



Agenda Item Summary

File #: ORD 17-216, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

An Ordinance Granting an Extension of Time to Complete Construction of the Planned Development Located at 1133 Chicago Avenue

Overview

Altierra Development Group, LLC is requesting approval of an extension of their planned development ordinance which will allow additional time to complete the construction of the multi-unit residential condominium building and completion of their required public art.

Staff Recommendation

Approve the Ordinance to allow an extension of time for the completion of their construction project an additional six (6) months from the expiration date of June 16, 2017 to December 16, 2017. This also includes completion of their required public art.

Fiscal Impact

N/A.

Background

Article 2: 2.27(F)4 of the Zoning Code provides that an approval of a planned development permit by the Board of Trustees shall be null and void if the recipient does not file an application for a building permit for the proposed development within nine months after the date of adoption of the Zoning Ordinance approving the development permit; commence construction within eighteen (18) months, and complete the project within thirty-six (36) months. Article 2; 2.27(F)6 of the Zoning Code allows the Village Board to grant an extension of time, provided the applicant shows good cause in writing.

The Applicant has indicated that additional time is necessary as stated in the attached letter dated May 18, 2017. Ordinance Number 2014-O-032, approved by the Village Board on June 16, 2014, authorized the development of multiple-unit residential development with public parking. As of this writing, the development of the site is well underway. The Developer is requesting a six (6) month extension of the completion date of construction associated with the planned development.

Alternatives

The alternative would be to deny the request, which could make the planned development ordinance null and

void.

Previous Board Action

The Village Board previously approved the following Ordinances;

Ordinance 2014-O-032 permitting the Maple Place Condominium planned development project was approved on June 16, 2014.

Ordinance 15-O-088 allowing an additional dwelling unit was approved on May 18, 2015.

Citizen Advisory Commission Action

On May 17, 2017, the Developer met with the Oak Park Area Arts Council and received final approval for the public art component of the project. A rendering showing the approved public art is part of the Developer's letter requesting an extension of the Planned Development Ordinance.

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 established for the Community and Economic Development Department - Planning Division is Land Use Regulations.