



## Agenda Item Summary

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### **Submitted By**

Tammie Grossman, Development Customer Services Director

### **Reviewed By**

LKS

### **Agenda Item Title**

**Public Hearing of the Village Board Regarding an Application for an Amendment to the Planned Development Approved Pursuant to Ordinance Number 16-028 to Allow an Increase of the Approved Height Allowance of 135 feet to 140 feet for the Building to be Located at 325-331 North Harlem Avenue and 100-107 South Maple Avenue**

### **Overview**

The applicant, OP South Boulevard LLC (Lincoln Properties), during their design development phase, discovered that the height of the proposed building needed to be increased due to a parking garage height increase for handicap accessible van access and floor separation increases. Due to the slight slope in the ground from a high point east to a low point west, the average height, as determined by the Zoning Ordinance, exceeds the approved 135 feet height limit. The southeast corner elevation is exactly 135 feet and increases to the west and north. The request is for an allowable height of 140 feet, even though it is more than they need, provides a comfort level during construction in the event that any issues arise which would require any slight modification in height. It is anticipated that the building will only increase in height by 2 feet and 6 inches.

### **Staff Recommendation**

This is a Public Hearing. Staff supports this request as the impact is slight and would not cause any adverse impacts to the abutting properties.

### **Fiscal Impact**

N/A.

### **Background**

The subject property located at 325-331 Harlem Avenue & 100-107 South Maple Avenue (Southeast corner of Harlem Avenue and South Boulevard + Southeast corner of Maple Avenue and South Boulevard) was approved by the Village Board for the construction of a twelve-story mixed use development consisting of 10,000 square feet of commercial on the first floor, 398 parking spaces for public and private use within the building and 263 residential dwelling units above by replacing two (2) existing village-owned parking lots. The applicant was approved with allowances for height, density, setbacks, and lot coverage from the Zoning Ordinance. The applicant also received approval for the vacation of a portion of South Maple Avenue at South Boulevard, but with a public walkway easement and is subject to a Redevelopment Agreement.

## **Alternatives**

Deny the Request

## **Previous Board Action**

On August 28, 2013 the Village issued a Request for Proposals (RFP) for a Developer to develop the Village owned properties on South Blvd and Harlem Ave. The Village received 5 responses from developers. On December 16, 2013, the Economic Development Committee of the Board of Trustees was presented an overview of the development proposals received in response to the August 28, 2013 RFP. Staff was instructed to finalize the developer response review and present a recommendation to the full Board. The matter was then referred to the Oak Park EDC pursuant to the Village's contract with the Oak Park EDC.

In January 2014, the 5 responses were turned over to the Oak Park EDC for their recommendation. On July 21, 2014, the Board accepted the Oak Park EDC recommendation to enter into a Redevelopment Agreement with Lincoln Property Company (LPC) and directed staff to prepare the Redevelopment Agreement. On February 18, 2015, the Board approved the Redevelopment Agreement. On September 8, 2015, the Board approved the First Amendment to the Redevelopment Agreement to allow the Developer's contractors to design and construct the Village owned alley at the Village's expense.

On November 16, 2015, the Village Board referred their application to the Plan Commission for public hearing. On May 16, 2016, the Village Board approved their Planned Development Ordinance.

## **Citizen Advisory Commission Action**

The Village Board will be holding the public hearing for this requested Planned Development amendment.

## **Anticipated Future Actions/Commitments**

N/A.

## **Intergovernmental Cooperation Opportunities**

N/A.

## **Performance Management (MAP) Alignment**

A Governance Priority for the Development Customer Services Department is Economic Development.