

ORDINANCE GRANTING A SPECIAL USE FOR A PLACE OF WORSHIP (ASSUMPTION GREEK ORTHODOX CHURCH – 11411 W. 183RD 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 May 11, 2010, on whether the requested 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 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 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 is located at 11411 W. 183rd Street in the existing Orland Park Business Center and is zoned ORI Mixed Use District. The proposal is to place a place of worship at this location in a 4,453 square foot unit of the 38,456 square foot building located on a 3.6-acre site for a period of two years while the petitioner searches for a permanent location for a place of worship.

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. The property to the north of the proposed place of worship location is zoned R-3 Single Family Residential and contains The Preserves of Marley Creek subdivision. Property to the south is zoned ORI Mixed Use and contains office and light industrial uses. Property to the east is zoned ORI Mixed Use and contains light industrial uses with outdoor storage and storage tanks east of the business park. Property to the west is zoned ORI Mixed Use and include office uses and unincorporated Will County property west of the business park. The proposed place of worship will be compatible with these surrounding uses. The business center includes other commercial uses, including a day care center, printer, bike business and children's party center. The place of worship is compatible with those because its worship services take place on Sunday mornings, when many of the other businesses are closed. During the rest of the week, the Subject Property may be used for small group meetings and as a church office. Existing parking is adequate for parking for church members on Sunday mornings, when most of the other businesses are closed, as well as for the small group meetings and office use.

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. No exterior changes to the existing building are proposed other than a new sign.

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. The building on the Subject Property currently has access through a curb cut off of 115th Avenue and two curb cuts off of 183rd Place.

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 permit in the ORI Mixed Use District, subject to the conditions below, is hereby granted and issued to Assumption Greek Orthodox Church, 11411 W. 183rd Street, for the operation of a 4,453 square foot place of worship in a unit of the existing Orland Park Business Center on the Subject Property. The Subject Property is legally described as follows:

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY ILLINOIS.

P.I.N. 19-09-06-201-006-0000

This special use permit is subject to the following conditions:

1. That all new signage is approved through a separate permitting process.
2. That this special use expires two years from the date of passage of this Ordinance.

SECTION 4

Petitioner shall at all times comply with the terms and conditions of this Ordinance and all other codes and ordinances of the Village unless specifically amended by this or another ordinance. In the event of non-compliance, the permit, modifications and variations of this Ordinance 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.