

VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Agenda

Tuesday, November 7, 2023

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

2023-0860 Minutes for the October 24, 2023 Plan Commission Meeting
Special Meeting

Attachments: [October 24, 2023](#)

PUBLIC HEARINGS

OPEN PUBLIC HEARING

2023-0519 Bank of America Subdivision (Lakeview Plaza) -15854 LaGrange Road

Attachments: [Preliminary Subdivision Plat](#)
[Staff Report to the Plan Commission - Bank of America Subdivision](#)

ML

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

2023-0855 Substantive Amendment: Change Public Hearing Notice Mailing Requirements

Attachments: [11.07.2023 Land Development Code Amendment Report](#)

ML

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

2023-0856 Substantive Amendment: Remove Net Buildable Acres From Density Requirement

ML

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

2023-0857 Substantive Amendment: Change Solar Panel Review Process

ML

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

2023-0858 Substantive Amendment: Car Dealership Parking and Storage

WH

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

2023-0859 Technical Amendment: Loading Spaces

WH

CLOSE PUBLIC HEARING

NON-PUBLIC HEARINGS

OTHER BUSINESS

2023-0861 Memo: New Petitions

Attachments: [November 7, 2023](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Tuesday, October 24, 2023

6:30 PM

****SPECIAL MEETING****

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 6:30 p.m.

Present: 6 - Member Parisi; Member Schussler; Member Paul; Member Zomparelli; Member Sanchez, Member Nugent

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES

2023-0732 Minutes for the September 6, 2023, Plan Commission Meeting

A motion was made by Member Edward Schussler, seconded by Member Patrick Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Member Parisi, Member Schussler, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Abstain: 1 - Member Paul

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

2023-0792 Plan Commission - Training

Plan Commission Meeting

The Commission and staff, including Assistant Development Services Director Carrie Haberstich, Associate Planner Marcus LeVigne, Associate Planner Wisdom Henry, Associate Planner Allison Izguerra, Planning Consultant Karen Stonehouse, Director of Engineering & Programs Khurshid Hoda, Village Engineer Scott Lueken, Office Support Supervisor Diana Porcelli, Village Attorney Anne Skrodzki, and Executive Assistant Tiffany Cooper, attended the public meeting in-person. Zoning Board of Appeals member Brian Weaver also attended in-person. No members of the public were present.

The trainers from the Illinois Chapter of the American Planning Association (APA-IL) were Jason Berry, AICP, Megan Mack, and Michael Schwarz, AICP.

Roles in the Process

Mike Schwarz started a presentation on different topics for the Plan Commission Training. (refer to audio)

Commissioner Schussler asked what Mr. Schwarz meant when he said to clarify the reasons for a decision differing from the commission decision.

Mr. Schwarz answered saying that the commissioner's recommendation will sometimes differ from the elected official's decision.

Megan Mack commented saying the job of the Plan Commissioners is different

than the Village Board and that it's important to remember that each Board will be reviewing different criteria when it comes to projects.

Commissioner Schussler asked what is the best way to cover differing votes in minutes.

Ms. Mack answered saying that if the commissioners are voting against a project that they should make record of that during the "findings of fact" section of the meeting.

Mr. Schwarz added that the commissioners can state "for record I'm voting no because..." to make it clear in the minutes.

Chairman Parisi asked what if the commissioners don't like a particular project for various reasons like safety, what to do then.

Ms. Mack answered that the commissioners need to be viewing the project from a planning and zoning perspective and that safety might not be the only thing to consider, but that the criteria they are looking at for different projects will depend on what the project is.

Mr. Schwarz added that the commissioners can make it known that they do not support a project for safety concerns but that they are there to make decisions based on planning criteria.

Responsibilities of Commission Members

Mr. Schwarz continued the presentation. (refer to audio)

Commissioner Nugent asked if it is okay to talk to a trustee after a meeting off the record.

Mr. Schwarz answered that it is best practice to share with everyone to make it an even playing field or communicate through the staff.

Ms. Mack adds that to avoid impropriety, it's best to use the staff and let the minutes speak for them.

Commissioner Nugent added that if he votes no on a project, he wants it known as to why it's a no.

Ms. Mack added that transparency is key, but it's not necessarily an Open Meetings Act violation.

Commissioner Zomparelli asked if it is a legitimate reason to turn down a project based on one reason like parking.

Mr. Schwarz answers that the commissioners can reach out to staff with their specific questions.

Commissioner Zomparelli added that the project met the code but the project had a different number of bedrooms at the end which in turn affected the parking count, so he voted no.

Mr. Schwarz commented that if that is a concern, then staff can answer any questions.

Mr. Weaver asked what constitutes ex parte communication.

Ms. Mack answered that the commissioners should visit the site of the project, but if they come into contact with the petitioner or someone related to or impacted by the project, that it's best to say "see you at the meeting" and stop any further communication.

Mr. Weaver commented that sometimes minutes aren't approved until a month

later and it can change.

Ms. Mack agreed and said the Village Board might not be able to tell what went on at the meeting from the votes alone.

Ms. Skrodzki commented on Village procedure and said that the Board will watch the recorded meeting and will listen to the audio instead of waiting for the minutes.

Mr. Schwarz agreed that watching the meeting is great.

Ms. Mack agreed.

Mr. Schwarz continued the presentation. (refer to audio)

Commissioner Zomparelli asked if a chairperson can make a motion.

Ms. Mack answered saying they can but tend not to since they are looking for the motion.

Mr. Berry added for point of clarity to make motion in the affirmative.

Mr. Schwarz agreed with voting in the affirmative.

Ms. Mack agreed and added for the chair to make clear to the public how they are voting.

Commissioner Zomparelli complimented Chairman Parisi for doing a good job, and said that sometimes Chairman lets the public speak multiple times.

