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ORDINANCE GRANTING A SPECIAL USE –LIBERTY SCHOOL– 8801 151st STREET)

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WHEREAS, a petition for a Special Use Permit for certain real estate, as set forth below, has been filed with the Village of Orland Park (“Village”) 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 May 16, 2023, 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 the May 16, 2023 public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Daily Southtown, a newspaper published in and of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations 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 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

The proposed Special Use is in relation to the real estate commonly known as 8801 151st Street, Orland Park, Illinois, legally described as follows (the “Subject Property”):

THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 115 FEET OF THE EAST 110 FEET THEROF) OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-15-201-020-0000

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 public school as follows:

A. The Subject Property contains approximately 19.4 acres and is located within the Village of Orland Park in Cook County, Illinois. The Subject Property is of the type contemplated in Section 6-204.C.3. of the Code and has been developed in accordance with a site plan best suited for the Subject Property. The plan is to continue the existing land use of the Subject Property, which contains an existing 56,494 square foot school building (Liberty School), with the development of a 5,469 square foot school building addition under the R-3 Residential Zoning classification, with a Special Use for a public school and the following conditions:

1. The development will be in substantial conformance with the Site Plan for Liberty School dated May 11, 2023, the Landscape Plan for Liberty School dated May 11, 2023, and the Building Elevations for Liberty School dated December 29, 2022
 2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.
 3. A traffic and parking control/management plan must be approved by the Director of Engineering prior to occupancy of the building addition.
 4. A new dumpster enclosure meeting Land Development Code requirements must be installed prior to occupancy of the building addition.
 5. A letter shall be provided by the school district allowing Village access to the site to maintain existing and proposed utilities prior to the hearing of this case before the Board of Trustees.
 6. A Plat of Easement granting utility access must be recorded no later than six (6) months after the water main project is completed on the subject property.
 7. Parking lot improvements as noted on attached Updated Deferred Improvements Exhibit dated June 12, 2023, meeting all Land Development Code requirements be completed no later than 6 months after the water main project is completed on the subject property. Required improvements shall not reduce the total number of available parking spaces.
- 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 Community and Institutional in the Orland Grove Planning District. The site provides for adequate buffering in the proposed use from surrounding land uses.

C. The proposed Special Use will be consistent with the character of the immediate vicinity of the Subject Property. To the north, east, and west are single-family homes zoned R-3; additionally, to the south is government use (water pump station and reservoir) zoned R-3.

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 Subject Property 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 improvements associated with the Subject Property development.

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

H. The proposed Special Use for a public school 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 for a public school is hereby granted and issued for the development of the Subject Property described in Section 2 hereof, subject to and conditioned upon the following:

A. The Subject Property shall be developed substantially in accordance with the Site Plan and Elevations, subject to the following:

1. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.

2. A traffic and parking control/management plan must be approved by the Director of Engineering prior to occupancy of the building addition.

3. A new dumpster enclosure meeting Land Development Code requirements must be installed prior to occupancy of the new building addition.

4. A letter shall be provided by the school district allowing Village access to the site to maintain existing and proposed utilities prior to the hearing of this case before the Board of Trustees.

5. A Plat of Easement granting utility access must be recorded no later than six (6) months after completion of the water main project.

6. Parking lot improvements as noted on attached Updated Deferred Improvements Exhibit dated June 12, 2023, meeting all Land Development Code requirements be completed no later than 6 months after the water main project is completed on the subject property. Required improvements shall not reduce the total number of available parking spaces.

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

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