

This document prepared by:

E. Kenneth Friker

On Behalf of the Village of Orland Park

Klein, Thorpe and Jenkins, Ltd.

15010 S. Ravinia Avenue – Suite 10

Orland Park, Illinois 60462

For Recorder's Use Only

DEVELOPMENT AGREEMENT
(VILLAS OF COBBLESTONE – 8010-8030 W. 143rd STREET)

INTRODUCTION

1. This Agreement entered into this 17th day of August, 2020, by and between the VILLAGE OF ORLAND PARK, an Illinois municipal corporation (hereinafter referred to as the "Village"), and VILLAS OF COBBLESTONE, LLC, an Illinois limited liability company ("Developer").

2. The Property subject to this Agreement, legal title to which is vested in Developer (excepting such portion as is dedicated to the public), is legally described as follows:

LOTS 1 AND 2 IN MAHLER'S SUBDIVISION OF THE SOUTH 330 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 90188561, IN COOK COUNTY, ILLINOIS.

PINs: 27-02-411-016-0000 and 27-02-411-017-0000

The said property is hereinafter referred to as the "Subject Property."

3. The Subject Property is located at 8010-8030 W. 143rd Street, Orland Park, and consists of approximately 3.97 acres.

4. The Subject Property is zoned E-1 Estate Residential District under the Land Development Code of the Village of Orland Park, as amended (the "Code"), and is proposed to be developed by the Owner as a planned residential development consisting of eighteen (18) duplex units within nine (9) duplex buildings, under the R-4 Residential Zoning District with modifications as described below, and is proposed to be resubdivided from two (2) lots into an

eleven (11) lot subdivision with a public street to be dedicated to the Village, (142nd Place) and a private detention pond on proposed Outlot A. and a private park on proposed Outlot B.

5. The Village of Orland Park is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

RECITALS:

1. The parties hereto desire that the Subject Property be developed as described above, subject to Village codes and ordinances and the terms and conditions as hereinafter set forth in this Agreement.

2. The Owner has petitioned the Village for rezoning from E-1 Estate Residential District to the R-4 Residential District and a special use permit for a Residential Planned Development with modifications as more fully hereinafter set forth, resubdivision of the Subject Property and plan approval.

3. The parties hereto have fully complied with all relevant statutes of the State of Illinois and ordinances of the Village including the filing of petitions by Developer to request the rezoning and the granting of a special use for the Subject Property and to enable development as herein provided. The Village has caused the issuance of proper notice and the conduct of all hearings by all necessary governmental entities to effectuate such actions as herein provided, including all hearings as are necessary to effectuate the plan of development herein set forth.

4. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of Trustees to achieve the following:

(a) Adoption and execution of this Agreement by ordinance;

(b) Adoption of such ordinances as are necessary to effectuate the terms and provisions of this Agreement including rezoning and the granting of a special use permit with modifications, subdivision, and development of the Subject Property pursuant to the terms and conditions of this Agreement; and

(c) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.

5. The parties hereto have determined that it is in the best interests of the Village and the Developer and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement and that implementation of this Agreement and development of the Subject Property pursuant to its terms and conditions will be in implementation of the comprehensive plan of the Village and will constitute a preservation of environmental values.

6. Developer covenants and agrees that it will execute all reasonably necessary directions and issue all reasonably necessary instructions and take all other action necessary to perform its obligations hereunder.

SECTION ONE: Rezoning Special Use for a Residential Planned Development with Modifications, Subdivision, Plan Approval, and Design Standards.

A. The Village, upon the necessary hearings before the relevant governmental bodies having taken place pursuant to statute and ordinances in such cases made and provided and pursuant to requisite notice having been given, will by proper ordinance cause the above-described Subject Property to be:

- a. Rezoned from E-1 Estate Residential to R-4 Residential;
- b. Granted a Special Use for a Residential Planned Development; and Granted modifications to the Code, including the following:
- c. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as eight (8) feet (Section 6-409. E.18; Section 6-412.D.1)
- d. Increase the maximum pond slope from 4:1 to 3:1 (Section 6-409.E.18)
- e. Reduce the building to building setback from twenty-five (25) feet to twenty (20) feet (Section 6-205.R.2.b.4)
- f. Reduce the side setback between the building and side property line from twenty-five (25) feet to as little as ten (10) feet (Section 6-205.E.2.b.4)
- g. Reduce the required minimum right-of-way width for 142nd Place, a local street to be dedicated to the Village, from sixty (60) feet to fifty (50) feet (Table 6-405 (A)(2))
- h. Reduce the minimum centerline radius from one-hundred and seventy-five (175) feet to eighty (80) feet (Table 6-405 (A)(2))
- i. Reduce the parkway from eight (8) feet to as little as four (4) feet (Section 6-406.A.2)

