

AN ORDINANCE AMENDING ARTICLE 3 (DECISIONMAKING AND ADMINISTRATIVE BODIES), ARTICLE 5 (DEVELOPMENT PROCEDURES, REQUIREMENTS AND REGULATIONS), ARTICLE 6 (DEVELOPMENT REGULATIONS), AND ARTICLE 7 (MISCELLANEOUS PROVISIONS) OF THE VILLAGE OF ORLAND PARK LAND DEVELOPMENT CODE, AS AMENDED

WHEREAS, the Corporate Authorities of the Village of Orland Park, an Illinois home rule municipality, have on February 8, 1991, adopted a Land Development Code (“the Code”) and zoning map; and

WHEREAS, amendments to the Code are adopted from time to time to ensure that the Code is up to date and responsive to community needs; and

WHEREAS, the Plan Commission of the Village held a public hearing on September 21, 2021 on whether the proposed amendments should be approved, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendation that the proposed amendments to Article 3 (Section 3-108), Article 5 (Section 5-112), Article 6 (Sections 6-201, 6-202, 6-203, 6-203.5, 6-204, 6-204.5, 6-205, 6-206, 6-208, 6-211, 6-302, 6-305, 6-306, 6-307, 6-308, 6-310, 6-310.1, 6-405, 6-406, 6-407, 6-408, 6-409, 6-410, 6-411, 6-412, 6-413, 6-415) and Article 7 (Section 7-101) of the Land Development Code of the Village be made, and this Board of Trustees has duly considered said report and findings and recommendations; and

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1: This Board finds and determines that the adoption of the following amendments to the Land Development Code of the Village of Orland Park is in the best interests of the Village and its residents, is in the public interest, constitutes an improvement to the Land Development Code of the Village of Orland Park, and is in keeping with the spirit and in furtherance of the purpose of the Land Development Code of the Village of Orland Park, as set forth in Section 1-102 thereof.

SECTION 2: Article 3 of the Code, as amended, is hereby further amended by adding Section 3-108 as follows:

“SECTION 3-108. ENGINEERING DEPARTMENT.

Section 3-108 – Engineering Department

- A. General. The Engineering Department shall perform the engineering functions for the Village, provide technical support and guidance for action on applications for development approval, capital improvements and perform such other functions as may be requested by the Board of Trustees, the Plan Commission, or the Village Manager. The Engineering Department shall coordinate the review of all applications for development and capital improvements with other Village departments, as appropriate.
- B. Director of Engineering.

1. Creation and Appointment. The Director of Engineering shall be the department head of the Engineering Department and shall be appointed by and serve at the pleasure of the Village Manager.
 2. Jurisdiction, Authority and Duties. In addition to the jurisdiction, authority and duties which may be conferred upon the Director of Engineering by other ordinances, the Director of Engineering shall have the following jurisdiction, authority and duties:
 - a) To serve as staff to the Plan Commission and to inform such body of all facts and information at his disposal with respect to the engineering related aspects of applications for development approval or any other matters brought before it;
 - b) To assist the Plan Commission in the review and preparation of the Comprehensive Plan, any special area plans, the Capital Improvements Program, these regulations and proposed amendments thereto;
 - c) To maintain development review files and other public records related to the Department's affairs;
 - d) To review and approve or disapprove permits requiring engineering oversight;
 - e) To review, or cause to be reviewed, all applications for plat approval;
 - f) To render interpretations of the Comprehensive Plan
 - g) To coordinate relevant local, regional, state and federal environmental and other land development and capital improvement project permitting processes affecting development in the Village;
 - h) To plan for and evaluate all transportation improvements for the Village, and coordinate such activities with the Department of Transportation of the State of Illinois and Cook County Department of Transportation and Highways;
 - i) To establish such rules of procedure as are necessary for the administration of his/her responsibilities under these regulations; and
 - j) Whenever requested to do so by the Board of Trustees with the assistance of other Village departments, to conduct or cause to be conducted surveys, investigations and studies, and to prepare or cause to be prepared such reports, maps, photographs, charts and exhibits as may be requested.
- C. Engineering Review Disclaimer.
- a) All reviews by the Village of Orland Park Engineering Department and/or its consultants (and follow up approvals and permits that may be issued by the Village on the basis of this review) was performed solely to determine general conformance of the proposed development with the Village of Orland Park's Codes, Ordinances, Policies, Criteria and Standards and is limited to project related items under the Village's jurisdiction. The review and findings made after the review are not intended as, nor are they to be construed as a guarantee of any kind. The review does not include coordination with permits previously issued by various government agencies, field verification of existing and proposed conditions, utility information, above or below ground stormwater information, elevations, grades, topography and other information as shown on the plans and documents submitted by the Petitioner and/or its Design Professional(s). The Village staff and its consultants have not performed this review for the purpose of determining design errors or omissions and assume neither responsibility nor liability for errors and omissions in any of these submitted designs and documents. The Petitioner and its Design Professional(s) have the sole responsibility for the correct and complete representation of project information, technical details, performing/checking all design computations,

