



Legislation Text

File #: 2020-0576, Version: 0

Title/Name/Summary

Orland Ridge - Special Use Permit Ordinance

History

On April 1, 2019, the Village Board of Trustees approved the Site Plan, Landscape Plan, Elevations, Preliminary Plat of Subdivision and the six (6) Special Use Permits with Modifications to the Land Development Code for Orland Ridge. The 57.72- acre mixed-use planned development includes one hundred and four (104) attached dwelling units, one hundred and ninety (190) attached townhome units, a clubhouse, a conceptual site plan for up to a six (6) story and up to one hundred and twenty-two (122) room hotel, a conceptual site plan for a commercial area that includes up to 19,000 square feet of commercial retail space and up to 26,625 square feet of restaurant space. The subject property is generally located at the northeast corner of 171st Street and LaGrange Road (16727-16801 S. La Grange Road).

On April 15, 2019, the Village Board of Trustees approved the rezoning of the 57.72-acre property from E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District. The motion to approve the rezoning for Orland Ridge was inadvertently left out of the recommended motion at the original public hearing at Plan Commission on February 19, 2019, or at the Development Services, Planning, and Engineering Committee meeting on March 18, 2019. As a result, the motion for rezoning was taken separately back to the Plan Commission and Board of Trustees for approval.

On April 6, 2020, the Village Board approved an amendment to the previously approved Site Plan, Landscape Plan, and Special Use Permits with Modifications for Orland Ridge. The changes include alterations to the detention pond and to the adjacent cul-de-sac located at the northeast corner of the property as a result of final engineering, and changes to the previously approved public art component of the project. Two new Modifications to the Land Development Code were approved, including an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope as well as to allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A)(2). There were no additional changes to the previously approved street layout, building setbacks, number of proposed lots, parks space and amenities, building elevations, or the number, size, type and location of residential units.

On April 6, 2020, the Village Board approved the Development Agreement and Ordinance Authorizing the Development Agreement (Ordinance No. 5502).

On August 3, 2020, the Village Board approved that the Orland Ridge developer name be changed from S.R. Jacobson to OPR Home LLC. The property was purchased by OPR Home LLC and therefore all S.R. Jacobson obligations for Orland Ridge have been assigned to OPR Home LLC. OPR Home LLC shall be the party responsible for the Development Agreement and Special Service Area obligations as both the owner and developer. On August 17, 2020, the revised Development

Agreement with the developer name change, which sets forth terms and conditions for development of Orland Ridge as well as the Ordinance Authorizing the Development Agreement, was presented to the Village Board of Trustees for consideration and to authorize the execution of the finalized agreement.

This is now before the Village Board for consideration of an ordinance for the Special Use Permit for a Planned Development for the subject property.

Recommended Action/Motion

I move to pass Ordinance Number 5539, entitled: ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT WITH MODIFICATIONS (ORLAND RIDGE - 16727 TO 16801 S. LAGRANGE ROAD)