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Staff Report to the Plan Commission

Prepared: 12/14/23

TITLE & SUMMARY

Project: 2023-0508 – Police Department Firing Range and Emergency Operations Center (EOC)

Petitioner: Joel Van Essen, Director of Public Works

Purpose: The petitioner is seeking approval of a plat of consolidation, site plan, landscape plan, engineering plan, and building elevations.

Location: 10609 and 10629 163rd Place

P.I.N.: 27-20-409-007-0000 and 27-20-409-008-0000

Parcel Size: 2.02 acres

SUMMARY & BACKGROUND

The subject site is within the Manufacturing zoning district (MFG) and will remain unchanged in the proposed plan, as governmental uses are permitted in the MFG district. The site is currently vacant and has a gross area of 2.02 acres. The plan proposes to consolidate the two existing parcels into one single parcel and construct a new 15,400 square-foot building. The main entrance of the building is located on the east side of the site and can be accessed through the east parking lot. The west parking lot, at the side of the site, is a secured lot used for storage vehicles seized by the police department. Within the secured lot, there is access to a garage door for vehicles to the firing range. Additionally, there is a supply garage and a carport used for Emergency Services & Disaster Agency (ESDA) vehicles.

COMPREHENSIVE PLAN

The Police Department Firing Range and EOC Facility is proposed in the manufacturing and employment emphasis land use area in the Comprehensive Plan. The permitted activities span from light manufacturing and assembly to research and development. The proposed firing range and training facility are suitable with the surrounding context as there is an Orland Fire Protection District training facility located to the west of the site.

COMPREHENSIVE PLAN

Planning District	Centennial Planning District
Planning Land Use Designation	Manufacturing Employment Emphasis

ZONING DISTRICT

Existing	Manufacturing District
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LAND USE

Existing	Vacant
Proposed	Government Use

ADJACENT PROPERTIES

	Zoning District	Land Use
North	MFG – Manufacturing	Manufacturing, (Multi-tenant)
East	OS – Open Space	Detention Basin
South	E-1 – Estate Residential	Village-Owned Outdoor Storage Facility
West	MFG – Manufacturing	Office, (Multi-tenant)

PROPOSED BUILDING SETBACKS

	Minimum Setback Permitted	Proposed Setback
Front	25'	50'
Side	15'	72'
Rear	20'	20'

SURROUNDING CONTEXT MAP



DETAILED PLANNING DISCUSSION

The petitioner is seeking approval of a plat of consolidation, a site plan, landscape plan, engineering plan, and building elevations in order to construct a new 15,400 square-foot building used by the Orland Park Police Department as a firing range, emergency operations center (EOC), and a police training facility.

SITE PLAN

Parking and Loading

As outlined in Section 6-306 of the Land Development Code (LDC) Off-Street Parking and Loading, parking requirements are contingent upon the intended purpose of each use. The Firing Range and EOC Facility is required to provide 31 parking spaces. The vehicle seizure lot parking count does not count towards the parking requirement of the site, as the facility is not serving the vehicle owners in the gated lot. There are 24 parking spaces in the vehicle seizure lot and 4 parking spaces in the carport. A double-parking lot island has been implemented in the seizure lot to accommodate the appropriate amount of parking lot landscape islands necessary for the site.

OFF-STREET PARKING COUNT

Proposed	34
Required	31 (+/- 20%)

Trash Enclosure

Dumpsters and trash handling areas must be screened from view from public streets and any abutting properties by opaque walls. The trash enclosure is located at the south end of the main parking lot. The specifications of the trash enclosure include 6' masonry walls that match the main building, meeting the requirements of Section 6-302.D.

Fence and Security Gate

Staff initially requested a drive aisle on the south end of the building to connect both parking lots, but later rescinded the comment due to the secured nature of the site. The gated parking area is designated for storing vehicles confiscated by the Police Department. Tow trucks will enter and leave the premises through the gate on the west side of the building. Access to the secure lot is only permitted with police officer credentials through a card reader. The gate access has 13' wide drive aisles and a center median where credentials are shown to enter or exit. The Orland Park Police Department has confirmed the provisions provided are adequate for the site's intended use.

Carport

The site plan contains a carport located in the vehicle seizure lot south of the supply garage. The carport is designed to store Emergency Services & Disaster Agency (ESDA) vehicles. The carport will contain masonry pillars that will match the main building and supply garage.

BUILDING ELEVATIONS

PD Firing Range and EOC Facility

The proposed building exterior consists of a combination of brick face, precast concrete and an acid-wash panel finish, complemented by metal coping and fascias. With a total height of 22'-6", the main entrance features windows and a parapet wall. A screening wall at the top of the building stands at standing at 27'-4" which matches with the chosen finishing materials. Non-commercial uses do not have a window/transparency requirement. The overall design meets the standards outlined in LDC Section 6-308.

Supply Garage and Generator Enclosure

The supply garage is located on the west side of the building, situated south of the firing range garage access. It shares the same exterior materials as the main building. Additionally, there is a generator positioned between the supply garage and the main building enclosed by a perimeter wall with double door access.

ENGINEERING PLAN

Stormwater Management Plan

The site features an underground detention system on the west side underneath the vehicle seizure lot. Preliminary Engineering has been recommended for approval for this project.

Landscape Plan

Currently, 1 parking lot landscape island tree is missing from the double-island on site and will need to be added during final landscape approvals. This has been made a condition of approval for the landscape plan; otherwise, preliminary landscaping has been approved by staff for this petition.

STAFF RECOMMENDED ACTION

Regarding Case Number 2023-0508, also known as Police Department Firing Range and EOC Facility, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 14, 2023;

And

Staff recommends that the Plan Commission approve a site plan, landscape plan, engineering plan, and building elevations prepared by Valdes Architecture and Engineering, revised December 1, 2023, subject to the following conditions:

1. The development will be in substantial conformance with the Preliminary Site Plan and the Building Elevations for Police Department Firing Range and Emergency Operations Center dated December 1, 2023.
2. Meet all building code requirements and final engineering requirements including required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
4. Include 1 additional parking lot landscape island tree within the site to meet minimum code requirements.
5. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

Staff recommends that the Plan Commission approve the preliminary plat of consolidation for Lots 26 and 27 in Beemsterboer Industrial Park, Phase 3, prepared by Valdes Architecture and Engineering on March 15, 2023.

Recommended Motion

Regarding Case Number 2023-0508, also known as Police Department Firing Range and Emergency Operations Center, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.