

**Downtown Orland Park Planned Development  
LEGAL NOTICE  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the Plan Commission of the Village of Orland Park, Illinois beginning at **7:00 p.m.**, or as soon thereafter as the matter may be heard, on **July 2, 2024** at Village Hall, located at 14700 South Ravinia Avenue, Orland Park, Cook County, Illinois, to consider an application for an Application for a Special Use Permit, pursuant to the provisions of the Land Development Code of the Village of Orland Park, with respect to the following real estate:

**PINs:**

27-04-417-018-0000	27-04-418-026-0000
27-04-417-030-8001	27-04-418-027-0000
27-04-417-030-8002	27-04-420-084-0000
27-04-417-035-0000	27-04-420-086-0000
27-04-417-039-0000	27-04-420-087-0000
27-04-417-040-0000	27-04-500-004-0000
27-04-417-041-0000	27-04-420-085-8001
27-04-417-042-0000	27-04-420-085-8002
27-04-417-043-0000	27-04-420-085-8003

**COMMONLY KNOWN AS:** The triangle shaped area bounded by LaGrange Road to the east, 143<sup>rd</sup> Street to the south, and the Norfolk Southern Railroad to the north and west, excluding the University of Chicago Medical Center for Advanced Care and Ninety7Fifty On the Park parcels.

**LEGAL DESCRIPTION:**

Parcel 1

THAT PART OF LOTS 1, 2, 3, 4 AND 5 IN MANN'S INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST HALF OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DEED RECORDED MAY 18, 2011 AS DOCUMENT 1113846055. THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF LAGRANGE ROAD AS DEDICATED BY DOCUMENT 0634615099, A DISTANCE OF 187.66 FEET TO THE NORTH LINE OF 142ND STREET AS DEDICATED PER DOCUMENT 0627822106; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, ALONG SAID NORTH LINE, 697.23 FEET TO A POINT ON A WEST LINE OF MANN'S INDUSTRIAL PARK AFORESAID; THENCE NORTH 33 DEGREES 17 MINUTES 08 SECONDS EAST, ALONG SAID WEST LINE, 479.37 FEET TO A BEND POINT; THENCE NORTH 40 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG A WEST LINE OF MANN'S INDUSTRIAL PARK AFORESAID, 52.43 FEET; THENCE SOUTH 49 DEGREES 55 MINUTES 14 SECONDS EAST, 83.96 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, 23.67 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 172.73 FEET; THENCE NORTH 43 DEGREES 25 MINUTES 07 SECONDS EAST, 29.70 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, 131.88 FEET TO A POINT ON THE WEST LINE OF LAGRANGE ROAD PER DOCUMENT 1113846055; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 186.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 2

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LAGRANGE ROAD PER DOCUMENT 0634615099 AND THE SOUTH LINE OF 142ND STREET PER DOCUMENT 0627822105; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE, 200.41 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, 77.51 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 10.50 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 192.43 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 45.57 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 10.08 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 42 SECONDS WEST, 23.30 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 51.18 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET AND WHOSE CHORD BEARS NORTH 03 DEGREES 03 MINUTES 46 SECONDS EAST, 51.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 62.62 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 580.00 FEET AND WHOSE CHORD BEARS NORTH 03 DEGREES 27 MINUTES 39 SECONDS EAST, 62.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 22 MINUTES 04 SECONDS EAST, 7.71 FEET TO A POINT ON THE SOUTH LINE OF SAID 142ND STREET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, ALONG SAID SOUTH LINE, 269.65 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 3

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LAGRANGE ROAD PER DOCUMENT 0634615099 AND THE SOUTH LINE OF 142ND STREET PER DOCUMENT 0627822105; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, ALONG SAID SOUTH LINE, 329.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY 33.15 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 466.00 FEET AND WHOSE CHORD BEARS SOUTH 01 DEGREES 41 MINUTES 11 SECONDS WEST, 33.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 93.72 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 1012.00 FEET AND WHOSE CHORD BEARS SOUTH 01 DEGREES 04 MINUTES 18 SECONDS WEST, 93.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, 173.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 18.43 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 13.00 FEET AND WHOSE CHORD BEARS SOUTH 39 DEGREES 02 MINUTES 16 SECONDS WEST, 16.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 99.90 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 173.50 FEET AND WHOSE CHORD BEARS SOUTH 63 DEGREES 09 MINUTES 40 SECONDS WEST, 98.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 125.02 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 171.50 FEET AND WHOSE CHORD BEARS SOUTH 67 DEGREES 32 MINUTES 58 SECONDS WEST, 122.27 FEET TO A POINT ON THE EAST LINE OF RAVINIA AVENUE PER DOCUMENT 1322519095; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG SAID EAST LINE, 235.43 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF CRESCENT PARK CIRCLE PER DOCUMENT 1322519095; THENCE NORTHEASTERLY 201.69 FEET, ALONG SAID SOUTHEASTERLY LINE BEING THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT,

HAVING A RADIUS OF 262.37 FEET AND WHOSE CHORD BEARS NORTH 32 DEGREES 13 MINUTES 46 SECONDS EAST, 196.76 FEET TO A POINT ON THE SOUTH LINE OF SAID 142ND STREET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, ALONG SAID SOUTH LINE, 111.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 4

