



Memorandum

To: Chairperson Dawson and Members of the Plan Commission
CC: Charles Witherington-Perkins, Director of Planning and Community Development
From: Sam Hubbard, Development Planner
Date: 7/26/2021
Re: Request for PUD Extension – Hickory-Kensington Apartments (PC #18-005)

Project Background:

On August 6, 2018, the Village Board adopted Ordinance #18-026, which granted Planned Unit Development (PUD) approval, along with various other zoning entitlements, to allow the Hickory-Kensington Apartment development. As required by the Municipal Code, PUD approval is valid for a period of 24 months. Accordingly, the Planned Unit Development approval was set to expire on August 6, 2020. The developer sought a one year extension which was approved by the Village Board in early August, 2020 to extend approvals to August 6, 2021.

Request

Per the Municipal Code, up to 12-months' worth of extensions can be granted by the Village Board. Any subsequent request for further extension beyond this initial 12-month period would be required to appear before both the Plan Commission and Village Board for their consideration. **The petitioner is requesting a 6 month extension to the PUD approval through February 6, 2022.** Therefore this extension request requires review of the Plan Commission at their regular meeting, and approval by the Village Board at the Board's August 1, 2021 meeting.

The petitioner's request letter for the extension is included as an attachment and has explained that this extension is necessary due to further refining the project costs and their ability to obtain building materials in a timely manner.

Recommendation

It is recommended that the Plan Commission recommend approval of a 6 month extension to PUD Ordinance 18-026 to extend the PUD approval to February 6, 2022.