



# 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: 4163**

**File Number: 2006-0260**

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT - GLEN  
OAKS LOTS 11 & 12, 16250 & 16510 SOUTH 106TH COURT)

## VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 8th day of August, 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 A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT - GLEN OAKS LOTS 11 & 12, 16250 & 16510 SOUTH 106TH COURT)

WHEREAS, an application seeking a special use permit for a 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 June 13, 2006, on whether the requested special use 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 with the President and Board of Trustees its report of findings and recommendations that the requested special use permit for a planned development be granted, 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 permit for a 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 requested special use permit for a planned development for two office buildings on a single lot in the ORI

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Office Research & Industrial District as follows:

(a) The Subject Property is a 2.03 acre parcel located at approximately 16250 and 16510 S. 106th Court, and is currently zoned ORI District within the Village of Orland Park, Cook and Will Counties, Illinois. The Subject Property is located in the Glen Oaks Industrial Park. The Petitioner is seeking a special use permit for a Planned Development for the Subject Property. Currently the Subject Property consists of two (2) lots, but Petitioner proposes to consolidate them into one (1) lot and develop two (2) buildings on the single lot.

(b) Petitioner originally sought and received approval for a single building on Lot 11, and now seeks the special use for Planned Development because the proposed development consists of two buildings on what will be a single lot consolidated from Lots 11 and 12. Pursuant to VI-301.C of the Land Development Code of Orland Park this requires a special use permit as a planned development. Petitioner's objective is to establish a condominium association to cover the two (2) buildings.

(c) Petitioner proposes two single-story, professional medical/office buildings totaling 13,600 square feet with accessory parking on the Subject Property, which will be re-subdivided from its present two (2) lots into a single lot. This will allow for shared access, parking and detention for both buildings, and a unified design for the project.

(d) The proposed special use for Planned Development will be consistent with the character of the immediate vicinity of the Subject Property. The Subject Property is in the Glen Oaks Industrial Park, as is the surrounding property to its north, south, east and west, all of which is zoned ORI District. The proposed use will be compatible with all of these surrounding or nearby uses.

(e) The proposed special use for Planned Development 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. Professional medical/office uses are appropriate in such an area.

(f) A modification is sought from the standards of the Land Development Code of the Village to permit increased parking on the combined lot from the sixty-eight (68) spaces required for two 6,800 square foot professional medical/office buildings to 104 spaces as requested by Petitioner.

(g) Granting the requested modification will enhance the ability of the proposed special use to meet the standards of the Land Development Code for all special uses. Specifically, granting the modifications will enable the development to avoid parking problems for two (2) medical buildings thus minimizing any adverse effects on adjacent properties.

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(h) Petitioner also requests a 90 foot front setback for the professional medical/office buildings, but this does not require a modification because the Land Development Code, Section 6-211(G)(2), sets a 25 foot minimum front setback but does not establish any maximum setback.

(i) The design of the proposed special use for Planned Development will minimize any adverse effects, including visual impacts, on adjacent properties. The design of the buildings will be consistent with the existing Winterset III office complex to the south. Additional parking is provided and cross-access will also be provided. Landscaping will meet all Village requirements which will help minimize any possible adverse effects.

(j) 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 two buildings on the site will have access to 107th Avenue, a local street.

(k) 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.

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

(m) The special use permit for a Planned Development 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 for Planned Development, subject to the conditions below, is hereby granted and issued to for the construction and operation of two professional medical/office buildings totaling approximately 13,600 square feet, on a single lot on the Subject Property, a portion of the Glen Oaks Industrial Park. The Subject Property is legally described as follows:

LOTS 11 AND 12 IN GLEN OAKS INDUSTRIAL PARK, BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This special use for Planned Development includes a modification to the Land Development Code of the

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Village to permit 104 parking stalls, and is subject to the following conditions:

1. That Petitioner develop the Subject Property pursuant to the hereby approved Site Plan entitled, "Geometry Plan - Lot 11 and 12 Glen Oaks Industrial Park, 16520 & 16510 S. 106th Court, Orland Park, Illinois," prepared by Raymond E. Derbas & Associates, dated April 21, 2006, last revised 6/22/06, Sheet No. C1.0, subject to the following further conditions:

- a. That the lot lines between existing Lots 11 and 12 are removed from the Plan;
- b. That the site plan be revised to include an outdoor seating/picnic area for employees in the shared open space between the buildings;
- c. That the Petitioner submit a subdivision plan that includes the cross-access easement at the rear of existing Lot 11 to Lot 10 to the south;
- d. That bike racks be added near front building entrances and shown on the plan;
- e. That an erosion control and sedimentation plan, and a photometric plan be submitted at the time of final engineering;
- f. That all final engineering-related items be met; and
- g. That all building code-related items be met.

2. That Petitioner develop the buildings pursuant to the hereby-approved proposed Building Elevations entitled, "Lot 12 and 11 Glen Oaks Subdivision Professional Office Building, 16510 and 16520 106th Ct.," prepared by Craig A. Podalak Architects, project number 0039, dated March 1, 2006, Sheet No. 2, subject to the following conditions:

- a. That the plan be revised to include all building materials, colors and height and size dimensions; and
- b. That the design of the trash enclosure be added to the plan.

3. That Petitioner record with the Cook County Recorder's office a Subdivision (two-lot consolidation) that is consistent with the Preliminary Site Plan entitled, "Geometry Plan - Lot 11 and 12 Glen Oaks Industrial Park, 16520 & 16510 S. 106th Court Orland Park, Illinois," prepared by Raymond E. Derbas &

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Associates, dated April 21, 2006, last revised 6/22/06, Sheet No. C1.0.

### 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.

### 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 August, 2006

/s/ David P. Maher

**David P. Maher, Village Clerk**

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

**Nay:** 0

DEPOSITED in my office this 7th day of August, 2006

/s/ David P. Maher

**David P. Maher, Village Clerk**

APPROVED this 7th day of August, 2006

/s/ Daniel J. McLaughlin

**Daniel J. McLaughlin, Village President**

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PUBLISHED this 8th day of August, 2006

/s/ David P. Maher

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**David P. Maher, Village Clerk**