Ms. Mack stated that the public should be allowed to speak multiple times because everyone should be afforded the opportunity to speak multiple times. She shared that she was in a public meeting the week prior and that the community had the public fill out a slip to speak which is helpful to run controversial meetings.

Mr. Schwarz's community has a sign in-sheet for the minutes and that addresses aren't needed.

Chairman Parisi added that sometimes the members of the public don't intend to speak but as a result during the meeting they want to voice their opinion. Chairman added that he doesn't like to ignore them.

Ms. Mack said to let them speak but have them fill out a slip for keeping a record of who spoke and who didn't

Chairman Parisi said he limits how long the public gets to speak but wants to allow them to ask multiple questions since they took the time to come out to the meeting.

Ms. Mack said the meetings can run longer if they allow for multiple questions on a project that is controversial.

Commissioner Zomparelli said he likes to see people state their address and asked if there is a problem with that.

Mr. Berry stated that if a person denied giving their address that they would still be allowed to speak.

Ms. Mack said since for privacy reasons the address should not be asked for.

Chairman Parisi said it's helpful to see if someone is coming from another municipality.

Ms. Mack agreed and added that at a recent meeting most of the people against the project were not from that community, they were from neighboring communities.

Chairman Parisi noted a recent project had a neighboring community present.

Mr. Schwarz said that notification requirements vary between communities but

there are ways for the municipality to get notification to the public who live outside of the required notification areas.

Mr. Schwarz continued the presentation.

Commissioner Schussler asked how much do the commissioners have to consider incorrect statements from residents or non-residents, and stated that the commission often times has to educate the public because the public bases their preconceived ideas off incorrect information.

Mr. Schwarz answered that the commissioners can take incorrect statements from residents and non-residents into account, but their decision-making has to be based off the findings of the project.

Mr. Berry added that where he works in Lemont there are a lot of unincorporated areas, and at public meetings there are many residents from those areas. He said to remember these people still participate in your community even if they are not directly in it.

Findings of Fact

Ms. Mack continued the presentation. (refer to audio)

Commissioner Paul asked if it is up to the petitioner to prove if there will be adverse effects on property.

Ms. Mack answered that the burden is on the petitioner.

Mr. Schwarz replied that the commissioners can ask for empirical data.

Ms. Mack agreed and added that even with data and studies, the public can think that the data wasn't captured correctly.

Mr. Weaver agreed.

Ms. Mack continued the presentation. (refer to audio)

Mr. Schwarz said to use the terms "land hardships" when it comes to variations from projects.

Ms. Mack continued the presentation. (refer to audio)

Chairman Parisi said that this community is substantially developed and there are more instances of having unique parcels that need variances.

Mr. Schwarz agreed and said in historical districts a lot of those lots don't comply and will need variances.

The Fine Print

Ms. Mack continued the presentation. (refer to audio)

Mr. Berry asked if there are best practices in terms of ex parte communications.

Ms. Mack said to try and minimize communications with the public, and encourage them to attend the meeting.

Mr. Schwarz added to direct all inquiries from the public to the staff.

Ms. Mack continued the presentation. (refer to audio)

Commissioner Schussler asked what if a commissioner's spouse has financial interest in a project.

Ms. Mack answered that it's best to recuse yourself and to leave right away.

Ms. Skrodzki agreed.

Commissioner Paul mentioned he has recused himself before because his son has been an employee of a company who was an applicant.

Ms. Mack answered to avoid impropriety it's best recuse, and then continued the presentation. (refer to audio)

Mr. Weaver made a comment.

Ms. Mack said if there is a conflict of interest and you do not recuse yourself it can come back. She continued the presentation.

Planning and Development 101

Mr. Berry took over and continued the presentation.

Commissioner Zomparelli asked if they can downzone a development.

Mr. Berry answered that sometimes the zoning doesn't work.

Mr. Schwarz added that rezoning does happen.

Ms. Mack added that amortization has to be built in.

Tools of the Trade

Mr. Berry continued the presentation.

Ms. Mack asked if the commissioners are comfortable putting conditions on special uses.

Mr. Berry continued the presentation.

Mr. Schwarz added that it's best to do a pre-application meeting with applicants.

Mr. Berry said they do a technical review with staff outside of the planning department.

Commissioner Zomparelli asked if these reviews are open to the public.

Mr. Berry answered that they are not.

Mr. Schwarz said that giving preliminary approval is important step in a PUD.

Mr. Berry continued the presentation.

Mr. Schwarz said if there are many variations to a specific code requirement then it's best to update that code section.

Mr. Berry continued the presentation

Commissioner Nugent asked what changed in Lemont that allowed for every lot to be buildable.

Mr. Berry answered it's all policy decisions.

Commissioner Nugent asked where specifically was the change in the policy.

Mr. Berry answered that over time the Board becomes less restrictive.

Commissioner Zomparelli asked if it's a case by case basis.

Mr. Berry answered yes.

Resources for Commissioners

Mr. Schwarz finished the presentation. (refer to audio)

Commissioner Schussler thanked the presenters for an informative presentation and taking the time to come and help.

Chainman Parisi agreed and said kudos to the Village for repurposing properties.

None. A discussion item only.

OTHER BUSINESS

2023-0798 Memo: New Petitions

NON-SCHEDULED CITIZENS

ADJOURNMENT

The meeting was adjourned at 8:54 p.m.

