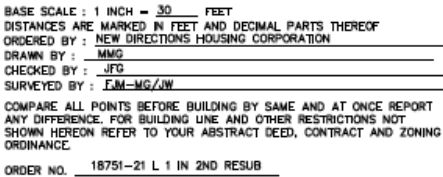


# PC 22-02 400 E. St. Charles Road Oakview Estates

VILLAGE BOARD MEETING  
MARCH 17, 2022



- 26-space surface parking lot
- Driveway connecting to property at 500 E. St. Charles Road (Oakview Estates condo building)



# Site History: 2004

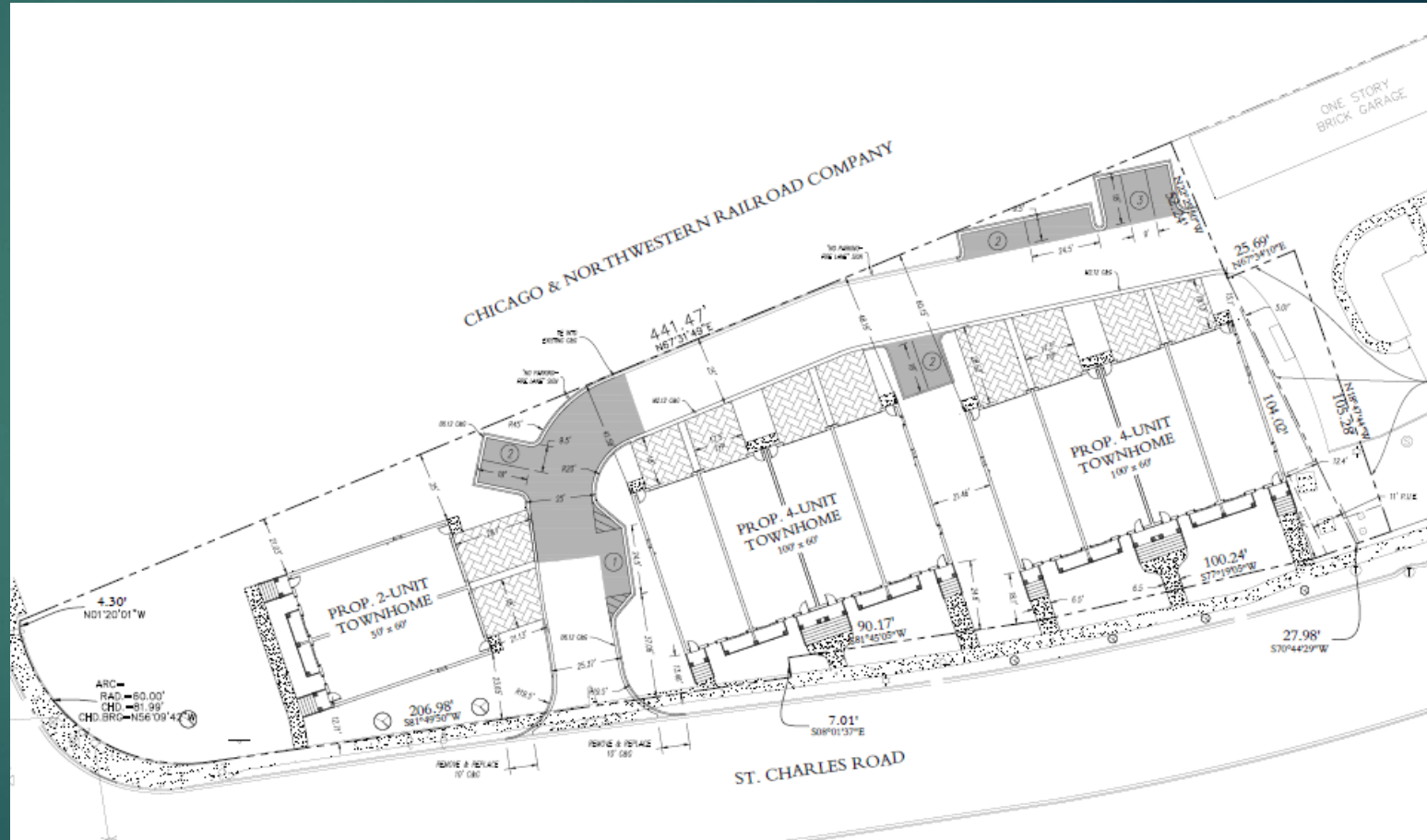
- Two 40-unit condo buildings
- 120 parking spaces (underground and surface parking)
- Shared driveway
- 500 E. St. Charles constructed in 2006
- Second condo building never built





# Site History: 2017

- 10 townhomes, in lieu of 40-unit condo building, approved by Village Board
- Would have removed surface parking lot
- Shared driveway maintained
- Entitlements remain in place until June 17, 2022
- **If PC22-02 is denied, this remains the development plan of record**

