

MAYOR

Keith Pekau

VILLAGE CLERK

Patrick R. O’Sullivan

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



**ORLAND
PARK**

DEVELOPMENT SERVICES

TRUSTEES

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

Staff Report to the Plan Commission

Prepared: 11/29/23

TITLE & SUMMARY

Project: 2023-0515 – Athletics Operations Maintenance Facility

Petitioner: Joel Van Essen, Director of Public Works

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

Location: 14601 West Avenue

P.I.N.: 27-09-218-026-0000

Parcel Size: 10 acres

SUMMARY & BACKGROUND

The Village of Orland Park existing Athletics Maintenance Facility has outlasted its useful life and is in need of replacement. The subject site is within the Open Space zoning district (OS) and will remain unchanged in the proposed plan, as the existing maintenance facility is a permitted use in the OS district.

The subject site has a gross area of 10.0 acres. The proposed plan introduces a new building, replacing the existing maintenance garage, and a new storage garage. An office building exists on-site and is currently used by the Recreation and Parks Department.

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

COMPREHENSIVE PLAN

The Village of Orland Park places a high value on open spaces, parks, and recreational opportunities, recognizing them as essential contributors to the well-being of our community. The Comprehensive Plan emphasizes the need for thoughtful and proactive measures to ensure the longevity and quality of our recreational assets. The Athletics Maintenance Facility is designed for the continued upkeep and enhancement of our athletic fields and recreational spaces. Well-maintained parks and recreational areas promote social interaction, physical activity, and a sense of belonging.

COMPREHENSIVE PLAN

Planning District	Downtown Planning District
Planning Land Use Designation	Open Space, Parks and Recreation

ZONING DISTRICT

Existing	Open Space District
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LAND USES

Parks Administration Building	Office, Permitted Use
Athletics Maintenance Building	Warehouse, Permitted Use
Storage Building	Storage, Permitted Use

ADJACENT PROPERTIES

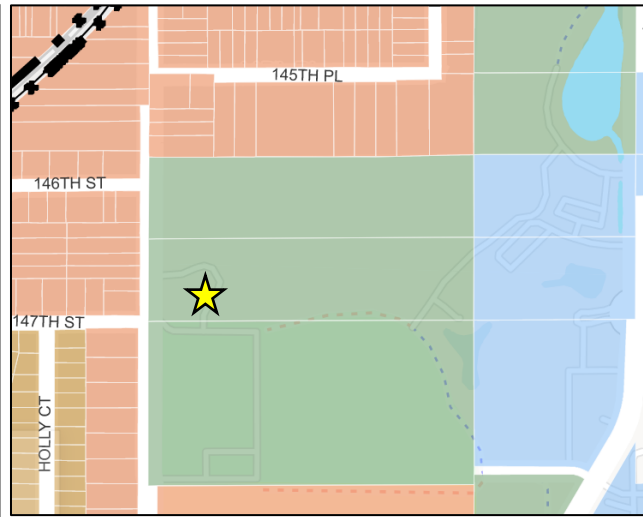
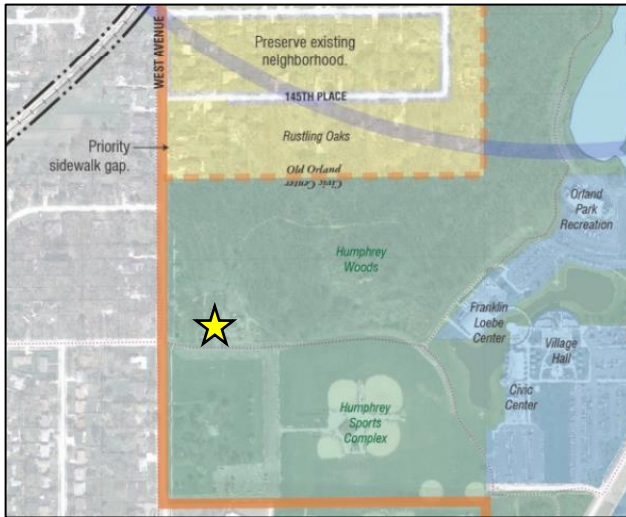
	Zoning District	Land Use
North	OS – Open Space	Hostert Log Cabins
East	VCD – Village Center	Orland Park Village Center
South	OS – Open Space	John Humphrey Sports Complex
West	R-3 – Residential	Single Family Residential

PROPOSED BUILDING SETBACKS

Required Minimum	5 feet
Proposed	> 5 feet

Comprehensive Plan Land Use Map

Zoning District Map



DETAILED PLANNING DISCUSSION

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

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 Maintenance Facility is required to include 4 parking spaces. While not deemed necessary for this use but adhering to code specifications, there are extra parking spaces provided for the maintenance building, as the storage garage requires 2 parking spaces.

