



Legislation Text

File #: 2020-0319, **Version:** 3

Title

ORDINANCE GRANTING VARIANCES (ORLAND FIRE PROTECTION DISTRICT MAINTENANCE FACILITY - 10704 W. 163RD PLACE)

Body

WHEREAS, a petition seeking variances for certain real estate, as set forth below, has been filed with the Village, has been referred to the Plan Commission of this Village and has been processed in accordance with the Orland Park Land Development Code, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on August 4, 2020, on whether the requested variances 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 said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in The Daily Southtown, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the said Plan Commission has filed with this President and Board of Trustees its report of findings and its statement that it has recommended approval of the request, and this Board of Trustees has duly considered said reports and findings and record of approval.

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 of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. Also, all exhibits submitted at the public hearing are hereby incorporated by reference as fully as if attached hereto. This Board of Trustees further finds that the proposed 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 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 in relation to the proposed variance as follows:

a. The Subject Property is 1.1 acres located at 10704 W. 163rd Place, Orland Park, Illinois. The Subject Property is zoned MFG Manufacturing under the Village's Land Development Code (the "Code").

- b. The Subject Property is being developed by Petitioner for a 16,567 square foot vehicle maintenance and repair facility.
- c. Petitioner seeks approval to a) reduce the required number of parking spaces from thirty-three (33) to eleven (11); and b) allow for a parking lot to be located between the building façade and the street (163rd Place) (Code Section 6-208.F.4.).
- d. Petitioner has requested the variances to more adequately develop the site and provide essential maneuvering areas to accommodate large fire apparatus to access the vehicle service bays and drive-through between 163rd Place and 107th Avenue. Additional landscaping exceeding Code requirements will offset visual impacts created by the variances and will screen the proposed parking lot from the views from 163rd Place and 107th Avenue. Also, due to the limited number of personnel using the facility, eleven (11) parking spaces is more than adequate. If additional parking is needed on a temporary basis, the neighboring Fire Protection District's Training Facility to the west on 163rd Street has ample parking that can be provided off site.
- e. No one spoke in opposition to Petitioners' request at the public hearing. It does not appear that these variances would adversely affect the development or the surrounding neighborhood.
- f. The plight of the owner is due to the unique circumstances of the presently vacant site.
- g. The variances, if granted, will not alter the essential character of the locality. That the essential character of the locality will not change was also demonstrated by the fact that no neighbors spoke in opposition to the variances requested.
- h. The denial of the requested variances would be a hardship to the Petitioner and the public because public safety dictates that a maintenance and repair facility for fire department vehicles is much needed.
- i. The granting of the variances will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The location of the building and reduction of parking spaces as proposed will not interfere with the Village-approved plan for the development on the Subject Property, nor have any neighbors objected.
- j. The proposed variances will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire or endanger the public safety or impair property values within the neighborhood.

SECTION 3

Variances to Sections 6-306.B. and 6-208.F.4 of the Land Development Code of the Village of Orland Park, as above described, are hereby approved and granted for the following described property:

LOT 43 IN BEEMSTERBOER INDUSTRIAL PARK, PHASE 3, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-20-407-001

and commonly known as 10704 W. 163rd Place.

SECTION 4

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

SECTION 5

The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, said pamphlet to be deposited in the office of the Village Clerk for general distribution.