

## Amendment Report to the Plan Commission

Prepared by: Development Services Department

January 10<sup>th</sup>, 2017

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#### **KEY**

- Text with ~~strikethrough~~ to be deleted.
- Text in **red, bolded and italicized** to be updated/added.

## AMENDMENT EXPLANATION

Amendments are made to Section 2-102 Definitions by creating five (5) new terms and associated definitions for Arbor, Pergola, Tensile Canopy, Tensile Canopy Structure and Trellis. By defining these terms, requirements for their application can be better described.

Arbors, pergolas and trellises are typically used to support vegetation or for aesthetic purposes, but have the potential to be misused as fencing or barriers. The intent of this update is to prevent these features from acting as fencing. Previously, the only regulations for arbors and trellises were that they could project into side and rear setbacks, but not past the front setback line. In this update, arbors, pergolas and trellises will not be allowed in the front actual setback and will be required to be five feet from the property line.

Tensile Canopies and Tensile Canopy Structures are being added to the Definition Section to then be able to provide requirements for their implementation in anticipation of future petitions that would otherwise be denied due to current code restrictions. These structures are typically designed to provide overhead shading to outdoor seating area and are subject to additional Building Code regulations.

## AMENDMENT SUMMARY

### SECTION 2-102 DEFINITIONS

- Language added to Section 2-102 Definitions to add new terms and definitions for Arbor, Pergola, Tensile Canopy, Tensile Canopy Structure and Trellis.

## PROPOSED AMENDMENT TEXT

### **Section 2-102. Definitions.**

***Arbor*** means an open landscaping structure that may serve as a passage which is designed and intended to support vegetation and which may include lattice work.

***Tensile Canopy*** means a membrane that is attached to three or more independent anchor points to create rigidity, and is used as protection from weather elements.

***Tensile Canopy Structure*** is a freestanding structure that the membrane of a Tensile Canopy is independently anchored to.

***Trellis*** means a vertical landscaping structure or wall section which is designed and intended to support vegetation and which may include lattice work.

***Pergola*** means a landscaping structure with overhead coverage that frames a space and which may be designed to support vegetation.

## AMENDMENT EXPLANATION

Updates are made to Sections 2-102, 3-101, 3-105, 5-105, 6-205.1, 6-302, and 6-413 to remove references to major and minor special use classifications to clarify text and match previously approved regulations. In 2008, a comprehensive update was made to Article V, Section 5-105, and Section 6-101 to Section 6-212 (Ord. 4374, Ord. 4411). At that time, minor special uses were effectively eliminated from Section 5-105 to simplify the development review process by removing unnecessary procedures from the Land Development Code. All major special uses became known as simply “special uses”. Uses listed within each zoning district under minor special became either permitted uses with better defined regulatory language, or special uses.

Language referencing major and minor special uses in specific sections of the Land Development Code was not deleted due to an oversight. References to major and minor special uses in Sections 2-102, 3-101, 3-105, 5-105, 6-205.1, 6-302, and 6-413, which are now redundant, will be deleted in their entirety. ***There are no additions to the text in any of the Sections below.***

## AMENDMENT SUMMARY

**SECTIONS 2-102 “Definitions”, 3-101 “Board of Trustees”, 3-105 “Department of Community Development”, 5-105 “Special Use Permits”, 6-205.1 “LSPD Large Scale Planned Development District”, 6-302 “Accessory Structures and Uses”, and 6-413 “Wetlands Protection”**

- Language is deleted from Sections 2-102, 3-101.B, 3-101.C, 3-101.D, 3-105.B.2.f, 3-105.B.2.g, 5-105.B, 5-105.C, 5-105.G.1, 6-205.1.C, 6-302.I.1, and 6-413.F.1 to remove all references to major special uses or minor special uses to reflect the 2008 Land Development Code amendments.

## PROPOSED AMENDMENT TEXT

### Section 2-102.

**Development** means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the subdividing of land into two or more parcels.

1. Except as provided in subsection (3) hereof, for the purposes of these regulations, the following activities or uses shall be considered to involve "development:"

- a. A reconstruction, alteration of the size, or material change in the external appearance of a structure on land or water.
- b. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
- c. Alteration of the shore or bank of a pond, lake, river, or other waterway.
- d. Commencement of drilling (except to obtain soil samples), mining, or excavation on a parcel of land.
- e. Demolition of a structure which is designated on Exhibit 1 as an architecturally significant or historic structure.
- f. Clearing of land, including clearing or removal of vegetation and any significant disturbance of vegetation or soil manipulation, but not including farming.
- g. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

2. "Development" includes all other activity customarily associated with it. When appropriate to the context, "development" refers to the act of developing or to the result of development of land within the Village and within one and one-half (1-1/2) miles beyond the corporate limits of the Village. Reference to particular operations is not intended to limit the generality of this definition.

3. For the purpose of these regulations the following operations or uses shall not be taken to involve "development:"

- a. Except as provided in Section 5-111 of these regulations, work involving the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the color or decoration of the exterior of the structure or interior alterations that do not change the use for which the structure was constructed.
- b. Work involving the maintenance of existing landscaped areas and existing rights-of-way such as yards and other non-natural planting areas.
- c. Work involving the maintenance of areas of native vegetation through prescribed burns, selective removal of alien plant species or similar activities intended to upgrade the quality of areas of native vegetation.
- d. Work involving the installation of landscaping of a single family dwelling.
- e. A change in use of land or structure from a use within a specified category of use to another use in the same category unless the change involves a change from a use permitted as of right to one permitted as a ~~minor or major special use or from a minor to a major special use~~.
- f. A change in the ownership or form of ownership of any parcel or structure.
- g. The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land unless otherwise specifically required by law.
- h. Demolition of buildings not listed on Exhibit 1 which shows historic and architecturally significant structures.

## **Section 2-102.**

**Use, Special** means a ~~major or minor~~ use (to be defined in the zoning districts) that has operational, physical and other characteristics that may be different from those of the predominant permitted uses in a zoning district, but which is a use that complements or is otherwise compatible with the intended over-all development within a district, provided that specified standards are met.

## **SECTIONS 3-101.B, 3-101.C, and 3-101.D**

B. To review by Committee all applications for ~~major~~ special use permits, map and text amendments and preliminary plans prior to public hearing by the Plan Commission in accordance with the provisions of Sections 5-105(I), 5-108 and 5-112(D).

C. To hear, review, approve or disapprove ~~major~~ special use permits after recommendation by the Plan Commission in accordance with the provisions of Section 5-105(I);

D. To hear, review and approve appeals from ~~minor~~ special use permits in accordance with the provisions of Section 5-105(H);

## **Sections 3-105.B.2.f and 3-105.B.2.g**

2. **Jurisdiction, Authority and Duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the Director of Community Development by other ordinances, the Director of Community Development 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 applications for development approval or any other matters brought before it;

- b. To serve as chairman of the Development Review Committee;
- c. 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;
- d. To maintain the Zoning District Map and to make an annual presentation of the Map to the Board of Trustees for certification;
- e. To maintain development review files and other public records related to the Department's affairs;
- f. To review and approve or disapprove applications for ~~minor~~ special use permits;
- g. To review, or cause to be reviewed, all applications for ~~major~~ special use permits and plat approval;
- h. To render interpretations of the Comprehensive Plan, these regulations or the boundaries of the Zoning District Map;
- i. To evaluate and act upon claims of non-conforming uses and structures in conjunction with Building Department and make recommendations;
- j. To coordinate all local, regional, state and federal environmental and other land development permitting processes affecting development in the Village;
- k. 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;
- l. To issue development compliance certificates and sign pre-application conference letters of understanding in accordance with these regulations;
- m. To determine whether an application for development approval is materially different from a previously denied application in accordance with the provisions of Section 5-101(H);
- n. To establish such rules of procedure as are necessary for the administration of his responsibilities under these regulations; and
- o. 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.

#### **Sections 5-105.B and 5-105.C**

B. **Authority.** The Plan Commission may in accordance with the procedures and standards of this Section recommend approval of ~~major~~ special use permits to the Board of Trustees. (Ord. 4411 - 9/2/08)

C. **Authorized Special Uses.** Only those uses which are authorized in Article 6, or in the zoning districts currently in effect, or those nonconforming uses which are damaged or destroyed and are permitted to be re-established in Section ~~8-101~~, may be approved as special uses. The designation of a use in a zoning district does not constitute an authorization or an assurance that such use will be approved; rather, each proposed special use shall be evaluated by the Plan Commission and Board of Trustees for compliance with the standards and conditions set forth in this Section and for each zoning district. Wherever a use existing on the effective date of these regulations is terminated or demolished, subsequent use of the property upon which the use was located shall be permitted only as a ~~major~~ special use. Whenever the property underlying a special use changes ownership and the Development Services Department is notified of such change, the Department shall determine whether the potential impacts of such new ownership or other changed condition merit renewed special use review and approval. If the Development Services Department determines that the impacts of the use will be significantly altered by virtue of the new ownership, the Department shall notify the new owner that he or she must initiate an application for a special use permit. Conversely, if the Development Services Department determines that the impacts of the land use will not be significantly altered and that such other changed conditions will not occur, no additional special use approval shall be required. However, such a determination shall not eliminate the need for the new owner to

obtain any other types of approvals or permits that may be required by these regulations due to the change of ownership. (Ord. 4411 - 9/2/08)

#### **Section 5-105.G.1**

##### **G. Special Uses.**

1. **Applications.** An application for a ~~major~~ special use permit, including applications for all planned developments, shall be submitted to the Development Services Department in a form provided by the Development Services Department. Applicants for special use permits for development of 1,000 acres or more must also apply for rezoning to the Large Scale Planned Development District. Petitions or applications for special uses must move through the public hearing process as outlined in Section 5-101 of these regulations. (Ord. 2514 - 1/17/94; Amd. Ord. 4411 - 9/2/08)

#### **Section 6-205.1.C**

C. **Major Special Use.** A Large Scale Planned Development may be established as a ~~major~~ special use only in the LSPD District, in accordance with the terms and conditions set forth in Section 5-105.I.

#### **SECTION 6-302.I.1**

I. **Outside Storage.** Outside storage shall be located at the ~~near~~ **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.

1. 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 ~~major~~ 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.

#### **Section 6-413.F.1**

##### **F. Standards and Procedures for Special Use Permits.**

1. **Procedures.** Application for a special use permit to conduct a regulated activity shall be made to the Community Development Department on forms furnished by that office. All special uses must be established in nontidal wetlands as ~~major~~ special uses in accordance with the procedures and standards set forth in Section 5-105 (I) of this Code. Permits shall ordinarily be valid for a period of one year from the date of issue and shall expire at the end of that time unless a longer period is specified by the Director of Community Development upon issuance of the permit. The request for renewal of a permit shall follow the same form and procedure as the original application except that the Director of Community Development shall have the option of not holding a hearing if the original intent of the permit is not altered or extended in any significant way.

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## SUBSTANTIVE AMENDMENT: **UPDATE TO REMOVE REFERENCES TO COMMUNITY DEVELOPMENT DEPARTMENT AND REPLACE WITH DEVELOPMENT SERVICES DEPARTMENT**

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### AMENDMENT EXPLANATION

An update is made to Sections 3-105, 3-106, 3-107, 4-101, 6-205.1, 6-302, 6-306, 6-308, 6-404, 6-409, 6-411, 6-412, 6-413, 6-415, and 9-101 to replace references to the Department of Community Development with the Department of Development Services. In 2007, the Community Development Department was re-organized and re-named to the Development Services Department. Language referencing the Department of Community Development in various sections of the Land Development Code was not replaced due to an oversight. This update will delete all outdated references to the Department of Community Development in their entirety and replace with the Department of Development Services.

### AMENDMENT SUMMARY

**SECTIONS 3-105 “Department of Community Development”, 3-106 “Development Review Committee”, 3-107 “Building Department”, 4-101 “Comprehensive Plan”, 6-205.1 “LSPD Large Scale Planned Development District,” 6-302 “Accessory Structures and Uses”, 6-306 “Off-Street Parking and Loading Requirements”, 6-308 “Design Standards”, 6-404 “Easements”, 6-409 “Storm Sewers and Storm Water Detention”, 6-411 “Soil Erosion and Sedimentation Control”, 6-412 “Local Stream and Waterbody Protection”, 6-413 “Wetlands Protection”, 6-415 “Bikeways and Bikepaths”, and 9-101 “Enforcement Procedures”**

- Language referencing the Department of Community Development is deleted from Sections 3-105, 3-105.A, 3-105.B, 3-105.B.1, 3-105.B.2, 3-106.A, 3-106.B.2, 3-107.B.2.f, 3-107.B.2.j, 4-101.A, 6-205.1.A, 6-302.C.41.b, 6-302.C.41.c, 6-306.L.3, 6-308.C.1, 6-308.C.3, 6-308.D, 6-308.E, 6-404.C, 6-404.D.4, 6-409.E.18.d, 6-411.C.2.c, 6-411.F, 6-412.D.2, 6-412.E.1.j, 6-412.H.4, 6-412.O, 6-413.E.2, 6-413.F.1, 6-413.G.1, 6-413.G.1.g, 6-413.H, 6-415.B.2, 6-415.C, and 9-101.A is replaced with the Department of Development Services to reflect the reorganization and renaming of the Department, which occurred in 2007.

### PROPOSED AMENDMENT TEXT

**Section 3-105, 3-105.A, 3-105.B, 3-105.B.1, and 3-105.B.2**

**Section 3-105. ~~DEPARTMENT OF COMMUNITY DEVELOPMENT.~~ *DEVELOPMENT SERVICES.***

A. **General.** The Department of ~~Community Development~~ *Development Services* shall perform the planning functions for the Village, provide technical support and guidance for action on applications for development approval and perform such other functions as may be requested by the Board of Trustees, the Plan Commission, or the Village Manager. The Department of ~~Community Development~~ *Development Services* shall coordinate the review of all applications for development approval by the Department of ~~Community Development~~ *Development Services* and other Village departments.

B. **Director of ~~Community Development~~ *Development Services.***

1. **Creation and Appointment.** The Director of ~~Community Development~~ *Development Services* shall be the department head of the Department of ~~Community Development~~ *Development Services* 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 ~~Community Development~~ *Development Services* by other ordinances, the

Director of ~~Community Development~~ **Development Services** 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 applications for development approval or any other matters brought before it;
- b. To serve as chairman of the Development Review Committee;
- c. 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;
- d. To maintain the Zoning District Map and to make an annual presentation of the Map to the Board of Trustees for certification;
- e. To maintain development review files and other public records related to the Department's affairs;
- f. To review and approve or disapprove applications for minor special use permits;
- g. To review, or cause to be reviewed, all applications for major special use permits and plat approval;
- h. To render interpretations of the Comprehensive Plan, these regulations or the boundaries of the Zoning District Map;
- i. To evaluate and act upon claims of non-conforming uses and structures in conjunction with Building Department and make recommendations;
- j. To coordinate all local, regional, state and federal environmental and other land development permitting processes affecting development in the Village;
- k. 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;
- l. To issue development compliance certificates and sign pre-application conference letters of understanding in accordance with these regulations;
- m. To determine whether an application for development approval is materially different from a previously denied application in accordance with the provisions of Section 5-101(H);
- n. To establish such rules of procedure as are necessary for the administration of his responsibilities under these regulations; and
- o. 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.

### **Sections 3-106.A and 3-106.B.2**

A. **Creation and Composition.** The Development Review Committee shall be composed of the Director of ~~Community Development~~ **Development Services**, the directors of the Village's Public Services Department, Recreation and Parks Department, the Building Department, the Finance Department, the Police Department, the Village Engineer, the Village Attorney, any other Village employee or official designated by the Board of Trustees or Village Manager, and at their option, representatives of the fire and school districts.

B. **Duties.** The Development Review Committee shall meet at least weekly to consider such matters as are prescribed by these regulations, including:

1. Meeting with any developer at a pre-application conference when requested or required;
2. Reviewing all applications for development approval, submitting comments on such applications to the Director of ~~Community Development~~ **Development Services** who shall consolidate such applications for submission to the Plan Commission; and
3. Reviewing all applications for amendments to these regulations.

### **Sections 3-107.B.2.f and 3-107.B.2.j**



**B. Director of Building Department.**

1. **Creation and Appointment.** The Director of the Building Department 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 granted the Director of the Building Department by other ordinances, the Director shall have the following jurisdiction, authority and duties:

- a. To issue and revoke building permits in accordance with the procedures of these regulations;
- b. To issue and revoke certificates of occupancy in accordance with these regulations;
- c. To serve as the Building Official under the provisions of the Village's Building Code;
- d. To serve on the Development Review Committee;
- e. To conduct such inspections and investigations as are necessary to enforce the provisions of these zoning regulations;
- f. To determine the extent of damage or destruction of non-conforming uses and structures, in cooperation with the Director of ~~Community Development~~ **Development Services**;
- g. To verify and record the actual land use of property subject to these regulations;
- h. To verify and enforce the conditions required by special use permits;
- i. To enforce the provisions of these regulations; and
- j. To provide the Board of Trustees and the Plan Commission and Hearing Officer with reports and recommendations with respect to matters before such bodies, as directed by the Board of Trustees or the Director of ~~Community Development~~ **Development Services** or Director of the Building Department.

**Section 4-101.A**

A. **Authority.** The Department of ~~Community Development~~ **Development Services** has the authority, as authorized by the Board of Trustees, to formulate and recommend a Comprehensive Plan or elements thereof, and amendments thereto, from time to time, for review by the Plan Commission and adoption by the Board of Trustees.

**Section 6-205.1.A**

A. **Purpose.** Large Scale Planned Developments possess characteristics of unique and special form with such a large impact on the entire community that each development must be considered individually. The following use will be permitted only upon presentation of a concept plan of development to the Director of ~~Community Development~~ **Development Services** and final approval by the Board of Trustees. The Large Scale Planned Development District is established to provide mixed uses including residential opportunities at a higher density than that of the R-4 District and appropriate commercial uses. The minimum property size that may be zoned LSPD is 1,000 acres of property under single ownership or unified control. To the extent this Section conflicts or is inconsistent with other provisions of the Land Development Code, this Section shall control. All land uses must conform to the approved Spring Creek Concept Plan or be approved as a special use amendment. (Ord. 3672 - 8/5/02)

**Sections 6-302.C.41.b and 6-302.C.41.c**

41. **Tennis Courts:** May be permitted in rear setbacks, not less than five (5) feet from the lot line in all districts except the BIZ General Business District, Village Center District and MFG Manufacturing District. No lights shall be permitted accessory to the court. A fence may be located at the perimeter of a tennis court subject to the following conditions: (Ord. 2462 – 10/18/93; Amd. Ord. 3837 – 12/1/03)

- a. No such fence shall exceed 10 feet in height.

b. Materials for tennis court fences may include green vinyl coated chain link or a comparable material as may be determined appropriate by the ~~Community Development~~ **Development Services** Director.

c. The view of tennis court fences from adjacent properties shall be obscured by the planting of shrubbery, evergreen trees, or comparable plant materials subject to the approval of the ~~Community Development~~ **Development Services** Director.

### **Section 6-306.L.3**

#### **L. Configuration of Off-Street Parking and Loading Ingress and Egress.**

1. Ingress and egress to and from off-street parking and loading spaces shall be provided by means of clearly limited and defined entrance and exit drives which lead from public rights-of-way to clearly limited and defined maneuvering lanes which in turn provide access to individual off-street parking or loading spaces.

2. Layout configurations which require backing directly onto an arterial street are prohibited.  
(Ord. 4647 - 5/16/11)

3. On arterial roadways, the number of access points shall be limited to one (1), unless a competent traffic engineering study determines that site access would be improved by additional access points. The minimum space between access drives shall be based on roadway speed and not on speed type and shall be determined by the Department of ~~Community Development~~ **Development Services**.

4. Wherever practicable, access drives shall be shared by several uses. Such uses shall be jointly responsible for the maintenance and landscaping of the drive.

### **Sections 6-308.C.1, 6-308.C.3, 6-308.D, and 6-308.E**

#### **C. Administration.**

1. An applicant for development approval shall submit a site plan, exterior elevations, and such other data deemed necessary by the Department of ~~Community Development~~ **Development Services** to evaluate a proposed architectural design, along with an application for development approval, as required by Sections 5-101 (General Procedures) and 5-106 (Appearance/Site Plan Review).

2. Final plans and elevations shall be drawn to scale and shall indicate the nature and extent of the work proposed.

3. The Department of ~~Community Development~~ **Development Services** shall develop graphic illustrations of the standards set forth in this Section. The Department shall also ensure that development within the district complies with the guidelines established in the Old Orland Historic District Guidelines, as amended from time to time, copies of which shall be kept on file in the Department's offices.

4. The review of architecture and site plans provided for in this Section is intended to be only a part of the whole review procedure laid out in these regulations. Approval of architectural design does not in any way signify final approval of any portion of any project.

D. **Pre-Application Conference** . An applicant for architectural design approval may request in writing that the Department of ~~Community Development~~ **Development Services** hold an informal pre-application conference to review the preliminary architectural design of a proposed development. This pre-application conference may be conducted concurrently with the pre-application conference provided for in Section 5-101(A) and shall be conducted pursuant to the same terms and conditions set forth in that Section.

E. **Review.** The ~~Community Development~~ **Development Services** Department shall review the complete application for appearance review in conjunction with site plan review provided for in Section 5-106. Recommendations of the Department shall be based upon the criteria set forth in Subsections F through O, below.

