

1. **Will the special use be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations?**

Taxpaying/Voting Local Community Response: NO, the proposed special use is inconsistent with the purposes, goals, objectives, and standards of the Comprehensive Plan and any adopted overlay plan and these regulations. The property is designated for higher density than typical of the long-time zoning for that east side of 108th Street, North of 143rd Street. The Estates in this area tucked into the Orland Grove Forest Preserve were always intended to be more upscale, one acre estates, with no intention to bring track home developments in such bordering proximity to the Orland Grove Forest Preserve. This particular special use has not been engineered to be nature friendly and meet best practices to PRESERVE. The proposed development will not fit naturally into the existing topography of this hilltop site. It will require severe regrading and movement of hundreds of tons of topsoil to build up current slopes to have foundations level to proposed street. There will also be disturbance to current non-tidal wetlands. Finally, the removal of an excessive amount of mature trees for this neighborhood will forever alter the surrounding skyline in a negative way. This is 100% contrary to our Village Comprehensive Plan.

Staff Response: The proposed development is fully consistent with the purposes, goals, objectives, and standards of the Village's Comprehensive Plan and the Land Development Code. The Comprehensive Plan designates this property for Single-Family Residential use within the Orland Grove Planning District.

This site has remained vacant and underutilized for years. It is a privately owned parcel that has been listed for sale and was available for purchase to anyone interested in preserving it as open space. The petitioner is under contract to develop the property consistent with the Village's adopted land use policy, which specifically encourages investment in vacant parcels, integration of new single-family neighborhoods, and preservation of natural features.

The development's gross density of 2.12 dwelling units per acre falls within the low-density single-family range identified in the Comprehensive Plan. The proposed homes are not "tract housing." The petitioner has provided twelve distinct architectural elevations for twenty homes, which exceeds Village design expectations and far surpasses what is typically reviewed at this stage.

Concerns regarding the site's natural conditions are also misplaced. The U.S. Army Corps of Engineers reviewed the site and issued a No Permit Required (NPR) determination, confirming that no jurisdictional wetlands are being disturbed. The special use for wetland disturbance is required because grading and utility work occur within 50' of the delineated wetland boundary.

The current condition of the property includes an abandoned barn, remnants of a tennis court, and a driveway. The proposed development replaces this with a well-designed single-family subdivision featuring sidewalks, landscape buffers, a central open-space amenity, and modern stormwater management that meets both Village Code and MWRDGC standards.

This project aligns with the Comprehensive Plan's core principles to enhance existing neighborhoods, promote reinvestment, and integrate context-sensitive design that strengthens community character. The petitioner is developing this property in accordance with the Village's adopted vision, and the result will be a high-quality neighborhood that aligns fully with the intent of the Comprehensive Plan.

2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?

Taxpaying/Voting Local Community Response: NO, Petitioner is requesting a Special Use for the Disturbance of a nontidal wetland. This Special Use is entirely inconsistent with the character of the existing community and the immediate vicinity. The property to the west of the subject property is zoned R-3. The property to the south and east is originally zoned R-1. An exception was made to the south approximately 15 years ago to rezone 4 acres as R-2.

Staff Response: The Special Use for the Disturbance of a Non-Tidal Wetland is not inconsistent with community character. As discussed during the Plan Commission meeting, this request is a technical requirement of the Land Development Code, triggered solely by grading and utility improvements within 50' of the wetland boundary. This same Special Use has been granted repeatedly by the Village, including Waterford Pointe (2021), Costco Wholesale Fuel Facility Expansion (2025), Schussler Park Redevelopment (2023), and Villas of Tallgrass (2018), all of which are fully consistent with surrounding residential or commercial character of their projects.

3. Will the design of the proposed use minimize adverse effects, including visual impacts on adjacent properties?

Taxpaying/Voting Local Community Response: ABSOLUTELY NO. The petitioner plans to completely alter the skyline for the whole neighborhood. Some of the largest trees and oldest trees in the region which right sit on this property are destined for complete destruction with replacements by 3" trees that would take generations to mature back to what is planned for destruction. However, the developer has already admitted that the trees will never mature enough due to limited root development space from the overcrowded, dense buildings and roads and sidewalks and driveways and future decks preventing any mature trees. The complete ambient of the entire neighborhood on every side will be completely altered forever due to the planned development not working to preserve as many trees as possible. It is in fact eliminating more than 80% of all mature trees. That is far from preserving as many trees as possible. The concept of the development is bases its exaggerated open space claims on property directly adjacent to the rear of houses that will no doubt be used for decks/porches/patios/etc. NOT truly open space by any means of what should be considered open space for wildlife and nature.

