

ORDINANCE GRANTING AN AMENDED SPECIAL USE PERMIT FOR VOLKSWAGEN OF ORLAND PARK, 8920 WEST 159<sup>TH</sup> STREET, WITH ASSOCIATED SITE PLAN AND ELEVATION APPROVALS

WHEREAS, an application seeking an amended special use permit to construct a 4,424 square foot building addition to service customer motor vehicles to be located on the north side of the existing Volkswagen automobile dealership facility on 159<sup>th</sup> Street with associated site plan and elevation approvals 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 (the “Code”) of the Village of Orland Park as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on October 6, 2020, on whether the requested amended 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 Daily Southtown, 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 amended special use 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 Plan Commission of this Village has made its report of findings and recommendations regarding the proposed amended 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 amended 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 amended 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 amended special use permit to construct an approximately 4,424 square foot building to service customer motor vehicles to be located on the north side of the existing Volkswagen automobile dealership facility at 8920 West 159<sup>th</sup> Street, with associated site plan and elevation approvals, as follows:

(a) The Subject Property is located at 8920 West 159<sup>th</sup> Street within the Village of Orland Park in Cook County, Illinois. The Subject Property consists of approximately 6.6 acres. The Subject Property is zoned BIZ General Business District, and this proposed use will require an amendment to the original special use granted by Ordinance No. 3589.

(b) The proposed development 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 area for Community Commercial Use and is within the 159<sup>th</sup> and Harlem Planning District as described in the Comprehensive Plan. Automobile dealerships and their associated vehicle service facilities are an important economic development component in the Village and are an existing and established use in the surrounding area, which is nicknamed "Auto Row."

(c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, which is presently zoned Open Space and a detention pond to the north, multi-tenant commercial to the south and west and a restaurant to the east. The special use will also be consistent with the community character of the immediate vicinity of the Subject Property because the application does not propose to change the zoning and will be consistent with other approved automotive sales and service land uses nearby.

(d) The design of the development will minimize adverse effects. The site layout places the motor vehicle detail building directly north of the existing Volkswagen dealership. The site plan locates the new building in the existing dealership parking field within an existing row of parking adjacent to the building. The building will replace 26 existing parking spaces, the majority of which are double stacked parking spaces. The drive aisle to the north of this addition will be slightly reduced in width, from 27 feet 6 inches wide to 25 feet and 6 inches wide, which meets the requirements of Section 6-306 of the Code. The proposed parking complies with Section 6-207 of the Code. The building style and architecture will evoke a modern look and provide a nice architectural presence in this commercial area.

(e) There will be no adverse effects on the value of the property. The proposed development will promote and facilitate economic development in the Village. The expansion and retention of existing businesses is an important economic principle in Orland Park's 2013 Comprehensive Plan.

(f) 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 existing detention pond will accommodate storm water runoff for the entire site. Additionally, the circulation plan shows the ability to have large truck circulation (i.e. service/fire/delivery truck access).

(g) Petitioner has made adequate legal provision 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 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

An amended special use permit to construct and operate an approximately 4,424 square foot motor vehicle service facility at 8920 West 159<sup>th</sup> Street is hereby granted, amending Ordinance No. 3589 subject to the conditions below, and issued to Volkswagen of Orland Park, for the following described property:

A PORTION OF LOT 1 IN ROESCH PARK SUBDIVISION BEING A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 27-15-401-015-1002

A. The Subject Property shall be developed substantially in accordance with the preliminary site plan titled “Preliminary Overall Site Plan”, Sheet Z-1.0, dated and last revised September 16, 2020 prepared by the Linden Group, and the detailed site plan sheets shown on Sheet 2 of 10, Sheet 3 of 10 and Sheet 5 of 10, prepared by Joseph A. Schudt and Associates dated and last revised September 1, 2020, subject to the following conditions:

1. Meet all Building Code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 6-308. J.
3. Submit a sign permit application to the Development Services Department for a separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. The proposed use, Motor Vehicle Services, shall meet Village Code requirements, including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, and the conditions listed in section 2-102 of the Land Development Code.
5. Provide a landscape plan that includes plant material meeting the requirements of Section 6-305.D.5 within the proposed landscape bed locate on the west side of the building addition.
6. Electric vehicle charging stations are subject to additional review and approval via an Appearance Review by the Development Services Department and additional restrictions may apply.

B. The Subject Property shall be developed in accordance with the Elevations titled “Exterior Elevations” shown on Sheet Z-4.0, dated and last revised July 27, 2020, subject to the same conditions as set forth in A, above, and that all masonry must be anchored veneer type masonry with 2.625” minimum thickness.

#### 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 amended special use permit 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, shall be amended so as to be in conformance with the granting of the amended special use as aforesaid.

#### SECTION 6

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