



Legislation Text

File #: 2016-0678, Version: 0

[Title/Name/Summary](#)

Laurels of Spring Creek (formerly Doctor East) - Subdivision

History

QUICKFACTS

Project

Laurels of Spring Creek (formerly Doctor East) - 2016-0678

Petitioner

John D. Gallagher
Gallagher & Henry

Purpose

To construct 46 single family homes on a 39.10 acre parcel

Requested Actions: Extension of Prior Approval

Project Attributes

Address: Approx. 15300 S. Wolf Road (west side)

Size: 39.10 acres

Comprehensive Plan Planning District: Centennial Planning District

Comprehensive Land Designation: Single Family Residential

Existing Zoning: R-3 Residential District

Existing Land Use: Single Family / Vacant

Proposed Land Use: Single Family Residential

OVERVIEW AND BACKGROUND

On June 6, 2005, the Village Board of Trustees approved a 46 unit single family detached subdivision at about 15300 S. Wolf Road (2005-0080).

On August 4, 2008, the Village Board of Trustees approved the landscape plan for this project (2008-0494).

On October 20, 2008, the Village Board of Trustees approved the Plat of Subdivision for recording (2008-0501). Following this approval, the subdivision was recorded with Cook County, Illinois.

As a result of these prior approvals and the existing recorded plat of subdivision, the petitioner is requesting an extension to their prior approvals via this petition. The attached site plan reflects what was authorized and approved by the Board of Trustees in 2005.

Since the 2005 approval, minor engineering adjustments have been made to the site plan, mostly impacting the detention and the multi-use paths (bike paths). However, these small changes remain true to the intent of the Board approved plan and are outlined in the conditions (Site Plan condition 8, Landscape Plan condition 4) in the recommended motion below.

The changes are mostly related to the shape of the southern detention pond, which extends like a finger toward the wetlands to the west (see attached plat of subdivision for the updated shape of the parcel that will contain the southern detention pond).

Additionally, the multi-use path originally planned to go west at the southern edge of the Spring Creek subdivision and then north on the west edge of that same subdivision has been eliminated (as were the storm water management facilities originally planned as compensational storage along the west edge of Spring Creek subdivision) because path plans have changed for the Doctor Marsh open lands *vis-à-vis* IDNR public access requirements related to the Stellwagen Family Farm transfer of Open Lands Trust obligations (2013/ 2014). Path connections westward into the Doctor Marsh property are now planned along Royal Creek Lane and 155th Street through the finger like extension of the southern storm water detention pond.

In addition to the new conditions, the same conditions from the prior approvals are repeated in the recommended motion below.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the extension for the 2005 and 2008 approvals of the preliminary site plan and subdivision, landscape plan and plat of subdivision for Gallagher & Henry's Laurels of Spring Creek subdivision (formerly known as the Doctor Property/ Doctor East) for three (3) years as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to extend the approval for the Preliminary Plan and the Subdivision for Gallagher & Henry's Doctor Property as shown on the site plan titled "Gallagher & Henry's Doctor Property" prepared by Rogina & Associates Sheet 1 of 1 dated 4-14-05, last revised 4-25-05, subject to the following conditions:

1. That all Final Engineering and Landscape Review related items are met;
2. That all detention setbacks are met;
3. That a long term management plan for the Natural Areas is submitted for review;
4. That the r.o.w. dedication for 155th Street be provided only up to the entrance to the subdivision at Lenox Lane;
5. That the petitioner provide improvements to the natural areas, including an overlook at the west end of Prescott Lane, benches, and educational signage for the natural areas.
6. That wrought iron-looking fences are provided along the landscaped easements along Wolf Road

and 155th Street; and

7. That a tree preservation and mitigation plan is submitted for review.

8. That a final site plan is included to reflect the most current storm water management facilities and multi-use path network connections.

And

I move to extend the approval for the Landscape Plan titled, 'Native Landscape Plan Doctor East,' prepared by EnCAP, Inc, project number 716-040, dated 04/24/08, sheets 1 through 6, subject to the following conditions:

1. Signage is to be permanently mounted and durable.

2. Performance criteria for woody plantings installed within the natural area: All (100 percent) of woody plantings area shall be alive, healthy, and representative of the species.

3. A long-term Operation and Maintenance (O&M) Plan shall be submitted for Village review and approval comment as a condition of native landscape acceptance. Information appropriate for inclusion in an O&M plan was described in the previous review.

4. That a final landscape plan is included to reflect the most current storm water management facilities and multi-use path network connections.

And

I move to extend the approval of the Record Plat of Subdivision for The Laurels of Spring Creek prepared by Burke Engineering Corporation, Job 07-30, dated 9-11-08 consisting of 2 sheets.