

DATE: January 16, 2017

**REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING  
COMMITTEE ACTION**

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File Number: 2017-0036

Orig. Department: Village Clerk

File Name: Approval of the December 19, 2016 Development Services, Planning and  
Engineering Committee Minutes

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**BACKGROUND:**

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of December 19, 2016.

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**REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING  
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File Number: 2017-0022  
Orig. Department: Development Services Department  
File Name: Stellwagen Farm Perimeter Path Construction Engineering

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**BACKGROUND:**

In 2013 the Village awarded Christopher B. Burke Engineering, Ltd. (CBBEL) a design engineering contract for the Stellwagen Farm perimeter path. The construction documents are complete and have been reviewed by both Village Staff and Stellwagen Foundation members. The approved FY 2017 capital improvement budget includes funds for the construction and construction engineering of the perimeter path. Staff anticipates soliciting bids for the construction of the path in Spring 2017 with construction to take place mid to late summer. This would avoid the farm spring planting season as well as the fall harvest. The estimated cost of the path is \$625,000. Staff will introduce a new agenda item once the construction project is bid and evaluated for award with the actual bid cost.

The CBBEL construction engineering proposal will coordinate and manage the construction of the Stellwagen perimeter path to ensure the path is being built and paid per the contract specifications. The scope includes providing pre-bid services such as responding to design questions by potential bidders and assisting staff in evaluating the bid documents. The proposal is attached for reference.

**BUDGET IMPACT:**

The design and engineering services proposed by CBBEL will cost \$28,000. Construction engineering funds are included in the approved FY 2017 capital budget.

**REQUESTED ACTION:**

I move to recommend to the Village Board to approve awarding a construction engineering services contract for the Stellwagen Farm perimeter path construction to Christopher B. Burke Engineering Ltd. of Rosemont Illinois for \$28,000.

And

I move to recommend to the Village Board to approve authorizing the interim Village Manager to sign the contract.

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**REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING  
COMMITTEE ACTION**

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File Number: 2017-0023  
Orig. Department: Development Services Department  
File Name: Stellwagen Farm Parking Facilities, 108th Avenue Engineering and Permitting

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**BACKGROUND:**

As part of the development and programming of the Stellwagen Farmstead, a new parking lot north of the existing farm house is proposed. The entrance into the parking lot will be from 108th Avenue. To accommodate traffic entering the parking lot, widening and channelization of 108th is recommended. An exclusive left turn lane will provide a safe entrance into the facility allowing thru traffic to proceed through this area uninterrupted. 108th Avenue is under the jurisdiction of Cook County therefore a Cook County Highway permit will be required.

In 2013, the Village awarded Christopher B. Burke Engineering, Ltd. (CBBEL) a design engineering contract for the Stellwagen Farm perimeter path. CBBEL is familiar with the area, has provided concept exhibits for the 108th Avenue improvement as well as engineering of the proposed parking lot. Staff is recommending keeping CBBEL engaged in the development of this phase of the Stellwagen Farmstead.

The CBBEL proposal includes the survey of 108th Avenue and engineering of the widening of 108th Avenue and parking lot. Most of the parking lot has been designed as part of the Stellwagen Path design, however a portion of the parking lot needs to be coordinated with the 108th Avenue improvements. Also included in this proposal are the necessary 108th Avenue pedestrian crossing improvements. The improvements include new striping and signing of the pedestrian crossing areas.

**BUDGET IMPACT:**

The design and engineering services proposed by CBBEL will cost \$35,000. Funds for the proposed work have been approved as part of the FY 2017 capital budget.

**REQUESTED ACTION:**

I move to recommend to the Village Board to approve awarding a design and engineering services contract for the Stellwagen Farm Parking Facilities, 108th Avenue Engineering and Permitting to Christopher B. Burke Engineering Ltd. for \$35,000.

And

I move to recommend to the Village Board to approve authorizing the interim Village Manager to sign the contract.

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**REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING  
COMMITTEE ACTION**

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File Number: 2017-0020  
Orig. Department: Development Services, Planning and Engineering Committee  
File Name: Purchase of Property located at the NE Corner of 147th and Ravinia

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**BACKGROUND:**

As part of the FY 2013 Budget, the Village Board approved the engineering for a roundabout at 147th Street and Ravinia Avenue. The intersection currently operates as an all-way stop control. A roundabout at this location has been contemplated by the Village for a number of years to improve traffic flow as well as providing an opportunity for the Village to aesthetically enhance the intersection. The Village has secured funding from the Southwest Conference of Mayors (SCM) for all phases of this project.