dimensions, coordination of information available from other government agencies, and providing design and documents that complies with design criteria established by the Village. The Petitioner and its Design Professional(s) are responsible for completing its own reviews for technical accuracy, performing internal quality control and quality assurance reviews. The Village review does not relieve the Petitioner and its Design Professional(s) of the responsibility of preparing design and related documents that meet all Village codes, appropriate industry codes, other government agencies' requirements and best practices of related development industry. Additionally, the Petitioner and its Design Professional(s) are responsible for meeting all related design requirements, submitting permit applications with all required documents, and acquiring appropriate permits from all government agencies that may have jurisdictions over their development. These include, but are not limited to: MWRDGC, IDOT, IDNR, U.S. Army Corps of Engineers, Cook County, Will County, and FEMA. It is not intended that this review conflict or interfere with any ordinance or statute. If any discrepancies are identified between this review and any legal document, the ordinance or statute governs."

SECTION 3: Article 5 Section 5-112 of the Code, as amended, is hereby further amended as follows:

- a) The words "Village Engineer" are stricken from all Sub-Sections of Section 5-112 and replaced by the words "Director of Engineering";
- b) The words "Development Services Department" are stricken from Sub-Section 5-112.E.2 and replaced by the words "Engineering Department.";
- c) The words/symbols "125%" are stricken from Sub-Section 5-112.E.2. and replaced with the words/symbols "132%";
- d) Sub-Section 5-112.E.7.a is stricken in its entirety and replaced with the following:
"The guarantee amount required by the Village as stated in Section 5-112.E.2
Performance Guarantee shall include all public improvements and other improvements necessary to meet Village and other regulatory requirements, as approved and designated by the director of Engineering.";
- e) The words "Public Works Department" are stricken from Sub-Section 5-112.E.8 and replaced by the words "Engineering Department";
- f) Sub-section 5-112.E.8.a.3.a is stricken in its entirety and replaced with the following:
"a. The estimated cost of construction as defined in Section 5-112.E.7.a."
- g) Sub-section 5-112.E.8.a.3.d is stricken in its entirety.
- h) The words "The Village Engineer shall submit the above documents in writing to the Public Works Department, with the exception of those documents provided in accordance with Subsection 5-112.E.3.a of this Section" are stricken from Sub-section 5-112.E.8.b.
- i) The words "Public Works Department" are stricken from Sub-Section 5-112.F.1 and replaced by the words "Engineering Department.

SECTION 4: Article 6 of the Code, as amended, is hereby further amended as follows:

- a) Sub-Section 6-201.F. is stricken in its entirety and replaced with the following:

"F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed twenty-five percent (25%) for the principal structures, pavement, and accessory structures.

- b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed thirty-five percent (35%).
 - i. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 - ii. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 - iii. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 - iv. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
- 2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.”

b) Sub-section 6-202.F. is stricken in its entirety and replaced with the following:

“F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

- 1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed thirty-five percent (35%) for the principal structures, pavement, and accessory structures.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed forty-five percent (45%).
 - v. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 - vi. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 - vii. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 - viii. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
- 2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.”

c) Sub-Section 6-203.F is stricken in its entirety and replaced with the following:

“F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

- 1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - b. The base lot coverage allowed by right is not to exceed thirty-five percent (35%) for the principal structures, pavement, and accessory structures.
 - i. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.
 - c. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed forty-five percent (45%).

- i. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
- ii. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
- iii. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
- iv. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
- v. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.”

d) Sub-Section 6-203.5.F is stricken in its entirety and replaced with the following:

“F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

- 1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed thirty-five percent (35%) for the principal structures, pavement, and accessory structures.
 - i. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed forty-five percent (45%).
 - i. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 - ii. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 - iii. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 - iv. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
- 2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.”

e) Sub-Section 6-204.F. is stricken in its entirety and replaced with the following:

“F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

- 1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed forty percent (40%) for the principal structures, pavement, and accessory structures.
 - i. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed fifty percent (50%).

- i. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 - ii. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 - iii. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 - iv. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
- 2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.”

f) Sub-Section 6-204.5.F is stricken in its entirety and replaced with the following:

“F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

- 1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed forty percent (40%) for the principal structures, pavement, and accessory structures.
 - i. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed fifty percent (50%).
 - i. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 - ii. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 - iii. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 - iv. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
- 2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.”

g) Sub-Section 6-205.F. is stricken in its entirety and replaced with the following:

“F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

- 1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed forty-five percent (45%) for the principal structures, pavement, and accessory structures.
 - i. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.
 - ii. For single family attached and multi-family residential uses, sixty percent (60%) lot coverage is allowed by right.

