

Agreement with Applicant

- Sidewalks and Pedestrian Safety: ~~Subject to City staff approval as to feasibility, and provided that the portions of the following beyond the site boundaries will apply towards any City rough proportionality requirements, the applicant will cause the construction of~~ In connection with subsequent development of the site, the applicant has committed to constructing all missing sidewalks (a) along the eastern side of Vega Avenue from Southwest Parkway to Patton Ranch Road, (b) along the eastern side of Patton Ranch Road from Vega Avenue to School Road, and (c) along the northern side of School Road from Patton Ranch Road to Parkwood Drive. If supported by applicable methodology required by Section 25-6-23 (Proportionality of Required Infrastructure), the construction of some or all of the missing sidewalks may be credited against the transportation mitigation requirements applicable at site plan. To extent construction of the missing sidewalks is not so credited, this voluntary commitment by the applicant will not apply.
- Drainage and Flood Control: The applicant will collaborate with the Watershed Protection Department to coordinate the development's site drainage design with the City's adjacent Oak Park Flood Risk Reduction Capital Improvement Project. This coordination might include, among other things, drainage infrastructure and drainage easements on mutually acceptable terms and is intended to ensure that the construction of the development does not negatively impact the city's project design and potentially may incorporate some of the city's drainage design elements into the development of the site. As per the Land Development Code, the drainage design of the development must not cause an adverse flooding impact to other properties.
- Construction Timing: The applicant will hold construction of any impervious cover (other than mobility infrastructure) associated with the development until the earlier of (i) June 1, 2022, or (ii) the date on which either the City or the developer commences construction of any portion of the City's adjacent drainage capital improvement project. Construction by the City on the adjacent capital improvement project is expected to begin in June of 2022. Exceptions to this hold may be made for installation of Erosion and Sedimentation controls, the construction of drainage infrastructure and/or mobility infrastructure, including sidewalks, utility construction, and other construction that does not result in impervious cover being placed on the property; these activities may occur prior to June 2022.