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Staff Report to the Plan Commission

Founders of Orland Park Residential Planned Development

Prepared: 11/14/2024

Project: 2023-0309 – Founders of Orland Park**Petitioner:** John McHale, Bridge Street Properties, LLC.**Project Representative:** Caitlin Csuk, Rosanova & Whitaker, Ltd.**Location:** 16101-11 Wolf Road**P.I.N.s:** 27-20-101-013-0000, 27-20-101-011-0000**Parcel Size:** approximately 15 acres

Requested Actions: The petitioner seeks approval of a Special Use for a Planned Development, Special Use for Disturbance of a Non-Tidal Wetland, parcel rezoning from E-1 Estate Residential to R-4 Residential, a Plat of Subdivision, and Modifications from the Land Development Code (LDC).

COMPREHENSIVE PLAN

The Petitioner is proposing a 90-townhome development located at 16101 Wolf Road, just south of the neighborhood center of the Centennial Planning District at 159th and Wolf Road. The area offers convenient shopping, dining, and services for residents. The Comprehensive Plan land use designation for this area aligns with the proposed development plans for the site.

COMPREHENSIVE PLAN

Planning District	Centennial Planning District
Planning Land Use Designation	Mixed Residential with R-4 Zoning

Mixed Residential housing types include attached small-lot single-family homes, rowhomes, townhomes, and multi-story residential buildings. Standard single-family, mixed-use, and commercial land uses are considered inappropriate for the Mixed Residential land use classification. Overall, the proposed development aligns with the R-4 Residential and Mixed Residential land use regulations, except where modifications are requested for this case.