- b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed fifty-five percent (55%).
 - i. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 - ii. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 - iii. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 - iv. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
- 2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.”

h) Sub-Section 6-206.G. is stricken in its entirety and replaced with the following:

“G. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

- 1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed sixty-five percent (65%) for the principal structures, pavement, and accessory structures.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed seventy-five percent (75%).
 - i. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 - ii. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 - iii. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 - iv. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
- 2. Non-residential land uses are allowed up to eight percent 80% impervious lot coverage by right.”

i) Sub-Sections 6-208 B.12 and C.9 are stricken and replaced with the following:

“12. Outside Storage, when the storage area does not exceed fifty percent (50%) of the area of the lot, is located at the rear of the principal building, is screened on all sides, and the height of the stored materials, equipment or vehicles does not exceed the height of the screening. (See also Section 6-208.H Required Conditions, Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses for further terms and conditions).”

“9. Outside Storage, for a storage area that does not meet the requirements of Section 6-208.B.12 or Section 6-208.H.2. (See also Section 208.H, Section 6-308.J Screening, and Section 6-302 Accessory Structures and Uses for further terms and conditions).”

- j) Sub-Sections 6-302.I. and 6-208.B. are amended by striking Sub-section 6-302.I.2 in its entirety and adding the following as Sub-Section 6-208.B.13. and re-numbering the remaining current Sub-Sections (13 through and including 19) accordingly:

- “13. Outside storage of vehicles essential to the operation of a business, on land other than the lot on which the business is located, shall be considered as part of the Appearance Review process if the land is in the MFG Manufacturing District and is a lot with or without an existing primary use that is owned or leased, in full or in part, by a business establishment granted a special use for Motor Vehicle Sales or Rental or Motor Vehicle Services located within the Village’s BIZ General Business District for the purpose of the storage of new or used motor vehicle inventory with the following conditions:
- a. The vehicle storage area shall not be open to the public;
 - b. No signage shall be allowed that advertises the BIZ General Business District business establishment or contents of the vehicle storage area; and
 - c. No vehicle sales, rental, or leasing shall take place on the premises. (See Section 6-208.B and C).
 - d. Review - Landscape and engineering review fees shall be collected per Land Development Code requirements. All engineering review requirements apply. Landscape review requirements are detailed below. All project related fees shall be paid prior to appearance review approval;
 - e. Site Plan - At minimum, the following information shall be provided on proposed site plans:
 - i. The total number of proposed parking spaces;
 - ii. The hours of operation for the facility;
 - iii. An estimate of frequency of daily ingress/egress of vehicles;
 - iv. The location of an address marker, visible from abutting frontage;
 - v. The location of proposed vehicle storage area(s), ingress/egress points, a general parking plan for the vehicle storage area, proposed lot coverage and a description of base material to be used;
 - vi. The location of required fence. See below for fence requirements. Plans must include an elevation drawing showing proposed material, dimension, post footing and color details of the fence and entry gate;
 - vii. If an electric gate will be used, include where meter will be located, how electricity will be brought to site and any underground utility details;
 - viii. The location of all required setbacks, as outlined below in Section 6-302.I.2.f.;
 - ix. Any additional information deemed necessary by the Development Services Department for the review of a project.
 - f. Screening - A uniform, 8' tall wood or vinyl opaque fence shall be installed around the entire vehicle storage area. Vehicles shall not exceed the height of the screening. A 25' front setback shall apply to all fences abutting a public right of way. A 15' setback shall apply to all fences not abutting a public right of way;
 - g. Landscape - Parkway tree requirements per Section 6-305 apply to all projects. Foundation landscaping requirements per Section 6-305.D.5.a shall apply to all fences abutting a public right of way. One (1) ornamental tree shall be planted for every 30' of fence length not abutting a public right of way. No landscape requirements apply to the interior vehicle storage area. Submittal of a Tree Survey and Tree Mitigation Plan is required per Section 6-305.F.3.h. Tree mitigation requirements apply per Section 6-305.F.3.f.”

- k) Sub-Sections 6-302.I. and 6-208.C. are amended by striking Sub-Section 6-302.I.1 in its entirety and adding the following as Sub-Section 6-208.C.10, and re-numbering the remaining current Sub-Sections (10 through and including 18) accordingly:

“10. Outside storage of materials, equipment or vehicles essential to the operation of a business, on land other than the lot on which the business is located, shall be considered as a special use if the land is in the MFG Manufacturing District and is on a lot adjacent to and in possession of the same title holder of record as the lot occupied by the business for which the outside storage items are accessory.”

- l) Sub-section 6-302.I is amended by striking sub-section 6-302.I in its entirety and adding the following:

“Outside Storage. Outside storage, where permitted in a specific zoning district and as specifically regulated in said district, shall be located at the rear of the principal building. It shall be screened on all sides. Stored materials, equipment or vehicles shall not exceed the height of the screening, and shall not be visible from any adjacent streets or residential areas.”

