



VILLAGE OF ORLAND PARK

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

Ordinance No: 4264

File Number: 2007-0188

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH
A MODIFICATION - GLEN OAKS LOTS 7 & 8

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STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 3rd day of July, 2007 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 A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH A MODIFICATION - GLEN OAKS LOTS 7 & 8

WHEREAS, an application seeking a special use permit for a planned development with a modification 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 May 8, 2007, on whether the requested special use permit for a planned development and modification 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 public hearing by publication not more than 30 days nor less than 15 days prior to said hearing 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 with this President and Board of Trustees its report of findings and recommendations that the requested special use permit for a planned development and modification 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 for planned development and modification are 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.

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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 special use permit for a planned development and modification for a parcel in an industrial park, as follows:

- (a) The Subject Property consists of lots 7 and 8 in the Glen Oaks Industrial Park, located at 16511 and 16521 South 106th Court. It is zoned ORI Mixed Use District within the Village of Orland Park, Illinois. The Petitioner is proposing to consolidate lots 7 and 8 into one lot and construct three single-story medical/office buildings totaling 20,100 square feet with accessory parking on the single consolidated lot. One lot containing two or more principal buildings is a Major Special Use in the ORI District. A modification for parking in the front setback of the building is also requested.
- (b) The development of the three buildings with associated parking for 97 cars is planned to be consistent in design with the other existing buildings (on lots 11 and 12) in the Glen Oaks Industrial Park. The Glen Oaks Industrial Park is a 23.7-acre, 16-lot industrial subdivision on the east side of 108th Avenue at 165th Street.
- (c) A modification is requested from the requirement that no parking be located in the setback area between the building and the street, in order to permit parking in the front of the proposed buildings. Granting the requested modification will enhance the ability of the proposed special use to meet the general standards set out in Section 5-105(E) of the Land Development Code, specifically that the development be consistent with the character of other office buildings in the Industrial Park, since those existing office buildings have parking in the front of the buildings.
- (d) The proposed special use for planned development will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned ORI Mixed Use District on three sides, north, south and west, and MFG Manufacturing District to the east. The proposed medical/office buildings will be consistent with the existing and possible uses of the surrounding area.
- (e) The proposed special use for planned development for three buildings on a single lot 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. Medical/office uses on consolidated lots as proposed are 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. The building design is consistent with the design of other office buildings in the Industrial Park. Adequate parking is provided for all three buildings, and sidewalks

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are provided around each building. Landscaping will be required to meet or exceed Village standards. The proposed special use for planned development for three buildings on a single lot will be compatible with the other uses in the Industrial Park and so will not have an adverse effect on the value or use of adjacent property.

(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, 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 will be from 108th avenue via 165th Street to the north and from 106th court through the Winterset III office complex to the south. Pedestrian access is provided through a number of interior sidewalks, all as approved. Parking will be adequate for the planned uses.

(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 for planned development and modification shall in all aspects conform to this Ordinance, the special use permit for the overall Glen Oaks Industrial Park, and all 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 other applicable regulations and ordinances of the Village.

SECTION 3

A subdivision to consolidate lots 7 and 8 and a special use permit for planned development in the ORI Mixed Use District for three buildings on the single consolidated lot, with a modification to permit parking in the front building setbacks, shall be and are approved and hereby granted and issued subject to the conditions below, for property described as follows:

LOTS 7 AND 8 IN GLEN OAKS INDUSTRIAL PARK BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The above-granted special use for planned development with a modification is subject to the following conditions:

1. That development be pursuant to the hereby-approved preliminary site plan titled "Glen Oaks Industrial

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Park Professional Offices Proposed Site Plan" and dated April 20, 2007, File Lot 7-8 with the following additional conditions:

- a. That Lots 7 & 8 are consolidated into one lot and that the lot lines are removed from the plan to reflect this consolidation.
- b. That Building A is shifted back approximately 3' to allow a minimum 10' foundation planting in front of the building. (Land Development Code Section VI-305-15).
- c. That all parking lot islands be a minimum of 10' in width per code requirement.
- d. That Petitioner submits a subdivision plan with the lot consolidation that includes the cross-access easement to the lot to the north, and submits a Record Plat of subdivision to the Village for recording this subdivision.
- e. That a bike rack be added near front building entrances and shown on the Site Plan;
- f. That an outdoor seating/picnic area with landscaping be provided for employees at some location in the shared open space around the buildings.
- g. That all final engineering related items be met.
- h. That an erosion control plan be submitted for approval.
- i. That a Final Landscape Plan including parkway trees be submitted for approval within sixty (60) days of final engineering approval.

and

2. That Building Elevations be consistent with the hereby-approved Building Elevations entitled "Glen Oaks Industrial Park Office Center Buildings A B & C Lots 7 & 8" and received April 23, 2007 with the following additional conditions:

- a. That all utilities exposed on the wall, or units on the ground, be screened with evergreen shrubbery or brick wall.
- b. That the primary body of the building on the elevations be labeled as brick construction.

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c. That the dumpster areas be constructed of brick and the dumpster elevations be included with the Building Elevations.

d. That all Building Code related items be met and sign permits be obtained for all signage.

SECTION 4

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

SECTION 5

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

SECTION 6

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

PASSED this 2nd day of July, 2007

/s/ David P. Maher

David P. Maher, Village Clerk

Aye: 5 Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Gira, and Village President
McLaughlin

Nay: 0

Absent: 2 Trustee Murphy, and Trustee Schussler

DEPOSITED in my office this 2nd day of July, 2007

/s/ David P. Maher

David P. Maher, Village Clerk

APPROVED this 2nd day of July, 2007

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

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PUBLISHED this 3rd day of July, 2007

/s/ David P. Maher

David P. Maher, Village Clerk