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ORDINANCE REZONING AND CONSOLIDATING CERTAIN PROPERTY AND GRANTING A SPECIAL USE—CENTENNIAL SCHOOL – 14101 CREEK CROSSING LANE)

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WHEREAS, a petition has been filed with the Village of Orland Park (“Village”) and said petition has been referred to the Plan Commission of this Village requesting a rezoning and consolidation of certain real estate, as well as a special use permit for the same real estate, as set forth below, and has been processed in accordance with the Land Development Code (the "Code") of the Village of Orland Park as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on May 16, 2023, 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, public notice in the form required by law was given of the May 16, 2023 public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Daily Southtown, a newspaper published in and of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations 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 Re-Zoning, Consolidation and Special Use are 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 hearing are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed Re-zoning, Consolidation, and 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 Orland Park Land Development Code as set forth in Section 1-102 thereof. Said Re-zoning, Consolidation, and Special Use is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

The proposed Re-zoning, Consolidation and Special Use is in relation to the real estate commonly known as 14101 Creek Crossing Lane, Orland Park, Illinois, legally described as follows (the “Subject Property”):

PARCEL 1: THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID EAST HALF WITH THE CENTER LINE OF CRESTWOOD DRIVE, AS DEDICATED IN THE PLAT OF CREEKSIDE UNIT ONE (A SUBDIVISION IN THE WEST HALF OF SAID SOUTHEAST QUARTER RECORDED AS DOCUMENT 89216015) AND RUNNING THENCE SOUTH 89 DEGREES 34 MINUTES 52 SECONDS EAST ON A LINE RADIAL TO SAID CURVE, 93.63 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 325.0 FEET, AN ARC DISTANCE OF 181.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ON A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS 1000.0 FEET, AN ARC DISTANCE OF 233.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH ON THE TANGENT TO SAID CURVE, 124.24 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 16 SECONDS WEST ALONG A LINE DRAWN PARALLEL WITH AND 1046.63 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 622.38 FEET TO THE SOUTHEAST CORNER OF LOT 39 OF SAID CREEKSIDE UNIT ONE; THENCE NORTH 00 DEGREES 03 MINUTES 57 SECONDS EAST ON THE EAST LINE OF SAID SUBDIVISION, 607.12 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 39, 40, 41, 42, 43, AND 44 IN CREEKSIDE UNIT ONE, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1989 AS DOCUMENT NO. 89216015, AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NO. 90176663, AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NO. 91640331, AND RE-RECORDED AS DOCUMENT NO. 92027048, IN COOK COUNTY, ILLINOIS.

PINs: 27-06-400-010; 27-06-406-018 to -023

SECTION 3

The Orland Park Land Development Code, as amended, shall be further amended by classifying and rezoning the property legally described in Section 2 hereinabove from the E1 Estate Residential District to the BIZ General Business District under Article 6 of the Land Development Code of the Village of Orland Park, as amended; and all parcels as described in Section 2 hereinabove be consolidated.

SECTION 4

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 public school as follows:

A. The Subject Property contains approximately 8.23 acres and is located within the Village of Orland Park in Cook County, Illinois. The Subject Property is of the type contemplated in Section 6-204.C.3. of the Code and has been developed in accordance with a site plan best suited for the Subject Property. The plan is to continue the existing land use of the Subject Property, which contains an existing 50,513 square foot school building, with the development of a 7,896 square foot school building addition under the R-3 Residential Zoning classification, with a Special Use for a public school and the following conditions:

1. The development will be in substantial conformance with the Site Plan for Prairie School dated May 11, 2023, the Landscape Plan for Prairie School dated May 11, 2023, and the Building Elevations for Prairie School dated December 29, 2022
2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.
3. A traffic and parking control/management plan must be approved by the Director of Engineering prior to occupancy of the building addition.
4. A new dumpster enclosure meeting Land Development Code requirements must be installed prior to the occupancy of the building addition.
5. A Plat of Easement granting utility access easements must be recorded prior to the start of the 2023-2024 school year.
6. Parking lot improvements as noted on attached Updated Deferred Improvements Exhibit dated June 12, 2023, meeting all Land Development Code requirements be completed by December 1, 2024. Such improvements shall not require a reduction in existing parking spaces available on site.

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 Land Development Code. The Comprehensive Plan designates this property as Community and Institutional in the Silver Lake North Planning District. The site provides for adequate buffering in the proposed use from surrounding land uses.

C. The proposed Special Use will be consistent with the character of the immediate vicinity of the Subject Property. To the north, east, and west are single-family homes zoned R-3; to the south is open space zoned OL.

D. The proposed use of the Subject Property creates no 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, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the Subject Property 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 preservation of all improvements associated with the Subject Property development.

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

H. The proposed Special Use for a public school shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village.

SECTION 5

A Special Use for a public school is hereby granted for the development of the Subject Property described in Section 2 hereof, subject to and conditioned upon the following:

A. The Subject Property shall be developed substantially in accordance with the Site Plan and Elevations, subject to the following:

1. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.

2. A traffic and parking control/management plan must be approved by the Director of Engineering prior to occupancy of the building addition.

3. A new dumpster enclosure meeting Land Development Code requirements must be installed prior to occupancy of the building addition.

4. A Plat of Easement granting utility access easements must be recorded prior to the start of the 2023-2024 school year.

5. Parking lot improvements as noted on attached Updated Deferred Improvements Exhibit dated June 12, 2023, meeting all Land Development Code requirements be completed by December 1, 2024. Such improvements shall not require a reduction in existing parking spaces available on site.

B. The Subject Property is hereby granted a Special Use Permit for a public school, subject to the above conditions.

SECTION 6

The Petitioner (Permittee) hereunder shall at all times comply with the terms and conditions of the Special Use Permit herein granted 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 County, Illinois, be amended so as to be in conformance with the granting of the rezoning and consolidation as aforesaid.

SECTION 7

A Plat of Consolidation showing the consolidation of the parcels hereinabove described shall be prepared by the Petitioner and submitted to the Village for Recording.

SECTION 8

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