



VILLAGE OF ORLAND PARK

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

Resolution No: 0604

File Number: 2006-0220

RESOLUTION OPPOSING MAP AMENDMENT OF THE COOK COUNTY ZONING
ORDINANCE AND SPECIAL USE APPLICATION

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

VILLAGE OF ORLAND PARK

Resolution No: 0604

RESOLUTION OPPOSING MAP AMENDMENT OF THE COOK COUNTY ZONING ORDINANCE AND SPECIAL USE APPLICATION

BE IT RESOLVED by the President and Board of Trustees of the Village of Orland Park, Cook County, Illinois, as follows:

I. FINDINGS

- A. The properties described in the legal notice of public hearing attached hereto as Exhibit A (Cook County Zoning Docket Nos. 8030 and 8031) are within one and a half (1½) miles of the Village of Orland Park, a zoned municipality; and
- B. The said Docket Nos. were consolidated for hearing, said hearing having concluded on March 20, 2006, and authorized representatives of the Village of Orland Park have considered the application, supporting documents and evidence presented at the hearing.
- C. The proposed change in zoning and granting of the requested special use are detrimental to the Village of Orland Park for the reasons hereinafter set forth.

II. PROTEST

Pursuant to Section 13.13 of the Zoning Ordinance of Cook County, Illinois, the Village of Orland Park protests the proposed change in zoning and granting of a special use set forth in Exhibit A, the findings of the Village of Orland Park being based on and related to the following criteria:

A. Map Amendment from R-4 Single Family Residence District to C-2 Restricted Office District:

- (1) The zoning classification provided for in the Comprehensive Plan of the Village of Orland Park (Ordinance No. 2105, adopted April 1, 1991, as amended) is not to exceed five (5) residential units per acre whereas applicant seeks rezoning of the parcel for a bank facility with a special use for three (3) bank drive-through lanes, including an ATM machine;
- (2) Such commercial zoning and development for a bank with drive-through lanes sought by the applicant is not suitable to the property in question in that:
 - (i) There will be an adverse impact upon and diminish values of surrounding property;

VILLAGE OF ORLAND PARK

Resolution No: 0604

(ii) The bank use with drive-through banking will ultimately create severe traffic problems on existing streets and highways and in the surrounding residential areas;

(iii) The subject property is bordered on all four (4) sides by developed or planned residential uses; and

(iv) The applicant has not demonstrated that adequate utilities, access roads, drainage and other facilities have been or are being provided and, more specifically, no water or sanitary sewer service is available to the subject property except from the Village of Orland Park. The Village will not serve this property with water and sanitary sewer service as this property does not meet criteria established by Village Ordinance No. 3698 (Exhibit B attached) for utility service to unincorporated areas.

B. Special Use for Bank Drive-Through Facility:

(1) The commercial use of the property with drive-through banking lanes and an ATM machine being proposed with resulting adverse environmental impact and traffic problems will be detrimental to and endanger the public health, safety and general welfare of the residents of the Village of Orland Park and surrounding areas;

(2) The proposed special use will substantially diminish and impair property values within the neighborhood as a result of the commercial banking uses proposed and the attendant adverse traffic and environmental impact which also will be injurious to the use and enjoyment of the surrounding vicinity;

(3) The drastic deviation proposed by applicant from the Comprehensive Plan of the Village of Orland Park will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;

(4) Applicant has failed to establish that adequate utilities and access roads have been or are being provided as set forth in A(2)(iv) above; and

(5) Applicant has failed to establish that adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.

III. SERVICE OF PROTESTS

The Village Clerk shall file a certified copy of this Resolution with the Secretary of the Zoning Board of Appeals of Cook County within the time provided by law and shall serve a certified copy of the protest

VILLAGE OF ORLAND PARK

Resolution No: 0604

upon the applicant's attorney, the notice to the applicant's attorney to be by certified mail at the address of such attorney shown in the application for the proposed amendment and special use.

This Resolution shall be in full force and effect from and after its adoption and approval.

PASSED this 17th day of April, 2006

/s/ David P. Maher

David P. Maher, Village Clerk

Aye: 6 Trustee Murphy, Trustee Dodge, Trustee Gira, Trustee Schussler, Trustee O'Halloran, and
Village President McLaughlin

Nay: 0

Absent: 1 Trustee Fenton

DEPOSITED in my office this 17th day of April, 2006

/s/ David P. Maher

David P. Maher, Village Clerk

APPROVED this 17th day of April, 2006

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President