

...T

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED TO ESTABLISH THE REGIONAL MIXED-USE CAMPUS DISTRICT

..B

WHEREAS, the Corporate Authorities of the Village of Orland Park, an Illinois home rule municipality, have on February 8, 1991, adopted a Land Development Code (“the Code”) and zoning map; and

WHEREAS, amendments to the Code are adopted from time to time to ensure that the Code is up to date and responsive to community needs; and

WHEREAS, amendments have been proposed regarding rezoning areas from E-1 Estate Residential District and ORI Mixed Use District to RMC Regional Mixed-Use Campus District, and adding a new Section 6.214 to the Land Development Code, which will contain all regulations associated with the new RMC Regional Mixed-Use Campus District; and

WHEREAS, the Plan Commission of the Village held a public hearing on November 22, 2016 on whether the proposed amendments should be approved, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Orland Park Prairie, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendation that the proposed amendments to the zoning map and text of the Village’s Land Development Code, which will establish a new Regional Mixed-Use Campus District and add a new Section 6.214 to the Land Development Code of the Village be made, and this Board of Trustees has duly considered said report and findings and recommendations; and

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

This Board finds and determines that the adoption of the following amendments to the Land Development Code of the Village of Orland Park is in the best interests of the Village and its residents, is in the public interest, constitutes an improvement to the Land Development Code of the Village of Orland Park, and is in keeping with the spirit and in furtherance of the purpose of the Land Development Code of the Village of Orland Park, as set forth in Section 1-102 thereof.

## SECTION 2

The Land Development Code of the Village of Orland Park, as amended, is hereby further amended to add the following new terms and definitions to Section 2-102 “Definitions,” which shall read as follows:

Business Incubator Facilities means a facility and/or program, managed by public and/or private agencies, used for the start-up and growth of one or more small businesses, typically providing rental space with common areas and shared resources (e.g., clerical staff, office equipment, etc.).

Advanced Manufacturing and Assembly means any manufacturing and assembly housed entirely within a building, including Business Incubator Facilities, relating to the use or application of advanced manufacturing technologies, precision tooling (including 3-D Printing), equipment and process technologies, environmental and energy technologies and information technology. It often requires a high level of unique skill training that is specific to each company.

## SECTION 3

The Land Development Code of the Village of Orland Park, as amended, is hereby further amended to add a new Subsection 15 to Paragraph A “Purpose” of Section 6-101 “Zoning Districts Established,” which shall read as follows:

### 15. RMC Regional Mixed-Use Campus

## SECTION 4

The Land Development Code of the Village of Orland Park, as amended, is hereby further amended to delete in its entirety the Table 6-104 (A) “Development Standards” of Section 6-104 “Bulk Regulations” and to substitute the following as the new Table 6-104 (A):

Table 6-104 (A): Development Standards.

Zoning District		Min. lot area (sq. ft.)	Min. lot width (feet)		Coverage %	Height (feet) / Stories	FAR
E-1	43,560	150	25	35		---	
R-1	21,780	125	30	35		---	
R-2	15,000	100	30	35		---	
R-2A	15,000	100	35	30		---	
R-3	10,000	80	35	30		---	
R-3A	7,000	60	35	30		---	
R-4	8,500	70	45 SFD 60 SFA/MF	50 Non-Res 30 Res		---	

LSPD	8,000	70	45	30 / 2.5 stories	---
RSB	5,000	40	80 Non-Res 65 Res	35 / 3 stories	1.0 Non-Res 0.6 Res
BIZ	10,000	80	75	50 / 4 stories	1.0
MFG	20,000	100	80	40 / 3 stories	1.5
OOH	5,000 Non-Res 2,500 Res	50 Non-Res 25 Res	90 Non-Res 80 Res	37	---
COR	10,000 Non-Res 4,356 Res	80 Non-Res	75	75 / 6 stories	2.0
ORI	20,000 Industrial 10,000 Other	100 Industrial 80 Other	75	75 / 6 stories	2.0
VCD	10,000 Non-Res 2,500 Res	80 Non-Res 25 Res	75	70 (w/in 600 feet of station) / 6 stories 55 (at corners) / 4 stories 40 (other) / 3 stories	3.0 (w/in 1,000 feet of station) 1.0 other
OL	---	---	---	---	---
RMC	---	---	80	See text	---

