



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 City 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 City 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 City, 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 City 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 City 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.

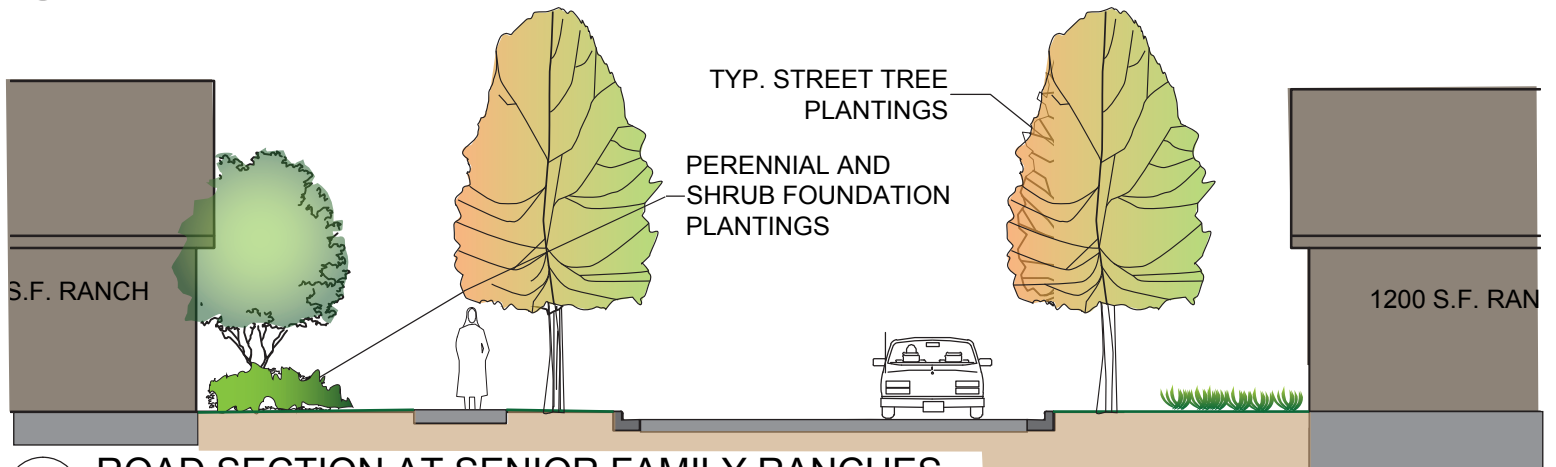
SABRE WOODS

Neighborhood Cross Sections



1 DETAIL PLAN AT SENIOR FAMILY RANCHES

SCALE: 1"=40'



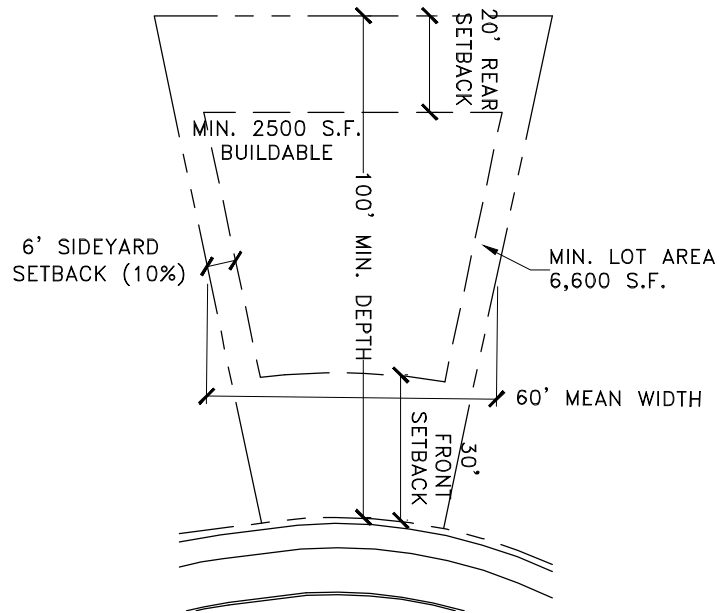
2 ROAD SECTION AT SENIOR FAMILY RANCHES

SCALE: 1"=20'

