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ORDINANCE NO. 1922

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

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 (LANDMARK ATRIUM)

Property of Cook County Clerk's Office

VILLAGE OF ORLAND PARK
COOK COUNTY, ILLINOIS

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Published in pamphlet form this 17th day of October, 1989,
by authority of the President and Board of Trustees of the
Village of Orland Park, Cook County, Illinois.

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ORDINANCE NO. 1922

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 (LANDMARK ATRIUM)

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, said Plan Commission has held a public hearing on the matter of 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 permit 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 recommendation 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 Planned Development be issued pursuant to the provisions of the Zoning Ordinance of the Village of Orland Park, Illinois, Ordinance No. 656, passed and approved May 26, 1975, as amended, to permit the construction and maintenance of two three-story office buildings, each containing more than six thousand (6,000) square feet, on the following described real estate, to-wit:

That part of the West 1/2 of the Northwest 1/4 of Section 10, Township 36 North, Range 12, East of the Third Principal Meridian, bounded and described as follows:

Beginning at a point in the South line of the North 1366.70 feet of said Northwest 1/4 said point being 450.00 feet East of the East line of LaGrange Road (as dedicated by Document Number 10155682 recorded September 28, 1928); thence North 0 degrees, 08 minutes, 00 seconds West 225.0 feet perpendicular to said South line of the North 1366.70 feet to the South line of the North line 1141.70 feet of said Northwest 1/4; thence North 89 degrees, 52 minutes, 00 seconds East 2.84 feet along said South line of the North 1141.70 feet to the East line of the West 487.02 feet of said Northwest 1/4; thence North 116.75 feet along said East line to the South line of 144th Place as dedicated per Document Number 22846639; thence North 89 degrees, 52 minutes, 00 seconds East 259.68 feet along said South line of 144th Place to the East line of said 144th Place; thence North 33.00 feet along said East line; thence North 89 degrees, 52 minutes, 00 seconds East 0.08 feet to a point of curve; thence Southeasterly 273.24 feet along the arc of a circle of 381.21 feet radius, convex Northeasterly to the Westerly line of John Humphrey Drive as dedicated; thence South 40 degrees, 56 minutes, 06 seconds West 257.91 feet along said Westerly line to a point of curve; thence Southwesterly 187.22 feet along the Westerly line of John Humphrey Drive, being the arc of a circle of 701.37 feet radius, convex Northwesterly to the East line of the West 726.00 feet of said Northwest 1/4; thence North 69.30 feet along said East line to said South line of the North 1366.70 feet to the Northwest 1/4; thence South 89 degrees, 52 minutes, 00 seconds West 241.30 feet, to the herein designated point of beginning excepting that part taken for roadway purposes in 144th Place, in Cook County, Illinois.

Said real estate is located in a B-2 General Retail District.

SECTION 2

That the said office buildings shall be as set forth in the drawing entitled, "The Landmark Professional Building", prepared by Architectural Resource Corporation of Orland Park, dated August 9, 1989, and designated project number 09309.

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SECTION 3

That the Special Use Permit be issued on the express condition that the present and future owners of the real estate above-described and the office buildings shall do the following:

1. Use said real estate and buildings for office building uses only.
2. Submit a final development plan for the second three-story building to the Board of Trustees for approval, which shall include a plan for landscaping.
3. That said real estate may be subdivided into two lots only as shown on that certain Preliminary Plat of Subdivision entitled, "Landmark Atrium Subdivision" prepared by Stonelake Survey Company, Ltd., dated June 20, 1989.
4. That upon approval of the Plat of Subdivision of said real estate the sum of \$18,500.00 be paid to Village or that adequate provision for the payment of said sum be made.
5. That a cross-access easement be shown on the drawing referred to in Section 2 of this Ordinance, along the Southern property line of said proposed Subdivision and that all costs incurred as a result of the development of such easement will be paid for by the Developer of the real estate to the South of the real estate above-described.

SECTION 4

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

SECTION 5

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 6

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

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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 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 16th day of October, 1989.

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

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

VOTING NAY: None

ABSENT: Trustees Murphy and Schussler

ABSTAIN: None

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DEPOSITED in my office this 16th day of October, 1989.

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

APPROVED this 16th day of October, 1989.

/s/ Frederick T. Owens
Village President

PUBLISHED this 17th 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 AUTHORIZING

THE ISSUANCE OF A SPECIAL USE PERMIT PURSUANT TO THE PROVISIONS OF THE

ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, ILLINOIS (LANDMARK ATRIUM)

Ordinance No. 1922, which was passed at a Regular Meeting of the Board of Trustees of the Village of Orland Park, Illinois, held on the 16th 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 16th 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 16th 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 16th day of October, 1989.

I DO FURTHER CERTIFY that said ORDINANCE was published on the 17th 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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