

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JANUARY 15, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
4929 Forest Avenue Building Modifications (Ord. #4760)	Resolution Ordinances ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion is requested to concur with the Community Development Director’s determination that the 4929 Forest Avenue Condominium Building depicted in the revised plans dated December 11, 2007, substantially conforms with the approved plans attached to Special Use Ordinance #4760 as Group Exhibit A.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Vibrant Major Commercial Corridors*. Supporting this goal are the objectives *More Attractive Community Developments* and *More Contribution to Local Economy*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the January 8, 2008 Workshop. During that meeting, Council indicated they would like the item to be moved to the January 15, 2008 active agenda for further discussion.

Staff believes the modifications depicted in the revised plans dated December 11, 2007 substantially conform to the approved plans attached to the Special Use Ordinance. Thus, staff recommends approval on the January 15, 2008 active agenda.

BACKGROUND

The Village Council approved a special use for the construction of a twenty-seven (27) unit condominium building at 4929 Forest Avenue on March 7, 2006. The applicant subsequently applied for and received permits to construct the building as approved by the Village Council. In August 2007, staff reviewed the building’s exterior and noticed that there were deviations from the approved plans. Upon additional site visits and inspections, staff determined the following changes were made to the exterior building design:

1. Brick was installed on the front (west) of the building instead of the approved cast stone in the middle section of the building below the second floor.
2. A stucco-like material was installed on the south and east (rear) sides of the building where brick was proposed above the first floor.
3. A parapet wall and stucco-like cornice were installed instead of a false mansard roof above the fifth floor.

4. The cast stone and wrought iron building accents on the front (west) side of the building were not installed.

After reviewing these changes, staff determined the modifications were not in substantial compliance with the approved plans. Staff instructed the petitioner to install cast stone around the main entrance as depicted on the approved plans and add accents to the front of the building. The petitioner has agreed to make those changes and has provided revised plans addressing items 1 and 4 above.

Staff believes the changes are too great to grant administrative approval due specifically to the changed materials on the south and east sides of the building. However, staff believes the stucco-like material does not detract from the building's overall architecture and does not negatively impact the building's massing. Additionally, staff believes the cast stone and accents (keystones and false wrought iron balconies) on the front of the building help to address the original massing concerns expressed by the Village Council and Plan Commission.

Staff believes the modifications depicted in the revised plans dated December 11, 2007 substantially conform to the approved plans attached to the Special Use Ordinance. Staff recommends approval of the modifications.

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Director of Community Development **DATE:** January 15, 2008
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

Ordinance

Resolution

Motion

Other

Motion to find that the 4929 Forest Avenue Condominium Building depicted in the revised plans dated December 11, 2007, substantially conform with the approved plans attached to Special Use Ordinance #4760 as Group Exhibit A.

SUMMARY OF ITEM:

Adoption of the attached motion shall determine that the 4929 Forest Avenue Condominium Building depicted in the revised plans dated December 11, 2007, substantially conform with the approved plans attached to Special Use Ordinance #4760 as Group Exhibit A.

RECORD OF ACTION TAKEN:
