



Legislation Text

File #: 2015-0384, **Version:** 4

Title/Name/Summary

ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE FOR A PLACE OF WORSHIP
(CALVARY REFORMED CHURCH - 16100 S. 104TH AVENUE)

Body

WHEREAS, an application seeking an amendment to a special use permit for certain real estate, as set forth below, has been filed with the Village Clerk of this 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 of the Village of Orland Park as amended (the "Code"); and

WHEREAS, said Plan Commission of this Village held a public hearing on August 11, 2015, on whether the requested amendment to a 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 the initial public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Orland Park Prairie, a newspaper published in and/or 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 amendment to a special use permit be granted 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 is 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 find that the proposed amendment to a 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 Code as set forth in Section 1-102 thereof. Said amendment to a 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 amendment to a special use permit for a place of worship as follows:

A. The Subject Property contains approximately 31.2 acres and is generally located south of the southwest

corner of 159th Street and 104th Avenue at 16100 South 104th Avenue within the Village of Orland Park in Cook County, Illinois. The Subject Property contains a two-story place of worship containing a 900 seat assembly room with a stage, classrooms, and administrative space, having a total of approximately 45,000 square feet in the E-1 Estate Residential District with on-site parking for 275 vehicles and detention and a conservation easement. After the initial special use permit was approved, petitioner constructed a parking lot expansion to the west of the site with additional parking spaces. The petitioner did not apply for a special use amendment at that time and the parking lot was constructed without meeting Village requirements.

B. The Subject Property is the subject of Special Use Ordinance Number 4617.

C. Petitioner requests an amendment to the special use permit to allow the parking lot expansion and installation of a right-turn lane onto 104th Avenue and a modification to permit the number of parking spaces to exceed the Code limitation of 20% above Code requirements to 33% above Code requirements. The modification for the number of parking spaces is based on the needs of the church since the building was constructed in recent years.

D. 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 Code. The Comprehensive Plan designates this property as Community and Institutional.

E. The proposed amendment to a special use and development of the Subject Property will be consistent with the character of the immediate vicinity of the Subject Property. Property to the north is zoned Open Lands District and contains Centennial Park. Property to the south and west is zoned Manufacturing District and contains an industrial park. Property to the east is zoned Open Lands District and contains a cemetery. A place of worship is appropriate in such an area.

F. The proposed use of the Subject Property minimizes adverse effects, including visual impacts, on adjacent properties. The proposed amendment to a special use will not adversely affect the value of adjacent property. In addition, a landscape plan is required to minimize adverse visual impact.

G. The petitioner has demonstrated that public facilities and services, including but not limited to roadways, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, will be capable of serving the amendment to a special use 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. The addition of a right-turn lane exiting on to 104th Avenue will help to address egress from the parking lot and will improve emergency access.

H. Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development. The Petitioner has agreed to provide a conservation easement for portions of the Subject Property.

I. The proposed amendment to a special use does not adversely affect a known archaeological, historical or cultural resource.

J. The proposed amendment to a special use shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village. Granting the requested modification will enhance the ability of the proposed amendment to a special use to meet the general standards for all special

uses set out in Section 5-105(E) of the Land Development Code.

SECTION 3

A special use amendment with a modification to allow for parking spaces that exceed the Code minimums by more than 20% for an approximately 45,000 square foot existing place of worship in the E-1 Estate Residential District with on-site parking for 367 vehicles for the Subject Property described as follows:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 36 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 52.61 FEET FROM THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 36 MINUTES 03 SECONDS ALONG SAID EAST LINE, 1488.25 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 57 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1391.64 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 01 DEGREE 30 MINUTES 50 SECONDS WEST, ALONG SAID WEST LINE, 913.64 FEET; THENCE NORTH 82 DEGREES 39 MINUTES 39 SECONDS EAST, 442.83 FEET; THENCE NORTH 68 DEGREES 48 MINUTES 13 SECONDS EAST, 519.22 FEET; THENCE NORTH 41 DEGREES 56 MINUTES 24 SECONDS EAST, 491.39 FEET TO THE WEST LINE OF 104TH AVENUE PER DOCUMENT NUMBER 16977659; THENCE NORTH 88 DEGREES 23 MINUTES 57 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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is hereby granted to permit the use of the property in the manner above set forth as shown on the Preliminary Site Plan entitled "Site Improvement Plans for Calvary Church Parking Lot and Entrance," prepared by Spaceco, Inc., pages C1, TS1, ET1, ENG1, EP1, S1, D1, PM1, LP1, and L1, dated March 20, 2015 and revised on July 22, 2015 and September 1, 2015, and subject to the following conditions:

1. That Petitioner ensure that all stormwater run-off from the parking lot expansion area and right-turn lane area drains to the existing detention pond; and
2. That all final engineering and building code-related items must be met; and
3. That Petitioner ensure that no further projects are constructed on the Subject Property without prior Village approval; and
4. in accordance with a Landscape Plan Amendment subject to the following condition:
 1. Replace any damaged or removed landscape materials as part of this project before final approval is granted.

In addition, a Site Plan Amendment is approved subject to the same conditions outlined above.

SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this amended special use

and the prior special use ordinance for the Subject Property, granted by Ordinance Number 4617, except as specifically amended by this or another Ordinance, and in the event of non-compliance, said permit and this amendment 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 special use as aforesaid.

SECTION 6

That this Ordinance shall be in full force and effect from and after its adoption and approval as required by law.