

MEMORANDUM

DATE: January 22, 2008

TO: Dave Maher, Village Clerk  
Ellen Baer, Interim Village Manager  
Mary Shanahan, Administration  
Pete Casey, Public Works Director  
Chief McCarthy, Police Department  
Burke Engineering

FROM: Dani Madon, Technical Support Assistant

RE: BOARD APPROVED PLANS AND CITATION  
WITH DRAFT CONDITIONS

PROJECT: Walgreens on 143<sup>rd</sup> St. & Will Cook Road  
LOCATION: 143<sup>rd</sup> St. & Will Cook Road  
BOARD APPROVED DATE: January 8, 2008  
LEGISLATIVE FILE NUMBER: 2007-0420.4

I move to approve the preliminary site plan titled "Walgreens Will-Cook Road and 143<sup>rd</sup> Street Orland Park IL. Site Plan" dated 9-14-05, last revised 1-7-08, prepared by Camburas and Theodore, Ltd. Architecture, Engineering, Interiors, drawing number A0.1, and the elevations titled "Walgreens Will-Cook Road and 143<sup>rd</sup> Street Orland Park, IL Elevations" dated 9-14-05, last revised 1-7-08 prepared by Camburas and Theodore, Ltd. Architecture, Engineering, Interiors, sheet number A2.1, and the elevations titled "Retail Shops Will-Cook Road and 143<sup>rd</sup> Street Orland Park, IL" dated 9-14-05, last revised 01/02/08 (date on plan reads 01/02/07, but is clearly a typo) prepared by Camburas and Theodore, Ltd. Architecture, Engineering, Interiors, sheet number A2.1, subject to the following conditions:

1. That the petitioner provides cash in lieu of the sidewalk proposed along the 143<sup>rd</sup> Street frontage of Walgreens in order to revisit the sidewalk installation there at a later date when the new right-of-way improvements are constructed;
2. That the petitioner provides screening with additional plantings of at least five trees in the narrow stretch of bufferyard south of the rear building access drive aisle off Will-Cook Road;
3. That the petitioner increases the number of plantings along the outer perimeter of the drive-thru to mitigate the visual impact of the drive-thru lane;
4. That the petitioner provides tall or vertical vegetation at the foundation planting area on the west elevation;
5. That the petitioner removes existing non-conforming, free standing Walgreens monument sign(s);
6. That the Walgreens be allowed only one free-standing conforming sign per right-of-way on the site;
7. That the petitioner submits a landscape plan within 60 days of final engineering;
8. That the petitioner meets all building code related items;
9. That the petitioner meets all final engineering related items;

And

I move to approve the requested variance for Walgreens to allow a 12 to 17 foot-wide pharmacy drive-thru service lane to locate between the building and the 143<sup>rd</sup> Street right-of-way and the Will-Cook Road right-of-way subject to the same conditions.

DM/sa  
Attachment

c: Ken Friker, Klein, Thorpe, and Jenkins  
Petitioner  
File ✓