ZONING DISTRICT

Existing	E-1 Estate Residential District
Proposed	R-4 Residential District

LAND USE CLASSIFICATION

Existing	Agriculture
Proposed	Residential Planned Development

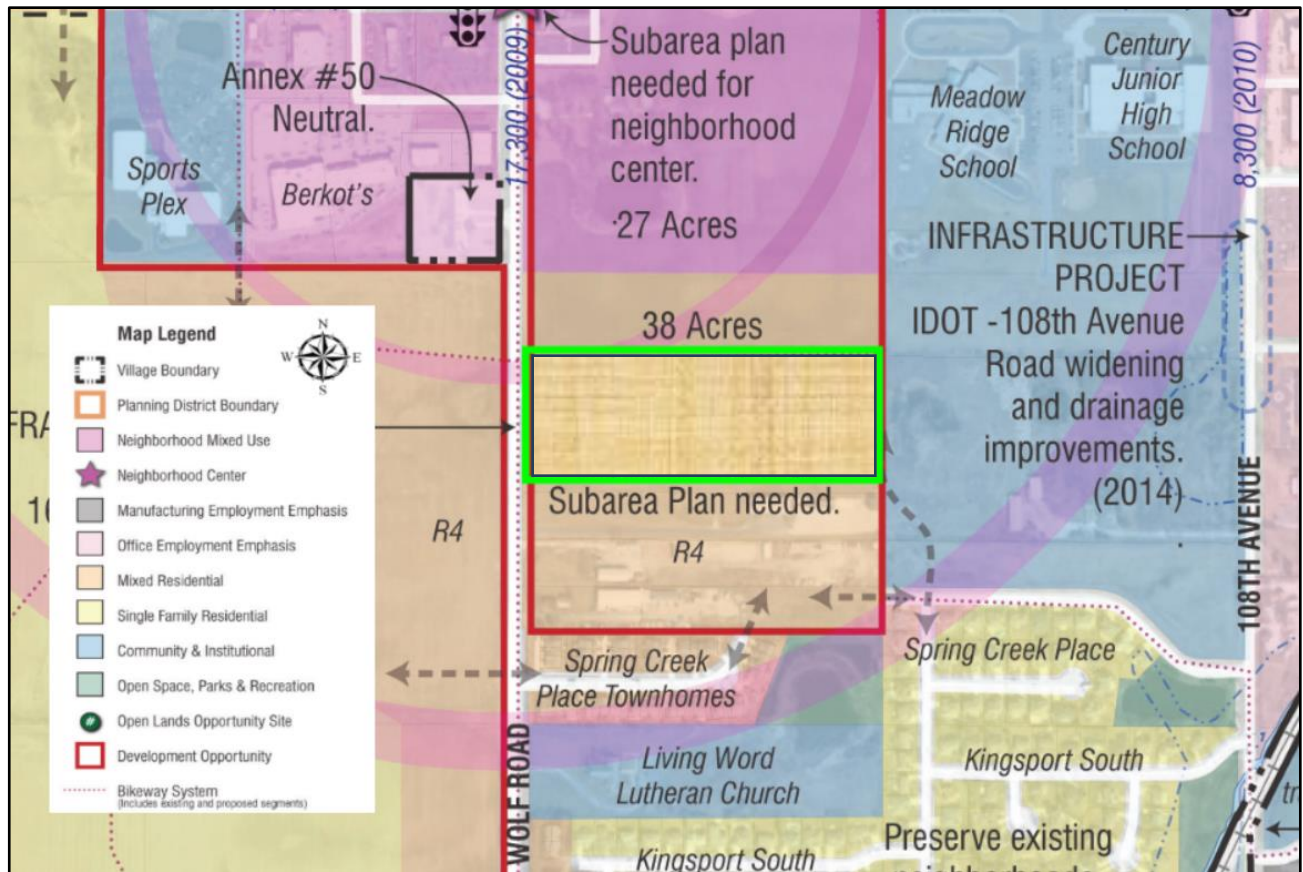
ADJACENT PROPERTIES

	Zoning District	Land Use
North	LSPD Large Scale Planned Development	Vacant/Agriculture
East	E-1 Estate Residential	School (Willow Grove, District 230)
South	E-1 Estate Residential	Government (Orland Township Highway Maintenance Facility)
West	LSPD Large Scale Planned Development	Vacant/Agriculture

ZONING MAP AMENDMENT

The subject property is currently zoned E-1 Estate Residential, the default zoning district assigned to properties upon annexation into the Village. According to the Comprehensive Plan, the future land use for this area is designated as "Mixed Residential," with R-4 Residential zoning recommended specifically for this area. When reviewing an application for rezoning property, the decision-making body shall review the following factors for consideration. The petitioner has submitted responses to the factors, which are answered in the "Petition to the Village of Orland Park for Residential Development" report attached to this case. Staff finds the petitioner responses satisfactory for the proposed Planned Development and recommends approval of the zoning map amendment from E-1 Estate Residential to R-4 Residential. The factors below come principally from the 1957 case *LaSalle v. County of Cook*:

1. The existing uses and zoning of nearby property;
2. The extent to which property values are diminished by a particular zoning classification or restriction;
3. The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;
4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;
5. The suitability of the subject property for its zoned purposes;
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;
7. The Comprehensive Plan designation and the current applicability of that designation;
8. The evidence or lack of evidence, of community need for the use proposed.



