



Legislation Text

File #: 2022-0414, **Version:** 2

Title

ORDINANCE GRANTING A SPECIAL USE FOR PLANNED DEVELOPMENT - SILVER CROSS MEDICAL OFFICE BUILDING (17047 S. LAGRANGE ROAD)

Body

WHEREAS, an application seeking a special use for planned development and modifications for certain real estate, as set forth below, has been filed with the Development Services Department 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 (the “Code”); and

WHEREAS, the Plan Commission of this Village held a public hearing on September 7, 2022, on whether the requested special use permit and modifications 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 September 7, 2022 public hearing by publication not more than thirty (30) days nor less than fifteen (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 with this President and Board of Trustees its report of findings and recommendations that the requested special use for planned development and modifications be granted, and this Board of Trustees has 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 has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed special use for planned development and modifications are in the public good and in the best interests of the Village and its residents, are consistent with the Comprehensive Plan of the Village, and are 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 special use permit for planned development and modifications as follows:

(a) The Subject Property (legally described in SECTION 3 hereof) is located within the Village of Orland Park

in Cook County, at 17047 S. LaGrange Road, and is zoned COR Mixed Use Zoning District. It is an approximately 7.78 acre site.

(b) Prior to the enactment of this ordinance, the Subject Property was the subject of Special Use Ordinance No. 5539 (the “Original PUD”), which designated the Subject Property for future commercial development. The Original PUD has been amended so that it no longer governs the use or development of the Subject Property.

(c) Specifically, Petitioner proposes to construct a new, approximately 42,170 square foot medical office building of two (2) stories with associated parking, utilities and landscaping on the south one-half of the Subject Property. Petitioner also proposes to construct a private access drive to the Subject Property on the eastern side of the Subject Property.

(d) Petitioner also requests the Village consent to the elimination of the thirty foot (30’) building line (building set back) along the LaGrange Road-96th Avenue - U.S. Route 45 right-of-way as shown on the Plat of Subdivision recorded in Cook County, Illinois, as document number 2101222044, and modifications to a) locate parking between the front and corner-side building setback between the building and the 171st Street right-of-way; and (b) increase the over-all number of parking spaces from 141 to 178.

(e) Granting the requested modifications will enhance the ability of the proposed special use to meet the general standards for all special uses set out in Section 6-210C.18 of the Code.

(f) The proposed special use for planned development is consistent with the character of the immediate vicinity of the Subject Property. The surrounding property to the north is a restaurant (Wendy’s) and commercial retail (Yale Key Express); to the east is residential (Orland Ridge); to the south is commercial retail (CVS) and restaurants (Lou Malnati’s and Hillgrove Tap); and to the west is unincorporated open space (Orland Grasslands).

(g) The special use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code of the Village of Orland Park. The Comprehensive Plan designates this site as Regional Mixed Use in the Regional Core Planning District. The new medical office building will be consistent with this designation. There will be revised vehicular circulation, multiple access points and additional landscaping, to meet current development requirements.

(h) The conditions on the special use as hereinafter set forth in SECTION 4 are reasonable, necessary and appropriate.

(i) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The proposed building elevations have been designed to blend in with the existing buildings in the area and to incorporate green space and landscaping to further minimize any potential adverse impacts on adjacent properties. Several multi-use paths, natural features, amenity spaces and extensions of the pedestrian and bicycle networks will enhance mobility to and from the site.

(j) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police 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.

(k) The Petitioner has made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development.

(l) The development will not adversely affect a known archaeological, historical or cultural resource.

(m) The special use as granted shall in all aspects conform to the applicable regulations of the Land Development Code of the Village of Orland Park as amended, for the district in which it is located as well as all applicable regulations and ordinances of the Village, unless specifically addressed in this or another Ordinance.

SECTION 3

Subject to the conditions in SECTION 4 below, a special use permit for planned development in the COR Mixed Use District is hereby granted and issued for construction and operation of an approximately 42,170 square foot medical office building to be located on the south half of the property legally described as:

LOT 4 OF ORLAND RIDGE, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 27-27-100-024, -025, -026 and -027 (formerly PINs: 27-27-100-015-0000 and 27-27-100-019-0000)

SECTION 4

A special use permit is hereby granted for planned development to include modifications to a) locate parking between the front and corner-side building setback between the building and the 171st Street right-of-way; and b) increase the number of over-all parking spaces from 141 to 178, subject to the following conditions:

The Subject Property shall be developed substantially in accordance with the Preliminary Site Plan for Silver Cross, last revised August 19, 2022, the Preliminary Landscape Plan for Silver Cross last revised August 19, 2022, and the Building Elevations for Silver Cross last revised July 15, 2022, incorporated herein by reference subject to the following conditions:

(a) All private park space must be accessible to the general public and signage must be installed that indicates the public accessibility. The development may not be gated or outside public access otherwise restricted; and

(b) Petitioner must meet all current Building Code requirements and final engineering requirements including required permits from outside agencies; and

(c) Petitioner must screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively; and

(d) Petitioner must submit a sign permit application to the Village for review and approval for all proposed signage via the sign permitting process and additional restrictions may apply; and

(e) Amenity spaces equivalent to 0.20 acres will be required as a condition of final site plan approval for Phase 2 development of the north half of Lot 4 as depicted on the Subject Property or within seven (7) years of the Village approval of this Special Use Planned Development Ordinance.

In addition, the Village consents to the elimination of the thirty foot (30') building line (building set back) on Lot 4 of the Orland Ridge Subdivision along the LaGrange Road - 96th Avenue - U.S. Route 45 right-of-way; provided, however that Petitioner shall comply with all other setbacks set forth in the preliminary plans referenced in Section 4.

SECTION 5

The Petitioner hereunder shall at all times comply with the terms and conditions of this special use for planned development.

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 granting of the special use permit for planned development as aforesaid.

SECTION 7

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