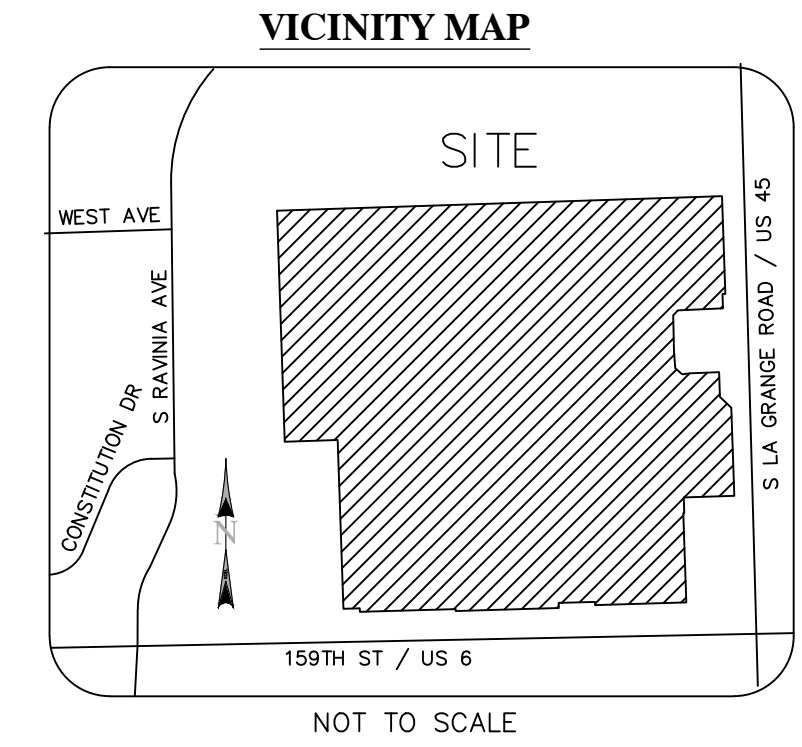
A motion was made by Member Nick Parisi, seconded by Member Patrick Zomparelli, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 5 - Member Parisi, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 2 - Member Schussler and Member Zaatar

BANK OF AMERICA SUBDIVISION



P.I.N.: 27-16-403-011-0000

COOK COUNTY RECORDER OF DEEDS STAMP



CERTIFICATE TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, VILLAGE FINANCE DIRECTOR OF THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

FINANCE DIRECTOR _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

PRESIDENT _____

VILLAGE CLERK _____

SCHOOL DISTRICT CERTIFICATE

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE SCHOOL DISTRICT:

ORLAND PARK SCHOOL DISTRICT 135 ADDRESS: 15100 S 94TH AVENUE, ORLAND PARK, IL

ORLAND PARK SCHOOL DISTRICT 230 ADDRESS: 15100 S 94TH AVENUE, ORLAND PARK, IL

LAKEVIEW PLAZA (ORLAND), LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: MARIA MANLEY-DUTTON
TITLE: SENIOR VICE PRESIDENT, CHIEF LEGAL OFFICER AND SECRETARY

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

LAKEVIEW PLAZA (ORLAND), LLC, A DELAWARE LIMITED LIABILITY COMPANY

OWNER: _____
NAME: MARIA MANLEY-DUTTON
TITLE: SENIOR VICE PRESIDENT, CHIEF LEGAL OFFICER AND SECRETARY

REGISTERED PROFESSIONAL ENGINEER:
NAME: _____
FIRM: _____
DATE: _____

BLANKET PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ORLAND PARK, INCLUDING, BUT NOT LIMITED TO, COMED COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE PROPERTY (EXCEPT AREAS TO BE IMPROVED WITH SIGNAGE AND BUILDINGS PURSUANT TO A PLAN APPROVED BY THE VILLAGE) ON THE PLAY FOR A PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STOMA AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY REES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SAID SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATE INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ORLAND PARK.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE ANNEXED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND LEGALLY DESCRIBER HEREON LIES WITHIN THE FOLLOWING SCHOLL DISTRICTS:

ELEMENTARY DISTRICT: _____ HIGH SCHOOL DISTRICT: _____

DATED AT ORLAND PARK, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

LAKEVIEW PLAZA (ORLAND), LLC, A DELAWARE LIMITED LIABILITY COMPANY
MARIA MANLEY-DUTTON, SENIOR VICE PRESIDENT, CHIEF LEGAL OFFICER AND SECRETARY

NOTARY PUBLIC

STATE OF OHIO }
COUNTY OF FRANKLIN } SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) (THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AT HIS (HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

SURVEYOR CERTIFICATE

I, JAMES A. FAETANNI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT NAMED BANK OF AMERICA SUBDIVISION IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE CITY OF ORLAND PARK SUBDIVISION ORDINANCE OF THE FOLLOWING DESCRIBED REAL ESTATES TO WIT:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16 WITH THE WEST RIGHT-OF-WAY LINE OF LAGRANGE ROAD AS ESTABLISHED BY DOCUMENT NUMBER 1807401051, ALL REFERENCES HEREIN ARE TO THE RECORDS OF THE COOK COUNTY RECORDER'S OFFICE; THENCE UPON SAID RIGHT-OF-WAY LINE, S 0011'57" E, A DISTANCE OF 306.52 FEET; THENCE CONTINUING UPON AID RIGHT-OF-WAY LINE, N 89°56'39" W, A DISTANCE OF 9.00 FEET; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, S 0011'55" E, A DISTANCE OF 45.00 FEET; THENCE S 89°07'01" W, A DISTANCE OF 141.92 FEET; THENCE S 44°21'25" W, A DISTANCE OF 21.12 FEET; THENCE S 00°24'31" W, A DISTANCE OF 113.71 FEET; THENCE S 02°11'32" E, A DISTANCE OF 52.69 FEET; THENCE S 48°15'45" E, A DISTANCE OF 28.81 FEET; THENCE N 85°40'02" E, A DISTANCE OF 27.40 FEET; THENCE N 89°17'28" E, A DISTANCE OF 88.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAGRANGE ROAD; THENCE UPON SAID RIGHT-OF-WAY LINE, S 0011'55" E, A DISTANCE OF 78.02 FEET; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, S 45°08'00" E, A DISTANCE OF 48.82 FEET; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, S 0011'55" E, A DISTANCE OF 276.96 FEET; THENCE S 89°55'25" W, A DISTANCE OF 170.14 FEET; THENCE S 0011'55" E, A DISTANCE OF 48.85 FEET; THENCE S 89°48'44" W, A DISTANCE OF 3.00 FEET; THENCE S 0011'55" E, A DISTANCE OF 280.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET; THENCE UPON SAID RIGHT-OF-WAY LINE, N 89°55'26" W, A DISTANCE OF 286.26 FEET; THENCE CONTINUING UPON SAID LINE, N 00°04'34" E, A DISTANCE OF 10.00 FEET; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, N 89°55'26" W, A DISTANCE OF 114.18 FEET; THENCE CONTINUING UPON SAID LINE, S 00°04'34" W, A DISTANCE OF 16.00 FEET; THENCE CONTINUING UPON THE NORTH RIGHT-OF-WAY LIEN OF 159TH STREET, N 89°55'26" W, A DISTANCE OF 323.07 FEET; THENCE CONTINUING UPON SAID LINE, N 00°04'34" E, A DISTANCE OF 6.00 FEET; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, N 89°55'26" W, A DISTANCE OF 300.68 FEET; THENCE N 00°04'34" E, A DISTANCE OF 11.26 FEET; THENCE S 89°48'44" W, A DISTANCE OF 51.49 FEET; THENCE N 0011'55" W, A DISTANCE OF 529.87 FEET; THENCE S 89°48'05" W, A DISTANCE OF 166.00 FEET; THENCE N 0011'55" W, A DISTANCE OF 725.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE UPON SAID LINE, N 89°51'45" E, A DISTANCE OF 1396.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.64 ACRES, MORE OR LESS.

