

ORDINANCE GRANTING A SPECIAL USE FOR A PUBLIC ELEMENTARY SCHOOL WITH MODIFICATIONS (FERNWAY SCHOOL EXPANSION– 16600 S. 88th AVENUE)

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WHEREAS, an application seeking a special use with modifications for certain real estate, as set forth below, has been filed with the Village Development Services Department 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 May 6, 2025, on whether the requested special use permit with modifications 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 May 6, 2025 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 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 special use with modifications 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.

SECTION 2

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

(a) The Subject Property is located within the Village of Orland Park in Cook County, Illinois, at 16600 S. 88th Avenue and is zoned R-2A Residential District.

(b) Specifically, Petitioner, Kirby School District No. 140, proposes to expand the existing elementary school, with a new gymnasium, additional classrooms, mechanical rooms, and an office.

(c) The proposed special use is consistent with the character of the immediate vicinity of the Subject Property. The surrounding property on all sides is residential and to the north, south and west is located in the Village of Orland Hills and is zoned R-3 Residential; the property directly to the East, is in Orland Park and is zoned R-2A Residential. A public elementary school is an enumerated special use in the R-2A Residential District, and the special use to allow for the elementary school is consistent with these surrounding uses.

(d) The 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 Community and Institutional. The elementary school will be consistent with this designation. There will be adequate parking and landscaping.

(e) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The elementary school will blend in with the community character of the residential properties in the vicinity and will not pose any potential adverse impacts on adjacent properties.

(f) 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.

(g) 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.

(h) The development will not adversely affect a known archaeological, historical or cultural resource.

(i) The special use as granted shall in all aspects conform to the applicable regulations of the Land Development Code of the Village of Orland Park 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

A special use permit in the R-2A Residential District is hereby granted and issued for an elementary school with an expansion for a gymnasium and additional classrooms, mechanical rooms, and an office, to be located on property legally described as:

THE NORTH 470 FEET OF THE SOUTH 755.80 FEET OF THE EAST 926.81 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 27-22-403-012-0000, 27-22-403-011-0000

The special use shall be subject to the following conditions:

1. The development will be in substantial conformance with the Site Plan and Building Elevations for Fernway Elementary School dated March 18, 2025 and entitled “Kirby School District 2025 Additions at Fernway Park Elementary School”, the Landscape Plan for Fernway Elementary School dated March 12, 2025 and entitled “Final Landscape Plan for Fernway School Renovations, and the engineering plans dated February 13, 2025 and entitled “Final Civil Plan for Fernway School Renovations”;
2. Meet all building code requirements and final engineering requirements, including any required permits from outside agencies;
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J of the Village of Orland Park Land Development Code;
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply;
5. Prior to the Board of Trustees hearing on this case, the petitioner shall work with Village staff to finalize the terms of an Intergovernmental Agreement, or other appropriate Hold Harmless Agreement, to allow the existing ground sign to remain in its current location;

SECTION 4

The special use hereinabove granted includes the following modification from Land Development Code Sections 6-305:

1. Allow a reduction of Landscape Corridor requirements along O’Brien Drive; and

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SECTION 5

The Petitioner hereunder shall at all times comply with the terms and conditions of this special use, covering the Subject Property, except as specifically amended by this or another Ordinance, and in the event of non-compliance, said permit 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 this special use permit as aforesaid.

SECTION 7

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