

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
SEPTEMBER 15, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
One-year extension of Final Planned Development, Special Use, and Final Plat of Subdivision for 715-719 Rogers Street	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to grant a one-year extension to the Final Planned Development, Special Use, and Final Plat of Subdivision for 715-719 Rogers Street. The previously approved Ordinances and Resolution permitted construction of attached single family dwellings to exceed one unit per 4,000 square feet of land area in the Downtown Transition Zoning District.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2013 identified an *Authentic Downtown – The Heart of our Community*. Supporting these goals is the objective *More People Attracted to Downtown*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the September 8, 2009 workshop. Staff recommends approval on the September 15, 2009 active agenda.

BACKGROUND

On May 6, 2008, the Village Council approved the rezoning of 715-719 Rogers Street from M1 Light Manufacturing to DT, Downtown Transition, a Planned Development, a Special Use, and a Plat of Subdivision for the construction of 16 townhouses. The property is located at the southeast corner of Rogers Street and Prospect Avenue (map attached).

Section 28.1609(b)(2) of the Village Zoning Ordinance identifies specific time limitation with respect to Planned Development approvals. Specifically, Planned Developments are valid for a period of one year from the date of the adoption of the ordinance unless construction is diligently pursued. One year extensions may be granted at the sole discretion of the Village Council. Similar time limits are placed on approvals for special uses and plats of subdivision.

On August 3, 2009, the petitioner requested the Village Council grant a two-year extension of the Planned Development, Special Use, and Plat of Subdivision associated with this development. Regardless of whether the extensions are granted, the underlying DT (Downtown Transition) rezoning remains in effect. Due to the limited availability of financing and the slow down of the residential market, the petitioner is proposing to postpone the start of construction.

Staff Analysis

The applicant submitted a detailed project schedule that coincides with a two-year extension; however, the Zoning Ordinance restricts Planned Development extensions to one year periods. Given these restrictions, an extension at this time may only be granted to May 2010. In May 2010, the petitioner could request another extension to complete the project as detailed in their current submittal.

Staff recognizes the current economic hardships and the limitations it places on developments of this size. Staff believes the project can be a vital component of a successful downtown in the future. Given the current economic situation and the amount of time necessary to start construction, staff believes a one-year extension to May 2010 is warranted.

ATTACHMENT

Ordinance Authorizing Extension

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** September 15, 2009
(Name)

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

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING THE EXTENSION OF A SPECIAL USE, FINAL PLAT OF SUBDIVISION AND FINAL PLANNED DEVELOPMENT FOR 715-719 ROGERS STREET TO MAY 6, 2010", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize an extension of the special use, final plat of subdivision and final planned development for 715-719 Rogers Street to May 6, 2010.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE EXTENSION OF A SPECIAL USE, FINAL PLAT OF
SUBDIVISION AND FINAL PLANNED DEVELOPMENT FOR
715-719 ROGERS STREET TO MAY 6, 2010**

WHEREAS, on May 6, 2008, the Village of Downers Grove approved Ordinance No. 4968 entitled “An Ordinance Amending The Comprehensive Zoning Ordinance of The Village of Downers Grove, Illinois to Designate Rogers Street Redevelopment as Final Planned Development Number 50 with a Variation”; Ordinance No. 4969 entitled “An Ordinance Authorizing a Special Use for Planned Development #50 to Permit Construction of Attached Single Family Dwellings to Exceed One (1) Unit Per 4,000 Square Feet of Land Area in the Downtown Transition District; and Resolution No. 2008-45 entitled “A Resolution Approving the Final Plat of Subdivision for Rogers Street Redevelopment Subdivision”; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 26-1609(c), “One year extensions of the time period for seeking final planned development approval, or the construction schedule, may be granted by the Village Council as provided herein.”; and

WHEREAS, the owner of the Property has made a request for an extension of the improvements authorized under Ordinance No. 4968, Ordinance No. 4969 and Resolution No. 2008-45; and

WHEREAS, the Village Council has considered such request and has determined that it is in the best interest of the Village of Downers Grove to extend the Planned Development approval as requested.

NOW, THEREFORE, BE IT ORDAINED by the Village Council of the Village of Downers Grove as follows:

SECTION 1. That the amended Special Use, Final Plat and Final Planned Development approval as set forth in Ordinance No. 4968; Ordinance No. 4969 and Resolution 2008-45, permitting construction of attached single family dwellings in the Downtown Business District for 715-719 Rogers Street, is hereby extended to May 6, 2010.

SECTION 2. That this ordinance shall be in full force an effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk