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ORDINANCE NO. 1684

OFFICIAL BUSINESS
VILLAGE OF ORLAND PARK, ILL.
RAYMOND W. PIEPER
VILLAGE ATTORNEY

AN ORDINANCE AUTHORIZING THE ISSUANCE OF AN AMENDED SPECIAL USE PLANNED DEVELOPMENT PERMIT PURSUANT TO THE PROVISIONS OF THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, ILLINOIS, ORDINANCE NO. 656, AS AMENDED (ORLAND GOLFVIEW LOFT CONDOMINIUMS)

87396-1117

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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 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.

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RETURN TO:
Box 387

[Handwritten signature and illegible text]

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

SECTION 1

That an amended Special Use Permit Planned Development, in accordance with Section 2 below 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, to-wit:

That part of the Southeast Quarter of Section 14, Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, described as follows: Commencing at a point on the Northeast corner of said Southeast Quarter of Section 14, thence South along the East line of said Section 14 for a distance of 1413 feet, to the point of beginning; thence continuing South along said East line of Section 14 for a distance of 720 feet to a point; thence West along a line parallel with the South line of said Section 14 to a point on the East line of the Commonwealth Edison Company right-of-way recorded December 9, 1966, as Document Number 20019027; thence Northerly along said East line of the Commonwealth Edison Company right-of-way for a distance of 703 feet, to a point; thence Easterly along a line for a distance of 1198 feet, more or less, to the point of beginning, said last described line being normal with said East line of Section 14.

ALSO

That part of the West Half of the Southeast Quarter of Section 14, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at a point on the Southwest corner of the East two-thirds of the South Half of said Southeast Quarter of Section 14; thence North along the West line of said East two-thirds of the South Half of the Southeast Quarter of Section 14 for a distance of 556 feet to the point of beginning; thence continuing North along said West line of the East two-thirds of the South Half of the Southeast Quarter of Section 14 for a distance of 785 feet, more or less, to a point on the North line of said South Half of the Southeast Quarter of Section 14; thence West along said Northline of the South Half of the Southeast Quarter of Section 14 for a distance of 890.58 feet to a point on the Northwest corner of said South Half of the Southeast Quarter of Section 14; thence North along the West line of said Southeast Quarter of Section 14 for a distance of 456.5 feet to a point; thence Easterly along a line, turning an angle of 90° to the right of the last described line to a point on the West line of the Commonwealth Edison Company right-of-way recorded December 9, 1966, as Document No. 20019027 in the Recorder's Office in Cook County, Illinois, thence Southerly along said West line of the Commonwealth Edison Company right-of-way for a distance of 1257 feet, to a point; thence West along a line parallel with the South line of said Section 14, to the point of beginning,

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SECTION 2

AMENDMENT. That that certain Ordinance entitled, "AN ORDINANCE AMENDING THAT CERTAIN ORDINANCE ENTITLED "AN ORDINANCE TO CLASSIFY, REGULATE, AND RESTRICT THE LOCATIONS OF TRADES, INDUSTRIES, ETC." ADOPTED FEBRUARY 23, 1931, AND APPROVED FEBRUARY 27, 1931, ALSO KNOWN AS THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS, ORDINANCE NO. 32, AS HERETOFORE AMENDED AND AS AMENDED BY ORDINANCE NO. 150, REVISED ZONING ORDINANCE OF 1957, AS AMENDED (CACHEY)" being Ordinance No. 582, passed March 24, 1974, and approved March 26, 1974 (hereinafter ORDINANCE) be amended by the addition of Section 2A as follows:

Section 2A

The Plan Description attached to the ORDINANCE as Exhibit A is hereby amended so that the second paragraph of the Plan Description reads as follows:

"Said multiple family residence buildings shall not exceed three stories in height and may include buildings as shown on the Plan dated June 23, 1967 by Anderson Associates, Architects, with a Plan Number of 9299, and the buildings shall be served by private blacktop roadways not less than 20 feet wide with curb and gutter, private lighting system, private water mains, sanitary and storm sewer systems, all of the foregoing to be constructed at the expense of Developer and to be maintained by and at the expense of Developer, Owner, or an Association organized under the Condominium Act. Any such foregoing facilities located in the public Collector Street shall be constructed by Developer at its cost and upon acceptance by the Village of Orland Park, will be maintained at the expense of the Village of Orland Park."

SECTION 3

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

SECTION 4

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 5

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

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SECTION 6

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 7

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 29th day of June, 1987.

/s/ Anne M. Limanowski
Village Clerk

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

VOTING NAY: None

ABSENT: President Owens

ABSTAIN: None

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DEPOSITED in my office this 29th day of June, 1987.

/s/ Anne M. Limanowski
Village Clerk

APPROVED this 29th day of June, 1987.

/s/ Frederick T. Owens
Village President

PUBLISHED this 30th day of June, 1987.

/s/ Anne M. Limanowski
Village Clerk

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
COUNTY OF COOK) SS
VILLAGE OF ORLAND PARK)

CERTIFICATION

I, ANNE M. LIMANOWSKI, DO HEREBY CERTIFY that I am the duly elected, qualified and acting Village Clerk of the Village of Orland Park, Illinois, and as such Village Clerk, I am the keeper of the Minutes and Records of the proceedings of the Board of Trustees of said Village, and have in my custody the Ordinances, Resolutions, and Books of Records of said Village.

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of that certain Ordinance entitled: AN ORDINANCE AUTHORIZING THE ISSUANCE OF AN AMENDED SPECIAL USE PLANNED DEVELOPMENT PERMIT PURSUANT TO THE PROVISIONS OF THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, ILLINOIS, ORDINANCE NO. 656, AS AMENDED (ORLAND GOLFOVIEW LOFT CONDOMINIUMS)

Ordinance No. 1684, which was passed at a Regular Meeting of the Board of Trustees of the Village of Orland Park, Illinois, held on the 29th day of June, 1987, that at said meeting 6 Trustees were present and the Village President was absent; that at said meeting, on motion duly made and seconded that said Ordinance do pass, and upon the roll being called, the vote of each Trustee present and the Village President on the question of the passage of said Ordinance was duly and separately taken by ayes and nays and the vote recorded in the Minutes of the proceedings of said Board of Trustees; that it appears from such record that 6 Trustees voted aye and No Trustees voted nay; that No Trustees abstained; No Trustees ~~was~~/were absent; the Village President ~~was~~ absent, and the office of No Trustees ~~was~~/were vacant.

I DO FURTHER CERTIFY that the said Ordinance was deposited in my office on the 29th day of June, 1987.

I DO FURTHER CERTIFY that the said Ordinance was delivered to the Village President of the Village of Orland Park after the passage thereof by the said Board of Trustees on the 29th day of June, 1987, by the Village Clerk of the said Village of Orland Park, and that the said Ordinance was approved by the Village President of said Village of Orland Park on the 29th day of June, 1987 and published on June 16, 1987.

I DO FURTHER CERTIFY that the original Ordinance of which the foregoing is a true copy is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Orland Park aforesaid, at the said Village, in the County and State aforesaid, this 6th day of July, 1987.

Anne M. Limanowski
Village Clerk

CORPORATE
SEAL

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COOK COUNTY RECORDER

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