

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)

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Ordinance No: 4754

File Number: 2011-0268

ORDINANCE REZONING CERTAIN REAL ESTATE FROM RSB RESIDENTIAL  
SUPPORTING BUSINESS DISTRICT TO R-4 RESIDENTIAL DISTRICT AND GRANTING A  
SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (SHEFFIELD SQUARE - 10700  
WEST 153RD STREET)

## VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 5th day of September, 2012 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

# VILLAGE OF ORLAND PARK

## Ordinance No: 4754

ORDINANCE REZONING CERTAIN REAL ESTATE FROM RSB RESIDENTIAL SUPPORTING BUSINESS DISTRICT TO R-4 RESIDENTIAL DISTRICT AND GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (SHEFFIELD SQUARE - 10700 WEST 153RD STREET)

WHEREAS, a petition for rezoning of and granting a special use permit for certain real estate, as set forth below, has been filed with the Village Clerk of this Village 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 May 24, 2011, on whether the requested rezoning and special use permit 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 May 24, 2011 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 rezoning and special use 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 regarding the proposed rezoning and special use 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 hearing are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed rezoning and special use 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 rezoning and special use are also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

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### 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 permit for a planned development and proposed rezoning as follows:

A. The Subject Property contains approximately 27.32 acres and is located within the Village of Orland Park in Cook County, Illinois, to the south of 153rd Street, east of 108th Avenue and west of the Metra railroad tracks at 9201-9205 West 143rd Street. The petitioner, M/I Homes is seeking to develop the Subject Property for a residential planned development consisting of 186 multi-family dwelling units (128 Rowhomes and 58 Townhomes) averaging approximately 8.75 units per acre, pursuant to a Special Use for a Planned Development under the Code, with three neighborhood parks and a series of common open spaces under the R-4 Residential Zoning classification, with a special use for a Residential Planned Development.

B. The Subject Property was approved for a residential subdivision in 2006. However, the economic recession impacted the potential development and delayed the project. It has been vacant since prior to 2006.

C. Additionally, the Petitioner has requested modifications to increase the maximum density from 6 dwelling units per acre to 8.75 dwelling units per acre; to decrease the minimum lot size requirement for row home buildings from the required 8,500 square feet to 5,250 square feet, to reduce the front setbacks along 153rd Street from the required 45 feet to 30 feet, to reduce the side setbacks for row homes from the required 39 feet to 11 feet, to reduce the side setbacks for townhomes from the required 39 feet to 12.5 feet, to reduce the rear setback for row homes from the required 60 feet to 30 feet, to reduce the rear setback for townhomes from the required 60 feet to 22 feet, and to increase the maximum lot coverage from 45% to 51.9%.

D. The modification to increase the density is consistent with prior higher density zoning in the 2006 plan and precedent of higher density development located close to transit stations. The proposed density is less than or comparable to that of neighboring developments. The modification to decrease the minimum lot size is acceptable because the lot size requirements are intended primarily for single family homes.

E. The modification to reduce the setbacks is necessary due to the construction of multi-family developments and the 153rd Street widening. The last modification is to increase the maximum lot coverage to 51.9%. It should be granted due to the fact that the development consists of multi-family residences and additional open space has been provided improving the connectivity to the transit facilities to the south and east. Granting the requested modifications will enhance the ability of the proposed special use to meet the general standards for all special uses set out in Section

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5-105(E) of the Land Development Code.

F. 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. Rezoning the parcel from RSB Residential Supporting Business District to R-4 Residential District is consistent with the Comprehensive Plan which shows this location as Low Intensity Population for the north portion of the subject property and Medium Intensity Population for the remainder of the site and is in the best interests of the Village and its residents. It is consistent with the Village's plan for pedestrian friendly, transit-oriented development in the area.

G. The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. Surrounding zoning and land use consists of R-4 Residential District across 153rd Street at the former Andrew Corporation site and Open Space District for the 153rd Street wetlands, Metra parking lot, Metra Train Station and Centennial Park.

H. The proposed use of the Subject Property creates no adverse effects, including visual impacts, on adjacent properties. The developer has agreed to design the townhome garage doors with patterns and windows and to change the color. In addition, the different building groups will have different color palettes to avoid monotonous design. The proposed special use and rezoning will not adversely affect the value of adjacent property.

