



# Application for Public Hearing SPECIAL USE PERMITS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (If applicable): NOAH PROPERTIES, LLC

Address/Location of Property in Question: 6033 W. NORTH AVE., OAK PARK IL

Property Identification Number(s)(PIN): 16-05-105-007-0000, 16-05-105-008-0000, 16-05-105-009-0000

Name of Property Owner(s): DEEP RIVER DEVELOPMENT, LLC

Address of Property Owner(s): 805 LAKE ST., OAK PARK, IL 60301

E-Mail of Property Owner(s): \_\_\_\_\_ Phone: \_\_\_\_\_

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) N/A

Name of Applicant(s): NOAH PROPERTIES, LLC

Applicant's Address: 3009 W. MONTROSE, CHICAGO, IL 60618

Applicant's Phone Number: Office 773-202-9819 E-Mail noahproperties2@gmail.com

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) NICHOLAS FTERAS (ATTORNEY)

Contact's Address: 221 N. LA SALLE, 38<sup>TH</sup> FL., CHICAGO, IL 60601

Contact's Phone Number: Office 312-782-1983 E-Mail nick@sambankslaw.com

Other: \_\_\_\_\_

Property Interest of Applicant: \_\_\_\_\_ Owner \_\_\_\_\_ Legal Representative ☒ Contract Purchaser \_\_\_\_\_ Other

(If Other - Describe): \_\_\_\_\_

Existing Zoning: NA: NORTH AVE Describe Proposal: DEVELOPMENT OF A SURFACE

PARKING LOT (VACANT, NO BUILDINGS) WITH TWO (2)  
FIVE-UNIT TOWNHOME BUILDINGS. EACH BUILDING  
WILL BE THREE-STORIES IN HEIGHT. EACH TOWNHOME  
UNIT WILL BE SUPPORTED BY TWO (2) OFF-STREET PARKING  
SPACES.

Size of Parcel (from Plat of Survey): ± 17,407 Square Feet

Adjacent: Zoning Districts

Land Uses

To the North: \_\_\_\_\_

RESIDENTIAL

To the South: \_\_\_\_\_

MIXED-USE ON W. NORTH / RESIDENTIAL TO SOUTH

To the East: NA

1 and 2-story RETAIL / MIXED-USE

To the West: NA

TALL 1-story BANK BUILDING

How the property in question is currently improved?

☐ Residential ☒ Non-Residential ☐ Mixed Use ☐ OTHER: \_\_\_\_\_

Describe Improvement: SURFACE PARKING LOT, NO  
BUILDINGS OR OTHER IMPROVEMENTS ON SITE.

Is the property in question currently in violation of the Zoning Ordinance? \_\_\_\_ Yes ☒ No

If Yes, how? \_\_\_\_\_

Is the property in question presently subject to a Special Use Permit? \_\_\_\_ Yes ☒ No

If Yes, how? \_\_\_\_\_

If Yes, please provide relevant Ordinance No.'s \_\_\_\_\_

Is the subject property located within any Historic District? \_\_\_\_ Yes ☒ No

If Yes: ☐ Frank Lloyd Wright ☐ Ridgeland/Oak Park ☐ Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

ZONING ORDINANCE Art. 14.2 (E)

Article: \_\_\_\_\_ Section: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_


Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

THE PROPOSAL WOULD ADD APPROPRIATE RESIDENTIAL DENSITY  
TO A VACANT LOT ON W. NORTH AVE. THAT WILL  
COMPLEMENT AND CONTRIBUTE TO THE IMMEDIATE AREA  
(WHICH OFFERS A MIX OF RESIDENTIAL AND RETAIL USES).

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

NOAH PROPERTIES, LLC  
(Printed Name) Applicant

  
(Signature) Applicant

2-13-2019  
Date

\_\_\_\_\_  
(Printed Name) Owner

\_\_\_\_\_  
(Signature) Owner

\_\_\_\_\_  
Date

**Owner's Signature must be notarized**

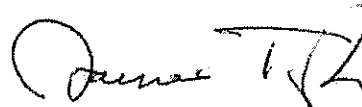
SUBSCRIBED AND SWORN TO BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
(Notary Public)

To whom it may concern:

I, James Taglia, on behalf of Deep River Development, LLC, an Illinois limited liability company and Owner of the subject property located at 6033 W. North Ave., Oak Park, IL, authorize the Law Office of Samuel V.P. Banks to file a Zoning Special Use Application on behalf of the Contract Purchaser and Applicant, Noah Properties, LLC, an Illinois limited liability company, with the Village of Oak Park for that property.

 , MANAGER

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James Taglia  
Deep River Development, LLC  
805 Lake Street  
Oak Park, IL 60301

Proposed Special Use to establish ten (10) residential townhouse units at 6033 W. North Ave., Oak Park, IL, which is located in the North Ave. Zoning District.

1. Special Use Standards

Zoning Ordinance - Article 14.2 (E)

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 the Zoning Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. Please respond to each as the recommendation of the Zoning Board of Appeals or Plan Commission and the 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.*

The proposed Special Use will permit two (2) five-unit residential townhouse buildings to be constructed on the subject property. The proposed residential development will replace an asphalt parking lot. Each of the ten (10) townhouse units will be supported by two (2) off-street parking spaces. The proposed residential development is intended to compliment and complete an otherwise residential block (N. Humphrey Ave., north of W. North Ave.). 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.*

The proposed Special Use is residential in nature. The properties located immediately north of the subject lot, along N. Humphrey Ave. and N. Taylor Ave., are almost entirely residential in nature. Many of the improvements along W. North Ave. are predominately multi-unit and residential in nature. The proposed Special Use will therefore be 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.*

The proposed Special Use is authorized by the Oak Park Zoning Ordinance, the adopted land use policies, and the Comprehensive Plan, and therefore the Special Use is consistent with the spirit and stated intent of each, respectively. Moreover, the proposed multi-unit residential development will help to preserve and enhance the residential environment of the immediate neighborhood, provide economically diverse housing options, and expand the Village of Oak Park's real estate tax base.

4. *The special use meets the requirements for such classification in this Ordinance.*

Provided the Special Use is approved by the Zoning Board of Appeals, and subsequently by the Village Board, it will be required to comply with other Village of Oak Park Codes and Ordinances, including but not limited to the Building and Fire Codes, and the Landscape Ordinance. Except for the requested Special Use, no other Variation or deviation from an applicable Oak Park Code or Ordinance appears necessary to effect the proposed residential townhouse development.

Date: April 10, 2019

To: Property Owners within 300 feet of 6033 W. North Ave., Oak Park, Illinois

From: Nicholas Ftikas, Attorney for Noah Properties, LLC

Re: **Notice of Public Hearing – Special Use for Residential Townhomes**

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PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Village of Oak Park on May 1, 2019 at 7:00 p.m. at the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois – Room 201, concerning an application for Special Use to permit 10 residential townhome units, filed by Noah Properties, LLC, for the property located at 6033 W. North Ave., Oak Park, IL.

Those property owners within 300 feet of the Subject Property and those persons with a special interest beyond that of the general public (“Interested Parties”) wishing to cross-examine witnesses must complete and file an appearance with original signatures with the Village Clerk no later than 5:00 p.m. on the business day preceding the public hearing.

All papers in connection with the above matter are on file at the Village of Oak Park and available for examination by interested parties by contacting the Applicant’s Attorney, Nicholas Ftikas of the Law Offices of Samuel Banks at 312-782-1983, or the Zoning Administrator at 708-358-5449. Please note that the Zoning Board of Appeals may continue the hearing to another date without further notice by public announcement at the hearing setting forth the time and place thereof.

Persons with disabilities planning to attend and needing special accommodations should contact the ADA Coordinator at (708) 358-5430 or e-mail [building@oak-park.us](mailto:building@oak-park.us) at least 48 hours before the scheduled hearing.



LOTS 1,2,3,4 AND 5 IN BLOCK 2 IN FAIR OAKS TERRACE, SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 27, 1915 AS DOCUMENT NO. 5583294 IN COOK COUNTY, ILLINOIS.



