



Agenda Item Summary

File #: MOT 17-158, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

A Motion to Refer to the Plan Commission for Public Hearing a Special Use Planned Development Application (Albion Residential) for an 18 Story Mixed Use Building Consisting of Commercial on the First Floor, Private Parking within the Building and 265 Residential Dwelling Units with Allowances Located at 1000 Lake Street as Required Pursuant to Section 2.2.3(C) of the Village Zoning Ordinance

Overview

The Planned Development application submitted by the developer, Albion Residential (Albion), for the property located at 1000 Lake Street is complete and therefore the Village Board is required to refer this item for a public hearing pursuant to the mandatory language in the Zoning Ordinance, Section 2.2.3 (c).

Staff Recommendation

Approve the motion to refer the Planned Development application to the Plan Commission to start the public hearing process and develop a recommendation to the Village Board.

Fiscal Impact

N/A.

Background

The Plan Commission holds hearings for Planned Development applications. The developer is seeking the ability to construct a proposed mixed use development in the B-4 Downtown Business District replacing a two story commercial building at the northwest corner of Lake Street and Forest Avenue.

The Planned Development Application Process is attached. The application process starts with a development concept that is normally presented to the Development Customer Services Department for review. The developer then holds a neighborhood meeting to discuss the project with the neighbors of the development site. The developer then submits a draft application to the Village for review by the Project Review Team (PRT). Once the application has been reviewed by PRT and any modifications made to the draft application, the developer submits a final application. The Village Board then refers the application for a public hearing before the Plan Commission.

The Plan Commission holds the public hearing. The applicant is required to post a sign on the property with the Public Hearing date and send individual notices to neighbors within 500 feet of the project. Staff also

publishes the Public Hearing date in the local newspaper. At the Public Hearing, the applicant will present their requests and the public has the right to comment and cross-examine witnesses. After the Public Hearing, the Plan Commission deliberates and then makes a recommendation to the Village Board to either approve or not approve the application. The Village Board then reviews the recommendation at a Board Meeting.

The planned development application presented by Albion Residential has been reviewed by Village Staff at their Project Review Team meeting prior to the submittal for referral for public hearing. The applicant has met all the requirements for submittal of a planned development application including a neighborhood meeting with the surrounding property owners as mandated in the planned development regulations. The applicant is requesting allowances for height, density, setbacks, landscaping and parking from the Zoning Ordinance.

Alternatives

The Village Board may refer this application to either the Plan Commission or the Zoning Board of Appeals or any other elected or appointed commission. The Village Board also has the ability to comment on the completed application prior to referral. Historically the Village Board has limited their comments to height, density, and land use. All comments will be forwarded to the hearing body for consideration.

Previous Board Action

N/A.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

The Plan Commission (or selected hearing body) will make a recommendation and forward it along with their findings of fact report to the Village Board for final action.

Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.

Performance Management (MAP) Alignment

A Governance Priority established for the Development Customer Services Department -Planning Division is Land Use Regulations.