

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: August 18, 2005

SUBJECT: PC 05-17: 1301 North Lombard Road (Grant Property)

At the July 21, 2005 Village Board meeting, the Board approved a first reading of an ordinance approving zoning actions for the Grant Property at 1301 North Lombard Road. As noted in the staff memorandum to the Board, the Board will be asked to approve a final reading of the planned development ordinance for the site at the August 18, 2005 meeting.

Attached please find a revised ordinance granting approval of a conditional use for a planned development with variations, deviations and exceptions, subject to conditions. Per Village Counsel direction, the ordinance is being revised to specifically reference expiration provisions included in the development agreement and ties the expiration provisions to the zoning actions included within the planned development ordinance itself. Simply stated, if the developer or its assignees does not close on the property within four months from the date of the agreement, the agreement and the companion planned development ordinance will be null and void.