

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Agenda

Tuesday, January 8, 2019

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*  
*Commissioners: Paul Aubin, John J. Paul,*  
*Laura Murphy, Dave Shalabi*  
*Edward Schussler and Patrick Zomparelli*

*Short Agenda Council Boiler*

**CALLED TO ORDER/ROLL CALL**

**APPROVAL OF MINUTES**

**PUBLIC HEARINGS**

[2019-0003](#) Solar Panel Installation - 88 Silo Ridge Road West  
*MK*

[2018-0811](#) Village Center Site Improvements  
*MM*

[2019-0008](#) 2019 Land Development Code Amendments I  
*MM*

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

[2018-0763](#) Discuss going paperless for the Land Development Code Updates

[2018-0010](#) Memo: New Petitions & Appearance Review

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

## **REQUEST FOR ACTION REPORT**

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File Number: **2019-0003**  
Orig. Department: **Development Services Department**  
File Name: **Solar Panel Installation - 88 Silo Ridge Road West**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

Solar Panel Installation - 88 Silo Ridge Road West

##### **Legislative File ID**

2019-0003

##### **Petitioner**

Ailey Solar Electric

##### **Petitioner Contact**

Dorian Breuer

##### **Purpose**

The purpose of this petition is to install and maintain a 14.4 kW Solar PV System at a single-family residence located at 88 Silo Ridge Road West.

*Requested Actions:* Appearance Review (Environmental Clean Technology Review)

This is now before the Plan Commission for consideration.

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

I move to continue file number 2019-0003, Solar Panel Installation - 88 Silo Ridge Road West, to the February 19, 2019 Plan Commission meeting.

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## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0811**  
Orig. Department: **Development Services Department**  
File Name: **Village Center Site Improvements**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

Village Center Site Improvements - 2018-0811

##### **Petitioner**

Development Services Department

##### **Purpose**

The purpose of this petition is to review and document changes to the Orland Park Village Center as they relate to the Village Center parking lots, pedestrian circulation, landscaping and the Village Hall green roofs.

*Requested Actions:* Certificate of Appropriateness, Amendment to a Special Use Permit for a Planned Development with modifications

##### **Project Attributes**

*Address:* 14700 Ravinia Avenue

*P.I.N.(s):* 27-09-219-005 and 27-09-401-037

*Comprehensive Plan Planning District:* Downtown Planning District

*Comprehensive Land Designation:* Community & Institutional

*Existing Zoning:* Village Center District

*Existing Land Use:* Institutional / Village Hall

##### *Surrounding Land Use:*

North: VCD Village Center District - Institutional, Recreation Administration Building

South: OL Open Land District - Undeveloped forest and marsh

East: VCD Village Center District - (across Ravinia Avenue) vacant

West: VCD Village Center District - Institutional, Franklin Loebe Recreation Center

#### **OVERVIEW AND BACKGROUND**

The Orland Park Village Center campus ("Village Center"), which includes the Fredrick T. Owens Village Hall, William R. Vogel Civic Center, the Franklin E. Loebe Recreation Center and the Ara Pace Veteran's Memorial, were landmarked in 2008 as local Orland Park Landmarks (see Section 5-110 "Local Register of Significant Places"). The Village Center was landmarked according to the criteria of Section 5-110.C.1 of the Land Development Code, which are similar to the criteria of the US Secretary of the Interior's for the National Register of Historic Places.

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Section 6-209.G "Review Process for Certificate of Appropriateness" outlines the review process for landmarked sites located in the Village. Accordingly, the site improvements outlined in this petition, which include the updates to the Village Center parking lots, an updated Village Hall entry plaza, improvements to campus-wide pedestrian circulation, the installation of two (2) green roofs at Village Hall and the creation of a Village Center master landscape plan, are considered minor changes to a landmark and require Village Board of Trustee approval of a Certificate of Appropriateness ("COA"). Additionally, Board review is required for a modification to the original Special Use Permit for a Planned Development of the Village Center campus, which is detailed below.

