

ORDINANCE GRANTING A SPECIAL USE FOR A PLACE OF WORSHIP (STONE CHURCH –10737 W. 183<sup>RD</sup> STREET)

WHEREAS, a petition for granting a special use permit for certain real estate, as set forth below, has been filed with the Village Clerk of this Village and said petition 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, said Plan Commission of this Village held a public hearing on March 10, 2009, on whether the requested special use permit should be granted, at which times all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of the initial public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Orland Park Prairie and the Southtown Star, newspapers published in and/or of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested special use permit be granted with this President and Board of Trustees, 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 report and findings and recommendations of the Plan Commission of this Village regarding the proposed special use is herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearings are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further find that the proposed special use is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Code as set forth in Section 1-102 thereof. Said special use is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed special use permit for a place of worship as follows:

A. The Subject Property contains approximately 15.35 acres and is located in the E-1 Estate Residential Zoning District within the Village of Orland Park in Cook County, Illinois, generally at 10737 W. 183<sup>rd</sup> Street The Subject Property is planned to be improved with an approximately 28,000 square foot chapel/house of worship containing seating for 368 people with on-site parking for 252 vehicles and detention (2 detention areas).

B. The proposed use of the Subject Property is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Code. The Comprehensive Plan designates this property as Regional Intensity Industrial/Distribution.

C. The proposed special use and development of the Subject Property will be consistent with the character of the immediate vicinity of the Subject Property. Undeveloped property exists to the North and East; Interstate 80 exists to the South; and to the West is a tank farm (petroleum and/or natural gas).

D. The proposed use of the Subject Property minimizes adverse effects, including visual impacts, on adjacent properties. The proposed special use will not adversely affect the value of adjacent property.

E. The petitioner has demonstrated that public facilities and services, including but not limited to roadways, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, will be capable of serving the special use at an adequate level of service. Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. The entrances and exits will comply with all applicable requirements, and internal traffic is adequately provided for.

F. Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

G. The proposed special use does not adversely affect a known archaeological, historical or cultural resource.

H. The proposed special use shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village.

### SECTION 3

A special use for a place of worship including an approximately 28,000 square foot chapel/house of worship on an approximately 15.35-acre parcel with on-site parking and storm water detention for the Subject Property described as follows:

THE WEST 450 FEET OF THAT PART OF THE NORTHEAST QUARTER LYING NORTHERLY OF THE PREMISES DEEDED TO THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 24, 1966 AS DOCUMENT NO. R66-9111 (COMMONLY KNOWN AS INTERSTATE 80), EXCEPT THOSE PARTS TAKEN FOR ROAD PURPOSES BY PLAT OF DEDICATION RECORDED AS DOCUMENT R2004-107687, OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN NO. 09-05-200-010-0000

is hereby granted to permit the use of the property in the manner above set forth as shown on the Preliminary Site Plan entitled "SITE PLAN – PHASE 1 AND PHASE 2," prepared by

ARCHITECTURAL RESOURCE CORPORATION, dated January 23, 2009, revised March 16, 2009, Sheet Nos. AC1 and AC2, subject to the following:

- (1) The Petitioner shall pay for the cost to reconstruct the median as required to accommodate left turn lane and stacking;
- (2) The rear dry detention area shall either meet a 2% slope minimum or under-drains must be installed by Petitioner;
- (3) A landscape plan, meeting all Village Codes, is to be submitted by the Petitioner for separate review and approval within 60 days of final engineering approval. Care should be taken not to block parkway views for cars pulling out of the church drive onto Orland Parkway;
- (4) An attempt shall be made by Petitioner to stagger church service release times with nearby Parkview Christian Church; and
- (5) All final engineering related items are met;

and in accordance with an Elevations Plan entitled "EXTERIOR ELEVATIONS" prepared by ARCHITECTURAL RESOURCE CORPORATION dated January 23, 2009, revised March 16, 2009, Project No. A823A, Sheet A-2 provided:

- (1) All mechanical equipment is required to be screened, either at grade level with landscaping or hidden behind the roofline;
- (2) The Petitioner must return to the Plan Commission for approval of Phase II Building Elevations, and to the Village Board for final approval; and
- (3) Building material colors are to generally match submitted 11 x 17 color elevations by Architectural Resources Corporation titled "A823A Stone Church" dated March 16, 2009.

In addition, modifications are hereby granted that include a reduction in required detention setbacks, and parking and drives that are located between the building and the street, subject to the same conditions as outlined above, plus the following additional conditions:

- (1) A timing plan for construction of the church phases is to be submitted by Petitioner to the Village staff for approvals. All phases of the project are to be completed within seven (7) years unless extended by the Village Board of Trustees;
- (2) The Petitioner must amend the Special Use Permit before a K-8 School can operate in the building;
- (3) At such time as Petitioner reaches agreement with the adjoining property owner to the east of the Subject Property, the Petitioner shall execute a cross-access agreement that includes a cross-access easement along the Subject Property's eastern property line so a second entry drive can be accommodated in the future and a cross-access through the proposed stub and parking lot; and

(4) The plat of subdivision is to be submitted by the Petitioner to the Village Board for approval, and recording, evidencing compliance with this Agreement and consolidation of the two (2) existing permanent real estate tax index numbers into one (1), prior to issuance of building permits.

#### SECTION 4

The Permittee hereunder shall at all times comply with the terms and conditions of the special use permit and the Annexation Agreement entered into between Permittee and the Village, and in the event of non-compliance, said permit 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, be amended so as to be in conformance with the special use as aforesaid.

#### SECTION 6

That this Ordinance shall be in full force and effect from and after its adoption and approval as required by law.