



# 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: 4197**

**File Number: 2006-0488**

ORDINANCE GRANTING A SPECIAL USE PERMIT - CLUB 50 (STONERIDGE CENTER, 11136  
W. 179TH STREET)

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STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 7th day of November, 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 No: 4197

ORDINANCE GRANTING A SPECIAL USE PERMIT - CLUB 50 (STONERIDGE CENTER, 11136 W. 179TH STREET)

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 September 12, 2006, properly continued to September 26, 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 September 12, 2006 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 this President and Board of Trustees its report of findings and recommendations that the requested special use permit be granted with conditions, 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

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 a fitness facility in one of the tenant spaces of an existing commercial center:

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(a) The Subject Property is located in an existing commercial center at 11136 West 179th Street, and is zoned BIZ General Business District within the Village of Orland Park, Illinois. The Petitioner, Gary Facko, is seeking a special use permit for a fitness center, which is a Major Special Use in the BIZ General Business District.

(b) The proposal is for a fitness center with circuit-style training, specifically designed for patrons 50 years of age and older, in one of the interior units of the six-unit Stoneridge Centre of Orland, an 0.83 acre retail center. The unit contains approximately 1,200 square feet.

(c) The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned BIZ General Business District to the south, east and west. To the south is a commercial area recently constructed, to the east of the center is another commercial area and to the west of the center is commercial area containing Marquette Bank. Property to the north is zoned R-4 Residential and contains townhomes. The fitness center will be consistent with these surrounding uses.

(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 Planned Mixed Use Commercial/Residential. A fitness center in an existing commercial center 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 fitness center will occupy a 1,200 square foot interior unit in the Stoneridge Center. The center has been designed with appropriate landscaping, and no exterior changes will result from this use of one of the units. There will be no adverse effect on the value of adjacent property. In fact, compared to having a vacant unit in the commercial center, the proposed use will have a positive effect on adjacent property.

(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. The commercial center has a direct access point to Stoneridge Drive, a two-lane local street, cross access to the Marquette Bank property to the west, and frontage on but not access to 179th Street, a minor arterial which Cook County has recently repaved and widened from two lanes to add a center turn lane. Parking on the commercial center site (37 spaces) is adequate for this use. Parking requirements are not anticipated to be any higher than for a typical retail use.

(g) The Petitioner has made adequate legal provisions to guarantee the provision and development of any

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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 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 by this or another Ordinance.

### SECTION 3

A special use permit subject to the conditions below is hereby granted and issued to Club 50 for the operation of a 1,200 square foot fitness center at 11136 West 179th Street, in an existing tenant space of an existing commercial center on property legally described as follows:

PARCEL 1 - LOT 3 IN STONERIDGE CENTRE OF ORLAND FIRST ADDITION, BEING A RESUBDIVISION OF THE SOUTH 180 FEET OF LOT 1 IN EAGLE RIDGE ESTATES OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0011029904.

PARCEL 2 - PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH AND DEFINED IN DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED MARCH 25, 1998 AS DOCUMENT NUMBER 98230772.

This special use permit is subject to the conditions that all Building Code related items are met, and that proposed signage be submitted to the Building Department for review and approval.

### 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