I. The Petitioners have demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, refuse disposal, and schools will be capable of serving the special uses at an adequate level of service. The developer will be providing a detention pond and will cross-connect to the water main along 153rd Street and to the water main infrastructure at the intersection of Jillian Road and Park Station Boulevard. The site will also be served by sanitary sewer cross connections directing sewage to the southeast area of the site and by a storm sewer connection line connecting the detention pond to the 153rd Street train station and ultimately Lake Sedgwick. Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. The developer will extend Park Station Boulevard from its current intersection with Jillian Road south of the site, north to 153rd Street along the west edge of the Property. In addition, the developer will install Cherry Ridge Parkway as the key street of the subdivision along with all other local public right-of-ways. The entrances and exits will comply with all applicable requirements, and internal traffic is adequately provided for.

J. Petitioners have made adequate legal provisions to guarantee the provision and preservation of all open spaces designated on the site plan and other improvements associated with the special use.

K. The proposed use will not adversely affect a known archaeological, historical or cultural

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resource.

L. The proposed special use shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village and the Development Agreement authorized and approved by this Village President and Board of Trustees on July 18, 2011 (the "Development Agreement").

### SECTION 4

A special use is hereby granted and issued to M/I Homes for a single-family Residential Planned Development on the Subject Property, legally described as follows and subject to the conditions set forth below:

#### PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 16 MINUTES 23 SECONDS EAST (SOUTH 89 DEGREES 50 MINUTES 57 SECONDS EAST RECORD) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 2,628.49 FEET, (2,639.23 FEET RECORD) TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 50 MINUTES 01 SECONDS EAST (SOUTH 89 DEGREES 50 MINUTES 56 SECONDS EAST RECORD) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST 101.12 FEET, (88.44 FEET RECORD), TO THE WESTERLY LINE OF THE NORFOLK AND WESTERN RAILROAD (FORMERLY THE WABASH, ST. LOUIS AND PACIFIC RAILROAD); THENCE SOUTH 16 DEGREES 42 MINUTES 27 SECONDS WEST (SOUTH 18 DEGREES 45 MINUTES 55 SECONDS WEST RECORD) ALONG SAID WESTERLY LINE 218.89 FEET, (221.74 FEET RECORD) TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 4,283.00 FEET, (4061.00 FEET RECORD) AN ARC DISTANCE OF 651.57 FEET (634.25 FEET RECORD) AND CHORD BEARING SOUTH 12 DEGREES 20 MINUTES 58 SECONDS WEST (SOUTH 14 DEGREES 17 MINUTES 27 SECONDS WEST RECORD); THENCE SOUTH 07 DEGREES 59 MINUTES 28 SECONDS WEST (SOUTH 09 DEGREES 48 MINUTES 59 SECONDS WEST, RECORD) ALONG SAID WESTERLY LINE, 541.79 FEET TO A POINT ON THE SOUTH LINE OF 153RD STREET PER DOCUMENT NO. 0618045091 RECORDED JUNE 29, 2006, FOR THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 59 MINUTES 28 SECONDS WEST (SOUTH 09 DEGREES 48 MINUTES 59 SECONDS WEST RECORD), CONTINUING ALONG SAID WESTERLY LINE 1,002.21 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 40 SECONDS WEST (NORTH 89 DEGREES 23 MINUTES 39 SECONDS WEST RECORD) 818.32 FEET (818.84 FEET RECORD); THENCE

