

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: September 2, 2004

SUBJECT: **PC 04-25; PC 04-25; 201, 205 and 211 E. Roosevelt Road; 1200 S. Highland Avenue; and 112-116 & 120-124 E. 13th Street (Southwest Corner of Roosevelt Road & Highland Avenue)**

Attached please find the following items for Village Board consideration as part of the September 2, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 04-25;
3. An Ordinance approving conditional uses for a planned development with deviations, outdoor dining and for a drive-through facility; and
4. Site plans associated with the petition.

Also on the September 2, 2004 Village Board agenda is a public hearing associated with a first amendment to the annexation agreement for the subject property. This amendment substitutes the site plans originally approved in the annexation agreement with the petitioner's proposed plans. The agreement will also modify the geographical extent of the development, establish provisions for removing the Reilly's Pub site in 2006 and address public infrastructure improvements. As the final language associated with the amendment has not been completed to date, staff recommends that the Board consider a first reading of the zoning matters associated this petition at the September 2 meeting and that the Ordinance amending the aforementioned annexation agreement be considered as part of the second reading of Ordinance for the proposed project on September 16.