Staff Response: The design of the Bridlewood subdivision minimizes adverse effects and visual impacts on surrounding properties. It retains many mature trees along sensitive edges like the forest preserve and establishes landscaped buffers that ensure privacy for both new and existing residents.

Trees being removed are concentrated primarily in the center of the site to allow for infrastructure and homes. The mature trees that contribute to neighborhood privacy and visual screening are being preserved along the north and east property lines, directly adjacent to existing homes. The petitioner submitted a Tree Inventory and Preservation Plan reviewed and verified by staff. The plan documents 728 caliper inches of healthy native trees preserved on site. Every tree proposed for removal has been documented and would be replaced per Village requirements. The final landscape plan includes 171 new trees, including canopy, ornamental, and evergreen species that will maintain and enhance long-term visual quality and screening.

The project exceeds the standards of LDC Section 6-305, Tree Preservation and Replacement, and provides more trees and shrubs than required for a subdivision of this size. In addition, the plan removes invasive growth and unhealthy vegetation and replaces it with native, diverse plantings that will improve ecological health and restore the natural tree canopy. The result is a healthier, more sustainable landscape than the unmanaged brush growth that exists today.

Regarding privacy, this is a Planned Development, meaning all perimeter open-space areas are owned and maintained by the homeowners' association (HOA), not individual property owners. No residents will be permitted to remove trees, pour patios, or construct accessory structures within those HOA-maintained buffer areas. These spaces will remain landscaped and protected as shown on the approved plans, increasing the privacy between surrounding developments.

If the property were instead developed as large single-family lots, each homeowner could build accessory structures like patios and pools, as close as 10' feet from their property line, just as several neighboring properties have already done surrounding this parcel. There is also no landscaping requirement for private backyards, meaning that if there was no HOA parcel, there would be no landscaping proposed behind the homes. In contrast, Bridlewood's layout creates a permanent, landscaped separation between homes and surrounding properties, resulting in greater privacy and screening than would exist under conventional zoning.

4. Will the proposed use have an adverse effect on the value of adjacent property?

Taxpaying/Voting Local Community Response: YES. The Petitioner wrote some fancy words to say the opposite, but they provided no long-term economic projection of site finishing dates, projected interest rates at that time, economic conditions at that time for the purchase of so-called empty nester \$1.2 million oversized ranch homes. It is far more likely the proposed development would drastically decrease the value of adjacent property over the next 5–8 years while the project was constructed with heavy construction equipment brought in for over a year to regrade and destroy non-tidal wetlands. With the altering of the neighborhood skyline as noted previously, there would also be a loss of neighborhood beauty and uniqueness lost that carries a fair impact on property values. With the severe regrading of the land and removal on non-tidal wetlands that drain the high water table, the adjacent properties would be lower than the built of planned development thus causing their properties to turn into the overflow for any drainage ditch that will not be more adequate with today's storms than nature's non-tidal wetland. This will undoubtedly destroy some property values adjacent if flooding becomes persistent enough that a home is noted in systems as

flood zone where is not currently. Any change in rezoning from one acre estates will significantly impact the adjacent property values. There is simply no other reason to believe otherwise. You will be turning one acre estates into track homes with a new street planned to be built that would come within a hundred feet of currently back lots for one acre estates that have always counted on privacy. That privacy loss alone will severely drag down adjacent property values.

Village Response: The Bridlewood Planned Development is a high-quality, single-family subdivision designed to fit the surrounding neighborhood in character and in value. Per the developer, the homes are expected to range from approximately \$900,000 to \$1.2 million, which equals or exceeds surrounding property values.