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NORTH 39 DEGREES 34 MINUTES 39 SECONDS WEST (NORTH 37 DEGREES 39 MINUTES 03 SECONDS WEST RECORD), 555.89 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 28, 2007 AS DOCUMENT NO. 0708715090 TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 119.24 FEET AND CHORD BEARING NORTH 20 DEGREES 36 MINUTES 02 SECONDS WEST; THENCE NORTH 01 DEGREE 37 MINUTES 25 SECONDS WEST, 354.32 FEET; THENCE NORTH 18 DEGREES 58 MINUTES 40 SECONDS WEST, 83.82 FEET TO SAID SOUTH LINE OF 153RD STREET; THENCE NORTH 88 DEGREES 22 MINUTES 35 SECONDS EAST, 1390.65 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 16 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 2628.49 FEET, (SOUTH 89 DEGREES 50 MINUTES 57 SECONDS EAST, 2639.23 FEET RECORD) TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 36 NORTH RANGE 12 EAST, 101.12 FEET (SOUTH 89 DEGREES 50 MINUTES 56 SECONDS EAST, 88.44 FEET, RECORD) TO THE WESTERLY LINE OF THE NORFOLK AND WESTERN RAILROAD ( FORMERLY THE WABASH, ST. LOUIS AND PACIFIC RAILROAD); THENCE SOUTH 16 DEGREES, 42 MINUTES 27 SECONDS WEST ALONG SAID WESTERLY LINE, 218.89 FEET (SOUTH 18 DEGREES 45 MINUTES 55 SECONDS WEST, 221.74 FEET, RECORD) TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4283.00 FEET, AN ARC DISTANCE OF 651.57 FEET AND CHORD BEARING SOUTH 12 DEGREES 20 MINUTES 58 SECONDS WEST, (RADIUS 4061.00 FEET, ARC DISTANCE OF 634.25 FEET AND CHORD OF SAID CURVE BEARING SOUTH 14 DEGREES 17 MINUTES 27 SECONDS WEST, RECORD); THENCE SOUTH 07 DEGREES 59 MINUTES 28 SECONDS WEST ALONG SAID WESTERLY LINE, 1544.00 FEET (SOUTH 09 DEGREES 48 MINUTES 59 SECONDS WEST 1559.19 FEET, RECORD); THENCE SOUTH 88 DEGREES 42 MINUTES 40 SECONDS WEST, 818.32 FEET (NORTH 89 DEGREES 23 MINUTES 39 SECONDS WEST, 818.84 FEET, RECORD) FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE SOUTH 88 DEGREES 42 MINUTES 40 SECONDS WEST, 118.02 FEET; THENCE NORTH 01 DEGREE 37 MINUTES 25 SECONDS WEST, 150.62 FEET; THENCE SOUTH 39 DEGREES 34 MINUTES 39 SECONDS EAST,

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191.89 FEET (SOUTH 37 DEGREES 39 MINUTES 03 SECONDS EAST, RECORD) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 16 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 2628.49 FEET (SOUTH 89 DEGREES 50 MINUTES 57 SECONDS EAST, 2639.23 FEET, RECORD) TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 50 MINUTES 01 SECOND EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 36 NORTH RANGE 12 EAST, 101.12 FEET (SOUTH 89 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 88.44 FEET, RECORD) TO THE WESTERLY LINE OF THE NORFOLK AND WESTERN RAILROAD (FORMERLY THE WABASH, ST. LOUIS AND PACIFIC RAILROAD); THENCE SOUTH 16 DEGREES 42 MINUTES 27 SECONDS WEST ALONG SAID WESTERLY LINE, 218.89 FEET (SOUTH 18 DEGREES 45 MINUTES 55 SECONDS WEST, 221.74 FEET RECORD) TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4283.00 FEET, AN ARC DISTANCE OF 651.57 FEET AND CHORD BEARING SOUTH 12 DEGREES 20 MINUTES 58 SECONDS WEST, (RADIUS 4061.00 FEET, ARC DISTANCE OF 634.25 FEET AND CHORD OF SAID CURVE BEARING SOUTH 14 DEGREES 17 MINUTES 27 SECONDS WEST, RECORD); THENCE SOUTH 07 DEGREES 59 MINUTES 28 SECONDS WEST ALONG SAID WESTERLY LINE, 1544.00 FEET (SOUTH 09 DEGREES 48 MINUTES 59 SECONDS WEST 1559.19 FEET, RECORD); THENCE SOUTH 88 DEGREES 42 MINUTES 40 SECONDS WEST, 818.32 FEET (NORTH 89 DEGREES 23 MINUTES 39 SECONDS WEST, 818.84 FEET, RECORD); THENCE NORTH 39 DEGREES 34 MINUTES 39 SECONDS WEST, 230.00 FEET (NORTH 37 DEGREES 39 MINUTES 03 SECONDS WEST, RECORD) FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 22 MINUTES 35 SECONDS WEST, 124.06 FEET; THENCE NORTH 01 DEGREE 37 MINUTES 25 SECONDS WEST, 117.79 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 79.49 FEET AND CHORD BEARING NORTH 20 DEGREES 36 MINUTES 02 SECONDS WEST; THENCE SOUTH 39 DEGREES 34 MINUTES 39 SECONDS EAST, 242.99 FEET (SOUTH 37 DEGREES 39 MINUTES 03 SECONDS EAST, RECORD) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

