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April 22, 2019

S.R. Jacobson Development Corp.
Attention: Manny Kianicky
32400 Telegraph Road, Suite 200A
Bingham Farms, MI 48025
mkianicky@srj.com

RE: FINAL CITATION AND SITE PLAN
PROJECT: ORLAND RIDGE PLANNED DEVELOPMENT
ADDRESS: NORTHEAST CORNER OF 171ST STREET AND LAGRANGE ROAD
BOARD APPROVED DATE: APRIL 1, 2019
BOARD APPROVED DATE (REZONING): APRIL 15, 2019
LEGISLATIVE FILE ID: 2018-0499

Mr. Kianicky,

Please be advised that the Village of Orland Park Board of Trustees has approved your petition for a Rezoning, Site Plan, Landscape Plan, Elevations, Preliminary Plat of Subdivision, a Special Use for a Planned Development and the six (6) Special Use Permits with modifications as outlined in this citation, located at the northeast corner of 171st Street and LaGrange Road.

BELOW IS THE VILLAGE OF ORLAND PARK BOARD OF TRUSTEES FINAL CITATION FOR YOUR RECORDS.

I move to approve a Rezoning (Map Amendment) for Orland Ridge to be rezoned from the existing E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District,

and;

I move to approve the Preliminary Site Plan, Park Area Exhibit, Elevations, Preliminary Landscape Plan, Subdivision with Preliminary Plat, a Special Use Permit for a Planned Development for Orland Ridge, and additional Special Use Permits, as recommended

at the March 18, 2019, Development Services, Planning and Engineering Committee meeting and as noted in the below fully referenced motion:

I move to approve the preliminary site plan titled "Site Dimension Plan", prepared by Kimley Horn & Associates & Associates, dated July 13, 2019, last revised March 8, 2019, sheets C2.0 and C2.1 and the park exhibit titled "Park Area Exhibit", prepared by Kimley Horn & Associates, dated November 6, 2018 and revised November 16, 2018, subject to the following conditions:

1. The commercial component of the preliminary site plan is considered conceptual, with the exception of the proposed community gathering space, located between Building B and Building C, and will need to go back through the entire Development Review process and approval; once tenants are selected and the project is designed. The community gathering space is not conceptual and is required, as a condition of the site plan approval; and
2. An additional community gathering space that measures, .29 Acres, in the commercial area will be required, as a condition of the site plan approval; and
3. The hotel component of the preliminary site plan is considered conceptual and will need to go back through the entire Development Review process and approval; once tenants are selected and the project is designed. Future plans for the hotel parcel must provide two (2) vehicular ingress/egress points; and
4. 169th Place be fully constructed including sidewalks and multi-use paths, and connected to La Grange Road prior to final occupancy being granted for more than 50% of the residential units; and
5. The developer will be responsible for the maintenance of the landscaping areas and the roundabout along 169th Place and shall work with the Village to prepare a maintenance agreement for the landscaping areas along 169th Place; and
6. With the exception of the accessory structure modifications that have been requested, all accessory structure and uses must meet standard Land Development Code requirements, Section 6-302; and
7. All private park space, with the exception of the clubhouse and pool area, must be publicly accessible to the general public; signage must be installed that indicates the public accessibility. The development may not be gated nor outside public access otherwise restricted. The clubhouse must be equally available to all residents of the development; and
8. Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the 1/2 acre shortage of required park land

contribution and the developer will get the maximum credit of \$381,832 from the Village for the required cash donation for capital improvements. The developer will also pay \$100,000 towards a public art element for the project. The developer is required to work with staff on the selection, procurement and installation of the required public art.

9. Meet building code requirements; and

10. Meet all final engineering requirements including required permits from outside agencies; and

11. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively; and

12. Submit a sign permit for all proposed signage;

and;

I move to approve the elevation drawings titled "Preliminary Architectural Plans", compiled by SR Jacobson and Lormax Stern, dated February 6, 2019, with Ranch Villa Drawings prepared by Coponen Architects, Sheets AR-2, Typical Building Front Elevation only (dated 10/25/2018), A-4, Unit End Elevation, Typical Unit Rear Elevation, and the Typical Unit Front Elevation (dated June 13, 2018), AR-3 (dated December 18, 2018), Villa Front Elevation (dated 07/08/2018) and Villa Rear Elevation (Submitted 02/06/2019), Elevation A (Submitted 02/06/2019), Elevation B (Submitted 02/06/2019), and Elevation C (Submitted 02/06/2019); and also Townhome Drawings, prepared by Coponen Architects, Sheets A2 (dated 10/25/2018, revised 01/05/2019), and the Townhome Rendering (dated 11/03/2018); and also Clubhouse Drawings prepared by Alexander V. Bogaerts + Associates, P.C., Sheets 4 (dated 11/12/2018, s.p.a. 01/02/2019), and 5 (dated 11/12/2018, s.p.a. 01/02/2019), Rendered Elevation Sheet 4 (dated 11/12/2018, s.p.a. 12/21/2018), Rendered Elevation Sheet 5 (dated 11/12/2018, s.p.a. 12/21/2018); and also three (3) Commercial Plaza Renderings (dated January 2019), subject to the following conditions;

