

Green Acres Redevelopment Project

Petition to Amend the Zoning Map to "PD"/Planned
Development District
Application for Preliminary Development Plan Approval



- Project Timeline – 2011-2015
- The Community Builders Team Proposed Redevelopment Project Overview
 - Site Information
 - Site Design
 - Building Designs
- Revisions Made by The Community Builders, Inc. since December 1, 2014 Council Meeting

Green Acres Redevelopment Project

- Site is bordered by East Lorain Street, Oberlin Road, and East College Streets
- Site is ~15.22 acres in size
- Current zoning is "R-1B"/Single-Family Residential District – permits single-family dwellings, parks, community buildings, schools, churches, agricultural uses, and accessory uses.
- Property is vacant with the exception of a garage and a shelter structure.

Project Overview – Site Information

- 50 Multi-Family Residential Units
 - 30 1- and 2-bedroom apartment units
 - 20 2- and 3-bedroom townhouse units
- 6 Single-Family Dwellings
- Community Park/Open Space (~5 acres)
- Tax Credit/Workforce Housing Project – 45 units of tax credit housing and 5 market rate units
 - Family of Four – HH income of \$37,560 – head of household is making \$18/hr.
- School Impact – 40 new students anticipated; school system can absorb these students

Project Overview

09-00-077-102-013
HARCOMP LLC
527 OGDUN ST.
8.18 ACRES (DEC.)

09-00-077-102-013
HARCOMP LLC
527 OGDUN ST.
8.18 ACRES (DEC.)

09-00-078-000-010
THE ANGELA B GRAY
47 S OGDUN RD.
32.38 ACRES (DEC.)

EAST LORAIN STREET (a.k.a. STATE ROUTE 511) (60' WIDE)

09-00-087-103-008
ARRANDE MONICA J &
ARRANDE CHARLIE A
457 S OGDUN ST.
3.89 ACRES (DEC.)

09-00-087-103-010
STONER F MICHAEL
& WENDEY KATHA
460 S COLLEGE ST.
3.76 ACRES (DEC.)

1
11,250 S.F.
150.00'

2
11,250 S.F.
150.00'

3
11,250 S.F.
150.00'

4
11,250 S.F.
150.00'

5
11,250 S.F.
150.00'

6
11,250 S.F.
150.00'

09-00-088-101-013
TOS ANGLA B GRAY
47 S OGDUN RD.

09-00-088-101-014
WENDEY MONICA J
& WENDEY L S
50 S OGDUN RD.

09-00-088-101-017
DANIELA STEPHEN W
71 S OGDUN RD.

09-00-088-101-018
HEIDRICKS JAMES
83 S OGDUN RD.

09-00-088-101-019
CALO DAVE C
& WENDEY L
101 S OGDUN RD.

09-00-088-101-020
ARABYANTZ ANASTAS &
DOPHINA EUGENIA
115 S OGDUN RD.

09-00-088-101-021
SHEWAN STEVEN W &
EUGENIA
131 S OGDUN RD.

09-00-088-101-013
BURTONS PAUL A &
BURTONS BRIAN L
280 S COLLEGE ST.
1.89 ACRES (DEC.)

09-00-088-100-047
LEONARD HOLDINGS
845 S COLLEGE ST.
5.84 ACRES (DEC.)

09-00-088-103-048
CALCOUN FRANK S
SHUTEZ SCOTT
300 S COLLEGE ST.
1.08 ACRES (DEC.)

09-00-087-103-014
BENNING JEFFREY A
461 S COLLEGE ST.

09-00-087-103-016
FRICOLP FRED L &
WENDEY M
475 S COLLEGE ST.

09-00-087-103-018
PETRAZZA LISA M
487 S COLLEGE ST.

09-00-087-103-020
MICHAEL CAS S
493 S COLLEGE ST.
1.34 ACRES (DEC.)

09-00-087-103-018
LACROIX SANDY A
505 S COLLEGE ST.
7.48 ACRES (DEC.)

EAST COLLEGE STREET (60' WIDE)

LOCATION MAP



PROJECT SITE DATA:

DEVELOPER:
The Community Builders
135 South Lodi Street, Suite 3350
Chicago, Illinois 60603

CURRENT ZONING: R18

PROPOSED REZONING: Planned Development

PARCEL NO.'s: 09-00-087-103-014 & 015

PROPERTY AREA: 15.2229 Acres

SITE AREA: Approximately 13.64 Acres

PREVIOUS USE: Green Acres Children's Home

PROPOSED USE: Residential
- 20 Apartment units
- 20 Townhouse units

BUILDING HEIGHT: Multifamily - 35'-0"

LEGEND

- ASPHALT PAVEMENT
- CROSSWALK
- RECONSTRUCTION AREA

- NOTES:
- EXISTING UTILITIES SHOWN FOR CITY OF OGDUN UTILITY ATLAS RECORDS.
 - REFER TO SITE NARRATIVE FOR ADDITIONAL INFORMATION.
 - SEE LANDSCAPE PLAN FOR ADDITIONAL SITE FEATURES.