I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

JAMES A. FAETANNI -- ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003494

STATE OF IOWA }
COUNTY OF SCOTT } S.S.

I, KENDRA J. MARINACCO, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JAMES A. FAETANNI, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LAND SURVEYOR AUTHORIZATION

I, JAMES A. FAETANNI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 035-003494, DO HEREBY AUTHORIZE THE CITY OF ORLAND PARK, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003494

REVISIONS	
DATE	DESCRIPTION
8/7/2023	UPDATE CERTS
8/9/2023	UPDATE CERTS

8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-756-5540
(E) XCEL@XCELCONSULTANTSINC.COM

CHK BY:	APV BY:
BCH	JAF
XCEL JOB NUMBER:	
224208	
DRAWING NUMBER:	
1 OF 2	

BANK OF AMERICA SUBDIVISION

OWNER

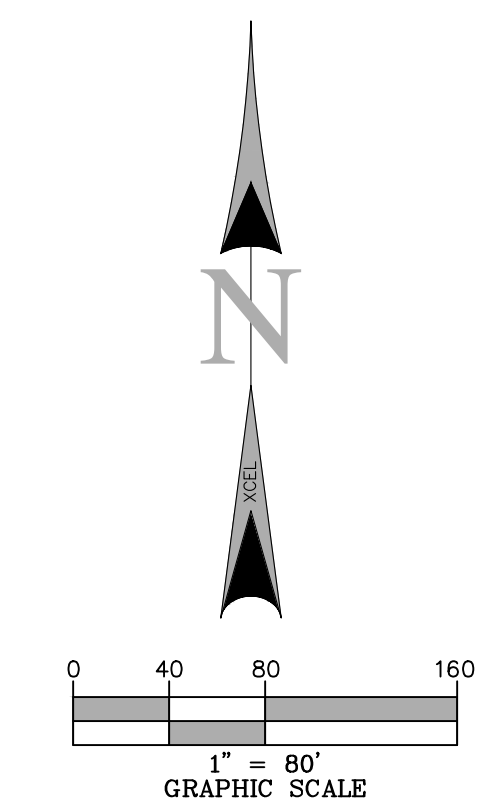
NAME: LAKEVIEW PLAZA (ORLAND), LLC
 180 E BROAD STREET
 COLUMBUS, OH 43215
 SITE ADDRESS: 15854 S LA GRANGE ROAD
 ORLAND PARK, IL

SITE DATA

LOT 1: 1,539,409 S.F. OR 35.34 ACRES
 LOT 2: 56,597 S.F. OR 1.30 ACRES
 TOTAL: 1,596,006 S.F. OR 36.64 ACRES

LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- RW — RIGHT OF WAY LINE
- - - SURVEY TIE LINE
- RIGHT OF WAY MONUMENT
- FOUND MONUMENT (AS NOTED)
- SET 5/8" XCEL CAPPED IR
- IP IRON ROD
- IP IRON PIPE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- (M&R) RECORD & MEASURED
- S.F. SQUARE FEET



LINE	LENGTH	BEARING
L1	9.00'	N89°56'39"W
L2	45.00'	S00°11'55"E
L3	141.92'	S89°07'01"W
L4	21.12'	S44°21'25"W
L5	113.71'	S00°24'31"W
L6	52.69'	S02°11'32"E
L7	28.81'	S48°15'45"E
L8	27.40'	N85°40'02"E
L9	88.34'	N89°17'26"E
L10	78.02'	S00°11'55"E
L11	48.85'	S45°08'00"E
L12	3.31'	N89°54'47"E
L13	48.85'	S00°11'55"E
L14	3.00'	S89°48'44"W
L15	10.00'	N00°04'34"E
L16	16.00'	S00°04'34"W
L17	6.00'	N00°04'34"E
L18	11.26'	N00°04'34"E
L19	51.49'	S89°48'44"W
L20	8.64'	S00°11'53"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	089°59'59"	N44°54'46"E	28.28'
C2	59.80'	296.97'	011°32'16"	S84°19'06"E	59.70'
C3	59.80'	296.97'	011°32'15"	S84°19'06"E	59.70'

