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ORDINANCE GRANTING A SPECIAL USE WITH MODIFICATIONS FOR A PLANNED DEVELOPMENT AND DISTURBANCE OF A NON-TIDAL WETLAND (BRIDLEWOOD—14137 108TH AVENUE)

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WHEREAS, a petition for granting a special use permit with modifications for a Planned Development and for Disturbance of a Non-Tidal Wetland, has been filed with the Development Services Department of this Village by Petitioner Richard J. Turk of RT/MGR, LLC and said petition has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code (the "Code") of the Village of Orland Park as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on October 7, 2025, 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, 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 meeting in the Daily Southtown, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested special use permits and variance 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 report and findings and recommendations of the Plan Commission of this Village and the Committee of the Whole of this Village regarding the proposed special use 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 hearing are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed special uses and the proposed variance are in the public good and in the best interests of the Village and its residents and are 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 uses and variance are also in accordance with the provisions of the Comprehensive Land Use Plan of the Village. 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" in the "Orland Grove" Planning District.

SECTION 2

The following described real estate (the “Subject Property”):

LEGAL DESCRIPTION: THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 27-05-402-006-0000

COMMONLY KNOWN AS: 14137 108th Avenue, Orland Park, Illinois

SECTION 3

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed special use permit for a planned residential development as follows:

- A. The Subject Property contains approximately 9.44 total acres and is located within the Village of Orland Park in Cook County, Illinois, at 14137 108th Avenue, Orland Park, Illinois. The Subject Property consists of a currently vacant parcel.
- B. The proposed use of the Subject Property is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code. The Comprehensive Plan designates this property as “Single Family Residential” in the “Orland Grove” Planning District.
- C. The proposed use is consistent with the character of the immediate vicinity of the Subject Property, i.e., to the north is unincorporated open space (Cook County Forest Preserve); to the south and east is R-1 Residential (Tamarack Estates and Coyle); and to the west is R-3 Residential (Doyle, Persimmon Meadows).
- D. The proposed use of the Subject Property creates no adverse effects, including visual impacts, on adjacent properties. The proposed special use will not adversely affect the value of adjacent property.
- E. 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 uses at an adequate level of service. Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the adjacent public streets. The entrances and exits will comply with all applicable requirements, and internal traffic is adequately provided for.

F. Petitioners have made adequate legal provision, to guarantee the provision and preservation of all open spaces designated on the site plan and other improvements associated with the special uses and variance.

G. The proposed uses will not adversely affect a known archaeological, historical or cultural resource.

H. The proposed special uses and variance shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village.

SECTION 4

A special use with modifications is hereby granted for a Planned Development and Disturbance of Non-Tidal Wetland, subject to and conditioned upon the following:

A. The Special Use Permit for a Planned Development shall be granted pursuant to Village of Orland Park Village Code, with the following modifications of the Village of Orland Park Land Development Code:

i. Allow for a reduction in the right-of-way width from 60' to 50' (Table 6-405 (A)(2));

ii. Allow for a reduction in parkway planting strip width from 8' to 5' 5" (6-406 (A)(2)(a).

B. The Special Use Permit for Disturbing a Non-Tidal Wetland shall be granted, subject to the following condition: that a wetland delineation is provided with final engineering submittal.

C. The development shall be in substantial conformance with the preliminary site plan titled "Bridlewood Site Plan Set," prepared by Teska Associates, last revised September 5, and the landscape plan titled "Bridlewood," prepared by Teska Associates, last revised September 5, 2025; the preliminary civil engineering plans titled "Bridlewood Subdivision Preliminary Engineering," prepared by Engineering Resource Associates, last revised September 8, 2025.

D. The development shall meet all building code requirements and final engineering requirements, including any required permits from outside agencies.

E. 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.

F. All ground-based and roof-mounted mechanical equipment must be fully screened from

view and shall meet the requirements listed in Section 6-308.J.

G. A sign permit application must be submitted to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

H. A dormant Special Service (SSA) shall be established to ensure the privately owned detention pond will be maintained to Village standards.

I. An Anti-Monotony concept plan for proposed building elevations shall be provided to the Village prior to proceeding to the Village Board of Trustees.

SECTION 5

The Petitioner (Permittee) hereunder shall at all times comply with the terms and conditions of the special use permits with modification herein granted, and in the event of non-compliance, said permits shall be subject to revocation by appropriate legal proceedings.

SECTION 6

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

SECTION 7

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