



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development

DATE: November 5, 2009

SUBJECT: **PC 06-28: 300 W. 22nd Street (Covington/Cove Landing Planned Development/Hunter's Woods) – Request for Further Time Extension of Ordinances 5950, 6112 and 6277**

The Board of Trustees approved Ordinance 5950 (PC 06-28) on November 16, 2006 which granted an amendment to a conditional use for a planned development with a parking lot design variation for the property at 300 W. 22nd Street. Time extensions were granted on November 15, 2007 (Ordinance 6112) and November 20, 2008 (Ordinance 6277). Per the provisions of Sections 155.103 (F)(11) and (C)(10) of the Zoning Ordinance, 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 relief was about to expire, the petitioner submitted a letter requesting an extension of the relief for an additional year as market conditions have not been favorable to start the project. Staff believes that granting an extension is in the best interest of the Village, provided that the petitioner adheres to conditions incorporated in Ordinances 5950, 6112 and 6277.

RECOMMENDATION:

Staff recommends that the Village Board approve an Ordinance extending the time period for the previously approved conditional use for an additional twelve month period. A copy of Ordinances 5950, 6112 and 6277 are attached for your reference.