Due to scheduling constraints associated with some of the proposed improvements, which optimally would be completed before the 2019 Taste of Orland Park, the review of this petition by the Development Services, Planning and Engineering Committee will be bypassed. As such, this project will be presented directly to the Village Board of Trustees after a review by the Plan Commission. If approved, building permits must be procured from the Village before the proposed work may begin. No changes to any building elevations are proposed.

### **PROJECT DESCRIPTION & CONTEXT**

The proposed improvements to the Village Center fall into four (4) major categories: 1) Village Center parking lots 2) pedestrian circulation, 3) Village Hall green roofs and 4) the Village Center master landscape plan. Each of these project components is detailed below.

For clarification, the "**north parking lot**" referred to in this report and on the attached parking lot plans is the small parking lot located directly to the southeast of Village Hall. The "**south parking lot**" is the larger parking lot to the south of the north parking lot. The "**west parking lot**" (also referred to as "**John Humphrey parking lot**") is the parking lot located to the south of the Civic Center, while the "**south-west parking**" lot is the narrow sixty (60) space expansion of the west parking lot. The original Village Center Construction Documents (drawn by Perkins & Will and dated November 9, 1987) show the north and west parking lots as they exist today, while the south parking lot was added in the early 1990s and the south-west parking lot in the mid-1990s.

### **1) VILLAGE CENTER PARKING LOTS AND RELATED SITE IMPROVEMENTS**

#### **North Parking Lot**

Much of the current configuration of the north parking lot has not changed since Village Hall was constructed in 1988, although since that time the south parking lot, which connects to the north parking lot, was constructed. The north parking lot is "U" shaped, with four (4) bays of parking stalls oriented east to west. A one-way drive aisle circulates traffic around the internal parking spaces. A landscape island divides the center two (2) parking bays, and a narrow landscape island abuts the parking lot on the north and east. There are a total of twenty-seven (27) existing standard parking spaces and four (4) accessible parking spaces. The accessible parking spaces are located along the north side of the parking lot. There is not a designated walkway or crosswalk between the north parking lot and the sidewalk adjacent to Village Hall. Overall, the existing parking lot has a less than optimal vehicular circulation configuration and is in poor condition.

The proposed changes of the north parking lot would re-orient the parking bays from east-west to north-south. The number of parking bays would be reduced from four (4) to (3). Two-way drive aisles would allow traffic to circulate through the internal parking spaces and bays. The total number of parking spaces would increase from thirty-one (31) to thirty-two (32). The thirty-

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two (32) proposed spaces would include six (6) accessible spaces and twenty-six (26) standard spaces, versus the existing four (4) accessible spaces and twenty-seven (27) standard spaces. The accessible parking spaces are located along the west side of the parking lot and adjacent to an accessible route connecting to Village Hall. Overall parking stall widths vary between 9.8' and 10.2' wide. A wide landscape area would be located between the west edge of the north parking lot and Village Hall. A PCC sidewalk, located between the western-most parking bay and the wide landscape area, would connect to a PCC sidewalks along the north end of the proposed parking bays. Decorative Village logos would be imbedded in these sidewalks. Parking lot sidewalks would connect to existing sidewalk adjacent to Village Hall via pedestrian crosswalks. Ultimately, the proposed changes to the north parking lot will simplify the existing vehicular traffic pattern and provide much needed pedestrian safety improvements.

While the north parking lot is proposed to be reconstructed, plans are for the south and west parking lots, and potentially the south-west lot, to be resurfaced and restriped. Overall, after restriping and reconstruction of the north and south parking lots, there will be a total of eight (8) more parking spaces in the north and south lots combined. All but one (1) of the existing accessible parking spaces will be relocated to the north parking lot, which is closer to Village Hall. The table below summarizes the existing and proposed parking counts for the north and south parking lots.

