



Legislation Text

File #: 2014-0279, **Version:** 4

Title/Name/Summary

ORDINANCE REZONING CERTAIN REAL ESTATE FROM MFG MANUFACTURING DISTRICT TO BIZ GENERAL BUSINESS DISTRICT AND GRANTING A SPECIAL USE PERMIT (BRIDGE TEEN CENTER - 15555 71ST COURT)

Body

WHEREAS, a petition for rezoning of and granting a special use permit 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 June 10, 2014 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 June 10, 2014 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 report and findings and recommendations of the Plan Commission of this Village regarding the proposed rezoning and special use 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 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 are 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 and proposed rezoning as follows:

A. The Subject Property contains approximately 1.66 acres and an existing building with approximately 24,691 square feet and is located within the Village of Orland Park in Cook County, Illinois. The petitioner, the Bridge Teen Center, is seeking to rezone the Subject Property from MFG Manufacturing District to BIZ General Business District and a special use to continue operating a teen community center.

B. The proposed special use and rezoning of the Subject Property is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code. Rezoning the parcel from MFG Manufacturing District to BIZ General Business District is consistent with the Comprehensive Plan because it is a social gathering space that is contemplated and promoted in the “Community and Culture” chapter of the Comprehensive Plan. Although the Comprehensive Plan shows this location as Manufacturing Employment Emphasis, this area has struggled to attract and maintain manufacturing uses. All three current tenants of the existing building are non-conforming uses in the MFG Manufacturing District and it is unlikely that those tenants will be replaced by manufacturing uses.

C. The proposed special use and rezoning will be consistent with the character of the immediate vicinity of the Subject Property. Surrounding zoning and land use consists of BIZ General Business District to the west and south, with mixed retail and personal services uses as well as a vacant restaurant. The property to the north and east is zoned MFG Manufacturing District and contains mixed automotive uses and a vacant building and lot. The Comprehensive Plan recommends that all parcels west of 71st Court be used for commercial purposes. That recommendation can be extended to the east of 71st Court in order to align current users of all properties along 71st Court.

D. The proposed use of the Subject Property creates no adverse effects, including visual impacts, on adjacent properties. There are no changes proposed to the existing building. In addition, it is very similar to a building to the south, which is zoned for BIZ General Business District and all of its tenants are uses allowed in the BIZ General Business District. The proposed special use and rezoning will not adversely affect the value of adjacent property and may increase property values because properties zoned in a commercial district typically appraise higher than those in a manufacturing district.

E. The Petitioners have demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, refuse disposal, and schools will be capable of serving the special uses at an adequate level of service. Access to the Subject Property is available from 71st Court, which is connected in multiple locations to Harlem Avenue.

F. The teen community center provides a valuable resource to the community and contributes to the community by providing its services.

G. Petitioners have made adequate legal provisions to guarantee the provision and preservation of all open spaces designated on the site plan and other improvements associated with the special use.

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

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

SECTION 3

A special use is hereby granted and issued to The Bridge Teen Center to operate a teen community center on the Subject Property, legally described as follows:

THE SOUTH 275 FEET OF THE NORTH 385 FEET OF LOT 111 IN CATALINA'S COMMERCIAL AND INDUSTRIAL SUBDIVISION OF LOTS 3 AND 6 IN SILVER LAKE GARDENS UNIT NUMBER 7, A SUBDIVISION OF PART OF THE WEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1973 AS DOCUMENT NUMBER 22532993 IN COOK COUNTY, ILLINOIS.
P.I.N. 28-18-309-011-0000.

SECTION 4

The Orland Park Land Development Code, as amended, shall be further amended by reclassifying and rezoning the following described real estate:

THE SOUTH 275 FEET OF THE NORTH 385 FEET OF LOT 111 IN CATALINA'S COMMERCIAL AND INDUSTRIAL SUBDIVISION OF LOTS 3 AND 6 IN SILVER LAKE GARDENS UNIT NUMBER 7, A SUBDIVISION OF PART OF THE WEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1973 AS DOCUMENT NUMBER 22532993 IN COOK COUNTY, ILLINOIS.
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from MFG Manufacturing District to BIZ General Business District under the Code, as amended.

SECTION 5

The Petitioner (Permittee) hereunder shall at all times comply with the terms and conditions of the 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 special use as aforesaid.

SECTION 7

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