

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED (SECTIONS 2-102, 6-310 and 6-311)

WHEREAS, the Corporate Authorities of the Village of Orland Park, an Illinois home rule municipality, have on February 8, 1991, adopted a Land Development Code (“the Code”) and zoning map; and

WHEREAS, amendments to the Code are adopted from time to time to insure that the Code is up to date and responsive to community needs; and

WHEREAS, amendments have been proposed regarding Sections 2-102, 6-310 and 6-311; and

WHEREAS, the Plan Commission of the Village held a public hearing on August 14, 2018, on whether the proposed amendments should be approved, 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 thirty (30) days nor less than fifteen (15) days prior to said hearing 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 recommendation that the proposed amendments to the Section of the Land Development Code of the Village as above referenced be made, and this Board of Trustees has duly considered said report and findings and recommendations; and

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

This Board finds and determines that the adoption of the following amendments to the Land Development Code of the Village of Orland Park is in the best interests of the Village and its residents, is in the public interest, constitutes an improvement to the Land Development Code of the Village of Orland Park, and is in keeping with the spirit and in furtherance of the purpose of the Land Development Code of the Village of Orland Park, as set forth in Section 1-102 thereof.

SECTION 2

The Code, as amended, is hereby further amended with respect to the definitions of “Medical Office” and “Planned Development” in Section 2-102 as follows:

- a. The definition of “Medical office” is amended by deleting the word “only” from the first sentence of said definition; and
- b. the definition of “Planned Development” is amended by revising the first sentence of said definition to provide in its entirety as follows:

“Planned Development means a parcel or tract of land initially under unified ownership or control, and which is or is intended to be the site for two or more principal buildings for one or more principal uses, or one principal building for two or more principal uses.”

SECTION 3

The Code, as amended, is hereby further amended to add a new paragraph 10 to Subsection E of Section 6-310 (FENCES) which shall read in its entirety as follows:

“10. In all residential districts, no fence shall be permitted to be constructed on a vacant lot unless said lot is immediately adjacent to a lot improved with a residential principal structure under common ownership with the vacant lot.

- a. Said fence must enclose both lots so as not to create a physical barrier between the two lots.
- b. Said fence must be located at or behind the front building line of the principal structure on the adjacent improved lot.
- c. The authority herein granted shall expire within one (1) year following the date on which ownership of either of the adjacent lots is separated from the other, unless the owner of the vacant lot receives a building permit and initiates construction of a principal structure on the vacant lot during that one (1) year period.”

SECTION 4

The Code, as amended, is hereby further amended to add a new paragraph 7 to Subsection G of Section 6-311 (WIRELESS COMMUNICATION FACILITIES AND SATELLITE DISHES) which shall read in its entirety as follows:

“G. Location and Standards of Wireless Communication Facilities

* * * *

7. A small wireless facility (as defined in Section 3-10-3 of Ordinance Number 5314 entitled “An Ordinance Amending The Municipal Code Of The Village Of Orland Park Relative To The Permitting, Regulation And Deployment Of Small Wireless Facilities”) shall be a permitted use in all rights-of-way in any zoning district established by Section 6-101 of this Land Development Code and a permitted use on private property in the BIZ General Business, MFG Manufacturing and ORI Mixed Use Office, Research & Industrial Districts. In addition, to the extent of any conflicts or inconsistencies between the provisions of this Subsection G and the provisions of said Ordinance Number 5314, the provisions of Ordinance Number 5314 shall govern and control.”

SECTION 5

All Sections of the Land Development Code not addressed in this Ordinance or another amending ordinance shall remain in full force and effect.

SECTION 6

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith.

SECTION 7

This Ordinance shall become and be effective immediately upon its passage and publication in the manner provided by law. It is ordered that publication of this Ordinance be made by the duplication thereof in pamphlet form, said pamphlets to be deposited in the office of the Village Clerk of the Village of Orland Park, for general distribution.