



Agenda Item Summary

File #: ORD 17-318, **Version:** 1

Submitted By

Tammie Grossman, Director of Development Customer Services

Reviewed By

CLP

Agenda Item Title

An Ordinance Amending Ordinance Number 17-270 Regarding the Special Use Permit Granted for a Major Planned Development at the Property Located at 1000 Lake Street for the Limited Purpose of Updating the Name of the Limited Liability Company

Overview

The Ordinance amendment is for the sole purpose of updating the name of the limited liability company identified in the ordinance granting the special use permit by the Village Board on October 2, 2017 to Albion Residential LLC for the property commonly known as 1000 Lake Street, Oak Park, Illinois ("Subject Property") in order to reflect the new name of Albion at Oak Park, LLC which took title and ownership of the Subject Property on November 8, 2017.

Staff Recommendation

Approve the Ordinance.

Fiscal Impact

The action of the Village Board does not appropriate any Village funds.

Background

On October 2, 2017, Albion Residential was approved to develop a transit-oriented Planned Development in conformance with the Envision Oak Park Comprehensive Plan for an eighteen-story building with 265 residential rental dwelling units, 9,500 square feet of first floor commercial/retail space, 265 private bicycle parking stalls, and 235 private enclosed parking spaces. The applicant was awarded four allowances from the Zoning Ordinance; height, density, setbacks, and landscaping.

The proposed eighteen story building is to be clad with glass, brick, stone, and metal panels with accents and to be surrounded by bluestone sidewalk along Lake Street and Forest Avenue incorporating parkway improvements with trees and site amenities. They are also proposing to improve their privately-owned walkway between 1000 and 1010 Lake Street with decorative sidewalks and landscaping as a gateway to Austin Gardens. The applicant will meet with the Oak Park Area Arts Council (Public Art Advisory committee) to discuss public art options as part of this application and in particular within the walkway from Lake Street to Austin Gardens. They have committed to working with the Arts Council, Frank Lloyd Wright Trust and Visit

Oak to make sure that they have a rotating art program. The walkway improvement also includes the granting of a public access easement between Lake Street and the public alley/Austin Gardens to the north to allow public use and activity.

Alternatives

The proposed amendment does not alter the terms of the special use permit ordinance.

Previous Board Action

On October 2, 2017, the Village Board approved the Planned Development Ordinance.

Citizen Advisory Commission Action

The Plan Commission conducted a public hearing on the application commencing on July 11, 2017, and continuing on July 27, 2017, August 3, 2017, August 10, 2017, August 22, 2017 and August 29, 2017.

Anticipated Future Actions/Commitments

N/A

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 for the Development Customer Services Department is Land Use Regulations.