## SECTION 5

The Land Development Code of the Village of Orland Park, as amended, is hereby further amended to add a new Section 6-214 “Regional Mixed-Use Campus,” which shall read in its entirety as follows:

### Section 6-214: Regional Mixed-Use Campus.

#### A. Intent.

These regulations for the Regional Mixed-Use Campus (RMC) are intended to guide the development of a high-intensity, interrelated live / work / learn / play district along Interstate 80 that emphasizes the pedestrian experience and public gathering spaces, promotes the clustering of various knowledge-based industries, respects the natural environment, and establishes a physical form that engages visitors, employees and residents.

## B. Applicability.

The RMC District includes properties within the area loosely bordered by LaGrange Road on the east, Interstate 80 to the south, 107th Avenue to the west, and certain parcels on the north side of Orland Parkway.



**Map 6-214.B.1: Regional Mixed-Use Campus District (RMC) Map Boundary**

## C. Guiding Principles

### 1. Places for People.

For places to be well-used and well-loved, they must be safe, comfortable, varied, and attractive for people.

### 2. Promote a Positive Image.

Walkable mixed-use developments are attractive and distinctive places that create a positive image for businesses, investors, and residents. Developments within the RMC District shall strengthen this positive image by shaping the public and private realm based upon the overarching themes of innovation, accessibility, continuity, cooperation, pedestrian amenities, and sustainability.

### 3. Cultivate the Public Realm.

Plaza areas, entrances to buildings, and other gathering places shall mark the origin and destination points of walking and bicycling trips, and collectively define the shape and extent of a multi-modal circulation system. Consistent landscaping, streetscape treatments, and signage shall provide visual continuity throughout the District.

### 4. Lead with Sustainability.

Compact mixed-use developments concentrate development where the road, transit, and utility infrastructure can support it. Because of its planned concentrated character, the RMC District shall be much more energy efficient than the same amount of development built in a typical one- and two-story, car-oriented style. Thus sustainability shall start at the scale of the District - leveraging existing natural assets - and trickle down and inform green tactics among the individual buildings. A system to award the inclusion of such techniques should be considered.

#### 5. Target Diverse Users of Varying Scales.

Encourage and enable mixed-use, cluster development to create active nodes of residential, office, retail, entertainment, advanced manufacturing and other compatible uses. The aim is to foster a variety of activity throughout the day and strengthen economic and knowledge spillover among users of various scales and interests - ranging from established corporations to start-ups.

#### 6. Promote Quality Urban Design & Architecture.

Successful communities apply urban design principles to orchestrate numerous physical and non-physical elements to create dynamic, attractive places. This District shall use urban design methodologies to enhance the inter-relationships between blocks, streets, open space, and landscaping, and weave together different building forms and uses. Buildings shall display a coherent and memorable aesthetic with coordinated design details that create a consistent, attractive and welcoming built environment.

#### 7. Incentivize Code Conformance.

The Village shall reward those who strive to meet its standards and regulations. Therefore, the length of review time and number of meetings required to obtain project approval shall be based upon the degree of conformance to this Code, with precise conformance resulting in a relatively quick review process.

### D. Development Objectives.

#### 1. Interconnected Site Planning.

Buildings shall be (1) located at the street edge and clustered together with (2) shared parking facilities and (3) common amenity space, including (4) regional stormwater detention facilities.

#### 2. Life Between Buildings.

The defining quality and character of the District shall be the campus feel created through a network of (5) public plazas and open space areas. The spaces between buildings shall flow together and provide visual and physical connections for pedestrians.

#### 3. Pedestrian Experience.

Sidewalks and pathways are required to (6) connect the street frontage to all front building entrances, parking areas, plazas, and any other destination that generates pedestrian traffic.

#### 4. Mix of Development Intensity.

The vast majority of the District shall have no height limit, thereby encouraging more intense development (7) appropriate next to an interstate. Development of (8) low- and (9) medium-intensity structures will be encouraged to co-locate and share common areas.