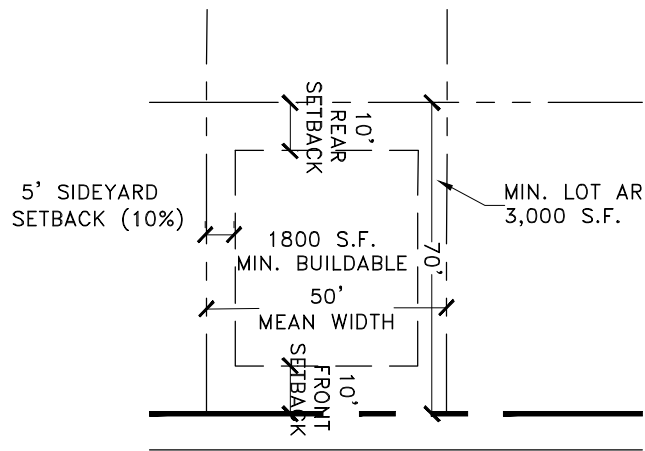
SABRE WOODS

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

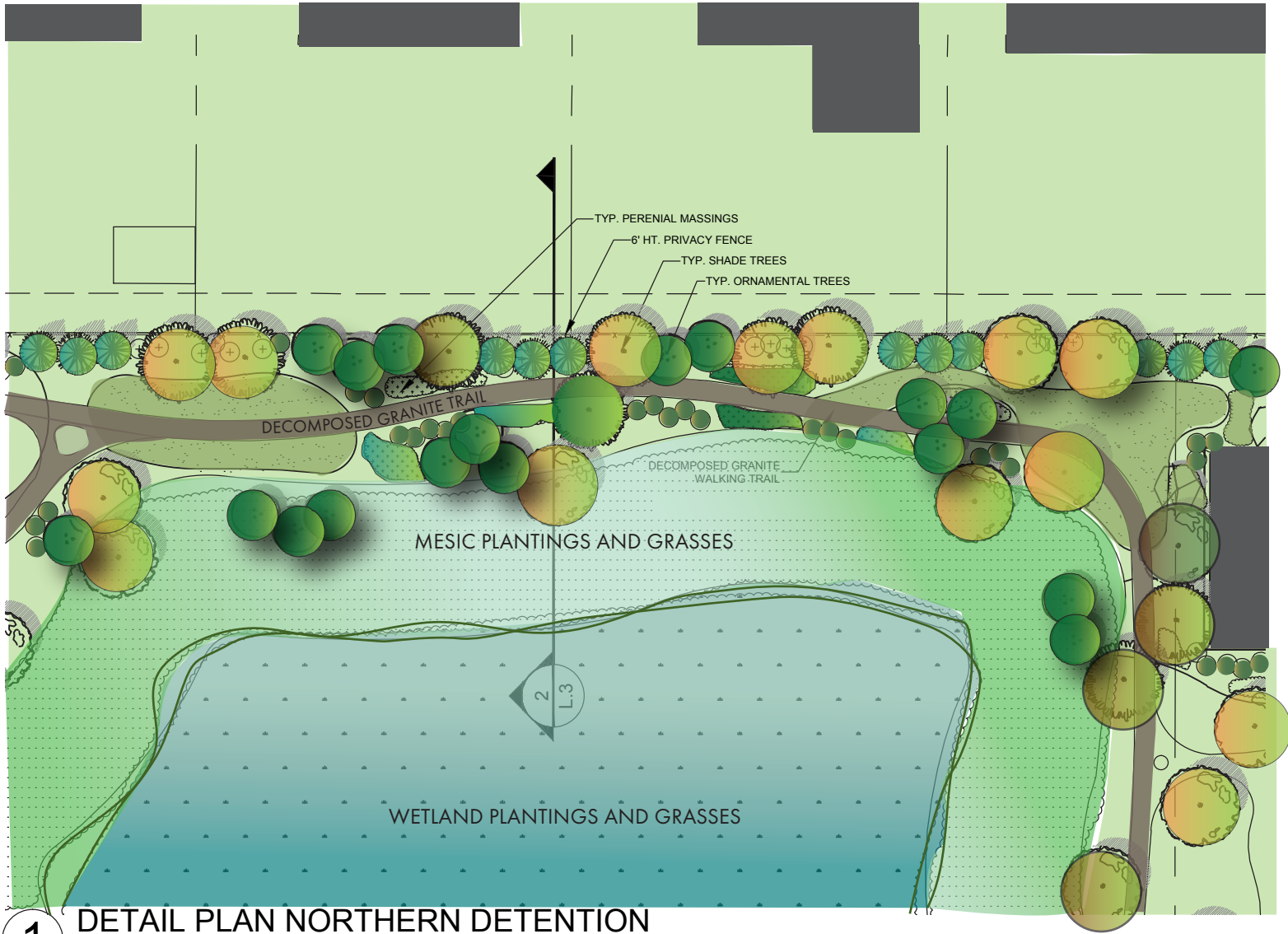


TYPICAL DIMENSIONS @ LOT 8

SCALE: 1"=40'

