

**VILLAGE OF OLYMPIA FIELDS  
COOK COUNTY, ILLINOIS**

---

**ORDINANCE #2018-14**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE  
COMPREHENSIVE PLAN FOR THE VILLAGE OF OLYMPIA FIELDS**

---

**ADOPTED BY THE VILLAGE PRESIDENT  
AND THE VILLAGE BOARD OF TRUSTEES  
ON THE 11<sup>th</sup> DAY OF JUNE, 2018.**

**Published in pamphlet form  
by the authority of the Village President  
and the Board of Trustees of the  
Village of Olympia Fields, Cook County,  
Illinois this 11<sup>th</sup> day of June, 2018.**

**VILLAGE OF OLYMPIA FIELDS  
COOK COUNTY, ILLINOIS**

---

**ORDINANCE #2018-14**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE  
COMPREHENSIVE PLAN FOR THE VILLAGE OF OLYMPIA FIELDS**

**WHEREAS**, the Village of Olympia Fields pursuant to Ordinance No. 90-7, adopted a comprehensive plan on May 29, 1990 for the Village of Olympia Fields (the “1990 Comprehensive Plan”); and

**WHEREAS**, the 1990 Comprehensive Plan was amended on December 22, 1997; and

**WHEREAS**, the Planning and Zoning Commission of the Village of Olympia Fields has proposed an amendment to the Comprehensive Plan, and as amended on December 22, 1997; and

**WHEREAS**, a copy of the 2018 Future Land Use Plan and Future Land Use Categories (collectively, the “2018 Comprehensive Plan Amendment”) are attached to this Ordinance as Group Exhibit A; and

**WHEREAS**, on May 15, 2018, the Planning and Zoning Commission of the Village of Olympia Fields held a public hearing in accordance with the requirements of Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7), for the purpose of providing members of the public an opportunity to comment on the proposed 2018 Comprehensive Plan Amendment to the 1990 Comprehensive Plan and the December 22, 1997 Amendment; and

**WHEREAS**, the Planning and Zoning Commission, following the conclusion of the public hearing, recommended that the Corporate Authorities of the Village of Olympia Fields adopt the proposed amendments to the Comprehensive Plan; and

**WHEREAS**, the Corporate Authorities of the Village of Olympia Fields desire to adopt

the 2018 Comprehensive Plan Amendment to the 1990 Comprehensive Plan, as amended by the December 22, 1997, and thereby amend the Comprehensive Plan for the Village of Olympia Fields.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OLYMPIA FIELDS, COOK COUNTY, ILLINOIS, as follows:

**Section 1:** The Corporate Authorities do hereby amend the Comprehensive Plan of the Village of Olympia Fields, adopted pursuant to Ordinance 90-7 (the “1990 Comprehensive Plan”), and as amended on December 22, 1997, to incorporate the document entitled “2018 Comprehensive Plan”, the text of which shall be substantially the form of the text attached hereto as Group Exhibit A, (the “2018 Comprehensive Plan Amendment”). The 1990 Comprehensive Plan, as amended on December 22, 1997, and as further amended by the 2018 Comprehensive Plan Amendment shall constitute the Comprehensive Plan of the Village of Olympia Fields, effective as provided in Section 2 of this Ordinance. If any provisions of the 2018 Comprehensive Plan Amendment conflict with the provisions of the 1990 Comprehensive Plan, as amended on December 22, 1997, the provisions of the 2018 Comprehensive Plan Amendment shall govern and control.

**Section 2:** The Village Clerk of the Village of Olympia Fields shall be and is hereby directed to file notice of the adoption of the 2018 Comprehensive Plan Amendment to the 1990 Comprehensive Plan, as amended on December 22, 1997, as provided for in Section 1 of this Ordinance, with the Cook County Recorder of Deeds in accordance with Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7). In accordance with Section 11-12-7 of the Illinois Municipal Code, the 2018 Comprehensive Plan Amendment shall become effective ten (10) days

after the Village Clerk files notice of the adoption of the 2018 Comprehensive Plan Amendment with the Cook County Recorder of Deeds.

