



Agenda Item Summary

File #: ORD 20-070, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

An Ordinance Amending Ordinance Number 20-049 Regarding the Special Use Permit Granted for a Major Planned Development at the Property Located at 435-451 Madison 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 August 3, 2020 to GLPE, LLC for the property commonly known as 435-451 Madison Street, Oak Park, Illinois ("Subject Property") in order to reflect the new name of Oak Park Land, LLC which will take title and ownership of the Subject Property.

Recommendation

Approve the Ordinance.

Fiscal Impact

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

Background

The Village Board approved this application at their August 3, 2020 meeting with revised architectural designs. The Plan Commission did not recommend approval of this application. The subject property is within the MS - Madison Street Zoning District located on the south side of Madison Street at Gunderson Avenue (southeast corner of Madison Street and Gunderson Avenue). The proposed LEED structure will replace the existing one story commercial building at 435-451 Madison Street. The developer will contribute to the affordable housing fund as required (\$500,000) and as a Compensating Benefit, in addition to other compensating benefits, the developer is providing additional funding (\$50,000) that can be used within the Village of Oak Park to advance the community's affordable housing vision. The Applicant requested five allowances initially, but reduced the need to four. The four (4) allowances that were granted from the Zoning Ordinance are; 1.) an increase in height from 50 feet to 63 feet, 2.) a density increase from 24 units to 42 units, 3.) a reduction in building setback along the east property line, and 4.) a reduction in loading areas from 1 to 0.

Alternatives

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

Previous Board Action

On August 3, 2020, the Village Board approved the Planned Development Ordinance.

Citizen Advisory Commission Action

The Plan Commission conducted a public hearing on the application commencing on January 9, 2020 and continuing on March 5, 2020.

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.