**Table 1. Parking Lot Space Revisions Summary - North and South Parking Lots**

**Existing / Proposed**

Parking Lot	Total Spaces	Total Accessible Spaces	Required Accessible Spaces
North	27 / 22	4 / 6	6
South	145 / 158	4 / 1	
Totals	172 / 180	8 / 7	

**Parking Lot Lighting**

In addition to the proposed reconfiguration of the north parking lot, new lighting will be installed in the north parking lot, and the existing lighting located in the south and west parking lots will be replaced. In some locations at the south and west parking lots poles will need to be relocated due to site improvements installed prior to this project. Calculations were performed by Stand Associates to verify that the proposed lighting layout will provide adequate lighting in compliance with IDOT D1 General Guidelines for Lighting Design, and the American Association of State Highway and Transportation Officials (AASHTO) Roadway Lighting Design Guide. A photometric plan was provided. Lighting calculations were performed to ensure that the proposed design will provide a safe, cost effective solution that meets Village requirements. Computations were performed using AGI32© software with 30 Ft. mounting height with 144-199W LED luminaires.

Existing parking lot lights are white half-sphere fixtures on 30' tall, round, straight, white painted aluminum poles. Fixtures use 400W metal halide lamps. Existing light fixtures are Gardco Form Ten Round 400W metal halide luminaires. Since the lights were installed in the early 90's, Gardco has been bought out by Philips. Unfortunately, when Gardco was purchased by Philips their product numbers changed, so the distribution type that was installed previously is not known. There is a mix of single arm poles mounted on the perimeter of the existing parking lots

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and double arm poles mounted between rows of perpendicular parking stalls.

All proposed luminaires and light poles were selected to match closely with the original lighting. Two (2) similar fixtures produced by Deco Lighting and Noribachi Lighting strongly resemble the existing light fixtures. The final selection of which of these two (2) fixtures will be based on price once costs are known. Luminaires and associated receptacles will be controlled from existing photocell and time clock controls within Village Center via panel VL-LRP- 2. Lighting will be added along the driveway connecting the southernmost entrance to Ravinia Avenue to better illuminate this area for drivers entering the parking lots. In addition, a bid alternate will be presented for lighting the South-West parking lot. Select light poles will include security cameras monitored by the Village of Orland Park Police Department.

For the South and West lots, proposed luminaire locations were selected based on the location of existing lights. For the North lot, luminaires were located to provide a similar layout to the South and West lots while properly illuminating the parking lot and nearby sidewalks. The design intent is for the existing lighting to remain operational throughout construction. As such, proposed lighting will be installed near existing lights to prevent conflicts.

## **2) PEDESTRIAN CIRCULATION**

To improve pedestrian circulation throughout the Village Center campus, several improvements are proposed. These include a new Village Hall entry plaza design, new walkway stairs connecting Village Hall to the Franklin E. Loebe Recreation Center parking lot, additional sidewalk connections and enhanced walkway lighting. The proposed changes are described below:

### **Village Hall Entry Plaza**

The original Village Center Construction Documents (drawn by Perkins & Will and dated November 9, 1987) show the Village Hall's south entry plaza materials as "precast pavers" and divided into a grid pattern comprised of rectangles and lighter colored banding. Two (2) "planting areas" are called out between the three (3) sets of entry doors. Changes to the entry plaza include the removal and replacement of these two (2) planting beds with clay pavers, as shown on the plans titled "Village Hall Plaza Renovation", drawn by StudioGC, dated 12/26/18. Additionally, decorative planters and seating will be installed in this area. The primary paver color will be Endicott "Coppertone" (orange-red) with "Dark Ironspot" (dark gray) used for as an accent banding. The colors were selected to complement the masonry colors found on all Village Center buildings.

The Village of Orland Park logo will be installed near the center of the plaza in pavers. The Village logo, which was developed as part of the Village's way finding and branding project, will be created out of pavers and located in the center of an eight (8') foot wide circular banding pattern. The final determination as to the colors used for the logo will be decided once costs are known.

