



VILLAGE OF ORLAND PARK

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

Ordinance No: 4481

File Number: 2006-0536

ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL AND GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (OLYMPUS TRAIL - 9201-9205 WEST 143RD STREET)

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STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 5th day of May, 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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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 public hearings on March 13, 2007, and May 8, 2007, 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, public notice in the form required by law, was given of the March 13, 2007, public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Orland Park Star and The Daily Southtown, newspapers of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations 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 uses 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. Although the Plan Commission recommended denial of the proposed rezoning and special use, the Petitioner subsequently has revised the development plan by deleting therefrom the duplex units and relocating the detention pond in order to overcome the Plan Commission's objections to the development plan. Said rezoning and special use are also in accordance with the provisions of the Comprehensive Land Use Plan of

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the Village.

SECTION 2

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 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 25 IN IDEAL ACRES SUBDIVISION, AS RECORDED JANUARY 16, 1957, DOCUMENT NUMBER 16803741; THENCE SOUTH 0 DEGREES 01 MINUTES 41 SECONDS EAST (BEARING ASSUMED FOR DESCRIPTION PURPOSES ONLY), ALONG WEST LINE OF SAID LOT 25, 10.00 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING 60.00 FEET NORMALLY DISTANCE AND PARALLEL TO THE NORTH LINE OF SAID SECTION 10, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF 143RD STREET AS CONDEMNED IN CASE 97L51186; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG LINE 60.00 FEET NORMALLY DISTANCE SOUTH AND PARALLEL, 510.54 FEET TO A POINT 282.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, SAID POINT BEING ON THE WEST LINE OF LOT 3 IN GEORGIN WOODS SUBDIVISION, AS RECORDED MAY 25, 1989, DOCUMENT NUMBER 89236859; THENCE SOUTH 0 DEGREES 01 MINUTES 41 SECONDS EAST, ALONG SAID WEST LINE 565.86 FEET, TO A POINT 625.86 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 10, SAID POINT ALSO, BEING THE NORTHEAST CORNER OF LOT 11 IN BRENTWOOD HILLS SUBDIVISION, AS RECORDED NOVEMBER 28, 1965, DOCUMENT NUMBER 19668707; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG LINE 625.86 FEET SOUTH AND NORMALLY DISTANCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 10, SAID LINE ALSO, BEING THE NORTH LINE OF SAID BRENTWOOD HILLS SUBDIVISION, 348.00 FEET, TO A POINT 66.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT ALSO, BEING ON THE EAST LINE OF SAID IDEAL ACRES SUBDIVISION; THENCE NORTH 0 DEGREES 01 MINUTES 41 SECONDS WEST, ALONG SAID EAST LINE, 325.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SOUTH LINE OF SAID LOT 25, 162.54 FEET (162.93 FEET RECORDED DISTANCE) TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 0 DEGREES 01 MINUTES 41 SECONDS WEST, ALONG WEST LINE OF SAID LOT 25, 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 235,929 SQUARE

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FEET OR 5.4162 ACRES MORE OR LESS.

PINs 27-10-200-008, -009, -010 and 27-10-104-002

from E-1 Estate Residential District to R-3 Residential District under the Code, as amended.

SECTION 3

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 as follows:

A. The Subject Property contains approximately 5.49 acres and is located within the Village of Orland Park in Cook County, Illinois, at 9201-9205 West 143rd Street. The Subject Property is of the type contemplated in Section 6-204(D) of the Code and is being developed in accordance with a site plan best suited for the Subject Property. The plan is to develop the Subject Property for ten (10) single-family lots and one (1) storm water detention lot under the R-3 Residential Zoning classification, with a major special use for a Residential Planned Development. The site provides for adequate buffering of the proposed uses from surrounding land uses.

B. 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. The Comprehensive Plan designates this property as Single-Family Residential with a maximum 3.0 dwelling units per net acre. The plan approved herein reflects a net density of less than 3.0 dwelling units per acre.

C. The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. To the north (across 143rd Street) is E-1 Estate Residential and R-1 Residential, to the east is R3 Residential, and to the south and west Unincorporated Cook County-Residential.

D. The proposed use of the Subject Property creates no adverse effects, including visual impacts, on adjacent properties. The proposed special uses will not adversely affect the value of adjacent property.

E. 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, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special uses 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.

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F. Petitioners have made adequate legal provision, through cash in lieu of land to the Village and home owner covenants, to guarantee the provision and preservation of all open spaces designated on the site plan and other improvements associated with the special use.

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

H. 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 Annexation Agreement authorized and approved by this Village President and Board of Trustees on October 6, 2008 (the "Annexation Agreement").

SECTION 4

A special use is hereby granted for a single-family Residential Planned Development of the Subject Property described in Section 2 hereof, subject to and conditioned upon the following:

The Subject Property shall be developed by Petitioners substantially in accordance with the final site plan appended hereto and incorporated herein as EXHIBIT A, entitled "PRELIMINARY PLAN OF OLYMPUS TRAIL R-3 PUD SUBDIVISION" prepared by GEPOOL AND PARK DEVELOPMENT, dated November 8, 2003, last revised August 14, 2007, Project No. 03348, subject to the following conditions:

1. Petitioner must contribute to the Village cash in lieu of land as a park donation;
2. Petitioner must cause construction easements in favor of the Village to be recorded on the Plat of Subdivision as shown on Exhibit A;
3. Petitioner must satisfy all engineering related items; and
4. Petitioner is at all times in compliance with the provisions of the Annexation Agreement, relative to the Subject Property.

SECTION 5

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 6

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.

