



## Legislation Text

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File #: 22-0837, Version: 1

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### **CITY COUNCIL AGENDA ITEM**

#### **ACTION REQUESTED:**

Pass the ordinance revoking ordinances 18-079 and 18-080 regarding a major change to the Monarch Landing PUD, approving a Preliminary/Final PUD plat, and a conditional use for an eating establishment within a PUD for CityGate North Centre - PZC 22-1-049

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Erin Venard, Project Manager - DRT

#### **BOARD/COMMISSION REVIEW:**

Not Required

#### **BACKGROUND:**

Located on the north side of Ferry Road, east of Route 59, the subject property is zoned ORI (Office, Research and Light Industry District). It was previously known as Lots 1B and 2 of the Monarch Landing PUD. Lot 1B is 25.2 acres in size and is currently occupied with a surface parking lot that is used for Monarch Landing guest parking. Lot 2 is 2.2 acres in size and is occupied by a surface parking lot.

In 2014, Monarch Landing requested zoning and subdivision relief from the City in order to downsize its planned campus. This included removing Lots 1B and 2 (the subject property) from the campus plan and requiring potential developers to obtain approval of a major change to the PUD before any development could occur on the subject property.

In 2018, CityGate Centre North LLC, received approval for a major change to the PUD in order to construct a 209,589 square foot event center (hockey arena) on the subject property. In conjunction with the major change, the petitioner also received deviations to reduce the amount of parking required and the parking setback along Corporate Lane, as well as a rezoning to ORI and a conditional use to permit an eating and drinking establishment within a PUD. The petitioner, Calamos Real Estate, with permission of the property owner CityGate Centre North LLC, now requests revocation of the entitlements, with the exception of the rezoning.

#### **DISCUSSION:**

The petitioner has decided to no longer move forward with development of the event center and is currently pursuing other development opportunities on the subject property. Per the Monarch Landing approvals, all development requests on the subject property are required to request a major change to the PUD to establish development details for the project, which will require a public hearing before the Planning and Zoning Commission and final review before City Council.

Neither Ordinance 18-079 (approving a major change to the Monarch Landing PUD and approving a Preliminary/Final PUD plat with certain deviations) or Ordinance 18-080 (approving a conditional use for an eating establishment within a PUD) were recorded with the DuPage County Recorder. Upon revocation of Ordinances 18-079 and 18-080, all previous approvals will remain in place on the subject property, including Ordinance 14-073, approving an amendment to the Monarch Landing Annexation Agreement which requires Lots 1B and 2 to be processed as a PUD. Given that Ordinances 18-079 and 18-080 and all associated plats were never recorded and therefore never became effective, staff has no concerns regarding the requested revocation.

**FISCAL IMPACT:**

N/A