Strand Associates has completed the Phase I Engineering Report which was approved by IDOT and the FHWA on May 8, 2015. Phase II Engineering and land acquisition is nearing completion. The project is currently scheduled to start construction in 2018.

The Village's consultant team has negotiated a cost of the required right of way and temporary construction easement required to construct the proposed roundabout. The property is located at the north east corner of 147th Street and Ravinia Avenue. The plat illustrating the permanent right of way acquisition and the temporary construction easement is attached.

Parcel Number: 0001  
Area Acquired: 0.065 ac  
Acquisition Cost: \$35,200  
Property ID No.: 27-09-220-058

Parcel Number: 0001TE  
Area Acquired: 0.085 ac  
Acquisition Cost: \$15,000  
Property ID No.: 27-09-220-058

**BUDGET IMPACT:**

Funds for the right of way and temporary construction easement totaling \$50,200 are available in the FY 2017 budget.

**REQUESTED ACTION:**

I move to recommend to the Village Board to approve the purchase of right of way and temporary construction easement located at the north east corner of 147th Street and Ravinia Avenue.

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File Number: **2017-0021**  
Orig. Department: **Development Services Department**  
File Name: **147th Street and Ravinia Avenue Roundabout Utility Relocation Consultation  
Services**

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**BACKGROUND:**

As part of the FY 2013 Budget, the Village Board approved the engineering for a roundabout at 147th Street and Ravinia Avenue. The intersection currently operates as an all-way stop control. A roundabout at this location has been contemplated by the Village for a number of years to improve traffic flow as well as provide an opportunity for the Village to aesthetically enhance the intersection. The Village has secured funding (70% FED/30% Local) from the Southwest Conference of Mayors (SCM) for all phases of this project.

Strand Associates has completed the Phase I Engineering Report which was approved by IDOT and the FHWA on May 8, 2015. Phase II Engineering and land acquisition is nearing completion. The project is currently scheduled to start construction in 2018. Prior to construction, staff is recommending to advance utility coordination to potentially avoid costly utility delays during the construction of the roundabout.

Strand Associates has provided a scope and fee proposal to manage the utility coordination and possible relocation. Strand has acquired the utility information, existing and proposed conditions of the roundabout area and has intimate knowledge of roundabout project making them the logical choice to assist with the utility relocation coordination. Typically this work is done as part of the construction engineering but as previously stated, staff believes that it is important to start the utility relocation work prior to the roundabout project starting in an effort to avoid delays and cost overruns of the roundabout construction. The fee for this work is proposed to be paid 100% by the Village. Construction engineering and construction funds will utilize the previously secured Federal STP funding (70% FED/30% Local). The project will be invoiced monthly for the hours worked at the hourly rates provided.

**BUDGET IMPACT:**

Funds for this contract are included in the Village's FY 2017 Budget.

**REQUESTED ACTION:**

I move to recommend to the Village Board entering into a contract with Strand Associates of Joliet, Illinois in the amount not to exceed \$20,000 for the 147th Street and Ravinia Avenue Roundabout Utility Relocation Consultation Services;

And

I move to recommend to the Village Board authorizing the interim Village Manager to

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sign the contract.

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File Number: 2017-0024

Orig. Department: Development Services Department

File Name: 2013 FDA Food Code Section 6-501.115- Pets in outdoor seating areas

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**BACKGROUND:**

The Village of Orland Park currently follows the 2013 FDA Food Code for its food service health regulations.

Section 6-501.115 of the code prohibits animals from entering the premises of food establishments with exceptions for fish and service/patrol animals.

The Development Services Department has received requests from local food service establishments to allow pet dogs at outdoor eating areas. This department has proposed an addition to Village Code section 6-1-1-4 as an amendment to Section 6-50.115 of the Food Code to allow dogs in outdoor eating areas of food service facility if adhering to multiple safety requirements.

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to recommend to the Village Board, approval of the local revisions of Title 6, Chapter 1 of the Village Code.

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File Number:       **2016-0590**  
Orig. Department: **Development Services Department**  
File Name:         **2017 Land Development Code Amendments I**

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**BACKGROUND:**

QUICKFACTS

Project  
2017 Land Development Code Amendments I - 2016-0590

Petitioner  
Development Services Department

Purpose  
The purpose of these amendments is to revise and update the Land Development Code.

