

ORDINANCE GRANTING A SPECIAL PERMIT FOR PET SHOP AND OVERNIGHT ANIMAL BOARDING (PLANET POOCH BOUTIQUE – 15202 S. LAGRANGE ROAD)

WHEREAS, a petition for the granting of a special use permit for a pet shop and overnight animal boarding facilities for said real estate, 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, said Plan Commission of this Village held a public hearing June 22, 2010, 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 be granted with this 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 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 proposed amended special use permit for a pet shop and overnight animal boarding in the BIZ General Business District, as follows:

(a) The Subject Property contains a unit of approximately 1,440 square feet within the Ravinia Plaza Shopping Center on a 9.514-acre parcel and is located within the Village of Orland Park in Cook County, Illinois, at 15202 S. LaGrange Road.

(b) The Subject Property is zoned BIZ General Business District within the Village of Orland Park, Cook and Will Counties, Illinois. The Petitioner, Alex Gershbeyn, is seeking a special use permit to operate a pet shop that includes the sale of teacup and toy-sized puppies and

accessories, grooming, spa treatments for small and medium-sized dogs, and overnight animal boarding only for the puppies that are for sale 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 of the proposed pet shop location is zoned BIZ General Business District and contains Michaels Plaza Shopping Center. Property to the south and east is zoned COR Mixed-Use Core District and contains a shopping mall and restaurant. The property to the west is zoned VC Village Center District and contains the police station and a park. The proposed pet shop will be compatible with these surrounding uses as it is a retail use. The strip center includes other retail uses, and the pet shop is compatible with those uses. No exterior changes to the existing building are proposed other than a new sign.

(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 Community Intensity Commercial/Office. A pet shop is appropriate in such an area.

(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. The retail center is designed to accommodate uses like this. Parking is adequate in the center so there will be no impact on accessibility to adjacent properties. 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. Ravinia Plaza Shopping Center is accessible from 151st Street on the north, LaGrange Road on the east, and 153rd Street on the south. It is also accessible from Ravinia Avenue for building service and stocking. The parking lot contains adequate parking.

(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 BIZ General Business District, subject to the conditions below, is hereby granted and issued to Planet Pooch Boutique at 15202 S. LaGrange Road, for the operation of a 1,440 square foot pet shop with overnight animal boarding, in a unit of the existing Ravinia Plaza Shopping Center on the Subject Property. The Subject Property is legally described as follows:

LOTS 1 AND 2, TAKEN AS A TRACT (EXCEPTING THE NORTH 554.09 FEET THEREOF) IN ORLAND CENTER SUBDIVISION, BEING A PART OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1974 AS DOCUMENT 22704133, IN COOK COUNTY, ILLINOIS.

This special use permit is subject to the following conditions:

1. That animal cages are not stored outside of the pet shop and all animals for sale are contained within the shop at all times;
2. That there are no outside areas for animals; and
3. That the maximum number of animals allowed to be sold at the shop at any one time is nine (9).

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.