



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: September 5, 2018

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

P R O J E C T T I T L E

Cal. No. 20-18-Z: 500 S. Lyman Avenue, Ambrosia Homes

The Applicant Tim Pomaville, Ambrosia Homes filed an application pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, requesting the issuance of a special use permit authorizing construction of a multiple-family dwelling building in the MS Madison Street District located at the premises commonly known as 500 S. Lyman Avenue, Oak Park, Illinois.

A P P L I C A N T I N F O R M A T I O N

APPLICANT: Tim Pomaville, Ambrosia Homes
5401 W. Lawrence #30137
Chicago, IL 60630

PROPERTY OWNER: Kyun Seok
555 Greenwood Road
Northbrook, IL 60062

P R O P E R T Y I N F O R M A T I O N

EXISTING ZONING: MS Madison Street Zoning District
EXISTING LAND USE: Vacant Land
PROPERTY SIZE: 17,832.375 SF (144.10"x123.75')
COMPREHENSIVE PLAN: Corridor Commercial/Mixed-Use

SURROUNDING ZONING AND LAND USES:

NORTH: Madison Street followed by MS Madison Street Zoning District (Private School)
SOUTH: R-4 Single-Family Zoning District (Single-Family Residences)
EAST: Public Alley followed by MS Madison Street Zoning District (Bank Parking Lot)
WEST: Lyman Avenue followed by MS Madison Street Zoning District (Mixed-Use Building)

A n a l y s i s

Submittals

This report is based on the following documents, which were filed with Planning and Community Development:

1. Application for Variation
2. Disclosure of Beneficiary
3. Project Summary
4. Letter of Consent from Owner to Contract Purchaser
5. Response to the Standards
6. Location Map
7. Plat of Survey
8. Site Plan
9. Roof Plan
10. Building Section
11. First Floor Plans
12. Second and Third Floor Plans
13. Wall Sections
14. Elevations
15. Renderings
16. Vacant Commercial Land Purchase and Sale Contract.

Description

The Subject Property is a zoning lot approximately 124' x 144' located at the southeast corner of Madison Street and Lyman Avenue; is currently vacant; and is located in the MS Madison Street District. The lot prior to becoming vacant was improved with four single-family dwelling units. The proposal consists of a new construction, three-story, 23-unit, luxury apartment building with a 23 parking space parking lot at the rear.

C o m p l i a n c e w i t h t h e Z o n i n g O r d i n a n c e

The Subject Property is located on the southeast corner of Lyman Avenue and Madison Street within the MS Madison Street Zoning District. Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance requires a special use permit to authorize the construction of a multiple-family dwelling building. The applicant's proposal is meeting all of the dimensional standards for the MS Madison Street District.

Standards for Granting a Special Use Permit

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the following conclusions:

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 Ordinance, adopted land use policies and the Comprehensive Plan.
4. The special use meets the requirements for such classification in this Ordinance.

The Applicant has responded to the approval standards within their application.

C o m p a t i b i l i t y w i t h S u r r o u n d i n g L a n d U s e s

The Subject Property is surrounded by the following: to the north, Madison Street followed by MS Madison Street District uses; to the east, a public alley followed by a bank parking lot; to the south, single-family dwelling units; and to the west, Lyman Avenue followed by a multiple-story mixed use building.

The multiple-family proposal is located adjacent to single-family dwelling units and will provide a good transition for the single-family dwelling units to the south to the Madison Street Corridor. The lot is physically suitable for the type, density and intensity of the proposed use. For the foregoing reasons, the proposal should be compatible with the surrounding land uses.

G e n e r a l I n f o r m a t i o n

Project Review Team

On August 20, 2018 The Project Review Team met to review the proposal. The Team consists of representatives from various departments and divisions within the Village government. The Team is in support of the request as the proposal will provide a good transition for the single-family homes to the MS Madison Street District Corridor to the north.

Madison Street Coalition

The Madison Street Coalition has reviewed the application. The Madison Street Coalition role is to ensure that the Madison Street Corridor Plan's recommendations and the intent of the plan are being adhered to as best they can. The Coalition will forward a memo to the ZBA regarding the proposal.

End of Report.

- c. Applicant
 Zoning Board of Appeals members
 Rasheda Jackson, Zoning Board of Appeals Attorney
 Craig Failor, Village Planner