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ORDINANCE GRANTING A SPECIAL USE FOR MOTOR VEHICLE SERVICES (COSTCO GAS STATION– 9913 W 159TH STREET

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WHEREAS, an application seeking a special use permit, with modifications has been filed by the Petitioner (Costco Wholesale) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Land Development Code of the Village of Orland Park (the “Code”), as amended; and

WHEREAS, the Plan Commission 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 offered an opportunity to be heard; and

WHEREAS, a 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 hearing in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission has filed its report of findings and recommendations that the requested special use with modifications be granted with this Village 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 Plan Commission of this Village has made its report of findings and recommendations regarding the proposed special use permit with modifications. The findings of the Plan Commission 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 permit with modifications 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. The Subject Property is Zoned COR Mixed Use District and is being rezoned to BIZ General Business concurrently with the passage of this Ordinance, and the Special Use is in accordance with the provisions of the Comprehensive Land Use Plan of the Village, which designates the site at 9513 159th Street (“Subject Property”) as “Regional Mixed Use” in the “Regional Core Planning District”.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed Special Use to allow for Motor Vehicle Services on a 6 acre parcel on the Subject Property in the BIZ General Business Zoning District with modifications as follows:

(a) The Subject Property is located at 9913 159th Street within the Village and the proposal is to develop the Subject Property as a gas station with Motor Vehicle Services on 6- acre site east of the Petitioner's existing retail warehouse.

(b) The proposed development is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Code. The Comprehensive Plan designates this area as "Regional Mixed Use" in the "Regional Core Planning District", and the Subject Property is located in the COR Mixed Use, which is being rezoned to the BIZ General Business Zoning District. The Subject Property will fulfill the BIZ General Business District's established principles by providing for higher volume and higher intensity commercial uses, including motor vehicle related retail sales and service and which provide employment and revenue for the Village.

(c) The proposed continued 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 design of the development will continue to minimize adverse effects. The overall site contains a shared detention pond, and adequately accommodates traffic and access for vehicles and pedestrians.

(e) There will be no adverse effects on the value of adjacent property. The Subject Property has adequate access and will have improved parking and update the Village pedestrian access and circulation. The proposed use is compatible with the BIZ General Business Zoning District.

(f) 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 will be capable of serving the special use at an adequate level of service. All utilities are accounted for and can accommodate the proposed development layout. Specifically, adequate capacity for sanitary and water service is available on site, the storm water management system has adequate capacity to service the development improvements.

(g) Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

(h) The development will not adversely affect a known archaeological, historical or cultural resource.

(i) The proposed development shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances and regulations of the Village.

SECTION 3

A Special Use permit as specified in SECTION 2 of this Ordinance is hereby granted, subject to the conditions below for the Costco Gas Station with Motor Vehicle Services, as described in SECTION 2, at 9913 159TH Street, legally described as follows;

LEGAL DESCRIPTION:

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.

PIN: 27-21-200-011-0000, 27-21-200-012-0000

The Special Use for Motor Vehicle Services for the Costco Gas Station is approved.

SECTION 4

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, the permit and modification of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 5

Any Ordinance in conflict with the provisions of this Ordinance is hereby repealed to the extent of such conflict.

SECTION 6

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