



MEMORANDUM

TO: David A. Hulseberg, Village Manager

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

DATE: April 15, 2010

SUBJECT: 500 E. Roosevelt Road (PC 09-03) – Time Extension Request Ordinance and Agreement

As you are aware, the petitioner requested an extension of the conditional use for motor vehicle sales, service and repair on the subject property located in the B4APD Roosevelt Road Corridor District Planned Development.

A first reading of the extension ordinance was considered and approved by the Village Board at the March 4, 2010 meeting. A second reading of the extension ordinance was continued at the March 18 and April 1 Village Board meetings in order for staff and the petitioner to address issues pertaining to the opening of the facility as well as gate and access issues.

Since the first reading staff has prepared a revised Ordinance for Village Board consideration. The revised ordinance addresses the timing issues pertaining to the issuance of conditional and final zoning certificates as well providing for the aforementioned gate and fence improvements on the subject property within ninety days from the approval of the ordinance. The agreement provides for, among other things, the re-installation of a solid fence along Edgewood Avenue and a new swing or rolling gate along Fairfield Avenue. Both of these improvements would result in the property physically looking essentially as it did at the time of the creation of the original planned development in 2002. The agreement also mandates compliance with the Village's cargo container provisions. This agreement was reviewed by Village Counsel and the petitioner and they find the agreement to be acceptable.

RECOMMENDATION:

Staff recommends that the Village Board approve the attached revised time extension ordinance which includes an additional condition to execute the attached agreement.