



Legislation Text

File #: 2016-0105, **Version:** 3

Title/Name/Summary

ORDINANCE REZONING CERTAIN REAL ESTATE AND GRANTING A SPECIAL USE PERMIT FOR THE ORLAND PARK HISTORY MUSEUM

Body

WHEREAS, an application seeking rezoning and a special use permit to locate the Orland Park History Museum at the Old Village Hall and to rezone and consolidate the parcels on and adjoining the proposed museum location 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 March 22, 2016, on whether the requested rezoning and 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 rezoning and 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 rezoning and 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 rezoning and 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 rezoning and 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 locate the Orland Park History Museum at the Old Village Hall, as follows:

(a) The proposed museum location is 14415 Beacon Avenue, the Old Village Hall Building, which is zoned OOH Old Orland Historic District. A special use permit is required for all museums in all areas of the District. The museum will share the building with the Village's Building Maintenance Division, with approximately two-thirds of the building occupied by the Museum (4,800 sf), and one-third by the Building Maintenance Division (2,200 sf). The Museum will occupy the north and south wings of the building, with the Building Maintenance Division in the middle section.

(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 Neighborhood Mixed Use in the Downtown Planning District. The museum will preserve the character of the neighborhood and will help improve and strengthen the historic district by partnering with residents and businesses located within the District. The museum will draw Orland Park residents and other visitors to this historic asset and will create an opportunity for Orland Park residents to participate in community life through events, programs, interactive classes, workshops and a variety of other activities. The museum will educate the public on the local identity and unique aspects of Orland Park and create a focal point within the Village to celebrate the community's history and distinct character. 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.

(c) The proposed development will be consistent with the character of the immediate vicinity of the subject property, which is presently zoned OOH Old Orland Historic District - Single Family Residential to the north, OOH Old Orland Historic District - Governmental Use to the south, OL Open Lands District - Frontier Park; VCD Village Center District to the east, and OOH Old Orland Historic District - Museum to the west, where government and museum uses are located. The special use will also be consistent with the community character of the immediate vicinity of the subject property because the surrounding uses include the Humphrey House Museum operated by the Orland Historical Society to the west.

(d) The museum will not change or alter the exterior of the existing building, nor will it affect or impact the properties adjacent to the building. According to the 2008 Residential Area Intensive Survey (RAI), the Old Village Hall building is in good condition with high integrity. There is currently ample parking for the building, and the proposed sign will be consistent with the design of other signs already located within the district. Therefore, it will maintain the historic character of the neighborhood surrounding the museum. The museum will likely have a positive impact on the value of Historic District properties and on sales tax revenues. The museum will enhance the attractiveness and special character of the area by offering more recreational opportunities and providing a place for positive interaction among community members.

(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 existing building currently houses the Orland Park Building Maintenance Division, and the museum will share the property with this Division. The Orland Park Police Department and Orland Park Fire Protection District have full access to the building in case of an emergency, the water and sewer services will remain the same, and refuse disposal services will remain the same, and there is adequate parking with entrance and egress. The building is also ADA accessible. The museum will benefit schools and park facilities located in and around Orland Park that wish to bring students/groups to the location.

(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. The museum is willing to cooperate with the Orland Park Development Services Department, the Orland Park Maintenance Department, and Orland Park Village Hall in the case of any open space or other improvements with this building and grounds.

(g) The development will not adversely affect a known archaeological, historical or cultural resource. The museum is not expanding the building and so the character of the original structure will remain the same.