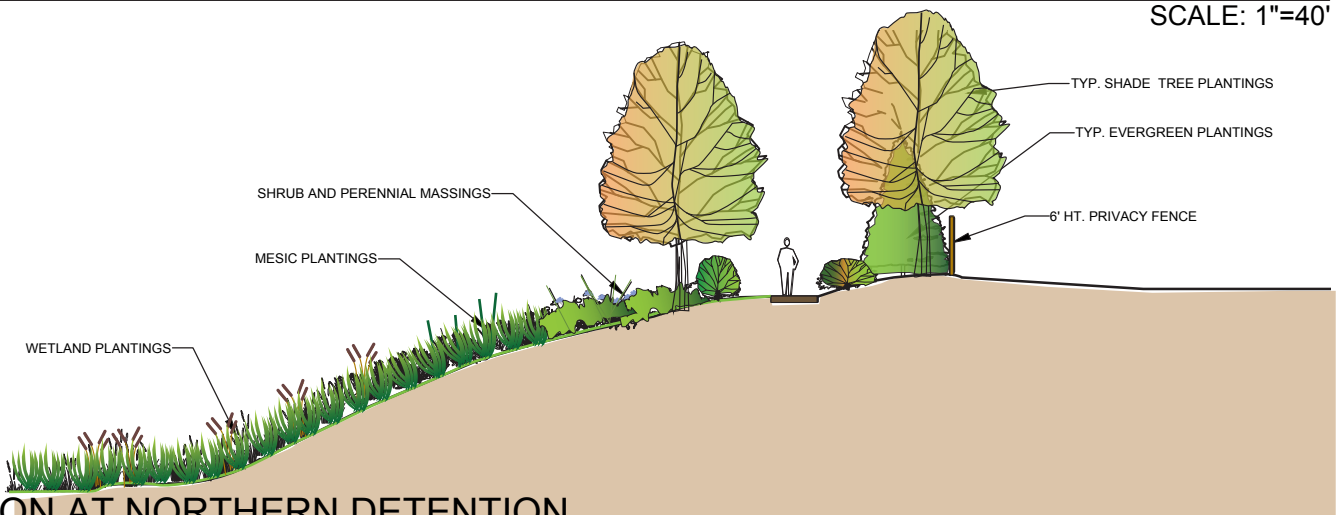
SABRE WOODS

Neighborhood Cross Sections



1 DETAIL PLAN NORTHERN DETENTION

SCALE: 1"=40'



2 SECTION AT NORTHERN DETENTION

SCALE: 1"=20'