- m) Sub-Section 6-208.H. is amended by adding the following Sub-Section 6-208.H.2. (including “Figure 6-208.H.1.”), and re-numbering the remaining current Sub-Sections (2 and 3) accordingly:
“

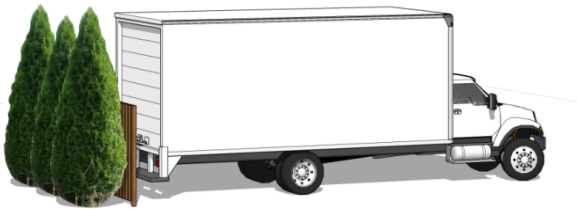


Figure 6-208.H.1

2. Outside storage of Automobiles and Commercial Vehicles and Trucks shall be prohibited except as follows:
- a. Parking of Automobiles as permitted by the Off-Street Parking regulations in Section 6-306 herein.
 - b. Temporary parking of Commercial Vehicles and Trucks in loading areas designed and designated for such purposes and for the purpose of loading and unloading.
 - c. Parking of Commercial Vehicles or Trucks essential to the operation of a business located on the same lot and with each Commercial Vehicle or Truck not to exceed 19,500 pounds. Outside storage of such vehicles shall comply with Sections 6-208.B.12, Section 208.H.1, and Section 6-308.J unless a special use is granted as per Section 6-208.C.9 herein.”
- n) Sub-Section 6-211 is amended by striking Sub-Sections 6-211.B.13. and 6-211.C.7 and replacing them with the following:

“13. Outside Storage, when the storage area does not exceed 25% of the area of the lot, is located at the rear of the principal building, is screened on all sides, and the height of the stored materials, equipment or vehicles does not exceed the height of the screening. (See also Section 6-211.I

Required Conditions, Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses for further terms and conditions)

7. Outside Storage, for a storage area that does not meet the requirements of Section 6-211.B or Section 6-211.I. (See Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses).”
- o) Sub-Section 6-211 is amended by adding the following Sub-Section 6-211.I., including Figure 6-211.I.1. and Exhibit A, as follows:

“I. Outside Storage of Vehicles. Outside storage of Automobiles and Commercial Vehicles and Trucks shall be prohibited except as follows:

- a. Parking of Automobiles is permitted subject to the Off-Street Parking regulations in Section 6-306 herein.
- b. Temporary parking of Commercial Vehicles and Trucks in loading areas designed and designated for such purposes and for the purpose of loading and unloading.
- c. Parking of Commercial Vehicles or Trucks essential to the operation of a principal building, located on the same lot, and with each Commercial Vehicle or Truck not to exceed 19,500 pounds. Outside storage of such vehicles shall comply with Sections 6-211.B.13, Section 211.H.1, and Section 6-308.J unless a special use is granted as per Section 6-211.C.7 herein.

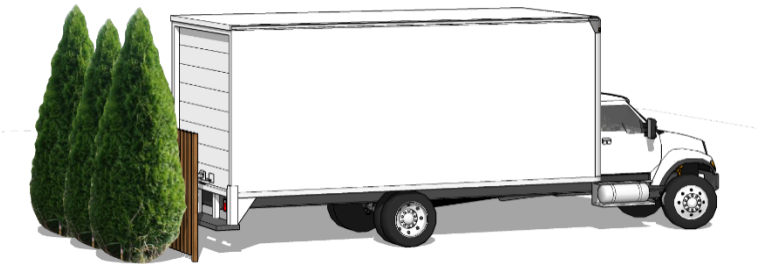
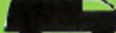




Figure 6-211.I.1

Exhibit A

Class 1 - 6,000 lbs & Less			
			
Minivan	Cargo Van	SUV	Pickup Truck
Class 2 - 6,001 to 10,000 lbs			
			
Minivan	Cargo Van	Full-Size Pickup	Step Van
Class 3 - 10,001 to 14,000 lbs			
			
Walk-in	Box Truck	City Delivery	Heavy-Duty Pickup
Class 4 - 14,001 to 16,000 lbs			
			
Large Walk-in	Box Truck	City Delivery	
Class 5 - 16,001 to 19,500 lbs			
			
Bucket Truck	Large Walk-in	City Delivery	
Class 6 - 19,501 to 26,000 lbs			
			
Beverage Truck	Single-Axle	School Bus	Rack Truck
Class 7 - 26,001 to 33,000 lbs			
			
Refuse	Furniture	City Transit Bus	Truck Tractor
Class 8 - 33,001 lbs & Over			
			
Cement Truck	Truck Tractor	Dump Truck	Sleeper

- p) Sub-Section 6-302.C.39. is stricken in its entirety and replaced with the following:

“39. Swimming Pools: See Section 6-310.1 Swimming Pools. Above-ground pools may be permitted in rear setbacks. In-ground pools may be permitted in either the side or rear setbacks. On corner lots, additional screening requirements are applicable when the pool is located in the side or rear yard that directly abuts a public right-of-way. Refer to Section 6-310.1 of the Land Development Code for screening requirements. Pools are not permitted within the BIZ General Business District, Village Center District and the MFG Manufacturing District. Pools must be at least ten (10) feet from the side and rear lot line.”