B. The Subject Property shall be developed substantially in accordance with the preliminary site plan titled "Preliminary Site Plan for Villas of Cobblestone", by Designtek Engineering, Inc., dated February 26, 2020, revised March 31, 2020, attached hereto and made a part hereof as EXHIBIT A, subject to the following conditions:

- 1) Prior to Developer's sale or transfer of title to any portion of the Subject Property, with Developer's cooperation, the Village will create a "fall back" or "dormant" Special Service Area, pursuant to the Special Service Area Tax Law (35 ILCS 200/27-5, et seq.) to cover the Subject Property for the future repair and maintenance of the privately owned detention pond and retaining wall located on proposed Outlot A and the privately owned park located on proposed Outlot B, as described and delineated on EXHIBIT A, if said maintenance and repair are not done by Developer or by Developer's successor in title (i.e. Villas of Cobblestone Home Owners Association – HOA) in accordance with Village Code. Developer will waive any statutory objections to the formation of said Special Service Area and will consent to the proposed future tax levy required for any such repair and maintenance. Developer will provide, by recorded covenants or

conditions or other appropriate recordable documents, for all necessary cross access and shared maintenance among future lot owners with respect to the privately owned park and, detention pond.

- 2) The private park and detention pond shall be perpetually privately owned and maintained as a, publicly accessible park by an established home owners' association, and "Covenants, Conditions and Restrictions of Record" providing for such ownership and maintenance shall be recorded by Developer following review and approval by the Village attorney. Additionally, such "Covenants, Conditions and Restrictions of Record" shall provide that the private park shall be perpetually owned by the home owners' association, or the owners of the Subject Property unless otherwise approved by the Village. The park will be improved by Developer with landscaping, an outdoor seating area, with benches and a pergola, unless otherwise approved by the Village.
- 3) The proposed duplex buildings shall conform to all Village codes and ordinances, including the bulk requirements of the R-4 Residential Zoning District per Section 6-205 of the Code and The Building Code.
- 4) Developer shall direct a portion (as approved by the Village) of the Code-required Developer park land and cash contributions to benefit nearby Wedgewood Commons Park improvements as finalized at the time of this Development Agreement.
- 5) Developer must submit a sign permit application to the Village Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 6) Developer must repair or replace all existing sidewalks along 80th Avenue that are damaged due to construction.
- 7) All retaining walls shall meet the requirements of Section 6-302.C.31 of the Code.
- 8) All final plans must meet all final engineering and Building Code requirements and approvals, including required permits from outside agencies.

C. The Subject Property shall be developed substantially in accordance with the Elevations titled "Villas of Cobblestone – Marth Construction", prepared by IJM Architects, dated February 25, 2020, subject to the condition that all Building Code and final engineering requirements are met.

D. The Subject Property must be developed substantially in accordance with the Preliminary Landscape Plan titled "Landscape Plan for Villas of Cobblestone", prepared by Metz

and Company, dated January 15, 2020, revised March 31, 2020, Developer must submit a Final Landscape Plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal. Also, Developer must meet all tree mitigation and preservation requirements per Section 6-305.F. of the Code.

E. The Developer shall subdivide the land as shown on the “Preliminary Subdivision Plat for The Villas of Cobblestone”, by Designtek Engineering, Inc., dated February 26, 2020, revised March 31, 2020, subject to the condition that the Developer submit a final Record Plat of Subdivision to the Village for approval and recording and the conditions set forth in Subsections B and C above.

F. The Special Use shall be granted for a Residential Planned Development in the R-4 Residential Zoning District subject to the conditions set forth above in Subsection B and with the following modifications (with references to the applicable Code Sections) to:

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as eight (8) feet (Section 6-409.E.18; Section 6-412.D.1)
2. Increase the maximum pond slope from 4:1 to 3:1 (Section 6-409.E.18)
3. Reduce the building to building setback from twenty-five (25) feet to twenty (20) feet (Section 6-205.E.2.b.4)
4. Reduce the side setback between the building and side property line from twenty-five (25) feet to as little as ten (10) feet (Section 6-205.E.2.b.4)
5. Reduce the required minimum right-of-way width for 142nd Place, a local street to be dedicated to the Village, from sixty (60) feet to fifty (50) feet (Table 6-405 (A)(2))
6. Reduce the minimum centerline radius from one-hundred and seventy-five (175) feet to eighty (80) feet (Table 6-405 (A)(2))
7. Reduce the parkway from eight (8) feet to as little as four (4) feet (Section 6-406.A.2)

SECTION TWO: Contributions.

