

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development

DATE: March 15, 2007

SUBJECT: 506 E. St. Charles Place (Poolside Dogs) and 524 E. St. Charles Place (Lombard Hobbies) – Request for Time Extensions

At the February 15, 2007 Village Board meeting, the Board tabled all actions relative to the requested time extensions associated with the 506 & 524 East St. Charles Place (Poolside Dogs and Lombard Hobbies) approvals. The Board requested that the property owner address three items prior to final consideration of the matter by the Board on March 15, 2007. Since that Board meeting, the property owner/applicant has undertaken the following actions:

1. The tenant has been finalizing the interior renovations for the Poolside Dogs establishment. As of March 7, the DuPage County Health Department has completed their review and they noted a few minor issues that still need to be resolved. Their final inspection is slated for March 12. The Village's Building Inspectional Services staff has approved the rough inspections and is awaiting the Health Department approval so that they can conduct their final approvals. The Fire Department has inspected the alarm system and denoted a few issues that still need to be resolved. The tenant has contacted their fire alarm company to address their issues prior to March 15. Overall, he anticipates that the outstanding items would be addressed by March 15 so that the Village could issue a conditional certificate of occupancy.
2. The Village has received a building permit submittal for the Lombard Hobbies building. Staff notes that the plans are consistent with the plans approved by the Board as part of their Plan Commission submittal. Village staff is currently reviewing the plans for building code compliance.
3. The petitioner has made an application to the Economic and Community Development Committee (ECDC) for a façade grant for the Lombard Hobbies building. However, the ECDC tabled consideration of this matter to its April, 2007 meeting as the application did not include a final dollar amount request for the proposed improvements.

Staff notes that regardless of whether the Village agrees to approve the façade grant or not, the owner would still have the obligation to complete the site and building improvements for Lombard Hobbies, as those improvements were a condition of approval for the Poolside Dogs project. This grant application item only pertains to whether the Village wants to contribute funds to facilitate the project.

RECOMMENDATION

Staff recommends that the time extension associated with the Ordinances be approved and staff also recommends a waiver of the first reading of the Ordinances.