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ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT WITH MODIFICATIONS (VILLAGE OF ORLAND PARK PUBLIC WORKS FACILITY—15655 RAVINIA AVENUE)

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WHEREAS, a petition for granting a special use permit for a Planned Development with two principal structures with modification, as well as a petition for variance from the Land Development Code with regards to sidewalk installation, has been filed for certain real estate, as set forth below, has been filed with the Development Services Department of this 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 June 3, 2025, on whether the requested special use permits and modification 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 permit with modification 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 with modification and variance 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 with modification 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 use and variance are also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

## SECTION 2

The following described real estate (the "Subject Property"):

PARCEL 1: LOT 5 IN THE FINAL PLAT OF SUBDIVISION OF LAGRANGE RETAIL DEVELOPMENT, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2018, AS DOCUMENT NUMBER 1804629086, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 6 IN THE FINAL PLAT OF SUBDIVISION OF LAGRANGE RETAIL DEVELOPMENT, BEING PART OF THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2018, AS DOCUMENT NUMBER 1804629086, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, SAID POINT BEING 1480.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED FROM EAST TO NORTHWEST, A DISTANCE OF 240.00 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 91 D.DD FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 424.70 FEET, TO A POINT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE WEST ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 4: THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, LYING SOUTHEASTERLY OF THE EASTERLY RIGHT-OF-WAY LINES OF SOUTH RAVINIA DRIVE AS DEDICATED PER DOCUMENT NUMBER 0623432073 AND SOUTHWESTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINES OF 156TH STREET AS DEDICATED PER DOCUMENT NUMBER 0630717115, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, SAID POINT BEING 1480.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HAUF OF THE SOUTHEAST QUARTER OF SECTION 16, ALSO 261.30 FEET WEST OF THE SOUTHWEST CORNER OF LOT 5 IN LAGRANGE RETAIL DEVELOPMENT RECORDED Afi DOCUMENT NUMBER 1804629086; THENCE SOUTH BB DEGREES 11 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 236.77 FEET TO THE EASTERLY RIGHT-OF-WAY OF LINE OF SAID SOUTH RAVINIA DRIVE; THENCE NORTH 01 DEGREES 57 MINUTES 49 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH RAVINIA DRIVE, FOR THIS AND NEXT 4 COURSES, A DISTANCE OF 89.47 FEET, TO A POINT ON THE NON-TANGENT CURVE; THENCE NORTHERLY, A DISTANCE OF 332.38 FEET, ALONG SAID ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 422.00 FEET, AND WHOSE CHORD BEARS NORTH 20 DEGREES 36 MINUTES 03 SECONDS

EAST, A DISTANCE OF 323.86 FEET TO A POINT; THENCE NORTH 43 DEGREES 09 MINUTES 55 SECONDS EAST, A DISTANCE OF 416.80 FEET, TO A POINT ON THE NON-TANGENT CURVE; THENCE NORTHEASTERLY, A DISTANCE OF 89.47 FEET, ALONG SAID ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 385.00 FEET, AND WHOSE CHORD BEARS NORTH 49 DEGREES 49 MINUTES 21 SECONDS EAST, 89.27 FEET TO A POINT; THENCE NORTH 56 DEGREES 28 MINUTES 48 SECONDS EAST, A DISTANCE OF 310.03 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID 156TH STREET; THENCE SOUTH 33 DEGREES 31 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.17 FEET TO A POINT ON THE NON-TANGENT CURVE; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 207.37 FEET, ALONG SAID ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 395.00 FEET, AND WHOSE CHORD BEARS SOUTH 48 DEGREES 33 MINUTES 32 SECONDS EAST, 205.00 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID LAGRANGE RETAIL DEVELOPMENT; THENCE SOUTH 88 DEGREES 18 MINUTES 29 SECONDS WEST, ALONG NORTHERLY LINE OF SAID LOT 6, FOR THIS AND THE NEXT 2 COURSES, A DISTANCE OF 116.69 FEET; THENCE NORTH 46 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF 106.95 FEET; THENCE SOUTH 39 DEGREES 28 MINUTES 08 SECONDS WEST, A DISTANCE OF 12.28 FEET, TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED AS A PARENT PARCEL IN DOCUMENT NUMBER 1802257086; THENCE SOUTH 43 DEGREES 07 MINUTES 15 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PARENT PARCEL, A DISTANCE OF 909.56 FEET; THENCE SOUTH 46 DEGREES 48 MINUTES 23 SECONDS EAST, ALONG SOUTHWESTERLY LINE OF SAID PARENT PARCEL, DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

PINS: 27-16-401-010-0000, 27-16-401-012-0000, 27-16-401-018-0000, 27-16-401-019- 0000

COMMON ADDRESS: 15655 Ravinia Avenue, Orland Park, Illinois

### 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 with modification for recreational lighting and variation as follows:

A. The Subject Property contains approximately 15 acres and is located within the Village of Orland Park in Cook County, Illinois, at 15655 Ravinia Avenue. The Subject Property is identified as the Village's Public Works Facility. The Project will consist of an approximately 62,173 square foot addition to the existing North Garage as well as a 19,293 square foot salt shed. The size of the salt shed qualifies it as a second principal structure, which requires a Special Use Permit for a Planned Development, with modifications.

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 special use will be consistent with the character of the immediate vicinity of the Subject Property. The Subject Property is surrounded by mixed uses. To the north and west are vacant parcels zoned Open Space. To the east is a commercial parcel with multiple restaurants, zoned COR Mixed Use, and to the south is a multi-tenant commercial parcel zoned COR Mixed Use (Lakeview Plaza) as well as multi-family condominium residential zoned R-4 Residential.

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 use 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 is hereby granted for a Planned Development with two principal structures with modification, subject to and conditioned upon the following:

- A. The Special Use Permit for a Planned Development with modification shall be granted, subject to the following conditions:
  - 1. 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 of the Land Development Code;
  - 2. Meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance; and

A modification shall be granted to eliminate the requirement to use brick or other masonry materials for all sides of the building addition to the North Garage and the Salt Shed building (Section 6-308 of the Land Development Code of the Village of Orland Park) and to eliminate the requirement to provide parking lot landscape islands (Section 6- 305.D.6.a.2 of the Land Development Code of the Village of Orland Park).

#### SECTION 5

The site plan and landscape plan prepared by Valdes Architecture & Engineering revised January 16, 2025, are hereby approved, subject to the condition that the development will be in substantial conformance with the preliminary site plan, and that the Petitioner shall meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance.

#### 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.