DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: John A. Schneider, MPA, Director, Community Development Services Department
Kevin Garcia, AICP, Planner II

DATE: April 17, 2019

SUBJECT: 1007-1011 West University Avenue PUD`

Supplemental Memorandum

This is a supplemental memo regarding the proposed Planned Unit Development (PUD) at 1007-1011 West University Avenue. At the City Council meeting on April 15, 2019, several Council members asked for more information on the Illinois Department of Transportation (IDOT) project to increase safety along University Avenue (especially for people walking and biking). One Council member also inquired about setback of the "Einstein's Bagels" building at 901 West University Avenue. More information on each of these items is presented below.

The IDOT project goes from Wright Street to Cunningham Avenue and will replace the existing four-foot-wide sidewalks along University Avenue with new eight-foot-wide paths in most places, add new ADA-accessible ramps at every intersection, add crosswalks in many places, and modernize traffic signals.

The attached Exhibit I is an excerpt from the IDOT plans that illustrate the changes proposed in the PUD project area. In the area, in addition to widening the sidewalk from four-feet-wide to eight-feet-wide along University Avenue, a new crosswalk and stop bar will be installed on Harvey Street. The plans also show the locations of the old and new right-of-way, and the existing foundation and footprint of the building that was formerly on the lot at Harvey Street and University Avenue. The foundation and concrete path around the former building are set back four to five feet from the existing sidewalk, and are just two to three feet back from the old right-of-way. The building had been set back another four feet, so it was eight to nine feet from the existing sidewalk, and was just six to seven feet from the old right-of-way. The former building was therefore not set back 15 feet as required in the B-3 district. The proposed building, by comparison, would be set back at least five feet from the new right-of-way. Since the new right-of-way line is in the same location as the former building's foundation, the proposed building would actually be set back further from University Avenue than that building was. (Please see attached plans for more detail.)

The building at 901 West University Avenue (and its parking lot to the south) was granted a variance in 2008 (Ord. No. 2008-03-019) to reduce the building setbacks from 15 feet to zero feet. The variance was granted due to the difficulty to develop the site given its relatively small size and shape.

Attachments: Exhibit I – IDOT Plans for University Avenue and Harvey Street

CC: Chris Saunders

IDOT Plans for University Ave/Harvey Street
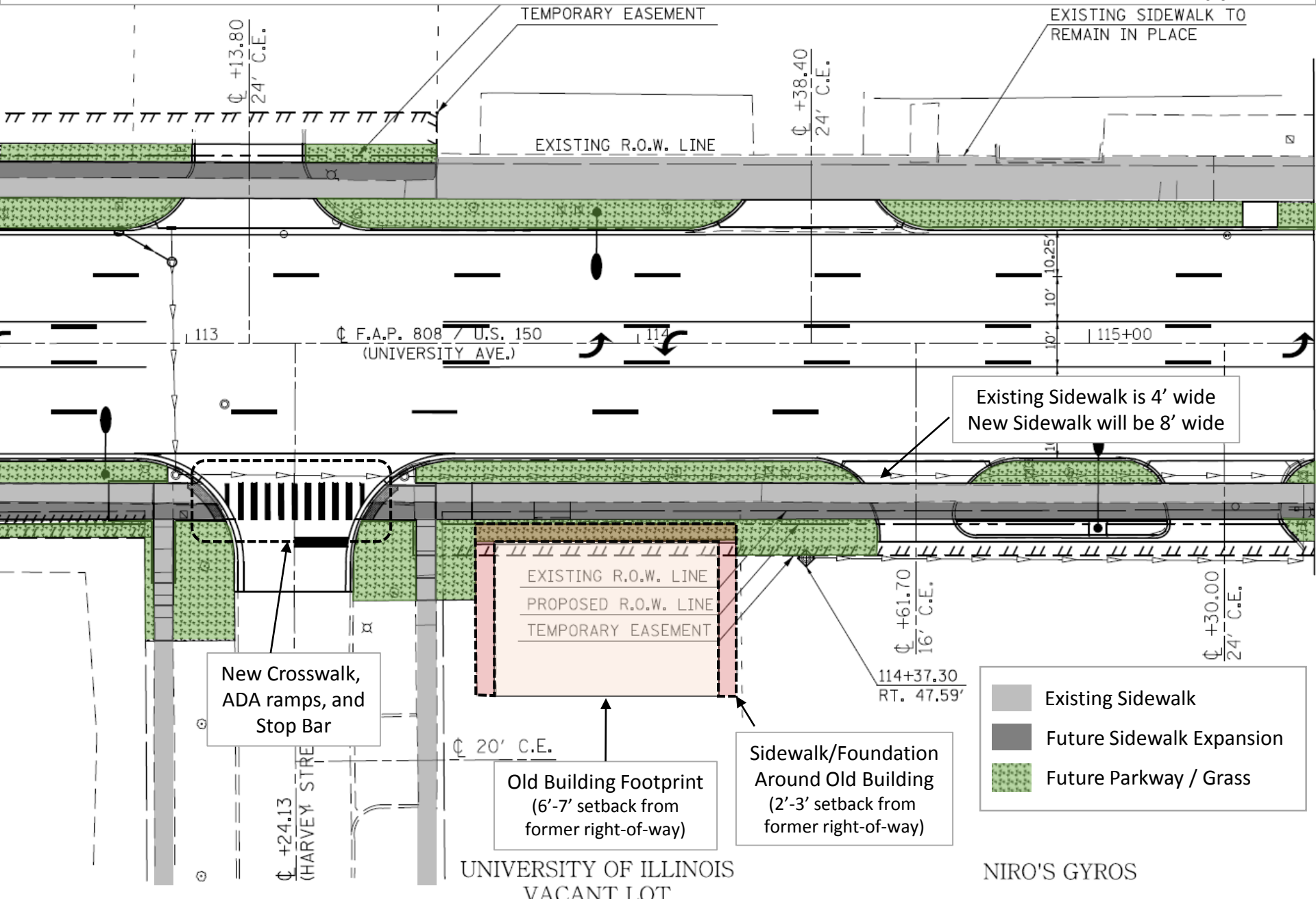
Exhibit I