- q) Sub-Section 6-302.H.1.K is amended by adding the following sentence to the end of said Sub-Section:

“Dry wells shall have positive drainage to a Village approved system if soil infiltration is less than 0.50 inches per hour.”

- r) Sub-Section 6-302.C. 31 is stricken in its entirety and replaced with the following:

“C. Permitted Accessory Structures and Uses.

31. Retaining Walls: May be permitted in front, side, and rear setbacks, so long as the wall does not encroach into any existing easement and does not obstruct storm water flow. Retaining walls shall be limited to a maximum three (3) feet in height. Any retaining wall in a side yard associated with a side loading garage or driveway cannot exceed two (2) feet in height. When the consequence of grading land results in the necessity for a total retaining wall height greater than three (3) feet, the retaining wall must be tiered and each wall on the tiered retaining wall system shall be limited to three (3) feet in height. The formula for determining the tiered wall setback shall be two (2) times the lower wall height. A structural permit is required if the retaining wall system exceeds three (3) feet (triggering the need for a second wall or more) in total height.

- s) Sub-section 6-302.C.33.b is stricken in its entirety and replaced with the following:

b. Located off outside of any easements, at least not less than five (5) feet from the lot lines and does not obstruct storm water flow; and no closer than ten (10) feet to the principal building; and

- t) In sub-section 6-302.C.41 the words “Tennis and Basketball Courts” are replaced with “Sport Courts.”

- u) Sub-section -302.C.41.d is stricken in its entirety and replaced with the following:

d. Sport courts shall not be allowed in easements and shall not adversely affect overland drainage for the subdivision/property.”

- v) Sub-Section 6-305.D.8.b4. is stricken in its entirety and replaced with the following:

“4. A Monitoring and Management Plan (M&M Plan) shall be submitted along with the required landscape plan for all applicable projects, as determined by the Development Services Department. M&M Plans shall coincide with the project Watershed Management Ordinance (WMO) Permit Schedule R, if applicable. For further details see Section 6-305.F.2 Naturalized Landscaping Area Management Standards. Monitoring and Management Plans and Schedule R shall be recorded with the county recorder of deeds in which the project is located. For projects with stormwater management features, an Annual Monitoring Report must be submitted to the Village before annual acceptance may be granted.”

w) Sub-Section 6-305.D.8.b.8 is stricken in its entirety and replaced with the following:

“8. An "as -built" landscape plan of all stormwater management areas is required before final approval by the Village including but not limited to topographic information, planting limits and normal and high water level elevations, or any additional information requested by the Village. Additional information may be required, as determined by the Development Services or Engineering Departments.”

x) Sub-Section 6-305.E.3.d. is stricken in its entirety and replaced with the following:

“d. A WMO Permit shall be obtained for all qualifying developments. All WMO permitted projects require a Monitoring and Maintenance Plan and Schedule R. Qualifying developments shall reference the WMO Maintenance Plan when preparing the Monitoring and Maintenance Plan in conjunction with a Landscape Plan. See Section 6-305.F.2.b Monitoring and Management Plan for details.”

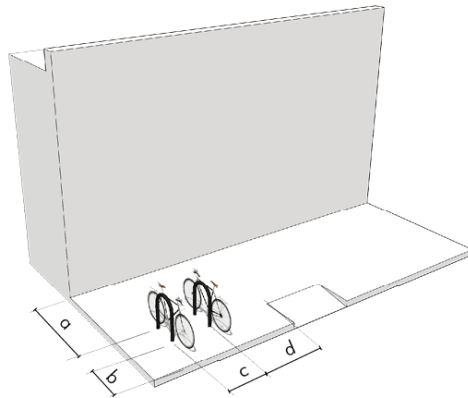
y) Sub-Sections 6-305.E.3.e. and 6-305.E.5.a.12. are amended by striking the words “Development Services Department” (in 6-305.E.3.e) and the words “Village Engineer” (in 6-305.E.5.a.12.) and replacing them with the words “Director of Engineering” in both Sub-Sections.

z) Sub-Section 6-306.H is stricken in its entirety and replaced with the following:

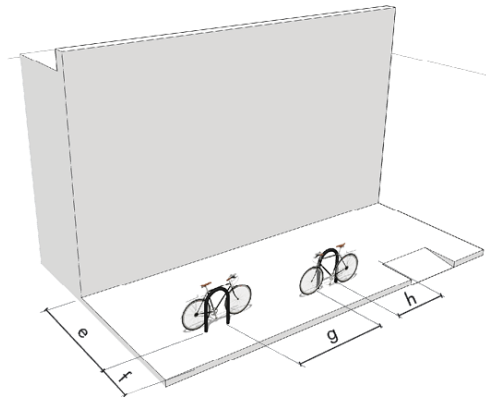
“H. Bicycle Parking.