1. In the case of a conflict between exhibit drawings; the stricter application will apply;

and

I move to approve the preliminary landscape plan titled "Preliminary Landscape Plan", prepared by Kimley-Horn and Associates, Inc., dated July 13, 2019, last revised February 6, 2019, sheets L1.0 through L4.6, subject to the same conditions outlined in the above preliminary site plan and elevation motions and the following:

1. The Petitioner shall submit a final landscape plan and all required supporting documentation addressing all outstanding landscape items in coordination with final engineering submittal; and
2. The Petitioner shall install permanent “no mow” markers (such as bollards, posts, etc), at the back corner of every other property that abuts a stormwater basin or wetland area to clearly indicate the 25’ setback line; and
3. The Petitioner shall install environmental educational signage around all wetlands and detention ponds; and
4. The installation and maintenance of landscaping in all storm water management and wetland areas shall be performed by a qualified landscape contractor, as approved by the Development Services Department; and
5. Any trees or large shrubs in conflict with the petroleum gas line easement along 94th Avenue should be relocated elsewhere on site;

and

I move to approve the preliminary plat of subdivision titled “Orland Ridge”, prepared by Landmark, subject to the same conditions outlined in the above preliminary site plan and elevation motions and the following:

1. Prior to the Development Committee meeting, change the title of the plat to “Preliminary Plat of Subdivision - Orland Ridge” and provide a date on the plat; and
2. Submit a Record Plat of Subdivision to the Village for execution and recording; and
3. All dedications, jurisdictions and document numbers must be referenced on the plat for any necessary right of way dedications;

and

I move to approve the following Special Use Permits for the Orland Ridge Planned Development, subject to the same conditions outlined in the above preliminary site plan, landscape plan and elevation motions. Modifications to the Special Use Permits include:

1. A Special Use Permit for a Planned Development with multiple buildings and multiple uses:
 - a. With modifications to reduce building setbacks for the townhomes:
 - i. Front building setback from collector streets - COR Mixed Use District, Section 6-2100F.1.a.(1)(b). (From 40’ to 25’)
 - ii. Front building setback from local street - COR Mixed use District, Section 6-210 F.1.a. (1)(c) (From 30’ to 20’)

- iii. Building to building side setback (From 30' to allow for a minimum building to building separation of 15') COR Mixed use District, Section 6-210 F.2.
- iv. Building side to local street setback (From 30' to 20') COR Mixed Use District, Section 6-210 F.1.a. (3) (c)
- v. Building corner side to collector street setback (From 40' to 25') Mixed Use District, Section 6-210 F.1.a (3) (b).
- vi. Balcony encroachment into front setback (From 3' limit to 5.5' maximum) Accessory Structures and Uses Section 6-302 C. 4.
- b. With modifications to reduce building setbacks for the Villas:
 - i. Building side to side setback from (From 30' to allow for a minimum building to building separation of 20') COR Mixed use District Section 6-210 F.2.
 - ii. Building corner side to collector street setback (From 40' to 25') COR Mixed use District Section 6-210 F.1.a. (3) (b).
 - iii. Building side to local street setback (From 30' to 25') COR Mixed use District Section 6-210 F.1.a (3) (c).
 - iv. Building to building rear setback (From 60' to allow for a minimum building to building separation of 27') COR Mixed use District Section 6-210 F. 2.
 - c. With a modification to reduce the setback from the detention pond high water line Storm Sewers and Storm Water Retention Section 6-409 E. 18.0 (From 25' to as little as 0')
 - d. With a modification to exceed retaining wall height at overlook. Accessory Structures and Uses Section 6-302 C.31. (From 3' to 6')
 - e. With a modification to reduce Off-Street parking and loading requirements, Section 6-302 including Section 6-302 E.7.a., which allows driveway parking to count toward parking requirements only if two off-site spaces are provided elsewhere on the site.
 - f. With a modification to allow lot coverage to be calculated as an aggregate of all the parcels within the Planned Development in the COR Mixed use District, Section 6-210 G.
 - g. With a modification to allow air conditioning units in the front and side setbacks of the Townhomes and Villas, Section 6-302 C.1.
 - h. With a modification to reduce parkways, Section 6-406.2.a. and 3.
 - i. With a modification to increase detention pond release rates to a rate that will protect the existing regulatory wetland hydrology, in accordance with Federal regulations, Section 6-409.E.18.c.
- 2. A Special Use Permit to allow attached dwellings in the COR Mixed use District, Section 6-210. C.2.
- 3. A Special Use Permit for a site plan with total building area greater than 50,000 square feet, Section 6-210.C.23.
- 4. A Special Use Permit to allow residential uses to exceed more than 40% of the Mixed Use Planned Development in the COR Mixed use District, Section 6-210.C.2.B.

5. A Special Use Permit to construct a private park and community center, Section 6-210.C.6,17:

a. With a modification to increase the maximum private park acreage from 2 acres to 3.75 acres, Section 5-112.H.2.c

6. A Special Use Permit for the disturbance of wetlands, Section 6-413:

a. With a modification to eliminate two small wetlands.

b. With a modification to reduce the 50' wetland setback for the remaining preserved wetland.

This letter serves as documentation of the above-mentioned approval. If you have any questions please do not hesitate to contact me.

Sincerely,



S. Khurshid Hoda
Director of Programs and Engineering Services
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(708) 403-6128