



## Legislation Text

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**File #:** 2015-0586, **Version:** 2

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### **Title/Name/Summary**

ORDINANCE GRANTING A SPECIAL USE PERMIT - ORLAND TOWNSHIP FACILITY RENOVATION - 14807 RAVINIA AVENUE

### **Body**

WHEREAS, an application seeking an amendment to a special use permit with modifications for certain real estate, as set forth below, 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, the Plan Commission of this Village held a public hearing on September 9, 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 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 amendment to a special use permit with modifications 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 Plan Commission has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed amendment to a special use permit with modifications is in the public good and in the best interests of the Village and its residents, is consistent with the Comprehensive Plan of the Village, and is consistent with and fosters the purposes and spirit of the Land Development Code of the Village of Orland Park, as set forth in Section 1-102 thereof.

### SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds as follows in relation to the proposed amendment to a special use permit to construct a new parking lot, a new driveway with drop off area and parking spaces and minor building elevation changes in the VCD Village Center Zoning District with modifications as follows:

(a) The Subject Property is owned by Orland Township, an Illinois unit of local government, is located at 14807 Ravinia Avenue and consists of approximately 2.4 acres. It is zoned VCD Village Center District within

the Village of Orland Park, Cook and Will Counties, Illinois. Petitioner is seeking an amendment to the existing special use permit for the construction of a new parking lot, the construction of a new driveway with drop off area and parking spaces, and minor building elevation changes. Also requested are modifications to exceed the number of parking spaces by more than twenty percent (20%) and to reduce the eastern landscape buffer from the required 15' to 12'.

(b) The Orland Park Land Development Code provides that planned developments are special uses in the VCD Village Center Zoning District. The Subject Property is the subject of Special Use Ordinance Number 2089.

(c) Granting the requested modifications will enhance the ability of the proposed special use to meet the general standards for all special uses set out in Section 5-105 (E) of the Land Development Code of the Village. Specifically, granting the requested parking variance is based on demonstrated need at the existing facility for increased parking. The modification to reduce the eastern landscape buffer from a required 15' to 12' is necessary due to the shape of the property.

(d) The proposed amendment to a special use permit will be consistent with the character of the immediate vicinity of the Subject Property. The Subject Property is located in the VCD Village Center Zoning District. Property to the north, south and east of the Subject Property is zoned VCD Village Center District and contains a bank, undeveloped land, and a commercial center. Property to the west, across Ravinia Avenue, contains Village Hall and open space. The properties to the east also contain commercial parking lots. The addition of a parking lot, driveway with drop-off and parking spaces and changes to the building elevations will not adversely affect neighboring property owners.

(e) The proposed amendment to a special use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code of the Village of Orland Park. The Comprehensive Plan designates this area as Village Center District. The amendment to the existing special use for a planned development is consistent with the Comprehensive Plan.

(f) The design of the proposed amendment to a special use will minimize any adverse effects, including visual impacts, on adjacent properties. There are only minor changes to the building elevations and the building footprint will not change. In addition, a brick enclosure is proposed for the dumpster to screen it from the public view. Also, additional landscaping will be installed along the front patio and around the new sign and flag poles. The proposed amendment to a special use as conditioned by this Ordinance will not have an adverse effect on the value of adjacent property.

(g) Petitioners have demonstrated that public facilities and services, including but not limited to roadways, park facilities, police 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. Access to the site is from two curb cuts along Ravinia Avenue with a secondary access point from the Dania commercial area. The new parking lot will be accessed from the existing north driveway.

(h) Petitioners have made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development.

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

(j) The amendment to a special use shall in all aspects conform to the applicable regulations of the Land Development Code of the Village of Orland Park as amended, for the district in which it is located as well as all

applicable regulations and ordinances of the Village, except as specifically amended or modified by this or another Ordinance.

### SECTION 3

An amendment to a special use permit is hereby granted and issued, subject to the conditions below, for the construction of a new parking lot and driveway with drop-off area and parking spaces, minor building elevation changes, new landscaping and a new dumpster as part of the planned development, subject to the conditions below, on property legally described as follows:

LOT 1 IN THE VILLAGE CENTER SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION NINE, TOWNSHIP THIRTY-SIX NORTH, RANGE TWELVE EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION NINE, TOWNSHIP THIRTY-SIX NORTH, RANGE TWELVE EAST OF THE THIRD PRINCIPAL MERIDIAN.

AND

33 FEET WEST OF LOT 2 OF OWNERS SUBDIVISION OF THE SOUTH 165 FEET OF THE NORTH HALF OF THE EAST HALF OF THE E HALF OF THE SOUTHEAST QUARTER OF SECTION 9 TOWNSHIP 36 NORTH RANGE TWELVE EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS PER DOCUMENT NUMBER 1962093 RECORDED JANUARY 27, 1961.

PIN NUMBER: 27-09-401-031-0000

This special use permit includes modifications to permit the parking to exceed the Code requirements by more than twenty percent (20%) and to reduce the eastern landscape buffer from a required 15' to 12', and is subject to the following further conditions:

1. That the Subject Property be developed substantially in accordance with the hereby approved Site Plan entitled "Orland Township Facility Renovations Site Plan," sheet C3.00A, updated September 15, 2015, subject to the following conditions;

a. The new dumpster cannot function as a drive through/drop off bin and no materials may be stored on the exterior of the dumpster enclosure; and

b. It must meet all final engineering and building code requirements.

2. That the Subject Property be developed substantially in accordance with the Elevations titled, "Orland Township Facility Renovations Exterior Elevations," sheet A4.00, updated May 26, 2015 and "Orland Township Facility Renovations Site Details," sheet A0.03, updated May 26, 2015, and subject to the following further conditions:

a. Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline;

- b. Signage is not approved with this petition and must be submitted for separate review to the Building Division;
  - c. All exterior building changes are to match the existing building in material, color, style and finish;
  - d. All building materials must meet all Building Code requirements; and
  - e. All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.
2. That the Subject Property be developed substantially in accordance with the Landscape Plan titled, “Orland Township Facility Renovations Landscape Plan,” sheet L1.00, updated September 15, 2015.

#### SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this amendment to the special use permits and the prior special use permit for the Subject Property, granted by Ordinance 2089, except as any terms and conditions of the prior ordinances are specifically amended by this or another ordinance, and in the event of non-compliance, said permits shall be subject to revocation by appropriate legal proceeding.

#### 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 special use permit as aforesaid.

#### SECTION 6

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