NAD 83, ILLINOIS EAST AS DETERMINED BY KARA CO. CORS RTK NETWORK

## BENCHMARK INFORMATION

SOURCE BENCHMARK

ILLINOIS GEODETIC CONTROL MONUMENT  
DESIGNATION = W 133  
PID ME1649

DISK ESTABLISH BY NATIONAL GEODETIC SURVEY IN THE NORTH  
FACE OF BRICK WALL OF BUILDING LOCATED AT 6478 W. NORTH AVENUE

ELEVATION = 643.63 NAVD 88 (PUBLISHED -HELD)  
ELEVATION = 643.73 NAVD 88 (MEASURED WITH KARA CORS RTK NETWORK)

SITE BENCHMARK:

CONTROL POINT NO. 1

CROSS CUT IN WALK

NOTED HEREON.

ELEVATION = 620.26 (NAVD 88)

TO OBTAIN CITY OF CHICAGO BENCHMARK NETWORK, USING CITY OF CHICAGO BENCHMARK NO. 567, SUBTRACT 579.22' TO THE ELEVATIONS SHOWN HEREON.

## GENERAL NOTES





THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD DISCLOSE EASEMENTS AND BUILDING SETBACKS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

## UTILITY NOTES

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, VILLAGE OF OAK PARK UTILITY ATLASES AND AVAILABLE UTILITY MARKINGS AT THE TIME THIS SURVEY WAS PERFORMED AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.
























































## ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE  
RCP = REINFORCED CONCRETE PIPE  
PVC = POLYVINYLCHLORIDE PIPE  
CMP = CORRUGATED METAL PIPE  
VCP = VITRIFIED CLAY PIPE  
INV = INVERT  
TC = TOP OF CURB  
FL = FLOW LINE  
FE = FLOOR ELEVATION  
TF = TOP OF FOUNDATION  
CHB = CHORD BEARING  
DIP = DUCTILE IRON PIPE  
RRS = RAILROAD SPIKE  
POB=POINT OF BEGINNING

LINE	LEGEND
	= BOUNDARY LINE
	= LOT LINE
	= EASEMENT LINE
	= SETBACK LINE

FIELDWORK COMPLETED 3-13-19

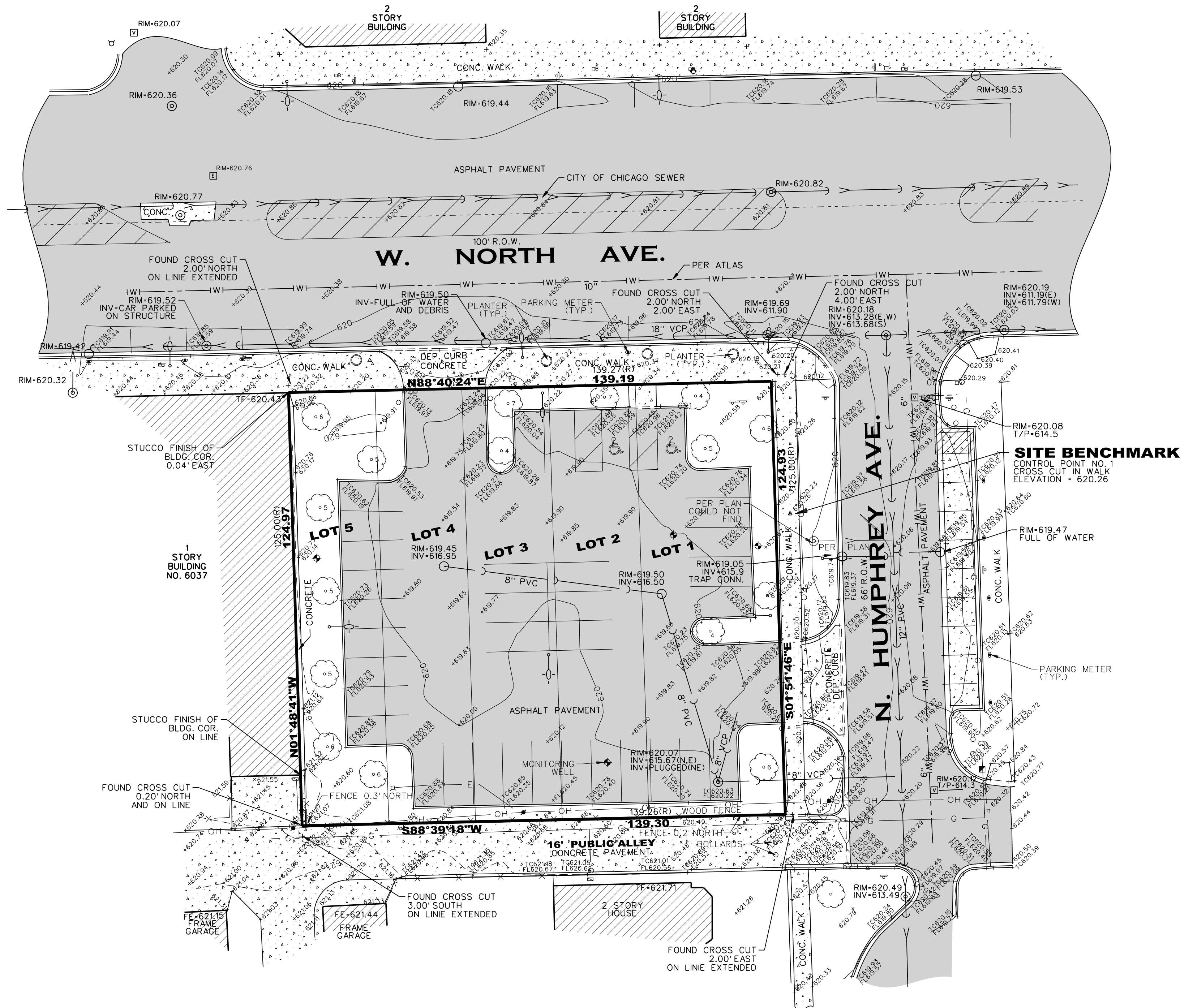
## LEGEND

	SANITARY MANHOLE		MAIL BOX
	SANITARY CLEANOUT		DOWNSPOUT
	STORM MANHOLE		LIGHT POLE
	STORM CATCH BASIN		OVERHEAD LIGHT POLE
	STORM INLET		ELECTRIC MANHOLE
	STORM CLEANOUT		TRAFFIC SIGNAL POLE
	FLARED END SECTION		TRAFFIC CONTROL BOX
	TRANSFORMER		TRAFFIC SIGNAL VAULT
	ELECTRICAL BOX		RAILROAD SIGNAL POLE
	CABLE T.V. BOX		RAILROAD SIGNAL VAULT
	TELEPHONE BOX		UTILITY POLE
	TRAFFIC CONTROL BOX		OVERHEAD WIRES
	ELECTRIC HANDHOLE		UNDERGROUND ELECTRIC
	COMMUNICATION MANHOLE		UNDERGROUND GAS
	TELEPHONE MANHOLE		UNDERGROUND TELEPHONE
	ELECTRIC METER		UNDERGROUND FIBER OPTIC
	GAS METER		UNDERGROUND CABLE T.V.
	GAS VALVE		WATER MAIN
	B-BX		SANITARY SEWER
	WATER VALVE		STORM SEWER
	WATER VALVE VAULT		FENCE LINE
	FIRE HYDRANT		GUARD RAIL
	POST INDICATOR VALVE		DECIDUOUS TREE
	WATER METER		PINE TREE
	PARKING METER		DROVE IRON PIPE
	SIGN		FOUND IRON PIPE
	FLAG POLE		CROSS CUT IN CONCRETE
	PIPELINE MARKER		

M = MEASURED DIMENSION

R = RECORD DIMENSION

1" = 1' (UNLESS OTHERWISE NOTED)



### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF DuPAGE)SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD. HAVE MADE A TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID TOPOGRAPHIC SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS  
FOR TOPOGRAPHIC SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 18th DAY OF  
MARCH, A.D. 20 19.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: \_\_\_\_\_

ILLINOIS LAND SURVEYOR NO. 3561  
 LICENSE EXPIRATION DATE: NOVEMBER 30, 2020  
 207 S. NAPERVILLE STREET  
 WHEATON, ILLINOIS 60187  
 (630) 668-7603



