



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, 38th 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

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

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