ZONING

ZONE: "COR" MIXED USE CORE DISTRICT

SETBACKS:
 ALL STREETS: 25 FEET; LAGRANGE ROAD IS PROPOSED TO BE WIDENED TO A SIX LANE ARTERIAL WITH A LANDSCAPED THIS SETBACK WILL DISTINGUISH IT FROM OTHER ARTERIALS AS THE MAIN COMMERCIAL AREA OF THE VILLAGE. THE SETBACK WILL ALLOW LANDSCAPING THAT WILL ADD A SENSE OF SCALE, SAFETY AND ENCLOSURE TO THE CORRIDOR, AND HELP CREATE A UNIQUE LOOK FOR THE STREET.
 ALL OTHER PROPERTY LINES NOT ABUTTING A STREET: SIDE: 15 FEET; REAR: 30 FEET

MAXIMUM BUILDING HEIGHT: 6 STORIES OR 75 FEET, WHICHEVER IS LOWER, AND MUST BE LOCATED 50 FEET FROM ADJACENT RESIDENTIAL BUILDINGS FOR EVERY STORY OVER 3 STORIES

MINIMUM LOT AREA FOR EACH NONRESIDENTIAL ESTABLISHMENT: 10,000 SQUARE FEET

MINIMUM LOT WIDTH: 80 FEET

MINIMUM GREEN SPACE AREA: 25%

MAXIMUM LOT (IMPERVIOUS) COVERAGE: 75%

MAXIMUM FLOOR AREA RATIO: 1.0

PARKING:
 FORMULA: COMMERCIAL RETAIL: 1 SPACE PER 250 SQUARE FEET PLUS 4 STACKING SPACES PER DRIVE-THROUGH LANE
 346,157 SQUARE FEET OF RETAIL SPACES, PER RENT ROLL: 4 DRIVE-THROUGH LANES FOR BANK ON SUBJECT PROPERTY (346,157 / 250 = 1,384.628)
 4 DRIVE-THROUGH LANES X 4 = 16 SPACES
 OFFICES (GENERAL, MEDICAL OR DENTAL CLINIC WITH NO OVERNIGHT STAY): 1 SPACE PER 300 SQUARE FEET (8,234 / 300 = 27.447)
 RESTAURANTS: 1 SPACE PER 100 SQUARE FEET, 1 SPACE PER 200 SQUARE FEET FOR CARRY-OUT 7,153 SQUARE FEET OF RESTAURANT SPACE, PER RENT ROLL: ESTIMATED 50% FOR CARRY-OUT AND 50% FOR THE REMAINDER (3,576.5 / 100 = 35.765 SPACES 3,576.5 / 200 = 17.883 SPACES)
 FAST FOOD RESTAURANT (DRIVE IN) = 1 SPACE PER 100 SQUARE FEET + 7 STACKING SPACES PER DRIVE-THROUGH LANE (3,004 / 100 = 30.04)
 REQUIRED SPACES: 1,512 TOTAL PARKING SPACES

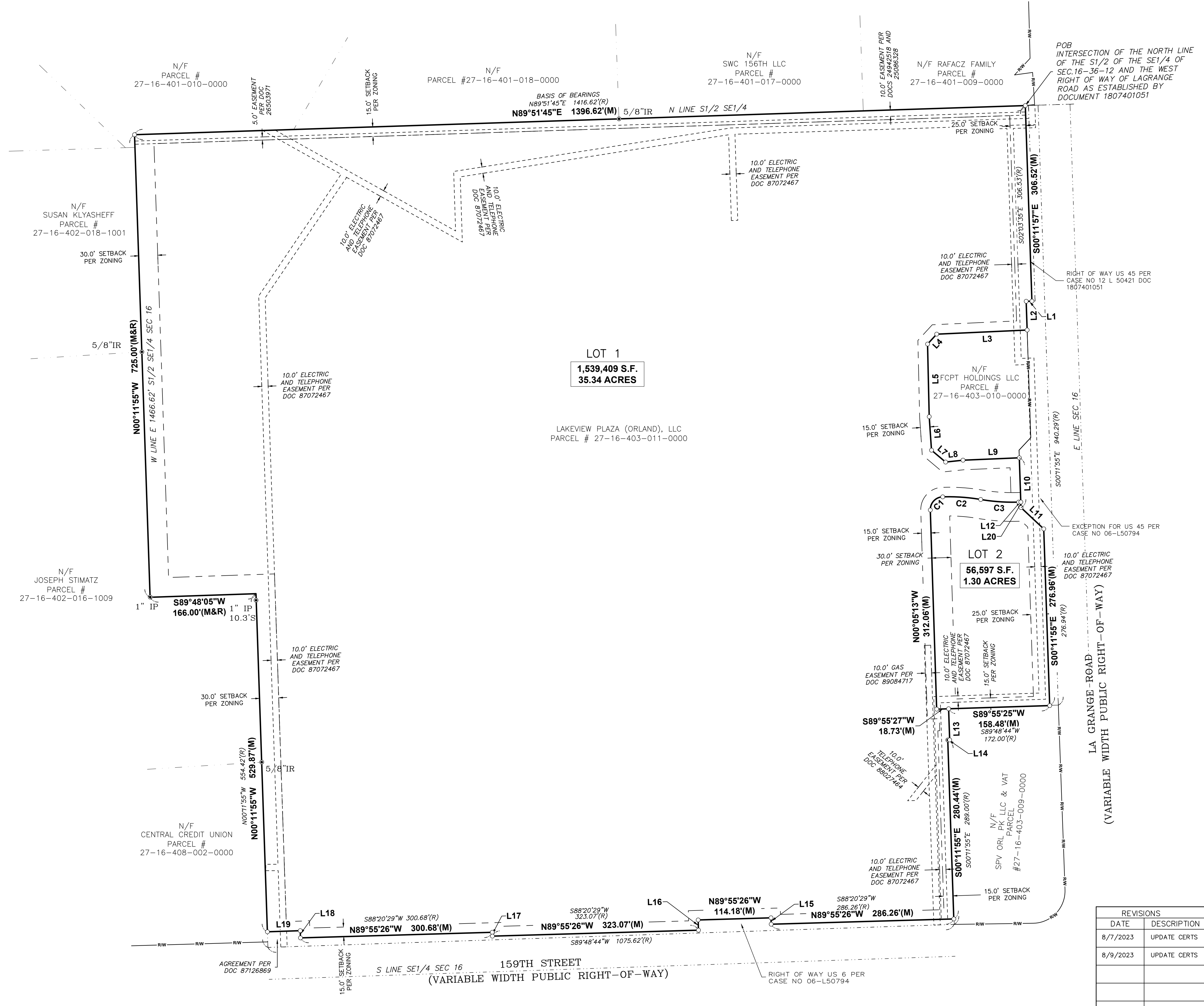
INFORMATION PROVIDED BY:
 THE PLANNING & ZONING RESOURCE COMPANY
 1300 SOUTH MERIDIAN AVENUE, SUITE 400
 OKLAHOMA CITY, OK 73108

