

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: February 15, 2007

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

Following up from several staff requests to the petitioner and property owner of 506 & 524 East St. Charles Place, staff has received the attached correspondence requesting time extensions to previous approvals granted by the Village for the subject property. The previous Ordinances of approval include expiration dates tied to the commencement or completion of construction activity on the subject property. To date, construction has not started to date on the 524 E. St. Charles Place building and construction is continuing on the 506 E. St. Charles Place building. In order to allow the approved Ordinances to remain valid, the Board will be required to adopt the following Ordinance. A discussion of each of the items is noted below.

Ordinance 5734

On October 6, 2005, the Board approved Ordinance 5734 (PC 05-36) granting approval of amendments to Ordinances 5324 and 5691 associated with the Poolside Dogs rehabilitation project. Condition #7 of the attached Ordinance 5734 states:

7. That prior to final consideration of any Ordinances approving the requested actions on the subject property, the property owner shall provide the Village with a building elevation plan to improve the exterior of the Lombard Hobbies building so that it is compatible with the proposed Scoop's building. The Lombard Hobbies building improvements shall be completed within twelve (12) months from the date of approval of the aforementioned Ordinance.

As the Lombard Hobbies construction has not started, the petitioner is seeking a time extension to Ordinance 5734.

Ordinance 5790

On January 5, 2006, the Board adopted Ordinance 5790 approving a Façade Grant in the amount of \$23,345 to improvements to the Poolside Dogs building. Section 3(b) required the petition to take all necessary steps to ensure completion of the project within six months of the date of approval of the Ordinance. As of this date, the petitioner has not completed all of the improvements for the site. Therefore, a time extension for Ordinance 5790 is requested as well.

Ordinance 5807

On February 2, 2006, the Board passed Ordinance 5807, which granted approval of setback and signage variations for the Lombard Hobbies building. The petitioner notes in his correspondence that a robbery and a slow insurance investigation has delayed him from commencing with the project. He also seeks an extension from Ordinance 5807 as well.

RECOMMENDATION

Staff recommends that the three aforementioned Ordinances be extended for an additional six month period (i.e., August 15, 2007). Staff supports this request as it is more desirable to grant the extension rather than requiring the petition to go through the public hearing and grant application process again, and preventing the Poolside Dogs operator from operating his business.

Staff also recommends a waiver of the first reading of the Ordinances.