## Section 6-404.C

C. **Pedestrian/Bikepath Easement.** Easements containing pedestrian ways or bikepaths must be a minimum of twelve (12) feet in width, in accordance with Section 6-415, unless otherwise approved by the Director of ~~Community Development~~ **Development Services**. (Ord. 2570 - 5/2/94)

## Section 6-404.D.4

### D. Scenic Corridor Easements.

1. **Purpose.** The purpose of the scenic corridor easement requirement is to protect natural corridors of land so that they remain undeveloped on each side of certain roads. The purpose is also to reduce traffic noise which may have a deleterious impact on residents within the vicinity. The requirement of scenic corridor easements shall serve to protect and maintain a rural/suburban atmosphere in certain sections of the Village and its one and one-half (1 1/2) mile jurisdiction. The Corridor will also provide a refuge for native trees, shrubs and prairie plant life and an excellent natural buffer between more-developed areas.

### 2. **Provisions.**

a. A scenic corridor easement shall be depicted on the final plat of subdivision and shall constitute an easement in favor of the Village, the terms of which are as follows: All scenic corridor easements shall be kept in their natural condition. All significant natural vegetation shall be preserved and maintained and shall not be mowed, cultivated, sprayed or in any way disturbed, either by the Village, the developer, the owner upon whose lot the easement exists, or any other person, except vegetation which is unique and harmful to the health and welfare of the community or property owner, as determined by the Village, may be excised, controlled and/or destroyed in accordance with the written direction of the Village.

b. Existing woodlands and hedgerows within the scenic corridor easement perimeter shall not be destroyed or, if no significant natural vegetation exists and where suitable top soil from road, lake or other excavation exists, berms may be constructed in accordance with the written instructions of the Village. Said instructions shall be prepared in accordance with the overall Comprehensive Plan of the Village and shall pay particular attention to the aesthetic aspects of the vicinity in which the berms are to be located. These berms, when approved by the Village, shall be planted with trees and shrubs and native wildflowers and prairie grasses. Non-native flowering plants and evergreen trees may be utilized if approved in writing by the Village. It is the intent of this subsection (D) that the vegetation, whether it be native and natural or whether it be planted in accordance with this subsection, shall constitute a suitable screen between the development of the lot upon which the scenic corridor easement exists and the adjacent road right of way to insure that evidence of human occupancy is minimal.

3. **Standards.** On all property sought to be subdivided which is designated as Critical and Sensitive Areas on the Village's Comprehensive Plan and which lies adjacent to State, County, Township and Village streets, there shall be a fifty (50) to one hundred (100) foot scenic corridor easement measured from the right of way, on either side of said roads.

4. **Development Plan.** As a condition of approval of a final plat, a subdivider or developer shall submit a development plan of all scenic corridor easements, showing the dimensions thereof, the extent and nature of all significant natural vegetation, both forest and prairie, all berms sought to be constructed, the amount and size and type of all planting sought to be installed. Such plan shall be reviewed by the Director of ~~Community Development~~ **Development Services** with written comments being forwarded for consideration by the Plan Commission. The Plan Commission shall approve, disapprove or suggest whatever modifications are necessary in keeping with this subsection.

## Section 6-409.E.18.d

## **18. Storm Water Detention Facilities.**

a. Detention Basin (dry pond) Outlet Design: Backwater on the outlet structure from the downstream drainage system shall be evaluated when designing the outlet. (Ord. 3837 - 12/1/03)

b. The volume of detention facilities shall be determined as follows: the maximum volume of storm water generated by the 100 year frequency storm, less the volume of storm water released through the outlet pipe at the calculated peak of the 100 year frequency storm. The design maximum storage to be provided in a detention basin shall be based on the runoff from the 100 year, 24 hour event and reservoir routing or equal. Detention storage shall be computed using hydrograph methods as described in this section. The Director of Engineering may designate an alternative design computation for detention storage.

c. The outlet pipe(s) shall be designed to allow a maximum discharge of no more than 0.15 cubic feet per second per gross acre of development for a 24 hour 100 year storm event and shall include design to allow a maximum discharge of no more than 0.04 cubic feet per second per gross acre of development for a 24 hour 2 year storm event. Where a single pipe outlet or orifice plate is to be used to control discharge, it shall have a minimum diameter of 4 inches. If this minimum size permits release rates greater than those specified in this section, and regional detention is not a practical alternative, the Director of Engineering may require an alternative outlet design which shall utilize self-cleaning flow restrictors. If the receiving storm system is determined to be unable to accept the above calculated discharge rate, a lesser discharge rate may be required.

d. In order to prevent soil erosion and weed problems, "dry" detention basins must be landscaped including the establishment of a groundcover over all unpaved areas through sodding of native natural growth plant material or material as designated by the Director of ~~Community Development~~ **Development Services**. Such groundcover shall not be of a plant type which can be carried by water plow to aggressively invade other downstream lands or properties, and crown vetch shall be prohibited. Native natural plant growth may comprise a variety of techniques that employ in concert according to the needs of the site. Some of these include biologs, aquatic plants, wattles, natural native grasses, tri lok, and vegetated geogrids. Detention Basins shall be designed so that the portion of their bottom area which is intended to be dry shall have standing water no longer than seventy two (72) hours for all runoff events less than the 100 year frequency storm.

If detention facilities are proposed, they shall also be reviewed by the Director of Recreation and Parks for usability as active recreational areas during dry weather conditions. Additional underdraining may be required. Pipe runs and spacing shall be designed to ensure good drainage. Detention facilities shall be designed so that the cross slope is at least two (2) percent. The bottom of the facility shall be provided with an underdrain (minimum six (6) inch diameter perforated drain tile) covered on all sides with a minimum of six (6) inches of crushed stone conforming to ASTM C33, Size No. 67. The underdrain shall be installed to drain the basin below grade during periods of low flow and shall connect to a storm sewer outfall pipe. Detention facilities shall be designed with side slopes not steeper than four (4) horizontal to one (1) vertical (4:1). The inflow storm piping system shall be constructed in such a manner so as to allow for "low" flows to by pass the basin. (Ord.2959 11/18/96)

## **Section 6-411.C.2.c**

### **C. Soil Erosion Control Plan Permit Requirements.**

1. **Permit Required.** Except as otherwise provided in this Section, no person shall commence or perform any grading, stripping, excavating, or filling of land without having first obtained a soil erosion control plan permit from the Village Engineer. Engineering and soil erosion control plans for the entire site shall be submitted to and approved by the Village Engineer, along with (a) a statement as to what steps shall be taken

to keep sediment off the streets and out of the storm sewers, natural stream channels, wetlands and existing lakes and ponds lying downstream either on or within one-half (1/2) mile of the subject property, prior to, during and after the entire period of construction, and (b) information required for a site development permit.

2. **Exceptions.** A soil erosion control plan permit shall not be required for any of the following:

- a. Agricultural use of land, including farming, the implementation of conservation measures included in a farm conservation plan approved by the Soil and Water Conservation District and community garden plans.
- b. Construction of conservation measures including, but not limited to, sod waterways, terraces, grade stabilization structures, berms and swales.
- c. Single lots in established subdivisions subject to the approval of the Director of ~~Community Development~~ **Development Services**.

#### **Section 6-411.F**

F. **Expiration of Permit.** Each permit shall expire and become null and void if the work authorized by such permit has not been commenced within six (6) months, or work is not completed by a date which shall be specified in the permit; except that the Director of ~~Community Development~~ **Development Services** may, if the permittee presents satisfactory evidence that unusual difficulties have prevented work being commenced or completed within the specified time limits, grant a reasonable extension of time if written application is made before the expiration date of the permit.

#### **Section 6-412.D.2**

##### **D. Development Activity in, and Minimum Setback from Streams, Lakes and Ponds.**

1. No development (except as provided in subsection 2) may occur within the minimum setback area identified on the Village's Natural Stream Channel and Water Body Map, as adopted by the Board of Trustees and as amended from time to time, and in no case shall be less than 50 feet from the bank of the stream, lake or pond or 25 feet for an artificial detention/retention basin edge. (Ord.2746 - 6/5/95 & Ord. 3070 -10/20/97)

2. The following activities are permitted within the minimum setback area only if, as a practical matter, they cannot be located outside the setback area. Such modification shall be approved only after preparation of a report prepared by a qualified professional and approved by the Director of ~~Community Development~~ **Development Services**. The report shall note that the modification will not adversely affect water quality; destroy, damage, or disrupt a significant habitat area; adversely affect drainage and/or stormwater retention capabilities; lead to unstable earth conditions; create erosion hazards or be materially detrimental to any other property in the area of the subject property or to the Village as a whole, including the loss of open space or scenic vistas:

- a. minor improvements, such as walkways, benches, footbridges, observation decks and docks;
- b. the maintenance, repair, replacement and reconstruction of existing highways and bridges, electrical transmission and telecommunication lines, poles, and towers; and
- c. the establishment and development of public and private parks and recreation areas, outdoor education areas, historic, natural and scientific areas, game refuges, fish and wildlife habitat improvement projects, game bird and animal farms, wildlife preserves and public boat launching ramps.

3. Only limited filling and excavating necessary for the development of public boat launching ramps, swimming beaches, or the construction of park shelters or similar structures shall be permitted. The construction and maintenance of roads necessary for these permitted uses shall be allowed only on a very limited basis and where no alternate location outside of the setback area is available.

4. Land surface modification within the minimum setback shall be permitted for the purpose of constructing stormwater drainage swales between the developed area of a lot (including a storm-water detention facility on the lot) and a stream, lake or pond.

5. An applicant for a special use permit must stabilize any areas left exposed after land surface modification with vegetation normally associated with the affected stream, lake or pond. The planting of native riparian vegetation is recommended as the preferred stabilization measure. Other techniques shall be used only when and where vegetation fails to control erosion. One alternative is rip-rap, using natural rock materials where practicable, installed on eroding bank areas in a manner that provides interstitial space for vegetative growth and habitat for macroinvertebrates and other stream organisms. (Exhibit No. STS-13) Lining of the stream channel bottom shall not be permitted.

6. Access to property located near a stream, lake or pond or related environmentally sensitive area, shall be minimized when such access would adversely affect such area.

7. Silt or sediment basins shall not be installed within a perennial stream channel or a waterbody. However, such basins may be installed within an intermittent stream channel.

#### **Section 6-412.E.1.j**

##### **E. Local Stream and Waterbody Protection Plan.**

1. A local stream and waterbody protection plan shall be prepared for any proposed development within all or part of a stream or water body corridor, as identified on the Village's Natural Stream Channel and Water Body Map, and shall indicate:

- a. dimension and area of parcel;
- b. location of any existing and proposed structures;
- c. location of existing or proposed on-site sewage systems or private water supply systems;
- d. location of any perennial stream and its banks, the centerline of any intermittent stream, and any lake or pond as delineated by its ordinary height water mark;
- e. location of setback lines;
- f. location of 100 year floodplain limits;
- g. location of existing or future access roads;
- h. specifications and dimensions of areas proposed for wetland alterations;
- i. an assessment of the potential impact of the proposed development activity on the stream, lake or pond including, but not limited to, loss of flood storage potential, loss of habitat, changes in species diversity and quantity, impacts on water quality, increases in human intrusion and impacts on associated streams, lakes or ponds or downstream sensitive areas; and
- j. such other information as reasonably requested by the Director of ~~Community Development~~

**Development Services.**

#### **Section 6-412.H.4**

##### **H. Site Grading and Excavation.**

1. A grading and excavation plan, prepared by a registered professional engineer trained and experienced in civil engineering shall be submitted with each application for development and shall include the following unless a site development plan that includes grading and excavation components has been or submitted in accordance with Section 5-106 of these regulations:

- a. property contours at one (1) foot intervals;
- b. details of the existing terrain, trees and woodlands, and drainage pattern;
- c. dimensions, elevation and contours of grading, excavation and fill;



- d. a description of methods to be employed in disposing of soil and other material that is removed from allowable grading and excavation sites, including the location of the disposal site if on the property;
  - e. a schedule showing when each stage of the project will be completed, including the total area of soil surface to be disturbed during each stage, and estimated starting and completion dates. The schedule shall be prepared so as to limit to the shortest possible period the time soil is exposed and unprotected. In no case shall the existing natural vegetation be destroyed, removed or disturbed more than fifteen (15) days prior to initiation of the improvements; and
  - f. a detailed description of the revegetation and stabilization methods to be employed, to be prepared in conjunction with the landscape plan provided in Subsection (I) (3), below.
2. Unless otherwise provided in this Section the following restrictions, requirements and standards shall apply to all construction:
- a. every effort shall be made to develop the site in such a manner so as to minimize the alteration of the natural topography;
  - b. no grading, filling, cleaning, clearing, terracing or excavation of any kind shall be initiated until final engineering plans are approved and the application is approved by the Village Engineer; and
  - c. the depositing of any excavation, grading or clearing material within a stream, lake or pond shall be prohibited.
3. In addition to locating all site improvements on the subject property to minimize adverse impacts on the stream, lake or pond, the applicant shall install a berm, curb, or other physical barrier during construction, and following completion of the project, where necessary, to prevent direct runoff and erosion from any modified land surface into the stream, lake or pond. All parking and vehicle circulation areas should be located as far as possible from any stream, lake or pond.
4. The Village may limit construction activity in or near a stream, lake or pond to specific months and to a maximum number of continuous days or hours in order to minimize adverse impacts. The Director of ~~Community Development~~ **Development Services** may also require that equipment be operated from only one side of a stream, lake, or pond in order to minimize bank disruption. Other construction techniques, conditions, and restrictions may be required in order to minimize adverse impacts on streams, lakes or ponds and on any related areas not subject to development.

## Section 6-412.O

O. **Expiration of Permit.** Each permit shall expire and become null and void if the work authorized by such permit has not been commenced within six (6) months, or work is not completed by a date which shall be specified in the permit; except that the Director of ~~Community Development~~ **Development Services** may, if the permittee presents satisfactory evidence that unusual difficulties have prevented work being commenced or completed within the specified time limits, grant a reasonable extension of time if written application is made before the expiration date of the permit.

## Section 6-413.E.2

- E. **Uses by Right in a Nontidal Wetland.**
- 1. The following uses shall be allowed as a right within a nontidal wetland to the extent that they are not prohibited by any other ordinance or federal, state or local law and provided they do not require structures, grading, fill, draining, or dredging except as provided herein or authorized by special permit:
    - a. Conservation or preservation of soil, water, vegetation, fish, shellfish, and other wildlife;
    - b. Outdoor recreational activities, including fishing, birdwatching, hiking, biking, boating, horseback riding, swimming, and canoeing;

- c. The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits, and seeds in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require alteration of nontidal wetland by changing existing nontidal wetland water conditions or sources, tilling of soil, or planting of crops;
  - d. Forestry practices limited to the thinning and harvesting of native timber in accordance with a forest management plan that incorporates best management practices approved by the Cook County Forest Preserve District pursuant to its current regulations.
  - e. The continued cultivation of agricultural crops, provided no nontidal wetlands are subject to cultivation where no such use existed five years prior to the effective date of application.
  - f. Education, scientific research, and nature trails;
2. Special Permit Uses in a nontidal Wetland.

Regulated activities other than those specified in Section 6-413 E.1 may not be conducted except upon application to the ~~Community Development~~ **Development Services** department and issuance of a special use permit.

### **Section 6-413.F.1**

#### **F. Standards and Procedures for Special Use Permits.**

1. **Procedures.** Application for a special use permit to conduct a regulated activity shall be made to the ~~Community Development~~ **Development Services** Department on forms furnished by that office. All special uses must be established in nontidal wetlands as major special uses in accordance with the procedures and standards set forth in Section 5-105 (I) of this Code. Permits shall ordinarily be valid for a period of one year from the date of issue and shall expire at the end of that time unless a longer period is specified by the Director of ~~Community Development~~ **Development Services** upon issuance of the permit. The request for renewal of a permit shall follow the same form and procedure as the original application except that the Director of ~~Community Development~~ **Development Services** shall have the option of not holding a hearing if the original intent of the permit is not altered or extended in any significant way.

### **Sections 6-413.G.1 and 6-413.G.1.g**

#### **G. Nontidal Wetland Restoration and Creation.**

1. **Standards.** As a condition of a permit issued or as an enforcement action under this ordinance, the Director of ~~Community Development~~ **Development Services** may require that the applicant engage in the restoration or creation of other nontidal wetlands in order to offset, in whole or in part, the losses resulting from the action of an applicant or violator under these regulations. In making a determination of whether such a requirement will be imposed, and, if so, the degree to which it would be required, the Director of ~~Community Development~~ **Development Services** will consider the following:

- a. Recommendations by the Army Corp of Engineers.
- b. The long and short term effects of the action upon the nontidal wetland and associated aquatic ecosystem, and the reversible or irreversible nature of the impairment or loss;
- c. The type and benefit of the wetland functions and associated resources lost;
- d. The type, size, and location of the wetland altered, and the effect it may have upon the remaining system or watershed of which the wetland is a part;
- e. Observed or predicted trends with regard to the gains or losses of this type of wetland in the watershed of which the wetland is a part;
- f. The cost and likely success of the possible compensation measures in relation to the magnitude of the proposed project or violation; and



g. The degree to which an applicant has demonstrated a good-faith effort to incorporate measures to minimize and avoid wetland impacts within the proposed project.

An applicant or violator may prepare or be required by the Director of ~~Community Development~~ **Development Services** to develop a nontidal wetlands restoration or creation plan of review and approval of the Director of ~~Community Development~~ **Development Services**. The approval shall be based on the recommendation of a qualified consultant which shall be at the cost of the applicant. The creation or restoration of wetlands shall not be an alternative to the standards set forth in Section 6-413. G.1. but shall be used only to compensate for unavoidable losses.

## **Section 6-413.H**

### **H. Suspension, Revocation.**

The Director of ~~Community Development~~ **Development Services** may suspend or revoke a permit if he or she finds that the applicant has not complied with the conditions or limitations set forth in the permit or has exceeded the scope of the work set forth in the permit. The Director of ~~Community Development~~ **Development Services** shall cause notice of his or her denial, issuance, conditional issuance, revocation, or suspension of a permit by written notice to the petitioner. (Ord.2746 - 6/5/95)

## **Section 6-415.B.2 and 6-415.C**

### **B. Requirements.**

1. Bikeways shall be required on one side of all arterial and collector streets or at other alternate locations including reasonable off-site connections that provide contiguity to the overall system. The use of additional pedestrian ways or bikepaths in any instance to provide safe and convenient access to schools, parks or other similar destinations may be recommended by the Plan Commission and required by the Board of Trustees.

2. Developers shall be required to install bicycle parking and racks sufficient to serve all new commercial and industrial developments. Developers of other uses may be required to install bicycle parking and racks, provided that the uses generate such need, and subject to the approval of the Director of ~~Community Development~~ **Development Services**.

3. Although bike paths are generally not required in the rural/suburban area (Exhibit 2), there may be circumstances in which continuity for larger networks of bicycle paths, or nearby sidewalk or bike path access to schools, parks, neighborhood commercial, or similar features may necessitate installation of such facilities in certain areas. Sidewalks, bikepaths or streetlights on perimeter roads may be required if health, safety and welfare reasons warrant such installation.

C. **Construction Requirements.** The construction requirements and other standards set out in the Guide For Development of New Bicycle Facilities, 1981, or as hereinafter updated, published by the American Association of State Highway and Transportation Officials (AASHTO), 444 North Capital Street, N.W., Suite 225, Washington, D.C. 20001, that pertain to the planning, operation and maintenance of roadways, bikeways and bikepaths shall be applicable to all development located within the Village. Copies of this Guide shall be kept on file at the Department of ~~Community Development~~ **Development Services** and the Building Department.

## **Section 9-101.A**

The provisions of these regulations shall be enforced by the Village Manager. In addition to other remedies provided by these regulations and other applicable laws, the Village Manager shall, when a violation has been determined to exist:

A. Direct the Director of ~~Community Development~~ **Development Services** not to continue any development review process for the developer until the violation has been corrected; (Ord. 3672 - 8/5/02)

B. Inform the violator that no further work under an existing approval may proceed until the violation has been corrected.

In the event that a violator has been previously determined to have violated a provision of these regulations within the prior five (5) years, the Development Services Director may require that the violator implement appropriate mitigation measures for the site where the violation was committed. Such measures may include installation of landscaping and requirements for posting a performance guarantee acceptable to the Village such as cash bond, letter of credit or, at the discretion and approval of the Board of Trustees, other security methods to ensure compliance with the order of the Development Services Director. (Amd. Ord. 4996 – 6/15/15)

## AMENDMENT EXPLANATION

A correction is made to the dimensions of public hearing notice signs. Currently, the Code states that signs must be ***“at least three (3) feet by four (4) feet (or 44 inches by 34 inches).”*** As three (3) feet equals thirty-six (36) inches and four feet equals forty-eight (48) inches, a correction is made to the provided equivalent inches to feet. It is unclear why the inequivalent dimensions were provided in 2010 when this section was last amended (Ord 4574). No additional changes to this Section are proposed.

## AMENDMENT SUMMARY

### SECTION 5-101.G.2.b.3.

- Language is added to correct the equivalent number of inches to feet provided for Public Hearing Notice sign dimensions.

## PROPOSED AMENDMENT TEXT

### Section 5-101.G.2.b.3. Notification Requirements.

b. **Notification Requirements** . All notices of public hearings shall also meet the following requirements:

1. The Development Services Department shall publish a copy of the notice in one (1) or more newspapers with general circulation in the counties in which the Village of Orland Park and contiguous unincorporated territory are located; (Ord. 4940 - 11/3/14)
2. It is the petitioner's/ applicant's responsibility to send a copy of the notice by certified 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.
3. It is the petitioner's / applicant's responsibility to post a weatherproof sign (s) at least three (3) feet by four (4) feet (~~or 44 inches by 34 inches~~ **or 48 inches by 36 inches**) in front surface area, the bottom of which shall be mounted at least four (4) feet above the ground, and to have at least one (1) sign in the most visible location to the general public such as along a primary roadway. Such sign (s) shall be posted on private property and shall remain until the conclusion of the public hearing. Failure to comply with the provisions of this Subsection shall not render the public hearing invalid, provided that a good faith effort was made to comply. The petitioner must remove the public hearing notice sign (s) no later than thirty (30) days after the Village Board action on the proposal. The sign must display wording that at a minimum notifies the public about the public hearing for the procedure which has triggered the public hearing. It must include the date, time, place and the contact information of the Development Services Department. Arial or Arial Narrow shall be the font in which the public hearing signs are printed. The notice, date and time of the sign must be no less than 3.5 inches in height and the remaining information on the sign no less than 2.5 inches in height. (Ord. 4574 – 7/6/10)
4. All required notices shall be provided at least fifteen (15) days, but no more than thirty (30) days in advance of the published public hearing.
5. It is the petitioner's / applicant's responsibility to submit a notarized affidavit to staff prior to or at the Plan Commission meeting confirming that all requirements listed above have been met.

