

VILLAGE OF ORLAND PARK

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

Ordinance No: 4845

File Number: 2012-0202

ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL DISTRICT TO ORI MIXED USE DISTRICT AND GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT - PARKVIEW CHRISTIAN CHURCH (11100 ORLAND PARKWAY)

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STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 8th day of October, 2013 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

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WHEREAS, an application seeking rezoning and an amendment to a special use for certain real estate with a modification, 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 June 26, 2012, 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 published in the 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 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 rezoning and amendment to a special use permit and modification are 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 rezoning and amendment to a special use permit and modification for a place of worship in the E-1 Estate Residential District and rezoning as follows:

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- (a) The Subject Property is located at 11100 Orland Parkway and is zoned E-1 Estate Residential District. It is an approximately 16-acre site and will consist of approximately 22 acres after subdividing.
- (b) The Subject Property is the subject of Special Use Ordinance Numbers 3562, 3682, 3836, 4032 and 4371.
- (c) Specifically, Petitioner, Parkview Christian Church, seeking to rezone the land identified by P.I.N. 27-32-301-017, minus the area constituting the east parking lot and detention pond for the Church from E-1 Estate Residential to ORI Mixed Use District and proposes to construct a 39,396 square foot addition to the building area, resulting in a total building area of 152,586 square feet, and to add an additional 1.2 acres to the property to add more surface parking, which includes reorganizing the center and east parking lots, constructing portions of the future Waters Edge Drive right-of-way, and the reorientation of pedestrian access to the property.
- (d) Petitioner also requests a modification to permit the building height to be increased from the permitted 35 feet to 45 feet, with an 80 foot allowance for the bell tower. This modification will not negatively impact neighboring property owners because it will allow the new building wings to match the design and height of the original building. The modification is offset by the building façade improvements and the addition of bicycle parking facilities.
- (e) Granting the requested modification will enhance the ability of the proposed special use to meet the general standards for all special uses set out in Section 5-105(E) of the Land Development Code.
- (f) The proposed amended special use is consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned R-4 Residential District to the north and contains single and multi-family homes. The property to the east contains property zoned R-4 Residential District and contains multi-family homes. The property to the west is zoned R-3 Residential District and contains single family homes. The property south consists of unincorporated Orland Park and contains the Mokena Fire Protection District station and BP Oil Tank Farm. A place of worship is an enumerated special use in the E-1 Estate Residential District, and amending Ordinance 4371 to allow for the changes to the existing place of worship use is consistent with these surrounding uses. Rezoning the parcel from E-1 Estate Residential District to the ORI Mixed Use District to correct an error with a prior rezoning and is consistent with the Comprehensive Plan.
- (g) The proposed amendment to a special use permit 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 Residential/Commercial. A place of worship is appropriate in such an area.

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Additionally, the rezoning of the parcel to the east is also appropriate.

(h) The design of the proposed amendment to a special use will minimize any adverse effects, including visual impacts, on adjacent properties. The proposed building elevations will improve the appearance of the existing building. The existing garbage enclosure will be screened with landscaping to shield its view from the residential subdivision to the north. Parking is adequate so there will be no impact on adjacent properties. There will be no adverse effect on the value of adjacent property.

(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 amendment to a special use at an adequate level of service. Access to the site is available from Orland Parkway and the main interior circulation routes provide vehicular movement within the Property.

(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 development.

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

(l) The amendment to the special use as granted shall in all aspects conform to the 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 applicable regulations and ordinances of the Village, unless specifically addressed in this or another Ordinance.

SECTION 3

An amendment to a special use permit in the E-1 Estate Residential District, subject to the conditions below, is hereby granted and issued to Parkview Christian Church, 11100 Orland Parkway, for a 38,601 square foot expansion, the reorganization of the center and east parking lots, the construction of portions of the future Waters Edge Drive right-of-way, and the reorientation of pedestrian access for its place of worship, subject to the conditions outlined below, on the Subject Property. The Subject Property is legally described as follows:

PARCEL 1:

LOT 1 (EXCEPT THAT PART OF LOT 1 CONVEYED FOR STREET BY WARRANTY DEED RECORDED MARCH 16, 2011 AS DOCUMENT 1107508238) IN TINLEY PARK CHRISTIAN CHURCH RE-SUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN PARKVIEW

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CHRISTIAN CHURCH SUBDIVISION AND LANDS IN THE WEST HALF OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

PIN: 27-32-313-005-0000

PARCEL 2:

THE SOUTH 650.84 FEET OF THE WEST 290.00 FEET OF THE EAST HALF OF THE SOUTHWEST ¼ (EXCEPTING THE SOUTH 50.0 FEET THEREOF) OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

PIN: 27-32-301-017-0000 (part)

PARCEL 3:

THE NORTH 124.16 FEET OF THE SOUTH 775.00 FEET OF THE WEST 406.00 FEET TOGETHER WITH THE EAST 116.00 FEET OF THE WEST 406.00 FEET OF THE NORTH 600.84 FEET OF SOUTH 650.84 FEET OF THE EAST HALF OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PIN: 27-32-301-017-0000 (part)

This special use amendment includes a modification to increase the permitted building height in the E-1 Estate Residential District from 35 feet to 45 feet, with an 80 foot allowance for the bell tower.

