

VILLAGE OF ORLAND PARK

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

Ordinance No: 5112

File Number: 2016-0370

ORDINANCE GRANTING A SPECIAL USE AMENDMENT WITH MODIFICATIONS AND WITH ASSOCIATED SITE PLAN AND ELEVATION CHANGES FOR ALL SAINTS LUTHERAN

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

Published in pamphlet form this 2nd day of August, 2016 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: 5112

ORDINANCE GRANTING A SPECIAL USE AMENDMENT WITH MODIFICATIONS AND WITH ASSOCIATED SITE PLAN AND ELEVATION CHANGES FOR ALL SAINTS LUTHERAN

WHEREAS, an application seeking a special use amendment with modifications and associated site plan and elevation changes to construct a three-car detached garage in the Village's E-1 Estate Residential 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 July 12, 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 with modifications 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

VILLAGE OF ORLAND PARK

Ordinance No: 5112

relation to the proposed special use amendment with modifications and associated site plan and elevation changes for the construction of a three-car detached garage in the Village's E-1 Estate Residential District, as follows:

(a) The Subject Property is located at 13350 LaGrange Road within the Village of Orland Park, Cook County, Illinois, and is zoned E-1 Estate Residential District. The proposal is to construct an 816 square foot three-car detached garage. There are currently two existing detached garages on the Subject Property that were allowed under the original special use permit granted to Petitioner in 1997 (Ord. 3033). The two existing garages are constructed of non-masonry materials and exceed the current code requirements for the allowed number of detached garages, but are legal non-conforming conditions. The proposed three-car garage will replace the existing one-car garage and will be constructed of similar non-masonry materials, extending the existing non-conforming use. Therefore, Petitioner is seeking an amendment to the 1997 special use permit with modifications to allow an increase in the number of allowable detached garages in the E-1 Estate Residential District from one (1) to two (2), per Land Development Code Section 6-302.C.13 and to allow the exterior walls of the three-car accessory building to be constructed of non-masonry materials, per Village Code 5-1-13 Section 501.3.2 and 503.2.1. The proposed garage will house church vans and provide an additional storage area. It will be located at the southwest corner of the rear parking lot on an existing concrete pad.

(b) The proposed development is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code. The Comprehensive Plan designates the Subject Property as Community and Institutional. Petitioner operates a place of worship, and the proposed three-car garage will house church vans and provide an additional storage area. The proposed three-car garage is consistent with the type and number of garages currently on site. Additionally, the proposed three-car garage is consistent with the surrounding development to the north and south.

(c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, which is presently zoned E-1 Estate Residential District - High School to the north, R-2 Residential District - Single Family Detached Homes to the south, R-4 Residential District - (across LaGrange Road) Townhomes to the east, and Unincorporated - Orland Grove Forest Preserve Forest District of Cook County to the west, where residential developments are located.

(d) The design of the development will minimize adverse effects. The proposed three-car garage will be constructed at the southwest corner of the rear parking lot. It will be compatible with the design of the principal building and the existing two-car detached garage on site. Additionally, the proposed three-car garage is not visible from the right-of-way along LaGrange Road and is heavily screened by trees and landscaping on the south side of the property. The proposed three-car garage meets the Land Development Code requirements pertaining to garage setbacks, garage size, and building height restrictions.

VILLAGE OF ORLAND PARK

Ordinance No: 5112

- (e) There will be no adverse effects on the value of the property. The construction of the proposed three-car detached garage and the demolition of the existing one-car garage will result in two detached garages, the same number currently on site. The existing number of garages supports the need for a modification. The three-car detached garage will provide a safe, convenient parking for church vehicles and storage of equipment. It is logical to continue with the already established number of detached garages on the property rather than to remove one garage that serves the church to meet the current Code. Petitioner's fixed income further prohibits the construction of a new garage with masonry materials. The modification to construct the three-car garage with non-masonry materials will simply extend the existing non-conforming masonry requirements. The proposed changes will not alter mobility or circulation of the site or the number of surface parking lot spaces and drive aisle configuration. No landscaping or trees will be removed during the project.
- (f) 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. All utilities are accounted for and can accommodate the proposed development layout.
- (g) Petitioner has made adequate legal provision 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 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 amendment with modifications to increase the number of allowable detached garages from one (1) to two (2), per Land Development Code Section 6-302.C.13 and allow the exterior walls of a three-car garage accessory building to be constructed of non-masonry materials, per Village Code 5-1-13 Section 501.3.2 and 503.2.1 and with associated site plan and elevations for the construction of a three-car detached garage in the Village's E-1 Estate Residential District is hereby granted, subject to the conditions below, and issued to All Saints Lutheran Church, for the following described property:

VILLAGE OF ORLAND PARK

Ordinance No: 5112

LOT 4 IN GROVER C. ELMORE & CO.'S GOLF VIEW ADDITION, BEING A SUBDIVISION OF THE SOUTH 54 ACRES OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PARTS TAKEN FOR FOREST PRESERVE AND HIGHWAY) ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1948 AS DOCUMENT NUMBER 14226477, IN COOK COUNTY, ILLINOIS.

PIN: 23-33-401-019-0000; 23-33-401-018-0000

This special use permit is subject to the following conditions:

A. The Subject Property shall be developed substantially in accordance with the preliminary Site Plan and specifications, drawn by Kamp Builders and received June 27, 2016, subject to the following conditions:

1. Meet all final engineering and building code related items.
2. Replace any existing landscaping, if impacted by construction.

B. The Subject Property shall be developed substantially in accordance with the garage elevations titled "Menards Design-It Garage," dated April 16, 2016 and received June 27, 2016, subject to the same conditions as outlined in the Preliminary Site Plan motion.

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 and modifications 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 amendment with modifications as aforesaid.

VILLAGE OF ORLAND PARK

Ordinance No: 5112

SECTION 6

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

PASSED this 1st day of August, 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

DEPOSITED in my office this 1st day of August, 2016

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 1st day of August, 2016

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

PUBLISHED this 2nd day of August, 2016

/s/ John C. Mehalek

John C. Mehalek, Village Clerk