## AMENDMENT EXPLANATION

An update is made to the provisions outlining what constitutes a complete development petition for the Development Services Department. The reason for this update is to enumerate the minimum required documents so that the beginning of the due diligence process can be tracked with a definitive and clearly established start.

## AMENDMENT SUMMARY

### SECTION 5-101.K.3.a

- Language is added to the complete applications provision.

## PROPOSED AMENDMENT TEXT

### Section 5-101.K.3.a. Determination of Completeness

#### 3. Complete Applications.

a. Determination of Completeness. Within fifteen (15) days after receipt of an application for development approval, the Development Services Department shall determine whether the application is complete. If it is determined that the application is complete, the applicant will be notified in writing that the application has been accepted for filing. If the application is not complete, the applicant shall be notified, specifying the deficiencies of the application, including any additional information which must be supplied. ***A complete application shall consist of a fully completed notarized petition form, a site plan, elevations, required review fees as set by the Village Board of Trustees, preliminary engineering plans and the following supporting documents when applicable as determined by the Development Services Department. Additional documents not listed here may be requested as needed by the Development Services Departments but shall not be used to determine completeness. A complete petition does not mean automatic scheduling rights to public meetings.***

- 1. Original, sealed Plat of Survey (ALTA or otherwise), including legal description.***
- 2. Receipted copy of the most recent property tax bill, or evidence of payment (copy of bill, canceled check etc.).***
- 3. Responses to the Special Use Standards, Variance Standards and/or Rezoning Factors as needed on a per project basis (if applicable).***
- 4. Letter of authorization to petition from the property owner, if the property is rented/ leased by the Petitioner.***
- 5. Copy of the contract to purchase and a letter of authorization to petition from the property owner, if the property is undergoing due diligence for a contract sale.***
- 6. Certified copy of the trust agreement, a list of beneficiaries, and a letter of authorization from the trust officer, if the property is owned by a Trust.***

## AMENDMENT EXPLANATION

An update is proposed to clarify the procedure of Appearance Reviews. The reason for this update is to expand upon the type and scope of work that both requires and falls under the authority of the Development Services Department. This amendment will assist with the day-to-day administration of Appearance Reviews as it will result in more certainty and establish clearer expectations for both staff and petitioners.

## AMENDMENT SUMMARY

### SECTION 5-106

- Language is added/deleted to add more specificity to requirements for Appearance Reviews.

## PROPOSED AMENDMENT TEXT

### Section 5-106. APPEARANCE AND RELATED PLAN REVIEW.

#### **A. Purpose.**

*The Appearance Review process aims to maintain and enhance the appearance of existing development throughout the Village, inclusive of building and site changes, without necessitating the need for formal public meetings. The general purpose of the Appearance Review process is to:*

- 1. Authorize the Development Services Department to conduct and approve minor site and exterior building changes;*
- 2. Confirm conformance with requirements outlined in this Code, in particular, but not limited to, Section 6-308 Design Standards;*
- 3. Maintain harmony with the community character of the area within which the development is located;*
- 4. Discover improvements above and beyond minimum Code requirements that will result in enhancements to the private and public realms; and*
- 5. Function as a backup documentation, if and as needed, for the purpose of determining the distribution of any Village incentives, as offered at the Village's discretion, such as the Appearance Improvement Grant (AIG).*

~~A. **Purpose and Authority.** An Appearance Review is required for minor exterior site and building changes for all existing development, except single family residential and multifamily of fewer than six (6) units. In addition, an Appearance Review is required for all restaurants that are not a special use, and for the expansion of lawfully existing restaurants operating pursuant to a special use where the expansion will occur in an adjoining space, regardless of its proximity to a residential parcel, provided that the expansion does not exceed 100% of the area initially approved for the special use for the restaurant. Appearance Review is not required for routine property maintenance, replacement of materials with like materials, and proposals that do not visibly change the appearance of the property or for restaurants occupying an existing or vacant former restaurant space and proposing no exterior changes. If the Development Services Department finds that the proposal significantly alters the design and intent of the approved plan, full site plan review is required. The purpose of appearance review is to ensure that the appearance of new development within the Village is~~

~~consistent with the community character of the area within which the development is located. The Development Services Department is authorized to conduct and approve appearance reviews. The Appearance Review process in this Section 5-106 does not apply to property in the OOH Zoning District.~~

**B. Authority.**

*The Development Services Department is authorized to conduct and approve Appearance Reviews. The administration actions and the appeals process are set forth in Section 5-106.D.*

**C. Applicability.**

*The Development Services Department shall determine if a petition qualifies for an Appearance Review or if a petition must proceed to a full site plan review, based upon the scope and type of work contemplated. The Development Services Department reserves the right to convert an Appearance Review to a full site plan review, therefore requiring public meetings, due to changes in the scope of work, finding of unknown field conditions, or discovery of new information.*

**1. Zoning Districts**

*The Appearance Review process applies to all zoning districts in the Village, except for property in the OOH Zoning District. See Section 6-209 for applicable regulations for the OOH Zoning District. (~~Ord. 3281—8/16/99; Amd. Ord. 4161—8/6/06; Amd. Ord. 4411—9/2/08; Amd. Ord. 4664—8/1/11; Amd. Ord. 4996—6/15/15~~)*

**2. Non-residential**

**a. Applicability**

- i. Commercial structures; and*
- ii. Mixed-use buildings of any size.*

**b. Not Required**

- i. Routine property maintenance;*
- ii. Proposals that do not visibly change the appearance of the property and its structures;*
- iii. Replacement of building materials with like building materials of the same color and dimension;*
- iv. Replacement of landscape materials with like landscape materials of the same species, quality and location; and*
- v. Restaurants, not requiring a special use, occupying an existing or vacant former restaurant space and proposing no exterior changes.*

**c. Required**

- i. Alterations or expansions to the exterior of a building;*
- ii. Changes in materials, either primary and accent;*
- iii. Changes in colors, either primary and accent;*
- iv. Painting of existing brick. See standards in Section 6-308;*
- v. Additions or modifications to building appendages, such as awnings, rooftop screening, fencing and dumpster enclosures;*
- vi. Modifications to the existing signage format, such as moving the established sign band location or changing its background color;*

- vii. *Addition or modification of outdoor congregation areas, including any ancillary improvements such as fencing, barriers, lighting and overhead features either freestanding or attached to a structure.*
- viii. *Addition or modification to onsite lighting, including freestanding, string (excluding holiday decorations) and affixed to a structure;*
- ix. *An increase in a parcel's lot coverage;*
- x. *Any changes to a parking lot and its associated landscape zones;*
- xi. *Any modifications to a previously approved landscape plan, including the relocation of existing landscape materials;*
- xii. *Modifications to a previously approved stormwater management area, provided that engineering approval is granted;*
- xiii. *Addition or modification to off-site improvements, such as sidewalks and multi-use paths, provided that engineering approval is granted;*
- xiv. *Restaurants, not requiring a special use, occupying an existing or vacant former restaurant space and proposing exterior changes; and*
- xv. *The expansion of lawfully existing restaurants operating pursuant to a special use where the expansion will occur in an adjoining space, regardless of its proximity to a residential parcel, provided that the expansion does not exceed 100% of the area initially approved for the special use for the restaurant.*

### **3. Residential**

#### **a. Applicability**

- i. *Multifamily structures comprised of six (6) or more units; and*
- ii. *Common areas, inclusive of building and site changes, associated with a Home Owner's Association, or equivalent, with at least four (4) principle structures.*

#### **b. Not Required**

- i. *Routine property maintenance;*
- ii. *Proposals that do not visibly change the appearance of the property and its structures;*
- iii. *Replacement of building materials with like building materials of the same color and dimension; and*
- iv. *Replacement of landscape materials with like landscape materials of the same species, quality and location.*

#### **c. Required**

- i. *Alterations or expansions to the exterior of a building;*
- ii. *Changes in materials, either primary and accent;*
- iii. *Changes in colors, either primary and accent;*
- iv. *Painting of existing brick. See standards in Section 6-308;*
- v. *Additions or modifications to building appendages, such as awnings, rooftop screening, fencing and dumpster enclosures;*
- vi. *Addition or modification of outdoor congregation areas, including any ancillary improvements such as fencing, barriers, lighting and overhead features either freestanding or attached to a structure.*

- vii. *Addition or modification to onsite lighting, including freestanding, string (excluding holiday decorations) and affixed to a structure;*
- viii. *An increase in a parcel's lot coverage;*
- ix. *Any changes to a parking lot and its associated landscape zones;*
- x. *Any modifications to a previously approved landscape plan, including the relocation of existing landscape materials;*
- xi. *Modifications to a previously approved stormwater management area, provided that engineering approval is granted; and*
- xii. *Addition or modification to off-site improvements, such as sidewalks and multi-use paths, provided that engineering approval is granted.*

~~B. **Review.** Appearance Review of the proposed development and related plans shall be conducted by the Development Services Department for compliance with requirements outlined in, but not limited to, Section 6-308 Design Standards. If the application requires a plan approval, the appearance review shall be conducted concurrently with the plan review. (Ord. 2959 11/18/96; Amd. Ord. 4161 8/6/06; Ord. 4411 9/2/08)~~

#### **D. Approval Process**

*The Development Services Department is authorized to conduct Appearance Reviews. The available administration actions include:*

##### **1. Approval**

*The request is granted. Approval of an Appearance Review does not grant authority for activity in violation of* ~~C. **Decision by the Planning Division.** The Development Services Department shall determine if the proposed development meets the Village's Design Standards and may impose~~ *Ordinances. Furthermore, separate review and approval is still required for building permits, final engineering, legal determinations, and zoning certificates, along with their respective direct and pass-through fees, as required.*

##### **2. Approval with Conditions**

*The request is granted with the same qualifiers stated in Section 5-106.C.1 above, but the applicant must meet certain* conditions of approval to bring the proposal into compliance with Village Design Standards, ~~These conditions shall pertain to the external appearance of the development, including signage, and may include additional landscaping, fencing or other exterior treatment as required to meet the Village Design Standards.~~ *among other things, within an allotted amount of time as stipulated by the Development Services Department.* (Ord. 4161 - 8/6/06; Amd. Ord. 4411 - 9/2/08)

##### **3. ~~D. Appeal Process. Denial~~**

*The proposal is denied.* The applicant may appeal the decision of the Development Services Department to the Plan Commission at one of its next two (2) regularly scheduled meetings. The Plan Commission shall review the application and the report and recommendation of the Development Services Department and shall grant or deny the application by a majority vote within thirty (30) days of receipt of the appeal. (Ord. 4161 - 8/6/06; Amd. Ord. 4411 - 9/2/08)

**E. Expiration of Appearance Approval.** Appearance Review approval of a proposal shall expire one year after the date of approval by the Development Services Department or the Plan Commission unless extended



specifically by application to the Plan Commission. (Ord. 3354 - 4/17/00; Amd. Ord. 4161 - 8/6/06; Amd. Ord. 4411 - 9/2/08)

## AMENDMENT EXPLANATION

An addition and amendments are being made to define and regulate Tensile Canopies across all districts. This addition is being made to allow Tensile Canopies to be installed in certain situations and areas. The addition of these regulations is made in anticipation of future petitions that would otherwise be denied due to current code restrictions.

Further additions are made to the Definitions and Accessory Structures and Uses sections, as described sections of this document related to those topics.

## AMENDMENT SUMMARY

### **SECTION 6-205.1. and Section 6-207.F.3. and Section 6-210.F.3.k.**

- Language is added to allow Tensile Canopies to project into setback areas exclusively over outdoor dining areas.

### **SECTION 6-212.E.1.j.**

- Language is added to allow Tensile Canopies to project into setback areas over outdoor dining areas and sidewalks.

### **SECTION 6-308.M**

- Language is added to include Tensile Canopies and awnings as miscellaneous structures that are subject to architectural design standards.

## PROPOSED AMENDMENT TEXT

### **Section 6-205.1.**

#### **3. Permitted Uses in Building Setback Areas along Streets**

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

- a. Widened sidewalks and entranceways;
- b. Plazas, outdoor gardens, patios and outdoor seating areas;
- c. Water features, including bioswales or other stormwater management elements;
- d. Public art or outdoor architectural features like clock towers, pergolas etc.;
- e. Pergolas and/or arbor structures;
- f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed.

Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:

- g. Canopies, marquees and other projections that create shaded and protected entrances;
- h. Extended roofs and eaves;
- i. Awnings and canopies over windows;
- j. Projecting blade signs that comply with the Village's sign ordinance;

***k. Tensile Canopies that project over outdoor congregation areas.***

### Section 6-207.F.3

#### 3. Permitted Uses in Building Setback Areas along Streets

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

- a. Widened sidewalks and entranceways;
- b. Plazas, outdoor gardens, patios and outdoor seating areas;
- c. Water features, including bioswales or other stormwater management elements;
- d. Public art or outdoor architectural features like clock towers, pergolas etc.;
- e. Pergolas and/or arbor structures;
- f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed.

Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:

- g. Canopies, marquees and other projections that create shaded and protected entrances;
- h. Extended roofs and eaves;
- i. Awnings and canopies over windows;

***j. Tensile Canopies that project over outdoor congregation areas.***

### Section 6-210.F.3.k.

#### 3. Permitted Uses in Building Setback Areas along Streets

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

- a. Widened sidewalks and entranceways;
- b. Plazas, outdoor gardens, patios and outdoor seating areas;
- c. Water features, including bioswales or other stormwater management elements;
- d. Public art or outdoor architectural features like clock towers, pergolas etc.;
- e. Pergolas and/or arbor structures;
- f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed.

Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:

- g. Canopies, marquees and other projections that create shaded and protected entrances;
- h. Extended roofs and eaves;
- i. Awnings and canopies over windows;

***j. Projecting blade signs that comply with the Village's sign ordinance;***

***k. Tensile Canopies that project over outdoor congregation areas.***

(Amd. Ord. 5061 - 1/18/16)

### Section 6-212.E.1.j.

#### E. Design Standards.

##### 1. Permitted Uses in Building Setback Areas along Streets.

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

- a. Widened sidewalks and entrance-ways;
- b. Plazas, outdoor gardens, patios and outdoor seating areas;
- c. Water features, including bioswales or other stormwater management elements;

- d. Public art or outdoor architectural features like clock towers, pergolas etc.
- e. Pergolas and/or arbor structures;
- f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed.

Architectural features that help to create a stronger pedestrian scale can extend into the minimum required setback area no closer than 5 feet from the right-of-way, including: (Ord. 4880 – 2/3/14)

- g. Canopies, marquees and other projections that create shaded and protected entrances;
- h. Extended roofs and eaves, and awnings and canopies over windows;
- i. Projecting blade signs that comply with the Village's sign ordinance;

***j. Tensile Canopies that project over sidewalks and outdoor congregation areas.***

(Amd. Ord. 5061 – 1/18/16)

## **Section 6-302.C.46.**

***43. Tensile Canopies: Tensile Canopies shall be permitted with the following regulations:***

- a) The Tensile Canopy shall not extend more than fifty percent (50%) or fifteen (15) feet into the setback area, whichever is less;***
- b) A minimum of forty four (44) inches of unobstructed width of the sidewalk shall be maintained from the subject curb line;***
- c) A minimum vertical clearance of eight (8) feet shall be maintained in all areas below the Tensile Canopy;***
- d) The Tensile Canopy width shall not exceed seventy five percent (75%) of the subject building face;***
- e) All Tensile Canopy materials and structures shall comply with the rules and regulations set forth in Chapter 5 (Fire Code) of the Village Code of Ordinances; and***
- f) All Tensile Canopy materials and structures shall be removed from November 1st to May 1st of the following year.***

## **Section 6-308.M**

**M. Miscellaneous Structures.** Miscellaneous structures located on private property, public ways, and other public property, including light standards, utility poles, newspaper stands, bus shelters, plants, traffic signs and signals, benches, guardrails, rockeries, retaining walls, mailboxes, ***awnings, tensile canopies*** and fire hydrants shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale should be appropriate, and colors should be in harmony with nearby buildings and surroundings, and proportions shall be attractive.

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## SUBSTANTIVE AMENDMENT: **REMOVAL OF MOTOR VEHICLE SERVICES AS A SPECIAL USE IN VCD AND COR ZONING DISTRICTS**

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### AMENDMENT EXPLANATION

An update is being made to remove motor vehicle services from COR Mixed Use District and the VCD Village Center District. The reason for this update stems from the policy direction set by the Village Board to allow these uses in our light industrial zoning districts (MFG and ORI) and along 159<sup>th</sup> Street corridor in the BIZ General Business District. These locations are more appropriate for motor vehicle services given the existing concentration of auto-oriented uses already present in these areas of Orland Park. The amendment to Section 6-212 VCD Village Center District requires the removal of text from “Table 6-212.C.1: Allowable Uses in the Village Center District”.

### AMENDMENT SUMMARY

#### SECTION 6-210.C.14 and SECTION 6-212.C.1

- Text is deleted to remove Motor Vehicle Services as a Special Use within the COR Mixed Use and VCD Village Center Zoning Districts.

### PROPOSED AMENDMENT TEXT

#### Section 6-210.C.14

C. **Special Uses**. The following uses may be established as special uses in the COR District, in accordance with the procedures and standards set forth in Section 5-105:

1. Animal Services; (Ord. 4664 – 8/1/11)
2. Attached dwellings, provided that:
  - a. No dwelling units are located on the street level unless the dwelling units are part of a mixed use development. (Ord. 3837 – 12/1/03)
  - b. If the dwelling units are part of a larger mixed use development that is over 100,000 square feet in floor area, no more than forty (40) percent of the square footage is devoted to residential uses. (Ord. 4880 - 2/3/14)
3. Bus terminals;
4. Clubs and lodges;
5. Colleges and universities;
6. Community centers;
7. Commercial retail establishments with a floor area of 50,000 square feet or greater; (Amd. Ord. 4792 – 2/4/13)
8. Congregate elderly housing, provided that the use is located no closer than 1,000 feet to any other congregate elderly housing facility or residential care home; (Ord. 3281 - 8/16/99; Amd. Ord. 4664 – 8/1/11)
9. Drive-in service windows, provided that:
  - a. The principal use is an office, retail establishment, financial institution or restaurant located on the same lot;
  - b. Stacking spaces are provided per Code requirements as indicated in Section 6-306, Off Street Parking; and

c. The amount of stacking space and circulation patterns on the lot is adequate to keep traffic from backing up into the street, based upon documentation of similar circumstances.

(Ord. 4374 – 6/2/08; Amd. Ord. 4535 – 1/18/10)

10. Funeral parlor; (Ord. 4647 – 5/16/11)

11. Health clubs and fitness centers;

12. Large residential-care homes (over 8 residents), provided that:

a. The use is licensed by the applicable State agency; and

b. The home is located no closer than 1,000 feet to any other residential-care home or congregate elderly housing facility.

