



Agenda Item Summary

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Submitted By

David Mann, Plan Commission Chair, Through Tammie Grossman, Development Customer Services Director

Reviewed By

LKS

Agenda Item Title

Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Mixed Use Multiple Story Building with Residential, Commercial and Parking Uses at the Property Located at 715-717 South Boulevard

Overview

This item was tabled at the February 21, 2017 Village Board meeting for additional information. After referral by the Village Board the Plan Commission held a public hearing on December 15, 2016 and January 19, 2017 regarding the mixed use planned development and reviewed and approved their Findings of Fact on January 19, 2017. Prior to the public hearing the applicant held two neighborhood meetings.

Recommendation

Approve Plan Commission's Findings of Fact report for the planned development with its conditions and recommendations and Approve the Ordinance.

Staff Recommendation

Staff supports the Plan Commission's recommendation and recommends approval of the Ordinance approving the Plan Development with those conditions set forth in the findings of fact report.

Fiscal Impact

N/A.

Background

The subject property is located at 715-717 South Boulevard. Previously the Village Board approved a financial institution with a drive thru in September 2011. The property has set vacant for several years. The developer is proposing to construct a five-story mixed use development consisting of 14 residential condominium units, approximately 800 square feet of first floor commercial space, and 20 private enclosed parking spaces on the ground floor. The applicant has requested three allowances from the Zoning Ordinance; height, density and parking.

Alternatives

1. Approve the planned development application as recommended and conditioned by the Plan Commission.

2. Accept the Plan Commission's recommendation with additional conditions or modifications.
3. Overturn the Plan Commission's recommendation and deny the planned development application.

Previous Board Action

This item was tabled at the February 21, 2017 Village Board meeting. On October 17, 2016, the Village Board referred the application to the Plan Commission for public hearing.

Citizen Advisory Commission Action

The Plan Commission, with a 7-0 vote, has recommended approval of the proposed development with conditions as referenced in the Findings of Fact report.

There were three individuals who provided testimony. Their comments were largely due to concerns about, height, density, traffic relative to loading and parking. The Plan Commission discussed each of these concerns and additional aesthetic concerns. Mr. Richard Van Zeyl, Wight Co.,- Village hired design consultant, provided a review of the architectural design by stating that they support the design in general but had issue with the balconies overhanging South Boulevard and a few other design elements. The Applicant responded to all of the Plan Commission and design consultant's review items with revised drawings for the January hearing. The Applicant will continue to work with the public art review body on their contribution to public art.

Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.

Performance Management (MAP) Alignment

A Governance Priority established for the Development Customer Services Department -Planning Division is Land Use Regulations.