**Section 3:**    **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval and publication as required by law.

THIS ORDINANCE IS ADOPTED AND APPROVED BY THE PRESIDENT AND THE VILLAGE BOARD OF THE VILLAGE OF OLYMPIA FIELDS THIS 11th DAY OF JUNE, 2018

**First reading waived**

**Passed** on second reading this 11<sup>th</sup> day of June, 2018.

  
VILLAGE CLERK

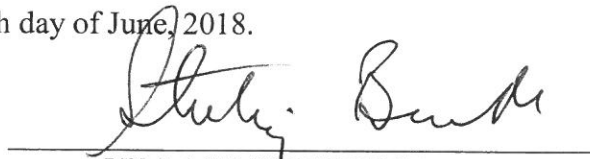
**Roll Call Vote:**

Voting in Favor:        MATZ, GIBSON, HUDSON, PENNINGTON, OLIVER

Voting Against:        \_\_\_\_\_

Not Voting:            THOMAS (ABSENT)

**APPROVED** this 11th day of June, 2018.

  
VILLAGE PRESIDENT

**PUBLISHED** in pamphlet form this 11<sup>th</sup> day of June, 2018.

  
VILLAGE CLERK

PREPARED AND APPROVED AS TO FORM:

\_\_\_\_\_  
VILLAGE ATTORNEY

**Recorder of Deed's Office**

Prepared by:  
Rosenthal, Murphey, Coblentz &  
Donahue

Return to:  
Cynthia Saenz  
Village Administrator  
Village of Olympia Fields  
20040 Governors Highway  
Olympia Fields, IL 60461

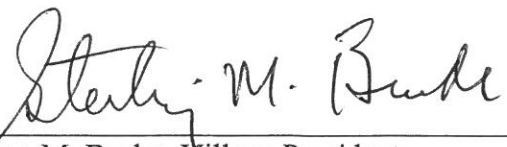
Above space for Recorder's use only

**NOTICE OF THE ADOPTION OF AN AMENDMENT TO  
THE COMPREHENSIVE PLAN FOR THE VILLAGE  
OF OLYMPIA FIELDS, COOK, COUNTY, ILLINOIS**

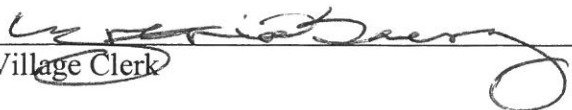
**NOTICE IS HEREBY GIVEN** that the Corporate Authorities of the Village of Olympia Fields, Cook County, Illinois have approved Ordinance No. 2018 - 14, "An Ordinance Adopting an Amendment to the Comprehensive Plan for the Village of Olympia Fields", on June 11, 2018, following a properly noticed public hearing before the Village of Olympia Fields Planning and Zoning Commission on May 15, 2018. A copy of said 2018 Amendment to the Comprehensive Plan is on file in the Office of the Village of Olympia Fields Village Clerk and is available for inspection during regular business hours at the Village of Olympia Fields Village Hall, 20040 Governors Highway, Olympia Fields, Illinois 60461.

This Notice is given pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7). The 2018 Comprehensive Plan Amendment referenced herein shall become effective upon the expiration of ten (10) days after the date of the filing of this Notice of Adoption of an Amendment to the Comprehensive Plan for the Village of Olympia Fields, Cook County, Illinois, with the Office of the Cook County Recorder of Deeds.

Dated this 11<sup>th</sup> day of June, 2018.

  
\_\_\_\_\_  
Sterling M. Burke, Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk

# GROUP EXHIBIT A

## Olympia Fields Future Land Use Categories

**Low Density Residential.** (Not to exceed 3 dwelling units per buildable acre.) Primarily suburban-style single-family detached housing. Some attached housing units may be considered, particularly within a planned development. This category corresponds to the R-1 and R-2 Zoning Districts.

**Medium Density Residential.** (3 to 8 dwelling units per buildable acre.) Allows for multi-family townhomes, duplexes, and triplexes. A townhouse building is a small to medium-sized attached structure that consists of two or more dwelling units placed side-by-side. This category corresponds to the R-4 Zoning District.

**High Density Residential.** (>8 dwelling units per buildable acre.) Multi-family dwellings and apartments – either condominium or rental – where two or more units share a common entrance. Senior residences are included in this category. This category corresponds to the R-4 Zoning Districts.

**Park / Recreation.** Includes all public open space and recreation facilities such as forest preserves, community parks, playgrounds, and public plazas. This category corresponds to the Open Space (OS) Zoning District.

**Open Space.** This category identifies land that is sensitive to development and ought to be preserved, such as wetland, flood plains, and wooded areas. Retention and detention areas, as well as private open space, are included in this category. This category corresponds to the OS Zoning Districts, and may also be included within a residential Planned Development.

**Commercial.** A general retail business category that allows for a wide range of restaurants, retail, and office establishments along heavily-traveled arterial roadways. This category corresponds to the B-1 and B-3 Zoning Districts.

**Business Park.** A commercial land use category that allows for a mixed-use environment including retail, restaurant, entertainment, hotel, office, and other compatible uses.. This category corresponds to the B-4 Zoning Districts.

