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ORDINANCE GRANTING A SPECIAL USE FOR ANIMAL SERVICES (HOMETOWN VETERINARY SERVICES – 18000 WOLF ROAD)

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WHEREAS, a petition for a special use permit for animal services for certain real estate, as set forth below, has been filed with the Village Development Services Department and said petition 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 July 16, 2024, 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 said public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Daily Southtown, a newspaper of general circulation in this Village, there being no newspaper published 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 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 report and findings and recommendations of the Plan Commission of this Village regarding the proposed 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 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

A special use for animal services is hereby granted with respect to the following described real estate (the "Subject Property"):

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 2, 5 AND OUTLOT A IN ALBERTSON'S WOLF ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 26, 2004 AS DOCUMENT 0405718155, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING, UTILITY LINES, SIGNS, BUILDING ENCROACHMENTS AND PERMANENT ACCESS EASEMENT AS SET FORTH AND DEFINED IN DECLARATION OF RESTRICTIONS, GRANT OF EASEMENT AND COMMON AREA MAINTENANCE AGREEMENT MADE BY AND BETWEEN AMERICAN STORES PROPERTIES INC., AND TDC MARLEY CREEK, L.L.C., DATED AUGUST 4, 2004, AND RECORDED AUGUST 13, 2004 AS DOCUMENT 0422210069.

PIN: 27-31-401-022-0000

COMMONLY KNOWN AS: 18000 Wolf Road, Orland Park, Illinois 60467

SECTION 3

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 animal services as follows:

A. The Subject Property contains a 3,475 square-foot building suite on a total parcel size of 313,185 square feet (7.18 acres) and is located within the Marley Creek shopping center in the Village of Orland Park in Cook County, Illinois, at 18000 Wolf Road, Orland Park, Illinois 60467. The Subject Property is of the type contemplated in Section 6-207.C.11 of the Code and is being developed in accordance with a site plan best suited for the Subject Property. The plan is to develop the existing unit in the Marley Creek shopping center on the Subject Property into a 3,475 square foot animal services facility under the BIZ Zoning classification, with a special use for animal services. The site provides for adequate buffering of the proposed uses from surrounding land uses.

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 Neighborhood Mixed Use in the Grasslands Planning District.

C. The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. To the north is commercial/retail (Jewel Osco), to the east is commercial/retail (BMO Harris Bank, Starbucks) and single-family residential (Fountain Hills), to the south is Open Lands and single-family residential (The Preserves of Marley Creek) and to the west is single-family residential (The Preserves of Marley Creek).

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 special uses 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 open spaces designated on the site plan and other improvements associated with the special use.

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

H. The proposed special use shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village.

SECTION 4

A special use is hereby granted for an animal services facility on the Subject Property described in SECTION 2 hereof, subject to and conditioned upon the following:

1. Petitioner must meet all building code requirements, final engineering requirements, and land development code requirements, including obtaining all the necessary permits from the Village's Building Division prior to initiating work; and
2. Petitioner must submit a Sign Permit Application to the Development Services Department for separate review; and
3. The violation of any of these stated conditions or any Village of Orland Park regulation may result in the revocation of the Special Use Permit associated with this project.

SECTION 5

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 and Will Counties, Illinois, be amended so as to be in conformance with the special use as aforesaid.

SECTION 7

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