



MEMORANDUM

TO: Chairman Eisterhold
Members of the Plan Commission

FROM: Aaron N. Cook, AICP
Development Manager

DATE: June 19, 2015

SUBJECT: Plan Commission Workshop – Review of South Bay Partners Senior
Development Submittal

South Bay Partners has submitted for consideration an application for Conceptual Plan Review by the Plan Commission. The Conceptual Plan Review is an optional step in the Planned Unit Development (PUD) process. The application includes information including but not limited to:

- Concept Site Plan
- Schematic Landscape Plan
- Tree Survey
- Tree Survey List
- First Floor Plan
- Second Floor Plan
- Typical Floor Plan 3/4 Floors
- Preliminary Renderings

Prior to the scheduled Plan Commission workshop staff convened the Development Review Team. This staff team consists of representatives of the following Departments: Police; Fire; Public Works, Community Development; as well as, the Village Engineer and Village Landscape Consultant.

This team met on June 17, 2015 to discuss the information submitted by South Bay and its team. Attached are the written review comments from the department representatives. Representatives of South Bay were also present at the June 17th Review Team meeting.

At the June 24, 2015 Plan Commission Workshop staff anticipates the developer will provide a presentation and be available to answer questions. To assist the Commission, Community Development Department staff will be present.

Attachments:

1. Development Review Team Report
2. Petitioner Submitted Plans/Documents
 - a. First Floor Plan
 - b. Second Floor Plan
 - c. Typical Floor Plan 3/4 Floors
 - d. Preliminary Renderings
 - e. Concept Site Plan
 - f. Schematic Landscape Plan
 - g. Tree Survey
 - h. Tree Survey List