### **Walkway Stairs**

Currently, pedestrians wishing to walk between the Franklin E. Loebe Recreation Center parking lot and Village Hall have to enter the Recreation Center building, go down to the lower level via an elevator or staircase and proceed to the sidewalk leading to Village Hall. More commonly however, pedestrians traipse down a sloped turf grass area to get to the sidewalk leading to Village Hall, which can be dangerous depending on the time of year and weather conditions.

To improve the current situation, a new concrete walkway staircase will be made between

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Village Hall and the Franklin E. Loebe Recreation Center parking lot to improve Village Center pedestrian connectivity. The six (6) foot wide walkway would connect the existing Franklin E. Loebe Recreation Center parking lot sidewalk to a lower sidewalk, from which pedestrians may access Village Hall or the Franklin E. Loebe Recreation Center. The staircase will be comprised of concrete landings, steps and railings, and span a distance of thirty-three (33') feet. A six (6) inch PCC curb will be installed on both sides of the staircase, on which single hand rails to match the existing single handrail will be installed. A twenty (20) foot tall light pole with a luminaire matching the parking lot lighting will be installed near the middle of the walkway to provide illumination. An drain will be installed under the walkway to convey stormwater from the west to the east side of the walkway. Water will discharge into a stone rip-rap area near the existing detention basin landscape area. The areas adjacent to the walkway will be restored to turf grass upon project completion.

### **Sidewalks**

Improvement to existing sidewalks are also proposed. The existing sidewalk west of the drive aisle leading into the north and south parking lots will be shifted to the east and expanded to 10' wide. The existing PCC sidewalks along the east side of Village Hall will be removed and replaced. An additional sidewalk connection will be installed between the north parking lot pedestrian walkway and Village Hall will wrap around the existing transformer / mail box area. The sidewalks running along the west side of the south parking lot and between the Village Hall "front lawn" (as well as the trees) were installed in 2017 as a part of a separate project (see 2017-0240). Existing bike racks and seating may be replaced.

### **Bollard Lights**

In order to provide enhanced lighting for pedestrians, bollard lights (Dabmar Lighting - D3100) will be installed along the eastern most sidewalks leading into Village Hall. These sidewalks connect to the south and north parking lots, as well as to the sidewalk connecting to the new 147th Street/Ravinia Avenue roundabout. The bollards will closely match the existing aesthetic of Village Center wall mounted lighting. Existing non-illuminated bollards will be replaced.

### **3) GREEN ROOFS**

The green roofs represent the only component of the Village Center improvements that have already been completed. As such, for documentation purposes, they were included as a part of this COA. The green roof was funded entirely via the Tree Preservation and Green Infrastructure Account (TPGIA) and installed by Village Staff (Parks and Building Maintenance).

The Village Hall green roofs are located on the two (2) second floor terraces on the north side of Village Hall. The roof terraces, which were a part of the original Perkins & Will building design, overlook the Village's stormwater detention basin and Humphrey Woods in the distance. The terraces are triangular in shape with a curved hypotenuse. Staff offices and a conference rooms to the south abut and overlook the terraces. White decorative metal fencing, which is original to the building, runs along the north side the terraces. The terraces adjoin exterior masonry walls on either the east or west side. The green roofs are highly visible from within Village Hall and visible to a certain degree from Ravinia Avenue and the Village Center Campus to the north and west. The green roofs will be made accessible to the public and Village staff.

### **Green Roof Project Timeline**

On August 6, 2018, the Village Board of Trustees approved the use of funds from the Tree Preservation and Green Infrastructure Account (TPGIA) in an amount not to exceed \$70,000.00 for the installation of a Village Hall Green Roof and associated amenities and services at the Orland Park Village Hall (see 2018-0467 - Village Hall Green Roof Project). In September, 2018,

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the Village Board approved the proposal from EcoGardeaens, LLC as the subject matter expert (SME) to perform all duties and responsibilities outlined in RFP 18-038 Village Hall Green Roof Project.

