

## MEMORANDUM

**TO:** William T. Lichter, Village Manager  
**FROM:** David A. Hulseberg, AICP, Director of Community Development  
**DATE:** February 2, 2006  
**SUBJECT:** **PC 06-01: 7-37 E. St. Charles Road (Hammerschmidt Property)**

Attached please find the following items for Village Board consideration as part of the February 2, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 06-01;
3. A draft Ordinance granting approval of conditional use for a planned development with a building height deviation , subject to conditions.
4. Plans associated with the petition.

Staff is finalizing a first amendment to the development agreement with New Urban Lombard, LLC, the contract purchaser and developer of the property. This agreement amendment and a companion stormwater variation which will allow New Urban to connect to a combined system will be heard with the final reading of the ordinance.