



## Legislation Text

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**File #:** 2020-0393, **Version:** 4

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### Title

ORDINANCE REZONING CERTAIN REAL ESTATE FROM THE R-3 RESIDENTIAL DISTRICT TO THE BIZ GENERAL BUSINESS DISTRICT AND APPROVING A PLAT OF SUBDIVISION AND RELATED DEVELOPMENT PLANS (MINI ACADEMY II -9970 W. 151<sup>ST</sup> STREET)

### Body

WHEREAS, a petition for rezoning of certain real estate, as set forth below, as well as seeking approvals of a plat of subdivision and related development plans as hereinafter specified has been filed with the Development Services Department 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 May 4, 2021, on whether the requested rezoning and plan approvals 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 May 4, 2021, 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; 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, subdivision plat and related development approvals 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 related development approvals are in the public good and in the best interests of the Village and its residents and are consistent with and foster the purposes and spirit of the Code as set forth in Section 1-102 thereof. Said rezoning and related approvals are also in accordance with the provisions of the Comprehensive Land Use Plan of the Village, which designates the Subject Property as "Neighborhood Mixed Use" in the Orland Grove Planning District.

### SECTION 2

The Code, as amended, is further amended by reclassifying and rezoning the following described real estate (the "Subject Property"):

PARCEL 1: THE SOUTH 277 FEET OF THE EAST 141 FEET OF THE WEST 481 FEET OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 80 FEET OF THE SOUTH 230 FEET OF THE EAST 20 FEET OF THE WEST 340 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PINs:** 27-09-402-043-0000; 27-09-402-014-0000

from the R-3 Residential District to the BIZ General Business District under the Code, as amended.

### SECTION 3

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, be and hereby is amended so as to be in conformance with the rezoning as aforesaid.

### SECTION 4

The proposed Plat of Subdivision titled "Mini Academy Consolidation" prepared by Haeger Engineering, dated November 20, 2020, last revised March 2, 2021, is approved.

### SECTION 5

The Preliminary Site Plan titled "Preliminary Site Plan" prepared by Ridgeland Associates, Inc., dated April 8, 2021, is approved subject to the following conditions:

- a) Petitioner must meet all Building Code and final engineering requirements, including obtaining all required permits from outside agencies;
- b) All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements of Code Section 6-308.J; and
- c) Petitioner must submit a sign permit application to the Village Development Services Department for separate review as signs are subject to additional review and approval via the Village sign permitting

process and additional restrictions may apply.

## SECTION 6

The Landscape Plan titled “Final Landscape Plan” Sheet L 1.0. prepared by Joe Davito Design, Inc., dated May 15, 2020, last revised March 1, 2021, is approved subject to the same conditions specified in SECTION 5, above, and subject to the condition that Petitioner submit a final Landscape Plan meeting all Village Codes as well as all required documentation addressing the outstanding landscape matters in conjunction with Petitioner’s final engineering submittal.

## SECTION 7

The Elevations titled “Proposed Elevations” prepared by Ridgeland Associates, Inc., dated March 1, 2021, are approved subject to the same conditions specified in SECTION 5, above, and subject to the following additional conditions:

- a) All masonry must be anchored veneer type masonry with a 2.625 inch minimum thickness; and
- b) Petitioner must meet all Village Building Code and final engineering requirements.

## SECTION 8

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