Centennial Planning District Land Use Map

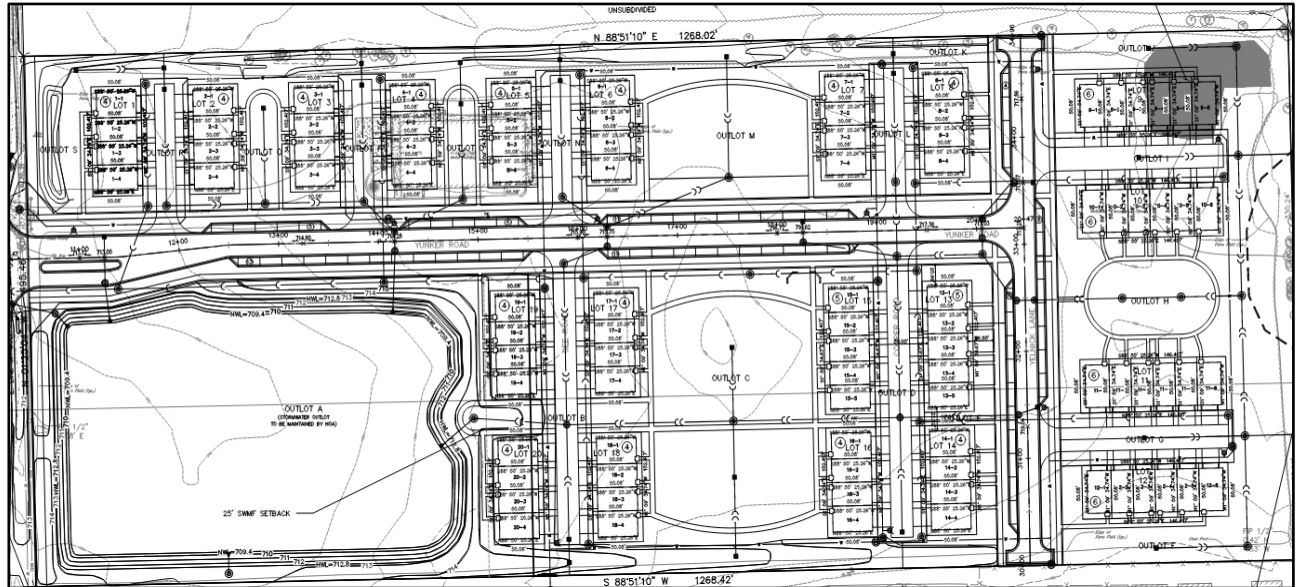
SITE PLAN

The site covers approximately 15 acres of undeveloped land previously used for agriculture, covering two parcels located at 16101 and 16111 Wolf Road. The property includes an existing building and a small wetland area in its northeast corner.



Aerial Photograph, Nearmap, June 2024

The 15-acre proposed site plan includes 90 three-bedroom townhomes arranged along two public streets, with the primary access point from Wolf Road. Yunker Road, functioning as the main throughfare, is designed in a boulevard style, featuring on-street parking, curb bump-outs, and parkway trees. Yelnick Lane, a north-south street on the eastern side of the site, is developed as a stub street at the north and south property lines to allow for future connections to neighboring developments. The site also includes a large stormwater management area and multiple park areas to be owned and maintained by a common homeowners association.



Founders of Orland Preliminary Site Plan

Open Space

Planned Developments within the R-4 Residential District must provide at least 200 square feet of private open space for each dwelling unit. This requirement is satisfied with front yard space for each townhome unit, along with proposed balconies at the rear of each unit. Additionally, Planned Developments are required to maintain a minimum of 20% of the total development area as common open space. The proposed development dedicates 51% of its area to common open space, significantly exceeding the minimum requirement by more than double.

COMMON OPEN SPACE

Minimum Required for the entire Planned Development	20%
Total Proposed for the entire Planned Development	51%

Wetland Disturbance

The LDC requires a Special Use Permit for any disturbances to a non-tidal wetland. There is an existing wetland located at the northeast corner of the site, and a wetland delineation has been submitted for this case. Impacted wetlands will be mitigated off-site at an approved wetland mitigation bank, with permitting through the U.S. Army Corps of Engineers (USACE) and the Metropolitan Water Reclamation District (MWRD). The petitioner is coordinating the off-site mitigation and will secure the necessary credits.

Lot Coverage

The R-4 Residential District permits lot coverage up to 60%. When taking the overall Planned Development lot coverage into consideration, the site is 52% impervious, meeting the minimum requirements.

Setbacks

The table below outlines the minimum required setbacks for residential dwellings within the R-4 Residential District. All required minimum setbacks have been met with this proposed development.

REQUIRED SETBACKS		
	Minimum Distance Required	Minimum Distance Proposed
Front	30' from Wolf Road, 20' from all other streets	70' from Wolf Road, 26.5' elsewhere
Side	20' from ROW or all other buildings	22.52'
Rear	30' from ROW or all other buildings	59'

Density

The R-4 Residential District allows for a maximum of 6 dwelling units per net acre within a residential Planned Development. The proposed plan shows 6 units per gross acre and 7.7 dwelling units per net acre.

