



VILLAGE OF ORLAND PARK

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Ordinance No: 4172

File Number: 2006-0361

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT - GLEN
OAKS LOT 14, 10731 AND 10741 W. 165th COURT)

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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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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 July 11, 2006, on whether the requested special use for a 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.

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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 Office Research & Industrial District as follows:

- (a) The Subject Property is an approximately 1.59 acre parcel located at 10731 and 01741 W. 165th Court), and is currently zoned ORI District within the Village of Orland Park, Cook and Will Counties, Illinois. The Subject Property is Lot 14, located in the Glen Oaks Industrial Park a 23.7 acre, 16 lot industrial subdivision. The Petitioner is seeking a special use permit for a planned development for the Subject Property. Petitioner proposes to develop two (2) buildings on the single lot.
- (b) Petitioner proposes two single-story, professional medical/office buildings totaling 13,640 square feet with accessory parking on the Subject Property. A special use for a planned development is required to develop two principal buildings on a single lot.
- (c) The proposed special use for a 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, except for the south 100 feet of the west lot line. The south 100 feet of the west lot line abuts a lot in unincorporated Cook County containing a single family residence and several outbuildings. The proposed use will be compatible with all of these surrounding or nearby uses. The proposal complements Petitioner's goal to continue the expansion of the Winterset Office Park.
- (d) The proposed special use for a 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.
- (e) Neighbors to the west of the south 100 feet of the Subject Property expressed concern about the location of Building 'B' and its air conditioning units in relation to their property, which is located in unincorporated Cook County. Petitioner agreed to install a fence to match the existing fence at that location to screen the new development.
- (f) The design of the proposed special use for a 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. Adequate parking is provided. Landscaping will meet all Village requirements which will help minimize any possible adverse effects. The fence described above

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will screen the lot with the residence.

(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 special use at an adequate level of service. Additional detention for the remaining Glen Oaks Industrial Park lots is being finalized by the Village and the Petitioner. The two buildings on the site will have access to 165th Court, a local street.

(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.

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

(j) 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 a 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 13,400 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:

LOT 14 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, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1989 AS DOCUMENT NUMBER 89518773 IN COOK COUNTY, ILLINOIS.

This special use for a planned development is subject to the following conditions:

1. That Petitioner develop the Subject Property pursuant to the hereby approved Site Plan entitled, "Lot 14 - Glen Oaks Industrial Park, 10741 & 10731 W. 165th Court, Orland Park, Illinois," prepared by Raymond E. Derbas & Associates, dated April 21, 2006, last revised July 29, 2006, sheet No. C3.0, subject to the following further conditions:

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- a. That an erosion control and sedimentation plan, and a photometric plan are submitted at the time of final engineering;
 - b. That all final engineering related items are met;
 - c. That the Petitioner install additional landscaping and an 8' fence to match the existing fence along the adjacent property to the south, to effectively screen this industrial development from the residential property southwest of Lot 14, and that this be reflected in the Landscape Plan for this development;
 - d. That the air conditioning units are moved as far east as possible;
 - e. That a Landscape Plan based on final engineering drawings that meets code requirements is submitted for separate review and Board approval within sixty (60) days of final engineering approval; and
 - f. That all building code related items be met.
2. That Petitioner develop the buildings pursuant to the hereby-approved proposed Building Elevations entitled, "Glen Oaks Lot 14," prepared by Craig A Podalak Architects, project number 0039, dated June 15, 2000, last revised July 31, 2000, date stamped July 31, 2006, Sheet No. 3, subject to the condition that all building code related items are met.

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

