

## MEMORANDUM

**TO:** David A. Hulseberg, AICP, Village Manager

**FROM:** William Heniff, AICP, Acting Director of Community Development

**DATE:** September 4, 2008

**SUBJECT: PC 08-24; 117 West St. Charles Road (The Texan BBQ)**

Attached please find the following items for Village Board consideration as part of the September 4, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 08-24;
3. An Ordinance granting approval of a conditional use for an outdoor service area and a companion variation from the parking requirements, located in the B5 District; and
4. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition with conditions.

Staff suggests that condition no. 6 be modified to require review and approval of a plan showing vehicle barriers and handicap access/seating (as opposed to mere submittal of such a plan). This modified condition is contained within the attached Ordinance.

Also, attached is an aerial view of the property illustrating the two parking spaces in the northeast corner of the parking lot that would be used for the outdoor service area. Although the petitioner had originally represented that only two parking spaces would be occupied, the petitioner revised that number to three parking spaces during the August 18, 2008 public hearing. However, the parking lot does not currently meet the Illinois Accessibility Code requirements pertaining to accessible parking (i.e., an 8-foot wide diagonally-stripped access aisle adjacent to the accessible space). Therefore, the parking spaces immediately adjacent to the accessible spaces shall be required to be properly striped (see condition no. 7). This requirement leaves only two parking spaces available for the outdoor service area.