.

11. The character of the neighborhood is commercial, retail and residential.

12. The proposed multiple-family dwelling will provide a transition between the single-family dwelling units to the south and the Madison Street Corridor to the north.

13. The vacant lot is suitable for the type, density and intensity of the proposed use making it compatible with the surrounding neighborhood.

Project Review Team.

14. The Village's Project Review Team ("Team") met to review the Applicant's Proposal. The Team consists of staff members from various internal Village departments.

15. The Team supports the special use application.

The Special Use Approval Standards.

16. A special use permit may be granted only if evidence is presented to meet the following approval standards pursuant to Section 14.2 (E) of the Zoning Ordinance:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare;
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity;
3. The special use in the specific location proposed is consistent with the spirit and intent of this [the Zoning] Ordinance, adopted land use policies and the Comprehensive Plan; and
4. The special use meets the requirements for such classification in this [the Zoning] Ordinance.

17. The evidence shows that the proposed multiple-family dwelling building is suitable within the MS Madison Street District and is compatible with the surrounding neighborhood.

18. The evidence shows that the proposed multiple-family dwelling building would have little overall impact on traffic patterns or pedestrian traffic.

19. The Zoning Ordinance requires one parking space per unit for multiple-family

dwelling buildings.

20. The evidence shows that the proposed multiple-family dwelling building meets the parking requirements of the Zoning Ordinance because a 23 vehicle parking lot will be constructed at the rear of the Subject Property.

21. The Applicant has provided reasonable assurance that its Proposal will be completed in a timely manner and shall comply with Village building code requirements.

22. The evidence shows that the issuance of a special use permit for the Subject Property is in the best interest of the Village of Oak Park and the Applicant has met the standards pursuant to Section 14.2(E) of the Zoning Ordinance for the permit.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Zoning Board of Appeals, hereby recommends to the President and Board of Trustees pursuant to a vote of 7 - 0, that the special use permit be granted pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance for a three story 23 apartment multiple-family dwelling building to be located at 500-508 South Lyman Avenue, Oak Park, Illinois, by the Applicant.

This report adopted by a 7 to 0 vote of this Zoning Board of Appeals, this 5th day of September, 2018.