SECTION 3

The Board of Trustees further finds, in relation to the proposed rezoning and consolidation of the parcels on and adjoining the proposed museum location, as follows:

(a) The proposed rezoning would change the zoning of two Village-owned parcels, located at 9761 Ravinia Lane (27-09-213-027-000) and 9740 Ravinia Court (27-09-213-044-000), from VCD Village Center District to OL Open Lands District. The two parcels currently serve as parking lots, and are non-conforming uses. This rezoning would allow the two parcels to match the zoning of the adjacent Pioneer Park and allow these parcels to be consolidated with 9750 Ravinia Court (27-09-213-024-000). The proposed Plat of Consolidation would consolidate 9761 Ravinia Lane, 9740 Ravinia Court and 9750 Ravinia Court into one parcel with a parcel address of 9750 Ravinia Court. This consolidation would create a contiguous park/parking lot. Additionally, the proposed Plat of Consolidation reflects the consolidation of 14415 Beacon Avenue (27-90-208-025-000) and 14427 Beacon Avenue (27-09-208-047-0000) into one parcel with a parcel address of 14415 Beacon Avenue. Consolidation of these two parcels would eliminate a non-compliant land use situation and expand the area of the parcel on which the Orland Park History Museum is located.

(b) The rezoning will complement the existing uses and zoning of nearby property. By changing the two Village-owned parcels, located at 9761 Ravinia Lane and 9740 Ravinia Court, from VCD Village Center District to OL Open Lands District, the parcels will have the same zoning designation as Frontier Park, which will allow the parcels to be consolidated with the parcel located at 9750 Ravinia Court. Currently these two parcels are non-conforming uses. The consolidation of these three parcels will create a contiguous park/parking lot. Additionally, the consolidation of 14415 Beacon Avenue and 14427 Beacon Avenue into one parcel will eliminate a non-compliant land use situation and expand the area of the parcel on which the Orland Park History Museum is located.

(c) The rezoning will not diminish property values. In contrast, the rezoning will benefit the public and promote general welfare by aiding in the development of the Orland Park History Museum and by creating a more cohesive Land Development Code. The consolidation of 9761 Ravinia Lane, 9740 Ravinia Court, and 9750 Ravinia Court as well as 14415 Beacon Avenue and 14427 Beacon Avenue would eliminate non-conforming or non-compliant uses and create more contiguous lots.

(d) The rezoning is quite suitable because 9761 Ravinia Lane and 9740 Ravinia Court are currently non-conforming uses. By rezoning these parcels to match the adjacent parcel located at 9750 Ravinia Court, these three parcels can consolidate into one parcel. This will make the Land Development Code more organized and cohesive. Additionally, consolidating 14415 Beacon Avenue and 14427 Beacon Avenue will eliminate non-conforming or non-compliant uses, create a more contiguous lot, and expand the parcel on which the Orland Park History Museum seeks to locate.

(e) The parcels located at 9761 Ravinia Lane and 9740 Ravinia Court are not vacant but serve as a parking lot.

They were rezoned in 2006 when the VCD Village Center District was amended. Additionally, the 14427 Beacon Avenue parcel has a detached garage with no principal structure.

(f) The Petitioner has provided evidence of the community need for the proposed use by demonstrating the projects compatibility and conformity to the Village's Comprehensive Plan, Land Development Code and polices for the area.

SECTION 4

A special use permit for the establishment of a museum at 14415 Beacon Avenue is hereby granted, subject to the conditions below, and issued to the Village of Orland Park, for the following described property:

14415 BEACON AVE.

LOTS ONE (1) AND TWO (2) OF HUMPHREY'S SUBDIVISION IN HUMPHREY'S SUBDIVISION OF THE NORTH 455 FEET OF THE NORTH 30 ACRES OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTH EAST QUARTER, EAST OF THE RAILROAD OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 27-09-208-025-0000

This special use permit is subject to the following conditions:

- A. Meet all final engineering and building code related items.
- B. Submit a sign permit application to the Building Division for separate review.
- C. Install at minimum one (1) new ADA compliant parking space and five (5) bicycle parking spaces within a close proximity to the Old Village Hall building.
- D. Update existing garbage enclosure to comply with current Land Development Code and regulations.

