



DES PLAINES PLANNING AND ZONING BOARD MEETING

**August 9, 2016
MINUTES**

The Des Plaines Planning and Zoning Board Meeting held its regularly-scheduled meeting on Tuesday, August 9, 2016, at 7 p.m. in Room 102 of the Des Plaines Civic Center.

ZONING BOARD

PRESENT: Bader, Green, Hofherr, Schell, Saletnik

ABSENT: Catalano, Szabo

ALSO PRESENT: Michael McMahon, Director/Community & Economic Development
Lauren Pruss, AICP, Coordinator/Community & Economic Development
Davorka Kirincic, AICP, Associate Planner/Community & Economic Development
Gale Cerabona/Recording Secretary

Vice Chair Saletnik called the meeting to order at 7 p.m. and read this evening's cases. Roll call was conducted.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Schell, to approve the minutes of July 26, 2016, as presented.

AYES: Hofherr, Schell, Bader, Green, Saletnik

NAYES: None

*****MOTION CARRIED UNANIMOUSLY*****

PUBLIC COMMENT

There were no comments.

NEW BUSINESS

- 1. Addresses:** 1410 Campbell Avenue **Case 16-044-V**

The petitioner is requesting a Standard Variation under Section 12-7-2(J) of the 1998 City of Des Plaines Zoning Ordinance, as amended to authorize the re-construction of a one story porch addition to the rear of an existing single family residence with a proposed side yard setback of approximately 1.04 foot, where a minimum side yard setback of 5.0 feet is required within the R-1 Single Family Residential District.

Case #16-044-V-1410 Campbell -Variation Request
Case #16-047-V-528 Arlington-Variation Request
Case #16-048-FPUD-FSUB-800 Northwest Highway-
Final Planned Unit Development & Final Plat
of Subdivision

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PIN: 09-20-219-018-0000

Petitioner: David & Pamela Jost, 1410 Campbell, Des Plaines, IL 60016

Owner: David & Pamela Jost, 1410 Campbell, Des Plaines, IL 60016

Vice Chair Saletnik swore in David & Pamela Jost, 1410 Campbell, Des Plaines, IL 60016. Mrs. Jost advised the back porch is rotting, and they wish to replace it.

Vice Chair Saletnik asked if the Board has any questions. There were none. He asked Staff to provide the Staff Report which Associate Planner Kirincic did:

Issue: The petitioner is requesting a Standard Variation under Section 12-7-2(J) of the 1998 City of Des Plaines Zoning Ordinance, as amended to authorize the re-construction of a one story porch addition to the rear of an existing single family residence with a proposed side yard setback of approximately 1.04 foot, where a minimum side yard setback of 5.0 feet is required within the R-1 Single Family Residential District.

Analysis:

Address: 1410 Campbell Avenue

PIN: 09-20-219-018-0000

Existing Zoning: R-1, Single Family Residential District

Petitioner: David and Pamela Jost, 1410 Campbell, Des Plaines, IL 60016

Owner(s): David and Pamela Jost, 1410 Campbell, Des Plaines, IL 60016

In reviewing this variation request, staff has considered the following information:

The approximately 6,250.00 square foot property at 1410 Campbell is a legal non-conforming lot in regard to lot size and width in the R-1 District. A two story frame single-family residence and frame garage currently exist on the site. Existing one story porch in the back has side yard setback of the 1.48'. The applicant is proposing to demolish existing porch to the rear of the house and to re-construct a one story porch addition to align with the house and to match the existing house nonconforming side yard setback of 1.04 foot at the closest point, where a minimum setback of 5.0 feet is required. A Standard Variation is requested to maintain the existing house side yard setback. Per Section 12-3-6-F of the Zoning Ordinance, a setback that projects more than 30% into the required setback may be allowed with a standard variation.

Recommendation: Staff recommends approval of the above-requested variation for the one story porch addition structure side yard setback based on review of the information presented by the applicant and the standards and conditions imposed by Section 12-3-6-H (Findings of Fact for Variations) as outlined by the City of Des Plaines Zoning Ordinance.

Zoning Board of Appeals Procedure

Under Section 12-3-6-F of the Zoning Ordinance (Standard Variations) the Zoning Board of Appeals has the authority to approve, approve subject to conditions, or deny the above-mentioned variance for the rear yard setback of a one story porch addition in the R-1 zoning district.