Rev/	Date	Description	By	<div>BOUNDARY AND TOPOGRAPHIC SURVEY</div>			
				LOCATION:  6033 W. NORTH AVE. OAK PARK, IL			
				PREPARED FOR: NOAH PROPERTIES 3009 W. MONTROSE AVE. CHICAGO, IL 60618 PHONE: 773.202.9819			
				WEBSTER, MCGRATH & AHLBERG LTD.			
				<div><div>VMA</div><div>LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE</div></div>			
				Over a Century of Service to our Clients			
				207 South Naperville Road Wheaton, Illinois 60187 ph: (630)669-7033 web: <a href="http://www.vmailltd.com">www.vmailltd.com</a> Designer Firm License No. 184-003101			
				JOB #: 44189	DATE: 3-13-19	SCALE: 1"=20'	
				SURV: JCV	DRAWN: JCV	DESIGN: XXX	
				FILE #: COOK CO. 05-39-13	SHEET #: 1 of 1		

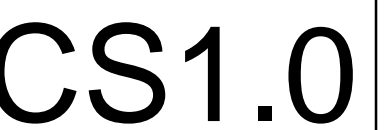
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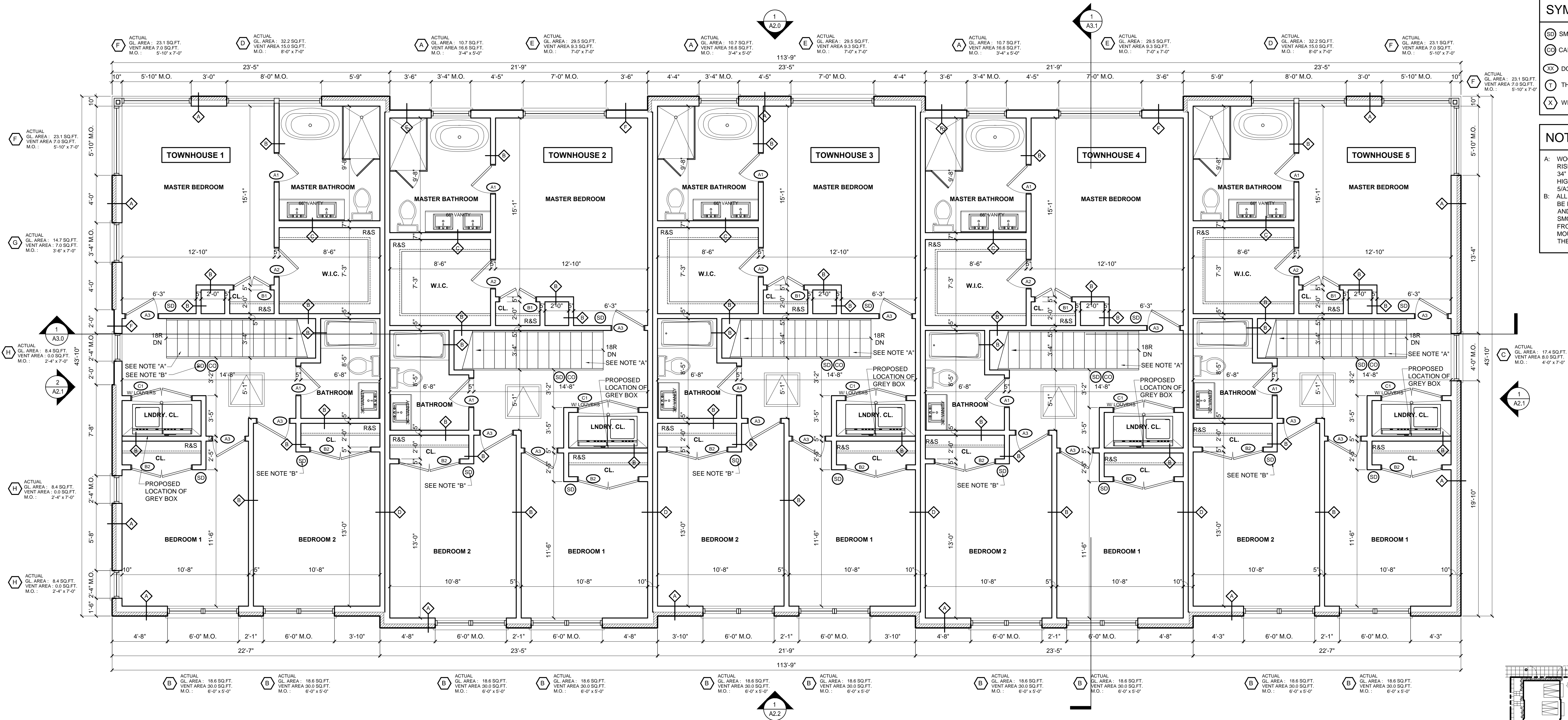
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## ILLINOIS







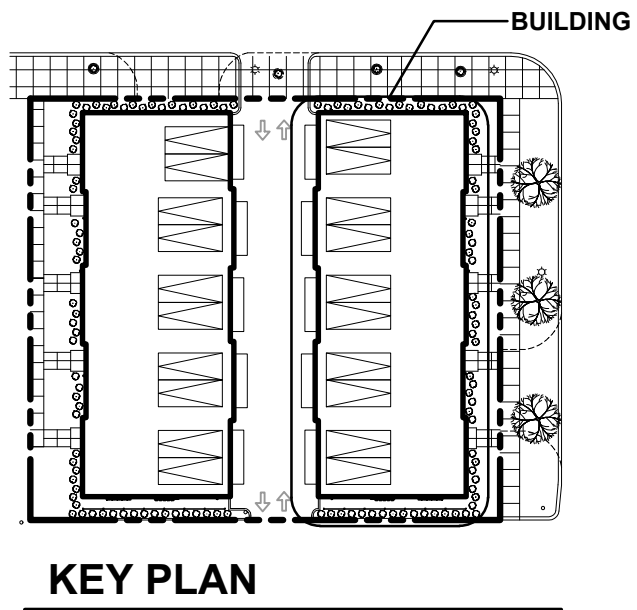
**SYMBOL LEGEND:**

- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- XX DOOR TAG
- T THERMOSTAT
- X WINDOW TAG

**NOTES:**

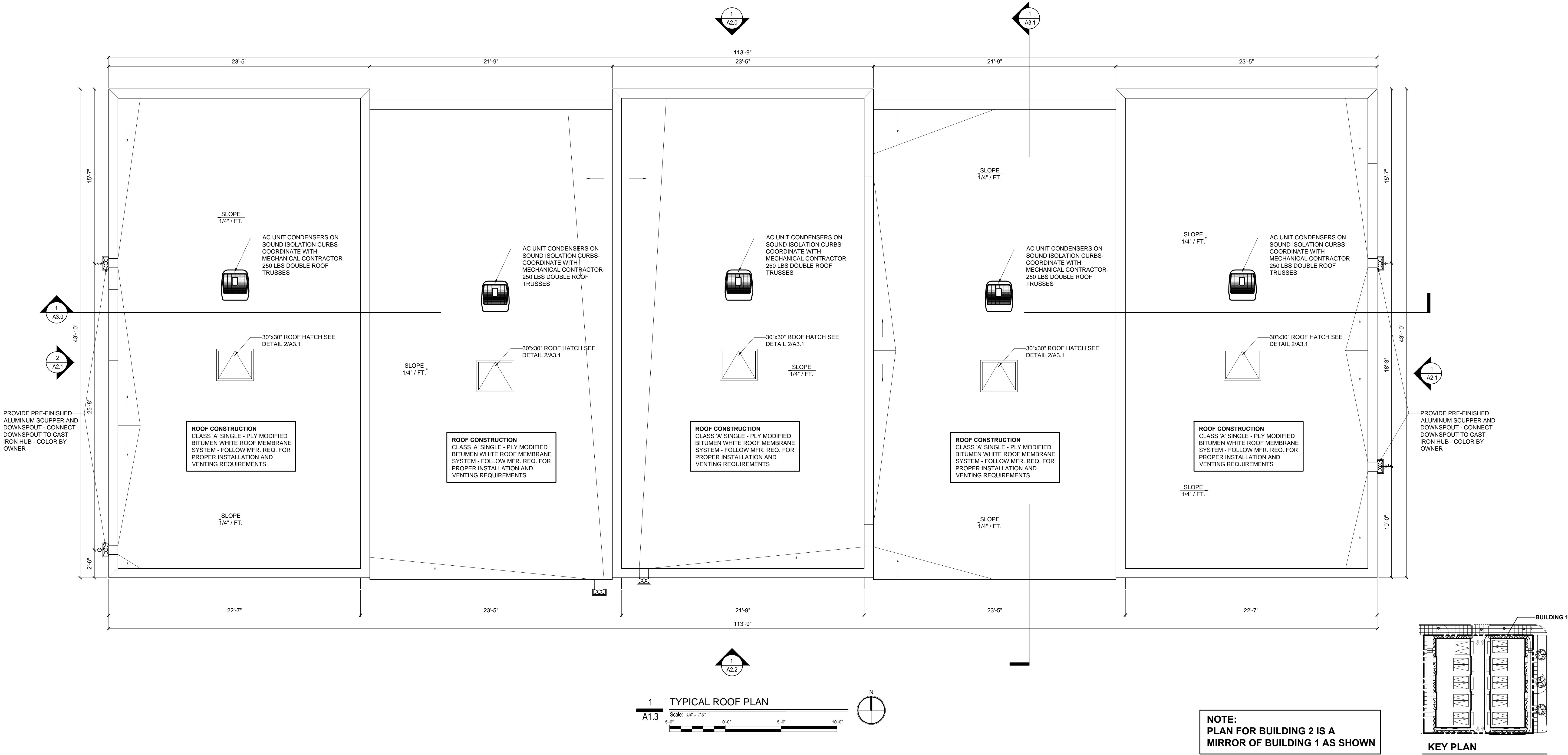
A: WOOD STAIRS 7 3/4" MAX. RISERS, 10" MIN. TREADS WITH 34" HIGH HANDRAILS, AND 42" HIGH GUARDRAILS- SEE DETAIL 5/A3.1