Developer shall, upon issuance of the initial occupancy permit for each unit, make the following contributions, as required by Village ordinances and codes, which are payable to the Village on behalf of the following:

<u>Per residential unit</u>	<u>Single Family-Attached</u>
Orland Park Board of Library Trustees	\$ 125.00
School District Number 135	\$ 633.00*
High School District Number 230	\$ 172.00**

Fair Share Road Exaction Fee	\$ 1,500.00
Corporate Services	\$ 400.00
Park and Recreation Development Fund	\$ 1,380.00***
Park and Recreation Cash in Lieu of Land (based on credit being given for constructing and Maintaining the private park on Outlot B)	\$ 1,004.00****

*This is an average of 2/3 bedroom units. The actual contribution is \$417.00 for a 2-bedroom unit and \$848.00 for a 3-bedroom unit.

**This is an average of 2/3 bedroom units. The actual contribution is \$135.00 for a 2-bedroom unit and \$210.00 for a 3-bedroom unit.

***This is an average of 2/3 bedroom units. The actual contribution is \$1,254.00 for a 2-bedroom unit and \$1,507.00 for a 3-bedroom unit.

**** This is an average of 2/3 bedroom units. The 2/3 bedroom unit average has been described as noted above.

As Developer has provided as many replacement trees on the Subject Property as possible, and Developer will provide enhanced landscaping exceeding Code requirements, Developer will receive a Tree Preservation Credit as provided in the Code.

Said sums of money due per unit shall be a lien on the Subject Property (on a per unit basis) until paid, and Developer acquiesces and agrees to the payment of said sum being a lien on the Subject Property subordinate to any acquisition loan or construction development loan of this or any subsequent developer of the Subject Property from the date hereof. Upon payment of the contribution due for a unit, the Village shall execute a Release of Lien for that unit if so requested by Developer and Developer furnishes the appropriate form of Release of Lien. In the event of a default in the payment of said sums, or any part thereof, the Village shall have the right to foreclose the lien aforesaid in the same manner as provided for with respect to a mortgage foreclosure. Other than such payments to the Village as provided in this Agreement as well as the customary permit and inspection fees, no additional contributions, impact or exaction fees shall be paid to the Village by Developer.

Village shall solely determine how said sum so paid shall be allocated and disbursed.

Sums of money required to be paid hereunder shall be obligations of the Developer and all successors in title, and no conveyance of the Subject Property shall relieve Developer or any subsequent owner or developer, of said obligation. In the event of a default in payment, in addition to the remedy of foreclosure of the lien aforementioned, Village shall have all other rights and remedies against Developer or any subsequent owner for the collection of monies. No collection activity or lien foreclosure proceeding shall take place with respect to any lot for which the above contributions have been paid.

SECTION THREE: Storm Water Retention/Detention and Storm Sewers.

Storm Water runoff emanating from the Subject Property shall be retained or detained in a detention pond to be constructed and located at the west end of the Subject Property. The design criteria, construction and maintenance of the storm sewers shall be in accordance with all standards of the Village in force on the date of final plan, and also all standards of the Metropolitan Water Reclamation District of Greater Chicago in effect at the time of final plan approval, and shall be completed by the Developer at its expense. The Developer shall maintain all storm sewers until final acceptance by the Village, after which the maintenance of the storm sewers shall be the responsibility of a Homeowners' Association established or to be established by the Developer. Acceptance thereof by the Village shall be conditioned upon satisfactory evidence from the Developer, as reasonably determined by the Village attorney, that future storm sewer maintenance will be adequately provided by the Homeowners' Association.

SECTION FOUR: Water Supply.

Developer shall be required to construct and install at its expense all necessary on-site water mains to service the Subject Property. All such water mains shall be sized, constructed and installed in accordance with the Code and final engineering plans approved by the Village. The Developer shall pay to the Village the required water connection charge(s) based upon the size of the connection(s) in accordance with Village ordinances. The Developer shall maintain the water mains and appurtenances until final acceptance by the Village. Acceptance thereof shall not be unreasonably withheld or delayed. Any wells located on the Subject Property shall be capped by the Developer in accordance with the requirements of the Illinois Department of Transportation and/or the Illinois Environmental Protection Agency and the Cook County Department of Public Health.

SECTION FIVE: Sanitary Sewers.

Developer shall be required to construct and install at its expense all necessary sanitary sewers to service the Subject Property in accordance with the Code and final engineering plans approved by the Village. Said sewers shall be sized as required by the Village. All required fees are due before a building permit will be issued. The design criteria and construction of the sanitary sewers shall be in accordance with all standards of the Village in force on the date of final plan, and also all standards of the Metropolitan Water Reclamation District of Greater Chicago in effect at the time of final plan approval, and shall be completed by the Developer at its expense. The Developer shall maintain the sanitary sewer mains and appurtenances until final acceptance by the Village. Acceptance thereof shall not be unreasonably withheld or delayed. Developer shall remove the existing septic field and tank following all Village and Cook County requirements.

