



VILLAGE OF ORLAND PARK

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

Ordinance No: 4191

File Number: 2006-0594

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT
AND REZONING TO BIZ GENERAL BUSINESS (ORLAND GROVE OFFICE PARK,
NORTHEAST CORNER OF 143RD STREET AND 108TH AVENUE)

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 3rd day of October, 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 FOR PLANNED DEVELOPMENT AND REZONING TO BIZ GENERAL BUSINESS (ORLAND GROVE OFFICE PARK, NORTHEAST CORNER OF 143RD STREET AND 108TH AVENUE)

WHEREAS, an application seeking rezoning and 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 14, 2005, properly continued to July 26, 2005, on whether the requested rezoning and special use permit for a Planned Development should be granted, at which times 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 June 14, 2005 public hearing by publication not more than 30 days nor less than 15 days prior to said hearings 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 reports of findings and recommendations that the requested rezoning and special use for 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 reports 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 hearings are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed rezoning and special use for Planned Development are in the public good and in the best interests of the Village and its residents, are consistent with the Comprehensive Plan of the Village, and are consistent with and foster the purposes and spirit of the Land Development Code of the Village of Orland Park (the "Code"), 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 rezoning and special use for Planned Development as follows:

(a) The Subject Property is a 4.81-acre parcel located at the northeast corner of 143rd Street and 108th Avenue. It is zoned E-1 Estate Residential District within the Village of Orland Park, in Cook County, Illinois. The Petitioner is seeking approval of a special use Planned Development. In addition, Petitioner seeks rezoning of the parcel from E-1 Estate Residential to R-4 BIZ General Business to accommodate six (6) one-story office buildings containing 6,345 square feet each, with on-site surface parking, a detention pond/fountain and a loading area with garage and variances for front yard setbacks and landscape bufferyards.

(b) Petitioner has applied for several modifications (variances) specifically, modifications are requested as follows: Vehicle parking within the 80-foot front yard setback and a 13-foot rear landscape bufferyard instead of the 30 feet required by the Code.

(c) Petitioner proposes to rezone the Subject Property from E-1 Estate Residential to BIZ General Business District to accommodate the six one-story office buildings. Office buildings are a permitted use in the BIZ General Business District.

(d) Granting the requested modifications will enhance the ability of the overall special use for planned development to meet the standards for all special uses, specifically minimizing adverse effects on adjacent properties, by permitting an attractive design with open space areas. Also, the goal of the comprehensive plan to encourage mixed use development that offers a variety of housing types within walking distance of commercial services is furthered by this project.

(e) The proposed rezoning and the special use for Planned Development with the modifications will be consistent with the character of the immediate vicinity of the Subject Property even though the Village Comprehensive Plan designates the parcel as "Residential." The property to the north is zoned R-1 residential, to the south is BIZ General Business and R-4 Residential, to the east is R-1 Residential and to the west is R-2 Residential. The parcel fronts on heavily traveled 143rd Street and is immediately north (across 143rd Street) of existing office buildings. Also, the steep terrain and difficult topography of the Subject Property makes it difficult and cost-prohibitive to develop for residential purposes.

(f) The proposed special use for Planned Development and rezoning are consistent with the purposes,

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goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Code.

(g) The design of the proposed special use for Planned Development with the variances (modifications) for the front-yard setback and landscape rear bufferyard will minimize any adverse effects, including visual impacts, on adjacent properties. The buildings' locations and having parking in front of the buildings increases the visual attractiveness of the Subject Property, thus minimizing adverse effects. The design meets most setback requirements and will include attractive landscaping to meet Village standards and park areas. The urban design principles of the development will enhance the character of the area.

(h) 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, will be capable of serving the special use for the Planned Development at an adequate level of service.

(i) 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.

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

(k) The special use permit for a Planned Development with the variances (modifications) as granted shall in all aspects conform to the applicable regulations of the Code for the districts in which they are 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 permit for a Planned Development and the front yard setback and rear landscape bufferyard modifications in the BIZ District, all subject to the conditions below, is hereby granted and issued to for the construction and operation of Orland Grove Office Park office development, on the Subject Property legally described below, and subject to the rezoning granted in Section 4 of this Ordinance:

THE SOUTH 328.05 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

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THE WEST 101.30 FEET OF THE SOUTH 400.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. Numbers: 27-05-402-002; part of 27-05-402-005; and 27-05-402-008

This special use permit for the Planned Development for six one-story office buildings includes the following modifications:

1. A modification of the front side setback of eighty (80) feet to permit 145 parking stalls, including 6 handicapped accessible parking spaces.
2. A 13-foot rear landscape bufferyard instead of the 30 feet required by the Code.

The special use permit for Planned Development is subject to the following conditions:

1. The Subject Property shall be developed by Owner substantially in accordance with the land plan appended hereto and incorporated herein as EXHIBIT B entitled "PRELIMINARY SITE PLAN - ORLAND GROVE OFFICE PARK" prepared by RAYMOND E. DERBAS & ASSOCIATES, CADD reference number A04021 dated April 29, 2004, and last revised July 15, 2005, subject to and expressly conditioned upon the following:
 - a. The entrance to the site off of 143rd Street to be constructed as a right-in right out.
 - b. Petitioner shall utilize stamped asphalt across the vehicular entryways to the site in order to facilitate pedestrian access.
 - c. Petitioner shall remove three parking stalls in the southwest corner of the lot in order to create a circular drive into the parking lot.
 - d. Petitioner shall meet all final Village required engineering related items.
 - e. Petitioner shall submit a landscape plan based on final engineering drawings for Village Board approval within 90 days from the date of the Annexation Agreement executed by Petitioner and the Village.
 - f. Petitioner shall submit to the Village Board a final subdivision plan for approval, and

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g. All Village Building Code requirements are met.

2. A plat of subdivision of the Subject Property substantially in compliance with the Site Plan shall be recorded with the Cook County Recorder's Office, dividing the Subject Property into no more than six (6) lots.

SECTION 4

The Code shall be further amended by classifying and rezoning the property from the E-1 Estate Residential District to the BIZ General Business District under Article 6 of the Code.

SECTION 5

The Petitioner hereunder shall at all times comply with the terms and conditions of the special use permit for Planned Development and in the event of non-compliance, said permits shall be subject to revocation by appropriate legal proceedings. The Petitioner shall also comply with all terms and conditions of the Annexation Agreement between Petitioner and the Village.

SECTION 6

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the rezoning of a portion of the Subject Property and granting of the special use permit for Planned Development as aforesaid.

SECTION 7

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

PASSED this 2nd day of October, 2006

/s/ David P. Maher

David P. Maher, Village Clerk

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

Nay: 0

Absent: 2 Trustee Dodge, and Trustee Schussler

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DEPOSITED in my office this 2nd day of October, 2006

/s/ David P. Maher

David P. Maher, Village Clerk

APPROVED this 2nd day of October, 2006

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

PUBLISHED this 3rd day of October, 2006

/s/ David P. Maher

David P. Maher, Village Clerk