B: ALL SMOKE DETECTORS SHALL BE HARDWIRED IN EACH UNIT AND WITHIN EACH BEDROOM. SMOKE DETECTORS SHALL BE 4" FROM ANY WALL IF CEILING MOUNTED OR 4" TO 12" FROM THE CEILING IF WALL MOUNTED.



**NOTE:**  
PLAN FOR BUILDING 2 IS A MIRROR OF BUILDING 1 AS SHOWN

COPYRIGHT:		OWNER RELEASE:		NO.		DATE		DESCRIPTION		PROJECT:		<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY  
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I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND  
HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO  
MY DESIGN CRITERIA AND ARE APPROVED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEWED BY:

CONSULTANT: \_\_\_\_\_ DATE: \_\_\_\_\_

CONSULTANT: \_\_\_\_\_ DATE: \_\_\_\_\_

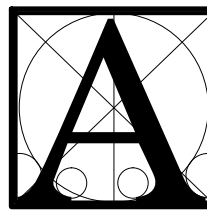
THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE  
DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT  
ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR  
TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT  
IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

NO.	DATE	DESCRIPTION
01	02/28/2019	PRELIM. PLANNING SET
02	04/02/2019	BID SET
03	04/10/2019	REVISED BID SET

PROJECT:

6033 W North Ave.  
Oak Park, Illinois

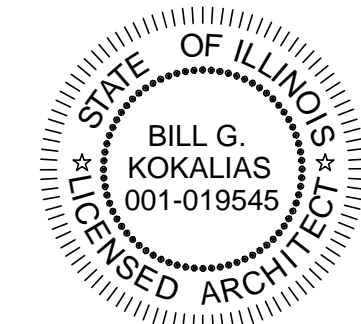


AXIOS  
ARCHITECTS AND CONSULTANTS

License No. 184004911 Exp. 04/30/19

188 N. Wells  
SUITE NO. 300  
CHICAGO, IL 60606  
PH. 312.750.1333  
FX. 312.750.1335

BILL G. KOKALIAS  
ARCHITECT



EXPIRES 11-30-2020

PROJECT NO. :	BGK 801
PROJECT MANAGER:	BK
DRAWN BY:	NH
ROOF PLAN	
SHEET:	

A1.3

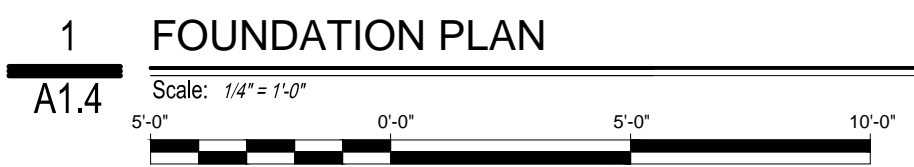
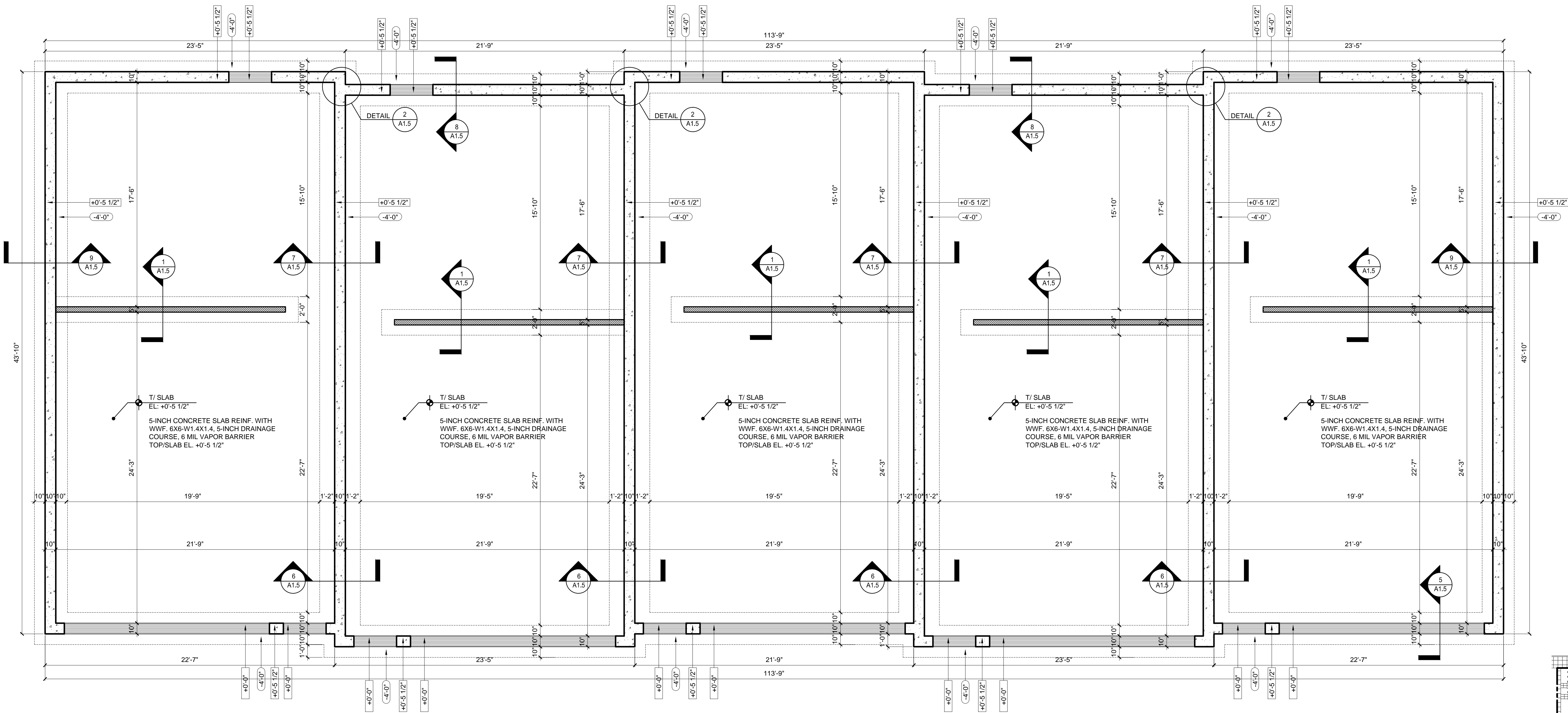
MISC. FOUNDATION NOTES:

- FOOTINGS SHALL BEAR ON SOLID UNDISTURBED SOIL OR ON WELL-COMPACTED ENGINEERED FILL OF 2750 PSF MINIMUM BEARING CAPACITY. (TO BE VERIFIED BY A QUALIFIED TESTING COMPANY.)
- ELEVATION OF ALL FOUNDATIONS SHALL BE EL: -4'-0"
- PROVIDE DOWELS ON TOP OF THE FOUNDATION WALLS AND EXTENDING INTO THE MASONRY WALLS AS SHOWN IN THE WALL SECTIONS.
- 5 INCH CONCRETE SLAB ON 5" DRAINAGE COURSE ON 6ML VAPOR BARRIER. REINFORCE SLAB WITH WWF: 6x6/ W1.4x1.4
- FOR GENERAL STRUCTURAL NOTES SEE SHEET S1.2

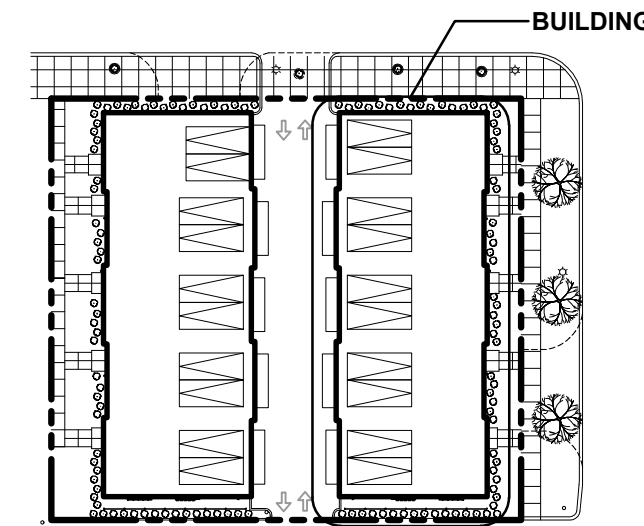
LEGEND

-X'-X" ETC. DENOTE BOTTOM OF FOOTING ELEVATION

+X'-X" ETC. DENOTE TOP OF FOUNDATION WALL ELEVATION



NOTE:  
PLAN FOR BUILDING 2 IS A  
MIRROR OF BUILDING 1 AS SHOWN



KEY PLAN

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OWNER RELEASE:

I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEWED BY:

CONSULTANT: \_\_\_\_\_ DATE: \_\_\_\_\_

CONSULTANT: \_\_\_\_\_ DATE: \_\_\_\_\_

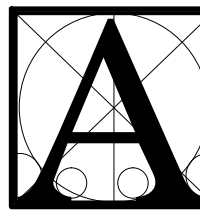
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01	02/28/2019	PRELIM. PLANNING SET
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PROJECT:

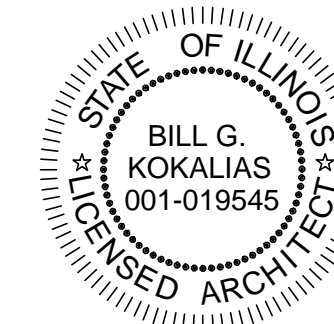
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ARCHITECT



EXPIRES 11-30-2020

PROJECT NO. :

BGK 801

PROJECT MANAGER:

BK

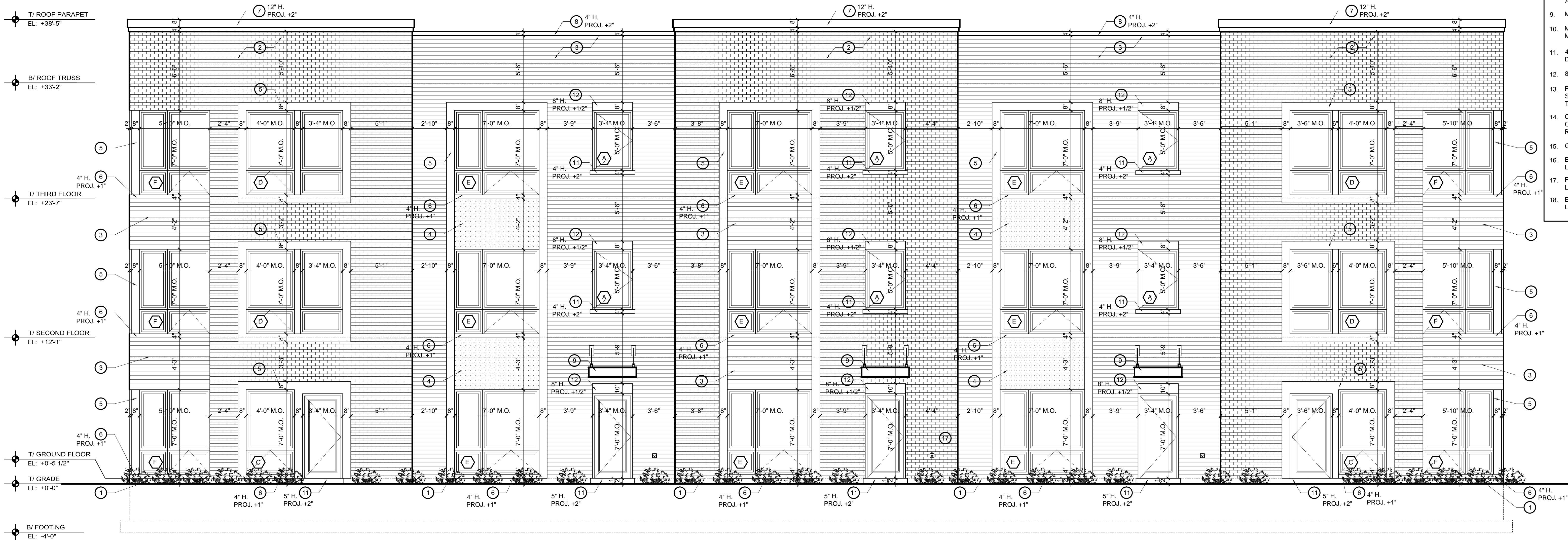
DRAWN BY:

NH

FOUNDATION PLAN

SHEET:

A1.4



- MATERIAL LEGENDS**
1. EXPOSED CONCRETE FOUNDATION
  2. MODULAR FACE BRICK - COLOR BY OWNER
  3. HARDIE BOARD SIDING - COLOR BY OWNER
  4. ALUMINUM PANEL- COLOR BY OWNER
  5. ALUMINUM COIL TRIM- COLOR TO MATCH PANELS
  6. ALUMINUM COIL SILL W/ WASH AND DRIP EDGE- COLOR TO MATCH PANELS
  7. 12" H. ALUMINUM COPING W/ WASH AND DRIP EDGE
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  15. GAS METER LOCATION
  16. ELECTRICAL DROP AND METER LOCATION
  17. FROST PROTECTED HOSE BIBB LOCATION
  18. EXTERIOR LIGHT FIXTURE LOCATION

1 EAST ELEVATION  
A2.0  
Scale: 1/4" = 1'-0"  
0'-0" 5'-0" 10'-0"

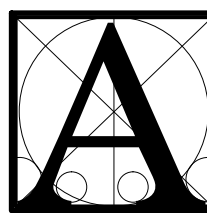
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REVIEWED BY: \_\_\_\_\_  
CONSULTANT: \_\_\_\_\_ DATE: \_\_\_\_\_  
CONSULTANT: \_\_\_\_\_ DATE: \_\_\_\_\_  
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NO.	DATE	DESCRIPTION
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02	04/02/2019	BID SET
03	04/10/2019	REVISED BID SET

PROJECT:

**6033 W North Ave.  
Oak Park, Illinois**



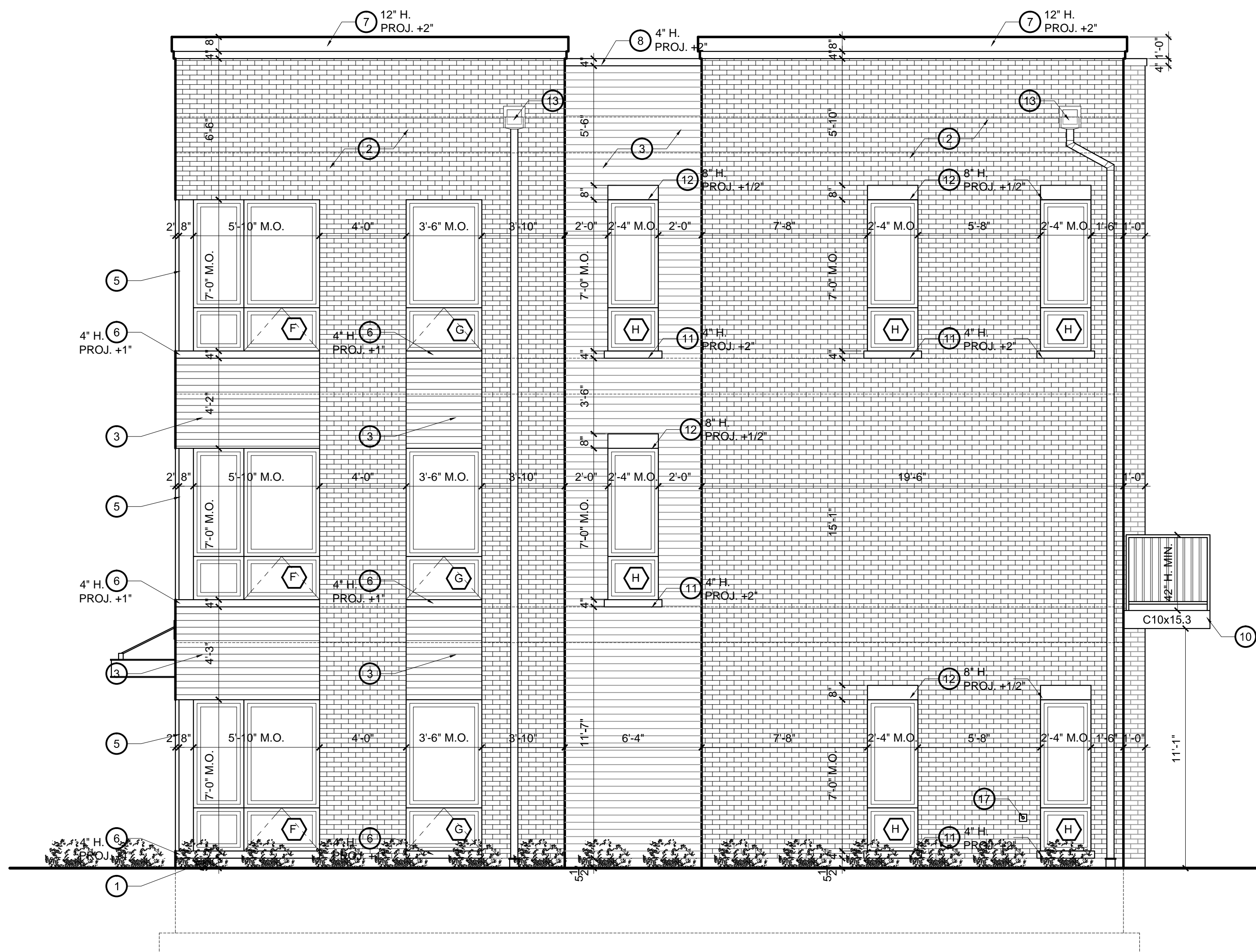
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CHICAGO, IL 60606  
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FX. 312.750.1335

**BILL G. KOKALIAS**  
ARCHITECT  
STATE OF ILLINOIS  
BILL G. KOKALIAS  
001-019545  
LICENSED ARCHITECT  
EXPIRES 11-30-2020

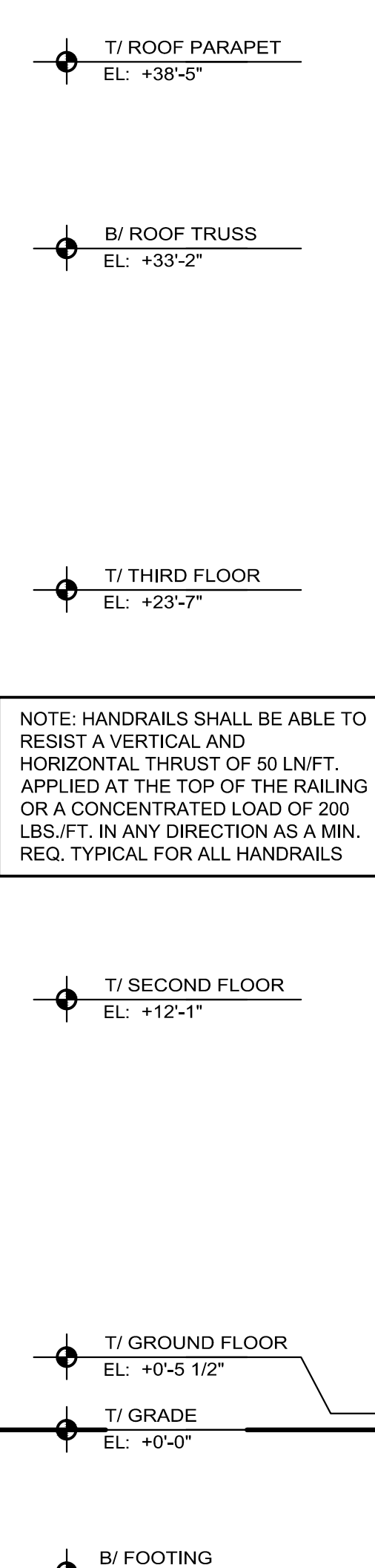
PROJECT NO. :	BGK 801
PROJECT MANAGER:	BK
DRAWN BY:	NH
EAST ELEVATION	
SHEET:	

**A2.0**





2 NORTH ELEVATION  
A2.1  
Scale: 1/4" = 1'-0"  
5'-0" 0'-0" 5'-0" 10'-0"



1 SOUTH ELEVATION  
A2.1  
Scale: 1/4" = 1'-0"  
5'-0" 0'-0" 5'-0" 10'-0"

- MATERIAL LEGENDS**
1. EXPOSED CONCRETE FOUNDATION
  2. MODULAR FACE BRICK - COLOR BY OWNER
  3. HARDIE BOARD SIDING - COLOR BY OWNER
  4. ALUMINUM PANEL- COLOR BY OWNER
  5. ALUMINUM COIL TRIM- COLOR TO MATCH PANELS
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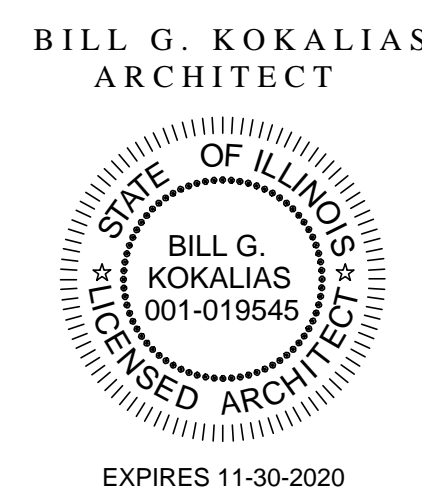
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REVIEWED BY:  
CONSULTANT: \_\_\_\_\_ DATE: \_\_\_\_\_  
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PROJECT:

6033 W North Ave.  
Oak Park, Illinois



PROJECT NO. :	BGK 801
PROJECT MANAGER:	BK
DRAWN BY:	NH
NORTH AND SOUTH ELEVATIONS	
SHEET:	

