



Legislation Text

File #: 2017-0897, **Version:** 3

Title/Name/Summary

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED MANUFACTURING DEVELOPMENT WITH MODIFICATIONS FOR CENTURY MEDICAL PARK II (16045 S. 108TH AVENUE)

Body

WHEREAS, an application seeking a special use permit for a Planned Manufacturing Development with modifications to establish and operate two (2) medical office buildings in the MFG Manufacturing 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 October 23, 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 two (2) medical office buildings in the MFG Manufacturing District, as follows:

(a) The Subject Property is located at 16045 S. 108th Avenue within the Village of Orland Park in Cook County, Illinois. The proposal is to establish and operate two (2) medical office buildings on Lot 5 of the Southwest Business Center. The Subject Property is zoned MFG Manufacturing District. Two (2) buildings on a lot for one (1) principal use is permitted in the MFG Manufacturing District only via a special use permit pursuant to Section 6-208.C.12.

(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 Office Employment Emphasis. Medical office buildings are appropriate in such an area.

(c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, as the property to the north (Century Medical Park I), south (office of MPI Media Group) and east (vacant) are all zoned MFG Manufacturing District. To the west is Century Junior High School zoned LSPD Large Scale Planned Development District.

(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 or building height. 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. Finally, there will be no adverse effect on the value of the adjacent property, but rather will bring new development and employment to this area and fill vacant space.

(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 108th Avenue. 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, with the modifications specified in SECTION 4D below, for the establishment and operation of two (2) medical office buildings in the MFG Manufacturing District is hereby granted, subject to the provisions of SECTION 4, below, and issued to Century Medical Park II, for the following described property:

LOT 5 IN BEEMSTERBOER INDUSTRIAL PARK PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-20-203-005-0000

SECTION 4

A. The Subject Property shall be developed substantially in accordance with the preliminary site plan titled "Preliminary Site Plan For Century Medical Park II" prepared by Design Tek Engineering, Inc., Sheets 1 and 2, dated August 11, 2017, revised September 4, 2018, subject to the following conditions:

1. All formal engineering and Building Code related items are complied with;
2. Petitioner must provide an easement along the full extent of the west property line for the proposed multi-use bike path along 108th Avenue as specified and determined in accordance with final engineering;
3. Petitioner must install a sidewalk along 161st Street connecting to the approximate location of the future multi-use path along 108th Avenue as specified and determined in accordance with final engineering;
4. Petitioner must provide eight (8) bicycle parking spaces on the site; and
5. Petitioner must install railings around the bioretention area in accordance with the Building Code.

B. The Subject Property shall be developed substantially in accordance with the Elevations Plan titled "Century Medical Park II" prepared by IJM Architects, Sheets A-1.0 and A-2.0, dated September 7, 2018, and received by the Village on October 16, 2018, subject to the following conditions:

Petitioner must

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roof line;
2. Use masonry of anchored veneer type with a 2.265 inch minimum thickness; and
3. Submit a sign permit application to the Development Services Department for separate review and approval via the sign permitting process and additional restrictions may apply.

C. The Subject Property shall be developed substantially in accordance with the Preliminary Landscape Plan titled "Cove Construction Century Medical" prepared by Beary Landscaping dated October 10, 2017, with a revision date of December 6, 2017, subject to a submission of a Final Landscape Plan meeting all Village Codes in conjunction with submittal of final engineering plans.

D. Approved modifications to the Special Use hereby granted are as follows:

1. Location of a parking lot in the setback areas between the building and the street;
2. An increase in the number of parking spaces from fifty-three (53) to eighty-seven (87);

3. An increase in the maximum side yard setback to greater than twenty (20) feet for Building B;
4. Allowance of development within fifty (50) feet of a non-tidal wetland located on the adjacent parcel to the east; and
5. The installation of a retaining wall greater than three (3) feet along the north property line.

SECTION 5

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 6

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