



## Legislation Text

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**File #:** 2018-0811, **Version:** 5

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### Title

ORDINANCE GRANTING AN AMENDED SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH MODIFICATION AND ASSOCIATED CERTIFICATE OF APPROPRIATENESS (VILLAGE CENTER - 14700 S. RAVINIA AVENUE)

### Body

WHEREAS, an application seeking an amended special use permit amending the special use permit authorized by Ordinance No. 1651, passed March 2, 1987, for a Planned Development with a modification and associated Certificate of Appropriateness, has been filed by the Petitioner (the “Village”) 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 January 10, 2019, on whether the requested amended special use permit for a Planned Development with a modification and approval of a Certificate of Appropriateness 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 amended special use with modification 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 amended special use permit for a Planned Development with modification. 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 amended special use permit with modification and Certificate of Appropriateness 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 amended special use for a Planned Development is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village, which designates the site at 14700 S. Ravinia Avenue (“Subject Property”) as “Community and Institutional”.

## SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed amended special use for a Planned Development to allow for updates to the Village Center parking lots, an updated Village Hall entry plaza, improvements to the campus-wide Pedestrian circulation, the installation of two (2) “green” roofs at the Village Hall and creation of a Village Center master landscape plan in the VC Village Center Zoning District with a modification and Certificate of Appropriateness as follows:

- (a) The Subject Property is located at 14700 S. Ravinia Avenue within the Village and the proposal is to develop the Village Center Campus (which includes the Frederick T. Owens Village Hall, William R. Vogel Civic Center, the Franklin E. Loebe Recreation Center and the Ara Pace Veteran’s Memorial) as a Planned Development to cause improvements to the Village Center parking lots, improve pedestrian circulation, the installation of two (2) “green” roofs at the Village Hall and implement a master landscape plan.
- (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 as “Community and Institutional”, and the Subject Property is located in the VC Village Center Zoning District. The Subject Property will fulfill the VC Village Center District’s established principles by creating a mixed use walkable neighborhood in the heart of the Village and to ensure that the District will create a unique pedestrian scale and civic character.
- (c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, i.e., to the north is the Village Recreation Administration building; to the south is undeveloped forest and marsh land; to the east is vacant and to the west is the Franklin Loebe Recreation center.
- (d) The design of the development will minimize adverse effects. The proposed site plan demonstrates the safety and access benefits of improvements to existing parking including new lighting as well as improved pedestrian circulation and environmental benefits resulting from the “green” roof system.
- (e) There will be no adverse effects on the value of adjacent property. The Subject Property is currently improved with Village governmental buildings and related parking, and this amended special use planned development will facilitate new landscaping on and around the Subject Property, and will have entry plaza and improve parking and update the Village pedestrian access and circulation.
- (f) 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 will be capable of serving the amended special use at an adequate level of service. All utilities are accounted for and can accommodate the proposed development layout. Specifically, adequate capacity for sanitary and water service is available on site, the storm water management system campus has adequate capacity to service the development improvements.
- (g) Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
- (h) The development will not adversely affect a known archaeological, historical or cultural resource.
- (i) 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

An amended special use permit for a Planned Development and a modification as specified in SECTION 2 of this Ordinance is hereby granted, subject to the conditions below for the Village Center Campus, as described in SECTION 2, at 14700 S. Ravinia Avenue.

PINS: 27-09-219-005 and 27-09-401-037 (the “Subject Property”)

The amended special use planned development amending the special use permit authorized by Ordinance No. 1651 passed March 2, 1987 with a modification hereinafter described, and a Certificate of Appropriateness for the Orland Park Village Center Site Improvements is approved and shall be developed substantially in accordance and as shown on the plan entitled “Proposed Improvements - Village Hall North Parking Lot Concept Plan” prepared by Strand Associates dated January 15, 2019, Sheets 1 through 5, the conceptual landscape plan titled “Village Center Conceptual Landscape Plan” dated December 1, 2018 said the preliminary plan titled “Village Hall Plaza Renovation” drawn by Studio GC dated December 26, 2018, subject to the following conditions.

- 1) All Building Code and Engineering related requirements are met;
- 2) Petitioner must provide additional landscaping throughout the Village Center Campus to offset the reduced parking lot screening requirements; and
- 3) Petitioner must meet all Village Land Development Code Section 5-110 Landmark Designation requirements in accordance with the U.S. Secretary of the Interior standards.

In addition, a modification from the Village Land Development Code Section 6-305 D.6.a.1 is approved and granted to allow an approximately three (3’) foot wide landscape screening area rather than the required ten (10’) foot wide area.

### 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 permit and modification of this Ordinance 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, shall be amended so as to be in conformance with the granting of the amended special use with a modification for the development as aforesaid.

### SECTION 6

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