SECTION SIX: Sidewalks, Street Lights, Streets and Landscaping.

A. Streets.

Developer shall dedicate or cause to be dedicated additional road right-of-way to meet engineering requirements and approvals (as determined by the Village in accordance with Village approved plans) and shall construct all public streets in accordance with the terms of this Agreement, The Code and final engineering plans approved by the Village. The Developer shall provide access to the site. Developer shall be responsible for keeping all adjacent streets free from construction debris and for repair of damages to the streets caused by Developer's construction traffic. All deliveries of construction supplies or materials shall be restricted to certain streets or temporary haul roads designated by the Village.

Also, Developer shall be required to keep all public streets located on the Subject Property as well as adjoining streets free from mud and debris generated by construction activity on the Subject Property. Such streets must be cleaned at least once a week, and more often if required by Village in its sole judgment. For each day that the streets are not cleaned as required hereunder during construction, Developer shall be subject to a fine as provided in the Land Development Code. If any such fine is not promptly paid, the Village shall have the right to stop any and all further construction until paid.

The new public street (142nd Place) shall be constructed by the Developer in accordance with the Code and dedicated to the Village as a public street.

The Village shall accept the dedication of any street right-of-way upon recording of the plat of subdivision for the Subject Property.

B. Sidewalks.

All sidewalks shown on the final plan (EXHIBIT A) shall be constructed by Developer to the applicable Village standards and shall be maintained until final acceptance by the Village, which acceptance shall not be unreasonably withheld or delayed, and all sidewalks along 80th Avenue damaged during construction shall be repaired or replaced by Developer.

C. Street Lights.

Developer shall construct all street lights and all necessary electrical wiring required by the Village in order to meet all applicable Village standards. Developer shall maintain the street lighting until final acceptance by the Village, which acceptance shall not be unreasonably withheld or delayed.

D. Landscaping

Developer shall construct and install all landscaping requirements per the Final Landscape Plan, meeting all Village Codes, as required by Section One, Subsection D of this Development Agreement. Developer shall be fully responsible for the restoration of the Village-owned property (detention pond) to the north of the Subject Property in the event Developer must perform minor grading on the Village's property. The Village hereby grants the Developer permission to perform such minor grading at Developer's sole cost and liability provided

- a) developer's grading plans are first approved by the Village Development Services Department, and
- b) in the event Developer fails to timely restore the Village's property to its prior condition, Developer shall promptly reimburse the Village for the Village's cost, including labor and materials, to properly restore the property.

SECTION SEVEN: Easements.

Developer agrees at the time of approval of this Development Agreement to grant to the Village, and/or obtain grants to the Village, of all necessary easements for the provision of sewer, water, street, or other utilities, including cable television, or for other improvements which may serve not only the Subject Property, but other properties in the general area, such as cross-access easements.

All such easements to be granted shall name the Village and/or other appropriate entities designated by the Village as grantee hereunder. It shall be the responsibility of Developer to obtain all easements, both on-site and off-site, necessary to serve the Subject Property.

SECTION EIGHT: Developmental Codes and Ordinances and General Matters.

The development of the Subject Property, and of each lot respectively encompassed by this Agreement shall be in accordance with the existing building, zoning, subdivision, storm water retention and other developmental codes and ordinances of the Village as they exist on the date each respective permit for development of each lot is issued. Planning and engineering designs and standards, and road construction and dedication of public improvements, shall be in accordance with the then existing ordinances of the Village or in accordance with the statutes and regulations of other governmental agencies having jurisdiction thereof if such standards are more stringent than those of the Village of Orland Park at such time. Developer must comply with all ADA (Americans with Disabilities Act) accessibility requirements. Notwithstanding the foregoing, the dollar amounts for the contributions set forth in Section Two above shall not be increased during the term of this Agreement; however, all other fees, etc. set forth under the various ordinances of the Village shall be paid by the Owner at the rate set forth in the Village ordinances at the time each permit is issued.

No occupancy permit shall be issued for any building prior to the completion and approval by the Village Engineer of the required public improvements, except for the final surface course of the streets. The Village will not finally accept any public improvements until after the final surface course of asphalt has been placed on the public streets. Provided, however, the construction and installation of the public improvements to be done by Owner may be commenced at any time following MWRD approval and after Owner has delivered to Village an irrevocable letter of credit, in a form satisfactory to, and from a bank or other financial institution approved by, the Village in the amount of 125% of the Owner's Engineer's estimate of the cost of construction and installation of all such improvements as approved by the Village Engineer, or 110% of actual construction contract costs, including all required lighting, streets and street lights, sidewalks, landscaping, street trees, sewer and water lines and storm water management facilities. The Village Engineer may, in his discretion, permit the amount of said letter of credit to be reduced, from time to time, as major public improvements are completed.