SABRE WOODS

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

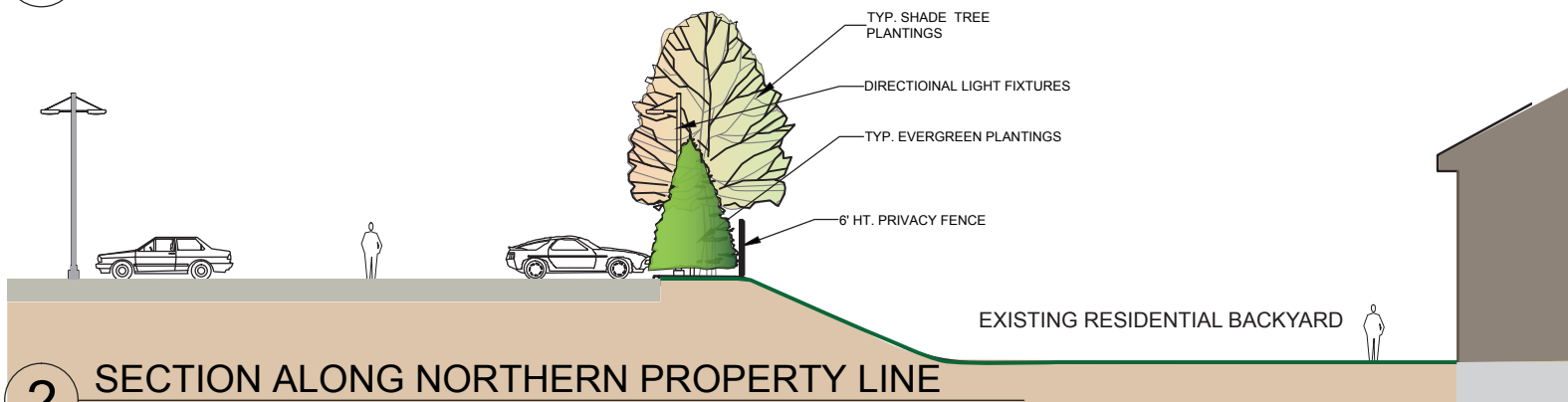
SABRE WOODS

Neighborhood Cross Sections



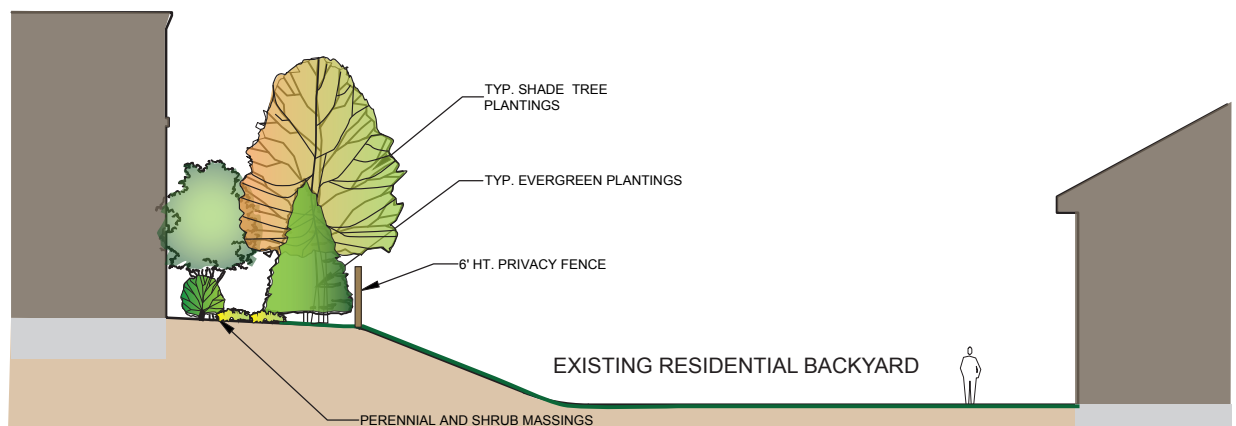
1 DETAIL BUFFER / SLOPE ALONG NORTH PROPERTY LINE

SCALE: 1"=40'



2 SECTION ALONG NORTHERN PROPERTY LINE

SCALE: 1"=20'



3 SECTION ALONG NORTHERN PROPERTY LINE

SCALE: 1"=20'

