

COUNCIL WORKSHOP ITEM

ITEM: Venture Planned Development #18 (Downers Park Plaza)
DATE: December 15, 2000
PREPARED BY: Kenneth J. Rathje, Director Planning Services
PURPOSE: Extend Planned Development Preliminary Site Plan, Approval for the Downers Park Shopping Center – Planned Development #18

DISCUSSION:

Extend Planned Development Preliminary Site Plan Approval for the Downers Park Shopping Center – Planned Development #18

ATTACHMENT: Memorandum To Michael McCurdy, Ordinance #4175, Copy of Venture Planned Development Site Plan

RECOMMENDATION:

Place Ordinance on Council Workshop Agenda

VILLAGE OF DOWNERS GROVE

DEPARTMENTAL CORRESPONDENCE

DATE: December 15, 2000

TO: Michael McCurdy, Village Manager

FROM: Kenneth J. Rathje, Senior Director
Community Development & Planning

SUBJECT: Request to Extend the Planned Development Preliminary Site Plan Approval for the Downers Park Shopping Center - Venture Planned Development #18

The attorney who represents the ownership of the Downers Park Shopping Center, also known as Venture Planned Development No. 18, is making his yearly request for a one-year extension of the preliminary planned development site plan approval that was originally approved in 1978. The request is being made in order to keep the approved preliminary site plan valid for the two remaining incomplete phases of this commercial planned development.

An extension of preliminary planned development approval may be requested by a property owner and may be approved in increments of one year under the provisions of Article 28-1609(c) of the Zoning Ordinance.

At this time, there are two remaining sites which have not yet been granted final planned development site plan approval. The first of these two sites is 2.07 acres located on the west side of Main Street at 73rd Street. This site was part of the original planned development approval. It may be of interest to note that the original site plan approval for this site recommended to the Village Council by the Plan Commission had a limitation that the site should only be developed with an office type of use. I believe that this restriction was recommended by the Plan Commission and subsequently accepted by the Village Council in recognition of the residential character of the properties located on the east side of old Main Street to the east of the Venture Planned Development. The second site, which has yet to receive final site plan approval, is approximately 0.55 acres.

This site is located immediately behind the Walgreen's store near the north end of the Planned Development. Under the original site plan approval back in 1978, it was anticipated that there would be one business entity located on the northerly-most lot. Due to business considerations, the property owner chose instead of one larger entity to develop the property with the two buildings including the one occupied by the NTB Tire Store and the other one occupied by Merlin Muffler. The approval and construction of these two sites left a small .55 acre (approximately 24,000 square foot) site that is anticipated for some type of a small retail or service use.

The attorney representing the property owners has been very diligent in requesting extensions of preliminary planned development site plans on a yearly basis, even though it is certainly well within the possibility for the current owner to simply petition for a final site plan approval under the current planned development approval process without having to keep the preliminary planned development alive. The last extension for this planned development to January 16, 2001 was granted by the Village Council on January 4, 2000 under Ordinance No. 4175.

Attached please find a copy of Ordinance No. 4175 and a copy of the Venture Planned Development site plan which have been highlighted with the location of the two incomplete portions of the planned development.

If you have any questions, please let me know.

KJR:amd
Attachments

KR

ORDINANCE NO. 4175

AN ORDINANCE EXTENDING THE PRELIMINARY SITE PLAN FOR VENTURE PLANNED DEVELOPMENT #18

WHEREAS, the Village of Downers Grove has previously approved the preliminary site plan for Venture Planned Development #18; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 28-1609, application for final plan approval must be made within one year of approval of the preliminary development plan; and

WHEREAS, the owners of Venture Planned Development have requested an extension for the submittal of final plans as permitted under Section 28-1609; 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 permit extension of such final plan submittals,

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

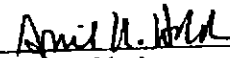
SECTION 1. That the preliminary planned development for Venture Planned Development #18 be and is hereby extended for a period of one year to January 16, 2001.

