



Legislation Text

File #: 2016-0304, **Version:** 4

Title/Name/Summary

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR SOUTHSIDE CHICAGO HITMEN

Body

WHEREAS, an application seeking a special use permit to operate a club in an existing 1,300 square foot tenant space in the BIZ General Business 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 May 24, 2016, 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 operate a club for the Southside Chicago Hitmen, a Chapter of IRPMC, in the BIZ General Business District, as follows:

(a) The Subject Property is located at 7040 157th Street, which is located on the northwest corner of 157th Street and 70th Court within the Village of Orland Park in Cook County, Illinois. The proposal is to operate a club for the Southside Chicago Hitmen, a Chapter of IRPMC, in an existing 1,300 square foot tenant space. The Southside Chicago Hitmen is made up of local police officers and firefighters. The organization's primary function is organizing benefits and fundraisers for injured and fallen police officers and firefighters. The Orland Park location currently has fifteen members. The Subject Property will be used primarily for membership meetings and storage. The Chapter will meet approximately once or twice a month at or around 7:30 p.m. The Subject Property is zoned BIZ General Business District. Clubs and lodges are a special use in the BIZ General Business District.

(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 Manufacturing Employment Emphasis. A club is appropriate in such an area.

(c) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, which is presently zoned MFG Manufacturing District/Multi-Tenant Light Industrial to the north and east, and BIZ General District/Grocery Store to the south, and BIZ General District/Commercial to the west, where commercial uses are located. The special use will also be consistent with and not disrupt the community character of the immediate vicinity of the Subject Property because the meetings will only occur once or twice a month and after normal business hours.

(d) The design of the development will minimize adverse effects, including visual impacts, on adjacent properties. There are no proposed changes to the exterior of the building or site, and the use will fill a vacant space. Signage will be permitted and approved via a separate sign permit review. There are no proposed changes to the existing site plan or landscaping. Garbage enclosures have been added to the rear of the property as required by appearance review 2015-0485. There is sufficient parking to support this use since parking supporting the club will only be utilized once or twice a month at night. Additionally, the time of the meetings as well as the relatively low membership will help avoid any potential traffic or parking conflicts with the adjacent uses. There will be no adverse effect on the value of the 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 and schools will be capable of serving the special use at an adequate level of service. The existing building footprint shall remain. The main access points to the site after improvements will be a full access curb cut at the southwest corner of the site and northwest corner of the site, which open onto 157th Street and 70th Court.

(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 for the operation of a club in an existing 1,300 square foot tenant space in the BIZ General

Business District at 7040 157th Street is hereby granted, subject to the conditions below, and issued to Southside Chicago Hitmen, a Chapter of IRPMC, for the following described property:

7040 157th Street
PIN: 28-18-309-009-0000

This special use permit is subject to the following conditions:

- A. That the Petitioner complies with all Building and Health Code Requirements.
- B. That all new signage is approved through a separate permitting process.
- C. That the Petitioner meets the conditions of Appearance Review 2015-0485.

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, modifications and variations 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 special use as aforesaid.

SECTION 6

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