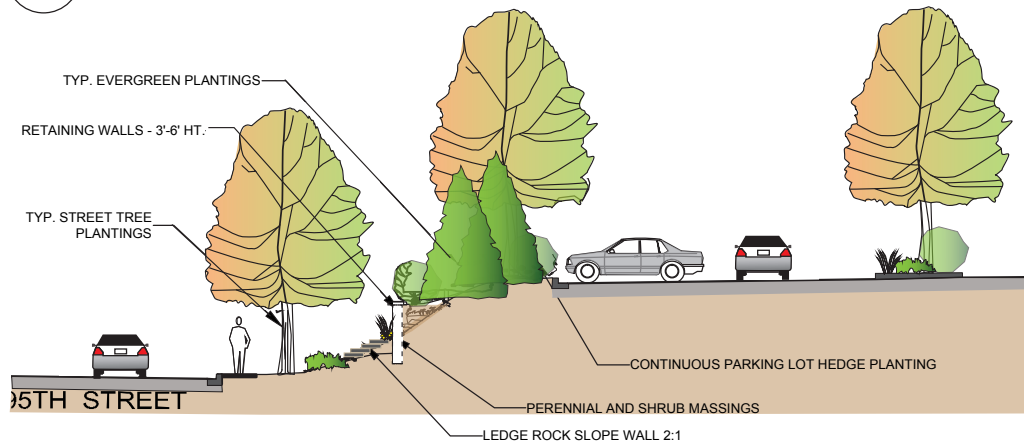
SABRE WOODS

Neighborhood Cross Sections



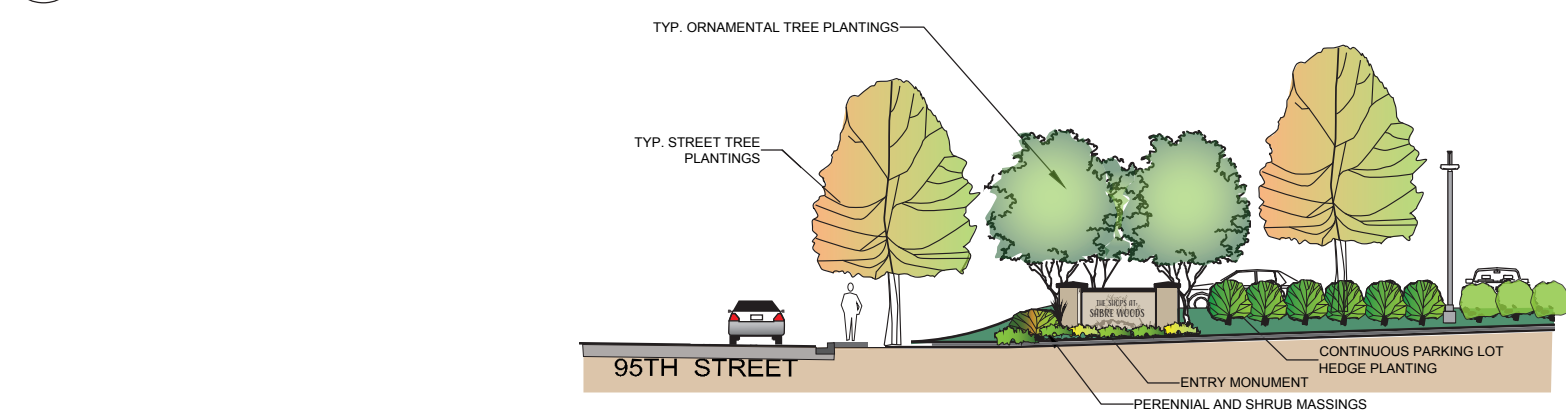
1 DETAIL BUFFER / SLOPE ALONG 95TH STREET

SCALE: 1"=40'



2 STEEP SLOPE SECTION ALONG 95TH STREET

SCALE: 1"=20'



3 LOW SLOPE SECTION ALONG 95TH STREET

SCALE: 1"=20'



