

..Title/Name/Summary

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MOTOR VEHICLE SERVICES FACILITY (RHINO LININGS – 15638 S. 70TH COURT)

..Body

WHEREAS, an application seeking a special use permit for a motor vehicle services facility for certain real estate 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, said Plan Commission of this Village held a public hearing on May 24, 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 be granted with this President and Board of Trustees, and this Board of Trustees have 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 of this Village has made its report of findings and recommendations regarding the proposed special use. The findings of the Plan Commission 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 hearings are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds 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 Orland Park Land Development 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 motor vehicle services facility, as follows:

(a) The subject property is located at 15638 S. 70th Court in an existing building within the Village of Orland Park in Cook County, Illinois. The proposal is to locate a 2,600 square foot motor vehicle services facility in the existing 36,400 square foot building located on a 2.51-acre site with no exterior changes to the building or parking area. The Subject Property is zoned BIZ General Business District. Motor vehicle services are a special use in the BIZ District.

(b) The proposed development 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 area for Office and Light Industrial. A motor vehicle services facility is appropriate in such an area.

(c) The proposed development will be consistent with the character of the immediate vicinity of the subject property, which is presently zoned MFG Manufacturing to the north and east and BIZ General Business District to the south and west. Surrounding uses include office, light industrial and commercial-retail uses, including other motor vehicle services facilities. The closest residential property is more than 400 feet to the east and there is a road and property zoned manufacturing as a buffer between the proposed use and the residential property.

(d) The design of the development will minimize adverse effects, including visual impacts, on adjacent properties because there will be no change in the exterior of the building. The proposed development will not adversely affect the value of adjacent property. The proposed use is contained entirely within the building and installation of the spray-on liners will take place inside rented space. Therefore, there should be no noise or fumes that would impact adjacent properties. Parking will be provided on the east and south sides of the existing building and no additional parking facilities are required for the proposed use.

(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 special use at an adequate level of service. Access to the site is available from five points via a shared driveway off of 70th Court and from three points via a shared driveway off of 157th Street.

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

(h) The proposed development shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances and regulations of the Village.

SECTION 3

A special use for the operation of a 2,600 square foot motor vehicle services facility at 15638 S. 70th Court in an existing building on a 2.51-acre parcel in the BIZ General Business District is hereby granted, subject to the conditions below, and issued to Rhino Linings, Inc., for the following described property:

THE SOUTH 385.0 FEET OF THE NORTH 1,130 FEET OF LOT 112 IN CATALINA'S COMMERCIAL AND INDUSTRIAL SUBDIVISION OF LOTS 3 AND 6 IN SILVER LAKE GARDEN'S UNIT NO. 7, A SUBDIVISION OF PART OF THE WEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1973 AS DOCUMENT NUMBER 22532993, IN COOK COUNTY, ILLINOIS.

This special use permit is subject to the following conditions:

1. All Building Code and property maintenance related items are met; and
2. Any new signage is approved through a separate permitting process.

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 for the planned unit development as aforesaid.

SECTION 6

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