1. All nonresidential uses containing ten (10) or more automobile parking spaces shall provide bicycle parking facilities at the rate of one (1) bicycle parking space for each ten (10) automobile parking spaces provided, up to a maximum of thirty (30) bicycle parking spaces. Mixed use and residential planned developments, except for townhomes, shall provide one (1) bicycle parking space for every ten (10) residential units, or as approved by Development Services.
2. Bicycle racks shall be securely anchored to the ground.
3. Bicycle racks shall support the bicycle in at least two places, preventing it from tipping over, and shall provide multiple points of locking to secure both the frame and one or both wheels. Bicycle racks shall accommodate a variety of bicycle types and sizes. The inverted-U or post and ring style racks are preferred.
4. A minimum of 25% of required bicycle parking spaces shall be provided no more than 50' from the entrance to the user it is serving, and clearly visible.
5. Bicycle racks shall be installed in conformance with the minimum spacing requirements shown in Figure 6-306.H.1.

Figure 6-306.H.1.



- a. 7'-0" minimum from interior edge of sidewalk.
- b. 3'-0" minimum from rack to back of curb.
- c. 3'-0" minimum between centerline of racks.
- d. 5'-0" minimum from centerline of rack to other site elements.



- e. 5'-0" minimum from interior edge of sidewalk.
- f. 3'-0" minimum from rack to back of curb.
- g. 0'-0" minimum between racks.
- h. 5'-0" minimum from rack to other site elements.

- aa) Sub-Section 6-307.F.3.G.a. is amended by adding the following sentence at the end of said Sub-Section:

“Bonuses for Building Setback from a public right-of-way may include a private right-of-way internal to a Planned Development.”

- bb) Sub-Section 6-307.K.3. is amended by inserting the words “serving the business” after the words “parking lot” in the first sentence of said Sub-Section.

- cc) Sub-Section 6-308.F. is amended by adding the following paragraph 16:

“16. Unless otherwise approved by Development Services, ground level storefront elevations facing a public right-of-way or parking lot serving the business shall:

- a) Maintain no less than 65% transparent glass in the area measured from 2’-6” above interior finished floor to 8’-0” above interior finished floor along elevations. Areas of transparency shall provide a minimum visibility of 5’ into the interior during business hours.
- b) Discreetly blend areas of opaque storefront with the building materials and architecture.
- c) Provide back-of-house doors with the same design standard as pedestrian entrances.”

- dd) Sub-Section 6-310 is amended by adding the following sentence at the end of Sub-Section 6-310.H.:

“When pools are located on corner lots, and on a side or rear yard that abuts an adjacent public right-of-way, said pools shall be entirely screened from view via a six-foot-tall opaque fence.”

- ee) Sub-Section 6-310.1.A.2 is stricken in its entirety and replaced with the following:

“2. Location and Setbacks

a) In-Ground Pools

1. In-Ground Pools and above-ground appurtenances are permitted within the side and rear yards with a minimum of ten (10) feet from side and rear lot lines.
2. Pools within a side yard shall not be located within twenty-five (25) feet of a building front yard setback.
3. No part of the pool and above-ground appurtenances shall be allowed within the minimum required side yard building setback of each zoning district.
4. Exterior pools shall provide a minimum 48" clear access distance around the pool from other structures located on the lot.
5. Glass and glazing near a pool shall meet the requirements of the Village Building Code for glass in hazardous locations.
6. The maximum total lot coverage including the pool area must comply with the applicable zoning district requirement.
7. No portion of the swimming pool or its above-ground appurtenances shall be located within any existing easement.
8. Swimming pool fence and barrier enclosures shall comply with Section 6-310.H of this code.
9. In side and rear yards of corner lots, and in side or rear yards that are adjacent to a public right-of-way, in-ground pools shall be screened from view via a six (6) foot tall, opaque fence constructed of wood, vinyl, or masonry. Fences must abide by the rules and regulations as prescribed in Section 6-310.

b) Above-Ground Pools

1. Above-Ground Pools and above-ground appurtenances shall be allowed within the rear yard only with a minimum of ten (10) feet from side and rear lot lines.
2. Exterior pools shall provide a minimum 48" clear access distance around the pool from other structures located on the lot.
3. Glass and glazing near a pool shall meet the requirements of the Village Building Code for glass in hazardous locations.
4. The maximum total lot coverage including the pool area must comply with the applicable zoning district requirement.
5. Swimming pool fence and barrier enclosures shall comply with Section 6-310.H of this code.
6. In rear yards of corner lots, and in rear yards that are adjacent to a public right-of-way, above-ground pools shall be screened from view via a six (6) foot tall, opaque fence constructed of wood, vinyl, or masonry. Fences must abide by the rules and regulations as prescribed in Section 6-310.
7. Above-ground pools shall not be less than four (4) feet from other structures.
8. No portion of the swimming pool or its above-ground appurtenances shall be located within any existing easement."

