

Staff Responses to Council Questions

August 8, 2017

6. Active Agenda

A-D. 2001 63rd Street

The following condition was added to Planned Unit Development #1 Ordinance 7263 and Special Use Ordinance 7264 as condition #5 and to Planned Unit Development #8 Ordinance 7289 as condition #3:

“The EIFS on the building shall be maintained in accordance with the Village's currently adopted edition of the International Property Maintenance Code.”

Does Walgreens have a portfolio they could bring on tomorrow night, or can we ask them if there is any other designs they have done that would fit that site?

Staff asked this question of Walgreens. In response, Walgreens indicated that the proposed design is their new prototypical design. The prototypical design typically changes every few years and Walgreens does not continue to build the older designs.

(Not sure if you can answer this) but if we asked Walgreens to come back with a new design, how long would that process take?

This would be dependent on the type of request. If the petitioner agreed, minor changes could be accomplished quickly while major design changes may take significant time.

Can I have a list of surrounding neighborhoods that require some type of building design review or have requirements for this?

Naperville and Glen Ellyn have design guidelines that would apply to areas outside of their downtowns. Staff is aware that there are additional communities in the Chicagoland area that have design guidelines. Compiling a list of these communities would take a few days. Staff will complete this work if so directed by the Council.

7. First Reading

A. Motion: Award \$940,746.05 to A Lamp Concrete Contractors, Inc., Schaumburg, IL, for West Burlington Drainage Improvements

What is the status of the Clyde Estates landscaping maintenance issue?

A Lamp has indicated that their landscape contractor will be picking up and installing replacement bioswale plants later this week or early next week. The landscaper has been on-site to remove weeds and the Village has requested HLR (a native plant maintenance firm) to perform an evaluation of the existing plants.

C. & D. Ordinances: Rezone and Amend a Special Use at 1723 Ogden Avenue

Star Motors SU - What would happen if the Council required the elimination of all curb cuts onto Lee Avenue as a way to deter test drive traffic on Lee?

If the Lee Avenue curb cut were eliminated, car carriers would not be able to maneuver around the site to deliver cars. All vehicle deliveries would need to take place off-site or on public rights-of-way.

Attachments

rEmarks are attached.



rRemarks Data for August 8, 2017 Village Council Meeting

Agenda Section	Agenda Item	Comment	Commenter
	Comments of a General Nature	<p>With the increase of condo and apartment building being built in the downtown, how is the village attracting new businesses to come to downtown?</p> <p>Downtown can greatly benefit from business like a grocery store, more upscale bars/restaurants.</p>	Michael
Active Agenda	A. RES 2017-7265 A resolution approving final plat of subdivision for 2001 63rd Street	<p>I would like to council to address the fate of 6240 Belmont once the new Walgreens is constructed across the street. 6240 Belmont is purpose built to be a convenience store and pharmacy. If they restrict selling or leasing the 6240 Belmont location from these categories it is likely this purpose built building will remain empty for some time. Walgreen's is also pursuing additional efforts in the 'health clinic' category, would that prevent a 'doctor's office' or urgent care facility from moving in?</p> <p>Other municipalities have solved this problem by limiting or preventing deed restrictions for a certain period of time (for example, any potential deed restrictions expire after 12 months). Other municipalities have requested demolition bonds to cover costs of demolishing a 'blighted' unused building.</p> <p>Please consider all available methods of ensuring Walgreen's does not leave behind an unused building or otherwise prevent the building from being used for the communities benefit, or at minimum provides for the building's demolition.</p> <p>Thanks! Derek W.</p>	Derek W.