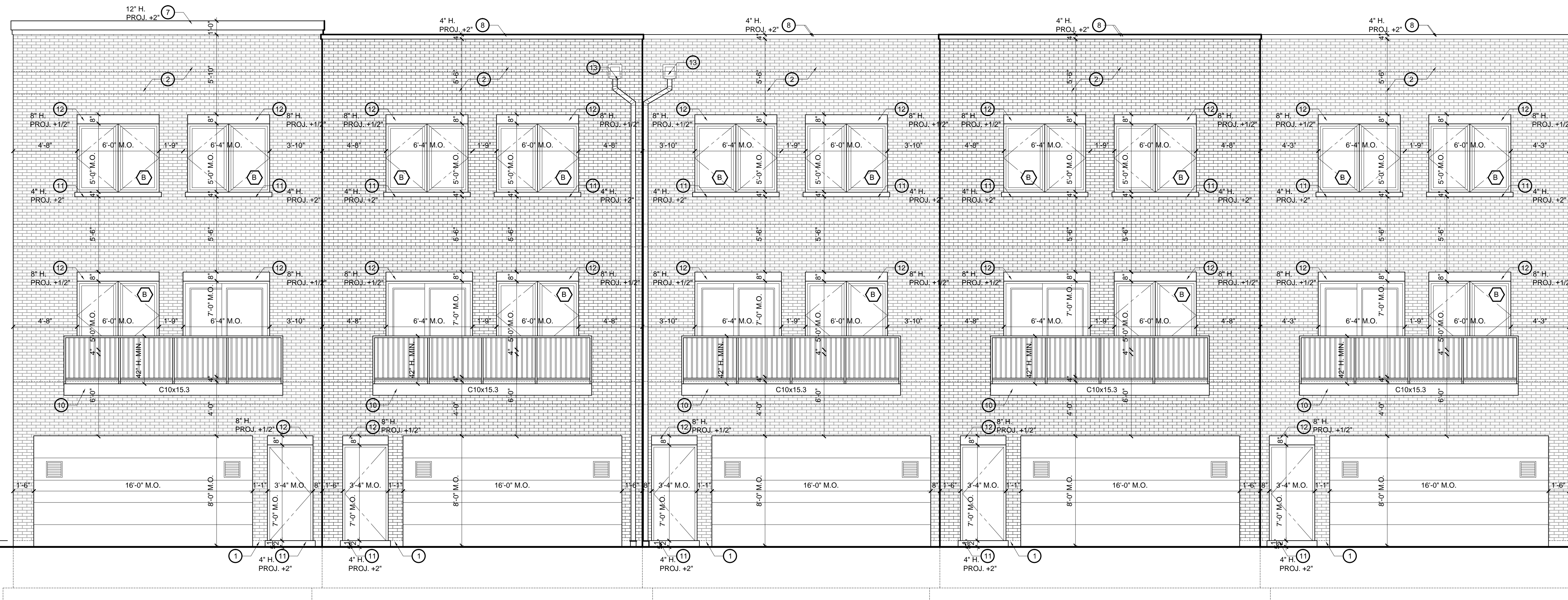
A2.1



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2. MODULAR FACE BRICK - COLOR BY OWNER
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A vertical section diagram showing the elevation of various building levels. The diagram consists of a vertical line with horizontal tick marks and labels for each level. From top to bottom, the levels are:

- T/ ROOF PARAPET**: EL: +38'-5"
- B/ ROOF TRUSS**: EL: +33'-2"
- T/ THIRD FLOOR**: EL: +23'-7"
- T/ SECOND FLOOR**: EL: +12'-1"
- T/ GROUND FLOOR**: EL: +0'-5 1/2"
- T/ GRADE**: EL: +0'-0"
- B/ FOOTING**: EL: -4'-0"



**A2.2** Scale: 1/4" = 1'-0"

[illegible]

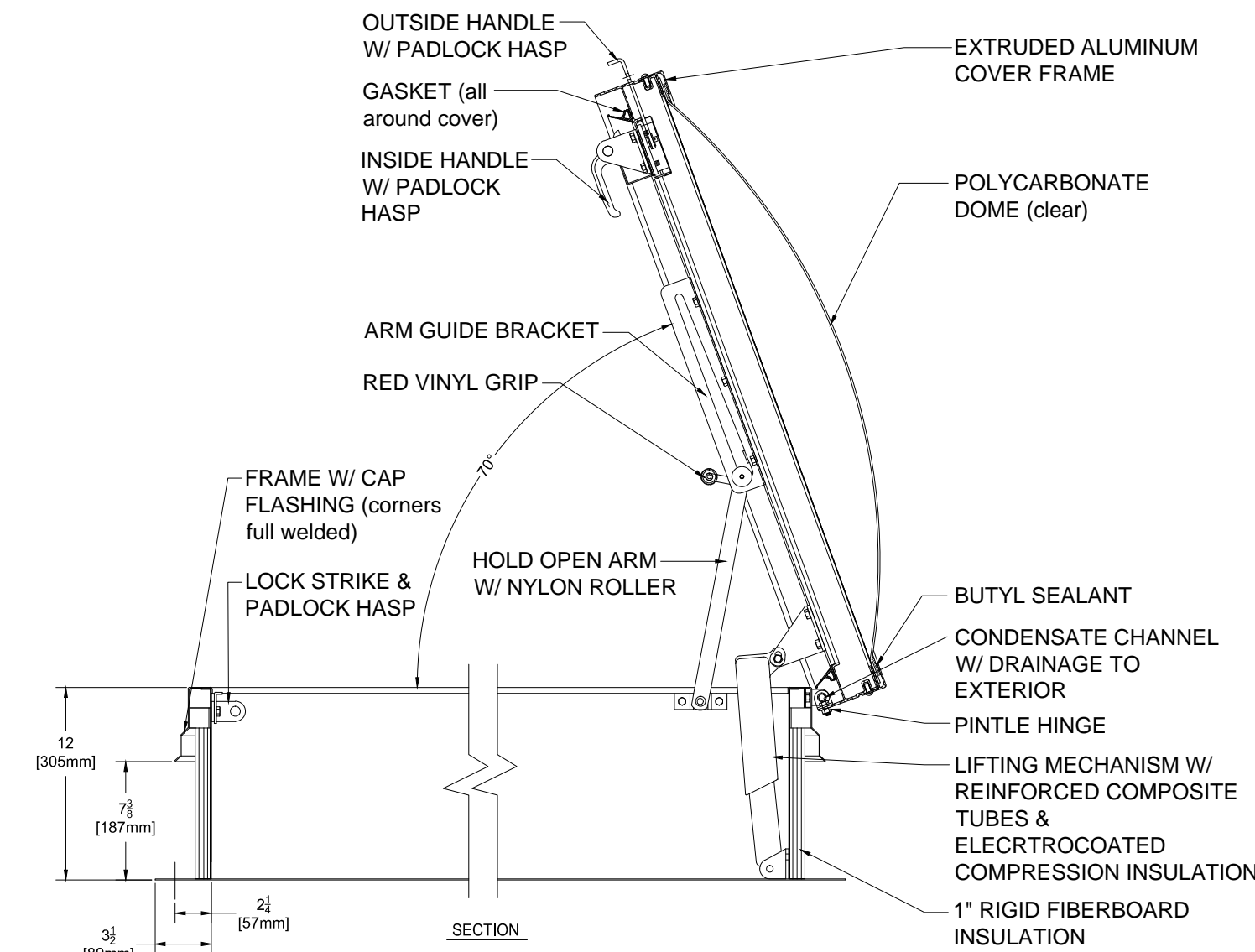
PROJECT NO. :	BGK 801
PROJECT MANAGER:	BK
DRAWN BY:	NH

WEST ELEVATION

A2.2

SHEET:

