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ORDINANCE GRANTING A SPECIAL USE PLANNED DEVELOPMENT PERMIT WITH MODIFICATIONS (CROSSROADS OF ORLAND PARK – 9551 W. 159TH STREET AND 16031 S. LAGRANGE ROAD)

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WHEREAS, an application seeking a special use planned development permit to develop, the Subject Property (which comprises 15.976 total acres) for 132 attached dwelling units in 3 buildings, a 4-story 107-room hotel, 3 restaurants (2 of which will have drive-throughs), public amenity spaces and a stormwater management area with modifications, has been filed by the Petitioner 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 (the “Code”); and

WHEREAS, said Plan Commission of this Village held a public hearing on February 20, 2024, on whether the requested special use planned development permit with modifications 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 hearings by publication not more than 30 days nor less than 15 days prior to said hearing in 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 special use planned development with modifications 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 planned development permit with modifications. 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 planned development permit with modifications 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 special use planned development is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village, which designates the Subject Property as “Regional Mixed Use” in the “Regional Core” Planning District.

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 planned development in the COR Mixed Use Zoning District with modifications, as follows:

(a) The Subject Property is located on the east side of LaGrange Road approximately 660 feet south of 159th Street on the south side of 159th Street approximately 330 feet east of LaGrange Road. The development is envisioned to be a mixed use development with a hotel, 3 residential buildings, 3 restaurants and numerous desirable amenities.

(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 as "Regional Mixed Use", and the Subject Property is located in the COR Mixed Use Zoning District. The Subject Property will fulfill the COR Mixed Use District's established principles by promoting mixed-uses, allowing the clustering of relatively dense development to create an integrated setting and reduce automobile dependency. The proposed site plan is organized with a new internal north/south roadway creating an access point to the development from 159th Street to the north and LaGrange Road to the west. The new street includes sidewalks, decorative crosswalks, and landscaping. Three luxury apartment buildings are proposed along the internal street in accordance with the COR Mixed Use District regulations. Two new restaurant uses are proposed on LaGrange Road, one to the north and another to the south of the existing La-Z-Boy furniture store. Another new restaurant is proposed on 159th Street adjacent to the Pep Boys store along 159th Street. Additionally, a new 4 story, 107 room hotel is proposed adjacent to the former KFC restaurant on 159th Street.

(c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property. The site is situated along 159th Street to the north, 94th Avenue to the east, and LaGrange Road to the west. South of the site has a senior care facility located along LaGrange Road, while an attached and multifamily residential development called "Boardwalk" is located off 94th Avenue. The intersection of 159th Street and 94th Avenue contains a vacant gas station. Adjacent to the west is a vacant restaurant space, a former Kentucky Fried Chicken. The intersection of 159th and LaGrange Road has an existing Pep Boys store. There is an existing La-Z-Boy furniture store located at 16011 LaGrange Road that is surrounded by the proposed development. The proposed development site is currently vacant and largely dominated by invasive trees. The east side of the site contains wetlands.

(d) The proposed development plan indicates 4 points of ingress/egress. Vehicles can access the site through the internal roadway connection from either 159th Street or LaGrange Road. This roadway links to various sites in the planned development, including restaurant "A," restaurant "C," the hotel, and the 3 residential buildings. Restaurant "B" has direct access from LaGrange Road and is accessible through existing cross access easements from both La-Z-Boy and Pep Boys. Alternatively, traffic leaving Restaurant "B" has the option to utilize the La-Z-Boy cross access easement to connect to the private roadway to the south.

(e) The design of the development will minimize adverse effects. The proposed site plan illustrates planned development as described in (a) above which special use is a planned development incorporates six (6) special uses, with modifications, hereinafter described.

(f) There will be no adverse effects on the value of the property. The Subject Property is currently vacant, and this special use planned development will bring commerce to the Village as well as provide residents with access to health and wellness providers. Additionally, the development will facilitate new landscaping on and around the Subject Property, and will allow for a connected network of perimeter sidewalks, roadways and walkways.

(g) 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 will be capable of serving the special use at an adequate level of service. All utilities are accounted for and can accommodate the proposed development layout. Specifically, adequate capacity for sanitary and water service will be available on site, the storm water management system serving has adequate capacity to service this development, and existing and proposed roads will adequately service the development.

