

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: September 16, 2004

SUBJECT: PC 04-07: 309 & 315 W. St. Charles Road (Walgreens)

At the July 22, 2004 Village Board meeting, the Board approved a first reading of Ordinances associated with the zoning actions for the proposed Walgreens development at 309-315 West St. Charles Road. The second reading of Ordinances was continued at the August 19 and September 2, 2004 meetings in order to finalize the terms of the companion development agreement and vacation Ordinance.

In the July 22, 2004 correspondence to the Village Board, staff noted two recommended conditions of approval from the Plan Commission that raised concerns with the petitioner. With respect to the noise issue, staff and Counsel do not have a problem with a condition modification that states “any noise emanating from the rooftop equipment shall meet the provisions of Chapter 93 of the Village Code.”

Regarding the proposed improvements on Elizabeth Street, the Plan Commission wanted to make sure that excessive queuing did not occur as the result of the development proposal and recommended two northbound lanes along Elizabeth Street. Staff has been reviewing this issue with Public Works to determine appropriate engineering improvements. Rather than construction additional northbound lanes, Public Works has received a quote for a vehicle sensor to be placed immediately north of the railroad tracks. Should any vehicle remain on the tracks for more than three seconds, the traffic light at St. Charles and Elizabeth will be activated to clear the Elizabeth Street approach. The developer has agreed to pay for this cost. In lieu of making the two northbound lanes a condition of approval of the redevelopment project, staff recommends that condition number 10 be removed from the planned development ordinance.

As more than two Board meetings have passed since this item was first placed on the agenda, staff is providing the Board with a copies of the reports and correspondence associated with the petition, including:

1. Plan Commission referral letter;
2. IDRC report for PC 04-07;
3. An Ordinance rezoning a portion of the subject property into the B5A Downtown Perimeter District;

4. An Ordinance granting a conditional use for drive-through services in a B5A Downtown Perimeter District;
5. An Ordinance granting a conditional use for a planned development with deviations and variations. (This Ordinance incorporates the changes noted above).
6. An Ordinance vacating portions of the Elizabeth Road right-of-way.
7. A Resolution approving the companion development agreement for the project.

With approval of these items, the only remaining issue to be considered by the Village Board is a companion Highway Authority Agreement that will address environmental remediation within the public rights-of-way. Once this agreement has been finalized, it will be placed on a future Board agenda.