

ORDINANCE NO. 17-1

AN ORDINANCE APPROVING A SPECIAL USE FOR THE SABRE WOODS DEVELOPMENT ON THE PROPERTY LOCATED AT 8900 WEST 95TH STREET, HICKORY HILLS, ILLINOIS

BE IT ORDAINED by the City Council of Hickory Hills, Cook County, Illinois, as follows:

Section 1

That a special use as a Planned Unit Development (PUD) be approved for the Sabre Woods Development which is located in the R-4 Single Family Residence District and C-3 Highway Commercial District. This PUD will have a combination of commercial and residential uses, including retail stores, independent and assisted living apartments, senior apartments, and senior single-family ranch homes, and property which may be donated to the City for use as a public library or other public purposes, all for the property located at the common street address of 8900 West 95th Street (the "Site"), legally described as:

THE WEST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPT PARTS TAKEN FOR WIDENING OF WEST 95TH STREET, IN COOK COUNTY, ILLINOIS.

THE SOUTH 24 ACRES OF THE WEST ½ OF THE SOUTHEAST ¼ (EXCEPT THE WEST 540 FEET THEREOF SAID SOUTH 24 ACRES AND EXCEPT THE SOUTH 50 FEET OF SAID WEST ½ OF THE SOUTHEAST ¼ LYING EAST OF THE WEST 540 FEET THEREOF) OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 2 IN WALGREENS SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 23-03-402-006-0000; 23-02-402-009-0000;
23-03-400-022-0000; and 23-03-400-030-0000

upon the conditions set forth in Section 2 of this ordinance.

Section 2

That the above special use is granted upon strict compliance with the following terms and conditions:

(1) The Site shall be developed and subdivided in substantial conformity with one or more of the Sabre Woods Plaza Development Plans (collectively, the "Plans") attached hereto and made a part hereof as Exhibit A. During development, the Developer will submit subdivisions and one or more final Plans which conform to the intent of the Plans for approval of the Mayor and Building Commissioner. The major improvements shall consist of the description of the uses and limitations attached hereto and made a part hereof as Exhibit B. All detached single-family residences and attached single-family residences shall be set back at least 20 feet from the sidewalk in front thereof or, if no sidewalk, from the curb line of the street in front so as to allow the outdoor parking of a vehicle to not block a sidewalk and to not extend onto the public street.

(2) Except for the residences to be located on Lot 10, or for facilities licensed by the State of Illinois, all dwelling units shall be operated as Housing for Older Persons in compliance with 24 CFR Part 100.304 *et. seq.* In January of each year, the City shall receive a report from the owner of each building developed as Housing for Older Persons containing the necessary information required under the Housing for Older Persons Act of 1995 verifying the occupancy requirements.

(3) The Developer shall file a letter of credit or surety bond naming the City as beneficiary (from a surety approved by the City) to guarantee the completion of all public improvements, including streets, sidewalks, street lighting, water mains, water services, sanitary sewer mains, sanitary sewer services, storm sewer mains, storm sewer outlets, retention basins, detention basins, walking paths, and any other public improvements. No portion of the Site may be sold to another party until the letter of credit or surety bond is posted with the City for that portion of the Site which is sold, unless the City otherwise approves.

(4) Portions of the Site may be developed by another party or developer that is not affiliated with and controlled by the current property owner with the consent of the City, which consent will not be unreasonable withheld, conditioned or delayed. The purpose of requiring consent for another developer is to insure the City that the proposed developer of the Site has sufficient financial resources and development expertise to develop and pay for the portion of the Site being developed in conformity with the provisions of this ordinance.

(5) All detention, retention, and storm water areas (the "Common Area") shall be owned by a master association (the "Association"), and may not be otherwise sold or transferred. The Association shall consist of all privately owned property comprising the Site. The Association shall be responsible for the maintenance and repair of all facilities and the Common Area, and the payment of real estate taxes thereon. The City shall have the right to enforce the obligations contained in the Declaration against the Association and against any individual property or property owner which is a member of the Association. The City shall have the right to terminate sanitary sewer service and water service to those properties which are a part of the Association in the event that any of said properties do not provide for the payment to the Association of the maintenance and repair, and payment of real estate taxes for any such property. Any obligation of a private property to the Association may be enforced by the City against that property in addition to any other rights that the City may have.

(6) No entrance or exit to the Site shall be allowed for vehicular traffic using 90th Avenue, 93rd Place, or 93rd Street.

(7) The Site shall be interconnected to the Walgreen's property to allow access to and from the Site to and from the Walgreen's property without using 95th Street or 88th Avenue. Recognizing that the owner of the Walgreen's property would be required to consent to this access, the Developer shall use its best reasonable commercial efforts to provide such access. The City shall cooperate with the Developer and take such actions as necessary to accomplish mutual access between the Site and the Walgreen's store. If the Developer is unable to come to an agreement with the owner of the Walgreen's property to provide such mutual access within 4 years after the date of passage of this Ordinance, the Developer and the City shall revisit the provisions of this paragraph and attempt to come to a mutually agreeable resolution with the City, the Developer, and the owner of the Walgreen's property. If the parties referenced above cannot come to a mutually acceptable agreement as set forth in this paragraph within 5 years after the date of passage of this Ordinance, the property owner and Developer shall be relieved of the obligation to provide such access to and from the Walgreen's property. Developer shall have no obligation to pay for any portion of the access physically located on the Walgreen's property.

(8) Only the residential structures on Lot 10 may use 94th Street for vehicular traffic to access those properties.

(9) Except as otherwise provided herein, the Site shall be developed in substantial conformity with the Sabre Woods Design Standards attached hereto and made a part hereof as Exhibit C.

(10) All plans for public improvements must be approved by the City Engineer, and conform to ordinances of the City and specifications of IDOT, where applicable.

(11) All plans for storm water facilities must be approved by the Metropolitan Water Reclamation District of Greater Chicago, as applicable.

(12) A parcel of land (Lot 11, except for detention facility), as depicted on the attached Development Plan, shall be donated to the City upon request from the City for development as a public library or other public purpose. If the City does not request the donation of Lot 11 within 3 years from the date of this Ordinance, Owner shall be released from any obligation to donate Lot 11 to the City. If requested, such donation shall be made prior to the issuance of any building permits.

(13) The provisions of this ordinance are subject to a further mutual agreement by the City and the property owner for the establishment of a TIF District and reimbursement of eligible project costs to the Developer incurred after the date of this Ordinance, or as otherwise agreed by the City. The City is under no requirement to agree to the establishment of a TIF District, and is under no requirement to agree to any specific amount of reimbursement in the event that a TIF District is formed. The discussion of a TIF District and

negotiations of a Development Agreement shall be made during the first 8 months of 2017. In the event that the City does not form a TIF District, and does not enter into a Development Agreement with the property owner within said 8-month period on terms acceptable to the City and the property owner, then the provisions of this ordinance shall be voidable by the property owner upon written notice to the City, and the Site shall revert to its existing zoning without any PUD.

(14) The provisions of this ordinance are for the benefit of the current property owner who made application to the City for the PUD. Any transfer of property to a third party not affiliated with and controlled by the current property owner prior to initial development must be approved by the City in order for the PUD to be applicable to such new property owner.

(15) The terms, provisions and conditions of this ordinance shall run with the land and shall be a covenant of all future owners of the Site or any portion thereof.

Section 3

This ordinance shall be immediately in full force and effect after passage and approval.

This ordinance was passed and deposited in the office of the City Clerk of the City of Hickory Hills this 9th day of March, 2017.


D'LORAH CATIZONE, City Clerk

APPROVED by me this 9th day
of March, 2017.

