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Staff Report to the Board of Trustees

Prepared: 2/6/24

Project: 2023-0515 - Athletics Operations Maintenance Facility

Petitioner: Joel Van Essen, Director of Public Works

Purpose: The petitioner is seeking approval of a site plan and building elevations.

Location: 14601 West Avenue

P.I.N.: 27-09-218-025- 0000

Parcel Size: 10 acres

Requested Approvals: The petitioner is seeking approval of a site plan and building elevations to construct an approximately 4,146 square-foot maintenance building and 1,331 square-foot garage building located behind the existing Parks Administration building.

SUMMARY

The petitioner is seeking approval of a site plan and building elevations to construct a maintenance building and garage building located behind the existing Parks Administration building.

The subject site is within the Open Space Zoning District (OS) and will remain unchanged in the proposed plan, as the existing maintenance facility is a permitted use in the OS District. The subject site has a gross area of 10.0 acres. The proposed plan introduces a new building, replacing the existing maintenance garage, and a new storage garage. An office building exists on site and is currently used by the Recreation and Parks Department.

The replacement Athletics Maintenance Building is approximately 4,146 square feet for the purpose of maintaining athletic fields and recreational spaces. The existing Parks Administration Building is 1,950 square feet and provides additional space for the Recreation and Parks Department, who has a main office at 14600 Ravinia Avenue. A new storage garage is also proposed on the site, directly to the east of the Parks Administration office. This proposed storage building will be approximately 1,300 square feet in size and contain features that match the existing building. The site features a stormwater management area at the southeast corner. Staff have been coordinating with MWRD on required best management practices for this area. The proposed development aligns with the Zoning District requirements and bulk regulations of the Land Development Code.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners, the petitioner, and members of staff. Discussion ranged from what will be stored in the facility, the facility design, the Veterans Center, and addressing of the multiple buildings on site. Overall, the commissioners expressed support for the new facility. The Plan Commission approved the project unanimously per the Staff Recommended Action.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2023-0515, also known as Orland Park Athletics Maintenance Facility, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 29, 2023;

And

Staff recommends that the Plan Commission approve a site plan and building elevations subject to the following conditions:

1. The development will be in substantial conformance with the Preliminary Site Plan for and the Building Elevations for Athletics Maintenance Facility dated [insert date here].
2. Meet all building code requirements and final engineering requirements including required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

COMMITTEE OF THE WHOLE RECOMMENDED ACTION

Regarding Case Number 2023-0515, also known as Orland Park Athletics Maintenance Facility, I move to recommend to the Village Board to approve the Plan Commission Recommended Action for this case.

THIS SECTION IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board to approve a site plan and building elevations subject to the following conditions:

1. The development will be in substantial conformance with the Preliminary Site Plan for and the Building Elevations for Athletics Maintenance Facility dated [insert date here].
2. Meet all building code requirements and final engineering requirements including required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

BOARD OF TRUSTEES RECOMMENDED ACTION

Regarding Case Number 2023-0515, also known as Orland Park Athletics Maintenance Facility, I move to approve the Committee of the Whole Recommended Action for this case.

THIS SECTION IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve a site plan and building elevations subject to the following conditions:

1. The development will be in substantial conformance with the Preliminary Site Plan for and the Building Elevations for Athletics Maintenance Facility dated [insert date here].
2. Meet all building code requirements and final engineering requirements including required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.