



Legislation Text

File #: 2018-0742, **Version:** 4

Title

ORDINANCE REZONING CERTAIN REAL ESTATE FROM RSB RESIDENTIAL/SUPPORTING BUSINESS TO E-1 ESTATE RESIDENTIAL AND GRANTING AN AMENDED SPECIAL USE (ASHBURN CHURCH TEEN CENTER SOUTHEAST CORNER OF 153RD STREET AND WOLF ROAD)

Body

ORDINANCE REZONING CERTAIN REAL ESTATE FROM RSB RESIDENTIAL/SUPPORTING BUSINESS TO E-1 ESTATE RESIDENTIAL AND GRANTING AN AMENDED SPECIAL USE (ASHBURN CHURCH TEEN CENTER SOUTHEAST CORNER OF 153RD STREET AND WOLF ROAD)

WHEREAS, a petition for rezoning of and granting an amended special 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 (the "Code") of the Village of Orland Park as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on March 5, 2019, on whether the requested rezoning and amended special use permit should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of the March 5, 2019, public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations 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 report and findings and recommendations of the Plan Commission of this Village regarding the proposed rezoning and special uses 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 hearing are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed rezoning, special use and variances are 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 amended special use, are also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

The Orland Park Land Development Code, as amended, be further amended by reclassifying and rezoning the following described real estate (the "Subject Property"):

LEGAL DESCRIPTION: THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE EAST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 36 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARER OF SAID SECTION 17, THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 39 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 28.338 METERS (92.97 FEET); THENCE SOUTH 01 DEGREES 20 MINUTES 18 SECONDS EAST, 15.240 METERS (50.00 FEET) TO THE SOUTH RIGHT OF WAY LINE OF 153RD STREET PER PLAT OF DEDICATION RECORDED MAY 15, 1992 AS DOCUMENT NUMBER 92336900; THENCE SOUTH 43 DEGREES 34 MINUTES 05 SECONDS WEST, 14.119 METERS (46.32FEET) TO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 7 (WOLF ROAD) PER DEDICATION AFORESAID, THENCE SOUTH 88 DEGREES 28 MINUTES 28 SECONDS WEST, 18,288 METERS (60.00 FEET) TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 01 DEGREES 31 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE 25.300 METERS (83.00 FEET) TO THE POINT OF BEGINNING AND ALSO EXCEPTING THEREFROM THOSE PARTS THEREOF DEDICATED BY INSTRUMENT RECORDED MAY 15, 1992 AS DOCUMENT NUMBER 92336900 AND CONDEMNED IN CASE NO. 2000 L 50998, CIRCUIT COURT) IN COOK COUNTY, ILLINOIS.

Property Tax Identification Number for the Subject Property is 27-17-102-003-0000

from RSB Residential/Supporting Business to E-1 Estate Residential Zoning District under the Code.

SECTION 3

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 permit for a place of worship as follows:

A. The Subject Property contains approximately 32.0 acres and is located within the Village, at the southeast corner of 159th Street and Wolf Road. The Subject Property is of the type contemplated in Section 6-201(c) of the Code and is being developed in accordance with a site plan best suited for the Subject Property. The plan is to develop the Subject Property for an addition to the existing place of worship (Ashburn Baptist Church) for use as a teen center under the under the E-1 Estate Residential Zoning classification, with an amended special use for a place of worship.

B. The proposed amended special use will be consistent with the purpose, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plans and the Land Development Code. The Comprehensive Plan designates this Subject Property as Community & Institutional in the Centennial Planning District.

C. The proposed amended special use will be consistent with the character of the immediate vicinity of the Subject Property. To the north (across 153rd Street) and to the west (across the Wolf Road) is vacant and open space (Doctor East parcel) respectively, to the south is a single family residential subdivision zoned R-3 Residential (Fawn Creek) and to the east is single family residential zoned R-3 Residential (Ashburn Point).

D. The proposed use of the Subject Property creates no adverse effects, including visual impacts, on adjacent properties. The proposed special uses will not adversely affect the value of adjacent property.

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, will be capable of serving the Subject Property 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.

F. Petitioner has made adequate legal provision, to guarantee the provision and preservation of all open spaces designated on the site plan and other improvements associated with the Subject Property development.

G. The proposed use will not adversely affect a known archaeological, historical or cultural resource.

H. The proposed amended special use shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village.

SECTION 4

An amended special use for is hereby granted for a place of worship to accommodate an addition to the existing church (Ashburn Baptist Church) for a teen center, on the Subject Property described in Section 2 hereof, subject to and conditioned upon the following:

A. The Subject Property shall be developed by Petitioner substantially in accordance with the Site Plan appended hereto and incorporated herein as EXHIBIT A titled “Preliminary Site Plan” by Carlson Architecture, Project 18007, Sheet No. SD 101, dated October 19, 2018, and the plan titled “Preliminary Engineering Plan” by Carlson Architecture, Project 18007, Sheet No. SD 101, revised January 14, 2019, and “Landscape Plan” by Clarence Davis and Company, Project No. 19.1296.FV-sb, revised March 12, 2019, and as shown on roof top screening isometric titled “12-0049-4159” by CDI Crystal Distribution, page 1, dated June 5, 2018, and titled “Elevations” by Carlson Architecture, Project 18007, Sheet No. A201, dated October 19, 2018, updated January 14, 2019, and as shown on colored elevations titled “Ashburn Baptist Church” by Carlson Architecture dated October 19, 2018, with the following conditions:

1. Rooftop screening must match the proposed brick and trim color as closely as possible.
2. A Final Landscape Plan must be submitted to the Village for review and approval.
3. Any new Signage will require separate Sign Permit approvals from the Village;
4. No new retaining wall shall exceed 3’ in height.
5. Petitioner must screen all new rooftop mechanicals from view.
6. Petitioner must meet all final Engineering and Building Division requirements and approvals;

B. An Amended Special Use Permit for place of worship is hereby granted. This Amended Special use Permit

shall and hereby does amend Ordinance No. 760 (Special use for a Planned Development published May 10, 1977) and Ordinance No. 1646 (Amended Special Use Permit published February 17, 1987).

SECTION 5

The Petitioner (Permittee) hereunder shall at all times comply with the terms and conditions of this amended special use permit herein granted and in the event of non-compliance, said permit shall be subject to revocation by appropriate legal proceedings.

SECTION 6

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 amended special use as aforesaid.

SECTION 7

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