#### 5. Target Knowledge-Based Industries.

A broad spectrum of users are encouraged to congregate within the District - office, retail, multi-family, entertainment, and recreation - with a special emphasis on knowledge-intensive sectors, such as Class A office, research labs, advanced manufacturing (3D printing), and business incubator facilities.



**Figure 6-214.D.1**



**Figure 6-214.D.2**

## E. Process Overview.

The following provides a concise overview of the general review process. The intent of this code is to reward those who strive to meet its standards and regulations. Therefore, the length of review time and number of meetings required to obtain project approval shall be based upon the degree of conformance to this Code, as determined by the Director of Development Services.

### 1. Precise Conformance (Board Only).

Site plan matches the development and redevelopment goals of the Code, including use, site plan, massing, and architectural details. Proposal requires no variances and needs no special approvals.

### 2. Moderate Conformance (Committee & Board Only).

Site plan matches the spirit and intent of the Code, but there are some qualitative differences that do not require a variance and needs no special approvals.

### 3. Non-Conformance & Special Approvals (Full Process).

Site plan does not meet the spirit or intent of the Code, and/or requires a special approval, such as a Special Use Permit, map amendment, and/or a variance.

## F. Uses.

### 1. Permitted Uses.

#### a. Office, Research & Manufacturing.

##### Offices

Business incubator facilities

Laboratories for research, development, testing, and related production activities

Medical research and manufacturing facilities, including but not limited to pharmaceuticals, biomedical technologies, medical instruments and supplies

printing, publishing, lithographing or similar

Advanced manufacturing and assembly

#### b. Commercial.

Commercial retail establishments - not exceeding 30,000 square feet of floor area

Convenience stores

Personal service establishments

Restaurants - including outdoor seating

Wineries and microbreweries under 12,000 square feet, and distilleries under 5,000 square feet

Financial institutions

Hotels - not less than 50 rooms

Convention centers, meeting space, and banquet facilities

Movie theaters - excluding drive-in theaters

Indoor commercial recreation

Day care facilities

Health clubs and fitness centers

Dry-cleaning and laundry

#### c. Civic & Institutional.

Hospitals, medical rehabilitation centers and clinics for the treatment of human ailments, no overnight stay

Government uses, including offices, public schools, parks, and municipal and recreational facilities, and incubator and research facilities

Boarding schools

Colleges and universities, public and private, including dormitories

Structured parking - ancillary to a primary use

#### d. Residential.

Attached dwellings - provided that no dwelling units are located on the street level unless the dwelling units are part of a mixed use development

### 2. Special Uses.

#### a. Office, Research & Manufacturing.

Warehousing or distribution establishments

#### b. Commercial.

Commercial retail establishments -exceeding 30,000 square feet of floor area

drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses)

#### c. Civic & Institutional.

Hospitals, medical rehabilitation centers and clinics for the treatment of human ailments, with overnight stay

Vocational schools  
Theater, auditorium, museum, library, and other civic and cultural facilities  
Stadia, auditoria and arenas  
Utility substations  
Public transportation facilities  
Wireless communication facilities

### 3. Prohibited Uses.

Adult regulated uses  
Automobile / gasoline service stations  
Automobile car wash (either manual or automatic)  
Automobile repair shops (including bodywork)  
Automobile rental  
Building material sales  
Congregate senior housing  
Contractors or construction offices  
Funeral homes, mortuaries, and cremation facilities  
Furniture stores  
Greenhouses, garden centers, and landscape nurseries  
Gun dealer / shooting range  
Industrial facility (heavy)  
Kennel / pound  
Machinery and equipment rental and sales  
Motel or motor inn  
Plumbing, heating, air conditioning sales and service  
Second hand stores, flea markets, pawn shops  
Self-service storage facility  
Tattoo parlor  
Truck depot / truck stop

### G. Private Lot Standards.

#### 1. Land Use Intensity.

This District shall have no restrictions on density or floor-area-ratio (FAR).

#### 2. Land Area Requirements.

No minimum or maximum lot size.

#### 3. Lot Width Requirements.

No minimum or maximum lot width.

#### 4. Maximum Lot Coverage.

No more than eighty percent (80%) of the area of the parcel may be covered with building, pavement and storm water storage, leaving at least twenty percent (20%) of total parcel area in green space.