DENSITY	
Maximum Dwelling Units per Acre	6 du/net acre
Total Proposed	7.7 du/net acre

Modification #1: Allow for an increase in density from 6 dwelling units per net acre to 7.7 dwelling units per net acre.

The petitioner has requested a modification to the Special Use for a Planned Development to account for a density increase of 1.7 units per acre. The petitioner has submitted responses to the Modification Standards Worksheet within their Petition for Development (attached) on pages 14-17. This adjustment has been requested because 3.44 acres of the site are dedicated to stormwater management, which is excluded from the density calculation for dwelling units per acre.

The LDC defines density as the number of dwelling units per Net Buildable Acres on the site. Net Buildable Acres is calculated by deducting the following from the Gross Acreage of Land:

1. 50% of ComEd easements if owned by the petitioner and serves as an open space amenity;
2. 50% of land required for a Park or School dedication;
3. Perimeter road right-of-way dedication;
4. Floodplain that must be conserved;
5. Detention and retention areas up to the high-water level; and
6. Wetlands that must be conserved either by Federal, State or Local requirements.

In December 2023, the Plan Commission unanimously recommended approval of Case Number 2023-0996, a code amendment to eliminate the use of net buildable acres in density calculations within the LDC, allowing the calculation to be on a units per gross acre formula; however, the Board of Trustees later rejected this amendment. Due to this denial, staff cannot support the requested density increase for this case.

Vehicular Mobility

The subject site is accessible via Yunker Road from Wolf Road. Yelnick Lane includes two dead-end streets designed for future connections. Wolf Road is the only access point to the development and is under the jurisdiction of the Illinois Department of Transportation (IDOT). Improvement plans for Wolf Road include right and left turn lanes to help facilitate access to Founders of Orland. Yunker Road provides left and right turn lanes to facilitate exiting the neighborhood.

A traffic impact study has been conducted by CEMCON Ltd. and is attached to this report. The results of the traffic impact study indicate that the traffic generated from the Founders of Orland development can be accommodated by the existing area roadway system and the recommended off-site roadway improvements. The intersection of Yunker Road and Wolf Road has been reviewed and is expected to operate at an acceptable level of service with the proposed Planned Development.

Vehicle Parking

All proposed townhomes include rear-facing 2-car garages, ensuring no garage doors face the public right-of-way. According to the LDC off-street parking regulations, each 3-bedroom unit requires 2.5 parking spaces, resulting in a minimum requirement of 225 parking spaces for the entire development. The proposed site plan provides 247 parking spaces, exceeding this minimum. Additionally, while driveway parking does not count toward the required spaces, there are 180 driveway parking spaces provided within the plan to support additional vehicles.

Pedestrian Mobility

Sidewalks are shown on the plans connecting all dwelling units to public streets in addition to the walking paths and gathering areas proposed throughout the site. A multi-use path is proposed along the east side of Wolf Road, in compliance with the Village's Complete Streets Policy. While there are currently no sidewalks along the agricultural land on Wolf Road, dining, retail, and recreation are all located within a 10-minute walk from the entrance of Founders of Orland. Future sidewalks and/or multi-use pathways will be required when the agricultural land surrounding the development is improved on either side.

Public Transportation

The site has no direct access to public transportation stops. The nearest commuter rail station, 153rd Street Station near Centennial Park West, is a 5-minute drive away. The closest bus stop, PACE route 832, is an 8-minute walk, located at the intersection of 159th Street and Wolf Road.

Signage

A new monument sign is proposed at the northeast corner of Yunker Road and Wolf Road, shown on the landscape plan. A full review of the proposed monument sign will be conducted under a separate permit application to the Development Services Department.

BUILDING ELEVATIONS

The petitioner seeks approval of the building elevations provided by Lannar Corporation. The proposed buildings will feature brick as the primary material, with siding on the top floor. Design elements, including brick accents like soldier courses, as well as recesses and projections, have been integrated into the building elevations for added detail. Staff requested additional front elevation-quality detailing on the side elevations facing Yunker Road, which has been incorporated. An anti-monotony exhibit has been provided for this case. The petitioner will provide material cut sheets for staff review.