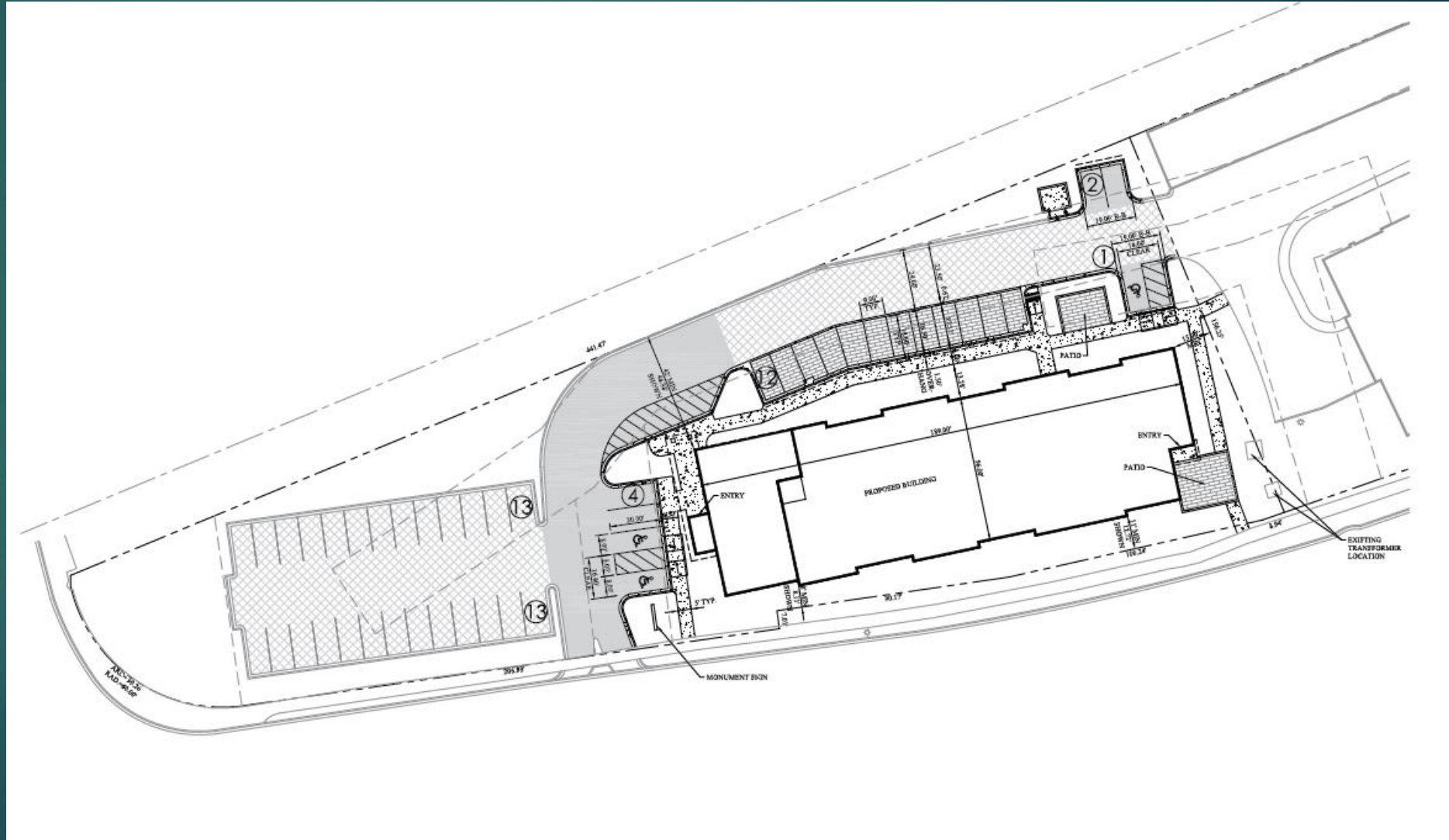


# PC 22-02: Requested Action

- ▶ **Amend the Oakview Estates Planned Development to change the use on the subject property from townhomes to multi-family dwelling units**
- ▶ **No additional zoning relief sought**
- ▶ Proposed development will fit within the footprint of the condo building proposed in 2004 – setback deviations already in place
- ▶ Proposed development essentially reverts to a less-dense version of the 2004 plan

# Current Proposed Site Plan

- 30-unit affordable senior apartment building
- 45 surface parking spaces



# Comparison to 2004 Plan

- 2004: 40-unit condo building
- 2022 proposal: 30-unit apartment building
- The 2022 building footprint sits within the footprint of the 2004 building





# Proposed Building Elevation





# PC 22-02: Timeline & Public Engagement

- ▶ December 2021: Petition filed
- ▶ January 13, 2022: Neighborhood meeting held at Lombard Commons
- ▶ January 21, 2022: Petitioner and selected condo residents at 500 E. St. Charles Road met to discuss parking concerns
- ▶ February 21, 2022: Plan Commission public hearing; unanimously recommended approval
- ▶ No comments regarding petition have been received by the Village subsequent to the public hearing

# Parking Concerns

- ▶ Some residents at 500 E. St. Charles Rd. have been parking on the surface lot at 400 E. St. Charles Rd.
- ▶ Petitioner has voluntarily met with condo representatives to discuss possible solutions, including building additional parking that may be available to residents of 500 E. St. Charles Road (a civil matter)
- ▶ Parking concerns raised in 2017, and 400 owner facilitated a subdivision to accommodate parking and access issues for the 500 building.
- ▶ Permit for additional parking spaces applied for, but never finalized by the association





# Parking Concerns Summary

- ▶ Site plan proposed for 400 E. St. Charles Road as part of PC 22-02 complies with Village Code parking requirements
- ▶ Either party (400 E. or 500 E. St. Charles) can build additional surface parking in the future so long as all relevant code provisions are met (open space, setbacks)

# PC 22-02 Summary

- ▶ Staff finds petition meets requirements of Village Code for major changes in a Planned Development and recommended approval
- ▶ Plan Commission recommended approval of PC 22-02, subject to conditions
- ▶ Village Board to consider petition tonight and final Ordinance of approval on April 7



Questions?