THAT PART OF LOT 5 IN MAIN STREET TRIANGLE - PHASE 2, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 4 TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2018 AS DOCUMENT 1807529084, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, ALONG A NORTH LINE OF SAID LOT 5, A DISTANCE OF 27.96 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE NORTHERLY, NORTHEASTERLY AND EASTERLY LINES OF SAID LOT 5 FOR THE NEXT FOUR COURSES; THENCE EASTERLY 136.75 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 211.50 FEET AND WHOSE CHORD BEARS NORTH 69 DEGREES 53 MINUTES 43 SECONDS EAST, 134.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 44.77 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 123.50 FEET AND WHOSE CHORD BEARS NORTH 61 DEGREES 45 MINUTES 25 SECONDS EAST, 44.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 27.82 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND WHOSE CHORD BEARS SOUTH 54 DEGREES 43 MINUTES 11 SECONDS EAST, 24.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, 54.21 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 214.38 FEET TO A POINT ON THE EAST LINE OF RAVINIA AVENUE AS DEDICATED PER DOCUMENT 1322519095; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG SAID EAST LINE, 5.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 5

THAT PART OF LOT 1 AND OUTLOT 1 IN MAIN STREET TRIANGLE-PHASE 1, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2013 AS DOCUMENT 1322519095, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY 51.50 FEET, ALONG AN EASTERLY LINE OF SAID LOT 1 ALSO BEING THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 139.00 FEET AND WHOSE CHORD BEARS SOUTH 10 DEGREES 27 MINUTES 08 SECONDS WEST, 51.21 FEET TO A POINT ON A SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 46 DEGREES 34 MINUTES 56 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 4.89 FEET TO A POINT ON AN EAST LINE OF SAID LOT 1; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID EAST LINE, 253.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE NORTH LINE OF 143RD STREET PER DOCUMENT 1322519095; THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, ALONG SAID NORTH LINE, 416.33 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 1, SAID CORNER ALSO BEING ON A LINE THAT IS 25.00 FEET SOUTHEASTERLY OF, AS MEASURED PERPENDICULAR TO THE CENTERLINE OF, THE SOUTHEASTERLY MOST TRACK OF SAID GRANTOR AS SAID TRACK EXISTED ON JANUARY 4, 1994; THENCE NORTHEASTERLY 56.15 FEET, ALONG A LINE THAT IS 25.00 FEET SOUTHEASTERLY OF, PARALLEL WITH AND CONCENTRIC WITH THE CENTERLINE OF SAID TRACK AND A

NORTHWESTERLY LINE OF SAID OUTLOT 1 ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 1196.34 FEET AND WHOSE CHORD BEARS NORTH 41 DEGREES 29 MINUTES 31 SECONDS EAST, 56.15 FEET; THENCE NORTH 40 DEGREES 08 MINUTES 50 SECONDS EAST, 86.21 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 26 SECONDS EAST, 28.09 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE NORTH 43 DEGREES 25 MINUTES 07 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 289.24 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE, 95.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**SUMMARY:** The Applicant seeks the approval of a special use permit in accordance with the provisions set forth in the Land Development Code. The Applicant seeks a special use permit to construct a planned development, which includes developing the remaining 9.15 acres across 7 parcels in the Downtown Orland Park development located between LaGrange Road, 143rd Street and railroad. Parcels D, F and G have already been developed. Parcel D includes the 295-unit condominium building named Ninety7Fifty on The Park & associated structured parking. Parcel F has a 547-space structured parking garage. Parcel G has the University of Chicago Medicine Center for Advanced Care. The development also includes the existing Metra Train station building and associated Metra parking lot located south of the train station building. The overall scope of the project includes the development/improvement of parcels A, B, C, E, F, H, Crescent Park and the detention pond.

The applicant additionally seeks the following modifications:

Parcel H: Allow for parking lots within the setback area between the building facade and the street (Section 6-212.E.2).

Entertainment Use Parcel: Allow for a trash enclosure within the setback area between the building facade and the street (Section 6-212.E.2).

Daycare Parcel:

Allow for parking lots/drive aisles between the building and the street (Section 6-212.E.2).

Allow for playground to be located beyond the front building setback (Section 6-302.C.27)

Allow for a reduced rear building setback (Section 6-212.D.6.d).

Allow for an increased front building setback up to 24' from Main Street (Table 6-212.D.6.c)

Allow for a trash enclosure within the setback area between the building facade and the street (Section 6-212.E.2).

Such other modifications from the provisions of the Land Development Code as are required for approval of the Application and proposed plan.

The proposed Application may be added to, revised, or eliminated as a result of the Public Hearing. All interested parties should attend and will be given an opportunity to be heard. The Public Hearing may be continued by the Plan Commission without further notice up to three (3) times without republication except as required by the Illinois Open Meetings Act.

PLAN COMMISSION OF THE VILLAGE  
OF ORLAND PARK, ILLINOIS  
By: Nick Parisi, Chairperson