



# 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: 4421**

**File Number: 2007-0717**

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT -  
HERITAGE TOWN CENTRE (159TH STREET AND RAVINIA AVENUE)

## VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 7th day of October, 2008 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

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## Ordinance No: 4421

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT -  
HERITAGE TOWN CENTRE (159TH STREET AND RAVINIA AVENUE)

WHEREAS, an application seeking a special use permit for planned development 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, the Plan Commission of this Village held a public hearing on December 11, 2007 properly continued to January 8, 2008 on whether the requested special use permit for a planned development 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 December 11, 2007 public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the SouthtownStar, 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 with this President and Board of Trustees its report of findings and recommendations that the requested special use permit for a planned development be granted, and this Board of Trustees has 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 has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed special use permit for planned development is in the public good and in the best interests of the Village and its residents, is consistent with the Comprehensive Plan of the Village, and is consistent with and fosters the purposes and spirit of the Land Development Code of the Village of Orland Park, as set forth in Section 1-102 thereof.

### SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds in relation to the special use permit for planned development for three (3) buildings on a single lot as follows:

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(a) The Subject Property is located at the southeast corner of Ravinia Avenue and 159th Street, and is zoned COR Mixed Use District within the Village of Orland Park, Illinois. The Subject Property is a 2.85 acre outlot of the Costco development. The Petitioner seeks approval of a site plan for three (3) buildings on a single lot with drive-thrus in two (2) of the buildings. To develop more than one (1) principal building on a single lot requires a special use permit for planned development.

(b) The site plan calls for the three (3) buildings to be a 5,160 square foot bank, a 5,765 square foot fast food restaurant and a 6,509 square foot commercial building with accessory parking for all three (3) buildings. The bank and the fast food restaurant will have drive-thru windows. At the extreme northwest corner of the lot is an entrance monument and signage.

(c) The proposed site plan will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned COR Mixed Use District to the north, east and west and contains a bank to the north (across Ravinia Avenue), Costco to the west and vacant land to the east. To the south is land with R-3 Residential zoning, also vacant. The proposed site plan will be consistent with these uses.

(d) A modification of the Land Development Code regulations is requested to reduce the required stacking for the fast food restaurant drive-thru from eight (8) to seven (7). Granting this modification will enhance the ability of the proposed special use for planned development to meet the general standards set out in the Land Development Code for all special uses. Specifically, it will allow the proposed use to have considerable landscaping and will minimize possible visual impacts on adjacent properties.

(e) The proposed site plan and special use for planned development are consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code of the Village of Orland Park. The Comprehensive Plan designates this site planned mixed-use commercial/residential. A small retail center with a bank, a restaurant and a commercial building is appropriate in such an area.

(f) The design of the proposed special use for planned development will minimize any adverse effects, including visual impacts, on adjacent properties. Landscaping will be included. A traditional architectural style is proposed with a gateway feature reflecting the Costco entry nearby. No adverse effects are anticipated from the proposed development.

(g) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police protection, hospital and medical services, drainage systems,

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refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service. Access to the Subject Property is from Ravinia Avenue at two points. One is also an entrance for Costco, the other a right turn in and right turn out for this retail center only.

(h) The Petitioner has made adequate legal provisions 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 special use shall in all aspects conform to the applicable regulations of the Land Development Code of the Village of Orland Park as amended, for the district in which it is located, as well as all applicable regulations and ordinances of the Village.

### SECTION 3

A special use permit for planned development is hereby granted for Heritage Town Centre to permit three (3) buildings on one (1) site, including a bank with a drive-thru and a fast food restaurant with a drive-thru, and to grant a modification to reduce the number of stacking spaces on the fast food restaurant drive-thru from eight (8) to seven (7), subject to the conditions below:

LOT 2 IN COSTCO-ORLAND PARK, IL SUBDIVISION, A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2005 AS DOCUMENT NUMBER 0529903097, AND THE CERTIFICATE OF CORRECTION RELATING THERETO RECORDED DECEMBER 13, 2005 AS DOCUMENT NUMBER 0534718010, IN COOK COUNTY, ILLINOIS.

This special use permit is subject to the condition that the Subject Property is developed substantially in accordance with the preliminary site plan and building elevations titled "Proposed New Bank Facility for Heritage Bank," prepared by The Shalvis Group, job number 2007-055, dated 10/17/2007, most recent revision 01/29/2008, sheets Ask-1.0, Ask-1.1 and Ask 1.2 and the sample board titled "Heritage Bank at Heritage Town Centre," prepared by The Shalvis Group, subject to the following conditions:

1. That the fast food and commercial buildings come back for building elevation review and approval.
2. That a landscape plan is submitted for separate review and approval within sixty (60) days of final engineering approval.

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3. That all final engineering related items are met.

### SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this special use permit for planned development, except as they may be changed by this or any other Ordinance, and in the event of non-compliance, this permit shall be subject to revocation by appropriate legal proceedings.

### SECTION 5

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

### SECTION 6

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

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PASSED this 6th day of October, 2008

/s/ David P. Maher

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**David P. Maher, Village Clerk**

**Aye:** 6 Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Schussler, Trustee Gira, and  
Village President McLaughlin

**Nay:** 0

**Absent:** 1 Trustee Murphy

DEPOSITED in my office this 6th day of October, 2008

/s/ David P. Maher

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**David P. Maher, Village Clerk**

APPROVED this 6th day of October, 2008

/s/ Daniel J. McLaughlin

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**Daniel J. McLaughlin, Village President**

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PUBLISHED this 7th day of October, 2008

/s/ David P. Maher

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**David P. Maher, Village Clerk**