## 5. Maximum Building Height.

- Properties North of Orland Parkway: 10-stories or 120 feet, whichever is less.
- Properties South of Orland Parkway: 15-stories or 180 feet, whichever is less.

## 6. Dimensional Requirements.

Figure 6-214.G.6 and Figure 6-214.G.6 establish the dimensional regulations for the District, with the following special provisions:

- At least fifty percent (50%) of the length of the property line along the primary street frontage, excluding driveways, shall be occupied by the facade of the building.
- No more than thirty percent (30%) of the lot frontage of a site along a public right-of-way shall be devoted to parking or service.
- Where a plaza is between the building and the street, the actual maximum building setbacks from the public right-of-way shall be the depth of the plaza.

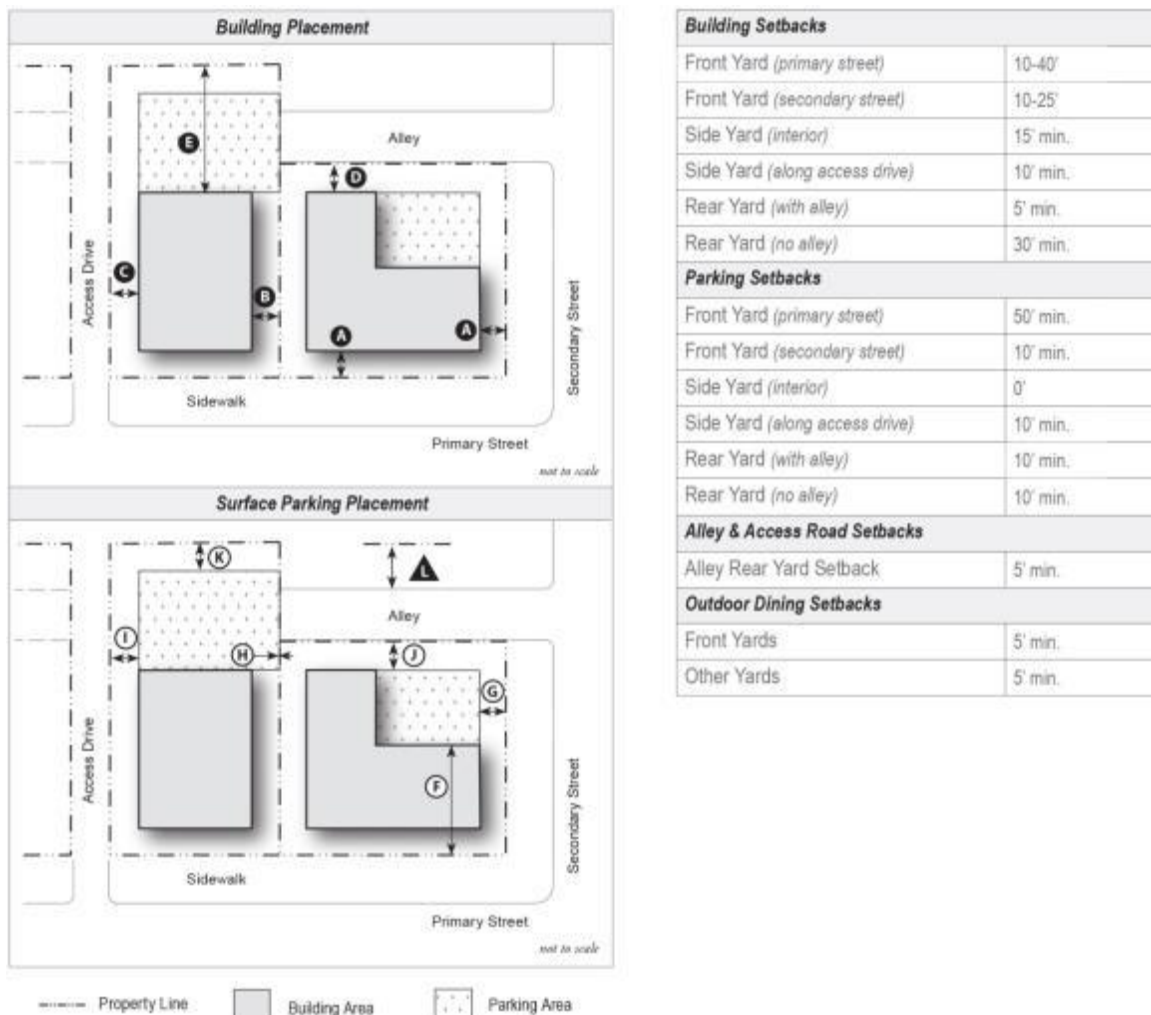


Figure 6-214.G.6

## 7. Encroachments into Setbacks.

Feature	Standard
Architectural Features	50% of setback
Awnings, Canopies, and Marquees	100% of setback
Drive-Throughs	prohibited
Flag Poles over 18'	prohibited
Landscape Features	50% of setback
Loading Facilities	prohibited
Parking Lots	prohibited
Porticoes/Arcades	50% of setback
Public Art	100% of setback
Stairs / Stoop	100% of setback
Trash Enclosures	prohibited

**Table 6-214.D.7**

## 8. Outdoor Seating.

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 twenty-four (24) inches in height and not greater than forty-eight (48) inches in height. The service of liquor will also require conformance with the provisions outlined in Section 6-310 Fences, as well as the requirements of the Village Code, as amended.

## 9. Shared Parking Facilities.

Large surface parking lots are not appropriate to the scale and character of this district. To promote smaller lots, shared parking, on-street parking and the shared use of public parking facilities, developments will be allowed to reduce the on-site parking requirements outlined in Section 6-306.B by up to twenty-five percent (25%).

## H. Design Standards.

### 1. General Layout and Street Pattern.

- Buildings shall be (1) located at the street edge and clustered together with (2) shared parking facilities and (3) common amenity space.
- Various land uses shall be laid out and spaced to make walking from one land use to any other land uses as easy as possible.
- Streets shall be laid out to create blocks, and blocks shall not exceed 600 feet in length before being interrupted by a street intersection.
