



VILLAGE OF ORLAND PARK

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

Ordinance No: 4140

File Number: 2006-0009

AN ORDINANCE GRANTING A SPECIAL USE PERMIT - (ORLAND PARK BUSINESS CENTER LOT 5)

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 6th day of June, 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 - (ORLAND PARK BUSINESS CENTER LOT 5)

WHEREAS, an application seeking a special use permit for planned development 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 March 28, 2006, on whether the requested special use permit for planned development 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 for planned development 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 for planned development 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 planned development in the ORI Office, Research and Industrial District to permit

VILLAGE OF ORLAND PARK

Ordinance No: 4140

two buildings on a single lot, as follows:

(a) The Subject Property is a 3.54 acre lot located near the southwest corner of 184th Place and 116th Avenue, in the Orland Park Business Center, a business park in the Village of Orland Park, in Will County, Illinois. The Business Center is zoned ORI Office, Research and Industrial District under the Land Development Code of the Village of Orland Park, as amended. The Petitioner is seeking a special use permit for planned development to permit the construction of two office/warehouse buildings totaling 7,588 sq. ft. on a single lot, Lot 5, in The Business Center.

(b) The proposed buildings will be single story with anticipated uses of 15% office and 85% warehouse. Tenants are not identified at this time. Six drive-in doors are proposed for each building, with a shared paved loading area in between.

(c) 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 north, south, east and west, and is part of the business park. Anticipated uses to the north, south and west are also office/warehouse. The office/warehouse use proposed will be consistent with these anticipated surrounding uses for the reasons discussed above and below. Two buildings on a single lot will not impact this consistency.

(d) 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. An office/warehouse use is appropriate in such an area.

(e) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The buildings will be single story, with building elevations consistent with the annexation agreement for the Business Park. All setbacks are met and parking and loading requirements are met as well. A parapet wall will shield rooftop equipment from view. The proposed special use, as conditioned by this ordinance, should not have any adverse impact on adjacent properties.

(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 special use at an adequate level of service. The site has access directly to 116th Avenue.

(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.

VILLAGE OF ORLAND PARK

Ordinance No: 4140

- (h) The development will not adversely affect a known archaeological, historical or cultural resource.
- (i) 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 for a planned development subject to the conditions below is hereby granted and issued for the construction of two office/warehouse buildings totaling 71,588 sq. ft., on property located near the southwest corner of 184th Place and 116th Avenue and legally as follows:

LOT 5 IN THE ORLAND PARK BUSINESS CENTER SUBDIVISION -PHASE 4, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6 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 development be pursuant to the hereby approved Site Plan titled, "Preliminary Site Plan - Orland Park Business Center Lot 5," Sheet 1, prepared by Bergfors Gregory Land Design, Job No. 2005-45, dated December 6, 2005, subject to the following further conditions:
 - a. That a bicycle rack with spaces for nine (9) bicycles is provided for this development;
 - b. That Petitioner submits a landscape plan per Village Code, within sixty (60) days of final engineering approval for separate review and Village Board approval; and
 - c. That all final engineering related items, including a lighting plan that minimizes impacts on residential uses nearby, are met.

And

2. That building elevations be pursuant to the hereby approved Elevation Plan titled, "Lot 5 - Orland Park Business Center," Sheet A-2.0 (Building A and Building B), prepared by The Shalvis Group P.C. Architecture, Job Number 2005-085, dated November 3, 2005, last revised December 5, 2005, subject to the following further conditions:

VILLAGE OF ORLAND PARK

Ordinance No: 4140

PUBLISHED this 6th day of June, 2006

/s/ David P. Maher

David P. Maher, Village Clerk