This amendment to a special use permit is subject to the following conditions:

A. The Subject Property shall be developed substantially in accordance with the Preliminary Site Plan titled "Parkview Christian Church Parking Lot Expansion Overall Concept Plan," prepared by Robinson Engineering, Ltd., dated May 24, 2012 subject to the following conditions:

1. Include bicycle parking facilities for up to 30 bicycles.
2. Maintain private control of any constructed Waters Edge Drive roadway segments until such time that the property to the east is developed and Waters Edge Drive is completely built and connected to the Fountain Hills subdivision.
3. Construct any Waters Edge Drive segments to public standards, including utility infrastructure.

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4. All signage must be considered through a separate permitting process, including, but not limited to, the image panels on the proposed south elevation.
5. Provide a Landscape Plan that appropriately accommodates foundation landscaping requirements in the proposed outdoor plaza area.
6. Install the outstanding water main segment along the south property line of the east parking lot before building occupancy is granted.
7. Screen all mechanical and utility equipment from view of neighboring properties and rights-of-way.
8. Screen all garbage enclosures from view of neighboring properties and rights-of-way with appropriate landscape screening.
9. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
10. Meet all Final Engineering and Building Code related items.

B. The Subject Property shall be developed substantially in accordance with the Elevations titled "Parkview Christian Church Worship Center Expansion Elevations," prepared by Visioneering Studios Architecture, sheets A5 and A6, dated June 6, 2012, subject to the conditions set forth above in Subsection A.

C. The Owner shall subdivide the land on which the east parking lot and detention pond are located from the property to the east and to consolidate that land to the Subject Property as shown on the Preliminary Plat of Subdivision titled, "Parkview Christian Church Re-Subdivision" prepared by Robinson Engineering, Ltd, dated May 28, 2012 and subject to the condition that the Owner submit a final Record Plat of Subdivision to the Village for recording.

SECTION 4

The Orland Park Land Development Code, as amended, be further amended by reclassifying and rezoning the following described real estate:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 FOR A DISTANCE OF 1053.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51 DEGREES 31 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 1763.72 FEET; THENCE SOUTH 40 DEGREES 33 MINUTES 43

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SECONDS EAST FOR A DISTANCE OF 604.05 FEET TO THE NORTH LINE OF 183RD STREET, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 32; THENCE NORTH 89 DEGREES 34 MINUTES 54 SECONDS WEST ALONG THE SAID NORTH LINE OF 183RD STREET FOR A DISTANCE OF 445.11 FEET TO THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 32; THENCE NORTH 89 DEGREES 31 MINUTES 56 SECONDS WEST CONTINUING ALONG THE SAID NORTH LINE OF 183rd STREET SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 FOR A DISTANCE OF 1333.62 FEET TO THE SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS EAST ALONG THE SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 FOR A DISTANCE OF 1542.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SUCH PARCEL THE NORTH 725.00 FEET OF THE SOUTH 770.00 FEET OF THE WEST 406.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. ALL IN COOK COUNTY, ILLINOIS

PIN: 27-32-301-017 (part) and 27-32-301-018

From E-1 Estate Residential District to ORI Mixed Use District under the Code, as amended.

SECTION 5

The Petitioner hereunder shall at all times comply with the terms and conditions of this amended special use and the prior special use ordinances for the Subject Property, granted by Ordinance Numbers 3562, 3682, 3836, 4032 and 4371, except as specifically amended by this or another Ordinance, and in the event of non-compliance, said permit and this amendment shall be subject to revocation by appropriate legal proceedings.

SECTION 6

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 with the rezoning and amendment to a special use permit as aforesaid.

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SECTION 7

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

PASSED this 7th day of October, 2013

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Aye: 7 Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich,
Trustee Calandriello, and President McLaughlin

Nay: 0

DEPOSITED in my office this 7th day of October, 2013

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 7th day of October, 2013

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

PUBLISHED this 8th day of October, 2013

/s/ John C. Mehalek

John C. Mehalek, Village Clerk