Requested Actions: Land Development Code Amendments

Topics:  
Definitions  
Major and Minor Special Use Permits  
References to Community Development Department  
Public Hearing Notice Sign Dimensions  
Complete Application Requirements  
Appearance Review Requirements  
Tensile Canopy Regulations  
Motor Vehicle Services as a Special Use in VCD and COR  
Accessory Structures and Uses  
Landscape Corridor Requirements  
Parking Lot Landscape Screening Requirements  
Village Tree Mitigation Bank  
Driveway Side Setback Requirements  
Sanitary Sewer System Revision

Project Attributes  
Section 2-102 - Definitions  
Section 5-101 - Notification Requirements  
Section 5-101 - Complete Applications  
Section 6-205.1 - LSPD Large Scale Planned Development District  
Section 6-206 - RSB Residential and Supporting Business District  
Section 6-207 - BIZ General Business District  
Section 6-208 - MFG Manufacturing District  
Section 6-210 - COR Mixed Use District

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## **REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE ACTION**

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Section 6-211 - ORI Mixed Use District  
Section 6-212 - VCD Village Center District  
Section 6-302 - Accessory Structures and Uses  
Section 6-305 - Landscape and Tree Preservation  
Section 6-308 - Design Standards  
Section 6-406 - Sidewalks, Driveways, and Parking Lots  
Section 6-408 - Sanitary Sewer System

### **OVERVIEW AND BACKGROUND**

The second round of Land Development Code Amendments for 2016 is presented in the attached Amendment Report to the Plan Commission. The Amendment Report contains various amendments to the sections identified above.

The Amendment Report contains the full narrative explanation for each amendment followed by the respective Code changes. Language with a strike-out (strike out) indicates elimination from the Code. In all cases, language that is bolded and in red (red) indicates proposed addition to the Code.

The original title to this amendment report was "2016 Land Development Code Amendments II Amendment Report to the Plan Commission". However, following the Plan Commission meeting the title was changed to "2017 Land Development Code Amendments I Amendment Report to the Plan Commission" to reflect the year in which the public hearing and Village reviews will take actually place.

### **PLAN COMMISSION MOTION**

On January 10, 2017, the Plan Commission moved 5-0 to recommend to the Village Board of Trustees to approve the Land Development Code amendments as presented in the attached Amendment Report titled "2017 Land Development Code Amendments I Amendment Report to the Plan Commission", prepared by the Development Services Department and dated January 10, 2017.

The Commissioners were in agreement with the amendments as presented and no clarifications were requested. No one from the general public attended the meeting.

This case is now before the Development Services, Planning and Engineering Committee for review prior to being sent to the Board of Trustees for final review/approval.

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments as recommended at the January 10, 2017 Plan Commission meeting and as fully referenced below.

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**REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING  
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(THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ))

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 10, 2017.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Section 2-102, 5-101, 6-205.1, 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, 6-305, 6-308, 6-406 and 6-408, as presented in the attached Amendment Report titled "2017 Land Development Code Amendments I - Amendment Report to the Plan Commission", prepared by the Development Services Department and dated January 10, 2017.

**REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING  
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File Number: **2016-0805**  
Orig. Department: **Development Services Department**  
File Name: **Land Development Code Amendment - Regional Mixed-Use Campus District**

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**BACKGROUND:**

Project  
Land Development Code Amendment - Regional Mixed-Use Campus District  
2016-0805

Petitioner  
Village of Orland Park

Purpose  
The purpose of this project is to amend the zoning map and text of the Village's Land Development Code to establish a Regional Mixed-Use Campus District by rezoning areas from E-1 Estate Residential District and ORI Mixed Use District to RMC Regional Mixed-Use Campus District. The requested amendment will further add a new Section 6.214 to the Land Development Code, which will contain all regulations associated with the new RMC Regional Mixed-Use Campus District.

The RMC District will include properties within the area loosely bordered by LaGrange Road on the east, Interstate 80 to the south, 107th Avenue to the west, and certain parcels on the north side of Orland Parkway, containing approximately 234 acres.

The RMC District is intended to develop as a high-intensity, interrelated live / work / learn / play district along Interstate 80 that emphasizes the pedestrian experience and public gathering spaces, promotes the clustering of various uses, respects the natural environment, and establishes a physical form that engages visitors, employees and residents.

The RMC District shall be marketed as "The Campus".

Meetings/Process  
Over the past two (2) years, the Development Services team delivered presentations on four (4) different occasions to various Committees of the Board of Trustees to discuss the vision for the RMC District. Staff used the feedback gathered as part of this process to capture the vision for this area and inform the code writing approach. The Development Services Department completed the entire code document, including all research, narratives, graphics and layout, wholly in-house.

