



**A g e n d a**  
**President and Board of Trustees**  
**Monday, September 10, 2007**  
**Village Hall**  
**123 Madison Street**

**Executive Session at 6:30 pm in Room 130 to Discuss Property Disposition**

**Special Village Board Meeting at 8:00 p.m. in Room 101**

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### **Call to Order**

**A. Review of Mixed-Use Planned Development Application for 827- 833 W. Madison and Referral to Plan Commission**

This is a standard procedure in which Planned Development Applications are reviewed first by the Board in order to provide comments related to height, density and use only, and then the application is forwarded on to the Plan Commission for a public hearing.

**1. Motion to Refer the Application to the Plan Commission for a Public Hearing**

**B Board Prioritization/Calendar**

The Board will review the upcoming meeting schedule and priorities for Fall.

### **Adjourn**

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

Agendas and agenda materials are now available electronically on the village web site. Visit [www.oak-park.us](http://www.oak-park.us), mouse-over News, then click on Board Agendas and Minutes. *Don't forget to sign-up for E-NEWS on the web for electronic updates to your email regarding Village activities and meetings.*



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A.

DATE: for September 10, 2007 Special Village Board Meeting  
TO: Thomas W. Barwin, Village Manager  
FROM: Craig Failor, Village Planner  
Community Planning and Development  
RE: Mixed-Use Residential Planned Development  
(827-833 Madison Avenue) REVISED

On September 4, 2007, Community Planning and Development received a completed Planned Development application. The proposed development is located within the C Commercial District between Grove and Carpenter Avenues on Madison Avenue. The subject property abuts the C Commercial District to the west, east and north and R-3 Single Family District to the south. The development consists of a 4 four-story, 36 condominium unit building with 4,456 square feet of first floor retail. The previous application was originally submitted in March and processed though the Plan Commission where they indicated no support for the application as proposed. Since then the application was withdrawn and resubmitted in its current configuration.

The applicant's request for approval of a Planned Development for a mixed-use residential development is accompanied by eight (8) allowances. These allowances are for: *setbacks, parking spaces (lifts), lot landscaping and lot coverage (open space) and intensity of 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 Madison Avenue. The proposed development is setback 4'-6" feet from the front property line.
2. An allowance for the exterior side yard setback is needed. The Zoning Ordinance requires a 15 foot exterior side yard setback (east property line). The proposed development is 0 feet from the side property line.
3. An allowance for the exterior side yard setback is needed. The Zoning Ordinance requires a 15 foot exterior side yard setback (west property line). The proposed development is setback 0 feet from the side property line.

**Lot Coverage:**

4. 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 64.64% of the site, thereby needing an allowance of 19.64%.

5. 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 89.99% of the subject property, thereby needing an allowance of 14.99%.

Density:

- 6 An allowance for density is needed. The Zoning Ordinance allows two dwelling units for the first 5,000 square feet of lot area and one additional dwelling unit for each remaining 700 square feet of the lot. The proposed number of units is 36 of which only 32 units are allowed, thereby needing an allowance of 4 additional units.

Parking:

7. An allowance for Parking - residential is needed. The Zoning Ordinance requires 1.25 and 1.5 spaces for one and two bedroom residences. The project requires a total of 62 parking spaces. The proposed project provides 48 surface spaces, 2 on-street Commercial spaces and 12 residential spaces on lifts; thereby needing an allowance for only the 12 lift spaces.

Landscaping:

8. An allowance for Landscaping – site is needed. The Zoning Ordinance requires that sites be landscaped with a minimum of 10 shrubs per 40 lineal feet. The proposed project provides for no shrubs, thereby needing an allowance of the 10 shrubs per 40 lineal feet.

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 regularly scheduled meeting of September 20, 2007.

- Att. *Application for a Planned Development*

C. Village Board  
Lisa Shelley, Deputy Village Manager



Oak Park

## VILLAGE BOARD GOALS & VISION

B.

