



VILLAGE OF ORLAND PARK

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

Ordinance No: 4119

File Number: 2005-0724

AN ORDINANCE GRANTING A SPECIAL USE PERMIT - SPACE GOLF (ORLAND PARK
BUSINESS CENTER LOT 1)

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 7th day of March, 2006 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

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AN ORDINANCE GRANTING A SPECIAL USE PERMIT - SPACE GOLF (ORLAND PARK BUSINESS CENTER LOT 1)

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 January 10, 2006, 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 Star and The Daily Southtown, newspapers 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 recommendation;

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 recommendation, and such findings 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

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In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds in relation to the special use permit in the ORI Office, Research and Industrial District for Space Golf, a recreational facility in a portion of an existing building, as follows:

(a) The Subject Property is located at 11411 West 183rd Street, in a business park, the Orland Park Business Center, in the Village of Orland Park, in Will County, Illinois. The Business Center is zoned ORI Office, Research and Industrial District. The Petitioner, Space Golf, is seeking a special use permit for an indoor recreational facility to be located in a portion of an existing industrial building in the Business Center. Recreational areas are a Major Special Use in the ORI Office, Research and Industrial District.

(b) The proposed facility will occupy a 4,700 sq. ft. portion of an existing 36,150 sq. ft. building on a 3.42-acre parcel. The facility will be an "outer-space" themed 18-hole indoor miniature golf center lit by black lights. There will be a party room for private functions, two restrooms, and an employee break/meal room. No food will be prepared or sold on the premises- consumption will be limited to items brought in or ordered in from an outside establishment, like pizza and soda. No liquor license is requested at this time.

(c) The building proposed to be used is in a business park and is zoned ORI Office, Research and Industrial District. Recreational uses are special uses in the ORI District, as well as in the MFG Manufacturing District. Several other recreational uses have been approved in industrial areas, including a gymnastics academy, a baseball academy, a dance studio, an indoor golf range and a scuba training facility, without adverse effects. Moreover, Pump-It-Up, an indoor party venue with inflatable slides and similar equipment is located in another portion of the same building Space Golf seeks to occupy. Because recreational uses like these need large, open indoor spaces, industrial districts and business parks can provide needed locations. Because the recreational facilities are used most heavily after school and on weekends, they do not conflict with business uses or the traffic business uses generate during normal working hours.

(d) The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned ORI Office Research and Industrial District to the south, east and west, and is part of the business park. To the north, across 183rd Street, is an area zoned R-3 Residential District and containing single family residences. The recreational use proposed will be consistent with both of these surrounding uses for the reasons discussed above and below.

(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 Regional Intensity Industrial/Distribution. A recreational use like Space Golf can be appropriate in such an area for the reasons discussed above.

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(f) The hours of operation are proposed to be 2 to 10 PM Mondays through Thursdays, 2 to 11 PM Fridays, 10 AM to 11 PM Saturdays and 10 AM to 10 PM Sundays. These somewhat limited hours, along with screening along 183rd Street, will help reduce any impact on the residential property to the north.

(g) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The use will be entirely indoors in an existing building, so, except for signage per the Village Sign Code, there should be no visual effect on surrounding property at all. Although the facility will be at the north end of the existing building, closest to 183rd Street and the residentially zoned area across 183rd Street, existing berming and landscaping along 183rd Street should screen the use. Parking appears adequate for both Pump It Up and Space Golf, since their hours of major use will not conflict with business uses in the area so there should be enough shared parking. If parking becomes a problem after the use is established, the Petitioner will be required to activate 15 land-banked parking spaces on the site. No parking is to be allowed on 183rd Street. The proposed special use, as conditioned by this ordinance, should not have any adverse impact on adjacent properties.

(h) 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 existing access to 183rd Street and 183rd Place.

(i) 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.

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

(k) 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 Village Ordinance.

SECTION 3

A special use permit subject to the conditions below is hereby granted and issued for the operation of a recreational facility, specifically Space Golf, a 4,700 square foot indoor miniature golf venue, in Unit C of a previously approved 36,150 sq. ft. industrial building located at 11411 W. 183rd Street, on property described as follows:

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LOT 1 IN THE ORLAND PARK BUSINESS CENTER BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6 AND THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6 LYING NORTH OF THAT PART CONVEYED TO THE STATE OF ILLINOIS BY DEED 1030500, ALL IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

This special use permit is subject to the following conditions:

1. That if parking is determined by the Village to be insufficient within three months of business operation, the Petitioner shall install up to 15 land-banked parking spaces (subject to staff approval) near the southeast corner of the Subject Property.
2. That no liquor is served on the premises;
3. That all garbage is contained in covered receptacles inside garbage enclosures;
4. That customers are prohibited from parking on 183rd Street.
5. That Building Code related items are met.

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.