Within the past year, Staff also hosted numerous meetings with the various land owners within the proposed RMC District, and as recent as this past November made a presentation and engaged in a Q & A with roughly 100 local residents at the Smith Crossing facility (note that Smith Crossing is by but not within the new code area).

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**REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING**  
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Each of the stakeholder groups engaged by Staff viewed the proposed code very favorably. In fact, individuals representing the vacant land owners and the Smith Crossing audience, as well as nearby residents made aware of the meeting via the public notice process, attended the Plan Commission's Public Hearing held on November 22, 2016, to offer supportive testimony into the record. The Plan Commission's comments were also overwhelmingly in support of the code as presented.

The Plan Commission, by a vote of 5-0, moved to recommend to the Village Board of Trustees approval of the amendments to the zoning map and text of the Village's Land Development Code to establish a Regional Mixed-Use Campus District by rezoning areas from E-1 Estate Residential District and ORI Mixed Use District to RMC Regional Mixed-Use Campus District

A supplemental staff report is also attached to and made part of this report that outlines the code details, development expectations, and master planning concepts.

This is now before the Development Services, Planning and Engineering Committee for consideration.

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to recommend to the Village Board of Trustees approval of amendments to the zoning map and text of the Village's Land Development Code to establish a Regional Mixed-Use Campus District by rezoning areas from E-1 Estate Residential District and ORI Mixed-Use District to RMC Regional Mixed-Use Campus District as presented in the attached supporting documents.

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**REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING  
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File Number:       **2016-0709**  
Orig. Department: **Development Services Department**  
File Name:         **Townhomes at Colette Highlands - Appearance Review**

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**BACKGROUND:**

QUICKFACTS

Project  
Townhomes at Colette Highlands - 2016-0709

Petitioner  
John Schiess, Architect  
Park Station Boulevard Condominium LLC

Purpose  
The purpose of this petition is to administratively review revisions to the elevations from what was previously approved by the Board of Trustees in case number 2015-0516.

Requested Actions: Appearance Review

Project Attributes  
Address: 15608 - 15624 Park Station Boulevard

P.I.N.(s): 27-17-404-037; -038; and -039

Size: 3.6 acres

Comprehensive Plan Planning District: Centennial Planning District

Comprehensive Land Designation: Mixed Residential

Existing Zoning: R-4 Residential District  
Proposed Zoning: N/A

Existing Land Use: Multi-Family Residential/ Vacant  
Proposed Land Use: Multi-Family Residential

Surrounding Land Use:

North: OL Open Lands District - (across Park Station Boulevard) Metra Commuter Parking Lot

South: R-4 Residential District - Multi-Family Residential (Condo building)

East: OL Open Lands District - (across Park Station Boulevard) Centennial Park West/ Recreation Park

West: R-3 Residential District - Single Family Residential

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## **REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE ACTION**

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Preliminary Engineering: N/A

STATUS UPDATE: JAN. 16, 2017

On December 19, 2016, the Development Services, Planning and Engineering Committee heard arguments regarding the proposed rooftop balconies proposed as a revision to the Townhomes at Colette Highlands. A number of issues were raised by residents at the public meeting and these issues were sent back to the development team to resolve and bring forward for the January 16, 2017 meeting. As of the writing of this report, the development team will meet with the community stakeholders on January 12, 2017 to discuss the changes made to the elevations (as presented at the December 19, 2016 meeting) and determine if there is more middle ground. The development team will provide an update at the January 16 committee meeting.

### OVERVIEW AND BACKGROUND

On December 28, 2015, the Village Board of Trustees approved a 60 unit development on the remaining 3.6 acres of the former Colette Highlands Condominiums property (northwest corner of Park Station Boulevard and Somer Glen Lane). This was done via special use permit for a planned unit development, including site plan and elevations review. The case number for the original approval is 2015-0516.

Also, on January 18, 2016, the Village Board of Trustees approved the nine (9) lot subdivision for this project.

On November 3, 2016, the petitioner's representative and architect for the project, John Schiess, met with members of the various Colette Highlands HOAs to discuss proposed changes to the elevations of the buildings that were approved by the Board in December of 2015. The architect noted that no site plan changes were made and introduced the concept of the rooftop patios or roof-decks. The change was proposed to improve the marketability of the units and to give them a unique quality missing in the Orland Park market.