This special use permit for planned development includes modifications to increase the maximum

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density from 6 dwelling units per acre to 8.75 dwelling units per acre; to decrease the minimum lot size requirement for row home buildings from the required 8,500 square feet to 5,250 square feet, to reduce the front setbacks along 153rd Street from the required 45 feet to 30 feet, to reduce the side setbacks for row homes from the required 39 feet to 11 feet, to reduce the side setbacks for townhomes from the required 39 feet to 12.5 feet, to reduce the rear setback for row homes from the required 60 feet to 30 feet, to reduce the rear setback for townhomes from the required 60 feet to 22 feet, and to increase the maximum lot coverage from 45% to 51.9%, and is subject to the following conditions:

A. The Subject Property shall be developed in two phases, as aforesaid, substantially in accordance with the Preliminary Site Plan titled “Sheffield Square Residential Community” dated April 22, 2011, last revised June 14, 2011, Sheet No. L-2, and the preliminary front, rear and side color elevation drawings titled “Sheffield Square Townhomes Elevations” and “Sheffield Square Rowhome Elevations” prepared by BSB Design dated June 10, 2011, appended hereto and incorporated herein as Exhibit A. The Developer agrees that the Subject Property shall be developed substantially in accordance with said Site Plan (Exhibit A) and Elevations as approved or as may be subsequently amended and approved by the Village, and in accordance with supporting preliminary and final engineering drawings and plans to be submitted to the Village for review and approved subject to the following:

1. Developer must submit a landscape plan for separate Village review and approval, after Final Engineering, that meets Village mitigation and landscape codes;
2. Developer must submit a Plat of Subdivision, and corresponding application, to the Village for recording during the Final Engineering review process;
3. The development must use the same lamp post patterns present in Orland Crossing, Main Street Triangle and Old Orland for a unified appearance across the Village’s transit oriented neighborhoods;
4. Erosion control measures must be put in place and maintained persistently to avoid environmental contamination and sedimentation in publicly invested water quality improvements for Lake Sedgwick in Centennial Park;
5. All utilities are to be screened from view of public right-of-ways and where applicable buried underground;
6. All Village building code related items are met and all Village building permits are obtained prior to construction; and
7. All Final Engineering related items are met.

B. The Special Use for a Planned Development to be granted for the development shown in the Preliminary Site Plan titled “Sheffield Square Residential Community” dated April 22, 2011, revised June 14, 2011, by BSB Design shall allow for the following conditions and modifications:

1. The maximum allowed density is increased from 6 dwelling units/acre to 8.75 dwelling units/acre;

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2. The minimum lot size requirement for rowhome buildings is reduced from 8,500 square feet to 5,250 square feet;
  3. The front, side and rear setbacks for the townhomes and rowhomes are reduced and modified as follows:
    - a. Front setbacks from 153rd Street reduced from 45 feet to 30 feet;
    - b. Side setbacks for rowhomes reduced from 39 feet to 11 feet;
    - c. Side setbacks for townhomes reduced from 39 feet to 12.5 feet;
    - d. Rear setbacks for rowhomes reduced from 60 feet to 30 feet; and
    - e. Rear setbacks for townhomes reduced from 60 feet to 22 feet.
  4. The allowable lot coverage for the Sheffield Square Subdivision is increased from 45% to 51.9%.
- SECTION 5

The Orland Park Land Development Code, as amended, be further amended by reclassifying and rezoning the following described real estate (the "Subject Property"):

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 16 MINUTES 23 SECONDS EAST (SOUTH 89 DEGREES 50 MINUTES 57 SECONDS EAST RECORD) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 2628.49 FEET, (2639.23 FEET RECORD) TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 50 MINUTES 01 SECONDS EAST (SOUTH 89 DEGREES 50 MINUTES 56 SECONDS EAST RECORD) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST, 101.12 FEET, (88.44 FEET RECORD), TO THE WESTERLY LINE OF THE NORFOLK AND WESTERN RAILROAD (FORMERLY THE WABASH, ST. LOUIS AND PACIFIC RAILROAD); THENCE SOUTH 16 DEGREES 42 MINUTES 27 SECONDS WEST (SOUTH 18 DEGREES 45 MINUTES 55 SECONDS WEST RECORD) ALONG SAID WESTERLY LINE, 218.89 FEET, (221.74 FEET RECORD) TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 4,283.00 FEET, (4061.00 FEET RECORD), AN ARC DISTANCE OF 651.57 FEET (634.25 FEET RECORD) AND CHORD BEARING SOUTH 12 DEGREES 20 MINUTES 58 SECONDS WEST (SOUTH 14 DEGREES 17 MINUTES 27 SECONDS WEST RECORD); THENCE SOUTH 07 DEGREES 59 MINUTES 28 SECONDS WEST (SOUTH 09 DEGREES 48 MINUTES 59 SECONDS WEST, RECORD) ALONG SAID WESTERLY LINE, 541.79 FEET TO A POINT ON THE SOUTH LINE OF 153RD STREET PER DOCUMENT NO. 0618045091 RECORDED JUNE 29, 2006; THENCE SOUTH 88 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF 526.15 FEET, ALONG SAID SOUTH LINE OF 153RD STREET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 37

