



Village Planning Committee Meeting Summary

PHO-2-19—Z-06-03-7

Date of VPC Meeting November 19, 2019

Planning Hearing Officer November 20, 2019
Hearing Date

Request

- 1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped March 21.
- 2) Modification of Stipulation 3 regarding recreation and open space areas. Modification of Stipulation 4 regarding detached
- 3) sidewalks and landscape strips. Modification of Stipulation 5 regarding landscape tracts along the street side of corner lots.
- 4) Modification of Stipulation 7.d regarding a multi-use trail on the east side of 87th Avenue.
Technical corrections to Stipulations 6, 8, 10.c, 11.h, 13 and 15.

Location Southeast corner of 91st Avenue and Illini Street

VPC Recommendation Approved with modification

VPC Vote 5-0

VPC DISCUSSION & RECOMMENDATION:

Mr. Nick Klimek, staff, provided an overview presentation covering the location of the request, prior zoning history, staff analysis, of the requested modifications. The committee had no questions for staff.

Mr. Andrew Yancey, applicant representative, presented additional detail regarding the intent of the development and the rationale of each request. The proposal updates the original site plan, modifies the programming of open space areas to permit sport courts in retention areas, modifies a stipulation to require detached sidewalks in certain locations only, in addition to technical corrections to other stipulations. Mr. Yancey noted there is an error in Stipulation No. 1 which should reference the site plan date stamped October 23, 2019 rather than September 23, 2019. The committee had no questions for the applicant.

MOTION

Mr. Cardenas motioned, with a second from **Ms. Cartwright**, to recommend approval of the request with the modification proposed by the applicant to change the site plan date referenced by the applicant from September 23, 2019 to October 23, 2019.

VOTE

5-0, motion passed, with Committee Members Ademolu, Sanou, Cardenas, Cartwright, and Danzeisen in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Approved as requested with modification to update Stipulation No. 1 from a site plan date stamped September 23, 2019 to October 23, 2019; the issue originated in the submittal and the proposed site plan will not change, only the date will be corrected.