REPORT #: 151569-67
 DATED: OCTOBER 28, 2021

DATE	DESCRIPTION
8/7/2023	UPDATE CERTS
8/9/2023	UPDATE CERTS

8300 42ND STREET WEST
 ROCK ISLAND, IL 61201
 (O) 309-787-9988
 (F) 309-756-5540
 (E) XCEL@XCELCONSULTANTSINC.COM

CHK BY:	APV BY:
BCH	JAF
XCEL JOB NUMBER:	
224208	
DRAWING NUMBER:	
2 OF 2	



MAYOR
Keith Pekau

VILLAGE CLERK
Patrick R. O’Sullivan

14700 S. Ravinia Avenue
Orland Park, IL 60462
708.403.6100
orlandpark.org



DEVELOPMENT SERVICES

TRUSTEES

William R. Healy
Cynthia Nelson Katsenes
Michael R. Milani
Sean Kampas
Brian J. Riordan
Joni J. Radaszewski

Staff Report to the Plan Commission

Prepared: 11/1/2023

TITLE AND SUMMARY

Project: 2023-0519 Bank of America Subdivision

Petitioner: Lakeview Plaza (Orland), LLC

Project Representative: George Weems, Ice Miller LLP

Purpose: The petitioner is seeking approval to subdivide the Bank of America site from Lake View Plaza shopping center.

Address: 15854 LaGrange Road

P.I.N.: 27-16-403-011-0000

Parcel Size: 36.64 acres

BACKGROUND

Lake View Plaza, located at the intersection of 159th Street and LaGrange Road in Orland Park, stands as one of Orland Park’s most significant retail centers. This shopping center, established in 1986, holds about 43 stores, covering 360,000 square feet of retail space, and providing ample parking with 2,852 parking spaces. Formerly known as LaSalle Bank, Bank of America now occupies the bank building at the corner of 158th Place and LaGrange Road within this retail center.

PLAT OF SUBDIVISION

The Applicant seeks approval for a subdivision of the Lake View Plaza and Bank of America parcels, namely Lot 1 and Lot 2. All building setbacks are compliant with the new boundaries of each new lot. There are no changes to the land uses on the site. Minor landscaping enhancements will be approved administratively through the Appearance Review process separate from this case.

FINDINGS OF FACT

COMPREHENSIVE PLAN

Planning District	Regional Core Planning District
Planning Land Use Designation	Regional Mixed Use

ZONING DISTRICT

Existing	COR Mixed Use
-----------------	---------------

ADJACENT PROPERTIES

	Zoning District	Land Use
North	COR - Mixed Use	Commercial, Institutional
East	COR - Mixed Use	Commercial
South	COR - Mixed Use	Vacant Land, Commercial
West	R-4 – Residential	Multifamily Residential, Financial Institution

APPEARANCE REVIEW

Staff has requested minor improvements to the landscaping in order to enhance the aesthetics and greenery of the subject site. Landscaping upgrades will be reviewed as a separate Appearance Review application (AR-23-00369) to have better flexibility within the timeline of approval and to set conditions of approval. These improvements are scheduled to be planted in the upcoming planting season in 2024. The landscaping upgrades involve tidying up volunteer species at the back of the site and replacing any dead or missing landscaping. Additionally, new planting locations have been identified on site to further enhance the aesthetics of the area.

STAFF RECOMMENDED ACTION

Regarding Case Number 2023-0519, also known as Bank of America Subdivision, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 1, 2023;

And

Staff recommends that the Plan Commission approve a Plat of Subdivision.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2023-0519, also known as Bank of America Subdivision, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

MAYOR

Keith Pekau

VILLAGE CLERK

Patrick R. O'Sullivan

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Orland Park, IL 60462
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**ORLAND
PARK**

DEVELOPMENT SERVICES

TRUSTEES

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Brian J. Riordan

Joni J. Radaszewski

Staff Report to the Plan Commission

Project: 11/07/2023 Land Development Code Amendments

Prepared by: Development Services Department

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Substantive Amendments: Car Dealership Parking and Storage	5
Technical Amendment: Loading Spaces	6

SUMMARY OF PROPOSED AMENDMENTS

2023-0855

SECTION 5-101.G.2.b DEVELOPMENT REVIEW PROCEDURES

Change language to eliminate the certified mail mandate for public hearing notifications and replace it with an alternative method.

2023-0856

SECTION 2-102 DEFINITIONS

Change language to remove Net Buildable Acres and Net Buildable Acreage from Density definition.

2023-0857

SECTION 6-314 ENVIORNMENTAL TECHNOLOGY STANDARDS

Change language to remove Appearance Review requirements for single family residential rooftop solar panels.

2023-0858

SECTION 6-306.B. OFF-STREET PARKING AND LOADING

Change language to clarify required number of parking spaces calculation for automobile sales and rental land uses.

