

ORDINANCE GRANTING A SPECIAL USE PERMIT – TOY BOX CONNECTION (15756 LAGRANGE ROAD)

WHEREAS, an application seeking a special use permit for certain real estate, as set forth below, has been filed with the Village Clerk 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 April 12, 2011, 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, 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 Orland Park Prairie, a newspaper of general circulation 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 be granted with this President and Board of Trustees, and this Board of Trustees has 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 of the Plan Commission of this Village is herein incorporated by reference, as completely as if fully recited herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. The Board of Trustees find 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 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 in relation to the special use permit for a light industry and assembly facility in the COR Mixed Use District as follows:

(a) The Subject Property is located at 15756 LaGrange Road in a vacant unit of the existing Lakeview Plaza Shopping Center. The proposal is to locate a light industry and assembly facility for Toy Box Connection, a not-for-profit organization that collects, repairs, packages and distributes toys, in a 7,500 square foot unit of the existing 366,195 square foot shopping center building on the 37-acre site.

(b) The Subject Property is zoned COR Mixed Use District within the Village of Orland Park, Cook and Will Counties, Illinois. The Petitioner, Michelle Maxia for Toy Box Connection, is seeking a special use permit to operate the light industry and assembly facility on the Subject Property.

(c) The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The property to the north is unincorporated Cook County and contains an Army Maintenance Facility. The property to the south, east and west is zoned COR Mixed Use District and contains commercial retail shopping centers and a detention pond. Some of the property to the west is also zoned R-4 Residential. The proposed light industry and assembly facility will be compatible with these surrounding uses. No exterior changes to the existing building are proposed other than a new sign. The proposed facility will have four regular employees, a special needs group of four or five individuals who will assist once a week, and occasional volunteers. Donations will be received by appointment only and there will be no “drop off” areas or boxes at the rear of the facility. The usual hours of operation will be weekdays from 10:00 a.m. to 2:00 p.m. and there will be occasional hours on Saturdays. In addition, products will be picked up at the facility by appointment only and the organization does not have a delivery truck.

(d) The proposed special use 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. The Comprehensive Plan designates this site as Regional Intensity Commercial. The proposed facility is consistent with this designation.

(e) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. Because the use is entirely indoors, in an existing building, there will be no visual impact except for a sign, which will conform to the Village's sign code. Parking will be provided along the eastern wall of the Value City Furniture store. Occasional overflow parking can be accommodated along the wide service drive north of the furniture store and within the rear service area. There will be no adverse effect on the value of adjacent property.

(f) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service. Lakeview Plaza Shopping Center is accessible from a signalized intersection on LaGrange Road and another LaGrange Road curb cut that connects to the rear of the shopping center. In addition, there are two access points on 159th Street.

(g) The Petitioner has made adequate legal provisions 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 special use as granted 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

A special use permit in the COR Mixed Use District, subject to the conditions below, is hereby granted and issued to Toy Box Connection, 15756 LaGrange Road, for the operation of a 7,500 square foot light industry and assembly facility, in the existing Lakeview Plaza Shopping Center on the Subject Property. The Subject Property is legally described as follows:

A tract of land in the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 36 North, Range 12 East of the Third Principal Meridian situated in Cook County, Illinois and described as follows:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ of SAID SOUTHEAST $\frac{1}{4}$ AND THE WEST RIGHT OF WAY LINE OF LAGRANGE ROAD AS RECORDED UNDER DOCUMENT 87018113; THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS EAST 940.29 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 48 MINUTES 44 SECONDS WEST 172.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS EAST 48.85 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 44 SECONDS WEST 3.00 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 55 SECONDS EAST 289.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THE WEST SIDE OF 159th STREET (US ROUTE 6); THENCE SOUTH 89 DEGREES 48 MINUTES 05 SECONDS WEST 166.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 55 SECONDS WEST 725 FEET TO THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$; THENCE NORTH 89 DEGREES 51 MINUTES 45 SECONDS EAST 1416.62 FEET ALONG LAST SAID NORTH LINE TO THE POINT OF BEGINNING.

This special use permit is subject to the following conditions:

1. That all Building Code and property maintenance related items are met;
2. That any new signage be approved through a separate permitting process; and
3. That plans are submitted for approval, prior to the issuance of building permits that detail changes to the rear entrance to accommodate handicapped accessibility.

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, modifications and variations of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 5

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the granting of the special use permit as aforesaid.

SECTION 6

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