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

ORDINANCE NO. 1682

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT PURSUANT TO THE PROVISIONS OF THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, ILLINOIS, ORDINANCE NO. 656, AS AMENDED (THEODORE'S RESTAURANT) 87396 108

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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 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

EROG

11-11-82 11:00 AM - 11:00 AM

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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 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, to construct an additional vestibule and seating area for an existing restaurant and to operate the restaurant and addition thereto on the following described real estate, to-wit:

Lot 2 in Silver Lake Gardens Unit No. 7, a Subdivision of part of the West Half (1/2) of the Northwest Quarter (1/4) and the West Half (1/2) of the Southwest Quarter (1/4) of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, recorded as Document No. 22532993 in Cook County, Illinois.

and said real estate is located in the B-3 Service District.

## SECTION 2

That, except as hereinafter provided, said addition and restaurant shall be as set forth in the Site Plan entitled, "THEODORE'S", dated January 20, 1987, with Job designated as PGP 0704.

## SECTION 3

That said Special Use Permit be issued on the express condition that the current and future owners and operators of the said restaurant shall do the following:

1. That the landscaping shall be in accordance with the approved plan dated March 10, 1987, provided the three trees along Harlem Avenue shall each be a 3" caliper Money Locust.
2. That a sidewalk be installed along the Harlem Avenue frontage prior to September 30, 1987.
3. That the sewer structure be completed prior to September 30, 1987.
4. That the vestibule addition be no larger than 8 feet and that a 52' setback from Harlem Avenue be maintained.
5. That the Village Engineering Department approve engineering plans prior to the issuance of an occupancy permit.

## SECTION 4

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

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## 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 29th day of June, 1987.

/s/ Anne M. Limanowski  
Village Clerk

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

VOTING NAY: None

ABSENT: President Owens

ABSTAIN: None

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

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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 and qualified 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 and books of the 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 A SPECIAL USE PERMIT PURSUANT TO THE  
PROVISIONS OF THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, ILLINOIS,  
ORDINANCE NO. 656, AS AMENDED (THEODORE'S RESTAURANT)

ORDINANCE NUMBER 1682 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 call being called, the vote of each Trustee present on the question of the passage of said ORDINANCE was duly and separately taken by ayes and nays and his/her name and vote recorded in the minutes of the proceedings of said Board of Trustees; that it appears from such record that 6 Trustees voted aye, No Trustees voted nay, No Trustees ~~was~~ were absent and the office of No Trustees was ~~was~~ vacant.

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

I DO FURTHER CERTIFY that 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 on the 29th day of June, 1987.

I DO FURTHER CERTIFY that said ORDINANCE was published on the 29th day of June, 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 30th day of June, 1987.

*Anne M. Limanowski*  
VILLAGE CLERK

CORPORATE  
SEAL

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COOK COUNTY RECORDER  
#3625 # D \* - 87 - 396408

TRAN 1056 07/17/87 15:38:00

DCPT-09 MISC \$1.60

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Box 387 \$16.00

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