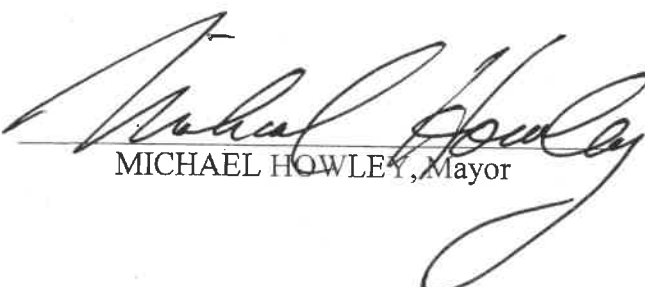
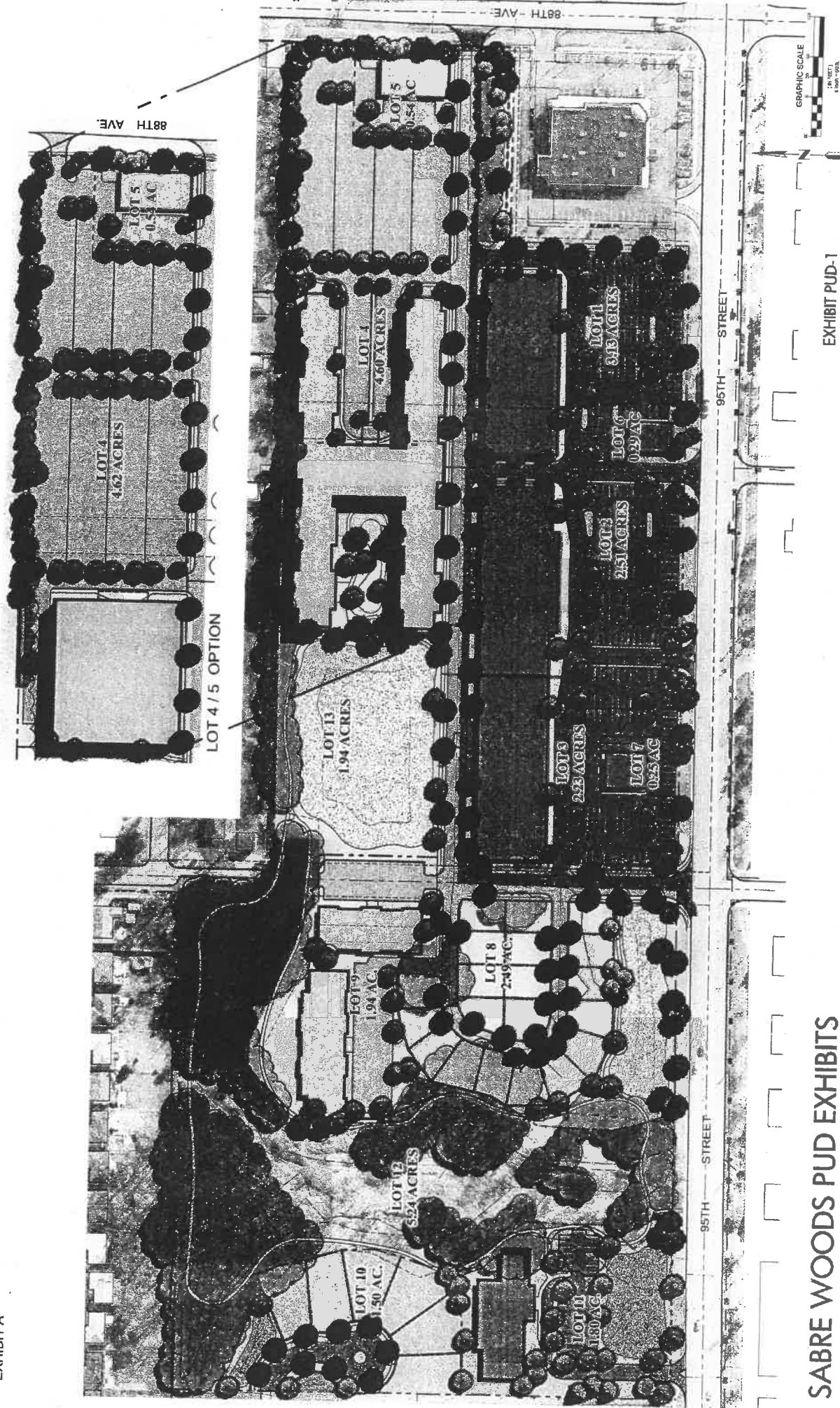

MICHAEL HOWLEY, Mayor

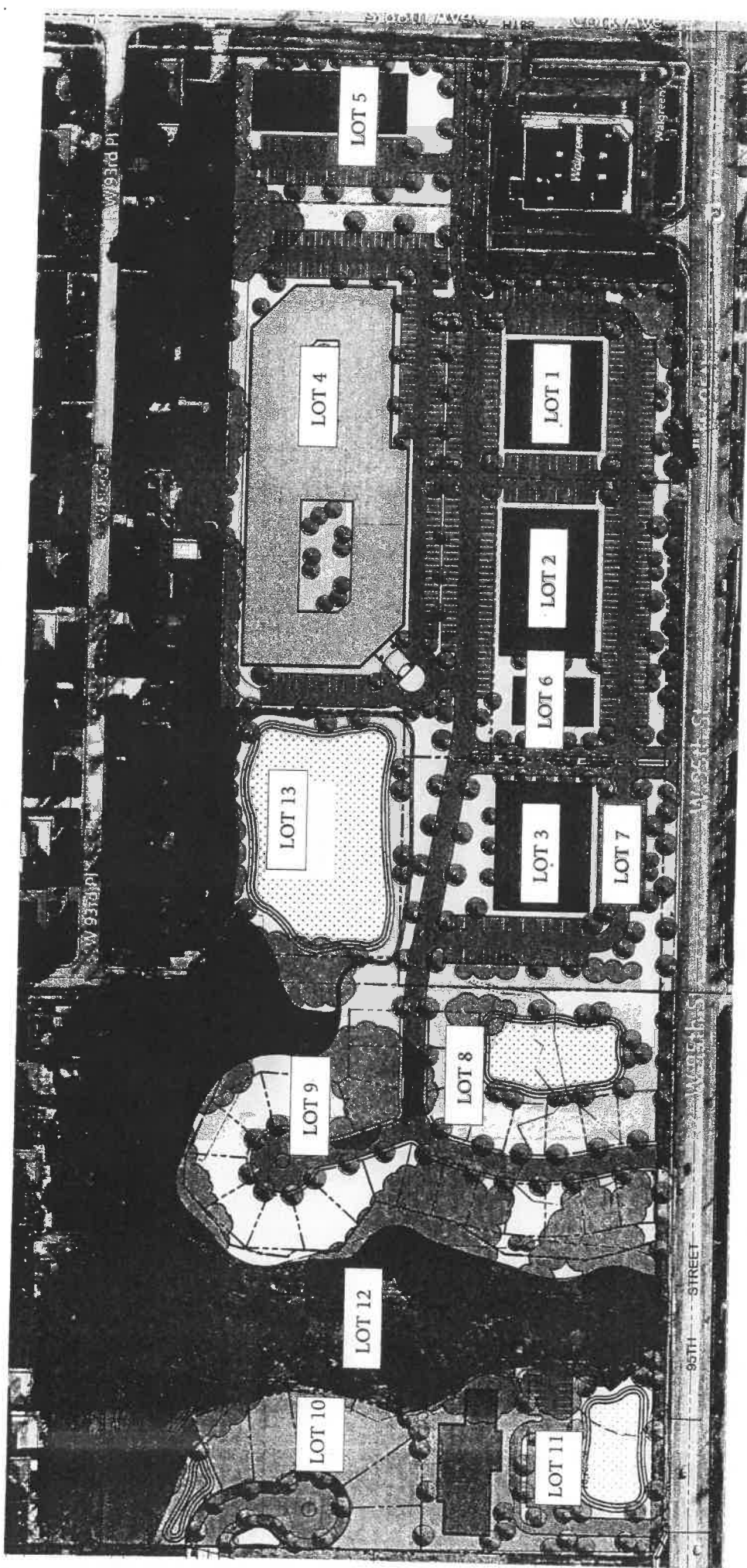
EXHIBIT A



SABRE WOODS PUD EXHIBITS
SITE DEVELOPMENT PLAN
8900 95th St, Hickory Hills, IL 60457

EXHIBIT PUD-1
01/27/2017

RETOWN
DEVELOPER:
CR Development, LLC



SABRE WOODS PUD EXHIBITS
SITE DEVELOPMENT PLAN - ALTERNATIVE 1
8900 95th St, Hickory Hills, IL 60457

EXHIBIT AD-1
01/30/2017

DEVELOPER:
RETOWN CR Development, LLC

[illegible]

EXHIBIT AD-2
01/30/2017

01/30/2017

DEVELOPER:
CR Development

RETOWN

RESIDENTIAL AREA - A

(LOTS 8 & 9)

LOT 8 & 9:

PUD-1:

Lot 8:

20 SENIOR SINGLE-FAMILY RESIDENCES (not to exceed 2 stories)
3,500 SQUARE FOOT MINIMUM LOT SIZE
1,200 MINIMUM SQUARE FOOT BUILDABLE

Lot 9:

1 OR 2-SENIOR APARTMENT BUILDINGS
84 TOTAL UNIT MAXIMUM
3-STORY MAXIMUM, UNLESS THE SENIOR APARTMENT BUILDING FRONTS UPON 95TH STREET IN WHICH EVENT THERE SHALL BE A 4-STORY MAXIMUM HEIGHT

PUD-A-1: & PUD-A-2:

Lots 8 & 9 (IF COMBINED):

- NOT TO EXCEED 36 SENIOR DETACHED SINGLE-FAMILY RESIDENCES (not to exceed 2 stories)

OR, IN THE ALTERNATIVE,

- NOT TO EXCEED 52 SENIOR ATTACHED SINGLE-FAMILY RESIDENCES (TOWNHOMES)

RESIDENTIAL AREA - B

(LOT 10)

LOT 10:

PUD-1:

6-R4 ZONED MARKET-RATE OR SENIOR DETACHED SINGLE FAMILY HOMES BUILT PER CODE

PUD-A-1: & PUD-A-2:

- NOT TO EXCEED 6 MARKET-RATE OR SENIOR DETACHED SINGLE-FAMILY HOMES
OR, IN THE ALTERNATIVE,
- NOT TO EXCEED 8 MARKET-RATE SENIOR ATTACHED SINGLE-FAMILY RESIDENCES
(TOWNHOMES)

RESIDENTIAL AREA - C

(LOT 11)

LOT 11:

PUD-1:

**DONATED TO THE CITY UPON REQUEST FOR PUBLIC USE
(Under terms specified in Section 2 (12))
and
FOR PROPOSED DETENTION POND**

PUD-A-1: & PUD-A-2:

**DONATED TO THE CITY UPON REQUEST FOR PUBLIC USE
(Under terms specified in Section 2 (12))
and
FOR PROPOSED DETENTION POND**

RESIDENTIAL AREA - D

(LOT 12)

LOT 12:

PUD-1, PUD-A-1: & PUD-A-2:

THE RAVINE / DRAINAGE / NATURAL AREA:

This is a "common area" to be "maintained and repaired" by "the Association" established by Section 2 (5).

NOTE:

THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS AND MODIFICATIONS NECESSARY TO ACCOMMODATE DRAINAGE AND OTHER REQUIREMENTS MADE NECESSARY BY THE DEVELOPMENT WHICH SHALL COMPLY WITH AND BE APPROVED BY THE MWRD, FEMA AND/OR THE U.S. ARMY CORPS OF ENGINEERS, AS APPLICABLE.

COMMERCIAL/RESIDENTIAL AREA - A

(LOT 13)

LOT 13:

PUD-1, PUD-A-1, & PUD-A-2:

RESERVED FOR STORM WATER RETENTION WITH SPECIFICATIONS TO BE DETERMINED BY APPLICABLE PERMITTING RULES AND REGULATIONS OF THE MWRD.

COMMERCIAL/RESIDENTIAL AREA - B

(LOTS 1, 2, 3, 4, 6, & 7)

PUD-1:

LOT 1:

C-3 ZONED RETAIL/COMMERCIAL USES
UP TO 31,000 SQUARE FEET OF GROSS LEASING AREA
1 OR 2 STORY

LOT 2:

C-3 ZONED RETAIL/ COMMERCIAL USES
UP TO 31,000 SQUARE FEET OF GROSS LEASING AREA
1 OR 2 STORY
and
ASSOCIATED PARKING LOTS

LOT 3:

C-3 ZONED RETAIL/COMMERCIAL USES
UP TO 30,000 SQUARE FEET OF GROSS LEASING AREA
1 OR 2 STORY

LOT 4:

PUD-1:

INDEPENDENT SENIOR LIVING/ASSISTED LIVING AND MEMORY CARE FACILITY WHICH CAN BE 1 OR 2 SEPARATE STRUCTURES
MAXIMUM HEIGHT NOT TO EXCEED 4 OCCUPIED STORIES
(WITH A LEVEL ABOVE THAT MAY INCLUDE BUILDING MAINTENANCE AND INFRASTRUCTURE EQUIPMENT AND/OR A SEASONAL, OPEN-AIR OR ALL-WEATHER ENCLOSED OBSERVATION DECK ON THAT LEVEL AS FAR AS PRACTICAL SOUTH ON THAT LEVEL FROM OVERLOOKING ADJACENT RESIDENTIAL HOMES ALONG 93RD STREET OR 93RD PLACE)
and
ASSOCIATED PARKING LOTS

OR, IN THE ALTERNATIVE,

1 OR 2 OFFICE BUILDING STRUCTURE(S)
MAXIMUM HEIGHT NOT TO EXCEED 4 OCCUPIED STORIES
(WITH A LEVEL ABOVE WHICH MAY INCLUDE BUILDING MAINTENANCE AND INFRASTRUCTURE EQUIPMENT AND / OR A SEASONAL, OPEN-AIR OR ALL-WEATHER ENCLOSED OBSERVATION DECK ON THAT LEVEL AS FAR AS PRACTICAL SOUTH ON THAT LEVEL FROM OVERLOOKING ADJACENT RESIDENTIAL HOMES ALONG 93RD STREET OR 93RD PLACE)
and
ASSOCIATED PARKING LOTS

LOT 6:

C-3 ZONED RETAIL USES
3,000 SQUARE FEET MINIMUM
1-STORY
and
ASSOCIATED PARKING LOTS

LOT 7:

C-3 ZONED RETAIL USES
3,000 SQUARE FEET MINIMUM
1-STORY
and
ASSOCIATED PARKING LOTS

COMMERCIAL/RESIDENTIAL AREA - B

(LOTS 1, 2, 3, 4, 6, & 7)

PUD A-1 & PUD A-2:

PRIMARY FACILITY

INDEPENDENT SENIOR LIVING/ASSISTED LIVING AND MEMORY CARE FACILITY WHICH CAN BE 1 OR 2 SEPARATE STRUCTURES

MAXIMUM HEIGHT NOT TO EXCEED 4 OCCUPIED STORIES

(WITH A LEVEL ABOVE WHICH MAY INCLUDE BUILDING MAINTENANCE AND INFRASTRUCTURE EQUIPMENT AND/ OR A SEASONAL, OPEN-AIR OR ALL-WEATHER ENCLOSED OBSERVATION DECK ON THAT LEVEL AS FAR AS PRACTICAL SOUTH ON THAT LEVEL FROM OVERLOOKING ADJACENT RESIDENTIAL HOMES ALONG 93RD STREET OR 93RD PLACE)

and

ASSOCIATED PARKING LOTS

OR, IN THE ALTERNATIVE,

1 OR 2 OFFICE BUILDING STRUCTURES

MAXIMUM HEIGHT NOT TO EXCEED 4 OCCUPIED STORIES

(WITH A LEVEL ABOVE WHICH MAY INCLUDE BUILDING MAINTENANCE AND INFRASTRUCTURE EQUIPMENT AND/OR A SEASONAL, OPEN-AIR OR ALL-WEATHER ENCLOSED OBSERVATION DECK ON THAT LEVEL AS FAR AS PRACTICAL SOUTH ON THAT LEVEL FROM OVERLOOKING ADJACENT RESIDENTIAL HOMES ALONG 93RD STREET OR 93RD PLACE)

and

ASSOCIATED PARKING LOTS

AND

SECONDARY FACILITIES

RETAIL/COMMERCIAL C-3 ZONED STRUCTURE (S) OF NOT LESS THAN 45,000 TOTAL SQUARE FEET GROUND FLOOR AND MAXIMUM HEIGHT OF 2 STORIES

and

ASSOCIATED PARKING LOTS

AND

A COMBINATION OF:

SENIOR ONLY MULTI-FAMILY APARTMENT STRUCTURES NOT TO EXCEED 3-STORIES IN HEIGHT

and

ASSOCIATED PARKING LOTS

OR

OFFICE BUILDING STRUCTURES NOT TO EXCEED 3-STORIES IN HEIGHT

and

ASSOCIATED PARKING LOTS

COMMERCIAL/RESIDENTIAL AREA - C

(LOT 5)

PUD-1:

LOT 5:

1-C-3 ZONED RETAIL OR OFFICE SPACE STRUCTURE
MAXIMUM 13,000 SQUARE FEET
MAXIMUM 2 STORIES IN HEIGHT
and
ASSOCIATED PARKING LOTS

PUD A-1 & PUD A-2:

LOT 5:

1-C-3 ZONED RETAIL OR OFFICE SPACE STRUCTURE
MAXIMUM 13,000 SQUARE FEET
MAXIMUM 2 STORIES IN HEIGHT
and
ASSOCIATED PARKING LOTS

