

ORDINANCE GRANTING A SPECIAL USE PERMIT WITH MODIFICATIONS FOR
TOWNHOMES AT COLETTE HIGHLANDS WITH ASSOCIATED SITE PLAN,
LANDSCAPE, AND ELEVATION CHANGES AND SUBDIVISION

WHEREAS, an application seeking a special use permit with modifications for certain real estate, as set forth below, has been filed 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; and

WHEREAS, said Plan Commission of this Village held a public hearing on November 24, 2015 on whether the requested special use 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 hearing by publication not more than 30 days nor less than 15 days prior to said hearing in the Orland Park Prairie, 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 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. 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 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 Orland Park Land Development Code as set forth in Section 1-102 thereof. Said special use is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

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 with modifications to construct and maintain a new sixty (60) unit townhome development as follows:

(a) The Subject Property is located at 15608-15624 Park Station Boulevard within the Village of Orland Park in Cook County, Illinois. The petition for the Planned Unit Development (PUD)

proposes to construct and maintain sixty (60) townhome units on the remaining 3.6 acres of the former Colette Highlands Condominiums. The Subject Property is zoned R-4 Residential District. Petitioner has requested modifications to (1) reduce the front setback from twenty (20) feet to eighteen (18) feet; (2) increase the building height from thirty (30) feet to forty-one (41) feet; (3) reduce the south bufferyard Type A from ten (10) feet to four (4) feet; and (4) increase the lot coverage from forty-five (45%) percent to a maximum of seventy (70%) percent.

(b) The proposed development is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code. The proposed land use is compatible with the R-4 Residential District, the Comprehensive Plan's designation for this site and the surrounding area. The Comprehensive Plan designates this area for Centennial Planning District, and the Comprehensive Land Designation is Mixed Residential. Overall, the proposed development conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

(d) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, which is presently zoned OL Open Lands District (Metra Commuter Parking Lot) to the north, Village R-4 Residential District (Multi-Family Residential) to the south, OL Open Lands District (Centennial Park West/Recreation Park) to the east, and R-3 Residential District (Single Family Residential) to the west. The Subject Property is in close proximity to and neighbors the train station, the existing Colette Highlands Townhomes and Sheffield Square. The development can be categorized as part of the transit oriented development scheme for the area around the train station.

(e) The design of the development will minimize adverse effects. The proposed development will fill a vacant area by utilizing the remainder of the former, unfinished Colette Highlands Condominiums in its entirety. Townhomes are also better suited for the site, which is narrow. The allowance of the special use permit and modifications will develop new interior open spaces, reserve view corridors, accommodate guest parking onsite, and continue site connectivity to the surrounding area. The proposed building elevations have been reviewed and will improve the appearance of the Subject Property. The proposed site plan will also create a new and more efficient circulation pattern. Specifically, the site plan will eliminate a cross-access drive that has caused issues for current residents of the surrounding property and replace it with an augmented landscape bufferyard, which will enable two-way circulation within the development. The modification to reduce the front setback along Park Station Boulevard from twenty (20) feet to eighteen (18) feet is intended to provide space to accommodate interior land configurations behind the buildings facing Park Station Boulevard. All side setbacks meet the minimum requirements. The modification to reduce the drive-aisle width from twenty (20) feet to fourteen (14) feet will accommodate the driveway width located between Buildings C and D and E and F. To mitigate any adverse effects twelve, superfluous parking spaces will be eliminated to expand the driveway and add width.

(f) The proposed special use as conditioned by this Ordinance will not have an adverse effect on the value of adjacent property. To date, the Subject Property has been an unfinished and unkempt vacant land site. The proposed development will fill the vacant land site in its entirety. The color scheme will be similar to surrounding color schemes from Sheffield Square and the

