

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: May 5, 2005

SUBJECT: **PC 05-08: 330 E. North Avenue (Overlook on North Shopping Center)**

On the May 5, 2005 Village Board agenda is a recommendation from the Plan Commission relative to PC 05-08, proposed at 330 E. North Avenue. Included within the recommendation for approval is the following condition:

6. That the petitioner shall modify the north building elevation. The parapet wall should be extended along the north wall face as well to screen the rooftop mechanical equipment. The final design of elements for the north elevation shall be subject to the Director of Community Development.

This condition of approval was amended at the Plan Commission meeting in light of modified building elevations that were submitted to the public record at the meeting itself. The Commissioners supported the modification by the petitioner, but as the Commissioners and staff did not have a chance to review the elevations prior to the meeting, they kept in the final design review element subject to the Director of Community Development. After the recommendation was made by the Plan Commission, the petitioner has raised concerns regarding the final design elements as recommended by the Director. The petitioner has also raised questions regarding the condition of approval as set forth in the recommendation of approval.

To satisfactorily address this issue, staff is recommending that the Village Board remand PC 05-08 back to the Plan Commission for additional review and consideration relative to the required design elements for the north building elevation. This petition would be heard at the Plan Commission's May 18, 2005 meeting.