Installation of wall mounted light fixtures was completed in mid-October by Building Maintenance staff. Installation of plumbing fixtures was completed on October 16-17 by an outside contractor. Green roof and decking materials were delivered to Village Hall between October 15<sup>th</sup> and October 26<sup>th</sup>. Construction of the green roof and decking was completed between October 29<sup>th</sup> and November 9<sup>th</sup> utilizing Parks and Building Maintenance staff members under the supervision of EcoGardeaens, LLC. All remaining interior work was completed by Building Maintenance staff between mid-October and mid-November, 2018. Data monitoring equipment will be installed around March, 2019 by EcoGardeaens, LLC. Outdoor furniture will be added to the deck areas in the spring of 2019. The green roofs will be made open to Village staff and the public starting around that time.

### **Green Roof Components**

An overview of the green roof components are outlined below:

#### ***Green Roof System***

The west green roof area measures 140 SF, while the east green roof area measures 185 SF. The green roof vertical profile on both sides were identical. The profiles included the following materials (in this order starting from roof membrane up):

- A 30 mil LLDPE Root Barrier
- An Entanglement Net Drainage Mat
- 2" thick Horticultural Grade Structural Mineral Wool Water Retention Layer
- 2" - 6" of FLL compliant extensive green roof media
- A mix of sedum plugs, bulbs and predominately (+/- 95%) native perennials and grasses (see attached Plant List)

Additional components include:

- Two (2) Optigreen high impact plastic drainage access boxes
- Approximately 300 LF of Aluminum Edge Restraint (4.5" x 4.4" x 8')
- 1"-1.5" Ballast River Stone (Mexican Pebble) along the vegetation free zones

Once plant materials reach maturity, some will be visible from adjacent vantage points, which will provide the building with seasonal colors and textures. The green roof will be maintained by Parks staff after receiving training from EcoGardeaens, LLC.

#### ***Observation Decks***

The west observation deck measures 8' x 17'-6", while the east deck measures 10'-6" x 17'-6". The decking material was Del Conca USA porcelain pavers with Underlock Safety Backing (16" x 32" x 3/4" Nominal) - Arbor Series in HAO 203 Natural color with a 30 mil LLDPE Protection Layer. Decking is supported by approximately 360 Elmich or similar adjustable pedestals including all spacer tabs. Durable outdoor furniture will be installed for visitors to sit and take in the views. In the case of breakage of the porcelain pavers, extra pavers were purchased and stored in the lower-level storage room adjacent to the Secretary of State storage area.

#### ***Light Fixtures***

Two (2) Pecos outdoor wall lights were installed on the south wall of both terraces to provide

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nighttime illumination of the decks and green roof. The lights turn on and off via photoelectric sensors and are visible from adjacent vantage points when on. The lights feature an all-white finish with a white acrylic diffuser and integrated LED light source. The fixture color matches the existing white walls of the terraces and mimics the shape of the rectangular building windows. Fixtures measure 6.3 inch x 7.9 inch x 1.8 inch and are CE listed, ADA compliant and IP54 rated.

### ***Sill Cocks***

Two (2) wall frost proof wall hydrants were installed, one on each green roof, for the purpose of irrigating the green roof vegetation. As a part of this work, approximately 200 feet of ¾" type L copper pipe and fittings, a connection into 1 1/2" cold water main in shaft with 10' of 1" type L copper pipe and fittings and one (1) one inch testable double detector check valve in shaft wall were installed.

### ***Interior Building Improvements***

An ADA accessible ramp and landing to provide access to the green roofs was installed to access the east terrace, which has been designated the "publicly accessible" terrace. The ramp is a 10' prefabricated aluminum ramp (Gateway Solid Surface Portable Ramp), which will connect to a 3' x 5' platform built from fire treated 2x10s and ½" plywood.

