

ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL DISTRICT TO ORI MIXED USE DISTRICT (16555 SOUTH 108th AVENUE)

WHEREAS, an application seeking rezoning 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 25, 2012, on whether the requested rezoning 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 Prairie, a newspaper published in the 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 rezoning 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 rezoning 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. Said rezoning is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village which shows this location as Regional Intensity Industrial/Distribution.

SECTION 2

The Orland Park Land Development Code, as amended, be further amended by reclassifying and rezoning the following described real estate:

THE NORTH 3 ACRES OF THE WEST 10 ACRES OF THE SOUTH 30 ACRES OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-20-402-019

from E-1 Estate Residential District to ORI Mixed Use District under the Orland Park Land Development Code, as amended, subject to and conditioned upon the following:

1. Petitioner must upgrade the parking facilities, including drive-ways and drive-aisles by repairing any pavement issues and program and stripe the parking field with organized parking spaces;
2. Petitioner must use the 2009 Board approved redevelopment plan as a starting point to implement parking lot and landscaping requirements;
3. Petitioner must complete a right-of-way dedication for a 50 foot wide area at the front of the property to Cook County for 108th Avenue;
4. Petitioner must screen all mechanical equipment, utility conduits and enclosures from view of neighboring properties and the right-of-way; and
5. The Subject Property shall be developed in accordance with the Landscape Plan entitled, "Commercial Building 16555 S. 108th Avenue, Orland Park, Illinois," prepared by Nellis Landscaping, dated 12/5/12 subject to the same conditions as above.

SECTION 3

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 the Subject Property.

SECTION 4

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