



Applicant
 Lexington Homes LLC
 1731 N. Marcey St., Suite 200
 Chicago, IL 60614

Meeting Date: April 5, 2018

Case: PC 18-02

Owner:
 Village of Oak Park
 123 Madison St.
 Oak Park, IL 60302

Planned Development



Lexington Avenue Townhomes - A Planned Development (Home Avenue to Clinton Avenue @ Madison Street)

The Applicant seeks approval of a Planned Development for twenty-one (21) attached-single family townhomes within the MS – Madison Street Zoning District with the following allowances: 1.) Roof deck setback, 2.) Landscape buffer, 3.) Street-side building setback, and 4.) Building height. The Applicant is also requesting approval of a plat of subdivision.

Property Information

Existing Zoning:	MS—Madison Street Zoning District
Existing Land Use:	Vacant — two buildings recently demolished
Property Size:	42,000 Square Feet
Comprehensive Plan:	<i>Envision Oak Park</i> chapters; 4. Land Use & Built Environment, 7. Neighborhoods, Housing and Diversity, and 13. Environmental Sustainability
Business District Plan:	Madison Street Corridor Plan
Surrounding Zoning and Land Use:	NORTH: R7-Multiple Family District (Residential Dwellings) SOUTH: MS Madison Street District (Commercial/Retail) EAST: MS Madison Street District (Commercial/Retail) WEST: MS Madison Street District (Commercial/Retail)

Analysis

Submittal: This report is based on the documents that have been identified in the submitted proposal binder, which was filed with the Development Customer Services Department in March 2018.

NOTE: You will notice that not all of the required application documents have been included in your review packet. This is due to your direction during the Zoning Ordinance revision process where it was indicated that only pertinent documents should be provided to the Plan Commission for their review at the public hearing. The documents you did not want included in your packet have been submitted and are available in the Department of Development Customer Services and on the Village's website (www.oak-park.us). Each required document is listed in each Tab of the binder, but only those with an (*) asterisks are actually included.

Under Tab 1, the applicant has statements regarding public art, compensating benefits and the required neighborhood meeting.

Description: The proposed development is located within the MS Madison Street District at the northeast corner of Madison Street and Home Avenue and northwest corner of Clinton Avenue and Madison Street where the former District 97 administrative offices and former Robinson Ribs commercial building were located. The subject site is currently vacant. The development proposal consists of a modern-style townhome development with 21 attached units. This development has been reviewed by Wight and Company (the Village's architectural design consultant) who worked with the developer through out the process, the Madison Street Coalition who found that the proposal meets the intent of the Madison Street Corridor Plan and it has been vetted through staff's Project Review Team (a multiple disciplinary group consisting of representatives from the Fire, Police, engineering, planning, zoning, historic preservation, forestry, housing, parking, law, business, health and refuse/recycling). The Applicant's request for approval is accompanied by four (4) allowances to the regulations of the Zoning Ordinance as mentioned on the first page. These allowances are detailed later in this report.

Compliance with the Zoning Ordinance

Planned Development: One of the principal objectives of the Zoning Ordinance is to provide for a compatible arrangement of uses of land and buildings that is consistent with the requirements and welfare of the Village. To accomplish this objective, most uses are classified as permitted or special uses in one or more of the districts established by the Zoning Ordinance. However, it is recognized that there are certain uses that, because of their scope, location or specific characteristics, give rise to a need for a more comprehensive consideration of their impact, both with regard to the neighboring land and the Village in general. Such uses fall within the provisions of the Planned Development section of the Zoning Ordinance and shall only be permitted if authorized as a Planned Development.

It is the purpose of Planned Developments to enable the granting of certain allowances or modifications from the basic provisions of the Zoning Ordinance to achieve attractive and timely development in furtherance of the Village's goals and objectives as stated in the Comprehensive Plan. Site-development allowances (i.e., any zoning relief, including any deviation from the Zoning Ordinance

provisions for the underlying zoning district) may be approved provided the applicant specifically identifies each site-development allowance and how it would be compatible with surrounding development.