Vice Chair Saletnik asked if the Board has any questions. He asked the audience if anyone is in favor of this proposal – 2 people raised their hands. He asked if anyone is against this proposal. No one responded.

A motion was made by Board Member Hofherr, seconded by Board Member Schell, to grant the variation as presented.

AYES: Hofherr, Schell, Bader, Green, Saletnik

NAYES: None

*****MOTION CARRIED UNANIMOUSLY*****

2. Addresses: 528 Arlington Case 16-047-V

The petitioner is requesting a Standard Variation under Section 12-7-2(J) of the 1998 City of Des Plaines Zoning Ordinance, as amended to authorize the re-construction of a wooden deck and stairs to the front of an existing single family residence with a proposed front yard setback of approximately 22 feet, where a minimum front yard setback of 25 feet is required within the R-1 Single Family Residential District.

PIN: 09-17-306-006-0000

Petitioner: Thomas Nash, 528 Arlington, Des Plaines, IL 60016

Owner: Thomas Nash, 528 Arlington, Des Plaines, IL 60016

Vice Chair Saletnik swore in Thomas Nash, 528 Arlington, Des Plaines, IL 60016 who advised he wishes to replace a rotting deck, align it with the home, and enlarge it.

Vice Chair Saletnik asked if the Board has any questions. No one responded. He asked Staff to provide the Staff Report which Associate Planner Kirincic did:

Issue: The petitioner is requesting a Standard Variation under Section 12-7-2(J) of the 1998 City of Des Plaines Zoning Ordinance, as amended to authorize the re-construction of a wooden deck and stairs to the front of an existing single family residence with a proposed front yard setback of approximately 22 feet, where a minimum front yard setback of 25 feet is required within the R-1 Single Family Residential District.

Analysis:

Address: 528 Arlington Avenue

PIN: 09-17-306-006-0000

Existing Zoning: R-1, Single Family Residential District

Petitioner: Thomas Nash, 528 Arlington Avenue, Des Plaines, IL 60016

Owner(s): Thomas Nash, 528 Arlington Avenue, Des Plaines, IL 60016

In reviewing this variation request, staff has considered the following information:

The approximately 6,850.00 square foot property at 528 Arlington Avenue is a legal non-conforming lot in regard to lot size and width in the R-1 District. A two story frame single-family residence, rear wood deck and frame garage currently exist on the site. Existing wooden deck in the front has front yard setback of the approximately 22 feet. The applicant is proposing to demolish existing wood deck with the stairs to the front of the house and to re-construct the same with the existing nonconforming front yard setback of approximately 22 feet, where a minimum setback of 25.0 feet is required. A Standard Variation is requested to replace existing wooden deck with the stairs. Per Section 12-3-6-F of the Zoning Ordinance, a setback that projects more than 30% into the required setback may be allowed with a standard variation.

Recommendation: Staff recommends approval of the above-requested variation to re-construction of the wooden deck and stairs to the front of an existing single family residence with a proposed front yard setback of approximately 22 feet based on review of the information presented by the applicant and the standards and conditions imposed by Section 12-3-6-H (Findings of Fact for Variations) as outlined by the City of Des Plaines Zoning Ordinance.

Zoning Board of Appeals Procedure

Under Section 12-3-6-F of the Zoning Ordinance (Standard Variations) the Zoning Board of Appeals has the authority to approve, approve subject to conditions, or deny the above-mentioned variance for the front yard setback to replace existing front wood deck with stairs in the R-1 zoning district.

Vice Chair Saletnik asked if the Board has any questions. He asked if anyone in the audience is in favor or against this proposal. No one responded.

A motion was made by Board Member Green, seconded by Board Member Hofherr, to approve the variation.

AYES: Green, Hofherr, Schell, Bader, Saletnik

NAYES: None

*****MOTION CARRIED UNANIMOUSLY*****

3. Addresses: 800 Northwest Highway Case 16-048-FPUD-FSUB

A Final Planned Unit Development (FPUD) is requested under Section 12-355 of the 1998 City of Des Plaines Zoning Ordinance, as amended, to allow for the construction of 24 townhome buildings with 127 units and a 270-unit Apartment Building on approximately 21.7 acres and to be known as the Buckingham Place PUD, with a requested PUD exception from the R-4, Central Core Residential Zoning District standards for lot sizes as small as 4,875 square feet, instead of not less than 10,000 square feet;

A Final Plat of Subdivision (FSUB) to create the Buckingham Place Subdivision with 26 lots;