Modification #2: Allow height of dwellings to be increased from 30' to a maximum height of 35'. In the R-4 Residential District, residential buildings must have a mean roof height of less than 30' and may not exceed the height of adjacent structures by more than 14'. The petitioner has requested a modification to increase the maximum height for each townhome building from 30' to 35'. Justifications for this request are included in the attached Petition for Residential Development. Since the property is mostly surrounded by vacant land and the request is minor, intended to accommodate the roofline, staff supports this modification.

PRELIMINARY LANDSCAPE PLAN

The petitioner seeks approval of the preliminary landscape plan by Gary R. Weber and Associates dated September 6, 2024. The Village's landscape consultant, Hey and Associates, Inc. reviewed the plan and found that the requirements are met for parkway, corridor, bufferyard, foundation, and interior landscaping. Signage Landscape requirements appear to be met and will be confirmed during final review. The representative plant list appears to meet diversity requirements for number of species; percentage of species will be evaluated at final review.

Landscape Enhancements

The landscape plan includes a park seating area, which contains stamped concrete, perennials, and a seating wall area at the center of Outlot C, shown on page 3 of the landscape plan. Outlot A, shown on page 2, contains a landscaped overlook with a bench, walking path, and wood arbor. Page 6 of the landscape plan outlines the details of the landscape plan, including the proposed monument sign.

Tree Mitigation

A tree survey has been provided by the petitioner on page 7 of the landscape plan. Most trees being removed are not required to be mitigated by tree replacement or cash-in-lieu. A total of 8 replacement trees will be planted for mitigation of tree removals on site.

PRELIMINARY CIVIL ENGINEERING PLAN

The petitioner seeks a plat of subdivision for the Planned Development. The plat, prepared by CEMCON, Ltd., last revised May 21, 2024, has been preliminarily approved by the Engineering Department for this case. The preliminary engineering plan, prepared by CEMCON, Ltd, has been reviewed by Staff and recommended for approval. Any outstanding engineering related items will be addressed during the final engineering review.

Exterior Lighting

A full review of proposed lighting will be conducted during Final Engineering review. Proposed lighting will need to comply with the provisions of the LDC.

Special Service Area

A special service area (SSA) is required be established to assure the privately-owned detention pond will be maintained to Village standards. Following approval of this case, a Public Hearing for the SSA before the Board of Trustees will be required.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2023-0309, also known as Founders of Orland Park Residential Planned Development, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 14, 2024;

And

Staff recommends the Plan Commission **approves** a Zoning Map Amendment for 16101 and 16111 Wolf Road from E-1 Estate Residential to R-4 Residential.

And

Staff recommends the Plan Commission **approves** a Special Use Permit for a Planned Development and a Special Use Permit for Disturbance of a Non-Tidal Wetland.

And

Staff recommends the Plan Commission **approves** the Site Plan, Landscape Plan, and Building Elevations, subject to the following conditions:

1. All building code requirements and final engineering requirements must be met, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
3. A special service area (SSA) shall be established to assure the privately-owned detention pond will be maintained to Village standards.
4. The petitioner shall develop the Subject Property in substantial conformance with the final Village-approved site plans, landscape plans, and building elevations for this Planned Development and corresponding special use permits.
5. Prior to the issuance of building permits, the petitioner shall submit for approval fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, engineering plans to address all aspects of private and public utility services. Any reconfigurations within state ROW will require an IDOT highway/utility permit.

And

Staff Recommends the Plan Commission **approves** a modification to allow for the height of dwellings to be increased from 30' to a maximum height of 35'.

And

Staff Recommends the Plan Commission **denies** the modification to allow for an increase in density from 6 dwelling units per net acre to 7.7 dwelling units per net acre.

And

Staff Recommends the Plan Commission **approves** the Plat of Subdivision, prepared by CEMCON, Ltd., last revised May 21, 2024, subject to the condition that the final plat is printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds prior to any final engineering approval.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2023-0309, also known as Founders of Orland Park Residential Planned Development, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.