

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: June 1, 2006

SUBJECT: **PC 05-06: 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's Evangelical Lutheran Church & School) – Request for Time Extension**

The Board of Trustees approved Ordinance 5665 (PC 05-06) on June 2, 2005 which granted a conditional use for a planned development with deviations for the properties at 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (i.e., St. John's Evangelical Lutheran Church & School). The actions were requested in order to construct a new elementary school on their property.

Per the provisions of Section 155.103 (F)(11) 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. A copy of Ordinance 5665 is attached for your reference.

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. For reference purposes, the petitioner has undertaken a number of actions to facilitate the development of the project, including:

1. Applied for and received a demolition permit for the existing residence on the proposed school property.
2. Received approval for an amended permit to remove a below grade foundation which was found as part of the soil testing activities on the site.
3. Received approval for a 8' temporary construction fence around the entire school property.
4. Submitted the final plan of planned development per the Zoning Ordinance.
5. Submitted a tentative construction schedule for Village review.
6. Applied for a full site improvements permit, which was applied for on April 21, 2006. Staff is finalizing red-lined comments on the plans and they will be sent to the permit applicant accordingly.
7. Utilities are being cut-off to the existing residence, with the residence being demolished the week of May 29, 2006.

Staff believes that granting an extension is in the best interest of the Village, provided that the petitioner adheres to conditions incorporated in the Ordinance 5665. Staff notes that other religious institutions and/or private schools in the Village have received time extensions to commence their construction activities, most recently Christ the King Church/School, St. Thomas Marthoma Church

and Northern Baptist Theological Seminary. However, as the applicant has submitted the final engineering plans for review and as staff could not ensure that the final engineering plans could be approved in order for construction to start on the project prior to June 2, 2006, staff is supportive of the time extension. To ensure that the project will be underway in a timely manner, staff recommends that the time extension shall be for a ninety (90) day period (i.e., full construction must start by September 1, 2006).

RECOMMENDATION:

Staff recommends that the Village Board approve an Ordinance extending the time period for the previously approved conditional use for an additional ninety days, with a waiver of first reading of the aforementioned Ordinance.