

ORDINANCE GRANTING A SPECIAL USE AMENDMENT FOR A PLANNED UNIT DEVELOPMENT WITH MODIFICATIONS (PALOS COMMUNITY HOSPITAL SOUTH CAMPUS – 15300 S. WEST AVENUE)

WHEREAS, a petition for an Amended Special Use Permit for a Planned Unit Development with modifications for certain real estate, as set forth below, has been filed with the Village Clerk 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 14, 2016, on whether the requested Amended Special Use Permit for a Planned Unit Development and modifications 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 the June 14, 2016, public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Orland Park Prairie, a newspaper published in and of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations 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 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 Amended Special Use for a Planned Unit Development with modifications are 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 and modifications are also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

The proposed Amended Special Use with modifications is in relation to the real estate commonly known as 15300 S. West Avenue, Orland Park, Illinois, legally described as follows (the "Subject Property"):

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 200 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 200 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID 200 FEET TO THE PLACE OF BEGINNING; ALSO EXCEPTING THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 16 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 16 AND THE SOUTH RIGHT OF WAY LINE OF 153RD STREET, ACCORDING TO DOCUMENT NO. 87255318 RECORDED MAY 12, 1987; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID 153RD STREET HAVING AN ILLINOIS EAST ZONE GRID BEARING OF NORTH 88 DEGREES 01 MINUTE 35 SECONDS EAST, A DISTANCE OF 868.00 FEET; THENCE SOUTH 01 DEGREE 46 MINUTES 14 SECONDS EAST, 10.00 FEET TO A POINT ON A LINE 60.00 FEET SOUTH OF, MEASURED PERPENDICULAR TO AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 01 MINUTE 35 SECONDS WEST, 595.25 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 01 DEGREE 46 MINUTES 14 SECONDS EAST, 5.00 FEET TO A POINT 65.00 FEET SOUTH OF, MEASURED PERPENDICULAR TO AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 88 DEGREES 01 MINUTE 35 SECONDS WEST, 272.75 FEET ALONG SAID PARALLEL LINE TO A POINT ON SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 01 DEGREE 46 MINUTES 14 SECONDS, WEST, 15.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 27-16-103-004 (Health and Fitness Club) and 27-16-103-005 (South Campus)

SECTION 3

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed Amended Special Use Permit for a planned unit development as follows:

A. The Subject Property contains approximately 36 acres and is located within the Village of Orland Park in Cook County, Illinois. The Subject Property is of the type contemplated in Section 6-207.C.18. of the Code and is being developed in accordance with a site plan best suited for the Subject Property. The plan is to subdivide the existing 2 lots into 3 new lots and construct a new approximately 100,000 square foot medical office building, a new 316 space parking deck and a 208 space parking lot. In addition, the parking fields for the medical office

buildings will be reorganized, and there will be an architectural renovation of the existing medical office building facades under the BIZ General Business Zoning classification, with an Amended Special Use for a Planned Unit Development, with the following modifications from the Code:

1. Enable a drive-aisle between the building and street;
2. Establish and expand a parking lot between the building and street;
3. Reduce the detention pond setback from 25 feet to 0 feet;
4. Reduce the wetland setback from 50 feet to 25 feet; and
5. Increase the height of retaining walls from 3 feet to a maximum of 12 feet.

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 Office Employment Emphasis in the Orland Grove Planning District. The site provides for adequate buffering in the proposed use from surrounding land uses.

C. The proposed Amended Special Use will be consistent with the character of the immediate vicinity of the Subject Property. To the north, OL Open Lands Zoning District (Orland Memorial Cemetery), to the south, OL Open Lands Zoning District (Centennial Park Aquatic Center), to the west, OL Open Lands Zoning District (Centennial Park) and to the east, R-4 Residential Zoning District (multi-family residential).

D. The proposed use of the Subject Property creates no adverse effects, including visual impacts, on adjacent properties. The proposed Amended 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 will be capable of serving the Subject Property 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 public streets. The entrances and exits will comply with all applicable requirements, and internal traffic is adequately provided for.

F. Petitioner has made adequate legal provision to guarantee the provision and preservation of all improvements associated with the Subject Property development.

G. The proposed use will not adversely affect a known archaeological, historical or cultural resource.

SECTION 4

An Amended Special Use for a Planned Unit Development is hereby granted for the development of the Subject Property as described in Section 2 hereof, subject to and conditioned upon the following:

A. The Subject Property shall be developed substantially in accordance with the Preliminary Site Plan and Elevations attached as EXHIBIT A, subject to the following:

1. Establish a mid-block crossing on West Avenue to accommodate the direct connection between the proposed multi-use path south of the Fitness Center and the main Orland Bikeway trail on the east side of West Avenue.
2. Screen the south elevation of the parking deck with landscaping to mitigate the bare wall appearance.
3. Screen the drive-lane between the parking deck and West Avenue with additional landscape screening beyond what is required by the Corridor Landscaping requirements in Section 6-305 of the Land Development Code;
4. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
5. Meet all final engineering and Building Code related items.
6. Submit a Maintenance and Monitoring Plan for the detention pond on Lot 1 as well as a maintenance plan for the underground detention.
7. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
8. Signs are subject to additional Village review and approval via the sign permitting process and additional restrictions may apply.

B. The Subject Property is hereby granted an Amended Special Use Permit for a Planned Unit Development, subject to the above conditions.

C. The Subject Property is hereby granted modifications as follows:

1. Enable a drive-aisle between the building and street;
2. Establish and expand a parking lot between the building and street;
3. Reduce the detention pond setback from 25 feet to 0 feet;
4. Reduce the wetland setback from 50 feet to 25 feet; and

5. Increase the height of retaining walls from 3 feet to a maximum of 12 feet.

SECTION 5

The Petitioner (Permittee) hereunder shall at all times comply with the terms and conditions of the Amended 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

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