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ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT -
COVENANT ORTHODOX PRESBYTERIAN CHURCH

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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 November 10, 2009, on whether the requested special use permit amendment 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 thirty (30) days nor less than fifteen (15) days prior to said hearing in the Orland Park Prairie, a newspaper of general circulation 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 amendment 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 amendment to a special use permit 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 planned development as follows:

(a) The Subject Property is located at 9340 W. 147th Street, is zoned R-3 Residential District within the Village of Orland Park, Cook and Will Counties, Illinois and is on a site of approximately two (2) acres. The Petitioner, Reformation Christian School, is seeking an amendment to an existing special use permit to operate a school, with grades kindergarten through eighth grade, in existing church facilities of the Covenant Orthodox Presbyterian Church. The Subject Property is the subject of a Special Use Permit granted by Village Ordinance No. 3067 in 1997 and an amendment to that Special Use Permit to expand the parking lot in 2002, Village Ordinance No. 3630.

(b) Petitioner proposes no changes to the site or the exterior of the existing building and has received authorization from Covenant Orthodox Presbyterian Church to use the space for school purposes.

(c) The proposed amendment to the special use permit will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned R-3 Residential District to the north, south and east and contains single-family homes. The property to the west is zoned Village Center District and contains a church. The addition of a school, with the limits imposed below on the number of students, is consistent with the surrounding uses.

(d) The proposed amendment to a 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 Low Intensity Residential. The proposed change to allow for a school as a secondary use 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. There should not be any adverse effects or visual impacts because the existing site and exterior of the existing building will not be changed.

(f) The proposed use will not have an adverse impact on the value of adjacent property because the existing site and exterior of the existing building will not be changed.

(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. The site has access from both 94th Avenue and 147th Street, which are both two-lane, Village owned and maintained roadways.

(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 amended development. No changes to the existing site or building will be made.

- (i) The amended development will not adversely affect a known archaeological, historical or cultural resource.
- (j) The special use amendment 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 the special use permit for Covenant Orthodox Presbyterian Church granted by Village Ordinances 3067 and 3630 is hereby granted and issued to Petitioner to operate the Reformation Christian School, a school with grades kindergarten through eighth grade, subject to the conditions that the school not exceed 25 enrolled students and that no changes are made to the site or exterior of the existing building, to be located on property legally described as:

LOT 7 IN ORLAND PARK CHURCH OF THE NAZARINE SUBDIVISION, A SUBDIVISION OF THE SOUTH 397 FEET OF THE WEST 548.61 FEET (EXCEPT THE NORTH 173.50 FEET OF THE WEST 218.60 FEET THEREOF) OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 1976 AS DOCUMENT 23593720, IN COOK COUNTY, ILLINOIS.

SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this amended special use and Ordinance Nos. 3067 and 3630, the original special use covering the property, except as specifically amended by this or another Ordinance, and in the event of non-compliance, said permit and this amendment 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, shall be amended so as to be in conformance with the granting of the special use permit as aforesaid.

SECTION 6

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