The following goals were developed in May 2007 by the Village President and Board of Trustees. The goals are not listed in any particular order or priority

### Retail Strategy

Retail Mix Research ✳ Clarify Recruitment Coordination (OPDC, DTOP, Other Organizations)  
✳ Program Review Related to Retail Retention ✳ Define & Communicate Process and Streamline Service Delivery from Retail Perspective ✳ Marketing & Message (i.e. Celebrate Success) ✳ Determine Role of Main Street Program ✳

### Commercial District Vitality

Quality of Space (i.e. pedestrian friendly) ✳ Green Design ✳ High Quality Architecture ✳  
Strengthen Tax Base ✳ Reduce Vacancies ✳ Strong Retail Mix ✳ Adaptive Reuse ✳  
Seek Best Practices (i.e. Retail Ready Program, contact Urban Land Institute, Metropolitan Planning Council) ✳  
For all Village Planning Documents, Identify Current Status & Prioritization of Implementation Strategy ✳  
Design Standards (Near Term, Long Term) ✳ Code Compliance & Enforcement ✳ Create Public-Private Conditions ✳ Establish 3-5 Capital Plan (Seek State & Federal dollars) ✳ Attention to VOP Properties ✳

### Fiscal Responsibility

Coordinate 5 Year Financial Plan among Council of Governments (COG) ✳ Coordinate Financial Model among COG ✳ TIF Cost Review ✳ Performance Measurement Review ✳ Annual Audit Review & Quarterly Financial Reports ✳ Fee Structure Review ✳ Labor Contract Process ✳ Community Fiscal Advisory Council ✳  
Community CIP 5 Year Plan ✳

### Sustainability

Include Village's Environment and Energy Advisory Commission (EEAC) Pending Items ✳ Revise EEAC Commission Name ✳ Consider "Sustainable" Position at Village Hall Organization ✳ Create Steps at Village Hall to Move Issue Forward ✳ Model Chicago Green Permits in our Building Property Standards Department ✳  
Encourage Grass Roots Efforts ✳ I-GO Expansion (Incorporate in new develop; locate in surface lots, i.e. incorporating along "corridors" to allow more access) ✳ Continue "Cap the IKE" Dialogue ✳ Community Geothermal Project (i.e. other Pilot Project Demo) ✳ Public Transit Maintenance & Expansion & Capital Improvements ✳ New Energy Re: Transportation (Enhance Village Transportation System) Partnerships w/ Pace, etc., Bike Paths, Shelter Improvements ✳ Pressure on Legislature to Support Transportation Issues/Outreach ✳ Develop Indicators to Measure VOP Impact ✳

### User Friendly Village Hall

Identify Specific Problem Areas in a Report (i.e. staffing, etc) ✳ Improve Permit Process (BPS) ✳ Full Review with Recommendations; ready for '08 Budget Workshops ✳ Improve Website, not helpful, unorganized ✳  
Include in Review, Residential and Commercial Fee Structures ✳ Report on New Process, New Rebates for deadlines not achieved ✳ Host Focus Groups ✳ Consider Outside Resources for Certain Types of Work ✳ Use Benefits of Performance Measure to Enhance Process ✳ Improve Web Overall (clear, easy to use)  
✳ Forms on Web, not print-only ✳ Include Definitions on Web (i.e. steps for services to give to public) ✳ Seek Ways to Use Technology to Achieve This Goal (more on web, access to info/services) ✳ Include Kiosk Village-Wide (tourists, residents, etc) ✳ Create New Performance Reviews with Management By Objectives (i.e. create culture of innovation, celebrate success, work teams; smart goals) ✳ Create Better Parking System ✳ Create System for On-Going Monitoring All Departments (i.e. surveys) ✳ Phone System Improvements, esp. after-hours ✳  
Animal Control Issues – Reporting After Hours ✳ New Business Owners Manual (links current business with existing business) ✳

### Intergovernmental Cooperation

For Council of Governments (COG), Create Agenda for Staff Implementation to Address Turnover or Expedite Agenda ✳ Advocacy Cooperation, Include in Yearly Agenda for COG ✳ See Fiscal Responsibility Goals with COG ✳ Cost Sharing Initiatives with COG and Neighboring Partners (Joint Purchasing; Health Care Pooling) ✳  
More Focused Approach to Achievement Gap – Broader Perspective ✳