The Bridlewood plan preserves and enhances the property's character through open space, tree preservation, and high-quality building design. The petitioner has provided 12 building elevation styles for 20 homes, which far exceeds the Village's design requirements. The level of architectural diversity is above what is typically reviewed at this stage of approval. Neighboring Planned Developments such as Doyle Court and Persimmon Meadows did not provide building elevations or anti-monotony exhibits when they were approved, as those details are normally reviewed during the building-permit process. In this case, the petitioner voluntarily submitted those materials early to demonstrate design intent and commitment to quality.

There is currently no engineered stormwater management system on this site. Runoff flows uncontrolled across the property and contributes to standing water along 108th Avenue and adjoining lots. The proposed development introduces a drainage system designed in full compliance with Village Code and the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) requirements. The system will capture and control all stormwater through a new detention basin and storm sewer network. This design will significantly improve drainage and stormwater channelization, benefiting not only the new homes, but the surrounding residential areas as well. During the Plan Commission meeting, several residents acknowledged that stormwater is already an issue in this area. The new stormwater management system will control the overland flow in the area which would directly addresses stormwater complaints in the area.

Regarding privacy, all perimeter open space areas are owned and maintained by the homeowners' association rather than by individual lot owners with standard lots. As a result, no homeowner will have the ability to remove trees, build accessory structures, patios, etc. within the shared buffer areas that border the surrounding neighborhoods. If this property were developed as large single-family estate lots, individual owners could construct accessory structures such as swimming pools or tennis courts by removing trees and obtaining a permit from the Village, which would ultimately decrease privacy and landscaping in the area.

The HOA-owned and maintained open space areas provide a consistent landscaped setback between properties, ensuring greater privacy than what would exist under standard lot configuration, as the Village does not require any landscaping between single-family lots.

Any future changes to the HOA-maintained areas, including any changes to the Village Board approved landscape plan, are required to be reviewed and approved through the Village's Appearance Review process and must conform to the Board approved plan.

- 5. Has the applicant demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service?**

Taxpaying/Voting Local Community Response: NO, the proposed development will burden the existing infrastructure and public facilities. In addition, the plan for the proposed development calls for the installation of new roads where open space should be preserved.

Staff Response: Maintenance of privately owned infrastructure, open space, and detention facilities will be the responsibility of the homeowners' association. This ensures that long-term costs for upkeep are absorbed by the subdivision and not by the Village. A dormant Special Service Area (SSA) would be established for Bridlewood to ensure long-term maintenance of all stormwater and common-area improvements if the HOA ever fails to do so. The stormwater system benefits not only Bridlewood but also adjacent neighborhoods that currently experience drainage issues, resulting in a net improvement to stormwater management without a burden on the taxpayers. Per the Impact Fee Population Generation Table (Land Development Code Table 5-112(H)(4b)), the total population generated from this development would be approximately 57 total residents, which would generate approximately 9 school-aged children. This is a small infill development that is well below thresholds that would cause the need for additional police, fire, schools, or other public services. The proposed development will introduce a new storm sewer system and detention basin meeting Village Code and MWRDGC requirements, providing improvements to downstream flow conditions and reducing peak runoff rates.

Additionally, 108th Avenue north of this development is located outside the Village of Orland Park, which is why the roadway has not been improved to meet the Village's design standards. The Village and the petitioner have no jurisdiction or authority to require roadway improvements beyond Village limits. However, as part of this project, the developer will install a public sidewalk along the site frontage to improve pedestrian accessibility and connectivity within this area, which was a concern brought up by residents at the Plan Commission meeting. This enhancement provides a safe walking route for future residents and existing neighbors. This improvement directly addresses a gap in the existing pedestrian network that was not completed with the Doyle Court subdivision.

- 6. Has the applicant made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development?**

Taxpaying/Voting Local Community Response: There is no Guarantee made by the proposed project that protects from extensive decks overreaching both in scope and privacy with adjacent one-acre estates accustomed to privacy. Currently, the planned development counts open space

as land adjacent to rear of planned track homes. However, that is absurd to consider that true open space. That is area typically used by a resident for pets, grilling, patios, decks, etc. What are the restrictions on these homes building extensive decks eliminating more of the so-called 'open space'?