## **4) VILLAGE CENTER LANDSCAPE MASTER PLAN**

As mentioned previously, the Village Center was designed and built by Ralph Johnson of Perkins & Will, a renowned and award winning architect and architectural firm. In 1990, the Village Center Campus was nationally recognized by the American Institute of Architects (AIA) with an AIA Certificate of Merit for Good Design. The campus is also considered an excellent example of modernist architecture in the Chicagoland area. It was modeled after the Town Hall of Hilversum, Netherlands (c. 1930s, a famous Dutch town known for its architecture and planning) by the famous Dutch architect Willem Marinus Dudok, who was influenced by the work of Frank Lloyd Wright and the Chicago Prairie style. As a result, the campus is the best example of late 20th Century Prairie style architecture in Orland Park and arguably the region.

To date, a landscape plan for the Village Center has never been created, resulting in an inconsistent aesthetic throughout the grounds. A conceptual Preliminary Landscape Plan has been developed by the Development Service and Parks Departments to help guide a Village Center Master Landscape Plan. The goal of the landscape plan will be to extend the architectural principles used to develop the Village Center buildings on to the surrounding campus.

The areas included in this plan are the north, south and east sides of the Civic Center, the south, east and west sides of Village Hall, the Village Hall Front Lawn and Village Center parking lots. The Final Master Landscape Plan will be developed in conjunction with Hey and Associates (the Village's landscape consultant), Parks, Public Works and Development Services Departments. Any trees that are removed as a part of any of the abovementioned improvements will be mitigated for as a part of the Village Hall Master Landscape Plan.

## **SPECIAL USE AMENDMENT WITH MODIFICATION**

One (1) modification is requested with the to the original Special Use Permit for a Planned Development for the Village Center Campus, namely for a reduction in the required parking lot perimeter screening reduce the required minimum ten foot wide landscape area between the east and north sides of the parking lot to approximately 3 feet as required in Section 6-305.D.6.a.1 (Parking Lot Perimeter Screening). Due to the location of underground utilities and

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the need to maximize the parking area of the new parking lot, an approximately three (3) foot wide landscape screening area can be accommodated versus the required ten (10) foot wide area. Additional landscaping area have been provided between the new parking lot area and the entrance to Village Hall to help to offset this modification. Landscape improvements to the Village Center parking lots will be included as a part of the Village Center Master Landscape Plan.

The recommendation motion includes the following conditions:

- 1) Meet all Building and Engineering related items;
- 2) Provide additional landscaping throughout the Village Center campus to offset the reduced parking lot screening requirements;
- 3) Meet all Section 5-110 Landmark Designation requirements per the Secretary of the Interior's Standards.

The recommendation motion includes the following modification to the Land Development Code:

- 1) A modification from Section 6-305.D.6.a.1 to allow an approximately three (3) foot wide landscape screening area versus the required ten (10) foot wide area.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

## **BUDGET IMPACT:**

## **REQUESTED ACTION:**

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 8, 2019;

And

I move to recommend to the Village Board of Trustees approval of the Certificate of Appropriateness for Orland Park Village Center Site Improvements, as shown on "Proposed Improvements Village Hall North Parking Lot Concept Plan", prepared by Strand Associates, dated 12/07/18, sheets 1-5; the conceptual landscape plan titled "Village Center Conceptual Landscape Plan", dated 12/01/2018; and the preliminary plan titled "Village Hall Plaza Renovation", drawn by StudioGC, dated 12/26/18 subject to the following conditions:

- 1) Meet all Building and Engineering related items;
- 2) Provide additional landscaping throughout the Village Center campus to offset the reduced parking lot screening requirements;
- 3) Meet all Section 5-110 Landmark Designation requirements per the Secretary of the Interior's Standards.

And

I move to recommend to the Village Board of Trustees approval of an Amendment to the Special Use Permit for a Planned Development to allow for changes to the Village Center site plan and landscape plan, including approval of the following modification from the Village of Orland Park

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Land Development Code:

- 1) A modification from Section 6-305.D.6.a.1 to allow an approximately three (3) foot wide landscape screening area versus the required ten (10) foot wide area.

