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ORDINANCE APPROVING SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS -
(WEBER GRILL DOWNTOWN ORLAND PARK PARCEL H —9705 142ND STREET)

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WHEREAS, a petition seeking approval of a site plan, landscape plan, and building elevations has been filed with the Village in accordance with the review procedures established in Ordinance No. 5927, which granted approval of a Concept Plan and a Special Use for a Planned Development within Downtown Orland Park; and

WHEREAS, Ordinance No. 5927 was duly adopted in accordance with the procedures outlined in the Land Development Code; and

WHEREAS, pursuant to Ordinance No. 5927, if a Phase of Development is consistent with the Planned Development and the Redevelopment Agreement, the Developer is not required to return to the Plan Commission for recommendations or approval, and the Village Board shall have the authority to approve the development of such Phase as consistent with the previously submitted plans; and

WHEREAS, on September 3, 2025, at an open public meeting, the Village Board of Trustees considered the submitted site plan, landscape plan, and building elevations, and evaluated their consistency with the Concept Plan approved by Ordinance No. 5927; and

WHEREAS, the Village has reviewed the Development Petition Application for Parcel H against the approved Downtown Orland Park Concept Plan, and has determined that the plans are consistent with the approved plan.

SECTION 2

The Developer and the Subject Property shall comply in all other respects with the regulations of the Village of Orland Park, including but not limited to the Village's Land Development Code and nothing in this Ordinance shall be construed as a waiver of any of those requirements.

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

This Board of Trustees finds that the site plan, landscape plan and elevations are 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 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 as follows:

- a. The subject property is being developed in accordance with the approved site plan designed for this location. In 2024, the Village Board approved Ordinance No. 5927 granting a Special Use Permit with Modifications to allow a mixed-use commercial Planned Development across multiple parcels in the Downtown Orland district. The approved concept plan included a future restaurant use on Parcel H, commonly known as 9704 142nd Street. Restaurants are a permitted land use within the VCD – Village Center District.
- b. Petitioner seeks approval for the proposed site plan, landscape plan, and building elevations. These approvals require no relief from the code (neither variance or modification).

SECTION 3

The Site Plan, Landscape Plan, and Building Elevations proposed for the Subject Property at Parcel H, commonly known as 9705 142nd Street are hereby approved, subject to the following conditions:

1. The development shall be in substantial conformance with the site plan and building elevations titled “Weber Grill Architectural Site Plan,” prepared by DxU Architects, last revised August 15, 2025; the landscape plan titled “Parcel H - Weber Grill Restaurant Landscape Plan,” prepared by Teska Associates, last revised August 20, 2025; and the civil engineering plans titled “Site Improvements for Downtown Orland Park Parcel H,” prepared by SpaceCo, last revised August 22, 2025.
2. The development shall comply with all applicable building code requirements and final engineering requirements. Prior to the start of construction, the developer must obtain all required Village building permits as well as permits from outside agencies, including the Metropolitan Water Reclamation District (MWRD).
3. The proposed outdoor fireplace shall not be constructed or installed unless/until outdoor fireplaces are permitted within the VCD - Village Center Zoning District.
4. The proposed sidewalks on the south and west sides of the building must be revised to meet Illinois Accessibility Code requirements with the building permit submittal.
5. The final landscape plan shall be revised to include two additional parkway trees along LaGrange Road in order to meet the minimum parkway tree planting requirements.
6. 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.

7. Submit a sign permit application 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 4

The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, said pamphlet to be deposited in the office of the Village Clerk for general distribution, and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

SECTION 5

Petitioner shall at all times comply with the terms and conditions of this Ordinance, and all other codes and ordinances of the Village unless specifically amended by this or another ordinance. In the event of non-compliance, this Ordinance shall be subject to revocation by appropriate legal proceedings.