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MINUTES 25 SECONDS EAST, A DISTANCE OF 93.00 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 22.50 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 100.50 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 25 SECONDS WEST, A DISTANCE OF 216.00 FEET TO SAID SOUTH LINE OF 153RD STREET; THENCE NORTH 88 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 120.00 FEET ALONG SAID SOUTH LINE OF 153RD STREET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

from RSB Residential Supporting Business District to R-4 Residential District under the Code, as amended.

### SECTION 6

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

### SECTION 7

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

### SECTION 8

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

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PASSED this 4th day of September, 2012

/s/ David P. Maher

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**David P. Maher, Village Clerk**

**Aye:** 6 Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, and President McLaughlin  
**Nay:** 0  
**Absent:** 1 Trustee O'Halloran

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**Ordinance No: 4754**

DEPOSITED in my office this 4th day of September, 2012

/s/ David P. Maher

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**David P. Maher, Village Clerk**

APPROVED this 4th day of September, 2012

/s/ Daniel J. McLaughlin

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**Daniel J. McLaughlin, Village President**

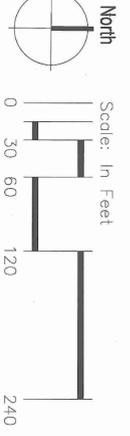
PUBLISHED this 5th day of September, 2012

/s/ David P. Maher

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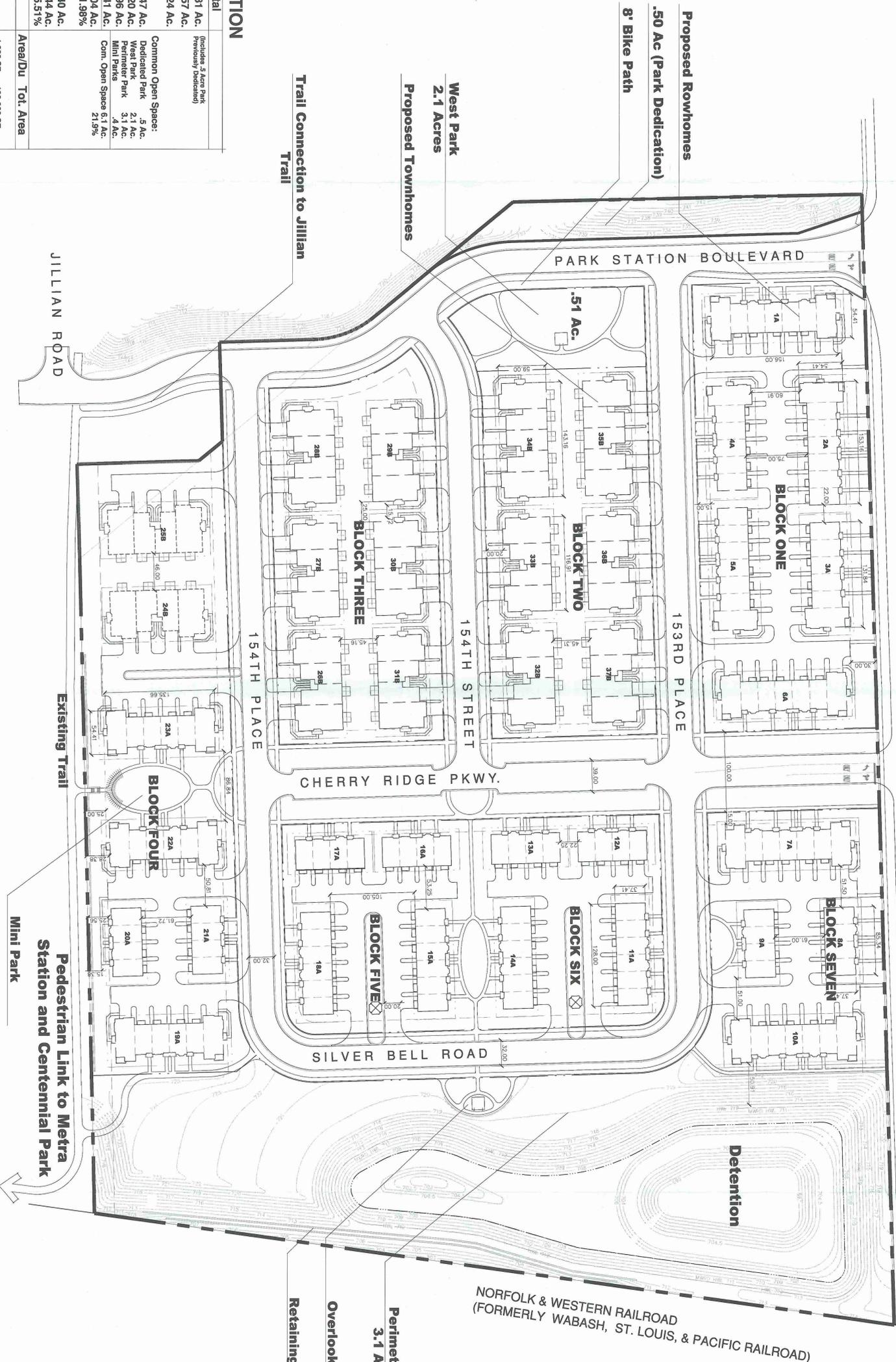
**David P. Maher, Village Clerk**





