

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM CEREBRAL PALSY, INC. – SITE PLAN AND DESIGN REVIEW ON PARCEL AL-1149-906, LOCATED AT 2801 S WEBSTER AVENUE

Date: 03 March 2017

The Cerebral Palsy Center, Inc. submitted a petition for the site plan and design review of the proposed remodel and expansion project at 2801 S. Webster Avenue.

Site Plan and Design Review Process

The site plan and design review process is an opportunity for the Village Board and the Plan Commission members to review and to ensure the plans meet village standards in regards to safety, efficiency, aesthetics, and legal concerns in a public forum. The village cannot consider the use of the parcel as part of the decision in this process, only review if the proposed development meets all site plan and design standards for this zoning district.

The proposed project is for parcels AL-1149-906, AL-1149-337, AL-1149-338, located at 2801 S. Webster Avenue. This parcel is zoned "C" Professional Office and Residence District" and the proposed use is allowed under this zoning classification. The village is asked to review the CP Center remodel and expansion proposal and determine if the proposed project meets the zoning and design requirements required by the zoning code for this proposed use.

Recommendation

The Plan Commission reviewed at the February 27th meeting and recommended approval by the Village Board contingent on the zoning amendment for the parking requirements be approved and staff comments be addressed (including submitted parking calculations). The Plan Commission also recommended approval of the proposed corrugated metal siding.

The project is scheduled to be reviewed and action to be taken by the Village Board at a later date in March.