

ORDINANCE GRANTING A SPECIAL USE PERMIT – ORLAND PARK BUSINESS CENTER – LOT 15 (11545 W. 183RD STREET)

WHEREAS, an application seeking a special use permit for certain real estate, as set forth below, has been filed with the Village Clerk of this Village 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, scheduled for February 22, 2011 and continued to March 8, 2011, 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 30 days nor less than 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 of the Plan Commission of this Village is herein incorporated by reference, as completely as if fully recited herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. The Board of Trustees 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 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 for a restaurant in the BIZ General Business District as follows:

(a) The Subject Property is located at 11545 W. 183rd Street on Lot 15 of the existing Orland Park Business Center. The proposal is to locate an indoor recreation area in a 12,021 square foot unit of the existing 43,567 building in the existing office building located on the 3.4-acre site.

(b) The Subject Property is zoned ORI Mixed Use District within the Village of Orland Park, Cook and Will Counties, Illinois. The Petitioner, TCB Development for Time Chasers Laser Tag, is seeking a special use permit to operate the indoor recreation area on the Subject Property.

(c) The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The property to the north, south, east and west is zoned ORI Mixed Use District and contains an office park and offices. The proposed indoor recreation area will be compatible with these surrounding uses. No exterior changes to the existing building are proposed other than a new sign. The proposed facility will not have any restaurant functions on site, although it will allow catered food to be brought in from outside sources.

(d) The proposed 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 Regional Intensity Industrial Distribution. The proposed use typically attracts regional customers.

(e) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. Because the use is entirely indoors, in an existing building, there will be no visual impact except for a sign, which will conform to the Village's sign code. Parking is adequate on the Subject Property so there will be no impact on accessibility to adjacent properties. There will be no adverse effect on the value of adjacent property.

(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. Orland Park Business Center is located between 183rd Place on the north and 184th Place on the south. Access to the site is available from both 183rd Place and 184th Place, both of which are local streets.

(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 ORI Mixed Use District, subject to the conditions below, is hereby granted and issued to Time Chasers Laser Tag, 11545 W. 183rd Place, for the operation of a 12,021 square foot indoor recreation area, on Lot 15 of the existing Orland Park Business Center on the Subject Property. The Subject Property is legally described as follows:

LOT 15 IN ORLAND PARK BUSINESS CENTER SUBDIVISION – PHASE 3, 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.

This special use permit is subject to the condition that the indoor recreation area be developed pursuant to the submitted sketch on the site plan entitled "Proposed Office Warehouse at Lot 15 of the Orland Park Business Center 11545 W. 183rd Place Orland Park, Illinois," prepared by The Shalvis Group, last dated June 6, 2006, but date stamped February 15, 2011, sheet A-1.0 and the floor plan titled the same, prepared by The Shalvis Group dated November 3, 2010, sheet A-1.0, subject to the following conditions:

1. That all building code related items are met;
2. That building permits are obtained for remodeling prior to construction;
3. That customers are prohibited from parking on 183rd Place and 184th Place;
4. That no liquor is served on the premises without prior approval from the Village and the issuance of a liquor license; and
5. That a shared parking agreement with neighboring property owners is obtained for additional parking to accommodate the remaining building area.

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 granting of the special use permit as aforesaid.

SECTION 6

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