

Corley-Turk Properties, LLC
1965 Brentwood Road
Northbrook, IL. 60062
847-863-8808
“Building on the Corley Tradition”

14137 S 108th Ave, Orland Park
Project Narrative

The petitioner Corley-Turk Properties, LLC and its affiliate RT/MGR, LLC, proposes to develop the property located at 14137 S 108th Ave, east of the intersection of Doyle Ct and 108th Ave in Orland Park, Illinois as a single family detached residential neighborhood. The subject property has a gross area of 9.44 acres (411,206 square feet) borders the 1000-acre Orland Grove Forest Preserve to the north and is currently zoned E-1. RT/MGR/LLC is the proposed contract purchaser of 14137 S 108th Ave.

There is currently a one-story metal frame building on the property that will be removed upon approval. The surrounding property to the west is (R-3), southwest is (R-2) and south and east (R-1). All single family residential neighborhoods.

The proposed site plan has been carefully designed to create an attractive open space with resident park, stormwater and common area buffers that will be landscaped and managed by the private homeowner's association. The appealing roadway geometry allows the proposed home setbacks to achieve a curvilinear flow with sidewalks and tree shaded front yards.

The development team has crafted a comprehensive and coordinated plan that incorporates excellence in site planning, civil engineering, stormwater management, architecture and landscape architecture. Attached is a colored site plan rendering illustrating the proposed project layout, as well as conceptual architectural renderings depicting a typical front elevation using durable and high-quality building materials.

Corley-Turk Properties proposes to develop the property as a planned development for residential use and proposes a plan for 20 detached, owner occupied, single-family homes that are maintenance free with first floor primary suites. The plan locates surface detention along 108th Ave at the south west corner of the site. The homes offered will be ranch and 1.5 story Cape Cods and will include over 2,400 sq ft of living space on average.

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Parking is provided at 4.5 stalls per unit, which includes 2 interior garage spaces, a two-car width driveway; and parallel guest parking along one side of Bridlewood Lane. Two additional 5-stall bays of guest parking are located along Bridlewood Circle.

To achieve this plan the existing building and site improvements will be demolished and prepared for redevelopment. All stormwater management and site improvements will be constructed in accordance with applicable ordinances, controls, and best management practices.

Our plans have come to the Commission and Board following four rounds of staff and village consultant review and refinement to address their requirements. We are requesting Plan Commission preliminary recommendation for approval and conceptual approval by the Village Board at your earliest convenience. Please let us know if there are any questions. We look forward to your response.

Richard J Turk Jr
President
Corley Turk Properties LLC