



# 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: 4507**

**File Number: 2009-0303**

ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT - COMMUNITY  
HONDA OF ORLAND PARK

## VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 22nd day of September, 2009 by authority of the President  
and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

# VILLAGE OF ORLAND PARK

## Ordinance No: 4507

### ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT - COMMUNITY HONDA OF ORLAND PARK

WHEREAS, an application seeking 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 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 July 14, 2009, on whether the requested amendment to a special use permit 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 Prairie, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested amendment to a special use permit be granted 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 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 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 amendment to a special use permit to allow for an expansion to the existing Community Honda of Orland Park dealership, including a building addition, new surface parking lot

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for vehicle storage and display and increased lighting levels in the BIZ General Business District as follows:

(a) The Subject Property is located at 8340 - 8350 W. 159th Street and is zoned BIZ General Business District within the Village of Orland Park, Cook and Will Counties, Illinois. The Petitioner, Thomas Wehmeier for Community Honda of Orland Park, is seeking an amendment to an existing special use permit for the expansion of its automotive dealership onto an adjacent lot and consolidating the two lots. The Subject Property is the subject of a Special Use Permit granted by Village Ordinance 3340.

(b) Specifically, Petitioner proposes to expand its property for the existing automotive dealership to include an additional parcel of .63 acres and to construct a new lot with 84 stall surface parking spaces for vehicle storage and display and an addition to the service area of the building of 3,733 square feet.

(c) Petitioner also requests a modification to the maximum lot coverage to permit 81.69% lot coverage. While BIZ District regulations cite a maximum of 75% lot coverage, this proposed increase is in line with variances and modifications granted to other automotive dealerships along 159th Street. In addition, the proposed detention and stormwater systems are capable of handling the increased amount of impervious surface.

(d) Petitioner also requests a modification to reduce the required number of landscape islands in the new parking lot to zero. The new parking lot will be used for vehicle storage and display, not customer parking. In addition, landscape plans were approved for the Subject Property and petitioner agreed to provide an area available for a future gateway feature, as requested by the Village.

(e) Petitioner also requests an increase in the allowed internal footcandle levels from 15 to 70. This change should not adversely impact the rear neighboring residential properties. In addition, the .5 footcandle required intensity at the property line will be met.

(f) The proposed amendment to a special use for an expansion to an existing automotive dealership 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 Community Intensity Commercial/Office. Automobile sales are appropriate in such an area, and the building additions on the .63 acre parcel will not affect that appropriateness.

(g) The proposed amendment to a special use will be consistent with the character of the immediate vicinity of the subject property. The subject property is located in the BIZ General Business District.

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There is multi-family residential (zoned R-3) to the north; an automotive dealership (across 159th Street) (in Tinley Park) to the south; and General Business (zoned BIZ) to the east and west.

- (h) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The proposed special use will not have an adverse effect on the value of adjacent property. In addition, petitioner agreed to provide an area available for a future gateway feature, as requested by the Village.
- (i) 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. The site has access, via a full access curb cut, on 159th Street, a state-maintained major four-lane arterial. There is also access through 84th Avenue, a two-lane local street in Orland Park. No new curb cuts are proposed. Parking will be increased and is adequate for the site.
- (j) The Petitioner has made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed amended development.
- (k) The amended development will not adversely affect a known archaeological, historical or cultural resource.
- (l) The special use amendment as granted shall in all aspects conform to the applicable regulations of this Ordinance, Ordinance 3340 and 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 a special use permit and modifications to the maximum permitted lot coverage, the footcandle lighting levels and the required number of landscape islands for the new parking lot, subject to the conditions below, are hereby granted and issued to Community Honda of Orland Park for construction and operation of a new parking lot with 84 stall surface parking spaces for vehicle storage and display and an addition to the service area of the building of 3,733 square feet for the existing automotive dealership on the single lot, which, after consolidation with the existing lot will comprise the Subject Property. The Subject Property is legally described as follows:

A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS THE SOUTHWEST CORNER OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY 165.0 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ½ OF SECTION 14

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AFORESAID FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 330.0 FEET TO A POINT; THENCE NORTH 500.0 FEET TO A POINT; THENCE WEST 495.0 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ¼ OF SECTION 14 AFORESAID THAT IS 500.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF SECTION 14; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 14, A DISTANCE OF 236.0 FEET TO A POINT; THENCE EAST 165.0 FEET TO A POINT; THENCE SOUTH 264.0 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE-DESCRIBED PARCEL THAT PART THEREOF TAKEN FOR HIGHWAY PURPOSES (159TH STREET AS WIDENED), ALL IN COOK COUNTY, ILLINOIS.

AND

LOT 1 IN HARRIS ARGO ORLAND PARK SUBDIVISION OF THE WEST 165 FEET OF THE SOUTH 264 FEET (EXCEPT THAT PART TAKEN FOR STREETS) IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This amendment to a special use permit includes modifications to increase the otherwise-applicable 75% maximum lot coverage to permit 81.69% lot coverage on the Subject Property; to increase the allowed internal footcandle lighting levels from 15 to 70 footcandles and to reduce the required number of landscape islands in the new parking lot from 12 to zero, and is issued on the condition that construction be pursuant to the Plan entitled "Community Honda Parking Lot and Building Addition," prepared by Burke Engineering, dated 5/19/09, with the latest revision dated 7/17/09, job number 09-77, and the building elevations titled "Honda," prepared by the Linden Group, dated 6/10/09, job number 39-09, subject to the further condition that all final engineering related items are met. The amendment is also issued on the condition that the landscaping be completed pursuant to the Plan entitled, "Landscape Plan - Community Honda of Orland Park," prepared by Bergfors Gregory Land Design, dated 5/22/09, with the latest revision dated 7/22/09, job number 2009-05, sheets LP-1 and TP-1.

## SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this amendment to a special use permit and the prior special use permit for the Subject Property, granted by Ordinance 3340, except as any terms and conditions of the prior ordinances are specifically amended by this or another ordinance, and in the event of non-compliance, said permits shall be subject to revocation by appropriate legal proceedings.

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## SECTION 5

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, shall be amended so as to be in conformance with the granting of this amendment to a 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.

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PASSED this 21st day of September, 2009

/s/ David P. Maher

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**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 21st day of September, 2009

/s/ David P. Maher

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**David P. Maher, Village Clerk**

APPROVED this 21st day of September, 2009

/s/ Daniel J. McLaughlin

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**Daniel J. McLaughlin, Village President**

PUBLISHED this 22nd day of September, 2009

/s/ David P. Maher

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**David P. Maher, Village Clerk**