



# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)

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**Ordinance No: 4355**

**File Number: 2008-0788**

ORDINANCE GRANTING A SPECIAL USE PERMIT - SUNSHINE DETAILING (15434 S. 70TH COURT)

## VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 8th day of April, 2008 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: 4355

ORDINANCE GRANTING A SPECIAL USE PERMIT - SUNSHINE DETAILING (15434 S. 70TH COURT)

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 February 12, 2008, 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 SouthtownStar, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendation 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 Plan Commission has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and 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, is consistent with the Comprehensive Plan of the Village, 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 a car wash and automobile detailing center in the MFG Manufacturing District as follows:

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- a. The Subject Property is located at 15434 S. 70th Court, and is zoned MFG Manufacturing District within the Village of Orland Park, Cook and Will Counties, Illinois. The Petitioner, Sunshine Detailing, lessee of the Subject Property, is seeking a special use permit to operate a hand car wash and automotive detailing center on the Subject Property. Car washes are major special use in the MFG Manufacturing District.
- b. Petitioner proposes to use 3,000 square feet of a 16,000 square foot building on a 1.27 acre site. The space is the former Drift Avenue Motorsports facility.
- c. Now Petitioner seeks a special use permit to operate a hand car wash and an automotive detailing business in the building.
- d. The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned MFG Manufacturing District to the north, south and east, and used for commercial/industrial buildings and purposes to the north and south, with some OS Open Space District land to the east, used for detention. Land to the west is zoned BIZ Business District and is partly vacant and partly used for extended parking. The proposed car wash and automobile detailing uses in an existing building will be compatible with these surrounding uses.
- e. 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 Local Intensity Service/Distribution. A car wash and automobile detailing are appropriate in such an area.
- f. The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties because no exterior changes are proposed. The character of the area will remain unchanged, and the new use will be entirely indoors. However additional landscaping on the Subject Property would be an asset to the area.
- g. 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 site has access from 70th Court.
- h. 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.

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- i. The development will not adversely affect a known archaeological, historical or cultural resource.
- j. 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

A special use permit subject to the conditions below is hereby granted and issued to sunshine Detailing for the operation of a hand car wash and automobile detailing business in a 3,000 square foot portion of an existing 16,000 square foot building on the Subject Property located at 15434 South 70th Court. The Subject Property is legally described as follows:

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 conditions:

1. That all building code related items are met; and
2. That Petitioner work with staff to add some additional landscaping to buffer the east side of the building.

### SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of the special use permit and 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.

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## SECTION 6

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

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PASSED this 7th day of April, 2008

*/s/ David P. Maher*

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**David P. Maher, Village Clerk**

**Aye:** 7 Trustee Murphy, Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Schussler,  
Trustee Gira, and Village President McLaughlin

**Nay:** 0

DEPOSITED in my office this 7th day of April, 2008

*/s/ David P. Maher*

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**David P. Maher, Village Clerk**

APPROVED this 7th day of April, 2008

*/s/ Daniel J. McLaughlin*

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**Daniel J. McLaughlin, Village President**

PUBLISHED this 8th day of April, 2008

*/s/ David P. Maher*

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**David P. Maher, Village Clerk**