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ORDINANCE GRANTING AN AMENDED SPECIAL USE WITH MODIFICATIONS - WRIGLEY HOSPITALITY (FORMERLY HAWKEYE HOTELS – HAMPTON INN) (16160-16168 S. LAGRANGE ROAD)

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WHEREAS, an application seeking an amended (to Main Street Village West Special Use Ordinance No. 4156) special use for certain real estate with modifications, as set forth below, has been filed with the Development Services Department 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 (the “Code”); and

WHEREAS, the Plan Commission of this Village held a public hearing on April 2, 2019, on whether the requested amended 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 April 2, 2019, public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Daily Southtown, 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 amended special use with modifications 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 amended 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 are consistent with and fosters the purposes and spirit of the Code, 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 amended special use permit as follows:

(a) The Subject Property is located within the Village of Orland Park in Cook County, at 16160-16168 S. LaGrange Road, and is zoned COR Mixed Use Zoning District. It is an approximately 3.89 acre site.

(b) Specifically, Petitioner proposes to construct a five (5) story hotel (comprising 17,641 square feet of the site) with 158 guest rooms and 199 parking spaces.

(c) The proposed amended special use is consistent with the character of the immediate vicinity of the Subject Property. The zoning of the surrounding parcels is COR Mixed Use with commercial and office uses to the north, south and east and residential to the west.

(d) The amended 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 “Regional Mixed Use/Regional Core Planning District.” The new hotel will be consistent with this designation. There will be 199 parking spaces to serve the hotel, with a landscaped buffer yard along the west side of the development site to screen the site from the adjacent residential area.

(e) The conditions on the special use as hereinafter set forth in SECTION 4 are reasonable, necessary and appropriate.

(f) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The proposed building elevations have been designed to represent a significant aesthetic improvement to the site and area and will incorporate landscaping to prevent any potential adverse impacts on adjacent properties. The proposed improvements described in (d) above and the specific conditions set forth in Section 4 hereof, represent substantial improvements to the pedestrian environment and will enhance mobility to and from the site.

(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.

(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 amended special use as granted shall in all aspects conform to the applicable regulations of the Code, 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

Subject to the conditions in SECTION 4 below, the amended special use permit for the property described below and this Zoning District, is hereby granted and issued for construction and operation of a five (5) story hotel with 158 guest rooms and a 199 vehicle parking lot (which special use is an amendment to the special use granted by Village Ordinance No. 4156) to be located on property legally described as:

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 4, 5 AND 6 IN MAIN STREET VILLAGE - WEST, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 114 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2006 AS DOCUMENT 0636109060, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, PARKING AND UTILITIES, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MAIN STREET VILLAGE WEST DATED JUNE 20, 2006 AND RECORDED JULY 7, 2006 AS DOCUMENT 0618826081, IN COOK COUNTY, ILLINOIS.

PINS: 27-21-202-014-0000, 27-21-202-015-0000, 27-21-202-016-0000.

COMMONLY KNOWN AS: 16160-16168 S. LaGrange Road

with the following six (6) modifications:

- a) to locate parking and garbage enclosure in the setback between the building and street;
- b) to locate off-street parking in the setback between the building and street;
- c) to locate a storage shed in the side yard;
- d) to increase the number of permitted parking spaces by forty-one (41) spaces from one hundred fifty-eight (158) to one hundred ninety-nine(199);
- e) to reduce the number of required loading spaces from four (4) to one (1); and

- f) to reduce the minimum parking stall depth from eighteen feet (18') to approximately seventeen feet (17') and the minimum drive aisle width from twenty-two feet (22') to approximately twenty-one feet (21').

SECTION 4

This amended special use permit is subject to the following conditions:

A. The Subject Property shall be developed substantially in accordance with the Preliminary Site Plan appended hereto and incorporated as EXHIBIT A titled "Preliminary Site Plan," prepared by Advantage Consulting Engineers, Sheet SP1, dated May 2, 2018, last revised April 4, 2019, subject to the following conditions:

- a) Petitioner shall meet all Building Code requirements and final engineering requirements, including required permits from outside agencies;
- b) Petitioner shall update all project plans, data tables and documents to adjust the proposed number of hotel rooms to one hundred fifty eight (158); and
- c) Petitioner must instruct its third party contractors that deliveries of supplies to the hotel must be made using the LaGrange Road entrance and exit exclusively.

B. The Subject Property shall further be developed substantially in accordance with the Preliminary Landscape Plan appended hereto and incorporated as EXHIBIT B titled "Landscape Plan" prepared by Allied Nurseries, Sheets L-1, L-2 and L-3, dated March 1, 2019, last revised April 7, 2019, subject to the condition that Petitioner must submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal, and the Petitioner must return to the Village within one (1) year of the final landscaping installation to add any additional landscaping deemed necessary by the Development Services Department to screen or further enhance the site.

C. The Subject Property shall further be developed substantially in accordance with the Elevations appended hereto and incorporated as EXHIBIT C titled "Hampton Inn, Orland Park" prepared by Base 4, Sheets A1.2, A2.2, A3.1, A3.2 and A4.1 dated January 10, 2019, subject to the following conditions:

- 1. Petitioner shall screen all mechanical equipment either at grade or at the rooftop with landscaping or parapets respectively;
- 2. Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
- 3. Signs are subject to additional review and approval via the Village sign permitting process;
- 4. Petitioner shall meet all building code requirements;

5. Additional screening may be required of Petitioner upon further Village project review.
6. The Petitioner must work with Village staff to administratively update Sheets A1.2, A2.2, A3.1, A4.1 with updated material changes to reflect the intent shown on the Sheet titled “Hampton Inn Orland Park, IL Exterior Proposal”, and dated April 19, 2019.

SECTION 5

The Petitioner hereunder shall at all times comply with the terms and conditions of this amended special use and, prior special use ordinances covering the Subject Property, except as specifically amended by this or another Ordinance, as well as the Development Agreement entered into by and between the Village and Petitioner, and in the event of non-compliance, said permit and this amendment shall be subject to revocation by appropriate legal proceedings.

SECTION 6

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 amended special use permit as aforesaid.

SECTION 7

All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of such conflict, repealed and this Ordinance shall be in full force and effect from and after its passage as provided by law.

SECTION 8

This Ordinance shall take effect from and after its passage and publication in the manner provided by law. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.