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ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE FOR PLANNED DEVELOPMENT – ORLAND RIDGE (16727-16801 S. LAGRANGE ROAD)

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WHEREAS, the Village of Orland Park (the “Village”) previously has approved a special use for planned development for the property commonly known as 16727-16801 South LaGrange Road and legally described as Lots 1, 2, 3 and 4 Of Orland Ridge being a subdivision in the West Half of the Northwest Quarter of Section 27, all in Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois (the “PUD Property”) pursuant to Ordinance No. 5539 (the “Original PUD”).

WHEREAS, an application seeking an amendment to the Original PUD to permit the development of a medical office building on the southern portion of Lot 4 of the PUD Property has been filed with the Department of Development Services of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on September 7, 2022 on whether the requested amendment to the Original PUD should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of said September 7, 2022 public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed with this President and Board of Trustees its report of findings and recommendations that the requested amendment to the Original PUD be granted, and this Board of Trustees has duly considered said report and findings and recommendations;

WHEREAS, upon consideration of the report of findings and recommendations, the Village has determined that orderly development will be promoted and the public interest will be served by amending the Original PUD to release Lot 1 and Lot 4 from the Original PUD, granting a separate special use for planned development that solely governs Lot 4 of the PUD Property and providing that development of Lot 1 be governed by a separate special use for planned development or development agreement, as determined by the Village.

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 Original PUD is hereby amended to release Lot 1 and Lot 4 from the requirements of the Original PUD. The Original PUD shall not govern the development and use of Lot 1 or Lot 4 after the effective date hereof. The development of Lot 1 and Lot 4 shall be undertaken in accordance with duly authorized and approved ordinances of the Village. Nothing herein shall be construed to change any of the Lots 2 and 3 owner's obligations to the Village.

## SECTION 2

This Board of Trustees further finds in relation to the amendment to the Original PUD as follows:

(a) The PUD Property is located within the Village of Orland Park in Cook County, at 16727-16801 S. LaGrange Road, is zoned COR Mixed Use Zoning District and shall remained zoned COR Mixed Use Zoning District.

(b) The Original PUD shall continue to govern Lot 2 and Lot 3 of the PUD Property, it being recognized that the Original PUD approved the construction of 104 attached ranch villa dwelling units, 190 attached town home units, a club house, private streets, recreational facilities and a storm water management system. Construction of this development is currently in progress.

(c) The Original PUD, as amended by this Ordinance, will provide will ensure land uses and development which are consistent with the character of the immediate vicinity of the PUD Property.

(e) The Original PUD, as amended by this Ordinance, is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code of the Village of Orland Park.

(f) The Original PUD, as amended by this Ordinance, shall in all aspects conform to the applicable regulations of the Land Development Code of the Village of Orland Park as amended, for the district in which it is located as well as all applicable regulations and ordinances of the Village, unless specifically addressed in this or another Ordinance.

## SECTION 3

An amendment to the Original PUD is hereby granted to release Lot 1 and Lot 4 from the requirements of the Original PUD. This amendment to remove Lot 1 and Lot 4 from governance by the Original PUD is intended to accommodate the future commercial development on Lot 1 and the construction of a medical office building on the southern portion of Lot 4 and a private access drive along the eastern portion of Lot 4. The development of the remainder of Lot 4 shall be subject to approval by the Village in accordance with its Land Development Code.

#### SECTION 4

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, shall be amended so as to be in conformance with the granting of this amendment to the Original PUD.

#### SECTION 5

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

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