



Agenda Item Summary

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Submitted By

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 Three Four-Story Multiple Family Buildings at the Property Located at 6033 North Avenue

Overview

The Applicant, 6033 North, LLC (aka Noah Properties), proposes a multiple family residential development consisting of three (3) residential buildings with eight (8) apartments each for a total of twenty-four (24) units with allowances (variances) from the Oak Park Zoning Ordinance. The Planned Development application is located on the Village's website. Start from the Home Page to Your Government to Citizen Commissions to Plan Commission to Applications for Public Hearing to Noah Properties. <https://www.oak-park.us/your-government/citizen-commissions/plan-commission>

Recommendation

With a 6-0 vote, the Plan Commission unanimously recommended approval of this application as outlined in their Findings of Fact report attached hereto.

Staff Recommendation

Staff supports the Plan Commission's recommendation.

Fiscal Impact

N/A.

Background

The proposed development is located within the NA North Avenue Zoning District. The Applicant previously received approval to construct 10 townhomes on this property. However, after approval the developer determined that the project was not feasible. Therefore they resubmitted a new application for a residential development containing three (3) - four story brick faced apartment buildings with eight units in each building. Each apartment 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 and improving the parkway with new sidewalk and parkway trees. The applicant is requesting four allowances associated with this development, an increase in density from the allowed 17 to 24 units, a reduction in the rear yard setback (west lot line) from 15 feet to 1 foot, a reduction on one loading area and a reduction in one landscaping

island. Originally, the Applicant requested relief from the bicycle parking provision, but has provided the required number of spaces and will install a protective canopy. The Applicant held the required neighborhood meeting prior to the public hearing on September 12th with two attendees. Wight and Company, the Village's architectural design consultant, reviewed the proposed buildings and provided a memorandum to the Plan Commission in support of the proposal. They indicated additional material information was necessary for the public hearing, which the Applicant provided to the Plan Commission.

Alternatives

1. Deny the Application.
2. Approve the Application with modifications.

Previous Board Action

The Village Board previously approved a Special Use permit for 10 townhomes on this subject property at their June 3, 2019 meeting. After approval, the Applicant determined townhomes would not be feasible at this location; therefore they did not pursue the project.

Citizen Advisory Commission Action

The Plan Commission held a public hearing for this Planned Development application on October 3, 2019. The Applicant's attorney and architect made the presentation. The Applicant's representatives stated they have removed their request for an allowance regarding a reduction in bicycle parking spaces. They revised their site and landscape plans to depict all eight required bicycle spaces and included a shelter over the bicycle parking area. The applicant reviewed the remaining allowance requests and overviewed their responses to the applicable Zoning Ordinance standards for planned developments. The Applicant's representatives also discussed compensating benefits and public art indicating they will concur with such requirements (these are identified in the findings of fact report). The Plan Commission discussed architectural design, front yard setbacks and landscaping, first floor façade, sustainability, interior layout and parking. The Plan Commission suggested changes to the front façade by replacing the proposed ground floor sliding glass doors with windows and planter boxes, they recommended a residential sized brick for the North Avenue and Humphrey Avenue facades, they recommended additional landscaping be placed along the front of the building in the setback area and they recommended reconfiguring closets sizes to accommodate larger bedrooms on the first floor. The Plan Commission stated that they did not believe any of the allowance requests would have a negative impact on the development, surrounding area or the Village as a whole. At that hearing one person provided testimony stating he appreciated this development, but cautioned the applicant how parking is scarce in this area and they should look at increasing the number offered to their residents. The Plan Commission unanimously supported the proposed development and supported the allowance requests with conditions as written in the findings of fact report.

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