SECTION 5

The Orland Park Land Development Code, as amended, is hereby amended by reclassifying and rezoning the following described real estate from VCD Village Center District to OL Open Lands District:

9740 RAVINIA CT

THE NORTH 80.15 FEET AND THE EAST 111.46 FEET OF THE WEST HALF OF BLOCK 14 IN COTTAGE HOME, A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-09-213-044-0000

9761 RAVINIA LN

THAT PART OF THE SOUTH HALF OF BLOCK 15 IN COTTAGE HOME SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER (EXCEPT SCHOOL LOT) OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID BLCOK 15, THENCE NROTH ALONG THE WEST LINE OF SIAD BLCOK 15, A DISTANCE OF 68.0 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A STRAINGT LINE, A DISTANCE OF 107.40 FEET, MORE OR LESS, TO A

POINT ON THE SOUTH WEST CORNER OF SAID BLOCK 15; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 83.11 FEET TO THE POINT BEGINNING.

PIN: 27-09-213-027-0000

This rezoning is subject to the following conditions:

- A. Meet all final engineering and building code related items.
- B. Submit a sign permit application to the Building Division for separate review.
- C. Install at minimum one (1) new ADA compliant parking space and five (5) bicycle parking spaces within a close proximity to the Old Village Hall building.
- D. Update existing garbage enclosure to comply with current Land Development Code and regulations.

SECTION 6

The Orland Park Land Development Code, as amended, is hereby amended by reclassifying and consolidating the parcels of 9761 Ravinia Lane, 9740 Ravinia Court and 9750 Ravinia Court as described below and depicted in the proposed plat titled "Plat of Consolidation" prepared by Thomson Surveying, Ltd. and dated 02/23/2016:

9761 RAVINIA LN

THAT PART OF THE SOUTH HALF OF BLOCK 15 IN COTTAGE HOME SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER (EXCEPT SCHOOL LOT) OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID BLOCK 15, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 68.0 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 107.40 FEET, MORE OR LESS, TO A POINT ON THE SOUTH WEST CORNER OF SAID BLOCK 15; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 83.11 FEET TO THE POINT BEGINNING.

PIN: 27-09-213-027-0000

9740 RAVINIA CT

THE NORTH 80.15 FEET AND THE EAST 111.46 FEET OF THE WEST HALF OF BLOCK 14 IN COTTAGE HOME, A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-09-213-044-0000

9750 RAVINIA CT

THE WEST HALF OF BLOCK 14 (EXCEPT THE NORTH 80.15 FEET AND THE EAST 111.46 FEET THEREOF) IN COTTAGE HOME A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN: 27-09-213-024-0000

This consolidation is subject to the following condition:

1) Submit a Record Plat of Consolidation to the Village for recording.

SECTION 7

The Orland Park Land Development Code, as amended, is hereby amended by reclassifying and consolidating the parcels of 14415 Beacon Avenue and 14427 Beacon Avenue as described below and depicted in the proposed plat titled "Plat of Consolidation" prepared by Thompson Surveying, Ltd. and dated 02/23/2016:

14415 BEACON AVE.

LOTS ONE (1) AND TWO (2) OF HUMPHREY'S SUBDIVISION IN HUMPHREY'S SUBDIVISION OF THE NORTH 455 FEET OF THE NORTH 30 ACRES OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTH EAST QUARTER, EAST OF THE RAILROAD OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-09-208-025-0000

14427 BEACON AVE.

LOT 3 AND THE NORTH HALF OF LOT 4 (EXCEPT THE SOUTH 5 FEET) IN HUMPHREY'S SUBDIVISION OF THE NORTH 455 FEET OF THE NORTH 30 ACRES OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTH EAST QUARTER, EAST OF THE RAILROAD OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-09-208-047-0000

This consolidation is subject to the following condition:

1) Submit a Record Plat of Consolidation to the Village for recording.

SECTION 8

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, modifications and variations of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 9

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 rezoning and granting of the special use for the planned unit development as aforesaid.

SECTION 10

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