



Legislation Details (With Text)

File #: 2017-0764 **Version:** 6 **Name:** Premier Veterinary Clinic - Special Use Permit - Ordinance

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File created: 10/17/2017 **In control:** Board of Trustees

On agenda: 4/16/2018 **Final action:** 4/16/2018

Title: ORDINANCE GRANTING A SPECIAL USE PERMIT FOR Premier Veterinary Clinic (7000 W. 159th Street)

Code sections:

Attachments: 1. Ordinance, 2. Special Use Standards Premier Veterinary, 3. Premier Veterinary Clinic Plan Set, 4. Field Correction Notice, 5. Premier Veterinary Clinic - Proposed East Elevation Landscaping, 6. Premier Veterinary Clinic - Proposed South Elevation with Black Iron Window Box Planters

Date	Ver.	Action By	Action	Result
4/17/2018	6	Village Clerk	PUBLISHED	
4/16/2018	5	Board of Trustees		
4/16/2018	5	Development Services Department	INTRODUCED TO BOARD	
3/5/2018	4	Board of Trustees		
2/28/2018	4	Development Services Department	INTRODUCED TO BOARD	
2/19/2018	3	Development Services, Planning and Engineering Committee	RECOMMENDED FOR APPROVAL	Pass
2/19/2018	3	Development Services Department	INTRODUCED TO COMMITTEE	
2/13/2018	2	Plan Commission		
2/13/2018	2	Development Services Department	INTRODUCED TO COMMISSION	
1/9/2018	1	Plan Commission		
1/5/2018	1	Development Services Department	INTRODUCED TO COMMISSION	
11/22/2017	0	Development Services Department	INTRODUCED TO COMMISSION	

Title/Name/Summary

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PREMIER VETERINARY CLINIC (7000 W. 159TH STREET)

Body

WHEREAS, an application seeking a special use permit to establish and operate an animal services facility in the BIZ General Business District 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 on February 13, 2018, 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 Plan Commission of this Village has made its report of findings and recommendations regarding the proposed special use. The findings of the Plan Commission 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 hearings 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

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 to establish and operate an animal services facility in the BIZ General Business District, as follows:

(a) The Subject Property is located at 7000 W. 159th Street within the Village of Orland Park in Cook County, Illinois. The proposal is to establish and operate an animal services facility in an existing, vacant 10,000 square foot building in the Orland Park Plaza building. The Subject Property is zoned BIZ General Business District. Animal service facilities are permitted in the BIZ General Business District only via a special use permit pursuant to Section 6-207C.2.

(b) The proposed development 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 area for Community Commercial Use. An animal services facility is appropriate in such an area.

(c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, which is presently zoned BIZ General Business District to the north and west. The developments to the south and east of the Subject Property are not located in Orland Park.

(d) The design of the development will minimize adverse effects, including visual impacts on adjacent properties. The Subject Property is not proposing any changes to lot coverage, building height or parking count. The Petitioner is proposing enhancement to the exterior design elements including façade changes, a new ADA complaint ramp, a masonry dumpster enclosure, and additional landscaping. There is adequate provision for parking to support the proposed use. Because the property is neither adjacent to nor facing any residential property, the special use will not negatively impact the neighboring tenants. The closest residential district is located approximately 500 feet to the northeast of the property, with a church and soccer field acting as a buffer

in between. Finally, there will be no adverse effect on the value of the adjacent property, but rather will bring new development to this area and fill a vacant storefront.

(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 special use at an adequate level of service. The site is directly accessible from 159th Street, which is an arterial road under the Illinois Department of Transportation's jurisdiction. The proposed site has sufficient mobility and parking. The proposed special use will not independently impact the public facilities and services affecting the property.

(f) Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

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

(h) The proposed development shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances and regulations of the Village.

SECTION 3

A special use for the establishment and operation of an animal service facility in the BIZ general Business District is hereby granted, subject to the conditions below, and issued to Premier Veterinary Clinic, for the following described property:

OUTLOT "D" IN THE STERLING RESUBDIVISION OF PART OF LOT 1 IN CATALINA COMMERCIAL AND INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 9, 1993 AS DOCUMENT NO. 93530909, IN COOK COUNTY, ILLINOIS

PIN: 28-18-310-014-0000

This special use permit is subject to the following conditions:

A. The Subject Property shall be developed substantially in accordance with the preliminary site plan titled, "Conceptual Site Plan" sheet A-1.1 prepared by Animal Arts, subject to the following conditions:

1. Ensure unrestricted vehicular and pedestrian access is maintained at all times for emergency services, Village services and neighboring property owners; and
2. Meet all final engineering and building code related items.

B. The Subject Property shall be developed substantially in accordance with the Elevations titled, "South Elevation" on sheet A-1.2 and "East Elevation" on sheet A-1.3, subject to the following conditions:

1. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively; and
2. Signs are subject to additional review and approval via the sign permitting process.

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 special use permit of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 5

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