PINs: 09-18-215-004-0000, 09-17-100-038-0000, 09-17-100-039-0000

Petitioner: Buckingham Properties Inc. d/b/a Dearborn Buckingham, 2700 Patriot Boulevard, Suite 250, Glenview, IL 60026
Four Peaks LLC, 0001 Feehanville Drive, Mt. Prospect, IL 60056

Owner: Four Peaks LLC, 0001 Feehanville Drive, Mt. Prospect, IL 60056

Vice Chair Saletnik swore in Christopher F. Coleman, President & CEO, Buckingham Properties, Inc., 2700 Patriot, Suite 250, Glenview, IL 60026, Bob Kenny, Attorney, Schain Banks, 70 W. Madison, #5300, Chicago, IL 60602, Tim Schmitt, Principal, Studio 222 Architects, 222 S. Morgan, Suite 4b, Chicago, IL, & Michael S. Mondus P.E., Executive Vice President, SpaceCo Inc., 9575 W. Higgins, Suite 700m Rosemont, IL.

Mr. Coleman gave a PowerPoint presentation and advised the property is vacant. He noted the site plan that was approved is the same as this evening's proposal. Meetings have taken place with staff from IDOT; 3 curb cuts, drive/entry lanes were addressed. Fire Department staff will have a key and access the gate if needed. The building is designed in wrap-style with an internal garage. Amenities are lobby, fitness center, recreation room, pet spa, etc. There are 2 types of row townhomes.

Vice Chair Saletnik asked if the Board has any questions.

Board Member Hofherr asked:

- if it is known when IDOT will install the traffic signal at Northwest Highway. Mr. Coleman advised – no
- if, at left turn lane going South, there will be an island. Mr. Coleman advised – just striping

Board Member Schell asked:

- if there has been discussion about a traffic signal for this development. Mr. Coleman advised – the engineers stated it isn't warranted
- regarding traffic study, if it accommodates blockages, S-curve, etc. Mr. Millan, Senior Consultant, KLOA, 9575 W. Higgins, Rosemont, IL came forward and was sworn in. He advised a gap study was conducted; there are enough lanes, etc. to accommodate cars and traffic.

Vice Chair Saletnik asked the Board if there are further questions. There were none. He asked Staff to provide the Staff Report which Coordinator Pruss did:

Issue: A Final Planned Unit Development (FPUD) is requested under Section 12-355 of the 1998 City of Des Plaines Zoning Ordinance, as amended, to allow for the construction of 24 townhome buildings with 127 units and a 270-unit Apartment Building on approximately 21.7 acres and to be known as the Buckingham Place PUD, with a requested PUD exception from the R-4, Central Core Residential Zoning District standards for lot sizes as small as 4,875 square feet, instead of not less than 10,000 square feet;

A Final Plat of Subdivision (FSUB) to create the Buckingham Place Subdivision with 26 lots;

Analysis:

Final Planned Unit Development Report

Petitioner: Buckingham Properties Inc. d/b/a Dearborn Buckingham, 2700 Patriot Boulevard, Suite 250, Glenview, IL 60026

Case #16-044-V-1410 Campbell -Variation Request
Case #16-047-V-528 Arlington-Variation Request
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Owner: Four Peaks LLC, 1001 Feehanville Drive, Mount Prospect, IL 60056

Case Number: 16-048-FPUD-FSUB

Real Estate Index Numbers 09-18-215-004-0000, 09-17-100-038-0000, 09-17-100-039-0000

Existing Zoning R-4, Central Core Residential

Existing Land Use Vacant Land, Material Storage

Surrounding Zoning North: M-2, General Manufacturing District
South: M-2, General Manufacturing District
East: M-2, General Manufacturing District
West: R-3, Townhouse Residential District

Surrounding Land Use North: Industrial
South: Distribution
East: Distribution
West: Townhouse Residential

Street Classification The Comprehensive Plan designates Northwest Highway as an arterial street.

Comprehensive Plan Entertainment is the recommended use of the property in the 2007 Comprehensive Plan.

Development Schedule The preliminary development schedule is approximately 3.5 years, with the first townhome occupancies in Spring 2017 and the first Apartment occupancies the following Winter.

Project Description The subject property was granted preliminary PUD and preliminary subdivision approval for the proposed development in October of 2015 to allow for the construction of 24 townhome buildings with 127 units and a 270-unit Apartment Building on approximately 21.7 acres.