All public improvements shall be constructed and installed within two (2) years from the date of approval of the Plat of Subdivision; however, if the completion date falls after September 30th, the date shall be the following May 30th. Notwithstanding any other provision of this Agreement, no construction of public improvements shall commence until the plans and specifications for the public improvements have been approved, the agreement for construction of the public improvements as herein provided has been executed, the minimum security has been provided, the requirements of Ordinance No. 2084 have been met, and until documentation, including a copy of the MWRD Permit if applicable, or evidence is received by the Village that Owner is not violating a wetland regulation or a regulation relating to waters of the United States. Further, no earthwork shall be done in any area tentatively identified as wetlands until an appropriate permit or permission has been obtained and such permit or permission is shown to the Village. The Plat(s) of Subdivision shall contain such restrictive covenants, drainage covenants and easement provisions as are or were required by the President of the Board of Trustees as a condition to approval of the Plat(s) of Subdivision.

Owner, at Owner's own cost, agrees to provide the Village "as built" engineering plans and specifications upon substantial completion of the public improvements or at the request of the Village Engineer but in no event later than the time required by Ordinance No. 2084.

It is agreed that all of the public improvements contemplated herein shall upon acceptance thereof by the Village, become the property of Village and be integrated with the municipal facilities now in existence or hereafter constructed and Village thereafter agrees to maintain said public improvements. Acceptance of said public improvements shall be by resolution of the President and Board of Trustees only after the Village Engineer or Village Engineer Consultant has issued his Certificate of Inspection affirming that the improvements have been constructed in accordance with approved Engineering Plans and Specifications. Owner agrees to convey by appropriate instrument and Village agrees to promptly accept, subject to terms hereof, the public improvements constructed in accordance with the approved Engineering Plans and Specifications.

SECTION NINE: Utilities.

All electricity, telephone, cable television and gas lines shall be installed underground, the location of which underground utilities shall be at Developer's option as long as the underground facilities do not conflict with Village-maintained infrastructure.

SECTION TEN: Impact Requirements.

Developer agrees that any and all contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the Village, including, but not limited to, providing its residents, with access to and use of public utilities, streets, fire protection, and emergency services. Developer further agrees that the contributions, dedications, donations and easements required by this Agreement are uniquely attributable to, reasonably related to, and made necessary by the development of the Subject Property.

SECTION ELEVEN: Binding Effect and Term and Covenants Running with the Land.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, successor owners of record of the Subject Property, assignees, lessees and upon any successor municipal authorities of said Village and successor municipalities, for a period of ten (10) years from the date of execution hereof and any extended time that may be agreed to by amendment.

The terms and conditions of this Agreement relative to the payment of monies to the various contributions to the Village, construction and/or dedication of public improvements, granting of easements to the Village, dedication of rights-of-way to the Village and the developmental standards established herein shall constitute covenants which shall run with the land.

SECTION TWELVE: Notices.

Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be personally delivered to or mailed by United States Certified mail, postage prepaid and return receipt requested, as follows:

For the Village:

1. Keith Pekau
Village President
14700 South Ravinia Avenue
Orland Park, Illinois 60462
2. John C. Mehalek
Village Clerk
14700 South Ravinia Avenue
Orland Park, Illinois 60462

3. E. Kenneth Friker
Village Attorney
Klein, Thorpe & Jenkins, Ltd.
15010 S. Ravinia Avenue, Suite 10
Orland Park, Illinois 60462

For the Developer:

1. Marth Construction Company
Attn: James Marth, President
14800 S. 80th Avenue
Orland Park, Illinois 60462
2. Matthew Klein, Esq.
324 W. Burlington
LaGrange, Illinois 60525

or such other addresses as any party hereto may designate in writing to the other parties pursuant to the provisions of this Section.

SECTION THIRTEEN: Model Units.

At any time after the Developer posts the required security for public improvements and as approved by the Village Engineer and Building Department, Developer shall have the right to construct residential model units, sales offices and other appurtenant facilities, with the number of models to be as approved by the Village, and upon acceptance by the Village of a plan encompassing that portion of the property upon which same are proposed to be constructed. Any model unit must be served by an approved roadway and plumbing facilities in accordance with Village Ordinances. Any such model home shall relate only to the Subject Property and no model home shall be constructed to advertise or serve as a model for a site other than the Subject Property.