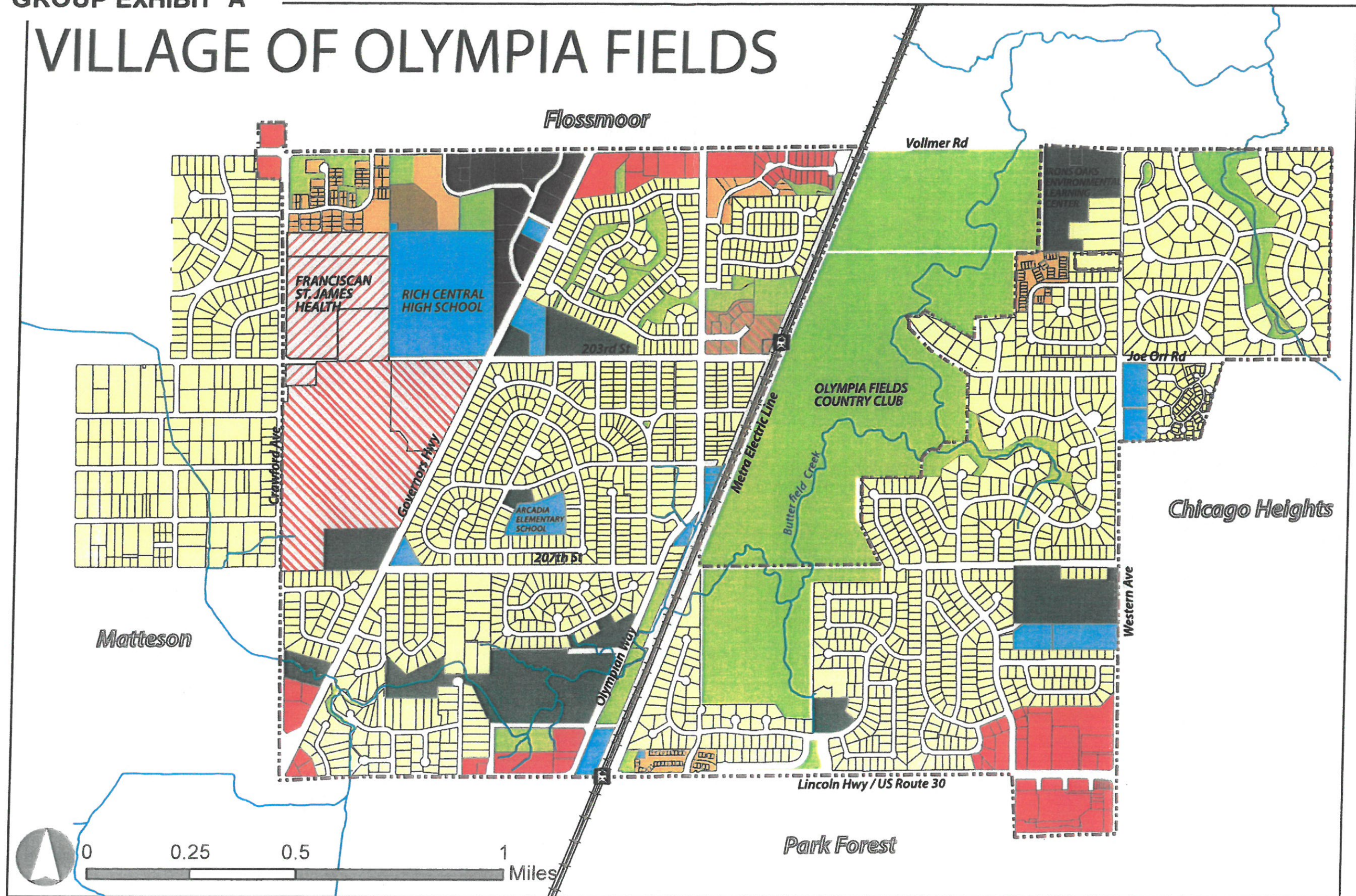
**Transit Oriented Development.** Accommodates mixed-use development in proximity to a Metra commuter rail station. This category corresponds to the TOD Zoning District.

**Medical District.** The Medical District is intended to provide for healthcare and related use. To preserve the integrity of surrounding established residential neighborhoods, the Medical District utilizes provisions regarding setback, landscape buffering, and site design that promote greater compatibility between medical uses and adjacent neighborhoods. This category corresponds to the MD-1 Zoning District.

**Public / Institutional.** Lands where existing or proposed government activities are conducted. Also included are public and private educational or other non-profit organization facilities. A church and an elementary school are two examples of institutional uses. This category is typically found within the R-1 and R-2 Zoning Districts.



# VILLAGE OF OLYMPIA FIELDS



## Future Land Use Map