A 270-unit multi-family residential building is proposed on the western portion of the site. The 5-story residential building would be wrapped around a 468-space parking structure with an additional 72 surface parking spaces provided around the perimeter of the building, for a total parking count of 540, or two spaces per unit, in compliance with the off street parking ordinance. The northern portion of the apartment building would surround a courtyard area. The proposed unit mix is as follows: 21 studios, 137 one-bedroom units, and 112 two-bedroom units.

Three curb cuts are proposed. The easternmost entrance would be limited to emergency access only, the central access point is proposed as full-access, and the westerly access point is proposed to be right-in-right out

only. All access points to Northwest Highway are under the jurisdiction of, and subject to approval by, the Illinois Department of Transportation.

24 townhome buildings, totaling 127 units, are proposed on the eastern portion of the site. 93 of the three-story units would contain rear loading two-car garages, while 34 units would contain front loading two-car garages. Twelve of the 25 townhome buildings are oriented toward internal or external streets, while the remainder front other townhome buildings separated by courtyards. Two-car garages on the first level of the units meet the minimum parking requirement of 2.0 spaces per dwelling unit. All the streets within the development will be private. Based on the width of the proposed private streets, parking could be provided on one side.

Planned Unit Development Findings

As required, the proposed development is reviewed below in terms of the findings contained in Section 12-3-5.5 of the Zoning Ordinance:

A. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3-5.1:

Comment: The proposed plan is consistent with the stated purpose of Section 3.5-1 of the Zoning Ordinance in that the proposed townhome development would allow for a more efficient use of land resulting in more economic networks of utilities, streets and other facilities not be possible under the strict application of the Zoning Ordinance. As a townhouse PUD the development does not require lots to front on a public street as would normally be required, thus allowing additional townhome buildings in the center of the site. However, the site is being developed more intensely than other areas outside of the immediate Downtown and with a different land use than envisioned by the Comprehensive Plan.

B. The extent to which the proposed plan meets the prerequisites and standards of the planned unit development regulations:

Comment: The proposed Planned Unit Development meets all PUD requirements contained in Section 3.5-2 of the Zoning Ordinance as it would be located in a zoning district (R-4, as proposed) that permits PUDs, it meets the minimum size standard of two acres, as it is 21.7 acres in size, and the land is under unified control of Dearborn-Buckingham as the contract purchaser.

C. The extent to which the proposed plan departs from the applicable zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to the density, dimension, area, bulk, and use and the reasons why such departures are or are not deemed to be in the public interest:

Comment: The proposed development meets or exceeds the following applicable zoning regulations of the R-4, Central Core Residential District:

- Minimum size for PUD; Two acres are required; the total site is 21.7 acres;
- Maximum building coverage (Not applicable in R-4, Central Core Residential);
- Parking requirements; 798 spaces (2/unit) are required; 798 are proposed;
- Building Height; A maximum height of 80' is allowed in the R-4 District;
- Compatibility with surrounding properties; while the project is not expected to be detrimental to surrounding properties, the residential land use could be incompatible with the adjacent industrial land uses;
- Traffic (Adequate provision for safe ingress and egress and minimal traffic congestion per traffic study); and
- General Design; the general design of the development is not expected to be detrimental to the public health, safety or general welfare.

Planned Unit Development exceptions are requested for:

- (1) Lot sizes as small as 4,875 square feet, instead of not less than 10,000 square feet. The proposed lot sizes are smaller than what is allowed by code. The development does exceed aggregate minimum lot area required based on the mix of unit sizes proposed.

D. The extent to which the physical design of the proposed development does or does not make adequate provision for public services, provide adequate control of vehicular traffic, provide for, protect open space, and further the amenities of light and air, recreation and visual enjoyment:

Comment: After reviewing the petitioner's final building and site improvement plans; it appears that the proposed development is making adequate provision for the necessary infrastructure. Comments and conditions from the Public Works and Engineering Department further address this issue.