**SITE INFORMATION**

LAND USE	Total	(Includes 5 Acre Park Previously Dedicated)
Gross Area	27.81 Ac.	
Internal ROW	6.57 Ac.	
Net Site Area	21.24 Ac.	
Site Coverage:		
Buildings	4.47 Ac.	Common Open Space:
Drives	3.20 Ac.	Dedicated Park 2.1 Ac.
Walks	.96 Ac.	West Park 2.1 Ac.
Detention	2.41 Ac.	Mini Park 3.4 Ac.
Total Site Coverage (Excluding ROW)	11.04 Ac.	Com. Open Space 6.1 Ac.
	51.98%	21.9%
Total ROW Coverage (Including ROW)	4.40 Ac.	
Total Site Coverage	15.44 Ac.	
	55.51%	
Row/homes		Area/Du Tot. Area
Type A-C Units	110	1,800 SF 198,000 SF
Type D Units	18	1,900 SF 34,200 SF
Townhomes	128	
Type A-B Units	34	1,800 SF 61,200 SF
Type C-D Units	24	2,100 SF 50,400 SF
TOTAL	58	343,800 SF
	186 Units	.28 FAR
PARKING		
Garage (2/Unit)	558	
Surface (Tandem)	186	
TOTAL	744 (3:1)	



- Miscellaneous Bulk Standards**
- Front Setback (Row Homes Fronting Interior Streets) 15'
  - Front Setback (Row Homes Fronting 153rd Street) 20'
  - Front Setback (Townhomes/Garage Entries) 15'
  - Side Setback (Row Homes) 11' (Reduced from 39' - See Below/22' Side to Side)
  - Side Setback (Townhomes) 41' (11' Side to 50' Rear)
  - Rear Setback (Row Homes) 12.5' (Reduced from 39' - See Below/25' Side to Side)
  - Rear Setback (Townhomes) 22' (44' Rear to Rear)
  - South Property Line Setback 30' (60' Rear to Rear)
- Side Yard Calculations**
- | Block       | Block Width | Block Setback | 15% Width |
|-------------|-------------|---------------|-----------|
| Block One   | 213'        | 32'           | 32'       |
| Block Two   | 204'        | 30'           | 30'       |
| Block Three | 182'        | 27'           | 27'       |
| Block Four  | 262'        | 39'           | 39'       |
| Block Five  | 262'        | 39'           | 39'       |
| Block Six   | 213'        | 32'           | 32'       |