SABRE WOODS

Design Standards

In response to the City of Hickory Hills Plan Commission

A public/private partnership

City of Hickory Hills

Koziarz Group II, LLC - Owner

Retown - Development Manager (www.retown.com)

Chicagoland Realty - Marketing and Sales (www.chicagolandrealty.com)



SABRE WOODS

Executive Summary

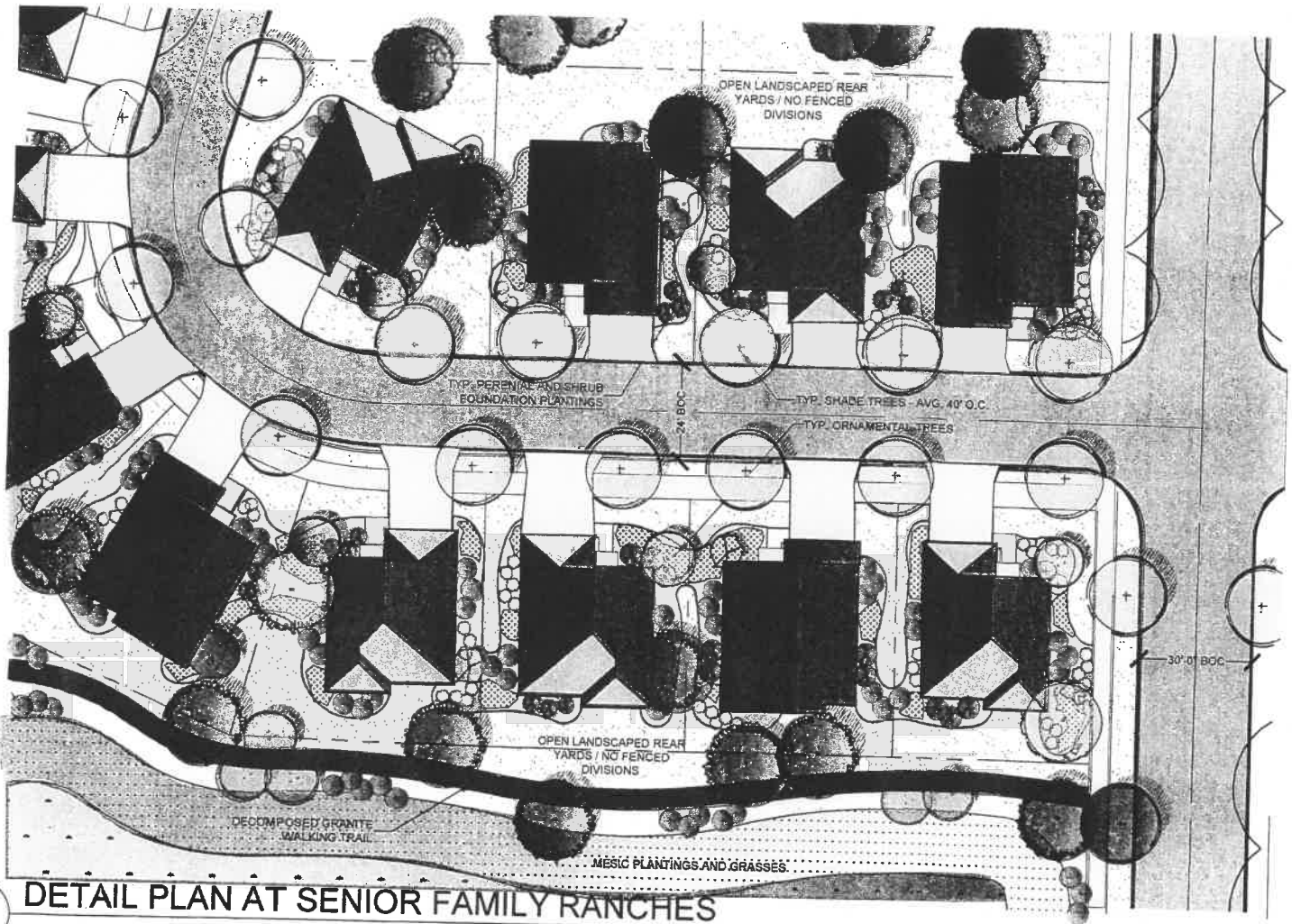
The following report is a response to comments and concerns received from the Village of Hickory Hills, Robinson Engineering, and Neighbors regarding the initial PUD submittal of the project plans.

The goal of the PUD plans and this supporting report are to show the general intent of the development and the measures we anticipate taking to alleviate any burden or excessive impact on the neighboring community and the Village as a whole. This site, while containing an abundance of natural features and a wonderful location has a myriad of constraints and restrictions including but not limited to : Water supply and sewage discharge limitations, Traffic flow regulations overseen by IDOT and the Village, A private high pressure pipeline easement, a complex topography and natural wetland resources to navigate, and residential and business neighbors of close proximity.

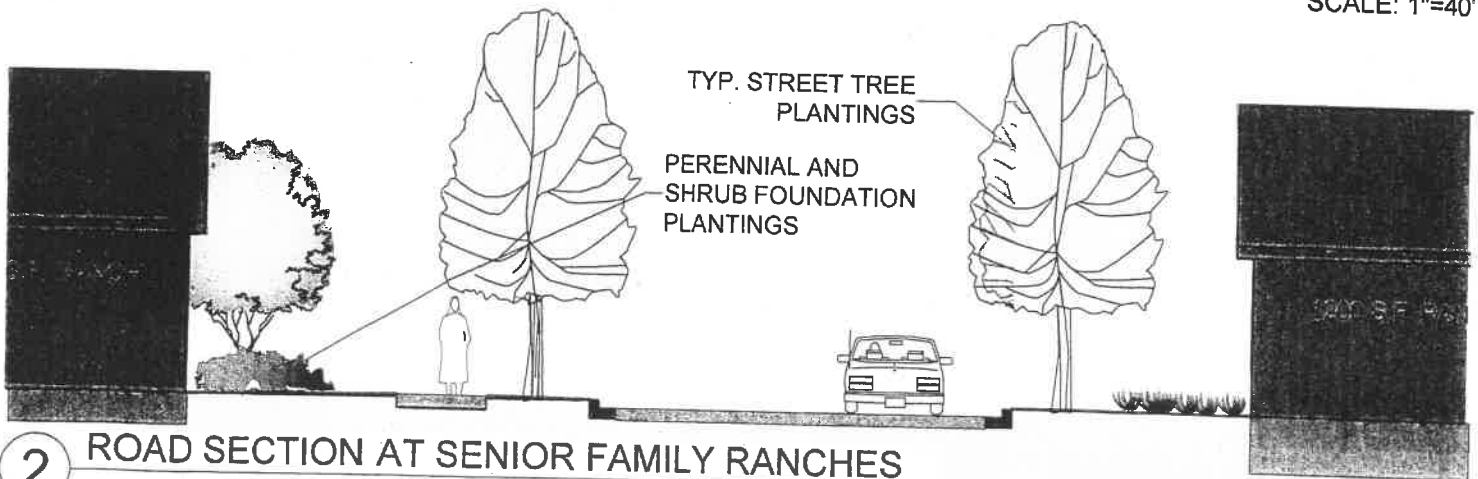
We hope to demonstrate in the following pages that every part of our design, engineering and marketing process, to this point, and moving forth will keep these issues in the forefront and will be addressed in a manner that will be sustainable to the existing natural habitat, cohesive to the local community, and will serve to benefit the local neighborhood and the larger Village area. While these plans are still a work in progress and are subject to change based on various approvals, final tenant and owner selections and final engineering, our intent in these plans is to develop a framework for development and to display the extent of care and attention to detail necessary to properly buffer the property, tie into the existing Village framework, and to seamlessly mesh with the neighborhood without imposing any negative impact.

We look forward to continuing this process as an open and positive discussion with all parties involved, towards creating a development that will be part of the community rather than just next to it.