ff) Sub-Section 6-310.C.5. is stricken in its entirety and replaced with the following:

"5. No fence shall be constructed in such a manner as to impede or alter the natural or engineered surface water drainage of the property upon which the fence is constructed or any adjoining property. A fence shall be installed three inches above the ground as measured from grade to bottom of fence panel to allow for natural surface water drainage. Exceptions may be made for open-style fences. Fences located in overland flow routes may have additional requirements pertaining to height above ground and being an open fence style in order to maintain storm water flow as determined by the Director of Engineering."

gg) Sub-Sections 6-405, 6-406, 6-407, 6-408, 6-410, 6-411, 6-412 and 6-413 are amended by striking the words "Village Engineer" and replacing them with the words "Director of Engineering."

hh) Sub-Section 6-405.A.2. is amended by striking "40,000" and replacing it with "10,000" and, in addition, adding the words "or as determined by the Director of Engineering" after the word "facilities" in the first sentence of said Sub-Section.

ii) Sub-Section 6-405. B.10.a is stricken in its entirety and replaced with the following:

"10. Design of Pavement Thickness.

- a) The following minimum structural numbers and minimum pavement thickness shall be required in the design of pavements:

FLEXIBLE AND RIGID PAVEMENTS

FLEXIBLE PAVEMENTS	THICKNESS*	
Minimum Structural Number	Binder Course	Surface
2.00 to 3.00	2.25"	1.50"
3.01 to 3.99	3 1/2"	1.50"
4.00 and greater	4"	1.50"

RIGID PAVEMENTS**	THICKNESS***
3.00 to 3.99	6" to 8"
4.00 to 4.99	8" to 10"

*Bituminous Concrete Binder and Surface Course, Class I (See Standard Specification for Road and Bridge Construction, latest edition, from the Illinois Department of Transportation.)

**Concrete pavement shall be reinforced with 6" x 6", #6 steel fabric.

***Thickness shall be rounded up to the nearest one-half (1/2) inch."

jj) Sub-Sections 6-406.G. and 6-406.K. are stricken and replaced with the following:

G. Granular Base. A granular base of two (2) inch minimum thickness on the prepared subgrade. The base shall extend the full width of the sidewalk or driveway apron. The granular base shall consist of CA6 aggregate conforming to the Standard Specifications for Road and Bridge Construction as prepared by the Illinois Department of Transportation, latest edition.

K. Protection from Low Temperatures. After the first seasonal frost, concrete shall be protected from freezing in accordance with the Standard Specifications for Road and Bridge Construction as prepared by the Illinois Department of Transportation, latest edition. The developer shall be responsible for all concrete damaged by low temperatures, and any damaged concrete shall be removed and replaced by the developer at the developer's expense."

kk) Sub-Sections 6-406.B. is amended by adding the following paragraph 16:

“16. Driveways and Apron Slope. The maximum grade for a driveway and driveway apron shall be eight (8) percent, unless otherwise approved by the Director of Engineering. An existing driveway having a slope greater than eight (8) percent may maintain the existing slope.”

- ll) Sub-Section 6-406.C.2.A. is amended by deleting the word/symbols “two (2)” in the third sentence thereof and replacing it with the words “one and one-half (1.50)” and by deleting the words “by the Division of Highways, Department of Public Works, State of” in the final sentence of said Sub-Section and adding the words “Department of Transportation” after the word “Illinois” in said sentence.
- mm) Sub-Section 6-408.A. is amended by striking the words “Sixth Edition July 2009” and replacing them with the words “latest edition.”
- nn) Sub-Sections 6-406.A.2.b, c, and f are amended by striking the words “Development Services Department” and replacing them with the words “Engineering Department.”
- oo) Sub-Sections 6-406.B.1 through 6-406.B.4. are amended by striking the words “Building Division” (in 6-406.B.1) and the words “Building Department” (in 6-406.B.2, 3, and 4) and replacing them with the words “Development Services Department” in all Sub-Sections.
- pp) Sub-Sections 6-406.B.6, 7, and 12 are amended by striking the words “Department of Engineerinh” (in 6-406.B.6 and 12) and the words “Village Engineer” (in 6-406.B.7) and replacing them with the words “Engineering Department” in all Sub-Sections.
- qq) Sub-Section 6-408.E.5.d is stricken in its entirety and replaced with the following:

“d. Sealing. All mating surfaces of concrete adjustment riser(s), structure sections, and frames shall be sealed with an external seal. No mastic sealant, concrete mortar or epoxy mortar shall be allowed as a sealant for adjustment risers, structure sections or frames. A manhole encapsulation system or external sealing system, as approved by the Director of Engineering, shall be used.”
- rr) Sub-Section 6-408.J.3. is amended by deleting the words “Village Engineer” and replacing them with the words “Director of Engineering”, and by adding the following as sub-paragraph a:

“a. An all stainless steel designed tee and/or wye saddle, per ASTM A240 with a large branch-side mat gasket and of two-piece construction as approved by the Director of Engineering, shall be required by the Village for new construction.”
- ss) Sub-Section 6-409.E.3.b. is amended by adding the following as paragraph 7:

“7. High-Density Polyethylene (HDPE) 0.012.”
- tt) Sub-Sections 6-409.E.9.a. and b. and 6-409.E.12.a.5 are stricken and replaced with the following:

“9. Minimum Sewer Size.