(h) Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

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

(j) 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 planned development permit to allow for a mixed use residential and commercial planned development as described in SECTION 2(a) above, and modifications as specified in Section 2(d) of this Ordinance, is hereby granted, subject to the conditions below for the following described property:

LEGAL DESCRIPTION:

LOT 1 OF CROSSROADS OF ORLAND, BEING A CONSOLIDATION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1999, AS DOCUMENT NUMBER 99423793, IN COOK COUNTY, ILLINOIS;

LESS: BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING SOUTH 88 DEGREES 25 MINUTES 40 SECONDS WEST, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 568.51 FEET TO A WESTERLY LINE OF SAID LOT 1; THEN SOUTH 2 DEGREES 04 MINUTES 14

SECONDS EAST A DISTANCE OF 13 FEET ALONG SAID WESTERN LINE; THENCE NORTH 88 DEGREES 22 MINUTES 40 SECONDS EAST A DISTANCE OF 568.50 FEET TO AN EASTERLY LINE OF SAID LOT 1; THENCE NORTH 2 DEGREES 00 MINUTES AND 36 SECONDS WEST A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; AND

LESS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING NORTH 1 DEGREE 59 MINUTES 31 SECONDS WEST, ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 232.26 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 12.00 FEET; THENCE SOUTH 1 DEGREE 59 MINUTES 31 SECONDS EAST A DISTANCE OF 232.27 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 29 MINUTES 14 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PINs: 27-22-100-028-0000 and 27-22-100-029-0000

A. This special use permit is subject to the following conditions:

1. Petitioner must meet all building codes 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 requirements of Section 6-308.J. of the Code;
3. Petitioner must submit a sign permit application to the Village Development Services Department for separate review. Proposed signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply;
4. Petitioner shall consent to the establishment of a Special Service Area (“SSA”) to assure the privately owned detention pond will be maintained to Village standards, and the Plat of Resubdivision shall provide for necessary easements allowing Village access to the detention pond for any future required maintenance.

B. The following modifications to Code requirements are hereby approved:

1. Reduction of the minimum 25 foot setback from the high water line and slope requirements for the storm water management area (Code Section 6-305.D.8.b.4);
2. Drive aisles and parking lots shall be allowed between buildings and the street for proposed Lots 1, 3 and 4 (Code Section 6-210.F.4).
3. Allow for reduced drive-through landscape screening on the north side of the principal restaurant building to be constructed on proposed Lot 3.

C. The Subject Property will be developed substantially in accordance with the Site Plan prepared by DesignTek Engineering (revised April 24, 2024), the Landscape Plan prepared by

Westwood Environmental (revised December 17, 2023) and the Building Elevations for proposed Lot 4 and Lot 5 prepared by Tech Metra (dated December 20, 2023).

D. In addition, the following additional Special Uses are hereby granted:

1. A Special Use for a Site Plan with a total building area over 50,000 square feet;
2. A Special Use for disturbance of a nontidal wetland;
3. A Special Use for a restaurant with outdoor seating for proposed Lot 1 subject to the following conditions:
 - (a) the proposed building footprint is no greater than the 4,000 square foot building footprint as illustrated on the approved Site Plan unless a Special Use Amendment is granted; and
 - (b) Petitioner will proceed through the Village appearance review process so long as the development on proposed Lot 1 complies with the approved Site and Landscape Plans.
4. A Special Use for a Drive-Through Service Window for proposed Lot 1 on the condition that any future restaurant tenant must have estimated drive-through stacking space needs equal to or lower than stacking counts outlined in the Traffic Impact Study Addendum prepared by KLOA dated September 22, 2023, unless a Special Use Amendment has been granted.
5. A Special Use for a restaurant with outdoor seating for proposed Lot 2, subject to the following conditions:
 - (a) the proposed building footprint is no greater than the 6,000 square foot building footprint as illustrated on the Site Plan unless a Special Use Amendment has been granted; and
 - (b) Petitioner will proceed through the Village appearance review process so long as the development on proposed Lot 2 complies with the approved Site and Landscape Plans.
6. A Special Use for a restaurant with outdoor seating for proposed Lot 3, subject to the following conditions:
 - (a) the proposed building footprint is no greater than the 4,000 square foot building footprint as illustrated on the Site Plan unless a Special Use Amendment is granted; and
 - (b) Petitioner will proceed through the Village appearance review process so long as the development on proposed Lot 3 complies with the approved Site and Landscape Plans.
7. A Special Use for a Drive-Through Service Window for proposed Lot 3 on the condition that any future restaurant tenant must have estimated drive-through stacking space needs equal to or lower than the stacking counts outlined in the Traffic Impact Study Addendum prepared by KLOA dated September 22, 2023, unless a Special Use Amendment has been granted.

8. A Special Use for proposed Lot 5 for residential uses to exceed more than 40% of the Mixed Use Planned Development in the COR Mixed Use District (Code Section 6-210.C.2.b).

E. Approval of a recordable Plat of Resubdivision is hereby granted provided said Plat conforms to the preliminary Plat of Resubdivision entitled “Crossroads of Orland Park” prepared by DesignTek Engineering last revised September 13, 2023.

SECTION 4

Petitioner shall at all times comply with the terms and conditions of this Ordinance, the Development Agreement between the Village and Petitioner, and all other codes and ordinances of the Village unless specifically amended by this or another ordinance. In the event of non-compliance, the Special Use Permits and modifications 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 Special Use Planned Development Permits with modifications for the development as aforesaid.

SECTION 6

This Ordinance shall be in full force and effect from and after both its passage and execution of the Development Agreement referenced in SECTION 4 by all parties..