

ORDINANCE REZONING PROPERTY AND GRANTING A SPECIAL USE FOR PLANNED DEVELOPMENT –ORLAND FIRE PROTECTION DISTRICT

WHEREAS, an application seeking rezoning and a special use for planned development 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 June 8, 2010 on whether the requested special use permit and rezoning should be granted, at which times 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 June 8, 2010, public hearing by publication not more than thirty (30) days nor less than fifteen (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 with this President and Board of Trustees its report of findings and recommendations that the requested special use for planned development and rezoning be granted, 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 Plan Commission has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed special use for planned development is in the public good and in the best interests of the Village and its residents, is consistent with the Comprehensive Plan of the Village, 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 planned development on property proposed to be rezoned to VCD Village Center District as follows:

(a) The Subject Property is located within the Village of Orland Park in Cook County, at 9788-90 W. 151st Street and is currently VCD Village Center District and OS Open Space District. It is an approximately 2.0-acre site.

(b) Specifically, Petitioner, Orland Fire Protection District, proposes to construct, operate and maintain a 8,685 square foot addition to the existing Orland Fire Protection District 13,334 square foot Administration Building and 9,962 square foot Fire Station Number 1 and to obtain a special use for a planned development. Petitioner is seeking to rezone the approximately 15,400 square feet (.35 acres) of the Subject Property from OS Open Space to VCD Village Center District.

(c) Petitioner also requests several modifications. The first modification is to reduce the required number of parking spaces from 93 spaces to 69 spaces. This modification is requested due to spatial limitations. The petitioner will be required to enter into a shared parking agreement with neighboring properties in order to increase the parking available.

(d) The next modification is requested to reduce the required amount of parking lot landscape islands from ten (10) to five (5). This modification is requested due to the spatial limitations of the site.

(e) The next modification is to reduce the widths of the required landscape bufferyards on the east and north sides of the Subject Property from fifteen (15) feet to ten (10) feet and to reduce the west bufferyard from fifteen (15) feet to three (3) feet, gradually increasing to fifteen (15) feet at the midpoint between the parking lot landscape island the 3 foot dimension. New landscaping areas will be provided on the east and west sides of the Administration Building, on the east side of the new building, on the east side of the Fire Station, on the east lawn area in front of the Fire Station, on the north side of the Administration building and along the north bufferyard of the acquired parcel of land. This modification is requested to continue the necessary drive aisles around the Administration Building and parking along the east and north property lines.

(f) The last modification is to reduce the west parking lot setback from ten (10) feet to three (3) feet gradually increasing to fifteen (15) feet at the midpoint between the parking lot landscape island and the 3 foot dimension. This modification relates to the landscape bufferyard modification.

(g) Granting the requested modifications will enhance the ability of the proposed special use to meet the general standards for all special uses set out in Section 5-105(E) of the Land Development Code.

(h) Rezoning of part of the Subject Property from OS to VCD is consistent with the Comprehensive Plan which shows this location as Community Intensity Commercial/Office and is in the best interests of the Village and its residents. The rezoning will not diminish property values because the use of the site as a whole remains the same.

(i) The proposed special use for planned development is consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned OS Open Space on the north, VC Village Center on the south and east and R-3A Residential on the west. Surrounding properties include the Orland Park Police Headquarters, office condominiums, single family homes and wetlands. A governmental use is a permitted use in the VCD Village Center District, and a planned development that includes office and Fire Station uses is consistent with these surrounding uses.

(j) The 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 Community Intensity Commercial/Office. The proposed addition to the Administration Building and Fire Station will be consistent with this designation. The new building and site expansion reduces the net lot coverage by approximately 8%, improves parking conditions and traffic circulation on the Subject Property and also improves pedestrian accessibility to the Subject Property.

(k) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. It has been designed to blend in with the existing facilities and to add landscaping to further minimize any potential adverse impacts on adjacent properties.

(l) 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.

(m) 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.

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

(o) 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

The Subject Property described below is hereby rezoned from OS Open Space District to VCD Village Center District under the Land Development Code of the Village of Orland Park, as amended.

The Subject Property is legally described as follows:

THAT PART OF LOT 5 IN VILLAGE CENTER SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1995 AS DOCUMENT NUMBER 95034439 DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 9 AND THE EAST LINE OF THE WEST 200 FEET OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 200 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER AND WESTERLY LINE OF SAID LOT 5 A DISTANCE OF 370 FEET TO THE NORTH LINE OF THE SOUTH 370 FEET OF SAID EAST HALF OF THE SOUTHEAST QUARTER FOR A PLACE OF BEGINNING; THENCE NORTH 89 DEGREES, 19 MINUTES, 33 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID LOT 5 ALSO BEING SAID NORTH LINE OF THE SOUTH 370 FEET OF SAID EAST HALF OF THE SOUTHEAST QUARTER 200 FEET TO A SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 44 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 ALSO BEING THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER 77 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS EAST 200 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 200 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER 77 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SECTION 4

Subject to the conditions below, a special use permit for planned development in the VCD Village Center District is hereby granted and issued for the construction, operation and maintenance of a 8,685 square foot addition to the existing Orland Fire Protection District 13,334 square foot Administration Building and 9,962 square foot Fire Station Number 1 to be located on property legally described as:

PARCEL 1:

THE NORTH 120 FEET OF THE SOUTH 370 FEET OF THE WEST 200 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE WEST 200 FEET OF THE SOUTH 250 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 36

NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 5 IN VILLAGE CENTER SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCLUDING THE BOUNDED AND DESCRIBED PARCEL AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89 DEGREES, 59 MINUTES, 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 350.26 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 0 DEGREES, 01 MINUTES, 36 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5 AND ITS NORTHERLY EXTENSION, 431.82 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 12 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 5, 235.73 FEET TO THE EAST LINE OF SAID LOT 5, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF RAVINIA AVENUE; THENCE SOUTH 37 DEGREES, 48 MINUTES, 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 39.32 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHERLY ALONG SAID EAST LINE OF LOT 5 AND WESTERLY RIGHT-OF-WAY OF RAVINIA AVENUE, BEING A CURVED LINE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 283.69 FEET; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG SAID EAST LINE OF LOT 5 AND WESTERLY RIGHT-OF-WAY OF RAVINIA AVENUE, 137.17 FEET TO THE POINT OF BEGINNING.

This special use permit for planned development permit includes modifications to reduce the required number of parking spaces from 93 spaces to 69 spaces; to reduce the required amount of parking lot landscape islands from ten (10) to five (5); to reduce the widths of the required landscape bufferyards on the east and north sides of the Subject Property from fifteen (15) feet to ten (10) feet and to reduce the west bufferyard from fifteen (15) feet to three (3) feet, gradually increasing to fifteen (15) feet at the midpoint between the parking lot landscape island the 3 foot dimension; and to reduce the west parking lot setback from ten (10) feet to three (3) feet gradually increasing to fifteen (15) feet at the midpoint between the parking lot landscape island and the 3 foot dimension, and is subject to the following conditions:

The Subject Property shall be developed substantially in accordance with the Site Plan appended hereto and incorporated herein as EXHIBIT A entitled "Orland Fire Protection District Fire Administration Addition and Remodel Dimensional Site Plan" prepared by SRBL Architects, dated June 9, 2010, date stamped July 28, 2010, project number 09120, sheet C-3 and the elevation drawings titled "Orland Fire Protection District Fire Administration Addition and Remodel Exterior Elevations," prepared by SRBL Architects, dated July 12, 2010, project number 09120, sheet A2.1, subject to the following conditions:

1. That Petitioner establish a shared parking agreement with neighboring properties in order to accommodate the parking shortage;
2. That big rig and other large vehicles, with the exception of ambulances, do not circumnavigate the Subject Property's parking lot but remain at the front drive-apron of the Fire Station;
3. That any and all vegetation on Village-owned land that is impacted by proposed regrading work is replaced with a high quality native seed mix that will restore the open space lands to an improved quality;
4. That all utility conduits and rooftop mechanicals related to the proposed project must be screened from the public right-of-way and from any sight lines from neighboring properties; and
5. That all building code items must be met and all building permits obtained.

SECTION 5

The Code shall be further amended by classifying and rezoning the part of the Subject Property from the OS Open Space District to VCD Village Center District under Article 6 of the Code.

SECTION 6

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 7

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 the special use permit for planned development and rezoning as aforesaid.

SECTION 8

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