(Ord. 4664 – 8/1/11)

13. Light industry and assembly; (Ord. 2420 - 7/6/93)

~~14. Motor Vehicle Services; (Ord. 4664 – 8/1/11)~~

~~15.~~ **14.** Museums, civic and cultural centers; (Ord. 4374 – 6/2/08)

~~16.~~ **15.** Outside, open markets; (Ord. 4374 – 6/2/08)

~~17.~~ **16.** Pawn shops/ Pawnbrokers subject to licensing by the Village and State (per 205 ILCS 510/ Pawnbroker Regulation Act) and provided that the building or unit in building is not closer than 1,000 feet to another pawn shop/ pawnbroker building/unit or to the property line of a school, child care facility or park; (Ord. 4574 – 7/6/10)

~~18.~~ **17.** Private parks and recreational areas; (Ord. 4610 – 12/20/10)

~~19.~~ **18.** Places of worship which may include overnight shelter for up to eight (8) adults;

~~20.~~ **19.** Planned Developments, provided that:

a. At least twenty (20) percent of the net area of the development shall be maintained as common open space;

b. Twenty (20) percent less required private open space may be permitted for every twenty (20) percent of common open space provided beyond the minimum; (Ord. 2746 - 6/5/95; Amd. Ord. 4015 – 5/2/05)

c. Optional Bonuses. Additional building square footage bonuses may be permitted, provided that the applicant provides the following in the proposed development: (Ord. 4015 – 5/2/05)

1. Boulevard treatment of a street, including a wide landscaped median strip.

2. Orientation of buildings that provide views of common open space, forests, valleys, ponds, wetlands and hills;

3. Orientation of buildings for solar heating;

4. Less than fifty (50) percent of garage doors facing the street or common courtyard;

5. Garbage enclosures hidden from view from the street;

6. Attractive, nonstandard, but consistent, style for lampposts and signs, varied pavement treatments, tiles, stones, bricks and mosaics. (Ord.2746 - 6/5/95)

~~21.~~ **20.** Public Transportation facilities;

~~22.~~ **21.** Restaurants, and outdoor seating for restaurants, within 300 feet of a residential parcel. Outdoor seating shall have aisle widths of thirty-six (36) inches or more, and any fence, wall, landscaping or similar barrier installed in or around the outdoor seating areas shall be not less than 24 inches in height and not greater than 48 inches in height. The service of liquor will require conformance with the provisions outlined in Section ~~6-310~~ Fences, as well as the requirements of the Village Code, as amended. (Ord. 3354 – 4/17/00; Amd. Ord. 3837 – 12/1/03; Amd. Ord. 4044 – 7/5/05; Ord. 4738 – 6/18/12; Amd. Ord. 4769 – 12/3/12; Amd. Ord. 4839 – 9/16/13; Amd. Ord. 5017 – 8/17/15; Amd. 5061 – 1/18/16)

~~23.~~ **22.** Self-service storage facilities, provided that they are wholly contained within a building with access to the individual units provided through the building interior. (Ord. 3199 - 11/16/98)

- ~~24.~~ **23.** Sites or site plans with total building area greater than 50,000 square feet. This special use is in conjunction with any principal special use; (Ord. 4374 – 6/2/08)
- ~~25.~~ **24.** Stadia, auditoria and arenas; and
- ~~26.~~ **25.** Tattoo/ body piercing shops subject to licensing by the Village and registering with the State (per 410 ILCS 54/ Tattoo and Body Piercing Establishment Registration Act) and provided that the building or unit in building is not closer than 1,000 feet to another tattoo/body piercing establishment building/ unit or to the property line of a school, child care facility or park; (Ord. 4574 – 7/6/10)
- ~~27.~~ **26.** Theaters, except open-air drive-in.
- ~~28.~~ **27.** Public utility structures and utility substations, provided that:
  - a. No building is located within twenty-five (25) feet of a side lot line;
  - b. The facility is constructed according to design guidelines and is operated to comply with all applicable local, state and federal regulations; and
  - c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling.
  - d. The standards of Section 6-311 are met for the applicable structures/ utilities.
 (Ord. 4374 – 6/2/08)
- ~~29.~~ **28.** Vehicle rental. (Ord.2959-11/18/96)
- ~~30.~~ **29.** Wireless communication facilities. (Ord. 3672 – 8/5/02)  
(Ord. 4792 – 2/4/13; Amd. Ord. 4880 - 2/3/14)

**Section 6-212.C.1** Allowable Uses in the Village Center District

Table 6-212.C.1: Allowable Uses in the Village Center District		
	Lot Line 300 feet or more from single family detached residential lot line	Lot line within 300 feet of single family detached residential lot line
<del>Motor Vehicle Services</del>	<del>Special Use</del>	<del>Special Use</del>

## AMENDMENT EXPLANATION

An update is made to Section 6-302 to include regulations for newly defined terms Arbor, Pergola, Tensile Canopy, Tensile Canopy Structure and Trellis and to add an Attached Accessory Structures Table and a Detached Accessory Structures Table. These tables will be placed at the beginning of Section 6-302.C. and will provide a visual guide that can quickly explain whether a specific structure is allowed in a zoning district, and briefly show the reader what kinds of setback restrictions exist.

Also, an amendment is made to the maximum allowable size of an attached garage, which will mirror regulation already in place within the Building Code.

Additionally, minor formatting errors are also included in the proposed amendments text below.

## AMENDMENT SUMMARY

### SECTION 6-302.C.46.

- Language is added to define Tensile Canopies as an Accessory Structure and enact regulations throughout permitted use.

## PROPOSED AMENDMENT TEXT

### Section 6-302.C

**C. Permitted Accessory Structures and Uses.** *The following tables summarize the accessory structures listed in Section C. Please refer to the text following the tables for further details:*

*Table 6-302.C. 1(A) – Attached Accessory Structures*  
(INSERT EXHIBIT A HERE)

*Table 6-302.C. 1(B) – Detached Accessory Structures*  
(INSERT EXHIBIT B HERE)

The following accessory structures and uses are permitted and may be located in setbacks subject to the following restrictions:

1. **Air Conditioning:** May project into all rear setbacks and may project into side yard only if it is not a required setback.
2. **Arbors, Pergolas and Trellises:** ~~May project into side and rear setbacks, but not past the front setback line~~  
*Are not allowed in front setback between building and property line and shall be five (5) feet from the property line. Arbors and trellises shall not exceed eight (8) feet in height; pergolas shall not exceed ten (10) feet in height.*



3. **Awnings, Marquees, and Canopies:** May project not more than three (3) feet into front (including approved existing front setbacks which are less than the required front setback), side and rear setbacks. (Ord. 3281 - 8/16/99)
4. **Balconies:** May project not more than three (3) feet into a front (including approved existing front setbacks which are less than the required front setbacks), side or rear setback. (Ord. 3281 - 8/16/99)
5. **Basketball Poles, Courts and Hoops:** May be permitted on driveways in front, side and rear setbacks of all zoning districts except the BIZ General Business District and Village Center District. No lights shall be permitted accessory to the court. (Ord. 2462 10/18/93)
6. **Bay Windows:** May project not more than three (3) feet into a front (including approved existing front setbacks which are less than the required front setbacks), side or rear setback. (Ord. 3281 - 8/16/99)
7. **Chimneys:** Attached chimneys and foundations for attached chimneys may project not more than twenty-four (24) inches into a side setback, and may be permitted in rear setbacks.
8. **Decks:** See Terraces. (Ord. 4373 - 6/2/08)
9. **Eaves and Gutters:** On principal buildings or attached accessory buildings may project not more than four (4) feet into a front (including approved existing front setbacks which are less than the required front setbacks) and rear setback, and not more than twenty-four (24) inches into a side setback. (Ord. 3281 - 8/16/99)
10. **Fences:** May be permitted in front, side and rear setbacks, in accordance with the provisions of Section 6-310.
11. **Fire Escapes:** Open or enclosed, may be permitted in rear setbacks, and may project into a required front setback or side setback adjoining a street not more than five (5) feet, and into a required interior side setback not more than three and one-half (3-1/2) feet.
12. **Flagpoles:** May be permitted in front, side, or rear setbacks, but no more than ten feet (10') from the front of a building, no higher than eighteen (18) feet, and the flag shall be no larger than twenty-five (25) square feet. No more than one (1) flagpole is permitted per residential lot.
13. **Garages:**
  - a. In the E-1 Estate Residential District detached and attached garages are both allowed on the same property. In the R-1, R-2, R-2A, R-3, R-3A Residential Districts and the OOH Historic District either an attached garage or a detached garage is allowed, but not both on the same property when under 21,780 square feet. In the OOH Historic District, the attached garage may front-load to the right-of-way if it is at least 25 feet behind the street-facing façade. (Ord. 4373 - 6/2/08)
    - b. Attached garages shall not exceed 50% of first floor gross area of the entire building including the garage, with the maximum size of the garage not to exceed 1,500 square feet.***
    - c.*** Detached garages may be permitted in rear and side setbacks within five (5) feet of the lot lines subject to staying outside of existing easements. (Ord. 4373 - 6/2/08)

e. **d.** Detached garages on single family lots in the R-2, R-3 and R-4 Districts may not exceed 720 square feet in size. Detached garages may be no higher than thirteen (13) feet to the mean height or sixteen (16) feet to the mean height in Old Orland Historic District, unless a second story is added over the garage, or it is to be used as an accessory dwelling (see Section 6-302.B) or as additional space for uses such as personal office, weight room, hobby space etc. subject to Section 6-303. In no case may it be higher than two stories or 17 feet to the mean height. (Ord.2959 – 11/18/96; Amd. Ord. 3672 – 8/5/02; Amd. Ord. 3837 – 12/1/03; Amd. Ord. 4015 – 5/2/05; Amd. Ord. 4125 – 4/17/06; Amd. Ord. 4210 – 12/18/06; Amd. Ord. 4373 – 6/2/08; Amd. Ord. 4574 – 7/6/10; Amd. Ord. 4996 – 6/15/15)

d. **e.** In the E-1 District, one attached and one detached garage no larger than 1,000 square feet each is allowed per dwelling unit. In the R-1 Districts, one attached or detached garage no larger than 800 square feet is allowed per dwelling unit. Detached garages may be no higher than thirteen (13) feet to the mean height. (Ord. 2462 – 10/18/93; Amd. Ord. 4015 – 5/2/05; Amd. Ord. 4210 – 12/18/06; Amd. Ord. 4373 – 6/2/08; Amd. Ord. 4996 – 6/15/15)

e. **f.** In any subdivision or development located in a Residential District, which subdivision or development was finally approved by the corporate authorities of the Village subsequent to January 1, 2000, and for which subdivision or development building permits had been issued on or before March 19, 2008, attached garages are permitted to encroach into the front setback, but outside of any existing easement, by no more than five (5) feet. (Ord. 4926 - 9/15/14)

14. **Garbage Containers and Enclosures:** May not be stored in residential front setbacks. Also, see Section 6-302.D. (Ord. 3199 - 11/16/98; Amd. Ord. 4574 - 7/6/10)

15. **Geothermal Energy Systems:** See Section 6-314 Environmental Technology Standards. (Ord. 4574 - 7/6/10)

16. **Green Roof/ Eco-Roof:** See Section 6-302.I. (Ord. 4574 - 7/6/10)

17. **Ice Skating Rinks:** May be permitted in rear setbacks in all districts except the BIZ General Business District, Village Center District and the (8/02) MFG Manufacturing District, and must be at least ten (10) feet from the side and rear lot line. (Ord. 4574 - 7/6/10)

18. **Lawn Furniture:** Including benches, sun dials, bird baths, statues and similar architectural features may be permitted in rear, side and front setbacks.

19. **Lawn Sprinklers:** Lawn sprinklers and irrigation systems are allowed in the front and rear yards. Lawn sprinkler heads may be permitted in public parkways (at the risk of the private property owner) but must be either installed along the sidewalk's edge when available or setback a minimum of three (3) feet from the curb of the street. Private property owners with sprinklers installed in the public right-of-way are responsible for any damage incurred by any public work maintaining right-of-way infrastructure (i.e. snow plowing, water/sewer maintenance etc.). (Ord. 4926 - 9/15/14)

20. **Laundry drying equipment:** May be permitted in side and rear setbacks in all districts except the BIZ General Business District, Village Center District and the MFG Manufacturing District, so long as they are located at least five (5) feet within the lot lines and do not obstruct storm water flow. (Ord.2746 - 6/5/95)

21. **Mailboxes:** May be permitted in any front and side setbacks. Mailboxes damaged beyond repair by Village personnel or their agents in the performance of their duty shall be replaced by a standard 4 x 4 wood post and support and a standard metal type mailbox, model type 1C. Structures shall be no greater than 54" in height, 34" in width (parallel to the street), or 24" in depth. No mailbox structure base can be closer than 12" to the back of curb for the first 36" above grade. No mailbox or mailbox structure shall be permitted to contain any electrical or plumbing. Mailboxes shall be used only for the purposes of mail delivery. The bottom of the mailbox shall be 40" - 44" above the grade. The front of the mailbox shall be even with the back of curb. (Ord. 3242 - 4/19/99 & Ord. 3281 - 8/16/99)
22. **Ornamental Lights:** May be permitted in front, side, and rear setbacks subject to lighting standards provided in ~~Subsection D, below~~ **Section 6-407.1.**
23. **Outdoor Fireplaces:** May be permitted in rear setbacks at least five (5) feet from the lot line in all districts except the BIZ General Business District, Village Center District and except as otherwise permitted for outdoor eating areas in commercial districts. (Ord. 2462 - 10/18/93)
24. **Parking Lots:** May be permitted only as accessory uses and structures to a principal structure. Accessory parking lots shall be either pervious or impervious but shall not be made of gravel, dirt or other aggregate/loose material. They shall be asphalt, concrete, paver or similarly firm material and comply with the landscaping, parking and lot coverage regulations of this Code accordingly. (Ord. 4996 – 6/15/15)
25. **Patios:** See Terraces. (Ord. 4373 – 6/2/08)
26. **Pet Shelters:** May be permitted in rear setbacks of all districts except the BIZ General Business District and Village Center District. (Ord. 2462 – 10/18/93)
27. **Playgrounds:** May be permitted in side and rear setbacks in all districts except the MFG Manufacturing District, so long as they are located at least five (5) feet within the lot lines and do not obstruct storm water flow. (Ord. 2756 – 6/5/95)
28. **Playhouses, Treehouses and Open-Sided Summer Houses:** May be permitted in side and rear setbacks in all districts except the BIZ General Business District, Village Center District and the MFG Manufacturing District, so long as they are located at least five (5) feet within the lot lines and do not obstruct storm water flow. (Ord. 2462 – 10/18/93)
29. **Porches:** See Terraces. (Ord. 4373 – 6/2/08)
30. **Rain Barrels and Rain Gardens:** See Section 6-302.I. (Ord. 4574 – 7/6/10)
31. **Retaining Walls:** May be permitted in front, side, and rear setbacks, so long as they are located at least three (3) feet inside the lot lines and do 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, nor be closer than three (3) feet to the nearest side property line. 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.

(Ord. 3672 – 8/5/02; Amd. Ord. 4373 – 6/2/08; Amd. Ord. 4738 – 6/18/12)

32. **Satellite Dishes**: May be permitted in rear setbacks. See Section 6-311 for further requirements on satellite dishes. (Ord. 2462 – 10/18/93)

33. **Sheds and Storage Buildings**: May be permitted in rear setbacks so long as they are:

a. Limited to one (1) per lot, not exceeding one hundred (100) square feet, or for lots over ten thousand (10,000) square feet, one percent of lot size, or no more than two hundred (200) square feet in floor area, whichever is less, sheds and storage buildings exceeding (100) square feet for non-residential uses must be brick; (Ord. 2462 – 10/18/93)

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

c. Do not exceed thirteen (13) feet in height to the highest point of the roof.

34. **Signs**: May be permitted in front, side and rear setbacks, as provided in Section 6-307.

35. **Sills, Belt Courses, Cornices and Other Ornamental Features of the Principal Structure**: May be permitted in front, side, and rear setbacks, so long as they do not project more than eighteen (18) inches into a setback.

36. **Solar Energy Systems**: See Section 6-314 Environmental Technology Standards. (Ord. 4574 – 7/6/10)

37. **Steps, open**: May be permitted in front, side, and rear setbacks.

38. **Storm Water Cistern**: See Section 6-302.I. (Ord. 4574 – 7/6/10)

39. **Swimming Pools**: See Section 6-310.1 Swimming Pools. May be permitted in rear setbacks in all districts except the BIZ General Business District, Village Center District and the (8/02) MFG Manufacturing District, and must be at least ten (10) feet from the side and rear lot line. (Ord. 2462 – 10/18/93; Amd. Ord. 4574 – 7/6/10)

40. **Television and Radio Antennae**: May be permitted in rear setbacks and on (8/02) roofs, but may be no higher than forty-five (45) feet if ground mounted or ten (10) feet higher than the peak of the roof if roof mounted.

41. **Tennis Courts**: May be permitted in rear setbacks, not less than five (5) feet from the lot line in all districts except the BIZ General Business District, Village Center District and MFG Manufacturing District. No lights shall be permitted accessory to the court. A fence may be located at the perimeter of a tennis court subject to the following conditions: (Ord. 2462 – 10/18/93; Amd. Ord. 3837 – 12/1/03)

a. No such fence shall exceed 10 feet in height.

b. Materials for tennis court fences may include green vinyl coated chain link or a comparable material as may be determined appropriate by the Community Development Director.

c. The view of tennis court fences from adjacent properties shall be obscured by the planting of shrubbery, evergreen trees, or comparable plant materials subject to the approval of the Community Development Director.

**42. Tensile Canopies: *Tensile Canopies shall be permitted with the following regulations:***

- g) The Tensile Canopy shall not extend more than fifty percent (50%) or fifteen (15) feet into the setback area, whichever is less;***
- h) A minimum of forty four (44) inches of unobstructed width of the sidewalk shall be maintained from the subject curb line;***
- i) A minimum vertical clearance of eight (8) feet shall be maintained in all areas below the Tensile Canopy;***
- j) The Tensile Canopy width shall not exceed seventy five percent (75%) of the subject building face;***
- k) All Tensile Canopy materials and structures shall comply with the rules and regulations set forth in Chapter 5 (Fire Code) of the Village Code of Ordinances; and***
- l) All Tensile Canopy materials and structures shall be removed from November 1st to May 1st of the following year.***

~~42.~~ **43. Terraces, Patios, Porches and Decks:** May be permitted to project not more than five (5) feet into a front (including approved existing front setbacks which are less than the required front setbacks) setback in front of the building line, and terraces, patios, and decks may be permitted up to five (5) feet from the rear and side lot lines. Porches may be permitted to project not more than five (5) feet into a rear setback behind the building line. (Ord. 3199 – 11/16/98; Amd. Ord. 3281 – 8/16/99; Amd. Ord. 5126 - 9/19/16)

~~43.~~ **44. Underground Storm Water Cistern / Dry Well:** See Section 6-302.I. (Ord. 4574 – 7/6/10; Amd. Ord. 5126 - 9/19/16)

~~44.~~ **45. Vending Machines:** Permitted for non-residential uses in the VC, BIZ, COR and ORI districts, and must be positioned as close to the building as possible and meet the requirements of the Village Code and applicable rules and regulations. (Ord. 4880 – 2/3/14; Amd. Ord. 5126 - 9/19/16)

~~45.~~ **46. Wind Energy Conversion Systems:** See Section 6-314 Environmental Technology Standards. (Ord. 4574 – 7/6/10; Amd. Ord. 5126 - 9/19/16)

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## SUBSTANTIVE AMENDMENT: **UPDATE TO LANDSCAPE CORRIDOR REQUIREMENTS ALONG REAR/SIDE YARDS OF NEW RESIDENTIAL DEVELOPMENTS**

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### AMENDMENT EXPLANATION

An update is made to requirements for landscaping and ornamental fencing installed along the rear and side yards of new residential developments that adjoin a public street. This update replaces the term “public street” with “arterial or collector” street, as requiring this type of landscaping and fencing along all public local streets would place an undue and unintended burden on the development of a new residential subdivision.

### AMENDMENT SUMMARY

#### SECTION 6-305.D.3.c

- Language is added to replace the term “public street” with “arterial or collector street” within the requirements for Corridor Landscape Zones.

### PROPOSED AMENDMENT TEXT

#### Section 6-305.D.3.c. Special Conditions.

1. New Residential Rear and Side Yard Corridors: Where the rear or side yard of a new residential development borders ~~public~~ **an arterial or collector** street, the following requirements shall apply:
  - i. The plant material requirements detailed in “Typical Landscape Corridors” shall be installed along the entirety of the rear or side yard that adjoins a ~~public~~ **an arterial or collector** street. Refer to Table 6-305.D.3.b (A) – Corridor Types for planting requirements.
  - ii. **Additionally,** a uniform fence shall be installed along the entirety of the rear or side yard that adjoins a ~~public street~~ **an arterial or collector** street. Fencing shall comply with the requirements set forth in Section 6-310 Fences.
  - iii. Small infill projects in established areas adjacent to public streets shall follow the existing pattern of rear yard screening, as determined by the Development Services Department.
  - iv. The location of plant materials and fences shall be determined by the Development Services Department.

## AMENDMENT EXPLANATION

An update is made to requirements for parking lot area landscape screening. This update 1) clarifies the materials that shall be used for such screening by adding the terms “landscaping, ornamental fencing or masonry wall, or a combination thereof”; 2) clarifies that a minimum setback distance of ten (10) feet is required between a property line and a parking lot back of curb when the condition occurs that a parking lot is located between an adjoining street and building, a condition which requires a variance (This minimum ten (10) foot distance is already required for parking lot area screening; this additional text clarifies that such screening area is still required even if a parking lot variance is granted); and 3) confirms that the minimum planting quantity and diversity requirements for parking lot screening comply with landscape material requirements already listed in Section 6-305.E.6.

## AMENDMENT SUMMARY

### SECTION 6-305.D.6

- Language is added to clarify the materials that shall be used for parking lot screening;
- Language is added to clarify a minimum setback distance of ten (10) feet is required between a property line and a parking lot;
- Language is added to confirm the minimum planting quantity and diversity requirements for parking lot screening.

## PROPOSED AMENDMENT TEXT

### Section 6-305.D.6. Parking Lot Area Landscape.

#### 6. Parking Lot Area Landscape.

a. **General.** The following standards shall apply to the perimeter screening and interior landscaping of parking lot areas:

1. **Perimeter Screening.** The design of the landscape screening around a parking lot area shall meet the following standards:

i. All parking lot areas greater than seven (7) parking spaces shall be significantly screened from view from adjacent properties and streets **with landscaping, ornamental fencing, masonry wall, or a combination thereof**. A minimum ten (10) foot wide planting bed shall ~~surround~~ be required around the perimeter of all required parking lots. **The setback distance between a parking lot and a property line shall in all cases be a minimum of ten (10) feet, as measured from the parking lot back of curb.**

ii. ~~Within three (3) years of initial installation, all~~ **A minimum of seventy-five percent (75%) of perimeter** plant materials shall ~~have attained~~ a minimum **mature** height of three (3) feet. A minimum of seventy-five percent (75%) of the area of the planting bed shall be covered with plant materials. **Plant material quantities and diversity shall comply with Section 6-305.E.6 Landscape Material Requirements.**

iii. The size and placement of plant material at maturity shall allow for a three (3) foot bumper overhang from the face of the curb.

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## SUBSTANTIVE AMENDMENT: **UPDATE TO VILLAGE TREE MITIGATION BANK TITLE AND TREE REPLACEMENT STANDARDS**

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### AMENDMENT EXPLANATION

An update is made to title of the Village's Tree Mitigation Bank, mention of which appears in Section 6-305.F.3.f.5 of the Land Development Code. The Tree Mitigation Bank was established in 2008 for the collection of tree mitigation cash in lieu fees. The proposed new name of the Tree Mitigation Bank (i.e. Account) is the "**Tree Preservation and Green Infrastructure Account**", which would reflect a more robust scope for the use of these funds for public tree and green infrastructure projects.