SECTION FOURTEEN: Signs

All temporary and permanent signage shall be subject to the requirements of Section 6-307 of the Village Code.

SECTION FIFTEEN: Provisional Occupancy Permits.

The Village, in accordance with the requirements of the Village Code, will grant provisional permits for individual residences between November 1st and May 15 if weather prevents the Developer from completing the following work for any such residence (it being understood that if other work remains to be done, no occupancy permit, provisional or otherwise, will be issued):

- (a) The asphalt or concrete has not been poured for the driveway, provided that the stone base has been installed.
- (b) Final grading.
- (c) Painting of the exterior.
- (d) Installation of the gutters and downspouts.

As a condition of the issuance of any such provisional occupancy permit, the Developer shall provide the Village with a timetable (acceptable to the Village) for completion of the outstanding work, which timetable shall be deemed a part of the occupancy permit.

SECTION SIXTEEN: Permits and Letter of Credit.

The Developer shall not be entitled to obtain any building permits, nor any sign permits, and shall not be entitled to construct any model units, signs, sales and/or rental offices or any other appurtenant facilities unless and until the proper letter of credit or cash deposit has been made to the Village in accordance with the Code. The letter of credit or cash deposit shall specifically include an amount to cover the cost of street trees and sidewalks as required by the Code and this Agreement.

Developer agrees that any dirt stock piles resulting from the development of the Subject Property shall be located in places as designated and approved by the Village, and for reasonable time periods not to exceed three (3) years unless an extension is agreed to by the Village. In addition, the Village, after providing Developer with 10 days advance written notice, shall have the right to draw upon the letter of credit provided for in this agreement to relocate or remove any dirt stock pile which results from the development should they not be placed in an approved location or if the pile is causing a storm water drainage problem, or should it not be permitted to remain beyond the time period specified by the Village; provided, however, that the Village will not draw upon the letter of credit if Developer relocates or removes the stock piles as directed by the Village within the 10 day notice period.

SECTION SEVENTEEN: Reimbursement of Village for Legal and Other Fees and Expenses.

A. To Effective Date of Agreement.

The Developer, concurrently with annexation and zoning of the property or so much thereof as required, shall reimburse the Village for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Property:

- (1) the costs incurred by the Village for engineering services;
- (2) all attorneys' fees incurred by the Village; and

(3) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expenses.

B. From and After Effective Date of Agreement.

Except as provided in the paragraph immediately following this paragraph, upon demand by Village made by and through its President, Developer from time to time shall promptly reimburse Village, for all enumerated reasonable expenses and costs incurred by Village in the administration of the Agreement, including and limited to engineering fees, attorneys' fees and out of pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder, and the negotiation and preparation of letters of credit and escrow agreements to be entered into as security for the completion of land improvements.

Such costs and expenses incurred by Village in the administration of the Agreement shall be evidenced to the Developer upon its request, by a sworn statement of the Village; and such costs and expenses may be further confirmed by the Owner at its option from additional documents relevant to determining such costs and expenses as designated from time to time by the Developer.

Notwithstanding the immediately preceding paragraph, Developer shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

In the event that any third party or parties institute any legal proceedings against the Developer and/or the Village, which relate to the terms of this Agreement, then, in that event, the Developer, on notice from Village shall assume, fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

1. Developer shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the Village.

2. If the Village, in its sole discretion, determines there is, or may probably be, a conflict of interest between Village and Developer, on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then Developer shall reimburse the Village from time to time on written demand from the President of Village and notice of the amount due for any expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other expenses of litigation, incurred by the Village in connection therewith.

In the event the Village or Developer institutes legal proceedings against the other party for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment all expenses of such legal proceedings

incurred by such prevailing party, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred by such party in connection therewith. Developer or Village may, in its sole discretion, appeal any such judgment rendered in favor of the other party.

SECTION EIGHTEEN: Warranties and Representations.

The Developer represents and warrants to the Village as follows:

1. Developer is the legal title holder and the owner of record of the Subject Property as indicated on the first page of this Agreement.
2. Developer proposes to develop the Subject Property in the manner contemplated in this Agreement.
3. Other than Developer, no other entity or person has any interest as of the date hereof in the Subject Property or its development as herein proposed.
4. Developer has provided the legal description of the Subject Property set forth in this Agreement and the attached Exhibits and said legal description is accurate and correct.
5. With respect to any real estate herein which will become property of the Village, Developer warrants and represents, to the best of its knowledge, that during the period of its ownership or control over said Subject Property it has no knowledge of, nor reason to suspect, that there has been any underground storage (or other) tank or any presence, disposal, release or threatened release of hazardous substances or hazardous wastes on, from or under the property, by or through Developer or any other party whatsoever. Developer similarly represents and warrants that to the best of its knowledge, there was no underground storage (or other) tank and not any presence, disposal, release or threatened release of hazardous substances or hazardous waste on, from or under the property prior to Developer's ownership or control of the Subject Property.

