



TENTATIVE A g e n d a
President and Board of Trustees
Monday, February 12, 2007
Village Hall
123 Madison Street

Special Meeting at 7:30 p.m., Room 101

The President and Board of Trustees welcome you. If any one topic that is scheduled for or has been the subject of a public hearing by a designated hearing body, the Village Board may permit a maximum of three persons to speak to each side of the issue.

If you wish to make a statement, please complete the "Instructions to Address the Village Board" form which is available at the back of the Chambers, and present it to the staff table at front. When recognized, approach the podium, state your name and address first, and please limit your remarks to three minutes.

Call to Order

1. Motion Referring Plan Development Application for 1001-1013 South Boulevard to the Plan Commission

Property owner Alex Troyanovsky has resubmitted a revised planned development application for the property located at the southwest corner of Home Avenue and South Boulevard (1001-1023 South Boulevard) which addresses concerns raised by the Plan Commission and Village Board through the original application process. The property owner is seeking a referral of the revised application to the Plan Commission for public hearing at a special meeting on February 22, 2007.

Adjourn to Executive Session to Discuss Property & Personnel in Room 130
Immediately Following Special Meeting

For more information regarding Village Board meetings and agendas, please contact the Village Manager's Office at 708.358.5773.

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DATE: for February 12, 2007 Study Session

TO: Thomas W. Barwin, Village Manager

FROM: Craig Failor, Village Planner
Community Planning and Development

RE: "Home Avenue Townhomes" - Townhome Development
(1001-1013 South Boulevard) REVISED APPLICATION

On February 9, 2007, Planning and Community Development received a Planned Development application. The proposed development is located within the B-1/B-2 General Business District. The subject property abuts the B-1/B-2 General Business District to the west, B-4 Downtown Business District to the north across the tracks and R-7 Multiple Family District to the south and east. The development consists of 17 three-story townhome style dwelling units, 15 residential condominiums, 2,100 square feet of retail/commercial space, with 44 parking spaces accessible via the alley off of Home Avenue.

The applicant's request for approval of a Planned Development for an attached single-family residential development (townhomes) is accompanied by eight allowances. These allowances are for: *setbacks (front, rear, side, and corner-side) and lot coverage (open space and building coverage), parking spaces and use.*

The allowances requested with this proposal affect one of the three categories (*density, height & land use*), that the Village Board generally discusses. Based on staff's review, the applicant will require the following allowances from the Oak Park Zoning Ordinance (at this time, all other Zoning Ordinance regulations are being met):

Setbacks:

1. An allowance for the front yard setback is needed. The Zoning Ordinance requires a 20 foot front yard setback from South Boulevard. The proposed development is setback 0 feet from the South Boulevard front property line.
2. An allowance for the rear yard setback is needed. The Zoning Ordinance requires a 25 foot rear yard setback (south property line). The proposed development is setback 0 feet from the rear property line.
3. An allowance for the exterior side yard setback is needed. The Zoning Ordinance requires a 15 foot side exterior yard setback (east property line). The proposed development is 3 feet 11 inches from the Home Avenue side property line.
4. An allowance for the interior side yard setback is needed. The Zoning Ordinance requires a 10 foot side yard setback (west property line). The proposed development is setback 0 feet from the side property line.

Lot Coverage:

5. An allowance for the lot coverage / principal building is needed. The Zoning Ordinance only allows 45% of the site to be covered by a principal building. The submitted application indicates that the principal buildings cover 63% of the site, thereby needing an allowance of 18 %.
6. An allowance for the lot coverage / open space is needed. The Zoning Ordinance allows maximum lot coverage of 75% for all structures, including the principal building, sidewalks, parking lots, etc., and requires at least 25% of the property to be open space. The proposed building and other impervious surfaces will cover 87.7% of the subject property, thereby needing an allowance of 12.7%.

Parking Spaces:

7. An allowance for parking spaces is needed. The Zoning Ordinance requires 61 parking spaces for the proposed development, 44 are provided. An allowance of 17 parking spaces is required. Retail/commercial and condominium spaces are subject of the deficit.

Land Use:

8. An allowance for land use is needed. The Zoning Ordinance does not list townhomes (attached-single family dwellings) as a permitted use in the B-1/B-2 General Business District.

Once discussion has concluded and direction given, the Village Board will need to refer the application to a hearing body. Staff recommends referral to the Plan Commission for a public hearing at their special meeting of February 22, 2007.

- Att. *Application for a Planned Development*

C. Village Board
Lisa Shelley, Deputy Village Manager