



**Applicant:**  
6033 North, LLC  
3901 25th Avenue  
Schiller Park, IL 60176  
**Owner:**  
Deep River Development, LLC  
805 Lake Street  
Oak Park, IL 60301

**Meeting Date: October 3, 2019**

**Case: PC 19-05**

## Planned Development



### 6033 North, LLC - A Residential Planned Development (North Avenue @ Humphrey Avenue)

The proposed development consists of three residential buildings with eight (8) apartments each for a total of 24 units with the following allowance requests from the Oak Park Zoning Ordinance;

- 1.) Density: 17 dwelling units allowed - 24 dwelling units proposed.
- 2.) Bicycle Parking: 8 spaces required — 6 spaces proposed.
- 3.) Landscape Parking Island: One (1) island required - zero (0) proposed.
- 4.) Rear Yard setback: 15 feet required—One (1) foot proposed.
- 5.) Loading Berth: One (1) required—zero (0) proposed.

#### Property Information

Existing Zoning:	NA—North Avenue Zoning District
Existing Land Use:	Vacant — surface parking lot.
Property Size:	17,408.75 Square Feet
Comprehensive Plan:	<i>Envision Oak Park chapters;</i> 4. Land Use & Built Environment, 7. Neighborhoods, Housing and Diversity, and 13. Environmental Sustainability
Business District Plan:	N/A.
Surrounding Zoning and Land Use:	NORTH: City of Chicago (Mixed Use / Vacant Lot) SOUTH: R4—Single Family (Residential Use) EAST: NA—North Avenue Zoning District (Commercial) WEST: NA—North Avenue Zoning District (Commercial)

## Analysis

**Submittal:** This report is based on the documents that have been identified in the submitted proposal binder, which was filed with the Development Customer Services Department in September 2019. **NOTE:** You will notice that not all of the required application documents have been included in your review packet. This is due to your direction during the Zoning Ordinance revision process where it was indicated that only pertinent documents should be provided to the Plan Commission for their review at the public hearing. The documents you did not want included in your packet have been submitted and are available in the Department of Development Customer Services and on the Village's website ([www.oak-park.us](http://www.oak-park.us)). Each requested document is listed in the front of the binder. The Developer has agreed to install four (4) parkway trees and tree pits with grates along North Avenue (provided IDOT is in agreement) as well as new parkway trees along Humphrey as part of their compensating benefits obligation. In

addition they will be removing the three bollards in the alley abutting this site and replace with speed bumps. They will provide public art or submit a donation to the public art fund as determined by the Director of Development Customer Services and the Oak Park Area Arts Council.

**Description:** The proposed development is located within the NA North Avenue Zoning District. The Applicant previously received approval to construct 10 townhomes on this property. It was found not feasible. Therefore they have resubmitted for a development containing three (3) - four story brick faced apartment buildings with eight units in each building. Each unit will have one parking space as required by the Zoning Ordinance with access from Humphrey Avenue. The applicant will be closing the existing curb cut along North Avenue. The applicant is requesting five allowances for this development; density, setbacks, bicycle parking, loading and landscaping. These will be discussed in more detail later in this report.

## 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.

An all residential-use development is a permitted use within the NA North Avenue Zoning District, but because of the zoning relief being sought and the fact that the gross floor area of the structures are over 20,000 square feet, the development falls under the Special Use—Planned Development requirement and regulations.

TABLE 1

	<i>Allowance Type</i>	<b>Zoning Ordinance Requirement</b>	<b>Proposed Request</b>	<i>Need for allowance</i>
1	<b>Density</b>	17 dwelling units allowed	24 dwelling units proposed	6 dwelling units over
2	<b>Loading Area</b>	One required	0 proposed	1 loading area under
3	<b>Landscaping Island</b>	One required	0 proposed	1 island in parking area
4	<b>Setbacks: Rear Yard (west side)</b>	15 foot setback required	~4 inches provided	14 feet—8 Inches short
5	<b>Bike Storage/parking</b>	10 spaces required	8 spaces proposed	2 spaces short

TABLE 1 lists and the following text details the requested allowances. The proposed development is meeting all other regulations of the Zoning Ordinance.

**1. DENSITY:** ARTICLE 5: COMMERCIAL DISTRICTS: Table 5-1 North Avenue (NA) District: *The Subject Property's lot area is 17,394.58 square feet allowing 17 dwelling units by code; The Applicant is proposing 24 dwelling units, which is 7 dwelling units over the allowed number.* The proposed development is offering three (3) buildings with eight units each. Mainly two-bedrooms. Staff supports this allowance as the dwelling units will not create an adverse impact on the neighborhood. There is only one parking space per unit and a traffic diverter exists south of the alley in the Humphrey Avenue right of way.

**2. LOADING AREA:** ARTICLE 10: OFF STREET PARKING AND LOADING: 10.7 Required Off Street Loading Spaces: *The zoning regulations indicated that one loading space is required for multi-family dwelling over 7,500 square feet. Staff is considering this development altogether as one multiple family development.* Staff supports this allowance as loading can occur within the drive aisle or along Humphrey Avenue.

**3. LANDSCAPE ISLAND:** ARTICLE 11: LANDSCAPE: Section 11.7 Required Parking Lot Interior Landscape, *requires one (1) landscape island for every 10 parking stalls. The back row of parking along the alley is fifteen (15) stalls.* Staff supports this allowance as there are ornamental trees within the seven (7) foot landscape strip along the alley. Additional trees may be over crowding the area. The trees in the landscape strip provide a sufficient buffer to the residential uses to the south and provides shading for the proposed parking area.

