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ORDINANCE NO. 1924

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

AN ORDINANCE AMENDING THAT CERTAIN ORDINANCE ENTITLED,  
"THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK,  
ILLINOIS," ORDINANCE NO. 656 AS AMENDED, AND AUTHORIZING  
THE ISSUANCE OF A SPECIAL USE, PLANNED DEVELOPMENT PERMIT  
(BROOK HILL WEST)

Property of Cook County Clerk's Office

VILLAGE OF ORLAND PARK  
COOK COUNTY, ILLINOIS

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COOK COUNTY RECORDER

Published in pamphlet form this 31st day of October, 1989,  
by authority of the Village President and Board of Trustees  
of the Village of Orland Park, Cook County, Illinois.

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ORDINANCE NO. 1924

AN ORDINANCE AMENDING THAT CERTAIN ORDINANCE ENTITLED, "THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, ILLINOIS," ORDINANCE NO. 656 AS AMENDED, AND AUTHORIZING THE ISSUANCE OF A SPECIAL USE, PLANNED DEVELOPMENT PERMIT (BROOK HILL WEST)

WHEREAS, pursuant to Ordinance No. 1920, an Annexation Agreement has been heretofore executed between the Village of Orland Park, Illinois, and Marquette National Bank, as Trustee, et al, relating to the real estate hereinafter described; and

WHEREAS, the Village of Orland Park, Illinois has heretofore passed an ordinance annexing said real estate; and

WHEREAS, said Annexation Agreement contains, among other matters, provisions relating to the zoning classification of said real estate and the development thereof as set forth in said Annexation Agreement; and

WHEREAS, the Board of Trustees has referred to the Plan Commission the zoning provisions of the aforesaid Annexation Agreement for public hearing and recommendation as provided in the Zoning Ordinance of the Village of Orland Park, Illinois, as Amended; and

WHEREAS, the required Notice of Public Hearing has been given by the Plan Commission with respect to the zoning provisions of said Annexation Agreement; and

WHEREAS, the Plan Commission has held a public hearing on the zoning provisions of said Annexation Agreement and has made its recommendation with respect thereto and has recommended that said real estate hereinafter described be included in a One Family Residence District; 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.

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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 will in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations are hereinafter 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:

## SECTION 1

That the Official Zoning Map of Orland Park, Illinois, dated April 22, 1975, which accompanies and is a part of The Zoning Ordinance of the Village of Orland Park, Illinois, Ordinance No. 656, as heretofore amended, be amended by zoning the following described real estate as set forth in said annexation agreement, co-wit:

That part of Sections 30 and 31, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows, co-wit: beginning at the Northwest corner of the South Half of said Section 30; Thence East along the Half Section line of said Section 30, 28 chains and 88 links; Thence South to the Half Section line of said Section 31; Thence West along the Half Section line of said Section 31, 26 chains and 1 link to the West line of said Section 31; Thence North along the West line of said Sections 30 and 31, 80 chains and 61 links to the place of beginning, excepting from the aforesaid tract the following: (A) The North 40 acres thereof; (B) That part lying East of a line which is 914.20 feet West of and parallel to the East line of said tract; (C) That part lying West of a line which is 1360.90 feet West of and parallel to the East line of said tract;

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ALSO

That part of Sections 30 and 31, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows, to-wit: beginning at the Northwest corner of the South Half of said Section 30; Thence East along the Half Section line of said Section 30, 28 chains and 88 links; Thence South to the Half Section line of said Section 31; Thence West along the Half Section line of said Section 31, 26 chains and 1 link to the West line of said Section 31; Thence North along the West line of said Sections 30 and 31, 80 chains and 61 links to the place of beginning, excepting from the aforesaid tract the following: (A) The North 40 acres thereof; (B) That part lying East of a line which is 1360.90 feet West of and parallel to the East line of said tract;

ALSO

That part of the West Half of the Southwest Quarter (except the right of way of the Wabash, St. Louis and Pacific Railway Company) and that part of the East Half of said Southwest Quarter lying North of said Railroad right of way (except therefrom that part lying Southeasterly of the Northerly right of way line of Southwest Highway) in Section 31, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

All that part of 179th Street and Southwest Highway not previously annexed that falls in the Northwest Quarter & the Southwest Quarter of Section 31, Township 36 North, Range 12, East of the Third Principal Meridian, (except that part lying Easterly of the Northerly extension of the Southerly line of Southwest Highway) in Cook County, Illinois.

AS FOLLOWS:

The Western lots adjoining the Will-Cook County line as shown on Exhibit A to the Annexation Agreement be included in the R-2 Single Family Residence District, the 2A portion of Exhibit A to Annexation Agreement be included in the R-4 General Residence District and the remainder of the Single Family lots on Exhibit A be included in the R-3 Single Family Residence District, and said real estate which contains approximately 40 acres and is located North of Southwest Highway along the Eastern side of the Cook County line, shall be added to said Official Zoning Map and so designated as included in the Classes R-2 Single Family Residence District, R-3 Single Family Residence District and the R-4 General Residence District as set forth thereon, subject, however, to the Special Use, Planned Development described in said Annexation Agreement for the said real estate, including the conditions of said Special Use as set forth in said Annexation Agreement.

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## SECTION 2

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

## SECTION 3

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

## SECTION 4

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 Dollars (\$25.00) 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 5

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 10th day of October, 1989.

/s/ James V. Dodge, Jr.  
Village Clerk

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VOTING AYE: Trustees Nogal, McLaughlin, Schussler and Vogel, and  
President Owens

VOTING NAY: None

ABSENT: Trustees Murphy and Ciccone

ABSTAIN: None

DEPOSITED in my office this 30th day of October, 1989.

/s/ James V. Dodge, Jr.  
Village Clerk

APPROVED this 30th day of October, 1989.

/s/ Frederick I. Owens  
Village President

PUBLISHED this 31st day of October, 1989.

/s/ James V. Dodge, Jr.  
Village Clerk

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
COUNTY OF C O O K ) SS  
VILLAGE OF ORLAND PARK )

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## CERTIFICATION

I, JAMES V. DODGE, JR., 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 AMENDING THAT CERTAIN ORDINANCE ENTITLED, "THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, ILLINOIS", ORDINANCE NO. 656 AS AMENDED, AND AUTHORIZING THE ISSUANCE OF A SPECIAL USE, PLANNED DEVELOPMENT PERMIT (BROOK HILL WEST)

Ordinance No. 1924, which was passed at a Regular Meeting of the Board of Trustees of the Village of Orland Park, Illinois, held on the 30th day of October, 1989; that at said meeting 4 Trustees were present and the Village President was present; 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 4 Trustees voted aye and NO Trustees voted nay; that NO Trustees abstained; 2 Trustees was/were absent; the Village President voted AYE, and the office of NO Trustees was/were vacant.

I DO FURTHER CERTIFY that the said Ordinance was deposited in my office on the 30th day of October, 1989.

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 30th day of October, 1989, 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 30th day of October, 1989.

I DO FURTHER CERTIFY that said ORDINANCE was published on the 31st day of October, 1989.

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 11th day of January, 1990.

CORPORATE  
SEAL

James V. Dodge, Jr.  
Village Clerk

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