Additionally, a sentence describing the purpose of the Tree Mitigation Bank, which follows the name of the account, is updated. The update to the account's name precedes a future policy update which would expand the scope of work for which these funds can be utilized, including public green infrastructure projects like greenroofs or stormwater BMP projects.

Lastly, language is added to clarify the long-standing Village policy that trees requiring mitigation do not count towards a reduction of the quantity of trees or landscaping required by this Section. As an example, if a development mitigates for ten (10) trees, a corresponding reduction in the total number of trees (e.g parkway, bufferyard, corridor trees) for a site is NOT applied.

### AMENDMENT SUMMARY

#### SECTION 6-305.F.3.f.5

- Language is added to rename the Village's "Tree Mitigation Bank" to the "Tree Preservation and Green Infrastructure Account".
- Language is removed that briefly describes the scope of the Tree Mitigation Bank.
- Language is added to clarify the Village policy that trees requiring mitigation do not count towards a reduction of the quantity of trees or landscaping required by this Section.

### PROPOSED AMENDMENT TEXT

#### Section 6-305.F.3.f.5. Tree Replacement Standards.

5. If the required mitigation trees cannot be provided on the site, the petitioner shall pay cash, in the amount of \$400 for each two and one-half (2.5) inch caliper tree, in lieu of tree replacement to the Village's ~~Tree Mitigation Bank~~ **Tree Preservation and Green Infrastructure Account**. This account shall be used only for the intended purpose of planting trees in public places throughout **tree preservation and green infrastructure projects approved by the Village Board**. Such a fee in lieu of mitigation must be approved by the Development Services Department and can only be used when replacement on site is not possible. **Trees requiring mitigation do not count towards a reduction in the quantity of trees or landscaping required by this Section.**



## AMENDMENT EXPLANATION

An update is made to Driveways and Driveway Aprons in Section 6-406.B (Sidewalks, Driveways, and Parking Lots) to add side setback requirements for driveways. Because the current code does not specify side setback requirements for all driveways, driveways may be constructed directly on the side property line, which allows for the possibility of encroaching on neighboring properties and impacting storm water flow. Additionally, in some cases, driveways have been widened past the garage for additional parking in the side yard.

In the E-1, R-1, R-2, R-2A, R-3, R-3A, and R-4 zoning districts, the current code specifies driveways for side loading garages must have a minimum three (3) foot setback from the nearest side property line. However, the three (3) foot setback requirement only applies to properties with side loading garages and within those applicable zoning districts.

The proposed amendment will add a one (1) foot side setback for all properties, regardless of the orientation of the garage. This update will help prevent encroachment, storm water management, and widening issues resulting from driveways constructed directly along the side property lines. The three (3) foot side setback requirement for side loading garages in the E-1, R-1, R-2, R-2A, R-3, R-3A, and R-4 zoning districts shall remain unchanged.

## AMENDMENT SUMMARY

### SECTION 6-406.B

- Language is added to Sections 6-406.B.15 to include side setback requirements for driveways.

## PROPOSED AMENDMENT TEXT

### Section 6-406.B.15

#### B. Driveways and Driveway Aprons.

1. **Driveways Across Sidewalks and Parkways.** No person, firm or corporation shall construct or alter any driveway over, across or upon any public sidewalk or parkway without first obtaining a permit from the Building Division. Where ingress and egress is to be made from adjoining real estate to a public street and where Section 6-306 requires off-street parking, such off-street parking shall be made accessible to the public street and the ingress and egress shall be made across the parkway and sidewalks by means of a driveway constructed in accordance with this Section.

2. **Permit Application.** Application for a permit to construct a driveway shall be in writing, signed by the applicant, and filed with the Building Department. The application shall designate the location of the proposed driveway, the name and address of the applicant, the name and address of the owner of the property to be served by the proposed driveway, and the address of the applicant, if other than the owner, and a plat of survey indicating the driveway location and sizes proposed. In those instances where a driveway is required to comply with the requirements of Section 6-306, the permit application shall accompany the application for the issuance of a building permit authorizing the new building construction.

3. **Permit Issuance and Fees.** The Building Department shall issue a permit to construct a driveway provided that the permit application is complete and is in accordance with these regulations and that the permit fee has been paid.

4. **Permit Revocation.** All permits for driveways issued pursuant to this Section may be revoked at any time without the consent of the permittee by order of the Board of Trustees and the Director of the Building Department. Upon such revocation, all rights granted under the permit shall be revoked, and the sidewalk, space, parkways and curbs shall be restored to their former condition, at the expense of the permittee or of the owner of the property served by the driveway at the time of such revocation.

5. **Maximum Number.** Single family residences shall be permitted to have only one (1) driveway per lot except if the lot has a minimum lot frontage of ninety (90) feet, then a circular driveway consisting of two (2) drives may be allowed. All other uses shall be allowed the number of driveways as approved by the Board of Trustees upon recommendation of the Building Department. Any single family lot which has a driveway exiting on to an arterial or major collector street shall have a turn-around driveway. (Ord. 3130 - 5/18/98)

6. **Widths and Lengths.** Single-family residential driveways and driveway aprons shall have a maximum width of twenty (20) feet for one (1) car garages, twenty-six (26) feet for two (2) car garages, and thirty-six (36) feet for three (3) car garages. The maximum width of a driveway is applicable to the entire driveway length between the building line and sidewalk. The maximum width of a driveway apron is applicable to the entire driveway length between the sidewalk and the street. The maximum width for driveway lane for single family residences shall be forty (40) percent of the lot width up to thirty six (36) feet, applicable to the entire driveway length between the building line and curb line. The maximum width for circle driveway lane shall be twenty (20) feet, applicable to the entire driveway length between the building line and curb line. The minimum driveway length shall be eighteen (18) feet, excluding right-of-way and sidewalks. No driveway shall encroach upon any portion of the parkway in front of the adjoining parkway. The maximum width for driveways for all other uses shall be as approved by the Board of Trustees upon recommendation of the Department of Engineering. (Ord. 2959 – 11/18/96; Amd. Ord. 3281 – 8/16/99; Amd. Ord. 5061 1/26/16; Amd. Ord. 5126 9/19/16)

7. **Grades and Curbs.** Driveways shall conform to the existing sidewalk grade. Where it is necessary to break the existing curb for the driveway opening, the curb and gutter shall be completely removed and a new section constructed or as approved by the Village Engineer. Each such driveway shall be constructed and maintained so as to permit free and unobstructed passage on, over or across the sidewalk and in such a manner as not to interfere with the proper drainage and safe grading of the streets. Each such driveway shall be so constructed and maintained that its surface at the point of crossing any sidewalk pavement shall be flush with the adjoining sections of such sidewalk. (Ord. 2570 - 5/2/94)

8. **Driveways Connecting to Arterial Streets.** Driveways connecting to arterial streets must provide on site turn around. (Ord. 2570 - 5/2/94)

9. **Residential Shared Driveways Connecting to Streets** . Up to three (3) residential lots may share a single private driveway connecting to any street. (Ord. 4880 - 2/3/14)

10. **Lots Fronting a Local Street and an Arterial** . In subdivisions where lots front both a local street and an arterial street, no driveways shall be installed along the property line of the lot which fronts the arterial street. (Ord. 2570 - 5/2/94)

11. **Portland Cement Concrete Driveway Aprons** . Portland Cement concrete driveway aprons shall be constructed according to the standards described in this Section.

12. **All Other Driveway Aprons.** Multi-family developments, business, office research, and industrial district driveway aprons shall be constructed with a ten (10) foot radius return unless otherwise required by the Department of Engineering. Driveways shall not be closer than five (5) feet to adjacent driveways at the curb line. (Ord. 2570 – 5/2/94; Amd. Ord. 3672 – 8/5/02; Amd. Ord. 5126 9/19/16)

13. **Driveway Thickness.** All residential driveways and driveway aprons shall have a minimum concrete thickness of five (5) inches with (6) inch by (6) inch welded wired mesh or fiber mesh concrete additive and a

granular bedding base of two inches. (Ord. 2570 - 5/2/94; Amd. Ord. 3837 - 12/1/03; Amd. Ord. 5126 9/19/16)

14. **New Driveway Aprons Abutting Existing Bike Trails, Sidewalks or Curbs.** New driveway aprons abutting existing bike trails, sidewalks or curbs shall be constructed to meet the grade of such sidewalks or curbs. If necessary, the sidewalk shall be relocated to accommodate the maximum driveway apron slope. The location and grade for driveway aprons, when no adjacent sidewalks or curb and gutter exists, shall match the adjacent parkway. The minimum slope shall be two (2) percent. (Ord. 2570 - 5/2/94; Amd. Ord. 5126 9/19/16)

15. **Driveway Side Setback Requirements for All Properties.** *Driveways shall be located at least one (1) foot from the nearest side property line and shall not obstruct storm water flow. Shared driveways or driveways providing vehicular cross-access between adjacent parcels that are approved by the Village and/or established by agreement between the subject property owners shall be exempt from this one (1) foot side setbacks requirement. Driveways in a side yards associated with side loading garages shall comply with setback requirements of the applicable zoning district.*

### **AMENDMENT EXPLANATION**

An update is made to Sanitary Sewer System Section 6-408 for the purpose of bringing the code up to date with current materials and material specifications. This code has not been comprehensively updated since 1994. Since that time, numerous changes in technology and materials have occurred. For example, the Village's primary sewer pipe material, ABS truss pipe, has been discontinued from production and is no longer available. Therefore the Village has accepted the use of typical PVC pipe and thus the code must be updated to reflect that acceptance.

In addition to the pipe material update, some changes to terminology, specifications are also made. Most notably, the Metropolitan Water Reclamation District of Greater Chicago ("MWRDGC") has adopted a new ordinance which the Village abides by and references are made to that effect.

Lastly, a minimum depth requirement has been changed to avoid elevation conflicts which commonly occur between with sanitary sewer and water main service lines that have historically been buried at nearly the same depth.

### **AMENDMENT SUMMARY**

#### **SECTION 6-408**

- Language is added to update the entire content of the existing Section 6-408 – Sanitary Sewer System.

### **PROPOSED AMENDMENT TEXT**

***See Exhibit C at the end of this document for complete text amendment of this Section.***

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## CLARIFICATION AMENDMENT: **SCRIVENER'S ERRORS AND REFERENCE UPDATES**

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Reference and scrivener's error updates are made to the Land Development Code to amend the wording, content or formatting used in Sections 2-102, 6-208, 6-211, 6-302, 6-305 and 6-308.

### SUMMARY OF CLARIFICATION AMENDMENTS

- 1) SECTIONS 2-102** - Language added to update a scrivener's error in Section 2-102 Definitions.

#### **Section 2-102**

**Detached Parking Lot Island** means a parking lot island not physically connected in any way to the perimeter ~~or~~**of** a parking lot. (Ord. 5061 – 1/18/16)

- 2) SECTIONS 6-208.C.7** - Language added to update a scrivener's error in Section 6-208.C Special Uses in the MFG Manufacturing District.

#### **Section 6-208.C.7**

7. Indoor recreation areas **equal to or** greater than 5,000 square feet; (Ord. 3199 - 11/16/98; Amd. Ord. 4610 – 12/20/10)

- 3) SECTIONS 6-211.C.5** - Language added to update a scrivener's error in Section 6-211.C Special Uses in the ORI Mixed Use District.

#### **Section 6-211.C.5**

5. Indoor recreation areas **equal to or** greater than 5,000 square feet; (Ord. 3199 - 11/16/98; Amd. Ord. 4610 – 12/20/10)

- 4) SECTION 6-305.E.7.** – Language added to update a scrivener's error in the Stormwater Management Area Landscape Section.

#### **Section 6-305.E.7.**

Where a stormwater basin is proposed to be located within or bordered**ed** on a required buffer, the intensity of landscaping around the basin shall be increased to comply with the applicable standard for the buffer. In these circumstances, the fifteen (15) foot naturalized landscape area is still required. (Amd. Ord. 5126 - 9/19/16)

- 5) SECTION 6-305.F.1.b.** – Language added to clarify the intent of a sentence in the Landscape Section (General Maintenance Standards).

#### **Section 6-305.F.1.b.**

b. The obligation for continuous maintenance is binding on the petitioner **who received** ~~for~~ landscape plan approval, to any subsequent property owner**(s)** or any other parties having a controlling interest in the property.

- 6) SECTIONS 6-308.F.8** - Language added to update a scrivener's error in Section 6-308 Design Standards.

### Section 6-308.F.8

8. While it is recognized that color is a very subjective matter and that creativity should not be stifled, colors should nonetheless be used harmoniously and with some restraint. Color schemes should consider and respect the character and quality of structures in the area. ~~(author's note - remove comma, add a period)~~ Excessively bright or brilliant colors should be used only for accent. Materials and colors should withstand the weather well over a twenty-five (25) year period.

- 7) **SECTIONS 6-305.G** - Language is deleted to update an error in Section 6-305 Landscape and Tree Mitigation List of Recommended Plant Species. Two (2) species of tree (Silver Maple and Poplar) are listed twice in the "Unacceptable Trees" List. Two (2) deletions are made to clarify the list.

### Section 6-305.G. List of Recommended Plant Species.

UNACCEPTABLE TREES		
All Ash (green, white, blue and all their varieties)	Fraxinus spp.	
Austrian pine	Pinus nigra	
Black locust	Robinia spp.	
Boxelder	Acer negundo	
Buckthorn	Rhamnus frangula	
Cottonwood, Eastern	Populus deltoides	
Maple, Silver	Acer saccharinum	
Mulberry	Morus spp.	
Osage orange	Maclura pomifera	
Persimmon	Diospyros spp.	
Poplar	Populus spp.	
Russian olive	Elaeagnus angustifolia	
Siberian Elm	Ulmis pumila	
Silver maple	Acer saccharinum	
Tree of Heaven	Ailanthus altissima	
Walnut	Juglans spp.	
Willow	Salix spp.	

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Permitted Structures  P = Permitted PC = Permitted with Conditions NP = Not permitted	Residential Zoning Districts					Mixed Use Zoning Districts						Non-Residential Zoning Districts			Setbacks Permitted F= Front S = Side R = Rear  * = specific limits	Specific Standards  See Section:
	E-1	R-1	R-2 & R-2A	R-3	R-4	LSPD	OOH	COR	ORI	VCD	RSB	BIZ	MFG	OL		
Steps (open)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	F, S, R	6-302.C.37
Television and Radio Antennae	P	P	P	P	P	P	P	P	P	P	P	P	P	P	R	6-302.C.40
Tensile Canopies	NP	NP	NP	NP	NP	PC	NP	PC	NP	PC	NP	PC	NP	NP	F*, S*, R*	6-302.C.43
Terraces	P	P	P	P	P	P	P	P	P	P	P	P	P	P	F*, S*, R*	6-302.C.42

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## SECTION 6-408. SANITARY SEWER SYSTEM.

### A. General.

1. All development, whether public or private, shall include provisions for the construction of sanitary sewers and appurtenances designed in accordance with this Section. Developers shall use either the public sewer system or an alternative sewer system, certified by the agency or municipality with jurisdictional authority, provided that the development is proximate to a transmission line that has adequate capacity to handle such proposed development.
2. All sanitary sewer improvements shall be installed in accordance with the material installation and testing requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois," ***Sixth Edition July 2009*** latest edition, unless otherwise modified in this Section. ***Sanitary sewer improvements shall conform to all applicable requirements of the current Metropolitan Water Reclamation District of Greater Chicago ("MWRDGC") Watershed Management Ordinance ("WMO").***

B. **Service Areas.** All sewers shall be designed to accommodate an ultimate service area as defined by the Village Board of Trustees.

C. **System Extension.** The size and location of proposed extensions to the existing sanitary sewer system shall be as approved by the Village Engineer.

### D. Basic Design Standards.

#### 1. Design Flows.

- a. Design flows for single and multiple residential developments shall be based upon full development of the service area with the population served, estimated as follows:

<u>Type of Dwelling Unit</u>	<u>Number of Persons</u>
Studio	1
1 Bedroom	2
2 Bedroom	3
3 Bedroom	4
4 Bedroom	5

The maximum daily per capita design flow shall be calculated using the formula:

$$Q = \frac{500}{P^{1/5}}$$
$$Q = 500(P)^{1/5}$$

Where Q\* = maximum design flow, ***in gallons per capita per day***

~~(“gpcpd”) gpcpd~~

P = population served, in thousands

\*Not to exceed ~~four hundred (400)~~ **400** gpcpd or be less than ~~two hundred fifty (250)~~ **250** gpcpd.

For undeveloped residential areas where the details of future developments are not known, design population (**P**) per acre may be estimated by the Village Engineer.

- b. Design flows for non-residential developments shall be based on full development of service area with the maximum daily per capita design flow calculated as follows:

Type of Establishment	Unit	Average Flow in Gals/day/unit*
Shopping Center (without food service or laundries)	Employee	0.10 gal/sq. ft.
Store	Employee (1 shift)	25
Office	Person (1 shift)	25
Industrial		
- with showers	Person	35
- without showers	Person	25
Restaurant	Meal Served	7
Theater	Per Seat	5
Hotel	Per Guest	100

\* Quantities are exclusive of process water requirements which must be estimated and added.

For non-residential developments where the details of the development are not established, domestic design flows may be estimated by the Village Engineer. Such flow estimate shall not relieve the owner or developer of the responsibility of providing **to provide** adequate sanitary sewer capacity **in order** to meet any and all future requirements within the development.

## 2. Sewer Design Hydraulics.

- a. Sanitary gravity sewer **mains** shall be designed to provide design flow capacity, without surcharging, using **typical** Manning's

formula:

$$Q = (A) \frac{1.486}{n} (R)^{2/3} (S)^{1/2}$$

Where Q= design flow in units of cubic feet per second ("**cfs**")

A= area in units of square feet

R= hydraulic radius in units of feet

S= slope in units of feet per foot (**dimensionless**)

n= roughness coefficient, independent on conduit material

b. Roughness coefficient utilized shall be as follows:

1. Concrete pipe - 0.013

~~2. A.B.S. Truss pipe - 0.012~~

**2.** Ductile iron - 0.014

**3. Polyvinyl Chloride (PVC) – 0.009**

c. Design mean velocity, flowing full, shall not be less than two (2) feet per second or greater than fifteen (15) feet per second.

d. Design flow shall include total allowable infiltration at any point based on ~~two hundred (200)~~ **one hundred (100)** gallons per inch of diameter of sewer per mile per twenty-four (24) day at any time for any section of the system.

**e. Minimum and maximum design slopes are found in Part F.3 and are per the MWRDGC WMO.**

3. **Minimum Sewer Size.**

a. Minimum sanitary sewer **main** size shall be eight (8) inch diameter.

b. Minimum building sanitary service sewer size shall be six (6) inch diameter.

4. **Alignment.** Sewers shall be laid straight in both horizontal and vertical planes between manholes, unless otherwise approved by the Village Engineer.

5. **Sewer Size Changes.** Sanitary sewers of different diameters shall join only at manholes. The invert elevations shall be adjusted to maintain a uniform energy gradient by matching the 0.8 depth points of different diameters.

6. **Sanitary Sewer Manholes.**



- a. Manholes shall be provided at the following locations:

1. **Termination** of existing and future lines
2. **Changes** in direction, horizontal or vertical
3. **Changes** in shape or pipe size
4. **Junctions** with other sewers
5. ~~Access spacing shall be:~~ **Maximum manhole spacing shall be 400 feet.**

Sewer Pipe Size (in inches)	Maximum Interval (in feet)
<del>8 - 30</del>	<del>400</del>
<del>33 - 54</del>	<del>500</del>
<del>60 or larger</del>	<del>1000</del>

- b. **Where possible, sanitary sewer facilities shall be designed to avoid the use of a drop manhole.** A drop manhole shall be provided for manholes with any pipe having a difference in invert elevation more than ~~twenty-four (24)~~ **seventy-two (72) inches** above the invert of the sewers leaving such manholes. **Small drops may be used in the event of utility conflicts, where approved by the Village Engineer. The invert of the outlet pipe from a drop pipe must match the springline elevation of the precast manhole bench. All drop manholes must be precast with monolithic drop pipe assemblies.**

- c. Where flows and other conditions dictate, special manholes or junction chambers shall be designed and constructed.

- d. ~~The invert of the outlet pipe from a drop pipe must match the springline elevation of the precast manhole bench. All drop manholes must be precast with monolithic drop pipe assemblies.~~

- e. All manholes shall have a precast base.**

7. **Sewer Depth.** Sanitary sewers shall be constructed at a minimum depth of ~~six (6)~~ **eight (8)** feet and shall provide an outfall for all sanitary sewage within the existing and future ultimate service area, unless approved by the Village Engineer. **The eight foot depth is intended to eliminate the service line separation deficiencies which commonly occur between sanitary sewer placed at six feet deep and water mains at five feet deep.**

8. **Lift Stations.**

- a. Whenever possible, sanitary sewerage facilities shall be **appropriately** designed **per this Code section** so as to avoid the necessity of providing lift stations.

- b. Lift station and force main designs shall be submitted for review and approval ~~to the Director of Engineering~~ **Village Engineer**, the Illinois Environmental Protection Agency, and the Metropolitan Water Reclamation District of Greater Chicago. ~~(Ord. 2570-5/2/94)~~
- c. Lift stations shall be of the **single** wet well type **utilizing submersible pumps**. and shall be comparable to other recently constructed lift stations **within** the **service area of the** Village.
- d. A stand-by internal combustion power source shall be provided for lift stations. **The power source shall be natural gas-fueled for output rating less than 100 kW and shall be diesel-fueled for 100kW and above.**

As an alternate, the Village Engineer may ~~require or approve~~ **allow** a dual connection to the power system as a method of providing stand-by power in cases where such an alternate would provide an equal degree of reliability, and **also** would provide an economy to the Village over the ~~useful~~ **service** life of the alternate stand-by power system.

