



# 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: 4127**

**File Number: 2005-0667**

ORDINANCE GRANTING VARIANCE - (JEANES OFFICE WAREHOUSE - 13800  
SOUTHWEST HIGHWAY)

## VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 18th day of April, 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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ORDINANCE GRANTING VARIANCE - (JEANES OFFICE WAREHOUSE - 13800  
SOUTHWEST HIGHWAY)

WHEREAS, a petition seeking a variance for certain commercial real estate, as set forth below, has been filed with this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Orland Park Land Development Code, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on February 14, 2006, on whether the requested variance should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice, in the form required by law, was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (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 has filed with this President and Board of Trustees its report of findings and its statement that it recommends approval of the request, and this Board of Trustees has duly considered said reports and findings and statement.

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 and findings of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. Also, all exhibits submitted at the public hearing are hereby incorporated by reference as fully as if attached hereto. This Board of Trustees further finds that the proposed variance 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 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 proposed variance as follows:

- a. The Subject Property is a .64-acre parcel located at 13800 Southwest Highway, Orland Park, Illinois.

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The Subject Property is zoned MFG Manufacturing District under the Village's Land Development Code (the "Code"). Petitioner proposes construction of a 5,770 sq. ft. office/warehouse building with surface parking and 642 sq. ft. of outdoor storage.

- b. The Subject Property measures approximately 270 feet in width, 127 feet in depth. It is located between Southwest Highway and the railroad tracks. It consists of three (3) lots, proposed to be resubdivided into one (1) lot.
- c. The requirement of Section 6-208 G(1) of the Land Development Code is for a minimum front yard of 50 feet in the MFG District; Petitioner is requesting a 30 foot front yard; bufferyard requirements of Section 6-305 of the Land Development Code call for 10 feet bufferyard minimums, Petitioner is requesting 3 feet for the north bufferyard and 5 feet for the rear.
- d. Petitioner has requested these variances to accommodate a building on the site. The location of the site between the railroad and Southwest Highway uniquely constrains its use.
- e. Many development possibilities were examined for this site, and the one proposed requires the fewest variances while meeting the Village's design principles.
- f. The property in question cannot yield a reasonable return if permitted to be used only under the requirement for a 50-foot rear yard because of the shallow depth of the lot.
- g. The plight of the owner is due to the unique circumstances of the location of the Subject Property at the narrow end of a long triangular area between a railroad right-of-way and Southwest Highway.
- h. The variance, if granted, will not alter the essential character of the locality since it is an industrial-type use similar to others nearby. That the essential character of the locality will not change was also demonstrated by the fact that no neighboring business owners spoke in opposition to the variance requested.
- i. The denial of the requested variance would be a hardship to the Petitioner because uses of the irregularly-shaped lot are few.
- j. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The building as proposed does not interfere with any utility easements on the Subject Property, and will follow Village design principles. Best management practices will be followed regarding stormwater with porous paving in the parking area and a bioswale along the south edge of the property to help minimize flooding and improve water quality.

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k. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire or endanger the public safety or impair property values within the neighborhood.

### SECTION 3

A variance to Sections 6-208 G(1) of the Land Development Code of the Village of Orland Park, which requires a minimum of a 50-foot rear yard in the MFG District is hereby granted to permit a 30 foot rear yard and variances to the landscape bufferyard requirements of 6-305 of the Land Development Code are hereby granted to permit a north side bufferyard of 3 feet and a rear bufferyard of 5 feet, all on the property legally described as:

LOTS 5, 6 AND 7 IN BASIL INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

and commonly known as 13800 Southwest Highway, Orland Park, Illinois.

These variances are conditioned on the development of the site pursuant to the site plan titled "Preliminary Site Plan Jeanes Office/Warehouse," prepared by Designtek Engineering Inc., project number 04-042, dated 12-15-04, latest revision 01-03-06, and the building elevations titled "Jeanes Office Building," prepared by Harold R. Lutz & Associates, commission number L670-74, dated 08-05, latest revision 12-15-05, subject to the following conditions:

1. That the Petitioner revise the site plan to show a permeable paving product in the single bay parking lot and a bioswale on the south side of the property;
2. That the Petitioner consider installing a fence with plantings in the two foot landscape island located between the trash enclosure and the parking lot;
3. That the Petitioner submit a landscape plan, per Village Code, within 60 days of final engineering approval, for separate review and approval by the Village Board; and
4. That all engineering related items are met.

### SECTION 4

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The consolidation of Lots 5, 6 and 7 in Basil Industrial Park as shown on the plan titled "Jeanes Consolidation," prepared by Area Survey Company, P.C., Order No. 4612, cated 2-21-05, is hereby approved, subject to the same conditions outlined in Section 3, above.

### SECTION 5

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

### SECTION 6

The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, said pamphlet to be deposited in the office of the Village Clerk for general distribution, and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

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PASSED this 17th day of April, 2006

/s/ David P. Maher

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**David P. Maher, Village Clerk**

**Aye:** 6 Trustee Murphy, Trustee Dodge, Trustee Gira, Trustee Schussler, Trustee O'Halloran, and  
Village President McLaughlin

**Nay:** 0

**Absent:** 1 Trustee Fenton

DEPOSITED in my office this 17th day of April, 2006

/s/ David P. Maher

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**David P. Maher, Village Clerk**

APPROVED this 17th day of April, 2006

/s/ Daniel J. McLaughlin

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**Daniel J. McLaughlin, Village President**

PUBLISHED this 18th day of April, 2006

/s/ David P. Maher

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**David P. Maher, Village Clerk**

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