BOARD APPROVED  
CASE NO. 2611-0268  
DATE 7-5-11  
W/CONDITIONS   
W/O CONDITIONS



30' Ft. to Mean

Unit D

Unit A

Unit C

Unit B

Unit A

Unit D

## Front Elevation

scale: 3/16" = 1'-0"

Note: See Sheet L-2 for Building Assembly Dimensions

BOARD APPROVED

CASE NO. 2011-0268

DATE 7.5.11

W/CONDITIONS ✓

W/O CONDITIONS \_\_\_\_\_



**Sheffield Square**  
**Rowhome Elevations**  
 Uptown Series - Color Package #1



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

mbkdesign.com

June 10, 2011  
 © 2011 BSB Design, Inc.



**Rear Elevation**

scale: 3/16" = 1'-0"  
 Note: See Sheet L-2 for Building Assembly Dimensions

Unit D

Unit A

Unit C

Unit B

Unit A

Unit D

BOARD APPROVED

CASE NO. 2011-6268

DATE 7.5.11

W/CONDITIONS

W/O CONDITIONS



**Left Side Elevation**

scale: 3/16" = 1'-0"

**Right Side Elevation**

scale: 3/16" = 1'-0"

Unit D

Unit D



30' Ht. to Mean

Unit D

## Front Elevation

scale: 3/16" = 1'-0"

Note: See Sheet L-2 for Building Assembly Dimensions

Unit A

Unit C

Unit B

Unit A

Unit D

BOARD APPROVED

CASE NO. 2011-0268

DATE 7.5.11

W/CONDITIONS ✓

W/O CONDITIONS \_\_\_\_\_



**M/I HOMES**

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The drawings presented are illustrative of character and design intent only, and are not to be used for construction. All dimensions are approximate. All design contributions (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)



## Sheffield Square Rowhome Elevations Uptown Series - Color Package #2

June 10, 2011  
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## Front Elevation

scale: 3/16" = 1'-0"

Note: See Sheet L-2 for Building Assembly Dimensions

BOARD APPROVED

CASE NO. 2011-0268

DATE 7-5-11

W/CONDITIONS J

W/O CONDITIONS \_\_\_\_\_



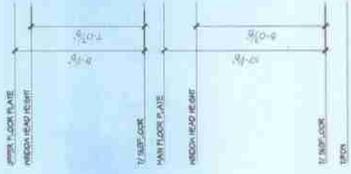
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## Sheffield Square Townhome Elevations Grant Park Series - Color Package #3

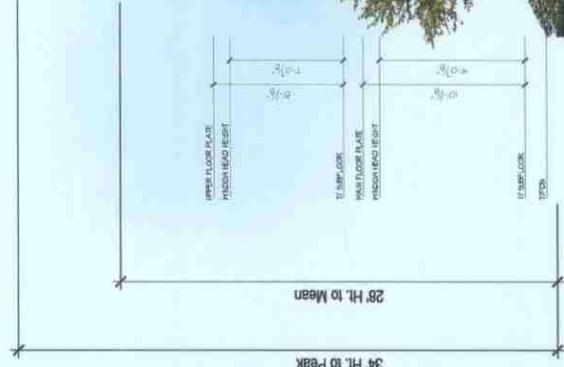


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### Right Elevation

scale: 3/16" = 1'-0"  
Note: See Sheet L-2 for Building Assembly Dimensions



### Rear Elevation

scale: 3/16" = 1'-0"  
Note: See Sheet L-2 for Building Assembly Dimensions

BOARD APPROVED \_\_\_\_\_  
CASE NO. 2011-0268  
DATE 7.5.11 ✓  
W/CONDITIONS \_\_\_\_\_  
W/O CONDITIONS \_\_\_\_\_

**Sheffield Square  
Townhome Elevations**  
Grant Park Series - Color Package #3

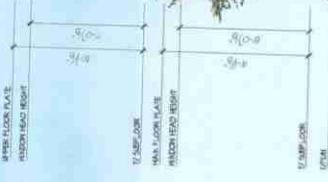


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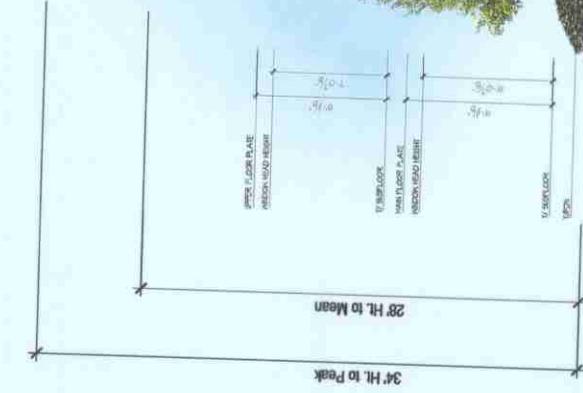
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

