

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)**

Attached please find the following items for Village Board consideration as part of the May 5, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-08;
3. An Ordinance granting approval of conditional uses for a drive-through window and for outdoor dining with variations to landscape yards, subject to conditions.
4. Plans associated with the petition.

As you will note from the referral letter, the Plan Commission recommended approval of the actions for 330 E. North Avenue. They continued the requested actions for 350 E. North Avenue to their May 16, 2005. Once the Plan Commission makes a recommendation for that property, staff will forward those items accordingly.

Please note that condition of approval #2 has been modified to not require the developer to install street lights along North Avenue, as the street lights were previously installed as part of Illinois Department of Transportation's North Avenue improvement plans. The additional comment is added into the Ordinance for clarity purposes.

Also associated with this petition will be a development agreement and a companion subdivision plat. The Resolution approving a companion development agreement for the subject property will be considered as part of the second and final reading of the aforementioned ordinance. The final plat will be brought forward for Village Board signature upon approval of the final engineering for the site.