#	Date	Change Description

GREEN ACRES HOUSING DEVELOPMENT

ODGUN, IL 60675

MOODY-NOLAN
architects | interior designers | landscape architects
300 Spruce Street Phone: (974) 491-4888
Suite 500 Fax: (974) 491-8891
Columbia, Ohio 43016 www.moody-nolan.com

Prep. Date: 7-8-2014 Job. Date: 09-16-2014

CONCEPTUAL SITE PLAN

ZONING SET

C1.1
January 16, 2014



NORTH ELEVATION

1 MU NORTH ELEVATION
1/16" = 1'-0"



2 MU SOUTH ELEVATION
1/16" = 1'-0"

MULTI FAMILY BUILDING ELEVATIONS

MOODY•NOLAN
RESPONSIVE ARCHITECTURE
300 Spruce Street
Suite 300
Columbus, Ohio 43215
Phone: (614) 461-4664
Fax: (614) 280-8881
www.moodynolan.com

GREEN ACRES HOUSING
THE COMMUNITY BUILDERS
135 South LaSalle Street
Suite 3350, Chicago, IL 60603
Phone: (312) 577-5555
Fax: (312)263-0337

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ISSUED WITH	SHEET REVISED
SKETCH NUMBER MU-3	
PROJ # 13498	DATE 12-11-14



EAST ELEVATION

1 **MU EAST ELEVATION**
1/16" = 1'-0"



1 TH SOUTH ELEVATION

1/4" = 1'-0"



2 TH NORTH ELEVATION

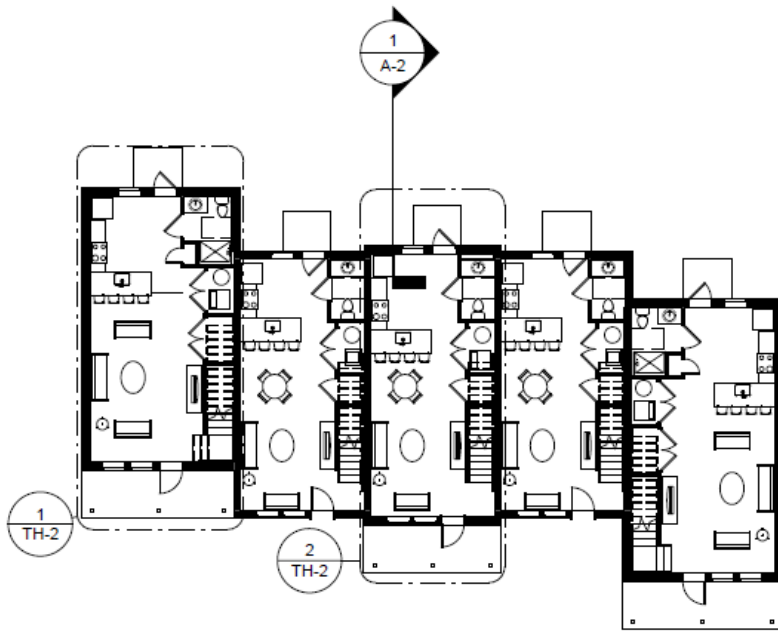
1/4" = 1'-0"

TOWN HOME ELEVATIONS

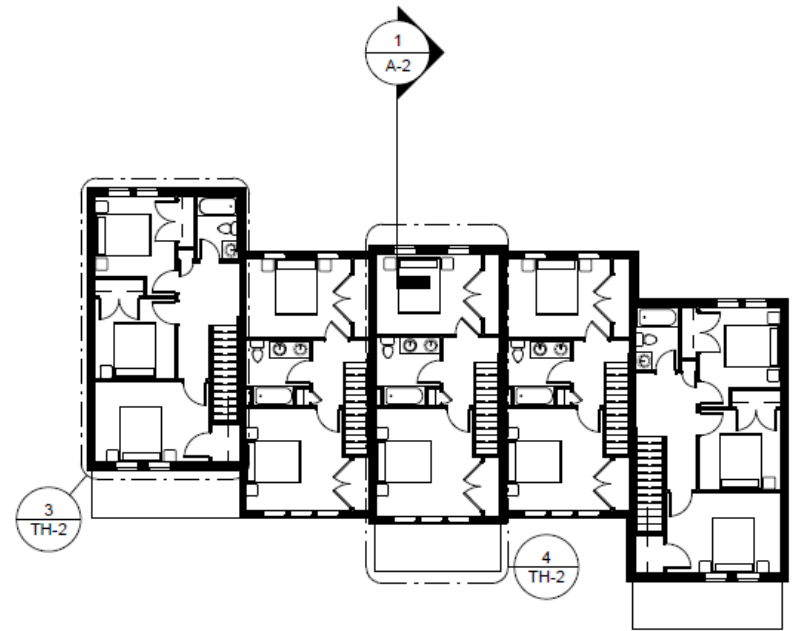
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ISSUED WITH	SHEET
SKETCH NUMBER	
TH-3	
PROJ.#	DRAWN BY
13498	Author



1 **PLAN** First floor THs
 1/16" = 1'-0"



2 **PLAN** Second floor THs
 1/16" = 1'-0"

- Survey completed and topography shown on development plan.
- Drive entrance on East College Street moved to avoid conflict with power pole.
- Townhouse cluster to the west of the drive was moved further to east to avoid tree line and be closer to parking.
- Sanitary sewer connection revised to provide a single connection to sewer on North Oberlin Road per staff comments.
- Water line layout revised to show a looped 6" line between College Street & Oberlin Road; single service to apartment building; added fire hydrant on the south side of the parking lot per staff comments.
- Storm sewer layout was revised to reflect existing and proposed topography; additional catch basins and piping added; will replace existing storm sewer that connects to the manhole in Oberlin Road (in lieu of televising existing pipe). Stormwater calculations submitted for review by Engineering Division.
- Porches added to the front (College Street side) of the townhouse units.

Plan Revisions

Questions?

