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Staff Report to the Board of Trustees

Doogan Park Redevelopment Project

Prepared: 4/16/2025

Project: Doogan Park Redevelopment Project

Case Numbers: 2025-0011 | DP-24-00510

Petitioner: Ray Piattoni, Recreation & Parks Director

Location: 14700-14760 Park Lane, Orland Park, IL

P.I.N.s: 27-09-301-005-0000, 27-09-301-036-0000, 27-09-301-037-0000, 27-09-304-016-0000, 27-09-304-018-0000, 27-09-304-019-0000, 27-09-304-020-0000

Requested Action: The petitioner is seeking approval of a Special Use Permit for Recreational Facility Lighting with a Modification from the Land Development Code, a Variance, a Site Plan, and a Landscape Plan to redevelop Doogan Park. This project will include 10 pickleball courts, a half-basketball court, a soccer field, a baseball field, a playground, 2 parking lots, 2 pavilions, and a restroom building.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 5 Commissioners, members of the public, and members of staff. Following the staff presentation, the commissioners discussed that they are generally supportive of the project, but noted a couple of minor concerns that should be addressed before final approval.

Members of the public and some of the commissioners had concerns regarding the new recreational facility lighting, traffic, parking, and site plan/landscape plan. There was discussion about the park's hours of operation, in which the Plan Commission ultimately included a recommendation to the Board of Trustees to consider opening the park at 8 am and closing it at 9 pm each night to reduce the potential impact of the lighting and noise from the new pickleball courts. Additionally, there was discussion about the proposed stormwater detention basin and whether or not it will have the capacity to address the flooding issues at the park. Staff and the project engineer addressed the concern in noting that there is currently no stormwater management system on the site, and the proposed detention area will meet the requirements for the Metropolitan Water Reclamation District (MWRD). The restroom shelter was also discussed in detail, with a commissioner noting the 2 bathroom stalls proposed may not be enough to support the number of users coming to the park for pickleball.

Overall, the project was unanimously approved 5-0 by the Plan Commission with the Staff Recommended Action, with an additional recommendation for the Board to consider limiting the hours of operation to 8 am - 9 pm and adding additional bathroom stalls in the restroom shelter.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0011, also known as Doogan Park Redevelopment Project, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0011, also known as Doogan Park Redevelopment Project, I move to approve the Plan Commission Recommended Action for this case;

And,

I move to adopt an Ordinance entitled: ORDINANCE GRANTING A SPECIAL USE FOR RECREATIONAL FACILITY LIGHTING AND A VARIANCE FOR SIDEWALK INSTALLATION (DOOGAN PARK- 14700-14760 PARK LANE)