Developer similarly further represents and warrants that to the best of its knowledge, the Subject Property (including underlying soil and ground water conditions) is not in violation of any state, local, federal, municipal or other law, statute, regulation, code, ordinance, decree or other relating to hygienic or environmental conditions, and during ownership or control of the property by Developer, no party has stored or disposed of any flammable explosives, radioactive materials, hazardous waste, toxic substances or other related materials on, under or about the property. Developer shall and does hereby agree to indemnify, protect, defend, and hold the Village harmless from and against any claims, losses, demands, costs, proceedings, suits, liabilities, damages and causes of action, including consequential damages and attorneys' fees of counsel selected by the Village and other costs of defense incurred, arising against or suffered by the Village of its assigns as a consequence, directly or indirectly, of any misrepresentation by Developer of the foregoing representations and warranties, whether discovered before or after the conveyance of any of the Subject Property to the Village.

SECTION NINETEEN: Continuity of Obligations.

Notwithstanding any provision of this Agreement to the contrary, including but not limited to the sale or conveyance of all or any part of the Subject Property by Developer, Developer shall at all times during the term of this Agreement remain liable to Village for the faithful performance of all obligations imposed upon it by this Agreement until such obligations have been fully performed or until Village, at its sole option, has otherwise released them from any or all of such obligations.

SECTION TWENTY: No Waiver or Relinquishment of Right to Enforce Agreement.

Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or either of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

SECTION TWENTY-ONE: Village Approval or Direction.

Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

SECTION TWENTY-TWO: Singular and Plural.

Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

SECTION TWENTY-THREE: Section Headings and Subheadings.

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions hereunder whether covered or relevant to such heading or not.

SECTION TWENTY-FOUR: Recording.

A copy of this Agreement and any amendment thereto shall be recorded by the Village at the expense of the Developer.

SECTION TWENTY-FIVE: Authorization to Execute.

The officers of Developer executing this Agreement warrant that they have been lawfully authorized to execute this Agreement on their behalf. The President and Clerk of the Village hereby warrant that they have been lawfully authorized by the Village Board of the Village to

execute this Agreement. Developer and Village shall, upon request, deliver to each other, at the respective time such entities cause their authorized agents to affix their signatures hereto, copies of all bylaws, resolutions, ordinances, partnership agreements, letters of direction or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.

SECTION TWENTY-SIX: Amendment.

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

SECTION TWENTY-SEVEN: Counterparts.

This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

SECTION TWENTY-EIGHT: Curing Default.

The parties to this Agreement reserve a right to cure any default hereunder within thirty (30) days from written notice of such default, or such additional time as is reasonably required to cure the default so long as the cure of default is commenced within said thirty (30) days, and efforts to effect such cure of default are diligently prosecuted to completion.

SECTION TWENTY-NINE: Conflict Between the Text and Exhibits.

In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

SECTION THIRTY: Severability.

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve Village from performance under such invalid provision of this Agreement.

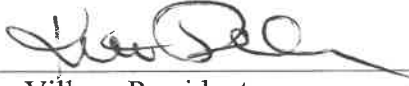
SECTION THIRTY-ONE: Definition of Village.

When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

SECTION THIRTY-TWO: Execution of Agreement.

This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he signs this Agreement on page 1 hereof which date shall be the effective date of this Agreement.

VILLAGE OF ORLAND PARK, an
Illinois Municipal Corporation

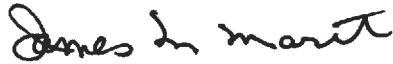
By: 
Village President

ATTEST:

By: 
Village Clerk

DEVELOPER

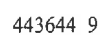
VILLAS OF COBBLESTONE, LLC an Illinois
limited liability company

By: 
Member/Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

GIVEN under my hand and official seal, this 23rd day of October, 2020.

Alexandra Snodgrass
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named James M. Marth, the Member/Manager of VILLAS OF COBBLESTONE, LLC, an Illinois limited liability company, personally known to me to be the same person whose name are subscribed to the foregoing instrument as such Member/Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 20th day of October, 2020.