During the meeting with the Associations feedback was gathered by the architect from area residents regarding potential nuisances related to parties, storage of things, overlooking private property etc. The development team has proposed a compromise solution to meet their concerns. The compromise solution is to remove the rooftop patios from each of the end units so that the immediately adjacent townhome units do not have a rooftop patio. The end units on the opposite side of each building will also not have rooftop patios to balance the architectural appearance. The end result will be that rooftop patios on the inner units will have blocked views west and east.

A copy of the stakeholder's meeting summary is attached for further reference.

### PROJECT DESCRIPTION & CONTEXT

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## **REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE ACTION**

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The proposed revisions to the Board approved elevations for this townhome subdivision can be categorized into two parts. The first part is the adjustment of the front elevations' width. The second part is the addition of a fourth level rooftop patio on the rear elevation of every unit.

No variances are proposed for this project, not even from the Building Code, to achieve these changes.

The recommendation motion includes the following conditions:

1. Include a window in each building rooftop access stairwell to provide natural light into the stairwells and visual interest to the top level of the rear elevations.
2. Disregard the original page SK9 from the approval of Oct. 12, 2016 and replace with the new page SK9 last dated December 13, 2016.
3. Continue the revision noted on the new page SK9 on pages SK10 through SK15, which are the rear elevations of the various building types.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Additional details about the project are discussed in the Appearance Review report, which is attached for reference.

### **DETAILED PLANNING DISCUSSION**

Since the Board approved the original site plan and elevation drawings for this project, the petitioner and the project lenders explored ways to differentiate the proposed product from that which was already in the area (existing Colette Highlands Townhomes and Sheffield Square). The exploration resulted in the proposed scheme to add rooftop patios at the rear elevation of the building.

The addition of this amenity would increase marketability for the development. While this has no bearing on the zoning review of a project, it provides some context for why the change is proposed.

Regarding the review of the project, the proposed revision to the elevations was reviewed administratively in compliance with Section 5-106 of the Land Development Code, which states "An appearance review is required for minor exterior site and building changes for all existing development, except single family residential and multifamily of fewer than six (6) units". Considering the prior Board approval and that this was more than six units of multifamily development, the administrative review process was triggered particularly because no changes were made to the site plan.

Nevertheless, the proposed elevation changes to the Board approved drawings are forwarded to the Development Services Planning and Engineering Committee and the Board of Trustees for final approval.

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**REQUEST FOR DEVELOPMENT SERVICES, PLANNING AND ENGINEERING**  
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The motion in the Appearance Review staff report constitutes staff recommendation for approval and the below motion reflects the Appearance Review decision.

**APPEARANCE REVIEW MOTION**

The Administrative Review for Townhomes at Colette Highlands, case number 2016-0709, as indicated in the elevation drawings titled "Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois", prepared by John Conrad Schiess Architect, pages SK1 through SK15, was administratively approved on October 12, 2016 subject to the following condition:

1. Include a window in each building rooftop access stairwell to provide natural light into the stairwells and visual interest to the top level of the rear elevations.

**REVISED AMENDMENT:**

The Administrative Review for Townhomes at Colette Highlands, case number 2016-0709, as noted in the above motion, was revised on December 13, 2016 to remove the rooftop patios from the end units of each building per the rear elevations titled "Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois," prepared by John Conrad Schiess Architect, new page SK9, last revised December 13, 2016, subject to the following conditions:

1. Disregard the original page SK9 from the approval of Oct. 12, 2016 and replace with the new page SK9 last dated December 13, 2016.
2. Continue the revision noted on the new page SK9 on pages SK10 through SK15, which are the rear elevations of the various building types.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to recommend to the Village Board of Trustees to approve the Administrative Review for Townhomes at Colette Highlands as recommended in the Appearance Review staff report dated October 12, 2016, as revised and amended on December 13, 2016 and as indicated in the below fully referenced motion.

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

I move to recommend to the Village Board of Trustees to approve the Administrative Review for Townhomes at Colette Highlands, as indicated in the elevation drawings titled "Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois", prepared by John Conrad Schiess Architect, pages SK1 through SK15, subject to the following conditions:

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1. Include a window in each building rooftop access stairwell to provide natural light into the stairwells and visual interest to the top level of the rear elevations.
2. Disregard the original page SK9 from the approval of Oct. 12, 2016 and replace with the new page SK9 last dated December 13, 2016.
3. Continue the revision noted on the new page SK9 on pages SK10 through SK15, which are the rear elevations of the various building types.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

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