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ORDINANCE GRANTING A SPECIAL USE FOR A WIRELESS FACILITY (ORLAND PARK
POLICE DEPARTMENT BACKUP DISPATCH CENTER WIRELESS COMMUNICATION
FACILITY)

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WHEREAS, a petition for a special use permit for a wireless communication facility pursuant to Village of Orland Park Land Development Code Section 6-311(E)(1) has been filed with the Village Development Services Department 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 October 7, 2025, 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 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 modifications 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 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

A special use for a wireless communication facility is hereby granted with respect to the following described real estate (the "Subject Property"):

LEGAL DESCRIPTION: LOTS 26 AND 27 IN BEEMSTERBOER INDUSTRIAL PARK, PHASE 3, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 27-20-409-007-0000, 27-20-409-008-0000

COMMONLY KNOWN AS: 10609 163rd Place, 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 public utility structure located less than 25 feet from a lot line as follows:

- A. The Subject Property contains approximately 9.83 acres and is located within the Village of Orland Park in Cook County, Illinois, at 10609 163rd Place. The Subject Property is of the type contemplated in Section 6-204 of the Land Development Code and is developed in accordance with a site plan best suited for the Subject Property. The property currently contains the Police Department's Firing Range and Emergency Operations Center, completed in 2025. The Petitioner proposes to install a new 80-foot lattice-style wireless communication tower in the west parking lot of the facility. The proposed tower will be located within the secure, fenced impound area and exceeds the required 500-foot separation from the nearest residential property.
- 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 the site within the Centennial Planning District with a Manufacturing–Employment Emphasis land use designation, which supports light industrial, public service, and utility functions such as the proposed facility.
- C. The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding area includes light industrial uses to the north and west, open space to the east, and outdoor storage uses to the south. The facility is located in a secure area and designed to minimize visibility and impacts on adjacent properties.
- D. The proposed use of the Subject Property creates no adverse effects, including visual impacts, on adjacent properties. The tower's lattice design and neutral color minimize visual impact from surrounding areas, and the existing fencing and landscaping provide additional screening. 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, utilities, police and fire protection, and drainage systems, are capable of serving the special use at an adequate level of service. Adequate measures have been taken to provide ingress and egress designed to minimize traffic conflicts within the facility.
- F. Petitioner has 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 use.
- G. The proposed use will not adversely affect a known archaeological, historical or cultural resource.

H. The proposed special use 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 for a wireless communications facility on the Subject Property described in SECTION 2 hereof, subject to and conditioned upon the following:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All ground-based mechanical equipment must be screened from view from the right-of-way and from outside of the vehicle seizure lot fence.
3. Final engineering, including structural engineering, must be approved prior to issuance of permits.
4. All building code requirements must be met, including required permits from outside agencies.

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

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

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