SABRE WOODS

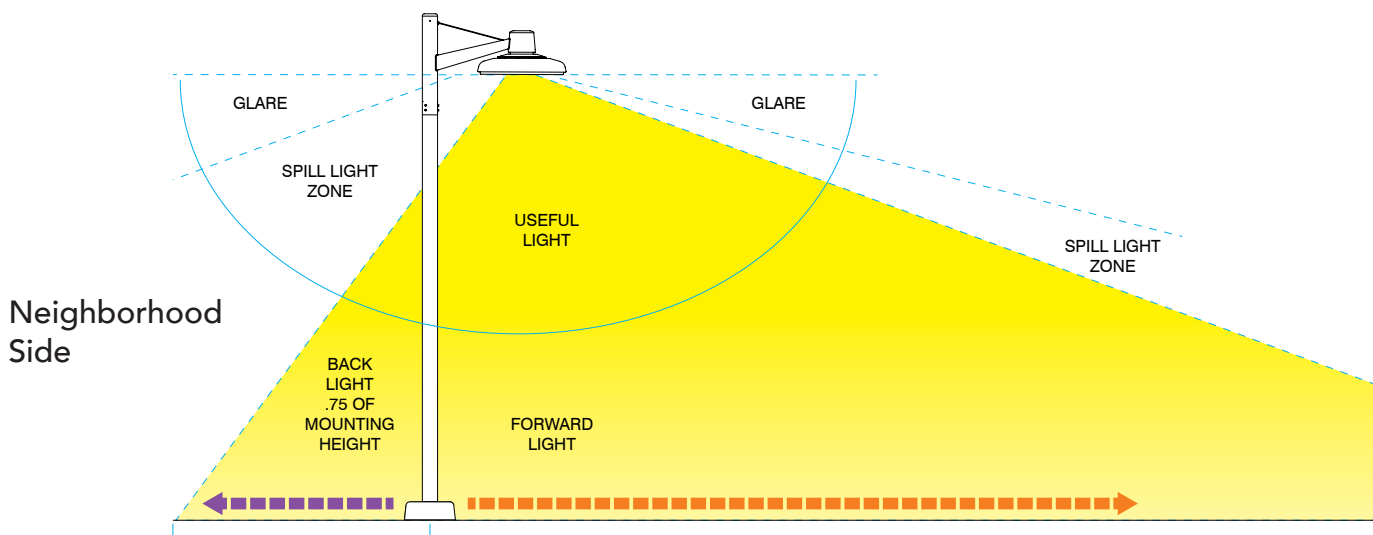
Lighting Design

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

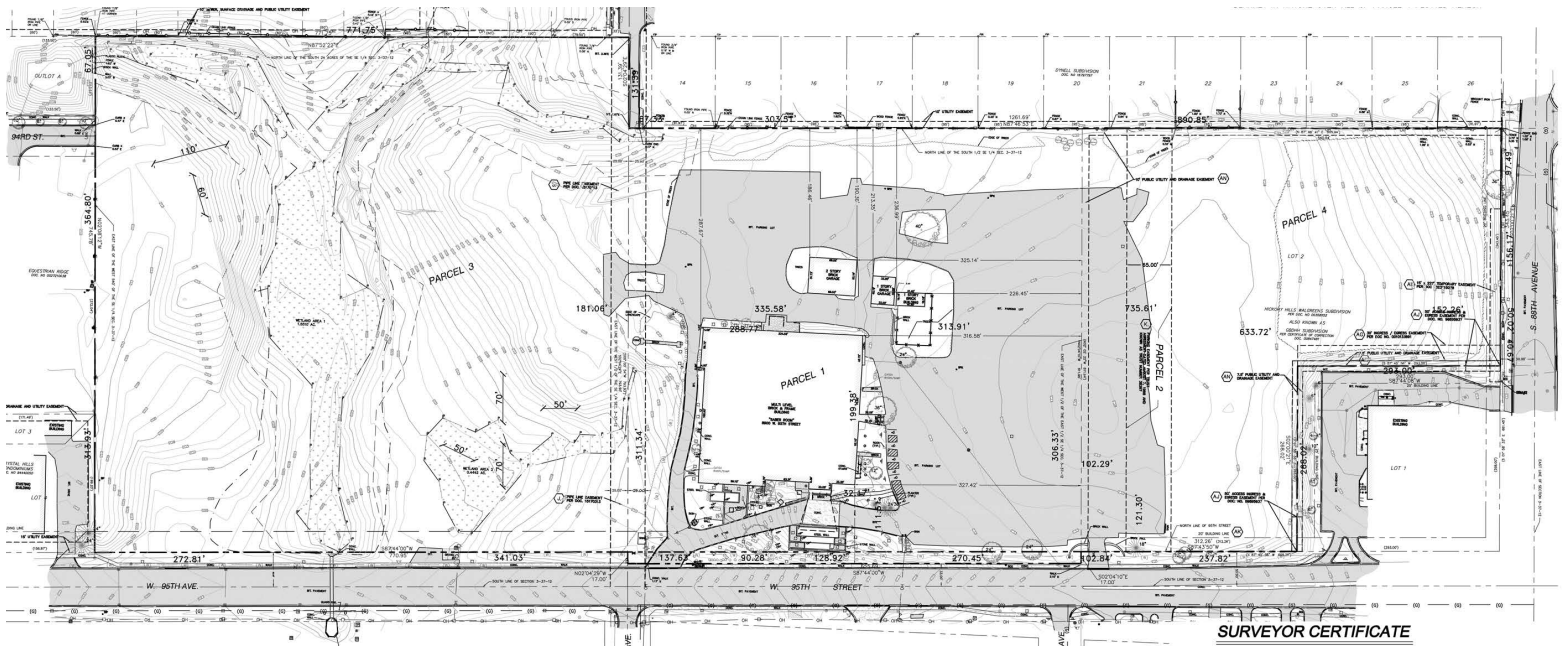
SABRE WOODS

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

SABRE WOODS

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.