For the Parks Administration building, there are currently 14 existing parking spaces. These spaces are shared with the Hostert Cabins and the Humphrey Woods walking trail, and their configuration remains unchanged with this approval. Moreover, the site already includes 8 bicycle parking spaces, fulfilling the required minimum for government uses.

OFF-STREET PARKING COUNT

Proposed	7
Required	6 (+/- 20%)

The Maintenance Facility loading area is situated at the center of the site, allowing for the entry of vehicles into the building. Vehicles enter from the southwest garage door and exit through the northeast garage door, turning left back around the building. Both garage doors meet the minimum size requirements outlined in the LDC for vertical clearance.

Outside Storage Areas

There are 2 proposed outdoor storage areas on this site. One is located on the Southeast corner of the site near the stormwater detention area. This outdoor storage area is screened by a fence with gates on both sides. The other outside storage to the west of the Athletics Maintenance Facility consists of 3 storage bins with a covered steel canopy in a white color. Both outdoor storage areas are screened and comply with code requirements.

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 contains metal gates and a face brick that will match the Athletics Maintenance building.

Fence

The site has an existing cedar fence with decorative landscaping around the perimeter. A new fence has been proposed to match the existing fence on the south and east sides of the site. The new and existing fences comply with the regulations outlined in LDC Section 6-310.

Lighting

The current photometric plan appears to meet the exterior lighting standards of LDC Section 6-315 and will be approved during final engineering approvals.

BUILDING ELEVATIONS

Athletic Maintenance Facility

The proposed building materials consist of masonry, cast stone, and stucco. The building is primarily will masonry reaching a height of 14'-4" up to the top of the garage doors. The building will have the same color palette as Village Hall, the Civic Center, and the Franklin Loebe Center. The lower section of the building will contain a brick facade in a maroon color that transitions to an orange brick for the main portion of the building. The upper portion of the building will contain windows and white stucco. The proposed roof will consist of a standing seam metal material. Overall, the building complies with the design standards outlined in LDC Section 6-308.

BUILDING HEIGHT

Maximum	No Maximum Height
Proposed	23' - 2"

Storage Garage Building

The storage garage building will consist of the brick and vinyl siding, and an asphalt shingle roof. The lighting on the exterior of the storage garage will match the existing lighting outside the Parks Administration building.

Signage

Signage proposed on the maintenance facility will be reviewed administratively through the permit application process. Proposed signage will be required to comply with LDC Section 6-307.

ENGINEERING PLAN

Stormwater Management

Preliminary Engineering has been recommended for approval for this project. The site features a stormwater management area at the southeast corner. Staff have been coordinating with MWRD on required best management practices for this area.

LANDSCAPING PLAN

Landscape Plan Excluded

Landscaping will not be reviewed with this petition, as the existing landscaping outside of the Parks Administration building which is seen from the right-of-way is overall sufficient with code requirements. Foundation plantings near the proposed Athletics Maintenance Facility are considered met on the outside of the fence line to enhance the screening of the outdoor storage area and to protect the would-be plantings around the maintenance building from potential damage by on-site vehicles. A future resubdivision will create lots that can adhere to a proposed landscape plan for the entire site.

PROPOSED FUTURE RESUBDIVISON

The entire Village Center Complex, John Humphrey Athletic Complex, and Humphrey Woods are on land spanning across multiple parcels and zoning districts. A future rezoning and resubdivision of this land will clean up the lot lines and zoning districts for these parcels, separating each use into its own lot. See conceptual draft subdivision of Village parcels on next page.



STAFF RECOMMENDED ACTION

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

And

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

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

Recommended Motion

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