



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Ordinance No: 4461

File Number: 2008-0670

ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR ORLAND
FIRE PROTECTION DISTRICT TRAINING FACILITY

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 17th day of February, 2009 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 GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR ORLAND FIRE PROTECTION DISTRICT TRAINING FACILITY

WHEREAS, an application seeking an amendment to a special use permit, with modifications, 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 November 25, 2008, properly continued to December 9, 2008, on whether the requested amendment to a special use permit, with modifications, 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 November 25, 2008 public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in the SouthtownStar, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed with the President and Board of Trustees its report of findings and recommendations that the requested amendment to a special use permit, with modifications, 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 amendment to a special use permit, with modifications, is in the public good and in the best interests of the Village and its residents, are consistent with the Comprehensive Plan of the Village, and are consistent with and foster 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

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requested amendment to a special use permit, with modifications, as follows:

(a) The Subject Property is a 4.99 acre parcel located at 10730 W. 163rd Place. It is zoned MFG Manufacturing District within the Village of Orland Park, Cook and Will Counties, Illinois. The Petitioner is seeking an amendment to the Special Use Permit for the Subject Property to allow a Special Use for Planned Development, with modifications, for the Subject Property.

(b) The Subject Property is owned by the Orland Fire Protection District (the “FPD”) and used for a training facility and maintenance site. The FPD desires to expand the training capabilities at the site. This will require an amendment to the site plan for the original special use, in the form of a special use for planned development for multiple buildings on the site, including a new and larger training building.

(c) Petitioner’s use of the site is restricted by the existence of a large cellular tower in the center of the site. This limits the placement of the new building and also triggers the need for a modification to the required 50 foot front yard setback. Because of the tower’s placement and the overall use of the site, a 37.5 foot front yard is requested. In addition, a modification of the prohibition of parking between a building and the street is requested to permit such parking on the Subject Property, because the front drive may occasionally be used for parking.

(d) Granting the requested modifications will enhance the ability of the proposed amended special use to meet the general standards for all special uses. Specifically, it will permit the provision of a high quality community facility for training public service providers. The facility will be built to a higher standard than that typically found in the MFG District. In addition, permitting the modifications will enhance the functionality of the site, which is an important public safety facility used by multiple government agencies.

(e) The proposed amendment to a special use with modifications will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned MFG District to the north, south and east. The property to the west is residential. To the north and south are detention and office uses and to the east is an indoor sports business. The proposed use will be compatible with these surrounding uses.

(f) The proposed amendment to a Special Use with modifications is 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 as Regional Intensity Industrial. The fire training facility with multiple buildings on a single parcel is appropriate in such an area.

(g) The design of the proposed amended special use with modifications will minimize any adverse effects, including visual impacts, on adjacent properties. The new building location and its design features increase

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the visual attractiveness of the Subject Property, thus minimizing adverse effects. A landscaping plan has not yet been submitted but landscaping will meet Village standards. The project will enhance the character of the area.

(h) 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, refuse disposal, water and sewers, and schools will be capable of serving the amended special use at an adequate level of service. The facility will enhance the public safety and assist the FPD and surrounding agencies in preparing to handle emergency situations as a team. The site has a single access at an existing curb cut off of 163rd Place.

(i) 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.

(j) The development will not adversely affect a known archaeological, historical or cultural resource.

(k) The amendment to a special use in the form of a special use for a planned development with modifications as granted 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, unless specifically addressed in this or another Ordinance.

SECTION 3

An amendment to the Special Use Permit granted by Ordinance No. 1544 for the Orland Fire Protection District Training Facility is hereby granted in the form of a special use for planned development to permit multiple buildings on a single lot with modifications to permit a front setback of 37.5 feet and to permit parking between the building front and the street, subject to the conditions below on the Subject Property legally described below:

A TRACT OF LAND IN THE EAST HALF OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 163RD PLACE AND THE EAST LINE OF 108TH AVENUE AS DEDICATED AND RECORDED DECEMBER 23, 1986, AS DOCUMENT NO. 86613984; THENCE NORTH 00°00'00" EAST 163.91 FEET ALONG THE LAST SAID EAST LINE TO THE SOUTHEASTERLY LINE OF THE NORFOLK AND SOUTHERN RAILROAD RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ON A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 5696.65 FEET, AN ARC DISTANCE OF 162.16 FEET TO

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A POINT OF TANGENT; THENCE NORTH 29°03'29" EAST 133.13 FEET ALONG LAST SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, THENCE SOUTH 89°44'06" EAST 57.05 FEET ALONG LAST SAID SOUTH LINE; THENCE NORTH 29°03'29" EAST 133.97 FEET; THENCE SOUTH 89°42'40" EAST 308.64 FEET; THENCE SOUTH 00°17'21" WEST 427.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID 163RD PLACE; THENCE NORTH 80°42'40" WEST 222.41 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 174.45 FEET TO A POINT OF TANGENT; THENCE SOUTH 60°00'00" WEST 104.82 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 63.44 FEET TO A POINT OF TANGENT; THENCE NORTH 89°42'40" WEST 29.55 FEET ALONG THE NORTHERLY LINE OF SAID 163RD PLACE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS 217,470 SQ. FT. (4.992 ACRES), MORE OR LESS.

The above-granted amendment to a special use permit, with modifications, is subject to the following conditions:

A. That construction shall be pursuant to the hereby-approved preliminary site plan, titled "Final Site Plan," Sheet C-2, dated 9/22/08, last revised 12/05/08, by McDonough Associates, subject to the following further conditions:

1. A landscape plan, meeting all Village Codes, shall be submitted for separate review and approval within sixty (60) days of final engineering approval. This is to include parkway trees along 163rd Place, foundation plantings around new building, required landscape buffers and screening of the cell tower, burn towers, chain link fence and new mechanical equipment.
2. Existing trees along the east boundary shall be protected during construction with fencing, placed at the tree drip lines.
3. No utilities shall be located on exterior walls.
4. All final engineering related items shall be met.

and

B. That building elevations shall be constructed pursuant to the hereby-approved elevations titled "Exterior

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Elevations,” Sheets A-5 and A-6, dated 09/22/08, last revised 12/05/08, by McDonough Associates.

SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this amended special use permit for planned development, with modifications, as granted herein and the original special use permit and in the event of non-compliance, said permits shall be subject to revocation by appropriate legal proceedings.

SECTION 5

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with granting of this amended Special Use Permit for Planned Development and minor special use permit as aforesaid.

SECTION 6

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

PASSED this 16th day of February, 2009

/s/ David P. Maher

David P. Maher, Village Clerk

Aye: 7 Trustee Murphy, Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Schussler,
Trustee Gira, and Village President McLaughlin

Nay: 0

DEPOSITED in my office this 16th day of February, 2009

/s/ David P. Maher

David P. Maher, Village Clerk

APPROVED this 16th day of February, 2009

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

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PUBLISHED this 17th day of February, 2009

/s/ David P. Maher

David P. Maher, Village Clerk