



Agenda Item Summary

File #: ORD 24-133, **Version:** 1

Submitted By

Emily A. Egan, Development Services Director

Reviewed By

Erin E. Baynes, Assistant to the Village Manager

Agenda Item Title

An Ordinance Granting an Extension of the Waiver and Suspension of the Right of Way Obstruction Permit Fee and Parking Obstruction Fee for the Planned Development Located at 839 Madison Street

Overview

The approved construction logistics plan for the 839 Madison (Oak Park Commons Intergenerational Cohousing) development includes the obstruction of a total of thirteen (13) public parking spaces within the adjacent right of way on Madison Street and Carpenter Avenue. The developer was granted a waiver of the applicable right of way obstruction permit fee and parking obstruction fee for the period of August 14, 2023, through January 14, 2024. However, construction did not commence until May 1, 2024 and the waiver was not needed until then. The developer now requests an extension of the waiver and suspension for the period of May 1, 2024, through September 30, 2025.

Recommendation

Adopt the Ordinance.

Background

Oak Park Commons Cohousing, LLC was granted approval for a planned development to construct a five-story mixed use building with twenty-four (24) residential dwelling units, 920 square feet of commercial space, and parking at the property at 839 Madison Street. The proposed construction logistics plan for the building permit specifies the obstruction of thirteen (13) public on-street parking spaces within the right of way on Madison Street and Carpenter Avenue. This request was made to allow for building construction and staging within the boundaries of the construction fence to ensure that vehicular traffic may continue on Carpenter Street and that vehicular, bicycle, and pedestrian traffic may continue on Madison Street.

Fiscal Impact

The applicable right of way obstruction permit fee and parking obstruction fee for the thirteen (13) on-street public parking spaces, payable to the Parking Fund, for the period of May 1, 2024 through September 30, 2025, is \$140,380.00. If the Village Board adopts the Ordinance granting the waiver and suspension of the fee, \$140,380.00 will not be collected and deposited into the Parking Fund. The budgeted revenue from parking right of way obstruction permit fees in FY 24 is \$25,000.00. Revenue collected year-to-date is \$120,520.00 so the granting of this extension of the waiver and suspension will not result in a revenue shortfall.

DEI Impact

The development aims to meet the National Green Building Standard (NGBS) Silver rating, encouraging sustainable infrastructure and environmental justice. The project description also outlines goals for intergenerational connection, diversity and inclusiveness.

Alternatives

The Board may not adopt the Ordinance, requiring the \$140,380.00 be paid into the Village's Parking Enterprise Fund prior to the issuance of a Certificate of Occupancy.

Previous Board Action

On July 31, 2023, the Village Board adopted ORD 23-78, an Ordinance Waiving and Suspending the Right of Way Obstruction Permit Fee and Parking Obstruction Fee for the Planned Development Located at 839 Madison Street.

On November 7, 2022, the Village Board adopted ORD 22-75, an Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Five-Story Mixed Use Building Consisting of Residential Dwelling Units, Commercial Space and Parking at the Property Located at 839 Madison Street.

Citizen Advisory Commission Action

The Plan Commission recommended the special use permit for the major planned development and associated allowances be approved for the property by a vote of six (6) in favor and zero (0) against on October 6, 2022.

Anticipated Future Actions/Commitments

N/A

Intergovernmental Cooperation Opportunities

N/A