

Attachment A

May 1, 2019

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

Re: Application of Noah Properties, LLC for a Special Use Permit to Construct a Ten-Unit Three-Story Townhome Development to be located at 6033 North Avenue (Calendar No. 06-19-Z)

Dear Village President and Board of Trustees:

On March 12, 2019, Noah Properties, LLC (the “Applicant”) filed an application (Calendar No. 06-19-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 ten-unit three-story townhome development to be located at 6033 North Avenue, Oak Park, Illinois 60302 (“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 May 1, 2019 at 7:00 p.m. The notice and time and place of said public hearing was duly published on April 10, 2019, 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 ten-unit three-story townhome development located in the NA North Avenue District at the Subject Property.

The Subject Property.

2. The Subject Property is on North Avenue between Taylor Avenue to the west and Humphrey Avenue to the east located at 6033 North Avenue, Oak Park, Illinois 60302.

3. The Applicant proposes to construct ten unit three-story townhome development at the Subject Property (the "Proposal").

The Applicant.

4. The Applicant submitted evidence that the proposed ten-unit townhomes would allow for a successful development of the Subject Property.

5. 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.

6. 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. Responses to the standards for receiving a special use, as conveyed in Section 14.2(E) pursuant to Zoning Ordinance;
- c. Site Plan;
- d. Floor Plans;
- e. Elevations;

- f. Plat of survey; and
- g. Letters of Support from North Avenue District and Oak Park Economic Development Corporation.

Compatibility with Surrounding Uses.

- 7. The character of the neighborhood is commercial and residential.
- 8. The use and massing are compatible and consistent with the surround land uses.
- 9. The proposed development will support neighboring commercial establishments and be complementary to adjacent residential uses. Thus, it is compatible with the surrounding neighborhood.

Project Review Team.

- 10. 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.
- 11. The Team met with the Applicant's design team to enhance the site plan and elevations for the Proposal.
- 12. As a result of the design modifications, the Team is in support of the Proposal.

The Need for Zoning Relief.

- 13. An Applicant cannot construct townhomes in the NA North Avenue District without a special use permit. *Zoning Ordinance*, Section 8.3 (Table 8.1: Use Matrix).

The Special Use Approval Standards.

- 14. 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.

15. The evidence shows that the proposed townhome development is suitable within the NA North Avenue District and is compatible with the surrounding neighborhood.

16. The evidence shows that the proposed townhome development would have little overall impact on traffic patterns, pedestrian traffic or area parking.

17. The evidence shows that the proposed townhome development will provide housing that is in the interest of public convenience and will contribute to the general welfare of the community.

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

19. 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 6 - 0, that the special use permit be granted pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance for a ten-unit three-story townhome development to be located at 6033 North Avenue, Oak Park, Illinois, by the Applicant.

This report adopted by a 6 to 0 vote of this Zoning Board of Appeals, this 1st day of May, 2019.