

VILLAGE OF ORLAND PARK

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

Ordinance No: 5109

File Number: 2016-0313

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR TEAM ROCKHOUSE - MOTOR
VEHICLE SERVICES

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

Published in pamphlet form this 19th day of July, 2016 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

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ORDINANCE GRANTING A SPECIAL USE PERMIT FOR TEAM ROCKHOUSE - MOTOR VEHICLE SERVICES

WHEREAS, an application seeking a special use permit to establish and operate a motor vehicle services facility in the BIZ General Business District 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, said Plan Commission of this Village held a public hearing on June 14, 2016, 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 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 of this Village has made its report of findings and recommendations regarding the proposed special use. The findings of the Plan Commission are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearings are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds 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 Orland Park Land Development Code as set forth in Section 1-102 thereof. Said special use is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed special use permit to establish and operate a motor vehicle services facility

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in the BIZ General Business District, as follows:

(a) The Subject Property is located at 7060 W. 157th Street within the Village of Orland Park in Cook County, Illinois. The proposal is to establish and operate a motor vehicle service facility in the BIZ General Business District, which will focus primarily on the repair and maintenance of vehicles. Section 6-207.C.11 of the Land Development Code requires a special use permit for motor vehicles services in the BIZ General Business District. The proposed scope of work includes repair, replacing or installing engines, transmissions, brakes, alarms, remote starts, and tires/rimes, restoration, fender or body work, custom aesthetic requests, paint jobs in an EPA approved portable spray booth, and tune ups. The Petitioner is not proposing any changes to the exterior building or property, and no vehicles will be stored on site for more than five (5) days at a time. There are no modifications or variances proposed for this project.

(b) The proposed development is consistent with the purposes, goals, objectives and standards of the Com-prehensive Plan, any adopted overlay plan and the Land Development Code. The proposed land use is compatible with the BIZ General Business District, although it requires a special use permit. The proposed land use is also compatible with the Comprehensive Plan's designation of the Subject Property as Manufacturing Employment Emphasis.

(c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, which is presently zoned BIZ General Business District - Multi-tenant Building (71st Court Plaza) to the north, and BIZ General Business District - (across 157st Street) Commercial/Retail (Meijer's) to the south, BIZ General Business District - Multi-tenant (South Pointe Industrial Building) to the east, and BIZ General Business District - Commercial/Retail (Sherlock's Carpet) to the west, where commercial uses are located. The Subject Property, although zoned BIZ General Business District, is in the midst of a manufacturing/light industrial area. Although the surrounding property to the north, south, east, and west are zoned BIZ General Business District, the parcels just beyond these adjacent parcels are predominately zoning MFG Manufacturing District. At least three (3) other motor vehicles businesses are located in these surrounding parcels.

(d) The design of the development will minimize adverse effects, including visual impacts, on adjacent properties. The proposed use will fill a vacant space. The proposed scope of work for this business is to be contained entirely within the building. The Subject Property is not adjacent to any residential property and should not pose a negative impact on the neighboring tenants of the building. Petitioner shall abide by the Village Code requirements pertaining to nuisances and noise control as well as the following performance standards: 1) All work shall be conducted indoors; 2) Garage doors facing residential areas shall remain closed at all times except for the exchange of vehicles; 3) Vehicles parked for more than five (5) business days shall be considered outdoor storage. There are no changes to the lot coverage, lot size, site plan, elevations, or landscape. There will be no adverse effect on the value of the adjacent property.

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- (e) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire 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 existing building footprint shall remain. The Subject Property is accessible from a curb cut along 157th Street to the south, and adequate parking is provided. All mechanical equipment will be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located in the interior of the building. Petitioner shall install a triple basin to treat all nondomestic flow, prior to discharging into the sewer.
- (f) Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
- (g) The development will not adversely affect a known archaeological, historical or cultural resource.
- (h) The proposed development shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances and regulations of the Village.

SECTION 3

A special use for the establishment and operation of a motor vehicle services at 7060 157th Street in the BIZ General Business District, is hereby granted, subject to the conditions below, and issued to Team Rockhouse - Motor Vehicle Services, for the following described property:

THE EAST 100.00 FEET OF THE SOUTH 170.00 FEET OF LOT 111 IN CATALINA'S COMMERCIAL AND INDUSTRIAL SUBDIVISION OF LOTS 3 AND 6 IN SILVER LAKE GARDENS UNIT NO.7, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SILVER LAKE GARDENS UNIT NO.7, RECORDED NUMBER 2, 1973, AS DOCUMENT 22532993 IN COOK COUNTY, ILLINOIS.

PINs: 28-18-309-013-0000

This special use permit is subject to the following conditions:

- A. That no new or used automobile sales of any kind are allowed on the premises.
- B. That all work is conducted indoors.

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- C. That garage doors facing residential areas remain closed at all times except for the exchange of vehicles.
- D. That vehicles parked outside for more than five (5) business days are considered outdoor storage and will require additional screening per Village requirements.
- E. That a triple basin is installed and inspected by the Village Building Division.
- F. That an MWRD permit is obtained if determined necessary by the Village.

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, the permit, modifications and variations of this Ordinance 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, shall be amended so as to be in conformance with the granting of the special use as aforesaid.

SECTION 6

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

PASSED this 18th day of July, 2016

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

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

Nay: 0

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DEPOSITED in my office this 18th day of July, 2016

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 18th day of July, 2016

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

PUBLISHED this 19th day of July, 2016

/s/ John C. Mehalek

John C. Mehalek, Village Clerk