



Legislation Details (With Text)

<b>File #:</b>	2020-0563	<b>Version:</b>	0	<b>Name:</b>	Orland Park Prayer Center South Parking Lot - Development Agreement
<b>Type:</b>	MOTION	<b>Status:</b>		<b>Status:</b>	IN BOARD OF TRUSTEES
<b>File created:</b>	8/11/2020	<b>In control:</b>		<b>In control:</b>	Board of Trustees
<b>On agenda:</b>	9/8/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Orland Park Prayer Center South Parking Lot - Development Agreement				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Draft Development Agreement, 2. Exhibit A, 3. Signed Agreement, 4. Recorded Development Agreement				

Date	Ver.	Action By	Action	Result
9/8/2020	0	Committee of the Whole		
9/8/2020	0	Development Services Department	INTRODUCED TO COMMISSION	

**Title/Name/Summary**

Orland Park Prayer Center South Parking Lot - Development Agreement

**History**

On December 17, 2018, the Village Board of Trustees approved a Site Plan, Landscape Plan, Subdivision, Rezoning, and Special Use Permit Amendment with Modifications to the Land Development Code for the Orland Park Prayer Center South Parking Lot Addition located at 16530-16650 S.104<sup>th</sup> Avenue and 10440 W. 167<sup>th</sup> Street.

The project includes the rezoning of a 3.4-acre parcel located to the south of the Orland Park Prayer Center’s existing parking lot from ORI Mixed-Use District to the E-1 Estate Residential District and the construction of a new parking lot. The proposed parking lot will contain 147 parking spaces, will be constructed of pervious pavers, and includes underground detention. The 3.4-acre parcel will be consolidated with the existing 6-acre site, which includes a main building for a place of worship, a community center building, a detention pond, and 338 parking spaces. When combined with the proposed parking lot site and after portions of 167<sup>th</sup> Street and 104<sup>th</sup> Avenue right-of-ways are dedicated to Cook County, the total site will encompass approximately 8.8 acres. A portion of the lot located at the corner of 167<sup>th</sup> Street and 104<sup>th</sup> Avenue will remain as an open grassy area for a future building. Development within this area of the lot is not included as part of this petition and must be brought back through the development review process at a later date.

Attached is a draft Development Agreement which sets forth terms and conditions for the development of the Orland Park Prayer Center South Parking Lot proposed at 16530-16650 S. 104<sup>th</sup> Avenue and 10440 W. 167<sup>th</sup> Street in Orland Park.

This is now before the Committee of the Whole for consideration prior to being sent to the Board of Trustees for final review and approval.

**Recommended Action/Motion**

I move to recommend to the Village Board of Trustees approval of the Development Agreement for

the Orland Park Prayer Center South Parking Lot located at 16530-16650 S. 104<sup>th</sup> Avenue and 10440 W. 167<sup>th</sup> Street.