



# 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: 4129**

**File Number: 2006-0042**

ORDINANCE GRANTING A SPECIAL USE PERMIT - TASTE OF EUROPE (8120 WEST 143RD STREET)

## 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 No: 4129

ORDINANCE GRANTING A SPECIAL USE PERMIT - TASTE OF EUROPE (8120 WEST 143RD STREET)

WHEREAS, an application seeking an amendment to 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 14, 2006, on whether the requested an 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 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 of this Village has filed its report of findings and recommendations that the requested amendment to a 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 amendment to a special use permit 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 amendment to a special use permit for a carry-out restaurant in one of the store fronts of a an existing retail

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center, as follows:

- a. The Subject Property is located in an existing retail center, Wedgewood Commons, at 8120 - 8122 West 143rd Street, and is zoned BIZ General Business District within the Village of Orland Park, Illinois. The Petitioner, Tatiana Lukacisinova, is seeking an amendment to the special use permit for the Wedgewood Commons to include a carry-out deli/restaurant, Taste of Europe, in the center. The restaurant is proposed to occupy a 2,000 square foot unit in the retail center, and have no seating.
- b. This carry-out restaurant will be one of several restaurants in the retail center, which has been the subject of numerous amendments to its original special use permit.
- c. The proposed special use amendment will be consistent with the character of the immediate vicinity of the Subject Property. The property surrounding the center is zoned R-3 District to the north and contains a park and a retention pond. To the east, west and south of the center are townhomes zoned R-4. The restaurant itself will be located in the plaza, and will be consistent with the center uses; the center itself, a 3.74-acre parcel, as designed, is consistent with its surrounding uses.
- d. The proposed special use amendment 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 carry-out only restaurant with no seating, in an existing commercial center, is appropriate in such an area.
- e. The design of the proposed special use amendment will minimize any adverse effects, including visual impacts, on adjacent properties. Taste of Europe will occupy about 2,000 square feet in the existing center and have no seating, indoors or outdoors. The proposed special use amendment will be compatible with the other uses in the center and so will not have an adverse effect on the value or use of adjacent property. Four other units in the center are restaurants as well.
- f. 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 amended special use at an adequate level of service. Access to the property is from 143rd Street and from 82nd Avenue. Parking at Wedgewood Commons is adequate and the carry-out nature of this restaurant with no seating means that it will, in general, have little impact on overall parking although short-term spaces will be needed.
- g. 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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- h. The development will not adversely affect a known archaeological, historical or cultural resource.
- i. The special use shall in all aspects conform to this Ordinance, the amendment to a special use permit for the overall plaza, all previous amendments, and all 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 other applicable regulations and ordinances of the Village.

### SECTION 3

A special use permit amendment to add a restaurant to an existing retail center in the BIZ General Business District, is hereby granted and issued for Taste of Europe for the operation of a carry-out only restaurant with no seating in an existing commercial center (Wedgewood Commons) located on property described as follows:

LOT 1 WEDGEWOOD PLAZA RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 75 IN WEDGEWOOD ESTATES UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING, THEREFROM THAT PART OF SAID LOT 1 WEDGEWOOD PLAZA RESUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 0 DEGREES, 0 MINUTES, 0 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 175.00 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES, 42 SECONDS EAST FOR A DISTANCE OF 5 FEET, THENCE SOUTH 0 DEGREES, 0 MINUTES, 0 SECONDS WEST FOR A DISTANCE OF 175.00 FEET TO THE NORTH LINE OF 143RD STREET, THENCE NORTH 89 DEGREES, 59 MINUTES, 42 SECONDS WEST ALONG THE NORTH LINE OF 143RD STREET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

### SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this amendment to a 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 County, Illinois, be amended so as to be in

