



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
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Ordinance No: 4171

File Number: 2006-0341

ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT - CHRIST
LUTHERAN CHURCH BUILDING EXPANSION

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 6th day of September, 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 AN AMENDMENT TO A SPECIAL USE PERMIT - CHRIST LUTHERAN CHURCH BUILDING EXPANSION

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 July 11, 2006, on whether the requested 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 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 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; and

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 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 expansion of a church building in the R-3 Residential District as

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follows:

(a) The Subject Property is located at 14700 South 94th Avenue and is zoned R-3 Residential District within the Village of Orland Park, Cook and Will Counties, Illinois. The Petitioner, Christ Lutheran Church, owner of the Subject Property, is seeking a further amendment to the special use permit for a church on the Subject Property to permit the construction of a 1,500 square foot building addition to the church.

(b) The Subject Property is a 4.48 acre parcel. The church structure occupies about 1/3 of an acre. The building addition will house offices on the first floor and two preschool classrooms on the lower level. The new classrooms will replace existing classrooms that will be converted to office space and storage.

(c) The Subject Property is located in the R-3 Residential District. Because the addition will not add additional classroom space or worship space, but only replace existing classroom space and create storage and office space, little or no effect on traffic will result.

(d) The proposed special use amendment will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned BIZ General Business District and COR Mixed Use Core District to the west and is used for retail purposes; R-3 Residential to the east and contains a church and single family homes; RSB Residential/Supporting Business District to the north and contains a nursing home; and COR Mixed Use Core District to the south and contains the Orland Square shopping center. The proposed special use amendment will be compatible with these mixed surrounding uses.

(e) 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 Community Intensity Commercial/Office. A church with the proposed expansion is appropriate in such an area.

(f) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. Landscaping will be planted around the new foundations.

(g) 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. As stated above, little or no additional traffic is expected to be generated. Parking needs will not be increased; current parking is adequate.

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

SECTION 3

An amendment to a special use permit for the Subject Property subject to the conditions below is hereby granted and issued to Christ Lutheran Church for the construction of an approximately 1,500 square foot building addition. The Subject Property is legally described as follows:

THE EAST 660 FEET OF THE NORTH 330 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE WEST 19.32 FEET THEREOF) OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This amendment to a special use permit is subject to the following conditions:

1. That construction be pursuant to the site plan titled "Building Addition to Christ Lutheran Church," prepared by Tyson Engineering, Inc., dated 11/15/05, latest revision 05/24/06, job number E05132, subject to the following conditions:
 - a. That all final engineering related items are met.
 - b. That all building code related items are met.
 - c. That the Petitioner work with Staff to explore all avenues to enclose all air conditioning units.
2. That building elevations be pursuant to the plan entitled 'Christ Lutheran Church' by Linden Group Inc. dated 2-6-06, latest revision 5-30-06, Plan #73-02, Sheets A-4.0 and A-4.1.

SECTION 4

