



Agenda Item Summary

File #: ORD 22-56, **Version:** 1

Submitted By

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Reviewed By

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Agenda Item Title

An Ordinance Waiving and Suspending the Right of Way Obstruction Permit Fee and Parking Obstruction Fee for the Planned Development at 7 Van Buren Street

Overview

Demolition and construction activities related to the 7 Van Buren Planned Development require the obstruction of Village Parking Lot 25V to allow for material staging and construction administration. The applicant, Oak Park Residence Corporation, has submitted a request to waive and suspend the Right of Way Obstruction Permit Fee and Parking Meter Obstruction Fee from August 1, 2022, to July 31, 2023.

Recommendation

Approve the Ordinance.

Fiscal Impact

The right of way obstruction permit fee would be \$10 per space per day and the parking obstruction fee would be \$10 per space per day. If the waiver and suspension of the fees are not granted for the period of August 1, 2022 - July 31, 2023, the total applicable fees owed by the applicant would be \$66,660.00. Consistent with the mission of the Oak Park Residence Corporation, 20% of the units (9 units in total) in this development will be affordable.

Background

The 7 Van Buren Street development is comprised of a six (6) story mixed-income apartment building with 45 dwelling units and seventeen (17) on-site parking spaces located at the southwest corner of Van Buren Street and Austin Boulevard. This development will replace an existing mixed-income two-story building.

Village Parking Lot 25V, comprised of sixteen (16) 24-hour permitted parking spaces, is located immediately north of the development site, within the Van Buren Street right-of-way. On January 18, 2022, the Village Board, in conjunction with approving the special use permit for the planned development, authorized a vacation of a portion of Van Buren Street. This vacation, in turn, permanently reduced the number of parking spaces in Lot 25V from sixteen (16) to eleven (11).

As outlined in the applicant's site logistics plan, the use of Lot 25V is necessary to allow for construction material staging and construction administration in the area within the boundaries of the construction fence

during site demolition, excavation, footing, and foundation installation, and building construction. The applicant anticipates needing to obstruct the lot for a total of eighteen (18) months. The Ordinance being considered by the Village Board grants the fee waiver for a one (1) year period. If additional time is needed, an extension request will be brought to the Village Board for its consideration.

Alternatives

The alternative would be to deny the Ordinance, requiring the Oak Park Residence Corporation to pay the right of way obstruction permit fee and the parking obstruction fee.

Previous Board Action

On January 18, 2022, the Village Board approved ORD 22-3, an Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Six Story Residential Building Consisting of 45 Dwelling Units and Parking at the Property Located at 7 Van Buren Street.

On January 18, 2022, the Village Board approved ORD 22-4, an Ordinance Authorizing the Vacation of a Certain Portion of Van Buren Street located between Austin Boulevard and the North-South Alley West of 7 Van Buren Street.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

Any requests for extending the fee waiver for the parking right of way obstruction permit beyond the one (1) year period would be brought to the Village Board for its consideration.

Intergovernmental Cooperation Opportunities

N/A.