



VILLAGE OF ORLAND PARK

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

Ordinance No: 4181

File Number: 2006-0405

ORDINANCE GRANTING A SPECIAL USE PERMIT - OVERNIGHT BOARDING OF ANIMALS
(STAY N PLAY 10490 W. 163RD PLACE)

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 19th day of September, 2006 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

VILLAGE OF ORLAND PARK

Ordinance No: 4181

ORDINANCE GRANTING A SPECIAL USE PERMIT - OVERNIGHT BOARDING OF ANIMALS
(STAY N PLAY 10490 W. 163RD PLACE)

WHEREAS, an application seeking 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 August 8, 2006, on whether the requested 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 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 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

VILLAGE OF ORLAND PARK

Ordinance No: 4181

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 overnight boarding of dogs at an existing daycare facility for dogs, as follows:

(a) The Subject Property is located in an approved industrial park, Apple Knoll Industrial Park, at 10490 W. 163rd Place, and is zoned MFG Manufacturing District within the Village of Orland Park, Illinois. The Petitioner is seeking a special use permit for overnight boarding of dogs, a use that is a Major Special Use in the MFG District. The location already houses a daycare facility for dogs, a permitted use in the MFG District.

(b) The facility occupies 4,200 square feet in a 10,482 square foot building located at 10490 163rd Place. The overnight boarding would occur only inside the building. There is a fenced outdoor play area where dogs play during the day, which will not be used at night.

(c) The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The property surrounding the kennel area is zoned MFG Manufacturing District to the south, east and west and contains permitted uses in the District. To the north is vacant land zoned E-1 Estate Residential District in the Village of Orland Park, and designated as public open space in the Comprehensive Plan. Overnight boarding will be appropriate in this location. Most of the MFG District uses close around 5:00 P.M., the E-1 District property is vacant and 210 feet from the indoor boarding location.

(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 Local Intensity Service Distribution. Indoor overnight animal boarding 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 boarding will occur totally indoors. Daycare outdoors already occurs and will be unchanged. The Land Development Code requires 300 feet from the overnight boarding location to a residentially zoned lot except in the case where land is zoned E-1 and not designated residential in the Comprehensive Plan. In that case, which this proposal fits, there is no minimum distance required.

(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. Service is adequate for the daycare already provided. No change in service level is expected by adding overnight boarding.

VILLAGE OF ORLAND PARK

Ordinance No: 4181

(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.

(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 special use permit for the overall business park, 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 for overnight dog boarding in the MFG Manufacturing District, subject to the conditions below, is hereby granted and issued to Stay N Play Doggie Day N Night Care, located on property described as follows:

LOT 21 IN APPLE KNOLL INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This Special Use Permit is subject to the condition that the overnight boarding occur indoors only.

SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this 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 conformance with the granting of the special use permit as aforesaid.

VILLAGE OF ORLAND PARK

Ordinance No: 4181

SECTION 6

This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED this 18th day of September, 2006

/s/ David P. Maher

David P. Maher, Village Clerk

Aye: 5 Trustee Fenton, Trustee Murphy, Trustee Schussler, Trustee O'Halloran, and Village President McLaughlin

Nay: 0

Absent: 2 Trustee Dodge, and Trustee Gira

DEPOSITED in my office this 18th day of September, 2006

/s/ David P. Maher

David P. Maher, Village Clerk

APPROVED this 18th day of September, 2006

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

PUBLISHED this 19th day of September, 2006

/s/ David P. Maher

David P. Maher, Village Clerk