## **REQUEST FOR ACTION REPORT**

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File Number: **2019-0008**  
Orig. Department: **Development Services Department**  
File Name: **2019 Land Development Code Amendments I**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

2019 Land Development Code Amendments I - 2019-0008

##### **Petitioner**

Development Services Department

##### **Purpose**

The purpose of these amendments is to update and clarify the Land Development Code.

*Requested Actions:* Land Development Code Amendments

##### **Topics**

Update to Definitions and Environmental Clean Technology Section  
Update to Definitions and Classification of Motor Vehicle Sales in COR Mixed Use District  
Update to Definition and Classification of Pet Shops  
Removal of Definitions and Regulations of Residential Care Homes  
Update to Permitted Uses in Open Lands Zoning District  
Update to Temporary Hiring Office Requirements  
Update to Off Street Parking and Loading Requirements  
Clarifications to Exterior Lighting Regulations  
Clarifications to the Sign Code  
Clarifications to Landscape and Tree Preservation Section  
Clarifications to References in Accessory Structures and Uses Section

##### **Project Attributes (Sections to be Amended)**

Section 2-102 Definitions  
Section 6-104 Bulk Regulations  
Section 6-201 E-1 Estate Residential District  
Section 6-202 R-1 Residential District  
Section 6-203 R-2 Residential District  
Section 6-203.5 R-2a Residential District  
Section 6-204 R-3 Residential District  
Section 6-204.5 R-3A Residential District  
Section 6-205 R-4 Residential District  
Section 6-206 RSB Residential and Supporting Business District  
Section 6-207 BIZ General Business District  
Section 6-209 Old Orland Historic District

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Section 6-210 COR Mixed Use District  
Section 6-212 VCD Village Center District  
Section 6-213 OL Open Lands District  
Section 6-302 Accessory Structures And Uses  
Section 6-305 Landscape and Tree Preservation  
Section 6-306 Off-Street Parking And Loading Requirements  
Section 6-307 Signs  
Section 6-314 Environmental Technology Standards  
Section 6-315 Exterior Lighting

**Exhibits**

Exhibit A - Section 6-307 Signs - Proposed Amendments  
Exhibit B - Figure 6-306.D(B) Shared Assess Aisle  
Exhibit C - Table 6-302.C.1 (A) - Attached Accessory Structures  
Exhibit D - Table 6-302.C.1(B) - Detached Accessory Structures  
Exhibit E - Section 6-314 Environmental Technology Standards - Proposed Amendments

**OVERVIEW AND BACKGROUND**

The first round of Land Development Code Amendments for 2019 is presented in the attached Amendment Report to the Plan Commission. The Amendment Report, titled “2019 Land Development Code Amendments I Amendment Report to the Plan Commission”, contains various amendments to the sections identified above.

The Amendment Report contains the full narrative explanation for each amendment followed by the respective Code changes. Language with a strike-out (~~strike-out~~) indicates elimination from the Code. In all cases, language that is bolded and in red (**red**) indicates proposed addition to the Code.

This is now before Plan Commission for consideration.

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 8, 2019.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for **Section 2-102, Section 6-104, Section 6-201, Section 6-202, Section 6-203, Section 6-203.5, Section 6-204, Section 6-204.5, Section 6-205, Section 6-206, Section 6-207, Section 6-209, Section 6-210, Section 6-212, Section 6-213, Section 6-302, Section 6-305, Section 6-306, Section 6-307, Section 6-314 and Section 6-315**, as presented in the attached Amendment Report titled “2019 Land Development Code Amendments I Amendment Report to the Plan Commission” and associated exhibits, prepared by the Development Services Department and dated January 8, 2019.

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DATE:

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0763**  
Orig. Department: **Development Services Department**  
File Name: **Discuss going paperless for the Land Development Code Updates**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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DATE: September 25,  
2018

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0010**  
Orig. Department: **Development Services Department**  
File Name: **Memo: New Petitions & Appearance Review**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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