

VILLAGE OF ORLAND PARK

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Ordinance No: 4731

File Number: 2012-0122

ORDINANCE GRANTING A SPECIAL USE PERMIT - HOTSIDE CROSSFIT (15434 70TH COURT)

VILLAGE OF ORLAND PARK STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

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WHEREAS, an application seeking 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 March 27, 2012, on whether the requested 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 special use permit be granted with this President and Board of Trustees, 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 report of the Plan Commission of this Village is herein incorporated by reference, as completely as if fully recited herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. The Board of Trustees find that the proposed 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 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 an indoor recreation facility in the MFG Manufacturing District as follows:

(a) The Subject Property is located at 15434 70th Court in a 3,000 square foot vacant unit of an existing building. The proposal is to locate an indoor recreation facility for HOTSIDE Crossfit in a 3,000 square foot unit of the existing approximately 16,000 square foot building on a 1.27-acre site.

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(b) The Subject Property is zoned MFG Manufacturing District within the Village of Orland Park, Cook and Will Counties, Illinois. The Petitioner, Chris Mack for HOTSIDE Crossfit, is seeking a special use permit to operate an indoor recreation facility on the Subject Property.

(c) The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The property to the north and south is zoned MFG Manufacturing. The property to the east (across 70th Court) is zoned MFG Manufacturing and contains open space and a detention pond. The property to the west is zoned BIZ General Business District and is currently undeveloped. The proposed indoor recreation facility will be compatible with these surrounding uses. No exterior changes to the existing building are proposed other than a new sign.

(d) The proposed special use 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 and Distribution. The proposed facility is consistent with this designation.

(e) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. Because the use is entirely indoors, in an existing building, there will be no visual impact except for a sign, which will conform to the Village's sign code. Parking will be provided in the shared parking area. Due to the fact that the peak hours for the proposed use will be in the evenings and on weekends, the existing parking spaces should be sufficient. There is currently light use of the parking lot during the evenings and weekends. If necessary, overflow parking is available on 70th Court. There will be no adverse effect on the value of adjacent property.

(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 Subject Property is accessible from 70th Court and traffic patterns should not be significantly altered due to this proposed use.

(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 as granted shall in all aspects conform to the applicable regulations of the Land

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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

A special use permit in the MFG Manufacturing District, subject to the condition below, is hereby granted and issued to HOTSide Crossfit, 15434 70th Court, for the operation of a 3,000 square foot indoor recreation facility in an existing building on the Subject Property. The Subject Property is legally described as follows:

Unit 'E' in 70th Court Industrial Condominium Number 2, as set forth on the survey of the following described property: Lot 2 in Orland Industrial Subdivision, a resubdivision of Lot 4 in Frances Voss Subdivision, a subdivision of part of the West Quarter of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, together with its undivided percentage interest in the common elements as defined and set forth in the Declaration of Condominium recorded November 19, 1991 as Document 91609350, as amended from time to time, all in Cook County, Illinois.

This special use permit is subject to the following condition: That petitioner secure all applicable Building and Signage permits.

SECTION 4

Petitioner shall at all times comply with the terms and conditions of this Ordinance and all other codes and ordinances of the Village unless specifically amended by this or another ordinance. 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 and Will Counties, Illinois, be amended so as to be in conformance with the granting of the special use permit as aforesaid.

