

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP
Assistant Village Manager/ Director of Community Development

DATE: September 21, 2006

SUBJECT: Further Extension of Ordinances 5358, 5550 and 5717 (PC 03-27; 240 Progress Road)

The Board of Trustees approved Ordinance 5358 (PC 03-27) on September 18, 2003 which granted conditional use approval for a planned development for the property at 240 Progress Road. One-year extensions to this ordinance were granted on September 16, 2004 (Ordinance 5550) and on September 15, 2005 (Ordinance 5717). Per the conditional use provisions, if construction has not begun within one (1) year from the date of approval, the conditional use is null and void unless an extension is granted by the Board of Trustees.

After being advised that the conditional use was about to expire, the petitioner is requesting an extension of the conditional use. Staff believes that granting an extension is in the best interest of the Village, provided that the petitioner adheres to conditions incorporated in the original approval Ordinances. Moreover, staff believes it is in the best interest of the Village to extend the previous approvals, as it ties future development proposals to the approved planned development site plans and will allow the property owner to be able to market a “pre-approved” plan to prospective developers that addresses Village concerns. Staff also recommends that the extension period should be for another twenty-four months rather than the customary twelve month to ensure that the previous approvals remain in place on the property.

Recommendation

Staff recommends that the Village Board approve an Ordinance extending the time period for construction of the conditional use an additional twenty-four months, until September 21, 2008, with a waiver of first reading. A copy of Ordinances 5358, 5550 and 5717 are also attached.