



**Applicant:** Charlie Hoch / Oak Park Commons Cohousing, LLC  
106 S. Oak Park Avenue, Ste 205, Oak Park, IL  
60302

**Meeting Date:** October 6, 2022

**Case:** PC 22-05

**Owners:** Oak Park Commons Cohousing, LLC  
106 S. Oak Park Avenue, Ste 205, Oak  
Park, IL 60302

## Planned Development



### Mixed Use Planned Development 839 Madison Street

The Applicant seeks approval of a Planned Development for a five story, mixed use building with 24 residential condominium dwelling units, ground floor parking and 920 square feet of commercial at the corner of Madison Street and Carpenter Avenue with one zoning allowance: Increased building height.

#### Property Information

Existing Zoning: MS—Madison Street Zoning District

Existing Land Use: Vacant lot

Property Size: 11,527 Square Feet

Comprehensive Plan: *Envision Oak Park chapters;*  
4. Land Use & Built Environment,  
12. Economic Health and Vitality, and  
13. Environmental Sustainability

Business District Plan: Madison Street Corridor Plan

Surrounding Zoning and Land Use: NORTH: Across the Madison Street—MS Madison Street Zoning District (Mixed use residential and Commercial)

SOUTH: —Residential District (Single Family homes)

EAST: MS Madison Street Zoning District (Parking Lot for Walgreens)

WEST: Across Carpenter Avenue—MS-Madison Street Zoning District (Commercial use)

Neighborhood Meeting: The Applicant held their neighborhood meeting on September 21, 2022.

## Analysis

**Submittal:** This report is based on the documents that have been identified in the submitted proposal, which was filed with the Development Customer Services Department in September 2022. NOTE: The full application is available on the Village's website ([www.oak-park.us](http://www.oak-park.us)). Each required document is listed in each tab, but only those tabs requested by the Plan Commission are included for your review.

The applicant is proposing Public Art on both ground floor street facing walls of the development. They are proposing to use the NGBS (National Green Building Standard) rating system meeting enough points for a Silver Level. This is an acceptable rating system and has been approved with prior applications. The Silver level is one level above their base level. A rating sheet has been provided with the application.

**Description:** The subject site is within the MS – Madison Street Zoning District located on the south side of Madison Street at Carpenter Avenue. The proposed structure will replace a vacant parcel of land previously used for accessory parking. This proposal has been reviewed by Wight and Company (the Village's architectural design consultant) who worked with the architect during the process. Their memorandum is included in the packet of information. It has also 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, and refuse/recycling). The proposed structure's facades will be brick on the ground floor, fiber cement panels above with a glass and steel retail storefront along Madison Street and a portion along Carpenter Avenue. The proposed allowance mentioned on the first page is detailed below.

## 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.

Because of the zoning relief being sought and the fact that the gross floor area of the structure is over 20,000 square feet, the development falls under the Special Use—Planned Development requirement and regulations.

The Table above details the requested allowances for the proposed development and the following text describes them:

	<i>Allowance Type</i>	<i>Zoning Ordinance</i>	<i>Proposed Request</i>	<i>Need for Allowance</i>
1	Height	50 Feet	58 Feet 3 Inches	8 Feet 3 Inches

1. Article 5, Section 5.3 Dimensional Standards, Table5-1 indicates the maximum height for the MS Zoning District is 50 feet. The applicant is proposing 58 feet 3 inches which allows a fifth floor. However the fifth floor is setback from the residential neighborhood. The fifth floor covers about 75% of the building with about 25% open courtyard space. Staff supports the allowance, as the fourth floor height is less than the maximum allowed height and the fifth is setback.

## Compliance with the Envision Oak Park Comprehensive Plan

The proposed development mainly affects three recommendation chapters (touches on others) within the Comprehensive Plan. The chapters affected are as follows: 4.) *Land Use & Built Environment*, 12.) *Economic Health and Vitality* and 13.) *Environmental Sustainability*. The Comprehensive Plan establishes goals and objectives which set the standards for development. The Plan discusses the idea of strengthening the overall quality of the community. The proposed development fits the goals and objectives of the Comprehensive Plan.

Since sustainability is increasingly important, the proposed structure will be constructed utilizing the *National Green Buildings Standard* rating system. The proposed structure will be required to achieve the minimum points necessary to be a Bronze rating, however the applicant is proposing to achieve a Silver rating. The applicant provided a checklist of those sustainable items that will be incorporated into the structure. Eco Achievers, a green building consulting firm, and third party reviewer, will provide certification for this project.

The proposed development touches on key principles which help in the advancement of Oak Park's vision. The category, "Corridor Commercial / Mixed Use" states that development in these auto-oriented corridors, including Madison Street, includes commercial uses or a mix of commercial and residential uses. In some cases, development is characterized by substantial areas dedicated to parking, setback commercial structures, or single-story commercial structures placed along the street. The proposed development is a good fit within this land use category.

A healthy economy provides a diverse tax base, which in part, relieves reliance on residential property taxes. It also ensures quality services, which attracts additional business, employment and investment. The goals and objectives relative to economic health are stated in the Plan to ensure vitality throughout the Village. The proposed development will provide a portion of their development to a small commercial user which will provide employment, additional consumer choices and an increased tax base for the community and Village.

## 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. The Plan contains the following five main components: 1.) Inventory Report and Opportunity Analysis, 2.) Vision Alternatives, 3.) Preferred Vision, 4.) Development and Implementation Strategy, and 5.) Development Guidelines. The Plan also contains three companion reports including; 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, between Oak Park Avenue and Home Avenue. This area is the *Neighborhood Oriented and Mixed Use*. This neighborhood-oriented district will incorporate mixed-use buildings with ground floor retail and upper floor residential or office. The proposed development fits the recommendation well.

## Compatibility with Surrounding Land Uses

The project site is within the MS—Madison Street Zoning District and is abutting single family residential uses to the south, mixed use development to the north across Madison and commercial use to the east and west. The proposed massing fits well within the Madison Street and neighboring land uses.

## Parking

The applicant is meeting and exceeding the number of parking spaces required by the Village Zoning Ordinance at 27 spaces (24 required). There is no parking requirement for a 920 square foot commercial space. However, there are approximately 7 on-street parking spaces abutting the property currently. The development will also cause a curb cut to close along Madison Street which will add one additional parking space abutting the development site.

## Public Benefits

The Applicant is requesting only one allowance for this project, regarding an eight foot– three inch height increase for about three-quarters of the building's depth.

The Applicant is proposing the following Public benefits:

*Compensating Benefits:* The applicant will provide the Village a 3 foot deep easement along the full width of the building facing Madison Street in order to provide a wider sidewalk for pedestrians.

*Village Improvements:* The applicant will replace the public sidewalks along Madison Street and Carpenter Avenue. The applicant will also resurface the abutting alley to the south.

*Public Art:* The applicant will provide a mural-type public art installation on each side of the street-facing walls; Madison Street and Carpenter Avenue.

## End of Report

Staff is in support of the proposed development.

### Copies:

Gregory Smith (KT&J,) Plan Commission Attorney  
Susan Buchanan, Village Trustee—Plan Commission Liaison  
Tammie Grossman, Development Customer Services Director