ORDINANCE GRANTING A SPECIAL USE FOR A MEDIUM RESIDENTAL CARE HOME (ST. COLETTA'S OF ILLINOIS RESIDENTIAL CARE HOME- 14401 OAKLEY AVENUE).

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WHEREAS, an application seeking a special use 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 on October 13, 2015, 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 on October 15, 2018, public hearing by publication not more than thirty (30) days nor less than fifteen (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 with this President and Board of Trustees its report of findings and recommendations that the requested special use be granted, 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 has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and 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, is consistent with the Comprehensive Plan of the Village, 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 as follows:

(a) The Subject Property is located within the Village of Orland Park in Cook County, Illinois, at 14401 Oakley Avenue and is zoned R-3 Residential District.

(b) Specifically, Petitioner, St. Coletta's of Illinois, proposes to establish and operate a medium residential care home for six (6) residents, in a single family detached residence of 2,400 square

feet currently serving as a residential care home for five (5) residents on a 13,526 square foot site.

(c) The proposed special use is consistent with the character of the immediate vicinity of the Subject Property. The surrounding property on all sides is Oak Meadows subdivision, zoned R-3 Residential. A residential care home is an enumerated special use in the R-3 Residential District, and the special use to allow for the residential care home use for six (6) residents is consistent with these surrounding uses.

(d) The 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 Single Family Residential. The residential care home for six (6) residents will be consistent with this designation. There will be adequate parking and landscaping.

(e) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The residential care home will blend in with the community character of the residential properties in the vicinity and will not pose any potential adverse impacts on adjacent properties.

(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.

(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 R-3 Residential District is hereby granted and issued for an approximately 2,400 square foot medium residential care home for six (6) residents, to be located on property legally described as:

LOT 94 IN OAK MEADOWS BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 27-09-108-006-0000

The Subject Property shall be established and operated substantially in accordance with the Development Petition and Project Overview submitted by Petitioner.

SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this special use, covering the Subject Property, except as specifically amended by this or another Ordinance, and in the event of non-compliance, said permit 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 this special use permit as aforesaid.

SECTION 6

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