Staff Response: The applicant has made adequate legal provisions for the ownership and maintenance of all common open space and site improvements. All open space, park areas, stormwater basins, and perimeter buffer areas will be owned and maintained by the homeowners' association. Accessory structures must be located within the boundaries of individual single-family lots. The HOA-maintained property cannot contain single-family residential accessory structures such as decks, patios, etc. This ensures that the perimeter open-space buffers remain permanently landscaped and free of private encroachments. Any future modifications to the HOA-maintained parcels, including landscape alterations, will be subject to review and approval through the Village's Appearance Review process.

7. **Will the development adversely affect a known archaeological, historical or cultural resource?**

Taxpaying/Voting Local Community Response: The planned development would have significant negative impact on the historical Orland Grove Forest. The local history of the region is to PRESERVE this area as much as possible.

Staff Response: No, the property does not adversely affect any identified archaeological, historical, or cultural resources. The parcel has remained vacant for several years, and there is no evidence or designation suggesting that the property holds any historic or cultural significance. The Cook County Forest Preserve District does not own any land being developed with this petition. The site is being developed in the same manner as neighboring properties, such as the Tamarack Estates Subdivision, which required tree removal within a wooded area to construct an approximately 1,100-foot public roadway, single-family homes, and accessory structures directly adjacent to the Forest Preserve property. Additionally, the Village has made significant investment in acquiring the Schumack Farm Open Lands site, a 26.66-acre property located at the intersection of 108th Avenue and 139th Street, specifically to preserve land adjacent to the Forest Preserve. The subject property currently contains abandoned accessory structures, including a barn, pavement from a former tennis court, and a driveway. The petitioner has proposed a single-family residential use consistent with the Land Use Framework Plan. While some neighboring residents may be accustomed to the parcel remaining vacant, it is privately owned and was openly listed for sale. The applicant's intent is to develop the property in a manner that aligns with the Village's planning goals, rather than leave it undeveloped indefinitely.

The redevelopment of this currently vacant parcel is consistent with the Comprehensive Plan's General Planning District Principles to promote investment in vacant properties, enhance existing neighborhoods, and integrate high-quality residential development that contributes to a diverse housing mix within the Village.

8. **Will the proposed use comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village?**

Taxpaying/Voting Local Community Response: NO. The planned development is requesting so many exceptions and variances from normal that none of this can truly be said to comply with regulations and ordinances of the Village. What is the purpose of having these ordinances and regulations that are supposed to protect us from planned developments such as Bridlewood if we just hand out a laundry list of exceptions to bypass them and look the other direction when we go against our own community comprehensive plan. If we permit this, we are at that point just open for business to the biggest wallet to come to the Village of Orland Park and do whatever you like.

Staff Response: The proposed development complies with all applicable standards of the Land Development Code (LDC) and Village ordinances, except that the petitioner has requested two modifications, which are allowed within the provisions of a Residential Planned Development Special Use Permit. Unlike variances, modifications allow limited flexibility when the intent of the Code is maintained and the overall site design provides compensating benefits such as enhanced amenities, park locations, or preservation of natural features.

The petitioner also requesting a Special Use for a Planned Development, as the site contains multiple lots and buildings. All residential subdivisions in the Village are classified as Planned Developments and require such approval.

In addition, the petitioner is requesting a Special Use Permit for the Disturbance of a Non-Tidal Wetland. As discussed in the Staff Report and at the Plan Commission meeting, the wetland itself will not be impacted by this petition. However, a Special Use is required for any work occurring within 50' of a non-tidal wetland boundary. This request is consistent with similar Special Use approvals granted for Schussler Park Redevelopment (2023), Waterford Pointe Planned Development (2021), Estates at Ravinia Meadow Planned Development (2025), Costco Wholesale Fuel Facility Expansion (2025), ALDI at 179th Street and Wolf Road (2020), Bluff Pointe Subdivision (2019), and Villas of Tallgrass (2018).

The petitioner is also requesting a reduction in right-of-way width from 60 feet to 50 feet and a reduction in parkway planting strip width from 8 feet to 5 feet 5 inches, consistent with previously approved developments such as Villas of Cobblestone (2017) and Deer Haven (2001). Both modifications represent the minimum adjustments necessary to meet LDC standards for this site while maintaining compliance with safety, access, and design requirements. These context-sensitive minor code adjustments fulfill the overall intent of the Land Development Code, help channelize traffic flow, and increase the building setbacks from surrounding neighbors, and create no impacts to adjacent properties.