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ORDINANCE GRANTING A SPECIAL USE WITH MODIFICATIONS FOR A PLANNED DEVELOPMENT AND DISTURBANCE OF A NON-TIDAL WETLAND (COSTCO WHOLESALE—9913-9915 159TH STREET)

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WHEREAS, a petition for granting a special use permit with modifications for a Planned Development and for Disturbance of a Non-Tidal Wetland, has been filed with the Development Services Department of this Village by Petitioner COSTCO WHOLESALE INC (Costco) 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 August 19, 2025, on whether the requested special use permit with modifications 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 permits and variance 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 and the Committee of the Whole of this Village regarding the proposed special use 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 uses and the proposed variance are in the public good and in the best interests of the Village and its residents and are 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 uses and variance are also in accordance with the provisions of the Comprehensive Land Use Plan of the Village. 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

The following described real estate (the “Subject Property”):

**LEGAL DESCRIPTION:** LOT 1 IN FINAL PLAT OF SUBDIVISION FOR COSTCO-ORLAND PARK, IL, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2005 AS DOCUMENT 0529903097 AND THE CERTIFICATION OF CORRECTION RECORDED DECEMBER 13, 2005 AS DOCUMENT 0534718010, IN COOK COUNTY, ILLINOIS.

AND

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**PINS:** 27-21-200-007-0000, 27-21-200-009-0000, 27-21-200-011-0000, 27-21-200-012-0000

**COMMONLY KNOWN AS:** 9913-9915 159th Street, 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 planned residential development as follows:

- A. The Subject Property contains approximately 39.6 total acres and is located within the Village of Orland Park in Cook County, Illinois, at 9913-9915 159<sup>th</sup> Street. The Subject Property consists of an existing retail warehouse, a proposed gas station, and a detention area.
- 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 “Regional Mixed Use” in the “Regional Core” Planning District.
- C. The proposed use is consistent with the character of the immediate vicinity of the Subject Property, i.e., to the north is single family attached residential zoned R-4 Residential; to the south is R-3 Residential containing the future Estates at Ravinia Meadows planned development; to the east is vacant land zoned E-1 Estate Residential; and to the west is the Good Shepherd Cemetery, zoned Open Space.
- 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 adjacent public streets. The entrances and exits will comply with all applicable requirements, and internal traffic is adequately provided for.

F. Petitioners have 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 uses and variance.

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

H. The proposed special uses and variance 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 with modifications is hereby granted for a Planned Development and Disturbance of Non-Tidal Wetland, subject to and conditioned upon the following:

A. The Special Use Permit for a Planned Development shall be granted pursuant to Village of Orland Park Village Code, with the following modifications of the Village of Orland Park Land Development Code:

i. Reduction in the required number of parking spaces for the proposed gas station pursuant to Land Development Code Table 6-306(B)

ii. Allow for an increase in parking spaces permitted in the main Costco Wholesale parking lot pursuant to Land Development Code Table 6-306(B)

iii. Allow parking lots to be located between the building and the street, in modification of Land Development Code Section 6-207 (F)(4).

B. The Special Use Permit for Disturbing a Non-Tidal Wetland shall be granted, subject to the condition that a wetland delineation is provided with final engineering submittal.

C. The development shall be in substantial conformance with the preliminary site plan titled "Costco Wholesale Overall Site Plan," prepared by MG2, last revised June 27, 2025; the building elevations titled "Fuel Elevations," prepared by MG2, last revised June 13, 2025; the landscape plan titled "Costco Landscape Plan," prepared by Kimley Horn and Associates, last

revised June 20, 2025; the preliminary civil engineering plans titled “Preliminary Engineering Plans for Costco Wholesale,” prepared by V3 Companies, last revised June 18, 2025.

D. The Final Engineering Plan shall include a watermain extension from the existing watermain located at the southeast corner of 159th Street and Ravinia Avenue to the east property line of the gas station parcel.

E. A stormwater management area restoration plan shall be submitted with the Final Engineering Plans for the site.

F. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.

G. A sign permit application must be submitted to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply

#### SECTION 5

The Petitioner (Permittee) hereunder shall at all times comply with the terms and conditions of the special use permits with modification herein granted, and in the event of non-compliance, said permits 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

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