All stand-by power sources must be installed **with** in a weatherproof building structure suitable to accommodate the power source, controls, alarm system, and all **other** required appurtenances. The structure must be large enough to allow for servicing of all equipment and must meet all Village building codes.

- e. Force mains shall be designed and constructed of ~~cement~~ **epoxy-lined** ductile iron pipe or PVC pressure pipe ASTM 2241-SDR 21. **A tracer wire shall accompany all force main piping installations for the purpose of future locating with an electronic locating device. A pipeline marker shall be installed above the force main every 400 feet and at horizontal bends in the pipe. The tracer wire shall terminate in an enclosure (typically a pipeline marker) with sufficient wire slack for connecting to an electronic locating device.**
- f. A **compatible** telemetered alarm system shall be installed and connected to the Village's existing computerized reporting and alarm panel.
- g. The force main wet well shall be epoxy-lined after installation of the well structure itself and associated piping.**

- 9. **Sewer Pipe Class.** Sewer pipe class shall be determined by using ASTM rigid and flexible pipe design strength formulas.
- 10. **Sewer Pipe Bedding.**

- a. Sewer pipe bedding shall, as a minimum, conform to the requirements established in ~~Construction Standards Governing Public Improvements~~ ***Standard Specifications for Water and Sewer Construction in Illinois, July 2009, and/or latest revision.*** ~~as adopted by the Village Engineer and as amended from time to time.~~
  - b. Sewer pipe concrete cradle, arch, or full encasement shall be constructed whenever dictated by trench or embankment conditions ***as directed by the Village Engineer.***
- E. **Material Specifications.** All sanitary sewer system elements shall conform to the following specifications:
  1. **Sewer and Service Connection Pipe.**
    - a. Reinforced concrete pipe - circular reinforcement, minimum Class 3, ASTM C76, with epoxy lining, 18" diameter and larger.
    - ~~b. ~~ABS Truss~~ - ASTM D2680 for 8" to 15" and ASTM D2751 for 6", solid wall SDR23.5.~~
    - b. Ductile iron pipe - ANSI A21.51 (AWWA C151), minimum thickness, Class 52 per ANSI A21.50 (AWWA C150), ~~cement~~ calcium aluminate cement-lined.***
    - c. Polyvinyl Chloride (PVC) – ASTM D-3034, SDR 26 less than 20 foot depth at final grade for sizes 6" through 12" inside diameter and AWWA C905, DR 25 for sizes 14" through 36" inside diameter.***
    - d. Polyvinyl Chloride Molecularly Oriented Pressure Pipe (PVCO) – ASTM F1483, AWWA C909 Class 150 for sizes 6" through 12" I.D. at 20 feet or greater depth.***
    - e. High Density Polyethylene Pipe (HDPE) for force main only – AWWA C906.***
  2. **Sewer and Service Connection Pipe Joints.**
    - a. Reinforced concrete pipe - ASTM C443.
    - ~~b. ~~ABS Truss pipe~~ - Type OR, ASTM D2680.~~
    - b. Ductile iron pipe - ANSI A21.11 (AWWA C111).***
    - c. Polyvinyl Chloride (PVC) – ASTM D-3212***
    - d. Polyvinyl Chloride Molecularly Oriented Pressure Pipe (PVCO) – Gaskets meeting ASTM F477, Joints meeting ASTM D-3139***
  3. **Sewer and Service Connection Pipe Fittings.**

a. ~~ABS Truss - ASTM D2680, for 8" and larger and ASTM D2751 for 6".~~

a. Ductile iron - ANSI A21.10 (AWWA C110).

b. **Polyvinyl Chloride (PVC) – ASTM D-3034**

c. **Polyvinyl Chloride Molecularly Oriented Pressure Pipe (PVCO) requires ductile iron fittings meeting the specifications above.**

d. Materials

Joints

~~1. ABS TRUSS pipe (ASTM D 2680) ———— ASTM D2680~~

1. Reinforced Concrete Sewer Pipe (A.S.T.M. C-76) A.S.T.M. C-361

2. Ductile Iron Pipe ANSI A 21.51 (AWWA 151-75) ANSI 21.11 (AWWA C111)

3. 6" diameter Sanitary Sewer Pipe ABS SDR 23.5 (services only) ASTM D-2751 (~~ASTM 2751~~)

4. **Polyvinyl Chloride (PVC) (ASTM D-3034)(SDR 26) ASTM D-3212**

Nothing herein shall constitute or imply an endorsement by the Village of any one material over another, or an opinion by the Village regarding equality or superiority of the performance qualities of any of the **above** materials.

4. **Casing Pipes (Exhibit PC-01). Bituminous coated** steel pipe - ASTM A120, 0.375" minimum thickness. **All casing pipes shall utilize appropriate stainless steel spacers, per manufacturer's specifications, to support the sewer pipe as directed by the Village Engineer.**

5. **Manholes** (~~Exhibit~~ **Sanitary Manhole Standard Details No. SS-01, SS-02, SS-03**).

a. **Precast Reinforced Concrete.** ASTM C478 and ASTM C443 **conforming to the Standard Specifications for Water and Sewer Main Construction in Illinois, Sixth Edition July 2009 and/or latest revision.**

b. **Sizes:**

1. For sewer eighteen (18) inch diameter or less, manhole shall have a forty-eight (48) inch inside diameter.

2. For sewer twenty-one (21) inch to thirty-six (36) inch diameter, manhole shall have a sixty (60) inch inside diameter.
3. For sewer greater than thirty-six (36) inch diameter, manhole shall ***be a minimum of seventy-two (72) inches inside diameter and*** have an offset riser pipe ***cone section*** of forty-eight (48) inch inside diameter.

c. ~~**Adjustment.** No more than two (2) precast concrete adjusting rings with six (6) inch maximum height adjustment shall be allowed.~~

1. ***Any frame adjustment shall use at least one rubber adjustment riser (Infra-Riser brand or approved equal) to establish the final seating surface of the structure frame. Any structure located within the paved roadway shall require the use of at least of one (1) rubber riser, and, if necessary, said riser shall be of the tapered wedge-type in order to match the proposed cross-slope of the pavement surface.***
2. ***No more than two (2) rubber adjustment risers, with six (6) inches total maximum adjusted height, shall be allowed per structure.***
3. ***A frame adjustment less than three (3) inches in height shall consist of only rubber riser(s). The minimum thickness of a rubber riser shall be one (1) inch***
4. ***A frame adjustment greater than three (3) inches in height shall use a minimum three (3) inch precast concrete riser for the lower riser, and the final riser shall be rubber.***

d. ***Sealing.* All mating surfaces of concrete adjustment riser(s), structure sections, and frames shall be sealed with a mastic sealant. No concrete mortar or epoxy mortar shall be allowed as a sealant for adjustment risers, structure sections or frames. If multiple adjustment risers are required, a continuous application of sealant shall be applied between each unit. Rubber adjustment risers must be sealed with an approved sealant such as XSeal brand hydrophobic non-shrinking polyurethane sealant, or approved equal.**

- e. **Pipe and Frame Seals.** All pipe connection openings shall be precast with resilient rubber water tight pipe to manhole sleeves or **rubber boot** seals. ~~External flexible water tight sleeves shall also extend from the manhole cone to the manhole frame.~~
- f. **Connections.** All sewer connections to existing manholes shall be "core-drilled" and rubber **boot** seals installed.
- g. **Bottom Sections.** All **manhole** bottom sections shall be monolithically precast, including bases and invert flow lines.
- h. **Drop Manholes.** Drop manhole assemblies shall be monolithically precast with manhole barrel section. **Refer to Drop Manhole Standard Details. SS-02, SS-03.**

6. **Castings.**

- a. **Manhole Frame & Cover** Manhole frame and cover – **7"** East Jordan Iron Works, Inc. ~~#1022Z3~~ **#1022Z1** with ~~embossed~~ 1020A HD **GS lid embossed with "SANITARY SEWER" and "VILLAGE OF ORLAND PARK"**, with a lid design as shown on Exhibit **Sanitary Manhole Frame and Cover- Standard Detail** No. SS-04.
- ~~b. Manhole steps – East Jordan Iron Works, Inc. #8518.~~
- b. **Pick Hole.** All lids shall be cast with a concealed pick hole.
- c. **Water Tightness: Where necessary** to prevent entry of overland flow, a water tight frame and self-sealing lid shall be used: **7"** East Jordan Iron Works, Inc. ~~1058ZPT~~ and shall be embossed ~~1058APT~~ **SANITARY SEWER and VILLAGE OF ORLAND PARK with a lid design as shown on Exhibit #1022Z1 PT4 (4 bolt lock down) frame and 1020A HD GS lid embossed with "SANITARY SEWER" and "VILLAGE OF ORLAND PARK", Sanitary Manhole Frame and Cover- Standard Detail** No. SS-04 or as required by the ~~Director of Engineering~~ **Village Engineer** (Ord/ 2570 – 5/2/94).

- ~~7. **Crushed Granular Bedding** (Exhibit No. SS-07). Crushed gravel or crushed stone – ASTM C33. The only gradation allowed shall be 100% retained on a 3/8" sieve and 100% passing 3/4" sieve.~~

F. **Design Flows.**

- 1. **Average Daily Flow for Sanitary Sewer.** Average daily flow for sanitary sewer shall be 100 GPCPD. Maximum design flow for sanitary sewer lines shall be determined by one of the following equations indicated below; provided, however, that the maximum design flow for sewer laterals need not exceed 400 GPCPD and the maximum design flow for sewer mains and trunks shall not be less than 250 GPCPD.

Equation No. 1:

$$Q = \frac{500}{P^{1/5}}$$

Equation No. 2:

$$Q = \frac{100(1+14)}{(4+P)}$$

Where: Q = Maximum design flow in GPCPD  
P = Population in thousands

2. **Minimum Size.** No public sewer conveying raw sewage shall be less than 8 inches in diameter.
3. **Design Slopes.** Minimum and maximum slopes are tabulated below. The slopes are those that produce minimum and maximum velocities of 2.0 ft/sec. and 15.0 ft/sec. respectively, based on Kutter's formula, with n = 0.013 and the pipe flowing full, unless approved by the Village Engineer.

<b><u>Sewer Size (Inches)</u></b>	<b><u>Minimum Slope (Percent)</u></b>	<b><u>Maximum Slope (Percent)</u></b>
8	0.40	22.0
10	0.28	15.0
12	0.22	11.0
14	0.17	9.0
15	0.15	8.3
16	0.14	7.8
18	0.12	6.5
21	0.10	5.1
24	0.08	4.2

- G. **Protection of Water Mains.** Water mains shall be protected in accordance with the applicable Illinois Pollution Control Board Regulations and the Illinois Environmental Protection Agency, Division of Public Water Supplies, Technical Policy Statements. Wherever the sanitary sewer main, building service sewer, or any storm drain crosses a water main, a minimum eighteen (18) inches vertical separation shall be provided between the top of the lower pipe and the bottom of the upper pipe. If an eighteen (18) inch vertical separation cannot be maintained, the sanitary or storm sewer shall be constructed of watermain quality pipe, for a minimum distance of ten (10) feet on each side of the water main. If storm or sanitary sewer crosses above a watermain and an 18" clearance cannot be maintained, both sewer and water pipes must be of the same pipe material as the watermain.

~~H. **Survey Lines and Grades.**~~

- ~~1. **Depth of Pipe Cover.** All pipe shall be laid to a minimum depth of six (6) feet measured from the existing or proposed ground surface to the top of the pipe barrel unless specifically allowed otherwise in special~~

circumstances by the Village Engineer.

2. ~~**Pipe Bedding.** Granular pipe bedding material or granular cradle shall be required on all sanitary sewers installed in the Village. Granular pipe bedding shall be a minimum of four (4) inches in earth excavation and a minimum of six (6) inches in rock excavation. At depths greater than 10' below finished grade, the trench is backfilled with granular material to six (6) inches over the top of the pipe. At depths less than ten (10) feet, the granular material shall be placed up to the "spring line" prior to final backfilling of trench. The granular material shall conform in gradation to Type B, listed in Section 20, paragraph 20-2.20A of the Standard Specifications for Water and Sewer Main Construction in Illinois, as amended, Division 1 Second Edition and/or latest revision.~~
3. ~~**Selection Granular Backfill.** All trenches for sanitary sewers falling under and within two feet of a proposed or existing paved surface shall be backfilled with select granular material conforming to gradation Types A or B only as listed in Section 20, paragraph 20-2.21c (2) of the Standard Specifications for Water and Sewer Main Construction in Illinois. Selected granular backfill shall be placed in uniform layers not exceeding six (6) inches (loose measure) and compacted with mechanical equipment to 90% of maximum density in accordance with AASHTO 99.~~

#### **† H. Sewers in Relation to Streams.**

##### **1. Location of Sewers on Streams.**

- a. **Cover Depth.** The top of all sewers entering or crossing streams shall be at a sufficient depth below the natural bottom of the stream bed to protect the sewer line. In general, the following cover requirements shall be met:
  1. One (1) foot of cover is required where the sewer is located in rock.
  2. Three (3) feet of cover is required in other material. In major streams, more than three feet of cover may be required.
  3. In paved stream channels, the top of the sewer line should be placed one (1) foot below the bottom of the channel pavement. Concrete encasement may be required.

Note: Less cover will be approved only if the proposed sewer crossing will not interfere with the future improvements to the channel stream.

- b. **Horizontal Location.** Sewers located along streams shall be located outside of the stream bed and sufficiently removed there **separated** from **the stream bank** to provide for future possible



stream-widening **remediation** and to prevent **siltation** pollution by siltation during construction.

- c. **Structures.** The sewer outfalls, headwalls, manholes, gate boxes, or other structures shall be located so they do not interfere with the free discharge of flood flows of the stream. Watertight covers per **Section 6-408.E.6.c** shall be required for manholes set at elevations below flood hazard elevations.
- d. **Alignment.** Sewers crossing streams should be designed to cross the stream as nearly perpendicular to the stream flow as possible and shall be designed without change in grade. Sewer systems shall be designed to minimize the number of stream crossings.

2. **Construction Requirements.**

- a. **Materials and Backfill.** Sewers entering or crossing streams shall be constructed **of calcium aluminate cement lined** ductile ~~cast~~ iron pipe with mechanical joints; otherwise they shall be constructed so they will remain watertight and free from changes in alignment and grade. The backfill used in the trench shall be coarse aggregate, gravel, or other materials which will not cause siltation, pipe damage during placement, or chemical corrosion in place.
- b. **Siltation and Erosion.** Construction methods that will minimize siltation and erosion shall be employed **as stated in Land Development Code article 6-411 Soil Erosion and Sedimentation Control**. The design engineer shall include in the project specifications the methods to be employed in the construction of sewers in or near streams to provide adequate control of siltation and erosion.

3. **Aerial Crossings.**

- a. **Structural Support.** Support for all joints shall be provided in pipes utilized in aerial crossings. The supports shall be designed to prevent frost heave, overturning and settlement.
- b. **Freeze and Expansion Protection.** Protection against freezing shall be provided. This may be accomplished through the use of insulation, and increased slope expansion jointing shall be provided between the aerial and buried sections of the sewer line.
- c. **Flood Clearance.** For aerial stream crossings the impact of flood waters and debris shall be considered. The bottom of the pipe should be placed no lower than the elevation of the **100** ~~fifty~~ year **(1% annual chance of occurrence)** flood.

- 4. **Inverted Siphons.** Inverted siphons shall have not less than two (2) barrels with a minimum pipe size of six (6) inches and shall be provided

with the necessary appurtenances for convenient flushing and maintenance. The inlet and outlet structures shall have adequate clearances for cleaning, and sufficient head shall be provided and pipe sizes **shall be** selected to ~~secure~~ **ensure** velocities of at least three (3) ft./sec. for average flows. The inlet and outlet structures shall be designed so that normal flow is diverted to one (1) barrel ~~so~~ **such** that either barrel may be taken out of service for cleaning.

‡ **I. Handling of Pipe.** Sanitary sewer pipe shall be handled in a manner that will prevent damage **prior to installation**. Damaged or defective material on the job site shall be rejected and replaced to the satisfaction of the Village Engineer. Methods of construction conducive to the damage of sewer pipe shall be corrected when called to the attention of the contractor. All pipe and fittings shall be examined by the contractor above grade before placement in the trench.

✦ **J. Laying of Pipe.**

1. **Sanitary Sewer Pipe.** Sanitary sewer pipe shall be laid true to line and grade as set forth in ~~Section 31, paragraph 31-1.02 of~~ **the** Standard Specifications for Water and Sewer Main Construction in Illinois, **Sixth Edition (July 2009), and/or latest revision**. Dirt or other foreign material shall be prevented from entering the pipe or pipe joint during handling or laying operations and any pipe or fitting that has been installed with dirt or foreign material in it shall be removed, cleaned, and re-laid. At times when pipe laying is not in progress, the open end of the installed pipe shall be closed with a water tight plug or by other means approved by the Village Engineer to ensure absolute cleanliness and **avoidance of** extraneous flows inside the pipe.
2. **Laying of Pipe on Curves.** The curvature of sanitary sewers is not allowed unless, in the opinion of the Village Engineer, special circumstances dictate otherwise. Pipe required to be laid on curved alignment shall be joined in straight alignment and then deflected, joint by joint. Special care shall be taken in blocking the pipe, and in no case shall the degree of deflection exceed the manufacturer's recommendations for the respective pipe size, material and barrel length.
3. **Sanitary Sewer Services. (Sanitary Service Riser SS-05 and SS-05-20):** Sanitary sewer services shall be a minimum of six (6) inches in diameter and connected to the sewer main with a manufactured wye at a minimum angle of thirty (30) degrees and a maximum angle of forty-five (45) degrees. Sanitary sewer services shall be extended to the property line or building at a minimum gradient of one (1) percent. Sanitary sewer service connections to sewer mains twelve (12) feet or more in depth shall be constructed with a six (6) inch tee and riser and backfilled with select granular material or encased in concrete at the option of the Village Engineer. On a temporary basis, sanitary services may be terminated with a manufactured plug in which case the location shall be staked and an accurate record kept of the **stub** distance from the nearest downstream manhole along the sewer main. Sanitary sewer service

connections to existing sewer mains shall be made with a **dedicated** tapping machine and **the** saddle **shall be** tightly secured to the existing sanitary sewer.

4. ***Depth of Pipe Cover.*** All pipe shall be laid to a minimum depth of eight (8) feet measured from the proposed ground surface to the top of the pipe barrel unless specifically allowed otherwise under special circumstances by the Village Engineer.
5. ***Pipe Bedding.*** (Trench Section Sanitary Sewer Detail No. SS-06). Crushed gravel or crushed stone - ASTM C33. The only gradation allowed shall be 100% retained on a 3/8" sieve and 100% passing 3/4" sieve. Granular pipe bedding material or granular cradle shall be required on all sanitary sewers installed in the Village. Granular pipe bedding shall be a minimum of four (4) inches in earth excavation and a minimum of six (6) inches in rock excavation. The trench shall be backfilled with granular material to six (6) inches over the top of the pipe. The granular material shall conform in gradation to Type B, of the Standard Specifications for Water and Sewer Main Construction in Illinois, Sixth Edition (July 2009) and/or latest revision.
6. ***Selection of Granular Backfill.*** All trenches for sanitary sewers falling under and within two feet of a proposed or existing paved surface shall be backfilled with select granular material conforming to only gradation Types A or B as listed in the Standard Specifications for Water and Sewer Main Construction in Illinois, Sixth Edition (July 2009) and/or latest revision. Selected granular backfill shall be placed in uniform layers not exceeding six (6) inches (loose measure) and compacted with mechanical equipment to 90% of maximum density in accordance with AASHTO-99.

#### **Sanitary Sewer Manholes.**

1. **Manholes for Sanitary Sewers.** Manholes for sanitary sewers shall have a minimum inside diameter of forty eight (48) inches and shall be constructed of precast concrete units in accordance with Section 32 of Standard Specifications for Water and Sewer Main Construction in Illinois, and shall follow the Village's standards.
2. **Manhole Location.** Manholes shall be located at the junction of two sanitary sewer pipes or at any change in grade, alignment, or pipe size in accordance with Subsection D(6) of this Section.
3. **Construction.** Sanitary manholes shall have precast inverts made to conform accurately to the sewer grades with smooth, well rounded junctions and transitions satisfactory to the Village Engineer. It is preferred that the sewer pipe to manhole joint be a flexible gasket or mechanical seal to insure a leak proof joint. The completed manhole shall be rigid, true to dimensions, and water tight.

4. ~~**Manhole Appurtenances.** Manholes shall be furnished with a water tight frame and solid cover as specified in section 6 408.E.6 with the words, "Sanitary Sewer" imprinted on the cover in raised letters. (Ord. 2570 - 5/2/94)~~

**K. Installation Requirements.**

1. The **No** connection of any section of new sanitary sewer to an existing Village **sanitary** sewer ~~must be plugged and remained plugged~~ **is allowed** until the Village approves the new sewer(s) for service.
2. Sewer system design and construction shall in all respects be in accordance with the regulations of the ~~M.S.D.~~ **MWRDGC** and the **Illinois** Environmental Protection Agency ~~of the State of Illinois~~. No construction shall commence until a ~~copy~~ **evidence** of the approved permits from these agencies is filed with the Village Engineer.
3. The installation of sanitary sewer and appurtenances shall conform to the requirements of this Section and the following:
  - a. Reinforced concrete pipe - ~~Section 603, SSR & BC~~ **Standard Specifications for Water and Sewer Main Construction in Illinois, Sixth Edition (July 2009) and/or latest revision.**
  - ~~b. ABS composite pipe and fittings - ASTM D 2321~~
  - b. Ductile iron pipe and fittings - AWWA C600**
  - c. PVC pipe and fittings- ASTM D-2321**
4. The installation of sewer service connections shall conform to the requirements of this Section.
5. ***Where the installation of a grease separator is required, the basin shall be exterior to the building where possible. However, should the establishment prefer to have an internal grease basin, it will be allowed if ample basin capacity can be provided. Basin capacity shall be dictated by applicable plumbing code(s).***
6. The contractor shall keep a record of the location of all sewer services by measurement to the nearest downstream manhole. Such records shall be delivered to the Village Engineer at the completion of the work.