Since preliminary PUD approval, the applicant has worked extensively with IDOT to determine proper access to and from the site. In response to the IDOT's requirements, the applicant has revised the proposed access to the site from two full access points and one right-in-right-out access to one full access and one right-in-right-out access point and a dedicated eastbound left turn lane into the site. The eastern access drive will be for emergency vehicles only. While this represents a significant change, the change does not alter the overall character or the intent of the development. Additionally, the applicant has submitted an updated traffic study which drew the following conclusions:

- The site is well located with respect to the roadway system and proximity to public transportation.
- The projected site traffic can be accommodated by the roadway system.
- The proposed access system with two access drives on Northwest Highway will be adequate in accommodating site traffic.
- The proposed access system is an improvement over the existing condition due to the reduction of access points on Northwest Highway from four to two and the restricted movements at the north access drive.
- A left-turn lane will be provided on Northwest Highway at the full movement access drive to accommodate the inbound left turning movements into the site.
- Widening of Northwest Highway to provide a right-turn lane at the full movement access drive will be required based on IDOT's warrant.
- Outbound movements from both access drives should be under stop sign control.

Accordingly, the proposed access plan is sufficiently design to protect the health, safety and welfare of the surrounding area.

E. The extent to which the relationship and compatibility of the proposed development is beneficial or adverse to adjacent properties and neighborhood:

Comment: The proposed multi-family residential uses are not consistent with the current industrial developments to the North, East, or South of the property. The townhome portion of the project is similar to the development across Weller Creek to the West.

F. The extent to which the proposed plan is not desirable to physical development, tax base and economic well-being of the entire community:

Comment: The proposed townhouse use of the site would likely increase the value of the properties on site and increase the tax base over the existing vacant industrial site. Once the apartment building and townhomes are built and occupied, there will be greater demands on city services, city streets and other public facilities. It is assumed that the city's current public services and public facilities will be able to handle the increased need for services at this location without being overburdened.

G. The extent to which the proposed plan is in conformity with the recommendations of the 2007 Comprehensive Plan:

Comment: The 2007 City of Des Plaines Comprehensive Plan recommends an Entertainment Use for this site. As defined by the Plan, Entertainment areas include entertainment establishments, such as movie theaters, bowling alleys, casinos, indoor sports arenas, and restaurants. The proposed R-4 Zoning District is not consistent with this designation, however, the site has been vacant for a number of years without no proposals for development with entertainment uses since the adoption of the plan in 2007.

PUD Considerations:

1. The proposed plan is in substantial conformance with the approved preliminary PUD with the exception of modification to the access from the property to Northwest Highway. The proposed access plan has been modified from three access points (two full access points and one right-in-right-out), to two access points (one full access and one right-in-right-out).

Final Plat Report

Name of Subdivision:	Buckingham Place
Address:	750-800 E. Northwest Highway
Request:	Approval of a Final Plat of Subdivision consisting of 24 lots
Total Acreage of Resubdivision:	21.7 acres

General Information

Lot Descriptions and Construction Plans: The Final plat shows the existing lots being resubdivided into 26 lots, two outlots, and includes a 1.021 acre dedication to the Northwest Highway right of way. The two outlots are for stormwater management purposes. Each of Lots #1-25 would contain one townhome building ranging from four to seven units. These lots range in size from 4,875 square feet in size to 8,121 square feet in size. Additionally, lot 26 (261,749 square feet) contains the apartment building.

A PUD exception is requested for lot sizes of less than 10,000 square feet, however, no Variations to the Subdivision regulations are requested at this time.

Final Plat Comments

1. If approved, the Final Plat must show the Name of the Owner(s) and notarized signatures;
2. The Final Plat must show the proper easement provisions and signature lines and have them signed by all the public service utilities;
3. On the Final Plat, the petitioner shall sign the owner certificate(s) and have them notarized.
4. The Final Plat must show Municipal Boundaries.
5. The Final Plat must show building lines and easements including dimensions.

Planning and Zoning Board Procedure

The Planning and Zoning Board may recommend approval of the final plat, recommend approval with conditions, or recommend denial of the Final Plat.

Staff Recommendations:

- The Department of Community and Economic Development, The Public Works and Engineering Department, and The City of Des Plaines Fire Department recommend approval of the Final PUD Final Plat of Subdivision, subject to the conditions as listed below.