Neighborhood Cross Sections



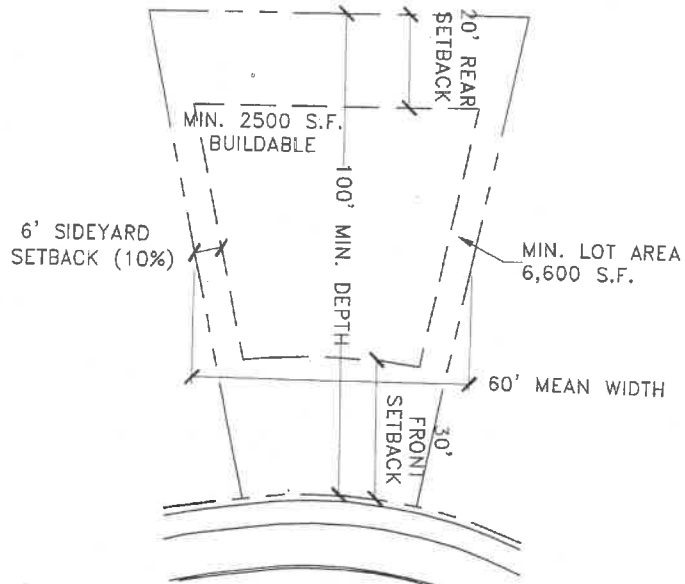
SCALE: 1"=40'



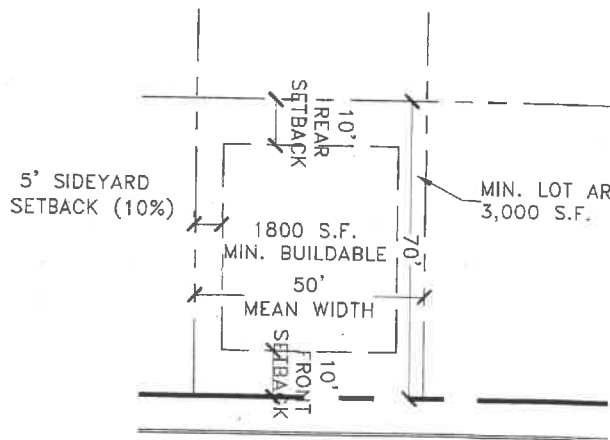
SCALE: 1"=20'

Residential Single Family Lot Dimensioned Plan

Proposed Single Family lot dimensions have been revised to accommodate "Mean" dimensions rather than "minimum" dimensions per typical planning standards regarding cul-de-sac and "Pie shaped" lots. See revised plan at full size - sheet PC-3.



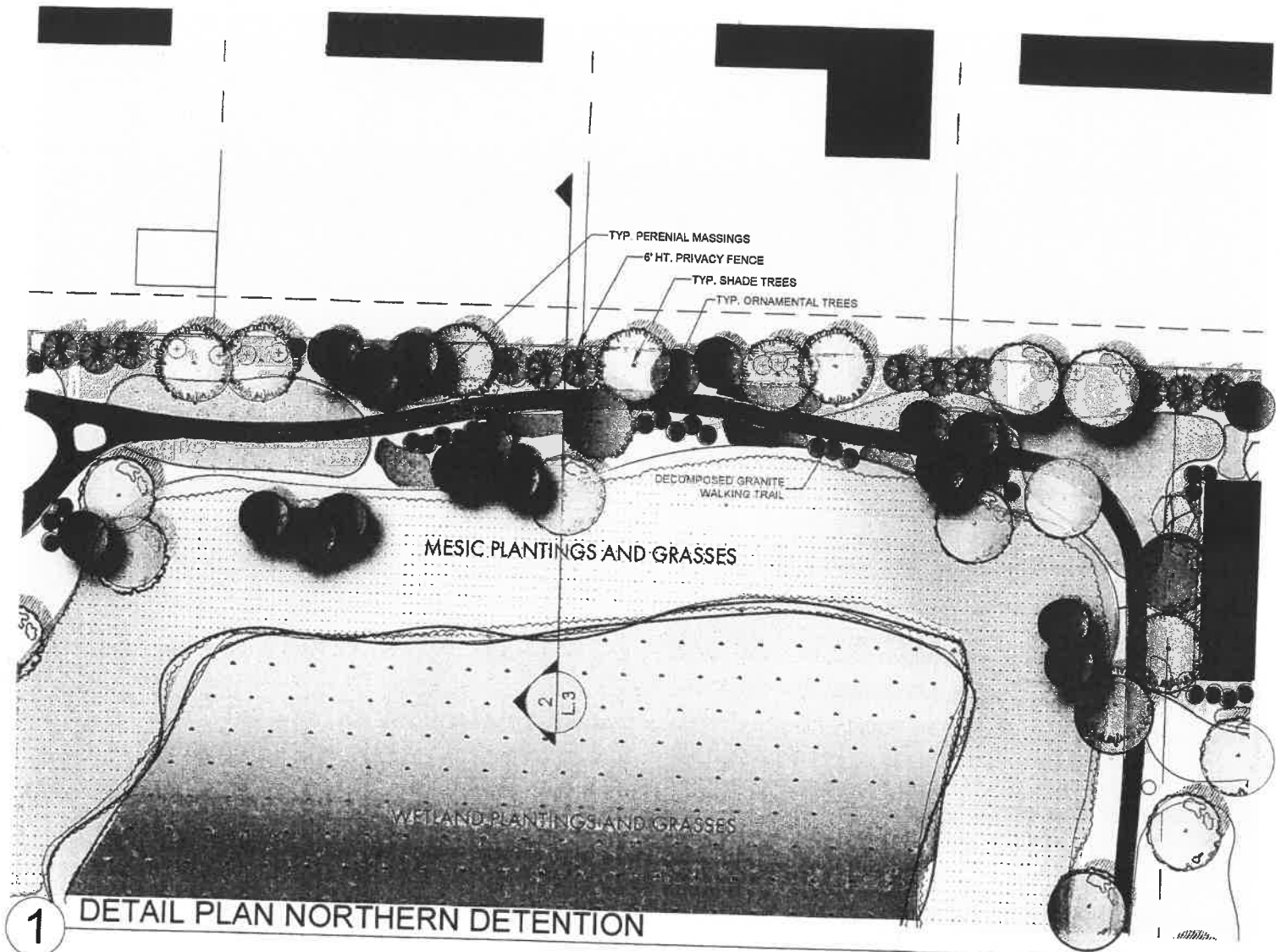
TYP. DIMENSIONS @ LOT 10



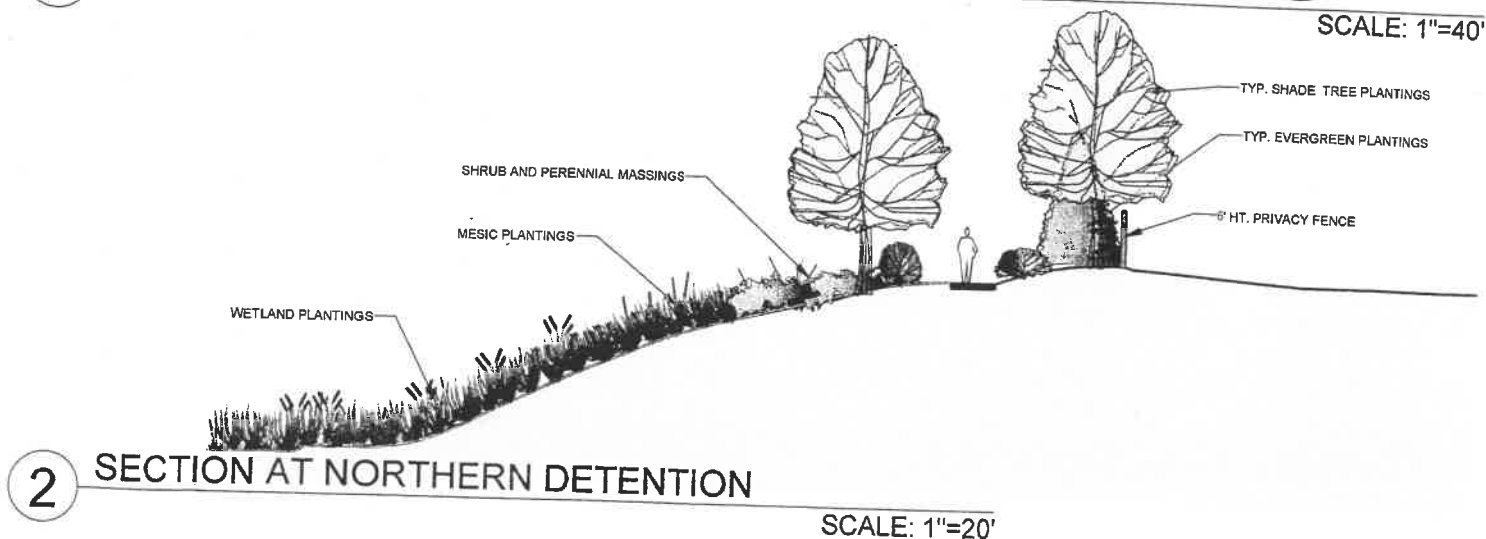
TYPICAL DIMENSIONS @ LOT 8

SCALE: 1"=40'