**4. SETBACK (REAR YARD):** ARTICLE 5: COMMERCIAL DISTRICTS: Table 5-1 North Avenue (NA) District: *The zoning regulations state that a rear yard setback, if not abutting an alley, shall be 15 feet. In this case the rear yard is the west side of lot due to the lot's orientation. The Zoning Ordinance states that the nar-*

*rowest lot line abutting a street is considered the front lot line. In this instance, Humphrey is considered the front yard, therefore the rear yard is the west side of the lot.* Staff supports this request since the buildings are oriented north facing North Avenue and their rear façade is facing south. The proposed setback is a more than adequate separation from the residential uses to the south. Also, it is appropriate to allow the sides of buildings to abut one another along a primary street, such as North Avenue, to create a continuous development/pedestrian pattern without gaps.

**5. BIKE STORAGE:** ARTICLE 10: OFF-STREET PARKING & LOADING: Section 10.6 Bicycle Parking Standards (C) Location: *Eight (8) spaces are required, with six (6) uncovered space provided abutting the parking area. 80% of the spaces are to be considered long term and should be in a weatherproof storage area.* Staff does not support the reduction request. The applicant should find a location that can accommodate two additional bike parking areas on-site. Possibly within the crosshatched area next to the bike area (two racks could be installed parallel with parking space 15). Also, the applicant may wish to consider some type of protective canopy—similar to those the Village has provided in public areas. For the six parking spaces located at the west end of the parking row.

One of the rationale for establishing planned development regulations is the ability to allow flexibility in developments that could foster creativity and provide enhancements of the built environment as well as provide compensating benefits to the community. Any relief sought in this regard must meet the standards set forth in the Zoning Ordinance and must be justified by those standards before consideration of the request can be determined. Each of the above-mentioned allowances work toward a creative solution to what could be considered a standard or conventional development, but must be weighed against the standards for special use-planned developments.

## Compatibility with Surrounding Land Uses

The development site within the NA North Avenue Zoning District abuts commercial uses to the west and east across Humphrey Avenue. Commercial across North Avenue, single family residential to the south across the alley. The proposed land use and massing are compatible and create a proper buffer between and amongst the current land uses within this area. While the proposed buildings are taller than abutting buildings, the proposal meets zoning regulations relative to height. There are similar in height and density buildings scattered along the North Avenue corridor.

The inclusion of more residential along this commercial corridor will help to strengthen the variety and vitality of the area, by introducing more housing options which will increase pedestrian movement and shopping within this district and relieve the pressure for more commercial development.

## Compliance with the Envision Oak Park Comprehensive Plan

The proposed development mainly touches on four chapters (touches on others) within the Comprehensive Plan. They are chapters 4.) *Land Use & Built Environment*, 7.) *Neighborhoods, Housing and Diversity*, and 13.) *Environmental Sustainability*.

The Comprehensive Plan establishes goals and objectives which set the standards for development. The Plan discusses the idea of strengthening commercial districts as well as the symbiotic relationship between economic development and the overall quality of the community. Additional residential use supports and strengthens the community and the commercial district through patronizing of businesses and adding vibrancy to the corridor. The proposed development fits the overall goals and objectives of the Comprehensive Plan.

In Chapter 4, the Comprehensive Plan discusses opportunities to strengthen the urban fabric by constructing context-sensitive infill development. As stated in the compatibility section of this report, the proposed development fits this objective. The Plan also looks to creating appropriate land use transitions, especially those abutting residential. The proposed residential use fits this objective as well.

In Chapter 7, the Comprehensive Plan looks to ensuring the Village's board and commissions commitment to diversity and more housing opportunities. With the abundance of vintage housing in Oak Park, new housing that is affordable and accessible increases the opportunity a more diverse population. The proposed development will consist of two bedroom units in two square footage opportunities. Please Note: This development does not meet the

minimum threshold for requiring affordable housing units.

In Chapter 13, the Plan sets out a list of goals and objectives for environmental sustainability opportunities. Since sustainability is increasingly important in our society, the proposed development will be utilizing the Green Globes Multiple Family rating system. They will have to provide proof via a third party verification that they have achieved those intended points/requirements. This should be included in the list of conditions of approval. At a minimum, they shall achieve points necessary to achieve one green globe.

## Other

**Architectural Design Review:** *Wight and Co.* has reviewed the architectural drawings. Their memorandum is included in this packet. A representative from *Wight and Co.* will be in attendance to provide testimony and answer any questions the Commission may have.

**Traffic and Parking Review:** The Applicant has provided a report on traffic and parking prepared by KLOA. In the report they indicate traffic generated from the proposed development will have little impact on current conditions due to reduction of curb cuts and side street access.

**Compensating Benefits:** The Zoning Ordinance lists various opportunities for providing public benefits. The Applicant has included several compensating benefits and village improvements into their development proposal, such as; right-of-way improvements relative to curb cut removal, street repair, installation of parkway trees and grates, as well as alley improvements. The Applicant is achieving some of identified options under 'compensating benefits' and some under the 'village improvement' options in the Zoning Ordinance.

**Public Art:** The applicant is currently working with Village staff and will work with the *Oak Park Area Arts Council's* executive director on establishing an art program for the subject property, unless they determine to provide a donation to the public art fund.

**Neighborhood Meetings:** The Applicant held a neighborhood meeting prior to their submission of the Planned Development Application on September 12, 2019. Their application contains information on notice, what was presented, comments from the public and a list of participants.

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

Staff is in support of the proposed development for the reasons mentioned and discussed throughout this report.

**End of Report**