- Streets shall be extended to abutting properties in logical locations, as determined by the Village. When warranted by unique circumstances, the Village may allow driveways to be used instead of streets for these connections, provided cross access for the driveway is guaranteed to the abutting property.



**Figure 6-214.H.1**



**Figure 6-214.H.2**

## 2. Pedestrian Design Standards.

- a. Sidewalks with a minimum width of six (6) feet are required along all street frontages and interior access roads.
- b. Sidewalks are required to connect the street frontage to all front building entrances, parking areas, plazas, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.

## 3. Open Space and Plaza Design Standards.

- a. Required open space areas shall only consist of (1) plazas, (2) central greens, playgrounds, trails, greenways with trails, pedestrian malls, promenades, picnic areas, and other similar types of usable, public space.
- b. Plazas shall meet the following requirements:
  - i. Developments shall provide 1 square foot of plaza area for every forty (40) square feet of gross building floor area; however, developments with less than 30,000 square feet of gross floor area are not required to provide any plaza area. Because of limits on the maximum size of plazas, more than one plaza area may be required in larger developments.
  - ii. Individual plazas shall be no smaller than 2,500 square feet and no larger than 75,000 square feet.
  - iii. Plazas shall be surrounded on all sides by either (3) streets or the (4) front facades of buildings.

- iv. At least twenty-five percent (25%), but no more than eighty percent (80%), of the plaza shall be landscaped with trees, shrubs, and mixed plantings with year round interest.
- v. The plaza shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.
- vi. Plazas shall include a defining central element, such as a large fountain, sculpture, gazebo, pond, or similar feature.



Figure 6-214.H.3



Figure 6-214.H.4

#### 4. Parking Design Standards.

##### a. Surface Parking.

- i. Surface parking lots shall be located to the (1) rear of principal buildings or to the side. Surface parking (including drive-aisles) shall not be located between a building and a street.
- ii. Surface parking lots visible from a street shall be continuously screened by a four (4) foot-high wall/fence, berm or hedge.
- iii. Surface parking lots within a block in development shall be interconnected by access driveways.
- iv. Each lot shall provide (2) cross-access easements for its parking areas and access driveways guaranteeing access to adjacent lots within the same block. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.