Neighborhood Cross Sections



SCALE: 1"=40'

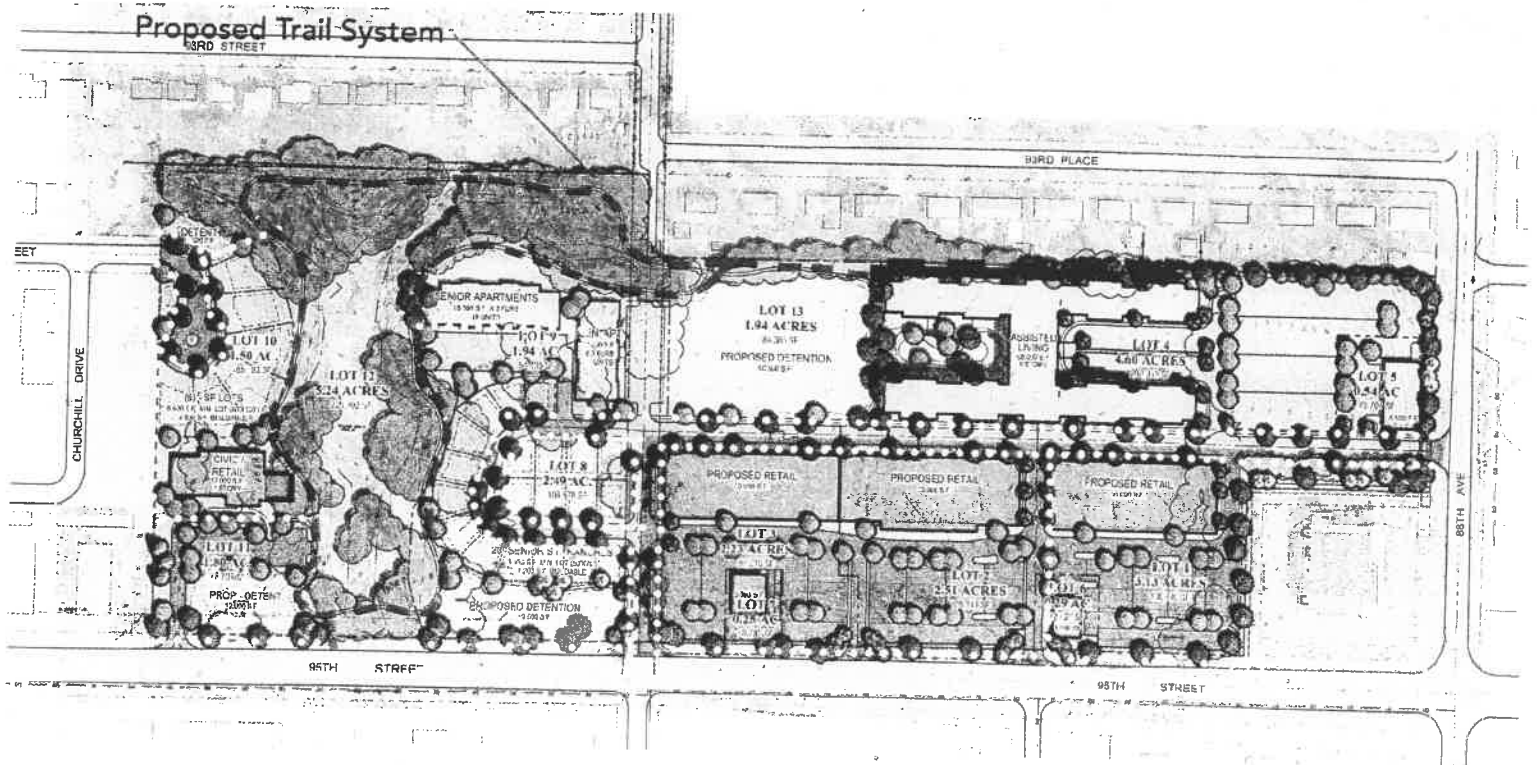


SCALE: 1"=20'

Trails

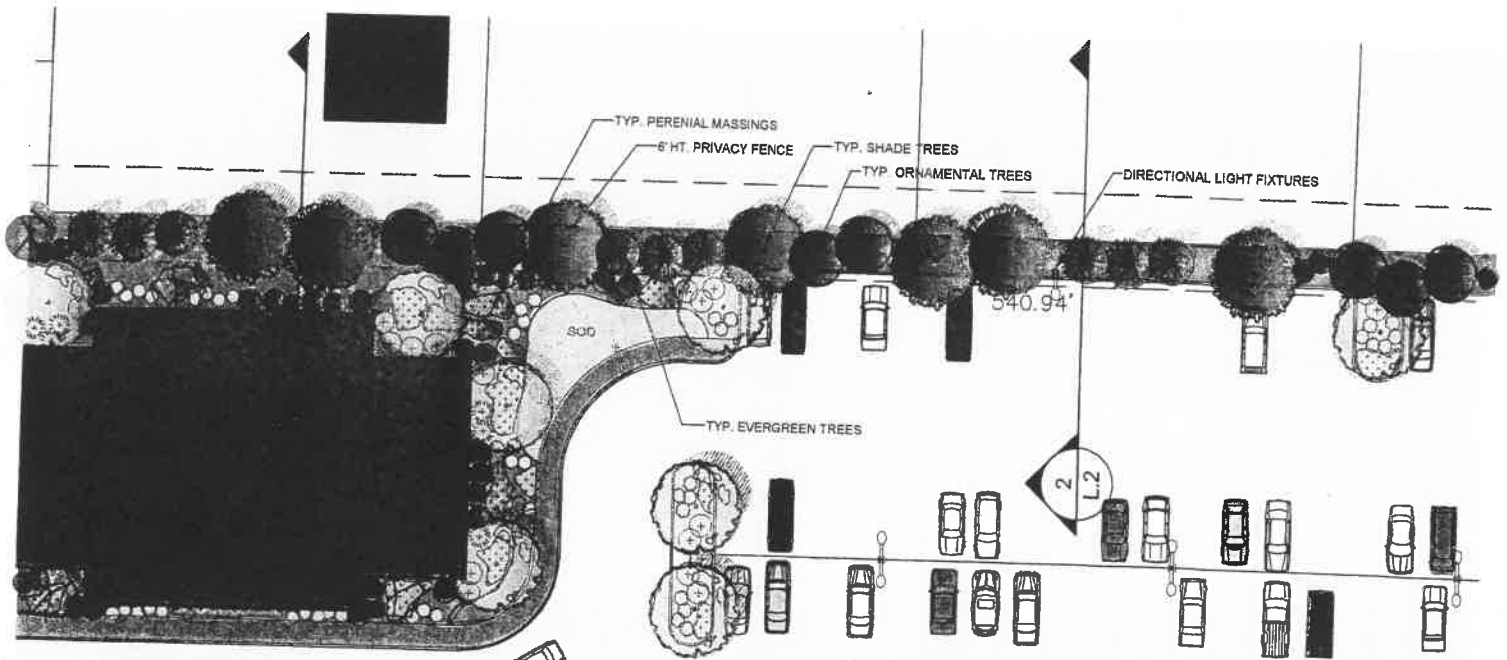
A trail system to connect different areas of the development is proposed. Mobility issues of the residents of the senior housing should be considered in material selection of the trail system.

Final alignment and trail construction details shall be determined based on Army Corps allowable standards, final site grading, and determination of any on site impediments. Trail shall be aligned to minimize disturbance to grading and existing trees along the Wetland area.