2023-0859

SECTION 6-306.J. OFF-STREET PARKING AND LOADING

Change language to adjust discrepancy between the requirements and table 6-306(L)a. to be consistent between the table and code.

SUBSTANTIVE AMENDMENT: CHANGE PUBLIC HEARING NOTICE MAILING REQUIREMENTS

AMENDMENT SUMMARY

SECTION 5-101.G2.b

Language amended to eliminate the certified mail mandate for public hearing notifications and replace it with the use of first-class mail.

AMENDMENT EXPLANATION

Considering the issues encountered with certified mail notifications, the Village is seeking to eliminate sending out certified mail as a requirement and transition to utilizing first-class mail for improved efficiency and cost-effectiveness for the delivery of public hearing notices. We have received feedback from many applicants about the inconvenience of our current process.

In the recent Plan Commission case for Schussler Park, the Village encountered significant issues with the certified mail notifications sent by staff, revealing concerning trends. Out of the 246 notifications, 60 were returned with only the word "mailbox" on the certified card, 15 cards with identical signatures, and 76 cards showing the first initial and last name of property owners all in the same handwriting, —presumably of the mail carrier. Nearly 50 of these cards went unclaimed at the post office, leading to their return to the Village, while residents at Plan Commission meetings denied signing or receiving their certified mail cards. Acknowledging the dynamic nature of postal services and the challenges encountered by the post office, the Village aims to ease the burden on petitioners through a more practical approach. The decision to transition to first-class mail not only tackles logistical challenges but also results in cost savings for applicants. Currently, certified mail costs \$8.10 per envelope, while first-class mail is approximately \$0.66 per envelope. For the Schussler Park project, costs exceeded \$1,500 for mail that could have been sent as first-class as it was improperly delivered to residents. Apart from being a cost-effective solution, this change also saves applicants time, as sending out first-class mail is far less time consuming than working with certified mail cards and receipts. This change will ensure a more efficient communication process for public hearing notifications, benefiting both businesses and residents alike.

This amendment will not change the Village's development review procedure in any way. Applicants must still provide a notarized affidavit confirming compliance to Section 5-101, ensuring public hearing notices were sent to all parcels within 300 feet of the property for a public hearing. Several new requirements will be added to the public hearing process. First, the applicant will be required to provide the Village with a certificate of mailing document from the Post Office. A certificate of mailing is a postmarked mailing receipt which is used as evidence that the public hearing notices were sent out during the notification period. In addition to this, a list of addresses will be required to be submitted with the certificate of mailing and notarized affidavit. This amendment still adheres to the Illinois State Statute regarding public hearing notices. All public hearing notices and meeting agendas can be found on the Village's website and in the Daily Southtown newspaper.

PROPOSED AMENDMENT TEXT

SECTION 5-101.G.2.b

2. It is the petitioner's/applicant's responsibility to send a copy of the notice by **certified first-class** mail ~~with return receipt requested~~ to each of the owners of record of adjacent properties and within 300 feet of any property upon which development is proposed. ~~The petitioner/ applicant must also retain the certified mail receipts for a period of no less than seven (7) years from the final Village Board action on the proposal.~~
- ...
5. It is the petitioner's/applicant's responsibility to submit a notarized affidavit, **list of addressees to be notified, and a certificate of mailing from the United States Post Office** to staff prior to or at the Plan Commission meeting confirming that all requirements listed above have been met.

SUBSTANTIVE AMENDMENT: REMOVE NET BUILDABLE ACRES FROM DENSITY CALCULATION

AMENDMENT SUMMARY

SECTION 2-102

Language amended to remove net buildable acres calculation from the Land Development Code.

AMENDMENT EXPLANATION

The objective of amending the Village's density definition is to address unintended consequences from prior Land Development Code amendments. This amendment aims to eliminate barriers to investment for residential development. The Village's current density calculation poses challenges for developers, escalating with limited net buildable acres and often heightened land restrictions on available parcels. Removing the net buildable acres calculation alleviates concerns associated with deducting total land size like utility easements, parks, stormwater management, and wetlands.

Consider a 15-acre plot requiring a 2.5-acre detention pond. If the developer would like to construct the permitted 6 units per acre, strict adherence to net density proves to be very difficult. The net density will be 7.2 units per acre, which is over the maximum permitted. Due to stormwater and other requirements specified in the definition of net buildable acres, the 2.5-acre pond will force the developer to reduce the number of buildable units even though the area being reduced will remain open space and will never be built on. This is occurring while the developer is still trying to comply with open space and setback requirements on less land. Shifting to a gross density calculation offers a more practical approach, maximizing available land area while still meeting all code requirements while having 6 units per acre on the same amount of land. Additionally, evolving housing preferences have created an increase in single-family attached homes, a challenge not initially considered in the Land Development Code. Removing net buildable area calculation supports current housing trends, aligning with Village design standards and streamlining the development process.

PROPOSED AMENDMENT TEXT

SECTION 2-102. DEFINITIONS

Density is defined as the number of dwelling units per ~~Net Buildable Acres~~ **acre** on ~~the~~ **a subject** site. (Ord. 4096 – 12/5/05)

...

~~**Net Buildable Acres** means lands within one (1) site that are contiguous and accessible by the same local or internal road system. Net Buildable Acres shall be calculated by deducting the following from the Gross Acreage of Land: (Ord. 4096 – 12/5/05)~~

~~— 1. 50% of Com Ed easement if owned by the petitioner and the space serves as a public open space amenity;~~

~~— 2. 50% of land required for a Park or School dedication;~~

~~— 3. Perimeter road right-of-way dedication;~~

~~— 4. Floodplain that must be conserved;~~

~~— 5. Detention and retention areas up to the high water level; and (Ord. 4434 – 12/1/08)~~

~~— 6. Wetlands that must be conserved either by Federal, State or Local requirements. (Ord. 4434 – 12/1/08)~~

~~**Net Buildable Acreage** can include:~~

~~— 1. Private and common open space;~~

~~— 2. Internal roads, bikepaths and dedicated transitways;~~

~~— 3. Environmental and historic areas conserved that would otherwise be buildable; and~~

~~— 4. Underground utility easements that may be usable for yard space.~~

SUBSTANTIVE AMENDMENT: CHANGE SOLAR PANEL REVIEW PROCESS

AMENDMENT SUMMARY

SECTION 6-314 ENVIRONMENTAL CLEAN TECHNOLOGY

Language amended to remove appearance review requirements for single family residential rooftop solar panels.

