

..T

ORDINANCE GRANTING A SPECIAL USE PLANNED DEVELOPMENT PERMIT WITH MODIFICATIONS (ESTATES AT RAVINIA MEADOWS BY PULTE—16100 RAVINIA AVENUE)

..B

WHEREAS, an application seeking a special use planned development permit to develop the Subject Property (which comprises 72.56 total acres) for 132 single family dwelling units, with modifications, and an application seeking a special use for disturbance to a non-tidal wetland, has been filed by the Petitioner with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park as amended (the “Code”); and

WHEREAS, said Plan Commission of this Village held a public hearing on January 7, 2025, on whether the requested special use planned development permit with modifications should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was given of said public hearings by publication not more than 30 days nor less than 15 days prior to said hearing in Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested special use planned development with modifications be granted with this President and Board of Trustees, and this Board of Trustees have duly considered said report and findings and recommendations;

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The Plan Commission of this Village has made its report of findings and recommendations regarding the proposed special use planned development permit with modifications. The findings of the Plan Commission are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearings are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed special use planned development permit with modifications is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Code as set forth in Section 1-102 thereof. Said special use planned development is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village, which designates the Subject Property as “Single Family Residential and Mixed Residential” in the “Regional Core” Planning District.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed special use planned development in the R-3 Residential zoning districts with modifications, as follows:

(a) The Subject Property is located between 161st and 165th streets, south of the current end of Ravinia Avenue and the Costco Wholesale location and located between the Mistee Ridge and Hummingbird Hill subdivisions to the east, and the Good Shepherd Cemetery & Mausoleum on the West. The development is envisioned to be a residential development. The Petitioner additionally seeks approval for a Special Use for the Disturbance of a Nontidal Wetland. The proposed development will impact .64 acres of wetlands, which will be mitigated off-site at an approved wetland mitigation bank.

(b) The proposed development is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Code. The Comprehensive Plan designates this area as the Regional Core Planning District, with a planning designation of “Single Family Residential and Mixed Residential,” and the Subject Property is located in the R-3 Residential Zoning District. The Subject Property will fulfill the R-3 Residential District’s established principles by promoting residential development. The site plan contains 132 dwelling units and 6 outlots, which will contain common open space, a stormwater management facility (SMF), and a playground, among other features.

(c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property. The site is situated along 161st Street to the north, 165th Street to the south, the Mistee Ridge and Hummingbird Hill single family attached home subdivisions to the east, and the Good Shepherd Cemetery & Mausoleum to the west. North of the site is commercial, with the Costco Wholesaler, as well as a naturalized SMF which receives drainage from the north 20 acres of the Subject Property, pursuant to the Covenant and Grant of Stormwater Drainage Easement Agreement dated October 25th, 2005. To the south is residential in Orland Hills. The proposed development site is currently a vacant agricultural parcel.

(d) The proposed development plan indicates 2 points of ingress/egress. Vehicles can access the site through the internal roadway connection from either 161st Street or 165th Street. The main loop road and connections will be dedicated right-of-way roads. The overall road layout employs traffic-calming measures to prevent high speeds and to prevent the neighborhood from becoming a “short-cut” thoroughfare. The serpentine road layout results in lots with curved frontage; as such, the Petition requests a modification to allow for a reduction in lot widths from 80’ to 75’-77’ for standard lots, and to 66’ for lots with curved frontage, which are approximately 12% of the total lots on the Subject Property.

(e) The design of the development will minimize adverse effects. The proposed site plan illustrates planned development as described in (a) above which special use is a planned development incorporates two (2) special uses, with modifications, hereinafter described.

(f) There will be no adverse effects on the value of the property. The Subject Property is currently vacant. Additionally, the development will facilitate new landscaping on and around the Subject Property, and will allow for a connected network of perimeter sidewalks, roadways and walkways.

(g) Petitioner has 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 will be capable of serving the special use at an adequate level of service. All utilities are accounted for and can accommodate the proposed development layout. Specifically, adequate capacity for sanitary and water service will be available on site, the storm water management system serving has adequate capacity to service this development, and existing and proposed roads will adequately service the development.

(h) Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

(i) The development will not adversely affect a known archaeological, historical or cultural resource.

(j) The proposed development shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances and regulations of the Village.