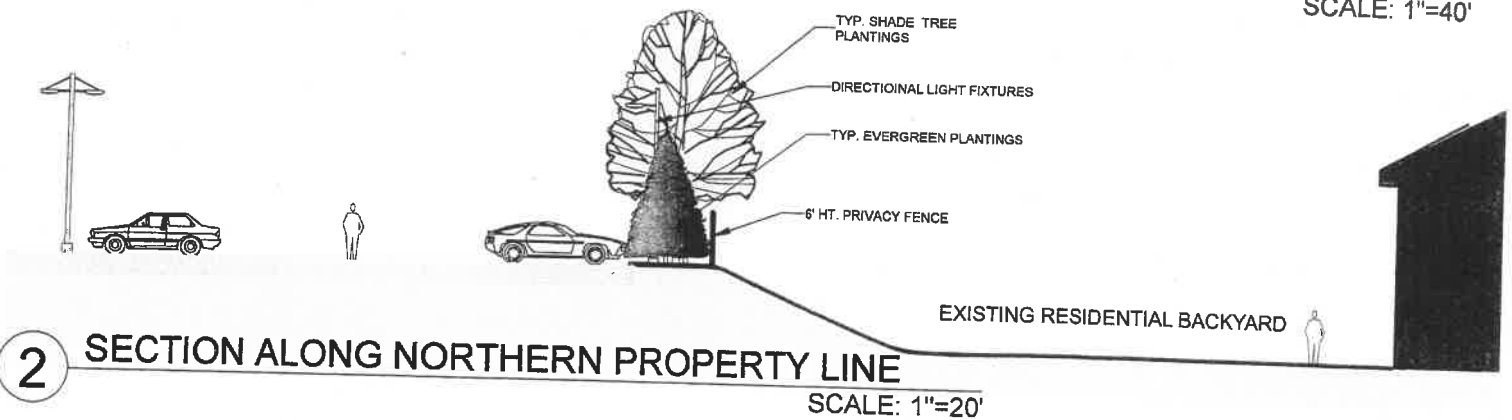
Interconnected Sidewalk System

Neighborhood Cross Sections



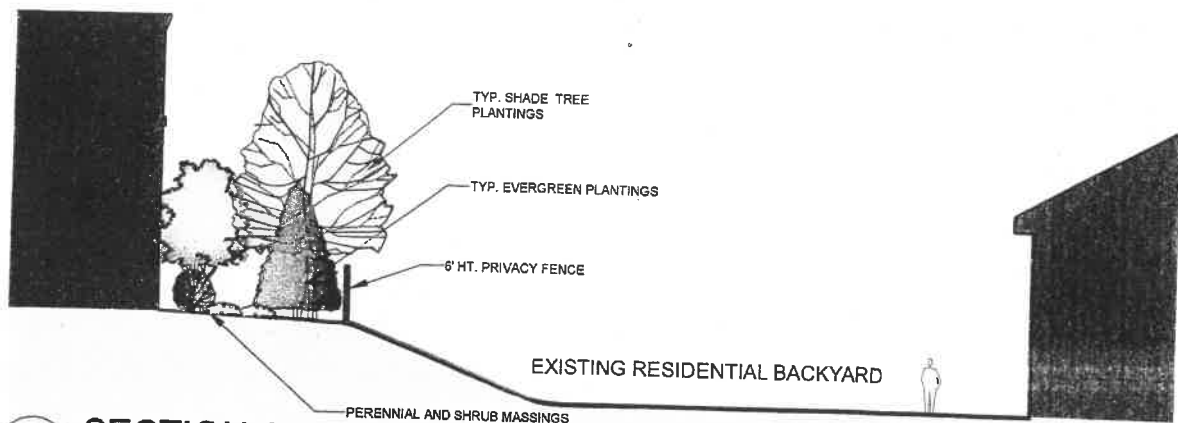
1 DETAIL BUFFER / SLOPE ALONG NORTH PROPERTY LINE

SCALE: 1"=40'



2 SECTION ALONG NORTHERN PROPERTY LINE

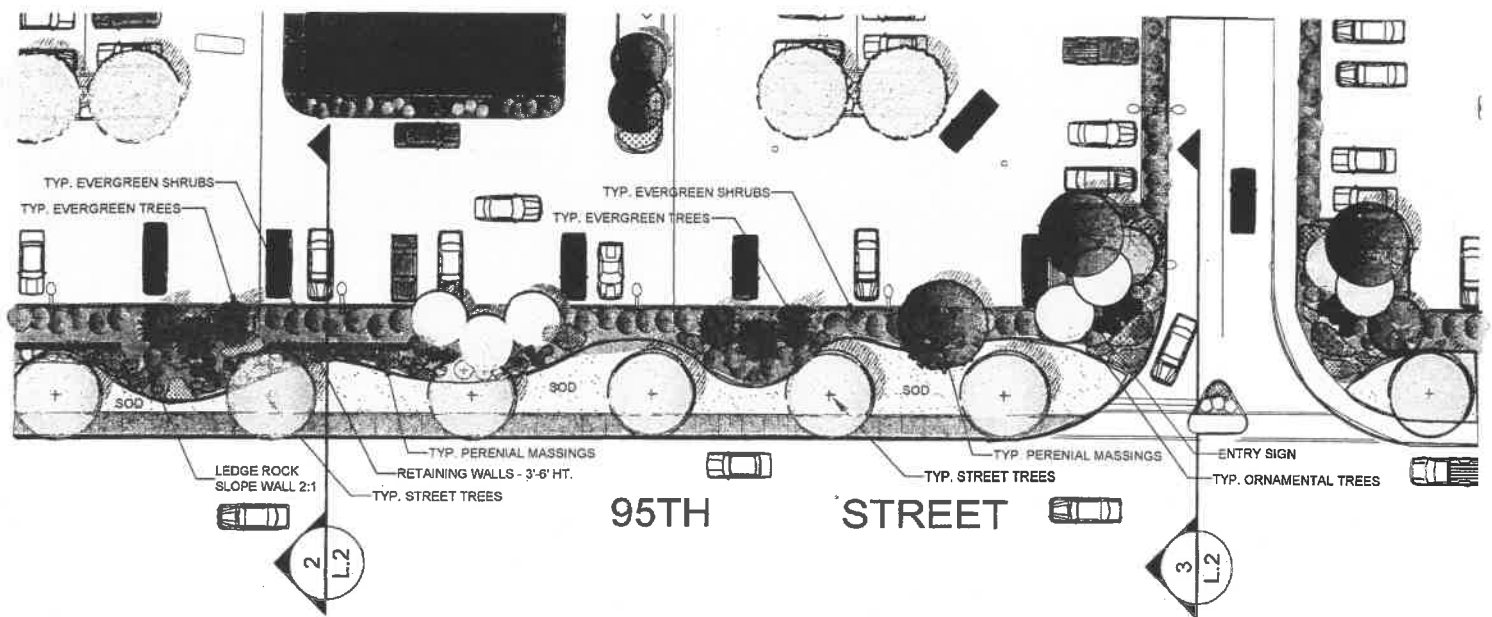
SCALE: 1"=20'



3 SECTION ALONG NORTHERN PROPERTY LINE

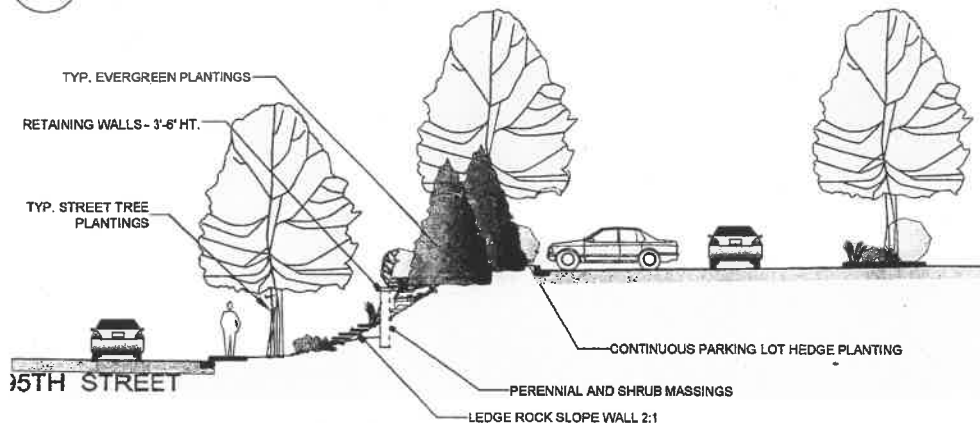
SCALE: 1"=20'

Neighborhood Cross Sections



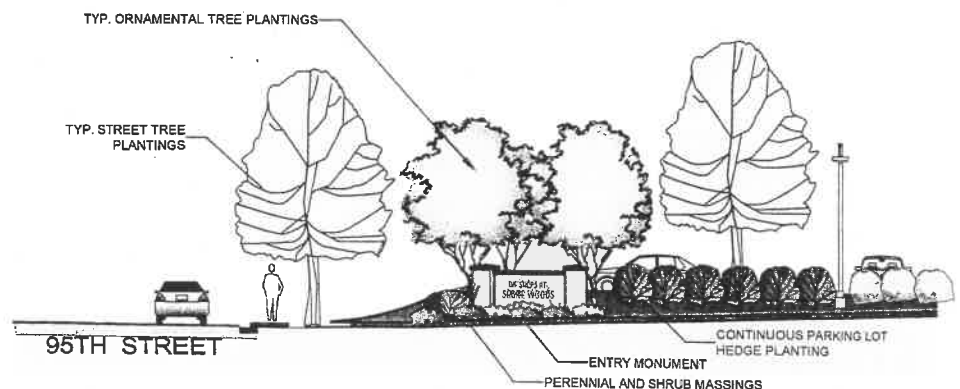
1 DETAIL BUFFER / SLOPE ALONG 95TH STREET