##### b. Structured Parking.



- i. Except for their pedestrian and vehicular entrances, structured parking garages, or structured parking within a principal building, that is located within fifty (50) feet of a street curb-line at street level shall have (3) office, entertainment, institutional, apartment lobby, retail, restaurant, or a related use in occupied space along seventy percent (70%) of the first floor of the structured parking that faces the street.
- ii. Cars shall generally be screened from the street through features such as grills, lattices, (4) mock windows, louvers, false facades, etc. Such screening shall be in keeping with the rest of the building's architectural style and materials. Landscape screening is required.



Figure 6-214.H.5



Figure 6-214.H.6

## 5. Building Design Standards.

### a. Building Orientation and Entrances.

- i. Front facades of buildings shall be (1) oriented towards existing and proposed streets, with an everyday entrance in the front façade. Buildings with multiple front facades shall have entrances in each front façade, corner entrances, or, if permitted by the Village, entrances in only some of the front facades.
- ii. All primary building entrances shall be (2) accentuated. Permitted entrance accents may include: recessed, protruding, canopy, portico, or overhang.

iii. Loading doors, service doors, and loading docks shall not be located in any façade facing a street or any portion of a façade within 35 feet of a street, plaza or outdoor gathering area.

b. Walls and Windows.

i. Blank walls shall not be permitted along any exterior wall facing a street. Walls in these locations shall comprise a minimum of thirty-five percent (35%) window area.

iii. Ground floor (3) facades of retail, restaurant, office and related uses facing a street shall comprise a minimum of fifty percent (50%) clear window area, with windows providing views of display areas or the inside of the building.

iv. Smoked, reflective, or black glass in windows is prohibited.



Figure 6-214.H.7



Figure 6-214.H.8

## J. Supplemental Standards for Special Uses.

### 1. Warehousing or Distribution Establishments.

a. Minimum Lot Size: one (1) acre.

b. Maximum Lot Size: three (3) acres.

c. Cannot be located within 200 feet of a public right-of-way.

d. The building height shall not exceed forty-eight (48) feet.

- e. All exterior portions and/or facades, including the roof, shall use colors consisting of a neutral earth tone.
- f. Storage bay doors shall not face any abutting property located, nor shall they be visible from any public street.
- g. No outside storage shall be permitted.

## 2. Drive-Through Establishments (Accessory to Restaurants, Banks, Pharmacies and All Other Uses).

- a. Drive through facilities cannot be located on the building face which fronts a public street.
- b. The drive through should be designed as a single lane with a maximum width of fourteen (14) feet and a minimum turning radius of 20' from the centerline of the drive aisle.
- c. Drive through lanes must be a minimum of ten (10) feet from all property lines.
- d. Drive through lanes must be constructed with decorative pavement or pervious pavers.

## 3. Commercial Retail Establishments - Exceeding 30,000 Square Feet of Floor Area

- a. Buildings shall be designed to achieve a fine-grained texture by dividing large facades into the appearance of several sections or smaller buildings to avoid the appearance of a large, monotonous building mass.
- b. Buildings must have at least a three (3) foot break in depth in all front facades for every 100 feet of continuous façade.
- c. In addition to the required three (3) foot break, building facades of 200 feet or more facing a street, surface parking lot, or walking area shall include design elements that will break up the façade, such as awnings, canopies, towers, bays, gables, changes in materials, changes in façade treatments, etc.

## 4. Hospitals, Medical Rehabilitation Centers and Clinics for the Treatment of Human Ailments, With Overnight Stay.

- a. Structured parking shall be provided to accommodate at least seventy-five percent (75%) of required on-site parking.

## SECTION 6

All sections of the Land Development Code not addressed in this Ordinance or another amending ordinance shall remain in full force and effect.

## SECTION 7

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith.

## SECTION 8

This Ordinance shall become and be effective immediately upon its passage, approval and publication in the manner provided by law. It is ordered that publication of this Ordinance be made by the duplication thereof in pamphlet form, said pamphlets to be deposited in the office of the Village Clerk of the Village of Orland Park, for general distribution.