

MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP, Director of Community Development

DATE: December 18, 2008

SUBJECT: **PC 08-32; 215 and 220 S. Lincoln Street (St. John's Evangelical Lutheran Church & School)**

Attached please find the following items for Village Board consideration as part of the December 18, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 08-32;
3. An Ordinance granting an amendment to a conditional use for a planned development, with a variation from parking requirements and a use exception for a day care center in the R2PD Single Family Residence Planned Development District; and
4. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition with conditions. In addition to the five conditions in the staff report, the Plan Commission has recommended the addition of the following condition:

The petitioner shall bring any portion of the subject building, which is to be occupied by or ancillary to the subject day care facility, into full compliance with the requirements set forth by the Americans with Disabilities Act and the Illinois Accessibility Code.

To address the condition noted above, staff is also transmitting a status memo along with a letter to the petitioner dated December 8, 2008 and their response letter relative to the condition added by the Plan Commission;