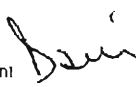


MEMORANDUM

DATE: November 5, 2008

TO: Dave Maher, Village Clerk
Village Manager's Office
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: Winterset IV Office Park
LOCATION: 10641 – 10751 W. 164th Lane
BOARD APPROVED DATE: October 6, 2008
LEGISLATIVE FILE NUMBER: 2008-0356-2

I move to approve the Site Plan, titled "Preliminary Site Plan Winterset IV Office Park", dated 7/9/08, latest revision 9-29-08, by Raymond E Derbas and Associates, subject to the following conditions:

1. Dedicate to the Village the 50' right of way along 108th Avenue prior to issuance of building permits.
2. Provide a cross access easement agreement with property to the south prior to issuance of building permits.
3. Provide a landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval. This is to include a detail for an outdoor sitting area to be located near the most eastern building and cul-de sac. Also to be included is a Tree Survey and Mitigation Plan for all existing trees exceeding 4" in diameter that will be impacted by construction.
4. All final engineering related items are met.
5. An erosion control plan is submitted for approval.

And

I move to approve the Elevations, titled "Winterset IV Exterior Elevations", Project No. 0819, dated 8/28/08, by Craig Podalak Architects.

And

I move to approve a Special Use Permit for a Planned Development to allow four buildings on one lot with modifications that include:

1. Reduction of the north landscape buffer from a required 30' to a supplied 10'.
2. Reduction of the detention setback from a required 25' to a supplied 15'.

And

I move to approve the rezoning of the petitioned parcel from the existing E-1 Estate Residential Zoning District to ORI Mixed Use Zoning District.

DM/sa
Attachment

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