



Memorandum

To: Randy Recklaus, Village Manager

CC: Charles Witherington-Perkins, Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 4/11/2023

Re: Request for PUD Extension – Arlington 425 Development (PC #21-002)

Project Background:

On May 3, 2021, the Village Board adopted Ordinance #21-013, which granted an amendment to the Arlington 425 Planned Unit Development (PUD) approvals to allow modifications to the previously approved development plan for the site. As required by the Municipal Code, PUD approval is valid for a period of 24 months. Additionally, the Preliminary Plat of Resubdivision approval was set to expire 24 months after approval of Ordinance #21-013. Accordingly, the zoning entitlements for this project are set to expire on May 3rd of this year.

In addition, Ordinance #21-013 included a deadline for submission of a building permit for the Chestnut Building, which was expected to proceed as a second phase of the development. Specifically, the zoning entitlements required submission of a building permit for construction of the Chestnut Building no later than April 30, 2028, otherwise the zoning approval for that building would become null and void.

Request

The petitioner has requested a 12-month extension to the PUD and Preliminary Plat of Resubdivision approvals. According to 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 first before both the Plan Commission for their consideration and recommendation, then would go on to the Village Board for final approval. Additionally, the petitioner has requested a 12-month extension to the deadline for submission of a building permit for the Chestnut Building.

The petitioner has explained that these extensions are necessary due to the Covid Pandemic, rising interest rates, and increases to construction costs. Further details can be found within the petitioner's formal extension request letter.

Recommendation

It is recommended that the Village Board approve the following:

1. A 12-month extension to the PUD and Preliminary Plat of Resubdivision expiration deadline, from May 3, 2023 to May 3, 2024.
2. A 12-month extension to the deadline for submission of a building permit for the Chestnut Building, from April 30, 2028 to April 30, 2029.