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ORDINANCE GRANTING A SPECIAL USE –ORLAND JUNIOR HIGH AND HIGH POINT
ELEMENTARY SCHOOLS – 14825 and 14855 WEST AVENUE)

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WHEREAS, a petition for a Special Use Permit for certain real estate, as set forth below, has been filed with the Village of Orland Park (“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 May 16, 2023, 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, public notice in the form required by law was given of the May 16, 2023 public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Daily Southtown, 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 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 Orland Park Land Development Code as set forth in Section 1-102 thereof. Said Special Use is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

The proposed Special Use is in relation to the real estate commonly known as 14825 and 14855 West Avenue, Orland Park, Illinois, legally described as follows (the “Subject Property”):

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SAID SOUTH EAST QUARTER OF THE NORTH TWENTY (20) ACRES OF SAID WEST HALF OF THE SOUTH EAST QUARTER SECTION 9; THENCE SOUTH ALONG THE

SAID WEST LINE OF THE SOUTH EAST QUARTER SECTION 9, A DISTANCE OF 900 FEET TO A POINT; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 430 FEET TO A POINT; THENCE NORTH 30 DEGREES EAST ALONG A STRAIGHT LINE DISTANCE OF 322.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE NORTH WEST AND TANGENT TO THE TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 560.0 FEET, A DISTANCE OF 508.24 FEET ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 241.07 FEET MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 9 THAT IS 444.0 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTH 20 ACRES OF SAID WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 9; THENCE NORTH 0 DEGREES 3 FEET WEST ALONG THE SAID EAST LINE OF THE WEST HALF OFF THE SOUTH EAST QUARTER SECTION 9, A DISTANCE OF 444.0 FEET TO THE SOUTH LINE OF THE NORTH TWENTY (20) ACRES OF SAID WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 9; THENCE SOUTH 89 DEGREES 25 FEET 40 INCHES WEST ALONG THE SOUTH LINE OF THE SAID NORTH TWENTY (20) ACRES OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 9, A DISTANCE OF 1310.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 27-09-400-003-0000

SECTION 3

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

A. The Subject Property contains approximately 20.05 acres and is located within the Village of Orland Park in Cook County, Illinois. The Subject Property is of the type contemplated in Section 6-204.C.3. of the Code and has been developed in accordance with a site plan best suited for the Subject Property. The plan is to continue the existing land use of the Subject Property, which contains an existing 79,393 square foot school building (Orland Junior High) and an existing 37,031 square foot school building (High Point Elementary), with the development of a 2,207 square foot school building addition for Orland Junior High and a 15,630 square foot addition for High Point Elementary under the R-3 Residential Zoning classification, with a Special Use for a public school and the following conditions:

1. The development will be in substantial conformance with the Site Plan for Orland Junior High and High Point Elementary dated May 3, 2023, the Landscape Plan for Orland Junior High and High Point Elementary dated May 5, 2023, and the Building Elevations for Orland Junior High and High Point Elementary dated December 29, 2022
2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.

3. A traffic and parking control/management plan must be approved by the Director of Engineering prior to occupancy of the building addition.
 4. A new dumpster enclosure meeting Land Development Code requirements must be installed prior to occupancy of the building addition.
 5. A letter shall be provided by the school district allowing Village access to the site to maintain existing and proposed utilities prior to the hearing of this case before the Board of Trustees.
 6. A Plat of Easement granting utility access must be recorded prior to the start of the 2025-2026 school year.
 7. Parking lot improvements as noted on attached Deferred Improvements Exhibit dated June 12, 2023, meeting all Land Development Code requirements be completed by December 1, 2025. Required improvements shall not reduce the total number of available parking spaces.
- 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 Community and Institutional in the Orland Grove Planning District. The site provides for adequate buffering in the proposed use from surrounding land uses.
- C. The proposed Special Use will be consistent with the character of the immediate vicinity of the Subject Property. To the south and west are single-family homes zoned R-3A (South) and R-2 and R-3A (West); additionally to the north is open space zoned OL, and to the east is open space zoned R-3.
- D. The proposed use of the Subject Property creates no adverse effects, including visual impacts, on adjacent properties. The proposed 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, and schools 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.

H. The proposed Special Use for a public school shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village.

SECTION 4

A Special Use for a public school is hereby granted and issued for the development of the Subject Property described in Section 2 hereof, subject to and conditioned upon the following:

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

1. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.
2. A traffic and parking control/management plan must be approved by the Director of Engineering prior to occupancy of the building addition.
3. A new dumpster enclosure meeting Land Development Code requirements must be installed prior to occupancy of the new building addition.
4. A letter shall be provided by the school district allowing Village access to the site to maintain existing and proposed utilities prior to the hearing of this case before the Board of Trustees.
5. A Plat of Easement granting utility access must be recorded prior to the start of the 2025-2026 school year.
6. Parking lot improvements as noted on attached Deferred Improvements Exhibit dated June 12, 2023, meeting all Land Development Code requirements be completed by December 1, 2025. Required improvements shall not reduce the total number of available parking spaces.

B. The special use permit granted and issued herein is granted with the following modification: a building height increase of 2'4" beyond the R-3 Residential District maximum height.

SECTION 5

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