

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: November 20, 2003

SUBJECT: **Extension of Ordinances 5075 and 5226 (PC 02-01; 710 North Main Street/Chicago Marthoma Church)**

Background:

The Board of Trustees approved Ordinances 5075 and 5226 (PC 02-01) which granted conditional use approval for a religious institution with a variation to open space requirements for the property at 710 North Main Street. 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 submitted a letter requesting an extension of the conditional use. As noted in the petitioner's letter, the property has been used by the Illinois Department of Transportation (IDOT) as part of the North Avenue Reconstruction project. IDOT has been negotiating an agreement with the Church to allow for the continued use of the property as a staging/storage area until March, 2004. As such, the petitioner will be unable to meet the timeline constraints provided as part of the conditional use approval.

Recommendation

Staff recommends that the Village Board approve an Ordinance further extending the time period an additional twelve months from the date of Ordinance approval to start construction (i.e., November 20, 2004) and eighteen months to complete construction (i.e., May 20, 2005). Staff also requests a waiver of first reading.