The Oak Park Zoning Ordinance states that Planned Developments should generally be limited to those uses or combination of uses currently permitted in the underlying zoning district. However, an applicant may petition for consideration of a use or combination of uses not specifically allowed in the underlying zoning district, if the Village Board finds that the conditions, procedures and standards are met and that such use or combination of uses is shown to be beneficial to the Village.

While Townhomes are considered a Special Use within the MS District, because of the zoning relief being sought and the fact that the gross floor area of the structures are over 20,000 square feet, the development falls under the Special Use—Planned Development requirement and regulations.

TABLE 1

	<i>Allowance Type</i>	Zoning Ordinance	Proposed Request	<i>Need for allowance</i>
1	Setback – Front Yard	3-5 feet build-to-line	15.5 Feet from Madison ROW	10.5 Feet
2	Building Height	35 feet	42.5 feet	7.5 feet
3	Landscaping Buffer	7 feet deep buffer (northeast portion)	0 feet	7 feet
4	Setback—Rooftop Deck Railing	6 feet from roof edge	0 feet from roof edge	6 feet

The Table above details the requested allowances for the proposed development. The proposed development is meeting all other regulations of the Zoning Ordinance.

TABLE 1 and the following text details the requested allowances:

1. **SETBACK (FRONT YARD): Article 5; Commercial Districts, Section 5.3: Dimensional Standards, Table 5.1: Street Setbacks** requires a 3-5 foot build-to-line. The purpose of using a build-to-line here is to ensure buildings are not only set up to the front lot line maintaining the existing building streetscape, but it allows a few additional feet (3-5) enhancing the pedestrian experience and allowing for possible outdoor dining opportunities along a very narrow sidewalk. However, in this case, where a development is all residential it is reasonable to seek some green space in its front yard to enhance the residential amenity. Staff supports this request as the Madison Street Corridor Plan supports additional greenspace and urban townhome development in this area.

2. **BUILDING HEIGHT: Article 5: Commercial Districts; Section 5.3; Dimensional Standards; Table 5.1 Maximum Building Height** allows a building height for townhomes to 35 feet. The Applicant is proposing a height of 42.5 feet. This will allow a fourth floor amenity room to be added to some of the townhome units. Other building heights allowed in the MS Madison Street Zoning District are 50 feet for Multiple Family buildings as well as Non-Residential or Mixed-Use buildings. The adjacent R7 Multiple-Family zoning district allows buildings at a height of 45 feet. Staff supports this relief request as the placement of the townhomes are centered on the lot, setback from the north and south lot lines. They would be compatible with allowed heights in this and the abutting district.

3. **LANDSCAPE BUFFER: Article 11: Landscape, Section 11.8: Buffer Yard Requirements, Subsections B(2)(a)(b)(d)&(e)** requires a seven (7) foot deep landscape buffer between a non-residential and residential zoning district with specific features. The subject property is commercially zoned while the adjacent property north is residentially zoned. The Applicant is seeking relief for that portion of the development mainly between Clinton Avenue and the north-south alley, with some reduction in landscape materials on the western portion between Home Avenue and the north-south alley. The Applicant will be providing a six (6) foot tall privacy fence along the entire north lot line. Staff is supporting this relief request as there will be a privacy fence along the north property line, ample greenspace along the western portion of the development and greenspace intermixed between and flanking the two guest parking areas on the eastern portion of the development.

4. **SETBACK (ROOFTOP DECK RAILING): Article 9; Site Development Standards, Section 9.3 Accessory Structures and Uses, Subsection M. Flat Roof Features (2)** requires that all railings on flat roofs be setback a minimum distance of six (6) feet. Staff is in support of this request as the open railings are only proposed along the rear of the roof deck, with the other three sides of the roof deck being solid parapet walls.

One of the rationale for establishing planned development regulations is the ability to allow flexibility in developments that could foster creativity and provide enhancements of the built environment as well as provide compensating benefits to the community. Any relief sought in this regard must meet the standards set forth in the Zoning Ordinance and must be justified by those standards before consideration of the request can be determined. Each of the above-mentioned allowances work toward a creative solution to what could be considered a standard or conventional development, but must be weighed against the standards for special use-planned developments.