SCALE: 1"=40'



2 STEEP SLOPE SECTION ALONG 95TH STREET

SCALE: 1"=20'



3 LOW SLOPE SECTION ALONG 95TH STREET

SCALE: 1"=20'

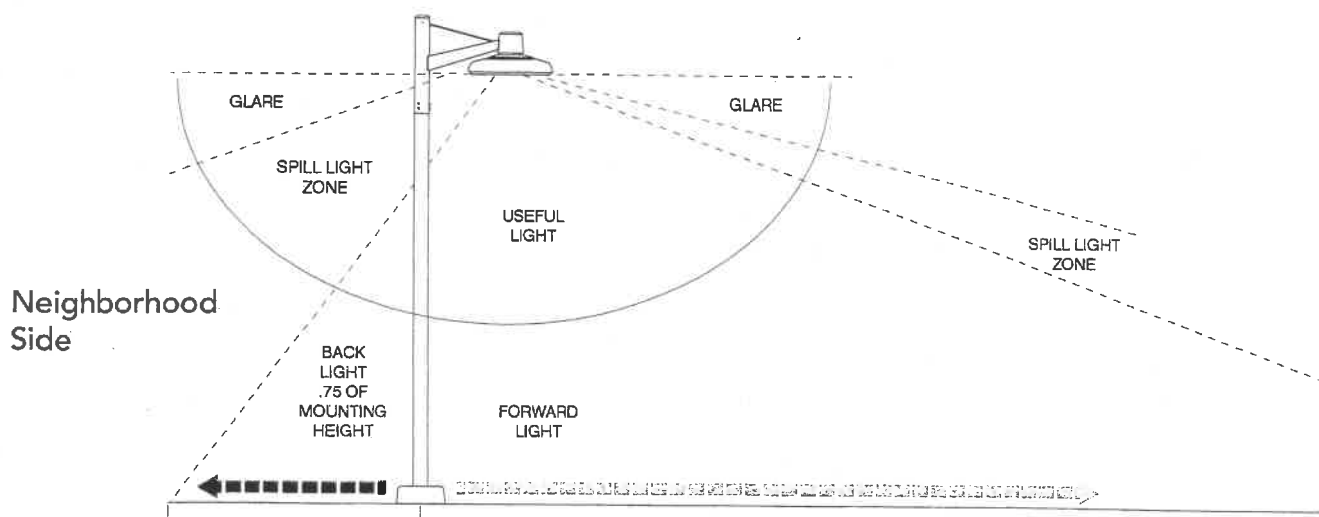
Lighting Design

New Street lighting will enhance the character of the development and improve way finding. The lighting chosen will be sensitive to the surrounding neighborhood, and will minimally spill into the residential area. Lights chosen should be lights that are focused downward for a minimal spill light zone.

Final lighting shall be approved by the City of Hickory Hills, IL.

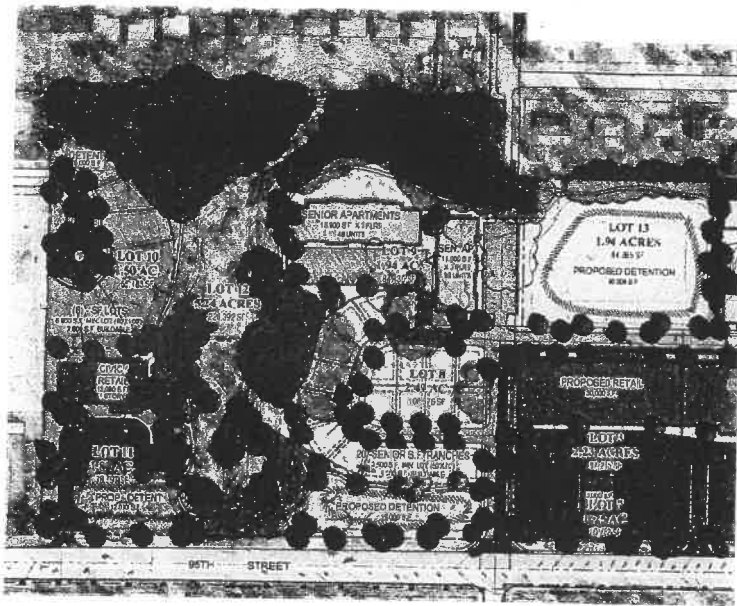


Sample Commercial Lighting Concept showing downward direction of lights



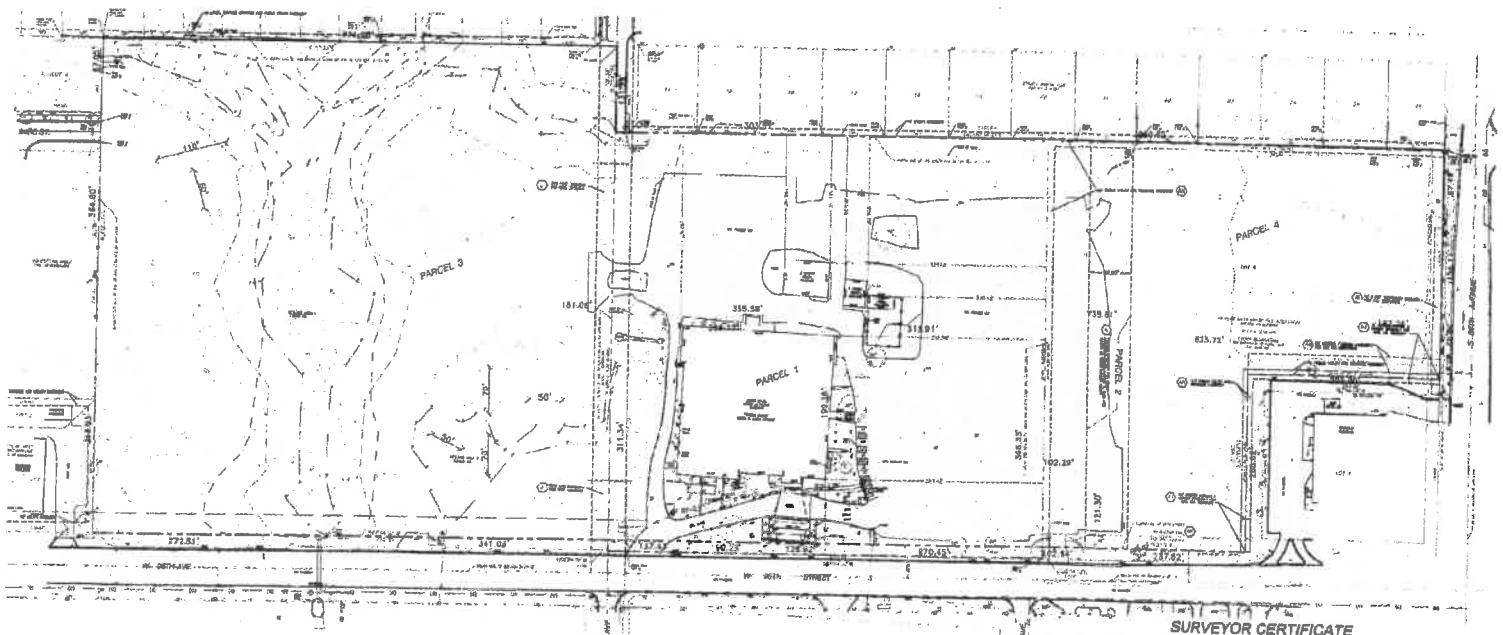
Sample Lighting fixture diagram by Sternberg Lighting

Sanitary/Septic Sewer and Water Supply



Proposed Detention Locations

There are current limitations to water supply pressure and sewer discharge (sewer lift station) regarding site development. As part of final Engineering, once final Plat and tenant use is determined, a final determination as to the solution for these issues will be designed based on Cost, effective drainage/supply, and any effects to neighboring properties.



Current Site Topography

Traffic

Proposed traffic access is subject to IDOT and Pipeline approvals and Final Engineering based on final plat. The design intent for traffic patterns is to provide several secondary entrance and exits to alleviate traffic congestion at any single intersection or roadway, while allowing access to and from all areas of the site.