Conditions:

1. Provide written proof of Final Engineering approval from the City of Des Plaines Public Works and Engineering Department.
2. Provide a final plat of PUD showing all proposed lot lines and building lines.
3. Provide proof of permit approval from MWRD WMO, IDOT, IEPA, and NPDES.
4. Include LED street lighting specifications and photometrics with controller to the satisfaction of the Community and Economic Development Department
5. Provide a traffic signage plan and pavement marking plan.
6. The Petitioner shall submit to the City a Grading and Drainage plan incorporating NAVD 88 vertical datum as well as an AutoCAD disk with Illinois State Plane coordinates to the satisfaction of the City's Director of Public Works and Engineering.
7. Trenches in the right of way must be flowable fill.
8. On page GN, add mowing, street patching, and snow plowing to the Homeowners Association maintenance responsibilities.
9. All curb adjacent to the emergency access on Northwest Highway shall be B6-12 curb. A fire access gate shall be added with a DPFD lock at the back of curb.
10. The petitioner shall enter into an agreement to allow Des Plaines Police Department to enforce on-street parking restrictions.
11. The existing outlet to Weller Creek shall be RCP pipe. Remove or seal with concrete all other outlets.
12. All water services for townhome shall be Ty K copper.

13. Show the easement on sheet GM2 for future roadway.
14. The landscape plan shall be revised to reflect the emergency access to Northwest Highway.
15. The applicant shall engage the services of a certified arborist and provide to the City a tree preservation action plan prior to issuance of building permits for the grading and construction of the site. The arborist shall analyze the proposed trees to be saved to ensure viability and determine proper procedures and practices to ensure minimal impact to the saved trees including, but not limited to, installation of protective fencing and root pruning. Should any of the preserved trees die as a result of construction activities during, or within one year of the completion of construction, the applicant, or its successor shall replace the tree with a tree of similar species with no less than three inch caliper.

Planning and Zoning Board Procedure:

The Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval. The City Council has final authority over the Final PUD and Final Plat of Subdivision.

Vice Chair Saletnik asked the audience if anyone is in favor or opposed to this proposal – no one responded.

A revision to Condition 11 was read. It was noted the City of Des Plaines' Engineering staff has agreed as such. It was stated another Condition is required – Condition 16 – Vehicular barrier along Weller Creek. Mr. Coleman concurs.

Vice Chair Saletnik stated, regarding Condition 15, if something happens to trees, one would be replaced with a 3-inch caliper. Coordinator Pruss stated the Board may request otherwise. Mr. Coleman stated it is important to save and preserve the trees. He noted there is also generous landscaping outlined.

Vice Chair Saletnik asked if anyone in the audience is in favor or against this proposal. No one responded. Audience member, Dalip Bammi, representing Sysco Foods, came forward and was sworn in. He asked, regarding the potential replacement of trees, that the Board consider a larger caliper tree (than 3-inch) to offer screening. Coordinator Pruss advised the Board it may approve, approve with Conditions, or modify per the Board's discretion. She advised the minimum code requirement is a 2 ½-inch caliper tree.

Board Member Green asked if, regarding the staggering of trees and 10-ft. path, trees would still be staggered. Mr. Coleman advised staggering of trees would lend itself better on the East side of the development. Vice Chair Saletnik offered that clustering the landscaping is preferred. Board Member Bader stated when there are large trees, it doesn't look appropriate to plant a small tree. He suggested that leaving things as is may be preferable.

Coordinator Pruss referred to Tab 6, Page 1, and stated utilities, water main, sewers, etc. are not illustrated on the site plan. Vice Chair Saletnik suggested not to make things cumbersome for the Petitioner and recommends a Condition 17 – where Staff would be consulted. Board Member Hofherr referenced Condition 15 which allows for a 1-year window during construction. Mr. Coleman agrees that Staff could obtain input and report same to the arborist. He recommends that Staff work with the arborist if tree replacement occurs.

Coordinator Pruss, compiling Board Members' thoughts, suggests adding at the end of Condition 15:

-or alternatively shall work with Staff to replace each cluster of trees with a cluster to ensure an attractive design; 3 smaller caliper trees if appropriate

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A motion was made by Board Member Hofherr, seconded by Board Member Green, to recommend approval to City Council of the FPUD & FSUB with 16 Conditions and alteration of Condition 15 as stated.

AYES: Hofherr, Green, Bader, Schell, Saletnik

NAYES: None

*****MOTION CARRIED UNANIMOUSLY*****

Vice Chair Saletnik advised Petitioner a recommendation will be submitted to City Council.

OLD BUSINESS

There was no Old Business.

ADJOURNMENT

On a voice vote, Vice Chair Saletnik adjourned the meeting at 7:44 p.m.

Sincerely,

Gale Cerabona
Recording Secretary

cc: City Officials, Aldermen, Zoning Board of Appeals, Petitioners