SECTION 3

A special use planned development permit to allow for a 132-unit residential planned development, and a special use for disturbance of a non-tidal wetland, as described in SECTION 2(a) above, and modifications as specified in Section 2(d) of this Ordinance, is hereby granted, subject to the conditions below for the following described property:

LEGAL DESCRIPTION:

PARCEL 1: LOT 4 IN COSTCO-ORLAND PARK, ILLINOIS, A SUBDIVISION OF THAT PART OF THE NORTHWEST $\frac{1}{4}$ AND PART OF THE NORTHEAST $\frac{1}{4}$ AND PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2005 AS DOCUMENT 0529903097, AND THE CERTIFICATE OF CORRECTION RELATING THERETO RECORDED DECEMBER 13, 2005 AS DOCUMENT 0534718010, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1, AS PROVIDED BY THE COVENANT AND GRANT OF STORMWATER DRAINAGE EASEMENT AGREEMENT DATED OCTOBER 25, 2005 BETWEEN COSTCO WHOLESALE CORPORATION AND THE CATHOLIC BISHOP OF CHICAGO TO CONNECT TO AND TO USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF STORMWATER FROM LOT 2 AND PART OF LOT 4.

PINs: 27-21-200-010-0000 and 27-21-400-004-0000

Commonly known as: 16100 Ravinia Avenue, Orland Park, IL

A. This special use permit is subject to the following conditions:

1. The development will be in substantial conformance with the Preliminary Site Plan for Estates at Ravinia Meadows, last revised December 6, 2024, the Preliminary Landscape Plan for Estates at Ravinia Meadows, last revised November 27, 2024, Preliminary Engineering Plans for Estates at Ravinia Meadows last revised December 6, 2024, and the Building Elevations last revised November 4, 2024.
2. Petitioner must meet all building codes and final engineering requirements, including required permits from outside agencies;
3. Outlots A, B, C, D, and E and the stormwater management area and all associated stormwater facilities and retaining walls shall be privately owned and maintained by an established Homeowners Association (HOA).
4. Petitioner shall consent to the establishment of a special service area (SSA) to assure the privately owned detention pond will be maintained to Village standards.
5. Petitioner must submit a sign permit application to the Village Development Services Department for separate review. Proposed signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply;
6. Prior to the adoption of the Final Landscape Plan:
 - a. Petitioner will submit an acceptable Monitoring and Management Plan for naturalized vegetation areas.
 - b. Petitioner's Final Landscape Plan must meet diversity requirements described in Section 6- 305.E.5.b. of the Land Development Code of the Village of Orland Park.
 - c. A detailed landscape cost estimate must be provided for all proposed planting and associated work, including post-construction monitoring and management of native landscapes.
 - d. Petitioner must submit a Stormwater Management Area Landscape Plan with species lists and seeding/planting rates is required.
 - e. Petitioner must submit a landscape parkway plan for plantings required at proposed roadway changes (at turning lanes, plant material removals, proposed plantings etc.)
 - f. Petitioner must meet minimum plant sizes.
 - g. Petitioner must satisfactorily address any remaining wetland comments.
7. 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,
8. Petitioner shall dedicate the .77-acre park/playground area to the Village as shown on Preliminary Landscape Plan last revised November 27, 2024, to meet a portion of Code requirements for park land dedication. The Petitioner shall further design and install park

equipment per the Village’s specifications in the .77-acre park/playground. While the Petitioner will be responsible for the construction of the park improvements, future maintenance of the .77-acre site and playground will be the responsibility of the Village. In addition, Petitioner is setting aside approximately 14 acres of park land which will be maintained by Petitioner, which will be acknowledged by the Village to meet remaining park land dedication and exaction requirements.

B. The following modifications to Code requirements are hereby approved:
Reduction of the minimum 80’ lot width to 75’-77’ for standard (rectangular) lots and to 66’ for lots with curved frontage (Land Development Code Section 6-204.D);

C. The Subject Property will be developed substantially in accordance with the Preliminary Site Plan for Estates at Ravinia Meadows, last revised December 6, 2024, the Preliminary Landscape Plan for Estates at Ravinia Meadows, last revised November 27, 2024, Preliminary Engineering Plans for Estates at Ravinia Meadows last revised December 6, 2024, and the Building Elevations last revised November 4, 2024.

D. In addition, the following additional Special Uses are hereby granted:

1. A Special Use for a planned development;
2. A Special Use for disturbance of a nontidal wetland;

SECTION 4

Petitioner shall at all times comply with the terms and conditions of this Ordinance, the Development Agreement between the Village and Petitioner, and all other codes and ordinances of the Village unless specifically amended by this or another ordinance. In the event of non-compliance, the Special Use Permits and modifications of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 5

This Ordinance shall be in full force and effect from and after its passage as required by law.