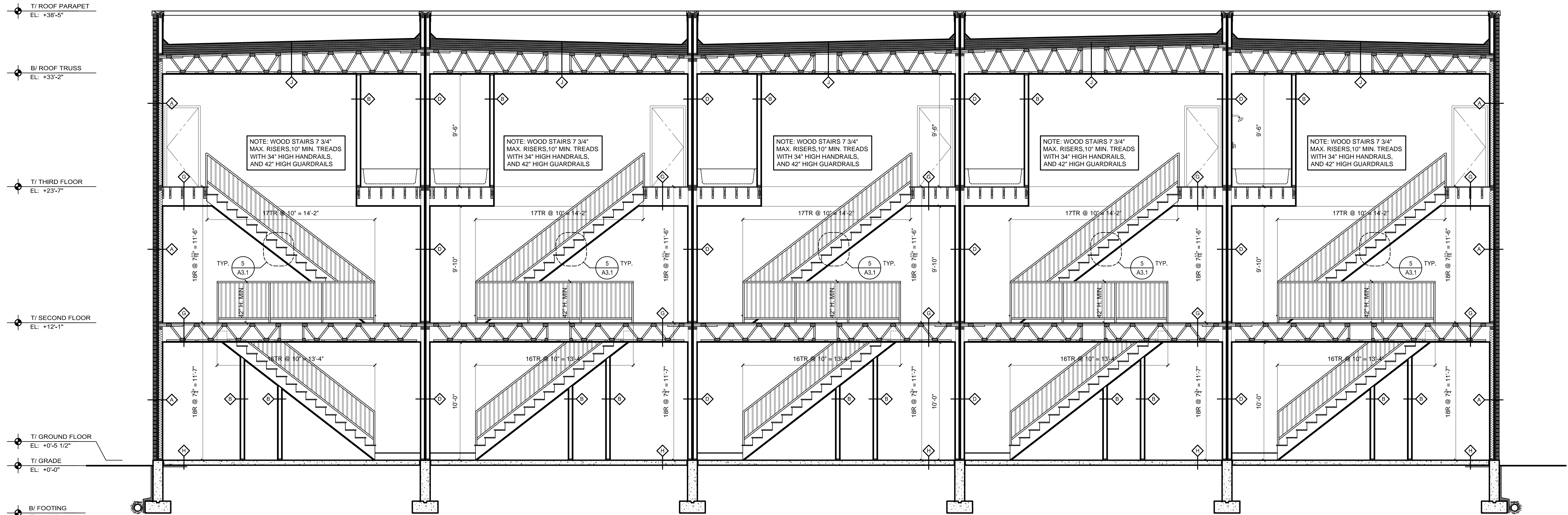
## A2.2



2  
A3.0

ROOF HATCH DETAIL

Scale: 1" = 1'-0"



1  
A3.0

BUILDING SECTION

Scale: 1/4" = 1'-0"

0'-0" 5'-0" 10'-0"

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BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

CONSULTANT: \_\_\_\_\_ DATE: \_\_\_\_\_

CONSULTANT: \_\_\_\_\_ DATE: \_\_\_\_\_

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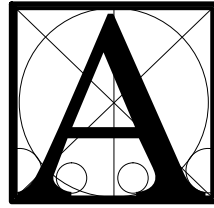
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**Oak Park, Illinois**



**AXIOS**

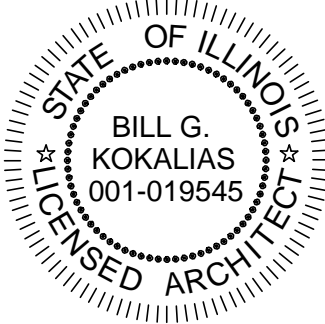
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ARCHITECT



ILLINOIS  
STATE OF  
LICENSED ARCHITECT  
BILL G. KOKALIAS  
001-019545

EXPIRES 11-30-2020

PROJECT NO. :	BGK 801
PROJECT MANAGER:	BK
DRAWN BY:	NH
BUILDING SECTION	
SHEET:	

**A3.0**



April 23, 2019

Zoning Board  
Village of Oak Park  
123 Madison  
Oak Park, IL 60302

Dear Zoning Board,

My firm, Hunter's Realty, has been located at 6049 North Ave. in Oak Park for the past 10 plus years.

In October of 2016 I appeared before you to allow an apartment on the second floor which had been vacant for 30 years. You graciously approved and I purchased the building in December of 2016. I then spent over \$100,000 to add the apartment.

I have reviewed the proposed Townhouse Project at the corner of my block & could not be more excited. We couldn't ask for a better use on a parking lot of over 20 years. It's the right scale for the neighborhood, has a great look and curb appeal, and maintains two parking spaces per unit which is more than adequate. I strongly support this project.

If approved, this will be the fourth Residential Development on North Ave. in Oak Park moving forward. I'm hopeful you will approve and keep the progress going!!

Sincerely,

*Cedrick Hunter* 

Cedrick Hunter  
President

6049 North Ave. • Oak Park IL 60302 • Office: 708 628 2900 • Fax: 708.628.2910

[www.hri1.com](http://www.hri1.com)





# Village of Oak Park

## **STAFF REPORT**

**TO:** Zoning Board of Appeals

**REVIEW DATE:** May 1, 2019

**FROM:** Project Review Team

**PREPARED BY:** Mike Bruce, Zoning Administrator

### **P R O J E C T   T I T L E**

Cal. No. 06-19-Z: 6033 North Avenue, Noah Properties, LLC

The Applicant Noah Properties, LLC seeks a special use permit from Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park, which section requires a special use permit for townhouse uses located in the NA North Avenue District, to construct ten (10), three-story townhomes at the premises commonly known as 6033 North 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:** Noah Properties, LLC  
3009 W. Montrose  
Chicago, IL 60618

**PROPERTY OWNER:** Deep River Development, LLC  
805 Lake Street  
Oak Park, IL 60301

**PROJECT CONTACT:** Nicholas Fitikas  
221 N. LaSalle, 38<sup>th</sup> Floor  
Chicago, IL 60601

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

**EXISTING ZONING:** NA North Avenue Zoning District  
**EXISTING LAND USE:** Parking lot  
**PROPERTY SIZE:** Approximately 17, 400 square feet  
**COMPREHENSIVE PLAN:** Corridor Commercial/Mixed Use

#### **SURROUNDING ZONING AND LAND USES:**

**NORTH:** NA North Avenue District (North Avenue followed by the City of Chicago)  
**SOUTH:** Public alley followed by R-4 Single-Family District (Single-Family Residence)  
**EAST:** Humphrey Avenue followed by NA North Avenue District (US Bank)  
**WEST:** NA North Avenue District (C.Y. Beauty Supply Store)

## **A n a l y s i s**

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### **Submittals**

This report is based on the following documents, which were filed with the Development Customer Services Department:

1. Application for Special Use Permit
2. Response to the Standards
3. Site Plan, Floor Plans and Elevations
4. Plat of Survey.

### **Description**

The Subject Property is located on North Avenue between Taylor Avenue to the west and Humphrey Avenue to the east. The property is located within the NA North Avenue District. The Applicant plans to develop a vacant parking lot with ten (10) townhome units. Each unit will be three-stories in height.

## **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 Applicant Noah Properties, LLC seeks a special use permit from Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park, which section requires a special use permit for townhouse uses located in the NA North Avenue District, to construct ten (10) three-story townhomes at the premises commonly known as 6033 North Avenue, Oak Park, Illinois. The Applicant is not asking for any allowances within the special use permit. The Zoning Board of Appeals, following the hearing, shall transmit to the Village Board a written report of its findings as to compliance of the special use approval standards listed in Section 14.2 (E) (Approval Standards) and giving its recommendation to either approve, approve with condition or denial of the special use.

### **Special Use:**

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, North Avenue followed by the City of Chicago; to the east Humphrey Avenue followed by US Bank; to the south, an alley followed by R-4 Single-Family residences; and to the west, a one-story commercial building. The proposed use and massing are compatible and consistent with the surrounding land uses, commercial to the east and west and residential to the south.

This land use is an appropriate transitional use between the residential to the south and the commercial corridor. The townhome development use would support neighboring commercial establishments and be complementary to adjacent residential uses. The proposal meets all of the NA North Avenue District dimensional requirements. For the above stated 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**

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#### **Project Review Team**

The Project Review Team consists of representatives from various departments and divisions within the Village government. Staff worked with the design team to enhance the site plan and elevations for the proposed project. Staff is supportive of the changes made by the design team regarding the appearance of the North Avenue elevation as well as the removal of the existing curb-cut on Humphrey Avenue . As a result of these design modification, staff does not have any objections to the proposed project.

---

*End of Report.*

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



To whom it may concern:

I, James Taglia, on behalf of Deep River Development, LLC, an Illinois limited liability company and Owner of the subject property located at 6033 W. North Ave., Oak Park, IL, authorize the Law Office of Samuel V.P. Banks to file a Zoning Special Use Application on behalf of the Contract Purchaser and Applicant, Noah Properties, LLC, an Illinois limited liability company, with the Village of Oak Park for that property.

 , MANAGER

---

James Taglia  
Deep River Development, LLC  
805 Lake Street  
Oak Park, IL 60301

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

NOAH PROPERTIES, LLC  
(Printed Name) Applicant

[Signature]  
(Signature) Applicant

2-13-2019  
Date

\_\_\_\_\_  
(Printed Name) Owner

\_\_\_\_\_  
(Signature) Owner

\_\_\_\_\_  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

13 DAY OF February, 2019

[Signature]  
(Notary Public)

