



VILLAGE OF ORLAND PARK

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Orland Park, IL 60462
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Ordinance No: 4439

File Number: 2008-0376

ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE FOR A PLACE OF
WORSHIP (ORLAND PARK PRAYER CENTER)

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STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 16th day of December, 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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WHEREAS, a petition requesting an amendment to 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 of the Village of Orland Park as amended (the "Code"); and

WHEREAS, said Plan Commission of this Village held a public hearing on August 12, 2008, on whether the requested amendment to a special use permit should be granted, at which times all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of the public hearing by publication not more than 30 days nor less than 15 days prior to said meeting 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 amended special use permit 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 report and findings and recommendations of the Plan Commission of this Village regarding the proposed amendment to a 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 hearings are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further find that the proposed amendment to a 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 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 amendment to a special use permit for a place of worship as follows:

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A. The Subject Property contains approximately 6.13 acres and is located within the Village of Orland Park in Cook County, Illinois, generally at 16530 S. 104th Avenue. The Subject Property is zoned E-1 Estate Residential District and is improved with a 22,700 square foot prayer center with a basement and on-site parking and detention. A place of worship is an enumerated special use in the E-1 District.

B. The original special use permit for the Prayer Center included the building, detention and 123 parking spaces on approximately 5 acres of land. An amendment to that special use added 215 more parking spaces and increased detention, while increasing the size of the site by 1.13 acres. The proposed amendment will add a new community building to the site.

C. The Community Building will include classrooms, offices, a reference library and a large multi-use room with a kitchen.

D. The proposed use of the Subject Property, like the original use, is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Code. The Comprehensive Plan designates this property as Regional Intensity Industrial/Distribution. A large worship campus with extensive parking is appropriate for such a location.

E. The proposed amendment to the amended special use, with further development of the Subject Property, will be consistent with the character of the immediate vicinity of the Subject Property. Unincorporated Cook County and Good Shepherd Catholic Cemetery exist to the East, across 104th Avenue; MFG (Manufacturing) Light Industrial exists to the North; unincorporated Cook County zoned Residential exists to the South; and to the West is MFG (Manufacturing) Light Industrial - Panduit Corporation. These uses will not be adversely impacted by the proposed amended special use.

F. The proposed use of the Subject Property minimizes adverse effects, including visual impacts, on adjacent properties. The proposed special use will not adversely affect the value of adjacent property. The new building will primarily be used on Saturday mornings. Although special events will also be held there, they will not be held during prayer services, so parking needs will not overlap.

G. Petitioner has demonstrated that public facilities and services, including but not limited to roadways, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, will be capable of serving the special use 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 public streets. The entrances and exits will comply with all applicable requirements, and internal traffic is adequately provided for. A resident expressed concern at the Plan Commission public hearing over the traffic the new use may generate. Petitioner noted that most of the events to be held in the new building are

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already held in the Prayer Center basement, so a large increase in traffic is not expected to be generated. Also the widening and turn lanes currently under construction on 104th Avenue will help any current congestion.

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. At the time of application, Petitioner needed to apply for a modification to increase lot coverage for the Subject Property. However, since that time, the Code requirements for lot coverage for places of worship have been increased, and the modification is not needed.

I. The proposed amendment to a special use does not adversely affect a known archaeological, historical or cultural resource.

J. The proposed amendment to a special use shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village.

SECTION 3

A further amendment to an amended special use for a place of worship is hereby granted as detailed and conditioned below, to allow a Community Building to be constructed on property containing a Prayer Center with on-site parking and detention. The property is legally described as follows:

LOT 1 IN ORLAND PARK PRAYER CENTER BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2008 AS DOCUMENT NO. 0811916073, IN COOK COUNTY, ILLINOIS.

This amended special use permit is hereby granted to permit the construction of a 3 story, 19,617 square foot Community Building as shown on the Site Plan and building elevations entitled "Community Building Orland Park Prayer Center," prepared by ARETE 3 LTD. project job number 08140, Sheets SP-1, SP-2, dated 08-29-06, last revised 08-26-08 and Sheet EL-1 dated 01-26-07, last revised 08-26-08 and Sheet EL-2 dated 12-14-06 last revised 08-26-08, subject to the condition that all final engineering related items are met.

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