existing townhomes in Colette Highlands. The proposed development will create a variety in building design through alternative use of materials such as masonry and siding, which will serve to entice prospective homebuyers and create a diverse appearance for the townhome community. Entrances will also be highlighted with covered porches. Once completed, the proposed development will improve overall pedestrian and vehicular circulation and mobility into and within the site. The site plan will also enhance the landscaping within the development. All interior drive-aisles of the development will be lined with landscape islands separating the individual driveways. There will also be three courtyards between the interior buildings, which will provide immediate front yard landscaping opportunities. The proposed modification to increase the lot coverage responds to the public comments gathered at a public hearing for Park Boulevard Townhomes by seeking less lot coverage than approved in that development. There is also a potential that the lot coverage will be further reduced once parking spaces at the south property line will be eliminated. The modification to increase the height of the single family attached buildings from thirty (30) feet to forty-one (41) feet is to create continuity and match the height of existing townhouse buildings south of Somer Glen Lane. Petitioner shall also erect a six (6) foot tall, solid 100% opaque fence along the west property line to improve screening for the single family home rear yards that abut the Subject Property. The fence will run from the south property line north to Park Station Boulevard, leaving an opening to accommodate the existing sidewalk link between Park Station Boulevard and Julies Way.

(g) The 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 and schools will be capable of serving the special use at an adequate level of service. Detention for this site is accommodated in the existing Colette Highlands detention pond, located at the south end of Centennial Park West. The development of this site was also incorporated into the master or regional pond for Colette Highlands. The Subject Property has immediate access to water, sanitary and storm sewer off Somer Glen Lane, and utilities circulate through the site within the interior drive-aisle. Access to the site is available from two ingress and egress points, and there is adequate mobility regarding the interior access drives, sidewalks, and vehicular circulation.

(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 permit to construct and maintain a new sixty (60) unit townhome development at 15608-15624 Park Station Boulevard with modifications to (1) reduce the front setback from twenty (20) feet to eighteen (18) feet; (2) increase the building height from thirty (30) feet to forty-one (41) feet; (3) reduce the south bufferyard Type A from ten (10) feet to four (4) feet;

and (4) increase the lot coverage from forty-five (45%) percent to a maximum of seventy (70%) percent is hereby granted, subject to the conditions below, and issued to Townhomes at Colette Highlands Planned Unit Development, for the following described property:

LOTS 301, 302 AND 303 IN HUGUELET'S COLETTE HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 27-17-404-037; 27-17-404-038; and 27-17-404-039

This special use is subject to the following conditions:

A. The Subject Property shall be developed substantially in accordance with the preliminary site plan titled, "Townhomes at Colette Highlands Preliminary Site Plan 7a", prepared by John Conrad Shieff Architect, Sheet SK1.0f, last revised November 20, 2015, subject to the following conditions:

1. Add a sidewalk connection leading from the walkways between Buildings F and G to the northeast corner of the subject site.
2. Extend sidewalk connections east to Centennial Park West across Park Station Boulevard where the raised median is opened to provide full access.
3. Submit a final landscape plan for separate review and approval within 60 days of final engineering approval.
4. Meet all final engineering and building code related items.
5. Relocate sidewalk, irrigation and lighting infrastructure as well as existing trees along the south property line belonging to the Colette Highlands Condominium building to an appropriate location on the Colette Highlands Condominiums property.
6. Install a black iron ornamental metal fence along the south property line to separate the Colette Highlands Condominiums property from the townhouse development.
7. Submit a Record Plat of Subdivision to the Village for review, approval and recording.

B. The Subject Property shall be developed substantially in accordance the elevations titled "Townhomes at Colette Highlands", prepared by John Conrad Shieff Architect, dated November 20, 2015, sheet number SK2.1f revised as concept for the other buildings subject to the same conditions outlined above and to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

2. Submit elevation drawings for the other facades of the buildings prior to attending Committee. These should be reflective of the design patterns shown on the sample elevations plans at the November 24, 2015 Plan Commission meeting.

3. Modify all units to include decorative face brick eight (8) feet high on front and rear elevations.

4. Offset face foundations and building facades between buildings two (2) feet.

SECTION 4

Petitioner shall at all times comply with the terms and conditions of this Ordinance 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 permit and modifications of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 5

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, shall be amended so as to be in conformance with the granting of the special use permit with modifications as aforesaid.

SECTION 6

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