**L. Inspection and Test.**

1. **Cleaning.** All sewers and appurtenances shall be high pressure cleaned prior to inspection and testing required by this Section.
2. **Visual Inspection.**
  - a. All sewer and appurtenances shall be visually inspected by

representatives of the developer during and following construction.

- b. Sewers designed to be straight between manholes will be tested for straightness by flashing a light from manhole to manhole, lamping or by other suitable means.

3. **T.V. Inspections.**

- a. Upon completion of construction and prior to initiation of the maintenance guarantee period, ~~and if determined to be necessary by the Village during the construction of the sanitary sewer,~~ a T.V. inspection shall be performed ~~on the sections or portions of the sewer as directed by the Village Engineer.~~ Video tapes and a written report of all television inspections shall be provided to the Village prior to the initial acceptance provided for by this Section. The form of the report and ~~type and format of the video tape~~ **format** shall be approved by the Village Engineer.
- b. Fees and costs connected with T.V. inspections shall be paid for by the developer or owner.
- c. All dips, cracks, leaks, improperly sealed joints, and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe **and manholes.**
- d. All defects and corrective work required as the result of T.V. inspection shall be performed by the developer without delay. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted.

4. **Infiltration Testing.**

- a. It is the intent of this Section to secure a sewer system with a minimum amount of infiltration. The maximum allowable infiltration shall not exceed ~~two hundred (200)~~ **one hundred (100)** gallons per inch of diameter of sewer per mile per twenty-four (24) hour day at any time for any section of the system. The joints shall be tight and any joint with visible leakage or leakage in excess of that specified above, shall be repaired at the developer's expense.
- b. The repair must be of a permanent nature and of a quality equal to ~~initial work which is constructed~~ **new construction** in conformance with the applicable specifications.
- c. Immediately after backfilling, the entire length of the sewer trench, including stubs, shall be inundated to normal ground water level or eighteen (18) inches above the top of sewer pipe, whichever is higher. At that time, infiltration tests shall be made

to determine compliance with the allowable infiltration criteria. To measure the amount of infiltration, the contractor shall furnish, install, and maintain a V-notch shape crested weir in a metal frame tightly secured at the lower end of each sewer test section as directed by the Village Engineer. The Village Engineer shall check the infiltration by measuring the flow over such weirs. When infiltration is demonstrated to be within the allowable limits, the contractors shall remove such weirs.

5. **Exfiltration Testing.** If during the construction of the sewer system, the Village Engineer shall determine that it is impractical to obtain a proper infiltration test, then a test for watertightness shall be made by bulkheading the sewer at the manhole at the lower end of the section under test and filling the sewer with water to eighteen (18) inches above the ~~tip~~ **top** of the sewer in the manhole at the upper end of the section. Leakage will then be **calculated as** the measured amount of water added to maintain the above described level at a maximum allowable exfiltration rate of ~~two hundred (200)~~ **one hundred (100)** gallons per inch of diameter of sewer per mile per twenty-four (24) hour day at any time for any section of the system.
6. **Air Testing.** ~~In lieu of infiltration or exfiltration testing,~~ **All Polyvinyl Chloride (PVC) and Polyvinyl Chloride Molecularly Oriented Pressure Pipe (PVCO) will require low pressure air testing meeting ASTM F1417.** ~~‡~~ The Village Engineer may permit **require** air testing **for other pipe materials** in accordance with ASTM C828.
7. **Deflection Testing.**
  - a. **All Polyvinyl Chloride (PVC) and Polyvinyl Chloride Molecularly Oriented Pressure Pipe (PVCO) require deflection testing. The 5% deflection test for pipe sizes six (6) to fifteen (15) inches in diameter is to be run using a nine-arm mandrel having a diameter equal to 95% of the base diameter of the pipe as established in ASTM D-3034. For pipe sizes eighteen (18) to twenty-seven (27) inches diameter, the nine-arm mandrel size shall be 95% of the inside diameter and wall thickness dimensions shown in Table 1 of ASTM F-679, latest issue. The test shall be performed without mechanical pulling devices.**
  - b. **The individual lines to be tested shall be so tested no sooner than 30 days after they have been installed.**
  - c. **Wherever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.**

*d. No pipe shall exceed a deflection of 5%. Where deflection is found to be in excess of 5% of the original pipe diameter, the contractor shall excavate to the point of excess deflection and carefully compact around the point where excess deflection was found. The line shall then be retested for deflection. If the deflected pipe fails to return to the original size (inside diameter) after the second test, the line shall be replaced accordingly to the standards set forth in this Section.*

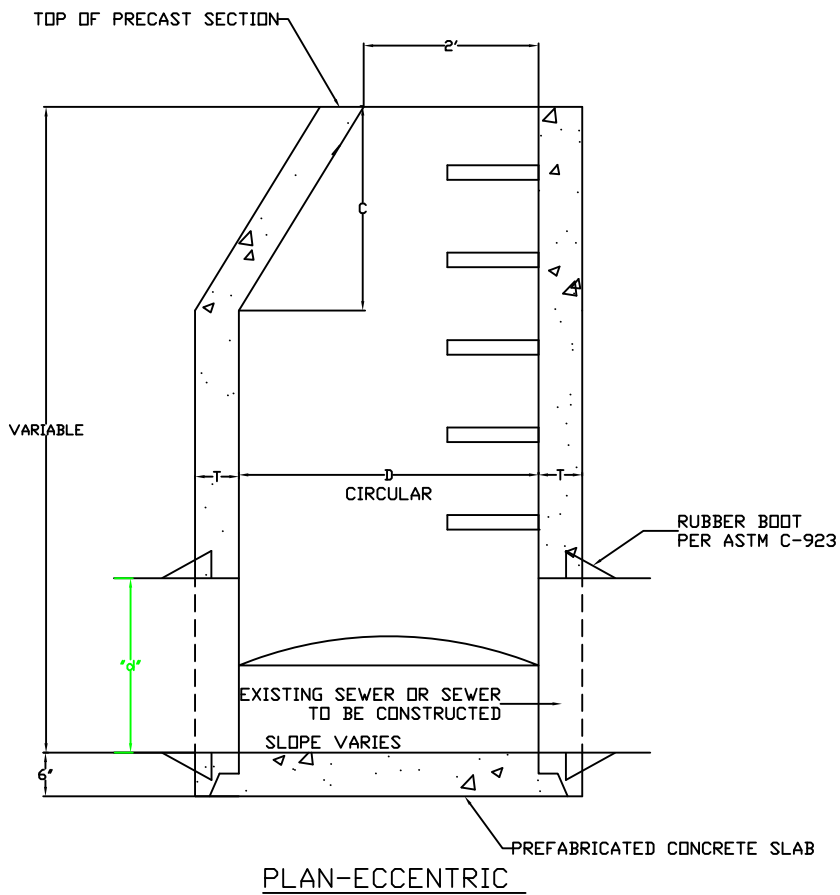
**M. Exhibits.** *Standard Detail* Exhibits labelled ~~labeled~~ **SS-01 through SS-07, SS-02, SS-03, SS-04, SS-05, SS-05-20, SS-06 and PC-01** are typical specifications of **Village** sanitary sewer standards that shall be applied to any improvements required by these regulations.

**N. Acceptance of Sanitary Sewer System.** (Ord. 2570 - 5/2/94)

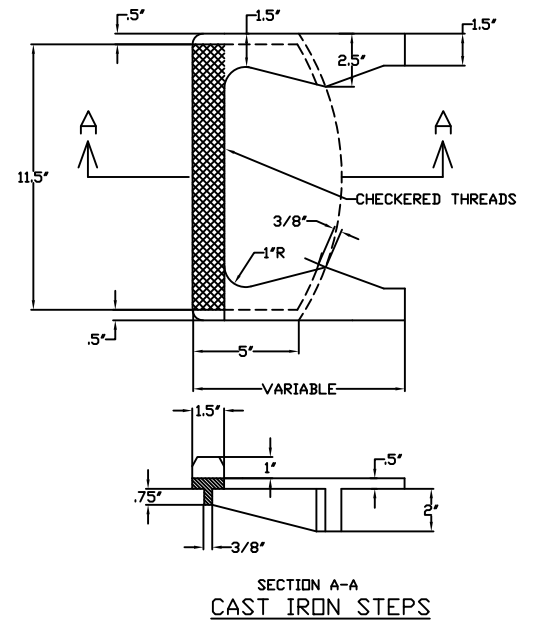
1. Once the sanitary sewer system has been completed according to the specifications set forth in this Section, the ~~Director of Engineering~~ **Development Services Department** shall, upon the request of the developer, inspect the system and prepare a list of items for repair (punch list). The list shall be ~~given or~~ sent to the developer and when repairs have been made, the ~~Director of Engineering~~ **Village** shall accept the system for operational use only. During the time after the acceptance by the Village for maintenance, the developer shall be responsible for any ~~delinquencies~~ **deficiencies identified** incurred within the system, including but not limited to sewer blockages, adjustment to manhole frames and leaking joints. Upon reaching approximately eighty (80) percent development of building construction, the ~~Director of Engineering~~ **Development Services Department** will reinspect the sanitary sewer system for any **existing** ~~delinquencies which may have been incurred~~ **deficiencies** and prepare a list of items for repair. The list shall be ~~given or~~ sent to the developer and when the repairs have been made to the satisfaction of the ~~Director of Engineering~~ Village, the ~~Director shall accept the~~ **system shall be formally accepted by the Village in letter form sent to the developer** for the Village. (~~Ord. 2570-5/2/94~~)
2. All construction shall meet the requirements and acceptance **procedures** ~~by of~~ the Metropolitan Water Reclamation District of Greater Chicago prior to the acceptance by the ~~Director of Engineering~~ **Village**. (~~Ord. 2570-5/2/94~~)
3. T.V. Inspections and reports shall be completed for all storm systems and sanitary systems installed in the Village of Orland Park. (~~Ord. 3837-12/1/03~~)

**SEE NEXT PAGE**





PLAN-ECCENTRIC



SECTION A-A  
CAST IRON STEPS

MANHOLE DIAMETERS:

<u>D:</u>	<u>d</u>
48"	≤ 15"
60"	21" to 36"
72"	> 36"

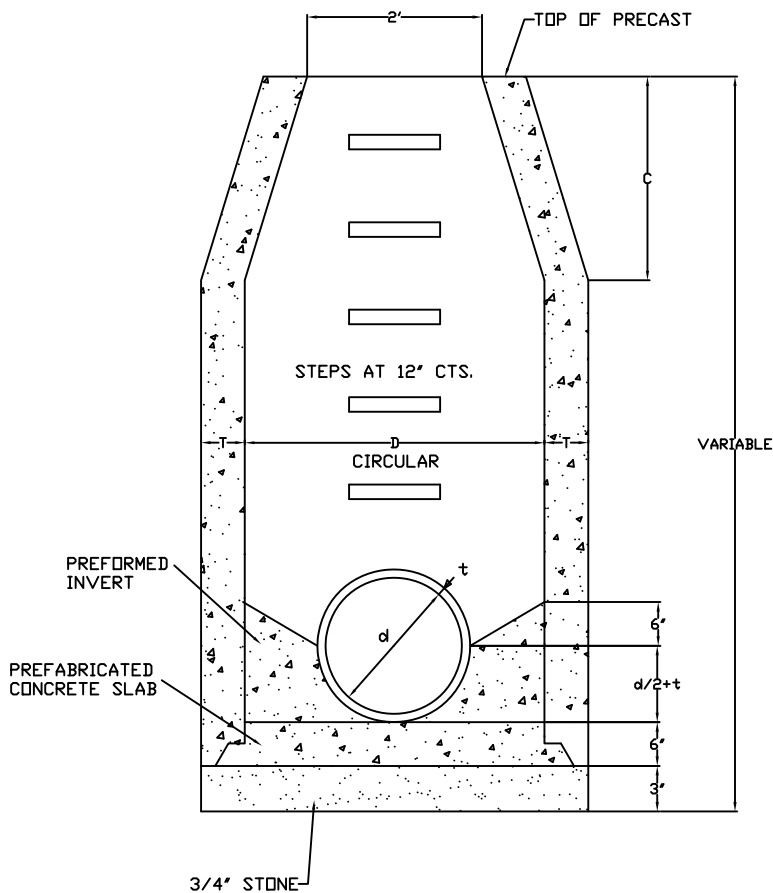
**NOTES:**  
DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6 INCHES.

THE CAST IRON STEPS AS DETAILED HEREON ARE TYPICAL. STEPS OF OTHER DESIGN AND MATERIAL THAT WILL CONFORM TO THE MINIMUM REQUIREMENTS OF THE STEPS SHOWN MAY BE USED WHEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING.

CAST IRON STEPS SHALL BE GRAY IRON CONFORMING TO THE REQUIREMENTS OF ART. 710.17 OF THE STANDARD SPECIFICATIONS.

STEPS SHALL BE EMBEDDED INTO THE WALL A MINIMUM OF 3 INCHES. STEPS SHALL NOT BE EXTENDED ON THE OUTSIDE.

NO MORE THAN 2 ADJUSTMENT RINGS WITH A MAXIMUM OF 6 INCHES IS ALLOWED. SPECIFIC REQUIREMENTS FOR FINE ADJUSTMENT ARE PER LAND DEVELOPMENT CODE SECTION 6-408



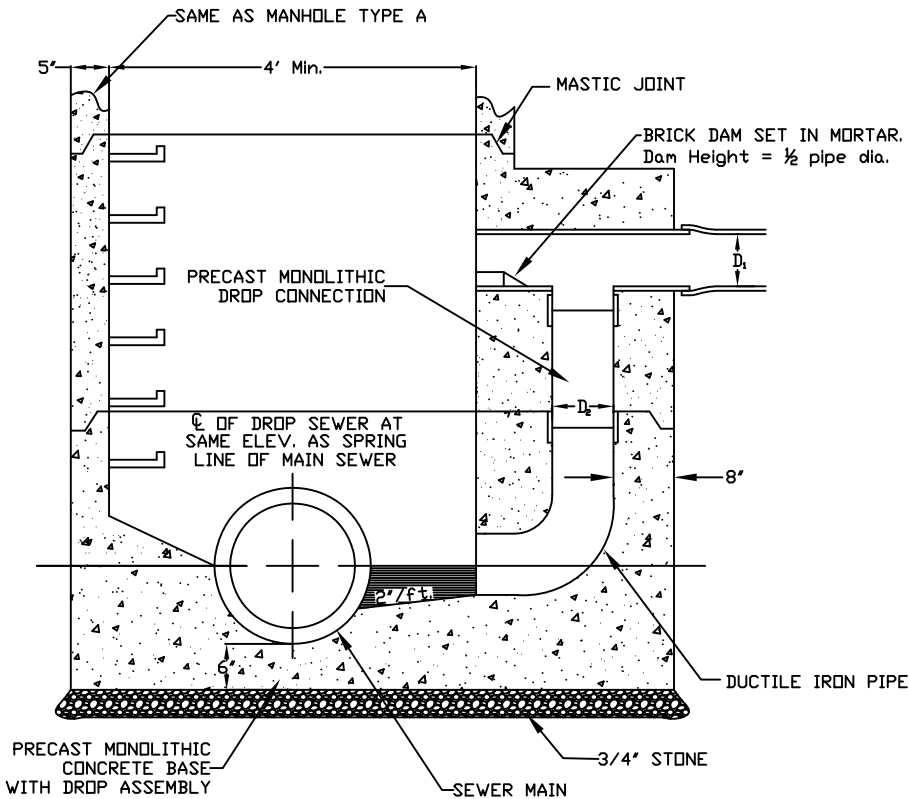
PLAN-CONCENTRIC

**MANHOLE TYPE A**

Mh_TypeA.dwg	SANITARY SEWER IMPROVEMENT	DATE: 11-28-11
DRAWN BY: KTL		REVISED: 01-03-17
Village of <del>Orland Park</del>		REVISED:
Public Works Department		REVISED:
		DRAWING NO. SS-01

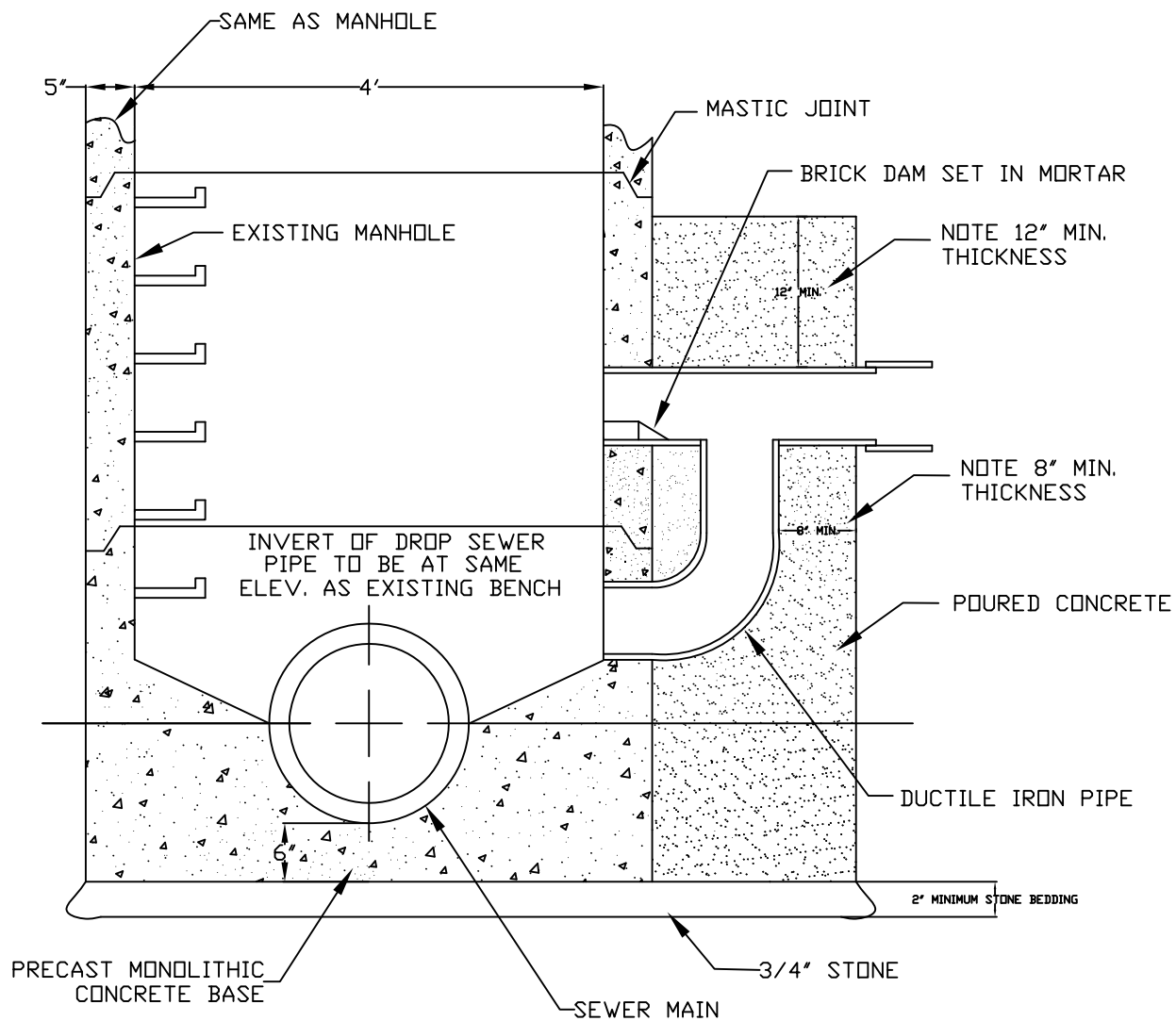
D <sub>1</sub> (inches)	D <sub>2</sub> (inches)
8	8
10	8
12	8
15	10
18	12
21	15
24	18

For D<sub>2</sub>=8" use  
8" L.R. elbow

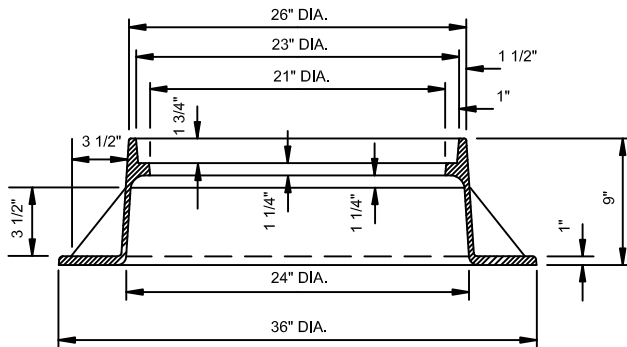
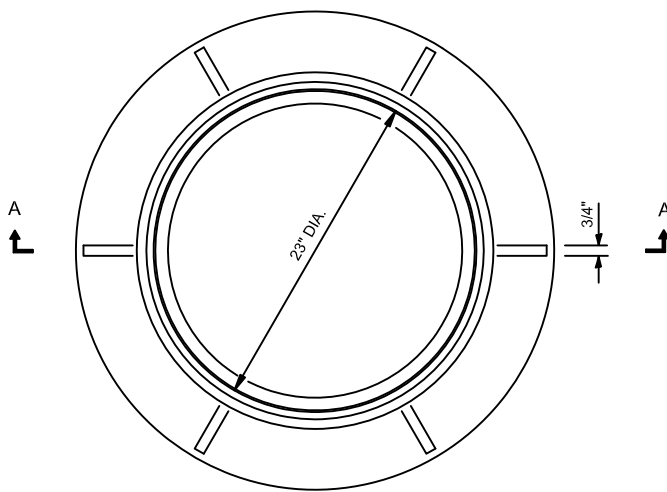


