



Agenda Item Summary

File #: ORD 18-398, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

An Ordinance Granting an Extension of Time to Commence Construction of the Planned Development Project Located at 715-717 South Boulevard

Overview

717 South Boulevard, LLC (Art Gurevich) is requesting approval of an extension of their planned development ordinance deadline to allow additional time to begin construction of the multi-unit residential condominium building proposed for 715-717 South Boulevard.

Staff Recommendation

Approve the Ordinance to allow an extension of time for the commencement of construction approximately an additional seven (7) months from the approved commencement date of September 6, 2018 to March 30, 2019.

Fiscal Impact

N/A.

Background

Article 14; Section 14.5(G)2&3 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 14; Section 14.5(G)5 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 August 17, 2018. Ordinance Number 17-174, approved by the Village Board on March 6, 2017, authorized the development of multiple-unit residential development with private parking. As of this writing, the development of the site has not begun, but a building permit application was submitted per the required deadline and is under review / revision. The Developer is requesting an approximate seven (7) month extension of the commencement 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

March 6, 2017: The Village Board approved ORD 17-174 permitting the construction of the Residence of South Boulevard Condominium planned development project.

Citizen Advisory Commission Action

December 15, 2016 and January 19, 2017: Plan Commission Hearing

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 Development Customer Services Department is Land Use Regulations.