- a. Storm sewer shall not be less than ten twelve (12) inch diameter except where existing storm sewer pipe is smaller in size downstream.
- b. Private storm sewer serving sump pumps and roof drains shall not be less than eight (8) inch diameter.”

-and-

“5. Access spacing shall be:

Sewer Pipe Size (in inches)	Maximum Interval (in feet)
10 - 24	350
27 - 36	400
42 - 54	500
60 or larger	1000

- uu) Sub-Sections 6-409.F is amended by adding the following as sub-section 6-409.F.1.d and re-numbering the remaining current sub-sections (d through f) and by adding sub-section 6-409.F.2.e. with the following:

“d. High Density Polyethylene (HDPE) Pipe (12” diameter to 60” diameter), ASTM D3350, ASTM F2648”

-and-

“e. HDPE Pipe – ASTM F2648, ASTM F477, Fittings per ASTM F2306.”

- vv) Sub-Section 6-409.E.18. is amended by adding the words “at the discretion of the Director of Engineering” after the words “Additional under draining may be required”.

- ww) Sub-section 6-409.H.1 is amended by striking the words “accept” and “acceptance” and replacing with “approve” and “approval” and by striking the words “for the Village” at the end of the last sentence.

- xx) Sub-section 6-409.H.3 is stricken in its entirety and replaced with the following:

“Maintenance of stormwater drainage facilities located on private property shall be the responsibility of the owner of that property in the case of a single lot development and the combined responsibility of the property owners for developments with more than one lot. Before a permit is obtained from the Village, the applicant shall execute a maintenance agreement with the guaranteeing that the applicant and all future owners of the property property(ies) will maintain its stormwater drainage system. The maintenance agreement shall also specifically authorize representatives of the Village to enter onto the property for the purpose of inspections and maintenance of the drainage system. Such agreement shall be recorded with the Recorder of Deeds of Cook and/or Will Counties in Illinois as applicable. The maintenance agreement shall include a schedule for regular maintenance of each aspect of the property's stormwater drainage system and shall provide for access to the system for inspection by authorized personnel of the Village. The maintenance agreement shall also stipulate that if the Village notify notifies the property owner(s) in writing of maintenance problems which require correction, the property owner(s) shall make such corrections within 30 (thirty) calendar days of such notification. If the corrections are not made within this time period, the Village may have the necessary work completed and assess the cost to the property owner(s).”

- yy) Sub-section 6-409.H.3 is stricken in its entirety and replaced with the following:
“Subdivisions containing two or more lots shall establish a Homeowners’ Association or similar governing body which shall be responsible for all maintenance, repair, and/or replacement of the stormwater management system, including but not limited to: detention ponds, green infrastructure, and related storm water management facilities located on and serving the private property. The property owners shall establish a dormant Special Service Area (SSA), including all properties that benefit from the storm water management facilities. The purpose of the dormant SSA is to fund the Village of Orland Park’s costs of maintaining, repairing and/or replacing the storm water management facilities located in the subject property in the event that the Homeowners’ Association or the owners of the property fail to maintain, repair and/or replace said storm water management facilities as required.”
- zz) Sub-Section 6-415.C. is amended by adding the words “latest edition of” after the word “The” at the beginning of said Sub-Section, and deleting the words “Building” and replacing them with the word “Engineering” in the last sentence of said Sub-Section, and by striking the words “set out in the Guide For Development of New Bicycle Facilities, 1981, or as hereinafter updated” in the first sentence.

SECTION 5: Article 7 Section 101 of the Code, as amended, is hereby further amended as follows:

- a) Sub-Section 7-101.E is amended by striking the words “Village Engineer” and replacing them with the words “Director of Engineering”.

SECTION 6: To the extent necessary, all tables of contents, indexes, headings, and internal references or cross-references to Sections that need to be amended or deleted within the Orland Park Village Code, as amended, as a consequence of the above Code Amendments, shall be amended by the Village’s codifier so as to be consistent with the terms of this Ordinance.

SECTION 7: All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 8: Each section, paragraph, clause and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 9: Except as to the Code amendments set forth above in this Ordinance, all Chapters and Sections of the Orland Park Land Development Code, as amended, shall remain in full force and effect.

SECTION 10: This Ordinance shall be in full force and effect from and after its adoption and publication in pamphlet form as provided by law.

SECTION 11: The Village Clerk be and hereby is authorized and directed to publish this Ordinance in pamphlet form.