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



Mayor

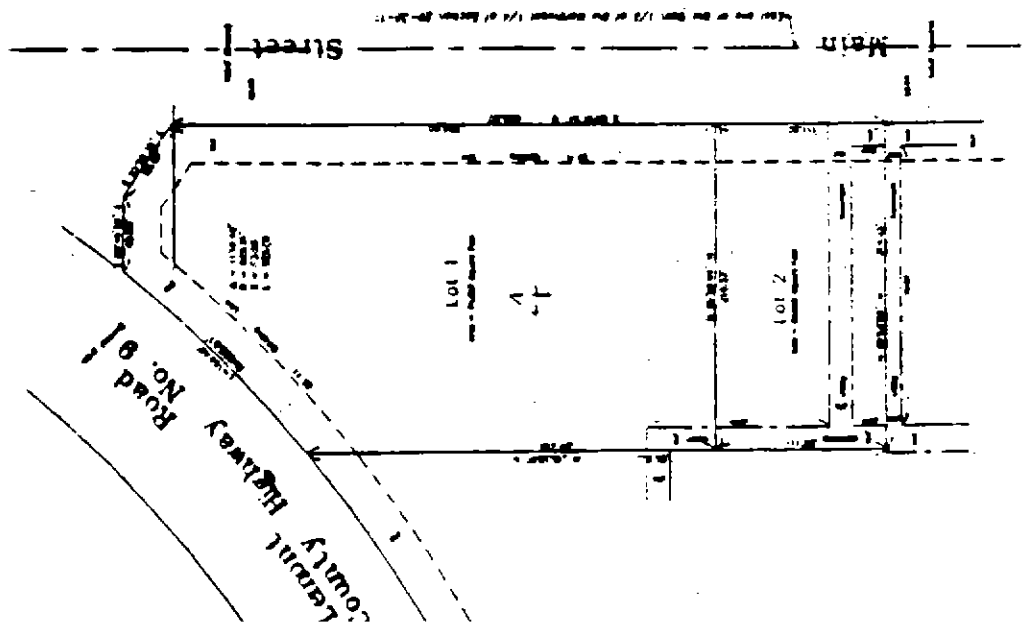
Passed: January 4, 2000

Attest: 

Village Clerk

SIMON SUBDIVISION

Simon Subdivision, located in the County of ... State of ... is being subdivided into ...



This document contains several columns of text, likely representing legal descriptions or survey data for the lots shown in the diagram. The text is arranged in a grid-like fashion, with each column corresponding to a specific lot or area within the subdivision. The text is dense and appears to be a technical or legal document, possibly a deed or a subdivision plat. The text is oriented vertically on the page, which is a common format for such documents. The text is somewhat blurry and difficult to read, but it appears to contain detailed information about the lots, including their dimensions, boundaries, and any applicable laws or regulations. The text is organized into several distinct columns, with some columns containing more text than others. The overall layout is structured and systematic, typical of a legal or technical document.

John J. Lawlor
(312) 876-7459
jxl@sonnenschein.com

December 5, 2000

VIA FAX and FEDERAL EXPRESS

Michael McCurdy
Village Manager
Village of Downers Grove
801 Burlington
Downers Grove, Illinois 60515

Re: Downers Park Shopping Center

Dear Michael,

Our firm serves as local zoning counsel for DGS Associates and Kimco Realty Corporation (as successor to Venture Stores, Inc.) with respect to their remaining interests in two undeveloped outlots in the Downers Park Shopping Center.

By means of this letter, my clients respectfully request that the Village extend the existing preliminary planned development approval which applies to these undeveloped outlots for an additional year.

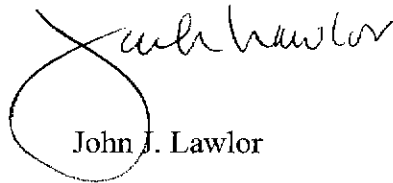
Marketing efforts to sell or lease the remaining undeveloped outlots at Downers Park continue. We will, of course, be in touch with the Village should these efforts bear fruit.

As you may know, and as Village Planner Ken Rathje is well aware, identical extensions have been sought and obtained annually over the past several years. Authority for such extensions is found in Article VII, Section 3.6 of the Downers Grove Zoning Ordinance.

Michael McCurdy
December 5, 2000
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I believe that according to the terms of Ordinance 4175, the next anniversary of the planned development approval for the purpose of obtaining extensions is January 16, 2001. Please advise if any meetings on this subject are necessary.

Very truly yours,



John J. Lawlor

JXL/njg

cc: Kenneth Rathje (*Via Fax and Federal Express*)