Note: Minimum allowed depth of drop manhole is 6 ft. Depth is measured from invert of incoming pipe to invert of receiving main pipe

DROP MANHOLE PROPOSED		
DROPMH SS-02.DWG	SANITARY SEWER IMPROVEMENT	DATE: 1-25-13
DRAWN BY: KTL		REVISED: 1-25-13 KTL
Village of <del>ORLAND PARK</del>		REVISED:
		REVISED:
Public Works Department		DRAWING NO. SS-02

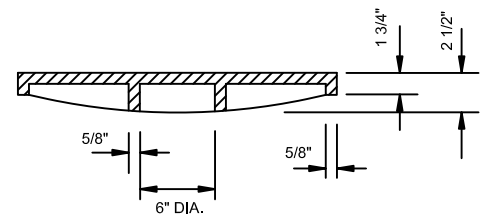
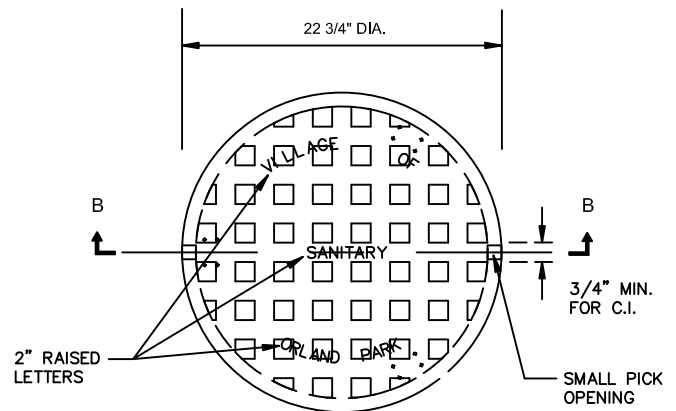


DROP FOR EXISTING MANHOLE		
DROP MANH.DWG	SANITARY SEWER IMPROVEMENT	DATE: 10/28/2002
DRAWN BY: WDC		REVISED: 1/3/2017 KTL
Village of <del>ORLAND PARK</del>		REVISED:
Public Works Department		REVISED:
		DRAWING NO. SS-03



SECTION A-A  
CAST FRAME

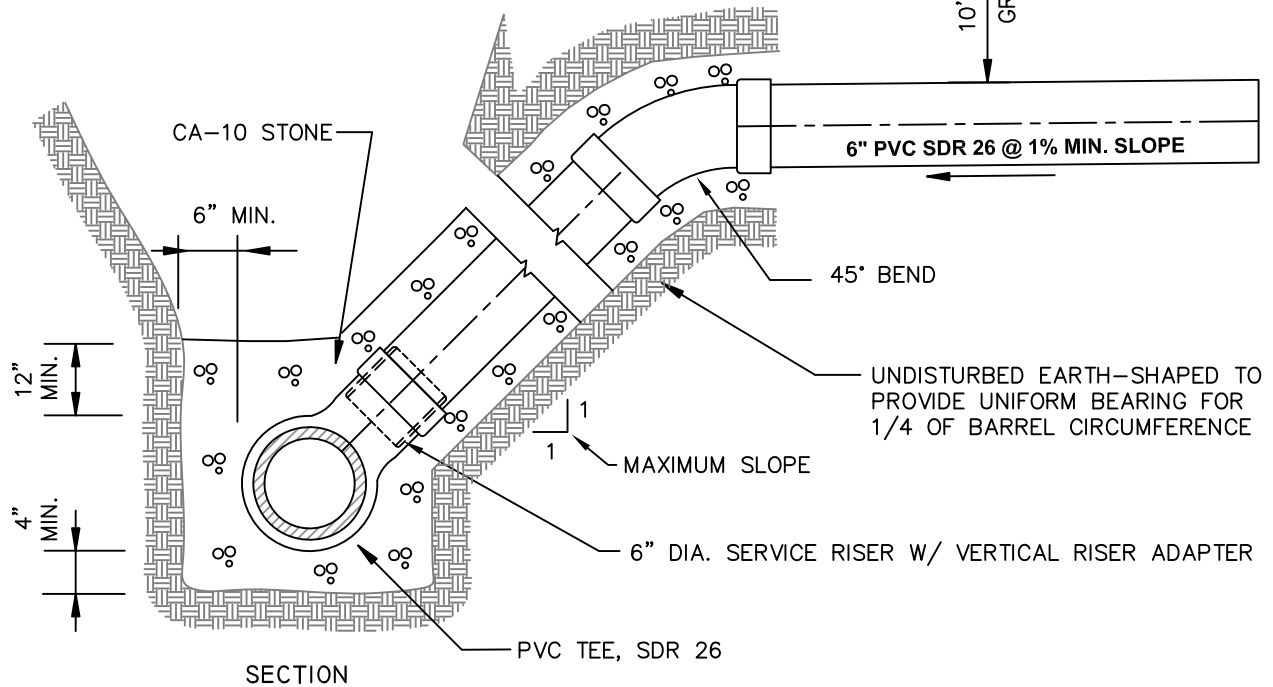
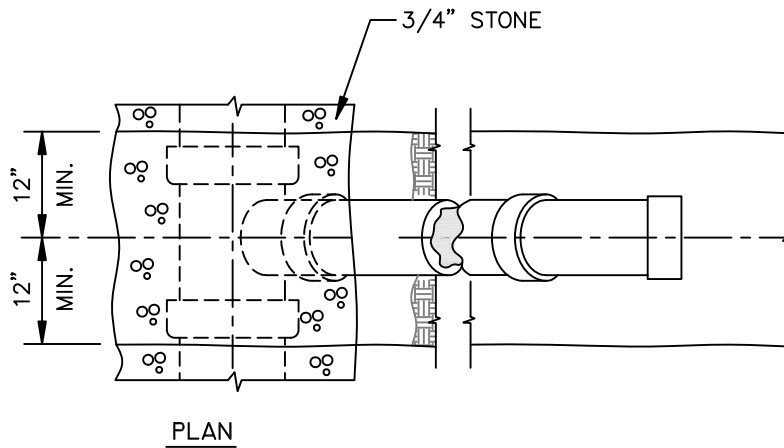
WT. = 330 LBS.



SECTION B-B  
CAST CLOSED LID

1. DUCTILE IRON CASTINGS SHALL BE GRADE 60-40-18 & SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
2. CASTINGS SHALL BE EAST JORDAN IRON WORKS 1022Z1 FRAME AND 1020A HD GS COVER.

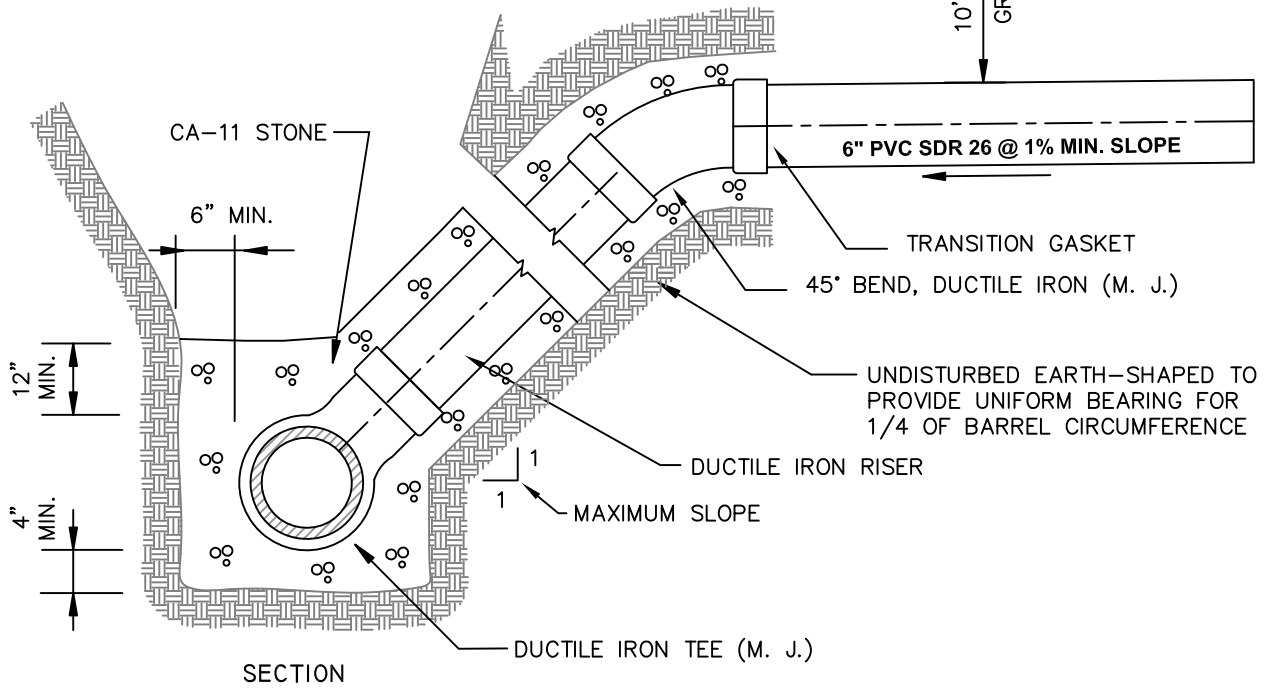
SANITARY MANHOLE FRAME & COVER		
MANHLEFRM.DWG	SANITARY SEWER IMPROVEMENT	DATE: 7/13/2006
DRAWN BY: WDC		REVISED: 1/3/2017 KTL
Village of <del>ORLAND PARK</del>		REVISED:
Public Works Department		REVISED:
		DRAWING NO. SS-04



#### NOTES:

1. IF  $\Phi < 45^\circ$  USE PVC PUSH-ON JOINT WYE, PVC ELBOW, PVC RISER PIPE & PVC TOP ELBOW.
2. IF  $\Phi > 45^\circ$  USE DUCTILE IRON M.J. TEE W/ PVC-DUCTILE TRANSITION GASKET, DUCTILE IRON RISER PIPE & DUCTILE IRON TOP ELBOW COATED W/ PROTECTO 401 OR EQUAL.
3. PVC PIPE & FITTINGS < 14" DIA., PIPE MATERIALS SHALL COMPLY W/ ASTM D3034, SDR 26, ELASTOMER GASKET JOINTS COMPLYING W/ ASTM F477 & ASTM D3212.
4. PVC PIPE & FITTINGS > 14" DIA., PIPE MATERIALS SHALL COMPLY W/ ASTM F679, PS115, ELASTOMER GASKET JOINTS COMPLYING W/ ASTM F477 & ASTM D3212
4. A MINIMUM DISTANCE OF 3 FEET IS REQUIRED BETWEEN 45° BENDS.
5. TRENCH BACKFILL SHALL BE INSTALLED PER THE SANITARY SEWER TRENCH DETAIL.

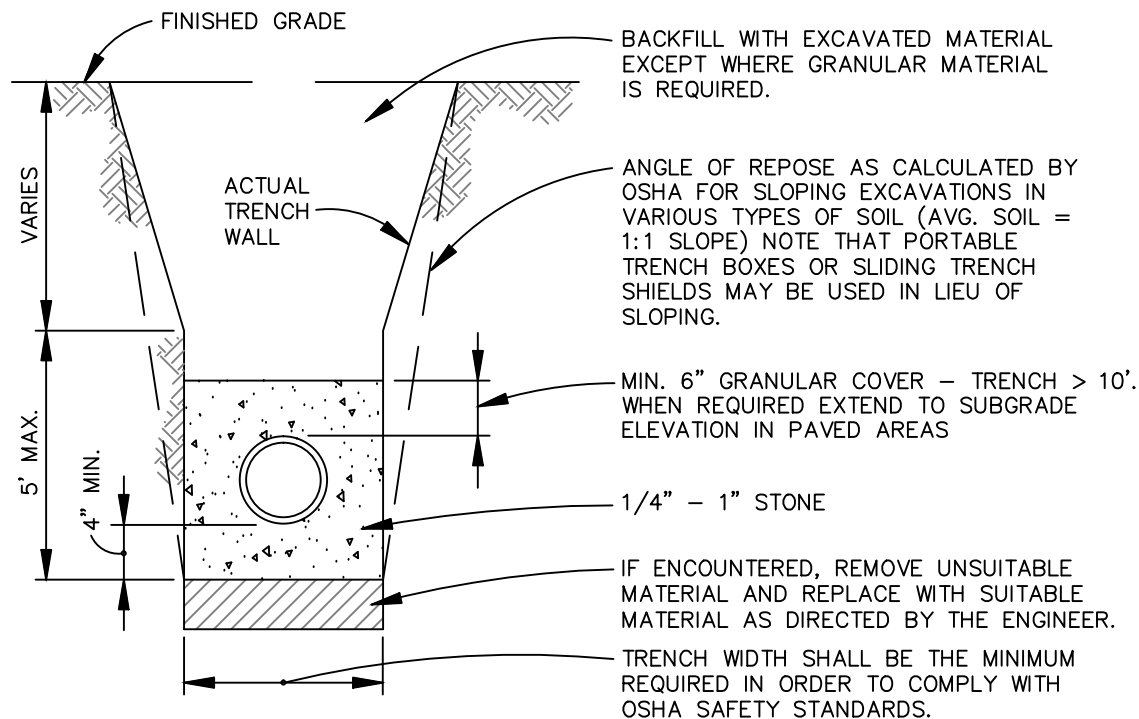
SANITARY SERVICE RISER < 20 FT.		
SANITARY SEWER IMPROVEMENT		DATE:
DRAWN BY: WDC		REVISED: 11/08/09
Village of <del>ORLAND PARK</del>		REVISED: 1/3/2017 KTL
Public Works Department		REVISED:
		DRAWING NO. SS-05



NOTES:

1. IF  $\Phi < 45^\circ$  USE DUCTILE IRON SEWER SAFE TEE, DUCTILE IRON SEWER SAFE RISER PIPE, DUCTILE IRON SEWER SAFE ELBOW W/ TRANSITION GASKET TO PVC.
2. ALL PVCO (POLYVINYL CHLORIDE MOLECULARLY ORIENTATED) PIPE  $< 14"$  DIA., SHALL CONFORM TO ASTM F1483, AWWA C909 CLASS 150, W/ ELASTOMER GASKET TYPE JOINTS COMPLYING W/ ASTM F477 & ASTM D3139.
3. ALL PVC PIPE  $> 14"$  DIA. SHALL COMPLY W/ AWWA C905, DR 25, W/ ELASTOMER GASKET JOINTS ACCORDING TO ASTM F477 & ASTM D3212.
4. A MINIMUM DISTANCE OF 3 FEET IS REQUIRED BETWEEN  $45^\circ$  BENDS.
5. TRENCH BACKFILL SHALL BE INSTALLED PER THE SANITARY SEWER TRENCH DETAIL.
6. DUCTILE IRON SEWER SAFE PIPE SHALL HAVE MECHANICAL JOINTS.

SANITARY SERVICE RISER 20' AND GREATER DEPTH		
SANITARY SEWER IMPROVEMENT		DATE:
DRAWN BY: WDC		REVISED: 11/18/09
Village of <del>Orland Park</del>		REVISED: 1/3/2017 KTL
Public Works Department		REVISED:
		DRAWING NO. SS-05-20

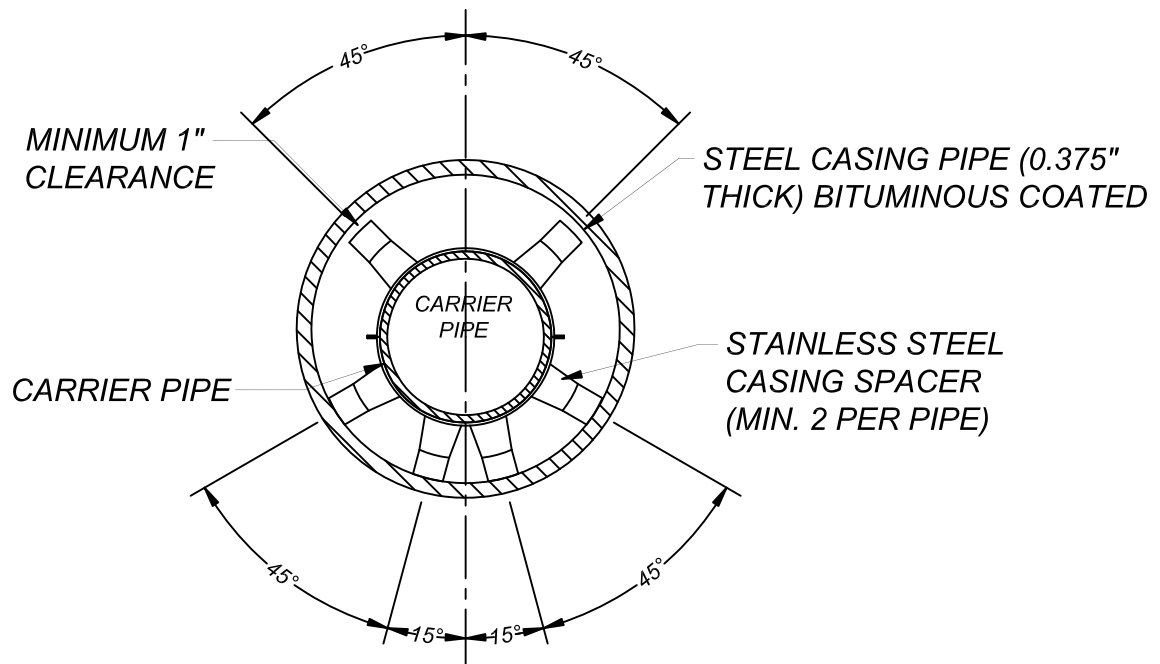
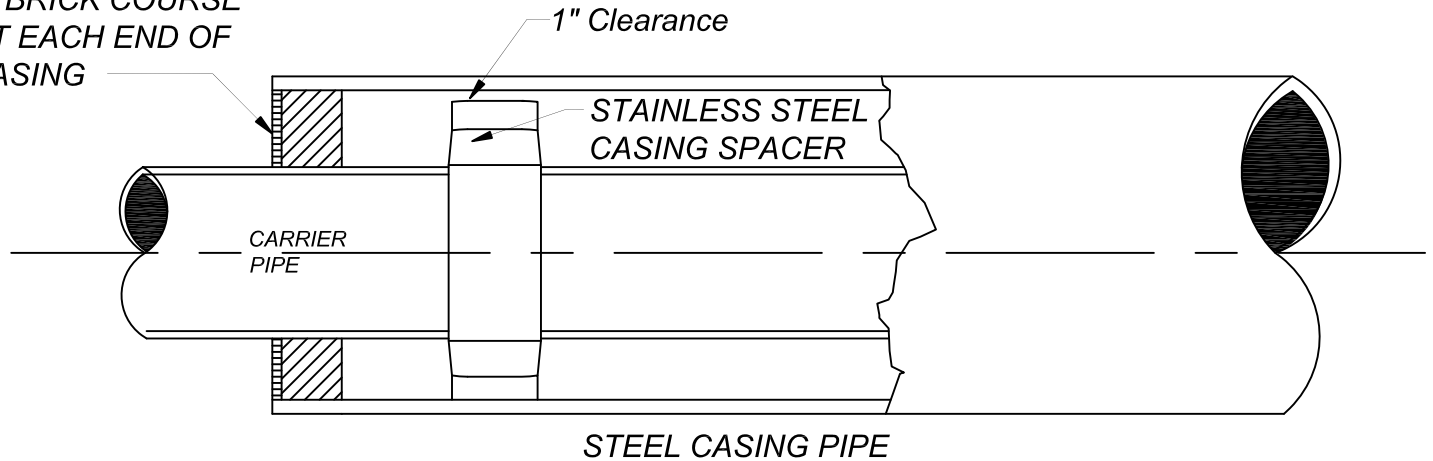


ABS AND PVC WHEN USED AS SANITARY SEWER SHALL REQUIRE GRANULAR BEDDING AND COVER AS DETAILED.

DIP WHEN USED AS SANITARY SEWER SHALL REQUIRE GRANULAR TO TOP OF PIPE.

TRENCH SECTION SANITARY SEWER		
SANTRENCH.DWG	SANITARY SEWER IMPROVEMENT	DATE:
DRAWN BY:		REVISED:
Village of <del>ORLAND PARK</del>		REVISED:
Engineering Department		REVISED:
		DRAWING NO. SS-06

1/2" GROUT OVER  
4" BRICK COURSE  
AT EACH END OF  
CASING



Notes:

1. The watermain shall be 'CENTER SPACED' and restrained on top and bottom utilizing two casing spacers equally spaced per length of pipe.
2. Casing spacers are to be CASCADE WATERWORKS MFG. brand or an equal approved by the Village Engineer.
3. Casing is to be sealed at both ends with a masonry cap and made water-tight.
4. Watermain joints within the casing shall be restrained utilizing U.S. Pipe Field Lok Gasket or an equal approved by the Village Engineer.

PIPE CASING DETAIL		
PIPE CASING DETAIL.DWG		DATE: 7/30/2009
DRAWN BY: WDC		REVISED: 1/3/2017 KTL
Village of <del>Orland Park</del>		REVISED:
Public Works Department		REVISED:
		DRAWING NO. PC-01