



Agenda Item Summary

File #: RES 17-614, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

A Resolution Approving an Updated Development Project Budget for the South and Harlem Development

Overview

Pursuant to the Redevelopment Agreement (RDA) between the Village of Oak Park and OP South Boulevard LLC, the parties agreed that the Village would use the funds paid by the developer for the purchase of the Village owned property for the following costs: Site Demolition and Preparation, Environmental Construction and Underground Obstructions and Alley Improvements. At the time of the RDA negotiations those numbers were not known. The parties have now reached agreement on the budget.

Staff Recommendation

Approve the Resolution

Fiscal Impact

The estimated budget for this project is as follows:

4003-43780-101-530667 - Environmental Remediation, Site Demolition and Utility Relocation total amount \$482,270.

5040-43750-781-570707 - Village share of the sewer installation \$33,285

These items have been included in the third quarter budget amendment.

5040-43730-777-570707 - Village share of water main relocation \$88,423. These items have been included in the third quarter budget amendment

3095-43780-101-570964 - Village share of design and construction of the north-south public alley east of the development site \$109,938. These funds are already included in the FY2017 budget for this work.

Background

This project is an 11-story, mixed-use structure with 250 residential units, 10,000 square feet of retail space and parking for about 450 vehicles. The project also will include five affordable units and a pedestrian walkway on what is now Maple Avenue, as the structure would span the street to connect two property parcels.

Alternatives

Not approve the Resolution

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 May 16, 2016, the Board approved the Second Amendment to the Redevelopment Agreement limits the amount of the public parking rate structure to no more than 140% of the rates set forth in the agreement or future rate hikes on Village owned parking structures. Additionally, if the Village should lower parking rates, the developer may charge up 125% of the highest rate plus the Consumer Price Index. On May 16, 2016, the Board approved the Planned Development Ordinance and the vacation of Maple Street.

On April 17, 2017, the Board approved the Third Amendment to the Redevelopment Agreement to extend closing date and approved the alley reconstruction.

Citizen Advisory Commission Action

The Plan Commission is recommended approval of the Plan Development Ordinance.

Anticipated Future Actions/Commitments

NA

Intergovernmental Cooperation Opportunities

NA

Performance Management (MAP) Alignment

A governance priority of Development Customer Services is economic development.