Commission expires 9/10/2022



Notary Public



EXISTING ZONING = E-1 ESTATE RESIDENTIAL
PROPOSED ZONING = R-1.5 RESIDENTIAL
R-1.5 RESIDENTIAL (ATTACHED)
PLANNED DEVELOPMENT

SITE PLAN DATA:

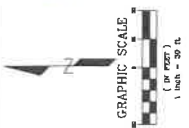
ZONING REGULATIONS	REQUIREMENT	PROPOSED
FRONT YARD SETBACK	20'	20'
CORNER SIDE SETBACK (WITH AVENUE)	20'	20'
SIDE SETBACK	20'	10'
REAR YARD SETBACK (LOT'S 1-6)	25'	30'
REAR YARD SETBACK (LOT'S 7-9)	35'	35'
DETENTION POND SETBACK	15'	6'
LOT COVERAGE	60%	48.8%
PRIVATE OPEN SPACE	200 SF	1,055 SF
COMMON OPEN SPACE	25%	21%
POND SLOPE	4:1	3:1
14ND STREET R.O.W.	60'	50'
CENTERLINE RADIUS	175'	80'
PARKWAY WIDTH	8'	4'
MINIMUM LOT SIZE	8,500 SF	11,322 SF

PROJECT DATA - UNIT COUNTS AND ACREAGE

CROSS AREA:	172,918 SQ. FT. OR 3.97 ACRES
NUMBER OF LOTS PROPOSED:	11
NUMBER OF BUILDINGS PROPOSED:	18
NUMBER OF DWELLING UNITS PROPOSED:	18
INTERIOR STREET WIDTH & SOUTH SIDE OF 14ND PLACE:	16,746 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA (GLEY, 688.00):	7,357 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA (GLEY, 688.00):	45,018 SQ. FT.
BRICK COLUMN (TYP.):	4,498 SQ. FT.
BRICK COLUMN (TYP.):	4,498 SQ. FT.
TOTAL IMPERVIOUS AREA:	(2.01 ACRES) 87,417 SQ. FT.
POND AREA @ 1% (23.14):	(1.06 ACRES) 46,501 SQ. FT.
NET BUILDABLE AREA:	0.35 ACRES
DENSITY:	3.42 ACRES
LANDSCAPE AREA:	4.67 DU/ACRE
LANDSCAPE AREA:	1.06 ACRES

Gallagher & Henry's Ichna Unit 12
Doc. No. 8762519
Let 46 A
Orange Division & Village
5000'

PRELIMINARY SITE PLAN
FOR
THE VILLAGES OF COBBLESTONE
ORLAND PARK, ILLINOIS



LOT SIZE SUMMARY

LOT	AREA
1	15,380 SF
2	14,322 SF
3	14,322 SF
4	14,322 SF
5	14,322 SF
6	14,322 SF
7	14,322 SF
8	14,322 SF
9	14,322 SF
10	14,322 SF
11	14,322 SF
12	14,322 SF
13	14,322 SF
14	14,322 SF
15	14,322 SF
16	14,322 SF
17	14,322 SF
18	14,322 SF
19	14,322 SF
20	14,322 SF
21	14,322 SF
22	14,322 SF
23	14,322 SF
24	14,322 SF
25	14,322 SF
26	14,322 SF
27	14,322 SF
28	14,322 SF
29	14,322 SF
30	14,322 SF
31	14,322 SF
32	14,322 SF
33	14,322 SF
34	14,322 SF
35	14,322 SF
36	14,322 SF
37	14,322 SF
38	14,322 SF
39	14,322 SF
40	14,322 SF
41	14,322 SF
42	14,322 SF
43	14,322 SF
44	14,322 SF
45	14,322 SF
46	14,322 SF
47	14,322 SF
48	14,322 SF
49	14,322 SF
50	14,322 SF
51	14,322 SF
52	14,322 SF
53	14,322 SF
54	14,322 SF
55	14,322 SF
56	14,322 SF
57	14,322 SF
58	14,322 SF
59	14,322 SF
60	14,322 SF
61	14,322 SF
62	14,322 SF
63	14,322 SF
64	14,322 SF
65	14,322 SF
66	14,322 SF
67	14,322 SF
68	14,322 SF
69	14,322 SF
70	14,322 SF
71	14,322 SF
72	14,322 SF
73	14,322 SF
74	14,322 SF
75	14,322 SF
76	14,322 SF
77	14,322 SF
78	14,322 SF
79	14,322 SF
80	14,322 SF
81	14,322 SF
82	14,322 SF
83	14,322 SF
84	14,322 SF
85	14,322 SF
86	14,322 SF
87	14,322 SF
88	14,322 SF
89	14,322 SF
90	14,322 SF
91	14,322 SF
92	14,322 SF
93	14,322 SF
94	14,322 SF
95	14,322 SF
96	14,322 SF
97	14,322 SF
98	14,322 SF
99	14,322 SF
100	14,322 SF