Compatibility with Surrounding Land Uses

The development site within the MS Madison Street Zoning District is surrounded by commercial and open space to the south across Madison Street, commercial to the east across Clinton Avenue and west across Home Avenue with residential abutting to the north. The proposed use and massing are compatible and consistent with the surrounding land uses. The massing of the proposed townhomes along Madison Street fits well with those existing buildings along the street and residential neighborhood to the north. The height of the proposed building is 35 feet at the front parapet which is the allowed height for townhomes in

this district. However, a fourth level bonus room, which is setback from the front parapet, will bring the overall height to about 42.5 feet which is still well below that allowed for non-residential development in the MS District.

This land use is an appropriate transitional use and massing between the residential to the north and commercial along the corridor. The inclusion of residential pockets along this commercial corridor will help to add variety and vitality to the area, by introducing a different building type/use and by increasing pedestrian movements with this district.

Compliance with the Envision Oak Park Comprehensive Plan

The proposed development mainly affects three recommendation chapters (touches on others) within the Comprehensive Plan. They are chapters 4.) *Land Use & Built Environment*, 7.) *Neighborhoods, Housing and Diversity*, and 13.) *Environmental Sustainability*.

The Comprehensive Plan establishes goals and objectives which set the standards for development. The Plan discusses the idea of strengthening commercial districts as well as the symbiotic relationship between economic development and the overall quality of the community. Additional residential use supports and strengthens the community and the commercial district through patronizing of businesses and adding vibrancy to the corridor. The proposed development fits

the goals and objectives of the Comprehensive Plan.

Since sustainability is increasingly important in our society, the proposed development will be utilizing the Energy Star V3.1 program for all 21 townhomes. The applicant has stated that their units will be built to the same efficiency standard as LEED. The Redevelopment Agreement requires that the applicant meet LEED Certified points. They will have to provide proof via a third party verification that they have achieved those Certification points. The proposed development touches on each of Plan's key principles which help in the advancement of Oak Park's vision as defined.

Compliance with the Madison Street Corridor Plan

In June 2006, the Village Board of Trustees adopted the *Madison Street Corridor Plan*. The purpose of the Plan is to assist in the revitalization of the corridor by envisioning a mix of uses, aesthetic improvements, gateway enhancements, and business retention and recruitment strategies for the corridor. The Plan contains five main components: *Inventory Report and Opportunity Analysis*, *Vision Alternatives*, *Preferred Vision*, *Development and Implementation Strategy*, and *Development Guidelines*. The Plan also contains three companion reports; *Market Assessment*, *Architectural Historical Survey and Key Sites Report*.

The Preferred Vision component of the Plan is the outcome of the public input, steering committee, and Village Board review process. This component incorporates three Character Districts with detailed

nodes, and one Transportation Option, one Streetscape and Open Space option, and one Land Assembly Option.

In this particular case, the subject site is located within **Segment 2**; *Home Avenue to Oak Park Avenue* which is designated as a *Neighborhood-Oriented and Mixed Use Character District*. This district is focused on landscaping and open spaces, historic preservation, small-scale neighborhood commercial uses and residential units. The list of targeted uses found on page 19 of the *Preferred Vision* chapter of the Plan include residential uses; including courtyard flats and/or urban townhomes. The proposal offers front yard green/open space along the corridor and supports the recommendation of sustainable urban-style townhomes.

Plat of Subdivision

This plat requires Plan Commission approval. The applicant has included an application for subdivision and an utility easement under Tab 12 in the application binder. The plat of subdivision is creating eight (8) new lots. The two (2) lots surrounding the townhome lots will be common space to be maintained by the homeowner's association. The plat also includes a sidewalk easement along Madison Street which increases the existing width and will improve the pedestrian way by eliminating and/or reducing existing constraints.

Also included is a plat of easement. This easement is to allow for private utilities to be installed within a public alley. This plat of easement is for your awareness of the request.

Plan Commission approval can take the form of a motion authorizing the Plan Commission Chair to sign the Plat. Upon Plan Commission approval, the plat will be forwarded to the President and Board of Trustees for final approval.

End of Report

Staff is in support of the proposed development for the reasons mentioned and discussed throughout this report.

Copies:

Greg Smith (KT&J,) Plan Commission Attorney
Robert Tucker, Village Trustee—Plan Commission Liaison
Tammie Grossman, Development Customer Services Director

