



VILLAGE OF ORLAND PARK

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

Ordinance No: 4310

File Number: 2007-0196

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT -
MAIN STREET TRIANGLE

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 6th day of November, 2007 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: 4310

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT - MAIN STREET TRIANGLE

WHEREAS, an application seeking a special use permit for a planned development 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 March 13, 2007, on whether the requested special use permit for a planned development 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 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 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 special use permit for a planned development for a transit-oriented development as a new town center

VILLAGE OF ORLAND PARK

Ordinance No: 4310

district (Main Street Triangle Development), as follows:

(a) The Subject Property is a 26.83-acre parcel located in the area bounded by Southwest Highway, LaGrange Road and 143rd Street, and is zoned VCD Village Center District in the Village of Orland Park, Illinois. The Petitioner is proposing to develop a new town center with commercial and residential uses and parking and public open space. Because the borders of the Main Street Triangle are within 300 feet of residential uses (across 143rd Street) the development will be treated as a Major Special Use in the VC District.

(b) More specifically, the Subject Property under consideration is proposed for up to 155,000 square feet of commercial development and up to 240 residential units, with a total of 509 parking spaces, which number includes 180 Metra spaces. The area will comprise a new pedestrian oriented town center, with the possibility of many residents walking to the train station (which is adjacent to the northwest side of the Subject Property) and to many businesses and services

(c) 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 VCD Village Center District on all three sides, with some E-1 Estate Residential District on the northwest side, across Southwest Highway, and some OOH Old Orland Historic District to the south, across 143rd Street. To the northwest is vacant land and forest preserve district, and to the south and to the east are residential and commercial uses. The proposed planned development will also be a mix of commercial and residential and will be consistent with the surrounding area.

(d) The proposed special use for a transit-oriented, mixed-use planned development 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 Planned Mixed Use Commercial/Residential and Transit Facility. The proposed development is completely appropriate in such an area.

(e) The design of the proposed special use for Planned Development will minimize any adverse effects, including visual impacts, on adjacent properties. Detailed design guidelines have been proposed that include decorative masonry, varied window treatments, extensive landscaping and public amenities, including a park. Generally, buildings are planned to be placed along the street with parking behind the buildings. Adequate parking is provided for the residential and commercial uses, with 180 spaces for Metra riders. Landscaping will meet or exceed Village standards. The proposed Special Use for Planned Development will not have an adverse effect on the value or use of adjacent property. A Design Guidelines booklet, dated August 14, 2007 has been prepared that details particulars of these design elements.

VILLAGE OF ORLAND PARK

Ordinance No: 4310

(f) 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 proposed plan will consolidate existing driveways along both LaGrange Road and 143rd Street. A new street grid will be a part of the final development. Pedestrian access is provided through a number of interior sidewalks. Parking will be adequate for the uses as planned.

(g) 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.

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

(i) The special use for planned development shall in all aspects conform to this Ordinance, 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 special use permit for a planned development in the VCD Village Center District for a transit-oriented development with up to 155,000 square feet of commercial space and up to 240 residential units, with 509 parking spaces shall be and is hereby granted and issued subject to the conditions below, for property legally described on the attached EXHIBIT A.

The above-granted special use for planned development is subject to the following condition:

That development be pursuant to the hereby-approved Concept Plan entitled “Preliminary Site Plan, Orland Park Main Street Triangle,” found on page two of the Orland Park Main Street Triangle - Design Guidelines booklet, subject to all of the following further conditions:

1. That each phase of the project be developed congruent to the Concept Plan and Design Guidelines.
2. That the Petitioner work with staff as the project moves forward to address the specific project issues as highlighted by the staff reports for this project, including but not limited to, the parking spaces adjacent to Overlook Park, setback requirements along 143rd Street and LaGrange Road, parking lot screening, floor area ratio, internal roadway access, town home garage access, the location of the pedestrian bridge over LaGrange Road, the scale of the retail buildings along LaGrange Road, and the architectural design of the

VILLAGE OF ORLAND PARK

Ordinance No: 4310

town homes attached to the mixed-use buildings.

3. The use of pre-cast buildings for mixed use and commercial buildings only, with the exception of architectural details, shall be defined as architectural precast concrete panels and decorative elements with integral facing materials of fired clay brick or stone or surface detail, color, texture and finish, excluding stamped concrete.
4. The building along 143rd Street and LaGrange Road shall be two stories.
5. The buildings along 142nd Street and LaGrange Road shall be two story facades, with a minimum of a 25-foot height (with a preference for two stories).
6. The Pergola design elements shall be incorporated into the Design Guidelines.

SECTION 4

A subdivision of the 26.83 acre parcel comprising the Subject Property into 11 lots excluding public areas, as indicated on the Sub-Area Key Plan in the Orland Park Main Street Triangle - Design Guidelines booklet, dated August 14, 2007 is hereby approved and shall be recorded with the Cook County Recorder's Office.

SECTION 5

The design guidelines as described in the Orland Park Main Street Triangle - Design Guidelines booklet, dated August 14, 2007, on the pages entitled: "Sub-Area A: Mixed Use," "Sub-Area B: Retail," "Sub-Area C: Residential," "Sub-Area D: Metra Parking" and "Sub-Area E: Public Amenities" are hereby approved.

SECTION 6

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

