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ORDINANCE NO. 1628

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PLANNED DEVELOPMENT PERMIT PURSUANT TO THE PROVISIONS OF THAT CERTAIN ORDINANCE ENTITLED THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, ILLINOIS, ORDINANCE NO. 656, AS AMENDED (MORRISON - ETHAN ALLEN)



Doc#: 1208716011 Fee: \$76.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2012 09:55 AM Pg: 1 of 6

Property of Cook County Clerk's Office

VILLAGE OF ORLAND PARK
COOK COUNTY, ILLINOIS

Prepared by L
Please mail to:
Office of Public Information
Village of Orland Park
14700 Ravinia Avenue
Orland Park IL 60462

I HEREBY CERTIFY
THIS DOCUMENT ORD. #1628
A TRUE & ACCURATE COPY OF
THE SPECIAL USE ORDINANCE
APPROVED BY THE VILLAGE BOARD
OF TRUSTEES 1/5/1987

Kevin Lehmann
KEVIN LEHMANN
ENGINEER, VILLAGE OF

Published this 6th day of January, 1987, by authority of the President and Board of Trustees of the Village of Orland Park, Cook County, Illinois. ORLAND PARK

FILE NUMBER/TITLE

ORDER # 2248226

1628

1/26

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AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PLANNED DEVELOPMENT PERMIT PURSUANT TO THE PROVISIONS OF THAT CERTAIN ORDINANCE ENTITLED THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, ILLINOIS, ORDINANCE NO. 656, AS AMENDED (MORRISON - ETHAN ALLEN)

WHEREAS, the required notice of public hearing has been given by the Plan Commission of the Village of Orland Park with respect to the issuance of a Special Use Planned Development Permit hereinafter described; and

WHEREAS, the Plan Commission has held a public hearing on the matter of the issuance of said Special Use Permit; and

WHEREAS, the Plan Commission has made its recommendation with respect to the issuance of said Special Use Permit; and

WHEREAS, the Plan Commission has found and the Board of Trustees specifically finds that the issuance of the Special Use Permit hereinafter described is in the best interests of the Village of Orland Park, Illinois and further finds as follows:

1. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Board of Trustees pursuant to the recommendations of the Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Cook County, Illinois, as follows:

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SECTION 1

That a Special Use Permit be issued pursuant to the provisions of the Zoning Ordinance of the Village of Orland Park, Illinois, Ordinance No. 656, as amended, passed and approved May 26, 1975, for the development of the following described real estate:

Lot 1 in Silver Lake Gardens Unit 9, a Subdivision of part of the North Half of the Northeast Quarter of the Southeast Quarter of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian, in the Village of Orland Park, Cook County, Illinois,

as a retail complex with an Ethan Allen store. Said real estate is located in a B-3 Service District and contains approximately 3.8 acres.

SECTION 2

That, except as hereinafter modified, said Special Use Permit Planned Development shall provide for the development of the Ethan Allen store on the said real estate, as provided in the Preliminary Development Plan by Architect John P. Schram, entitled, "Morrison's Ethan Allen Gallery, Orland Park, Illinois", with the latest revision date of October 23, 1986.

SECTION 3

That the said Special Use Permit authorized herein be issued on the express condition that the current and future owners of said development or any part thereof shall do the following:

1. That storm water retention and detention be reviewed and approved by the Village Engineer prior to the issuance of a building permit.
2. That additional landscaping be added to the Ethan Allen site should any parking spaces on said site be eliminated.
3. That a final landscaping plan for the Ethan Allen site be submitted to the Plan Commission and Board for review.
4. That, whether or not the above-described real estate described in Section 1 is ever resubdivided, only one curb-cut onto Harlem Avenue shall be permitted from the above-described parcel.
5. That, if ever constructed, the curb-cut onto Harlem Avenue shall be restricted to traffic making right turns into and out of the above-described real estate.
6. That any proposed plat of resubdivision for the above-described real estate shall provide for cross easements for vehicular traffic on the above-described real estate and for driveway ingress and egress through use of the curb-cut.

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SECTION 4

That the Village President and the Village Clerk be and they are hereby authorized to issue said Special Use Permit.

SECTION 5

That the Village Clerk be and she is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds of Cook County, Illinois.

SECTION 6

That any and all other ordinances or parts of ordinances in conflict with the provisions hereof are hereby repealed insofar as they conflict herewith.

SECTION 7

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses to comply with, or who resists enforcement of any of the provisions of this Ordinance shall upon conviction be fined not less than Twenty-Five (\$25.00) Dollars nor more than Five Hundred (\$500.00) Dollars for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

In the event any building or structure erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure or land is used in violation of this ordinance, the Director of Code Enforcement or any owner or tenant of real property in the same contiguous zoning district as the building, structure or land in question, in addition to other remedies, may institute any appropriate action or proceeding (1) to prevent the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use (2) to prevent the occupancy of the building, structure or land, (3) to prevent any illegal act, conduct, business or use in or about the premises, or (4) to restrain, correct, or abate the violation.

SECTION 8

That this Ordinance shall become and be effective immediately upon its passage, approval, and publication in the manner provided by law. It is ordered that publication of this Ordinance be made by duplicating thereof in pamphlet form, said pamphlets to be deposited in the Office of the Village Clerk of the Village of Orland Park, for general distribution.

PASSED this 5th day of January, 1987.

/s/ Anne M. Limanowski
Village Clerk

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VOTING AYE: Trustees O'Sullivan, Harlan, Ciccone, Nogal, McLaughlin,
Murphy and President Owens

VOTING NAY: None

ABSENT: None

ABSTAIN: None

DEPOSITED in my office this 5th day of January, 1987.

/s/ Anne M. Limanowski
Village Clerk

APPROVED this 5th day of January, 1987.

/s/ Frederick T. Owens
Village President

PUBLISHED this 6th day of January, 1987.

/s/ Anne M. Limanowski
Village Clerk

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: The North 225 feet of the East 255 feet of Lot 1 in Silver Lake Gardens Unit 9, a Subdivision of part of the North Half of the Northeast Quarter of the Southeast Quarter of Section 13, Township 36 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded as document number 27209344, in Cook County, Illinois.

Permanent Index #'s: 27-13-401-030-0000 Vol. 146

Property Address: 15500 South Harlem Avenue, Orland Park, Illinois 60462

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