

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: November 18, 2004

SUBJECT: 1103-1177 South Main Street and 150 East Roosevelt Road (Lombard Pines Shopping Center Planned Development) – License Agreement

Attached please find a copy of a resolution and a draft license agreement between the Lombard Pines Limited Partnership and the Village that would allow the adjacent property owner to install and operate an irrigation line along their east property line and within the Main Street public right-of-way. The line will be used to water the new plantings that were required to be installed as part of the Culver's Restaurant project. It is hoped that the line will significantly improve the ability of the plant materials to thrive on the property and within the adjacent parkway area.

Staff notes that the most of the proposed irrigation line will be located east of the existing sidewalk and away from existing utility lines. This land was conveyed to the Village in 1985 for public right-of-way purposes as part of a previous zoning petition for the subject property. Other than having the right to run the irrigation line within the licensed premises, no additional improvements (other than landscaping) are proposed by the licensee.

Community Development staff reviewed this proposal with Public Works staff and they found the proposal to be acceptable. Building Inspection Services also reviewed the plans and found it acceptable provided that the system is tied into the Culver's building under construction, which the property owner intends to do. Lastly, this agreement was reviewed by Counsel and they find it acceptable.

ACTION REQUESTED:

Please place this item on the November 18, 2004 Village Board agenda. Staff recommends approval of the resolution and agreement.