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### Left Elevation

Scale: 3/16" = 1'-0"



### Front Elevation

Scale: 3/16" = 1'-0"

Note: See Sheet L-2 for Building Assembly Dimensions

BOARD APPROVED

CASE NO. 2011-0268

DATE 7.5.11

W/CONDITIONS

W/O CONDITIONS



mihomes.com

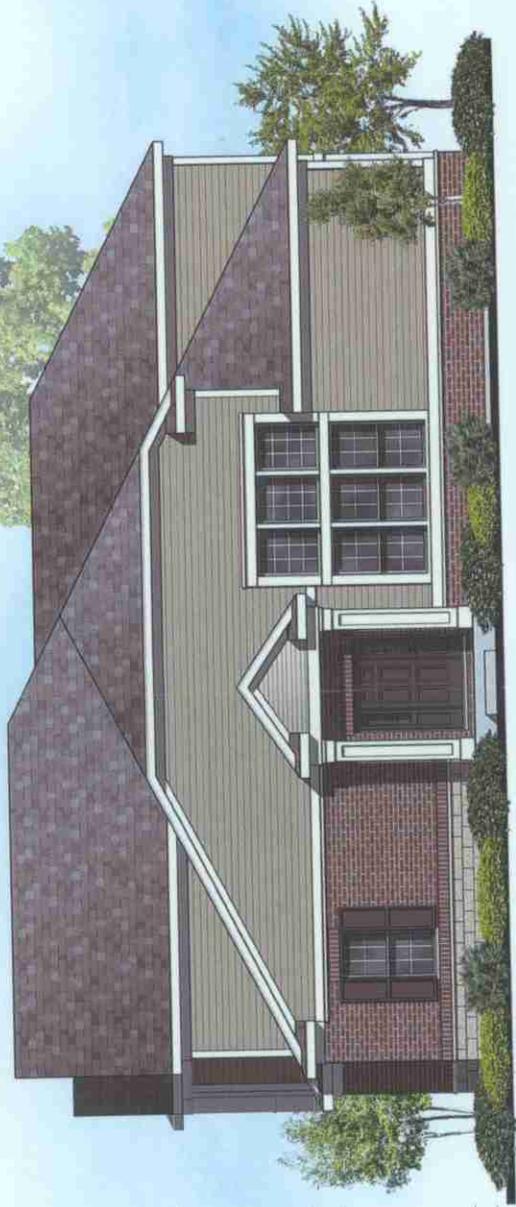
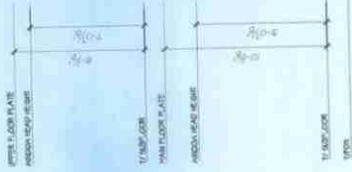
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## Sheffield Square Townhome Elevations

Grant Park Series - Color Package #4



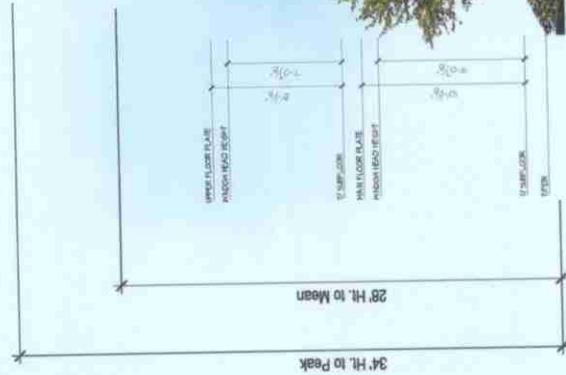
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### Right Elevation

scale: 3/16" = 1'-0"

Note: See Sheet L-2 for Building Assembly Dimensions



### Rear Elevation

scale: 3/16" = 1'-0"

Note: See Sheet L-2 for Building Assembly Dimensions

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DATE 7.5.11

W/CONDITIONS

W/O CONDITIONS

**Sheffield Square  
Townhome Elevations**  
Grant Park Series - Color Package #4

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