AMENDMENT EXPLANATION

The goal of revising the guidelines for the Environmental Clean Technology (ECT) appearance review is to simplify the ECT review procedure for residents in addition to staff. Initially, solar panels required Special Use Permits approved by the Village Board. Later, the approval procedure was modified to administrative Appearance Reviews for approval of solar panels.

Currently, Appearance Reviews for rooftop solar panels are conducted regularly, rendering the necessity for such reviews obsolete due to their common occurrence and consistent adherence to code requirements. The amendment only eliminates the need for Appearance Reviews for residential flush-mounted rooftop solar panels. Presently, a considerable amount of staff time is dedicated to the appearance review of solar panels, despite the fact that all tasks involved in the Appearance Review are already addressed during the permit review for residential solar panels.

PROPOSED AMENDMENT TEXT

SECTION 6-314.B

...

1. **Application.** **Except for residential flush-mounted rooftop solar panels,** All petitioners seeking to construct or install an ECT must submit a complete Appearance Review application to the Development Services Department concurrently with a building permit application. ECT projects accessory to buildings or structures in the Old Orland Historic District or an Orland Park Landmark shall submit a complete Certificate of Appropriateness (COA) application to the Development Services Department concurrently with a building permit application. All ECT projects shall be reviewed in accordance with the regulations of this Section.
2. **Administrative Review.** **Per this subsection,** the following ECT projects shall be reviewed and approved administratively via an Appearance Review by the Development Services Department, in accordance with Section [5-106](#) (Appearance Review):
 - a. Solar Energy Systems (SES).
 - b. Geothermal Energy Systems (GES).

...

SUBSTANTIVE AMENDMENTS: CAR DEALERSHIP PARKING AND STORAGE

AMENDMENT SUMMARY

SECTION 6-306

Clarify required number of parking spaces calculation for automobile sales and rental land uses.

AMENDMENT EXPLANATION

The Land Development Code states that applicants requiring more than a twenty percent increase in addition to the required number allocated parking spaces must seek a variance or a special use modification. Due to automobile sales and rental uses having a substantial number of car inventory, they must almost always apply for a variance or a special use permit which is cumbersome for the applicant and a inefficient use of Development Service time. As a result, the staff recommends the removing automobile sales and rental inventory from the calculation of off-street parking requirements.

PROPOSED AMENDMENT TEXT

SECTION 6-306.B REQUIRED NUMBER OF OFF-STREET PARKING SPACES.

...

3. In the event that an applicant demonstrates that a new use, whether in an existing building or new construction, will require more parking spaces than the number allocated under Table 6-306(B), the Development Services Department may authorize up to a ~~twenty percent (20%)~~ increase in the total number of parking spaces permitted on the lot. **This calculation excludes the storage spaces for automobile inventory of vehicles for sale and/or lease by automobile sales and rental land uses.** Any request exceeding a ~~twenty percent (20%)~~ increase in the total number of parking spaces permitted on the lot shall be a variance or modification pursuant to a special use. The Development Services Department may issue such authorization only upon the request of the applicant and only upon determining that the new use will attract more vehicles than the parking lot could otherwise accommodate. (Ord. 2860 – 3/18/96; Amd. Ord. 4373 – 6/2/08; Amd. Ord. 4839 – 9/16/13; Amd. Ord. 5389 – 3/4/19)

...

TECHNICAL AMENDMENT: LOADING SPACES

AMENDMENT SUMMARY

Section 6-306.J.

Adjust discrepancy between the requirements and table 6-306(L)a. to consistent information.

Table 6-306(L)a.

Clarify the heading of the schedule of loading requirements table

AMENDMENT EXPLANATION

The Land Development Code vertical clearance requirements does not reflect the table specifying the minimum vertical clearance requirements set forth in the Schedule of Loading Requirements table. Additionally, the aforementioned table is labeled incorrectly. This correction will clarify the loading requirements and modify the table heading to be consistent and accurate.

PROPOSED AMENDMENT TEXT

SECTION 6-306(J)

...

5. Unless otherwise provided by these regulations, a required loading space shall be at least ~~twelve (12)~~ feet in width by at least ~~twenty five (25)~~ feet in length, exclusive of aisles and maneuvering space, and shall have a vertical clearance ~~of at least fourteen (14) feet.~~ **dependent on the floor area of the establishment, as displayed in Table 6-306(J)a.**

...

Table 6-306(L)**J**a
SCHEDULE OF LOADING REQUIREMENTS

Floor Area of Establishment (sq. ft.)	Required Number	Minimum Size (ft.)	Minimum Vertical Clearance (ft.)
0-10,000	1	12 x 25	12
10,001-25,000	2	12 x 25	12
25,001-40,000	3	12 x 25	15
40,001-100,000	4	12 x 25	15
over 100,000	5*	12 x 25	15

* plus one additional space for every 50,000 sq. ft. of floor area over 150,000.

...



Memorandum

To: Plan Commission
From: Allison Izguerra, Associate Planner
Date: November 7, 2023
Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance Reviews and Certificates of Appropriateness are reviewed and approved administratively. The below list does not include cell tower or solar panel projects. Please contact me with any questions regarding the below projects.

Appearance Review Petitions

Lake View Plaza – 15854 Lagrange Road – Landscape Upgrades

Development Petitions

Certificate of Appropriateness Petition

Board Approved Petitions