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Staff Report to the Plan Commission
Premier Funeral Services – 11275 W 143rd Street
Prepared: March 14, 2024

TITLE & SUMMARY

Project: 2023-0916 – 11275 143rd Street – Special Use Permit for a Funeral Parlor
Petitioner: Ron Pasco
Purpose: The petitioner is seeking approval of Special Use Permit for a Funeral Parlor in the LSPD Large Scale Planned Development District in accordance with the provisions set forth in the Land Development Code, Section 6-205.1.
Location: 11275 143rd Street., Orland Park, IL 60467
P.I.N.: 27-07-201-014-0000

SUMMARY & BACKGROUND

The petitioner seeks approval of a Special Use Permit for a Funeral Parlor an existing 4,154 square-foot building located at 11275 143rd Street. The subject site has a gross area of 1.25 acres. The petitioner intends to add a 3,305 square-foot addition to accommodate funeral parlor operations.

The subject site is within the Large Scale Planned Development (LSPD) zoning district and is in the Orland Grove comprehensive planning district.

The proposed premier funeral parlor will house a business office operating Monday – Friday, 8am-5pm. In addition, approximately 3 visitations and 3 funeral services are expected to occur each week, on average. Nevertheless, funeral staff are on-call 24/7, which means they are subject to picking up a deceased individual to embalm and prepare the body.

Comprehensive Plan

The subject site is located in the Orland Grove Planning District, with Land use designation of *neighborhood mixed use*. The Village of Orland Park places a high value on Quality Places that rely on the history and dynamics of the existing community. The Comprehensive Plan emphasizes the Village will be a desired business location, foster and support a sense of community, and incorporate sustainable, efficient infrastructure. The Special Use Permit for a funeral parlor use will enhance the Neighborhood Center at 143rd Street and Wolf Road.

COMPREHENSIVE PLAN

Planning District	Orland Grove
Planning Land Use Designation	Neighborhood Mixed Use

ZONING DISTRICT

Existing	LSPD
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LAND USE

Existing	Financial Institution (vacant)
Proposed	Funeral Parlor

DETAILED PLANNING DISCUSSION

The petitioner seeks approval of a Special Use Permit for a Funeral Parlor use at 11275 143rd Street. In 2001, this parcel was part of the re-subdivision of lot 2 in the Kann Commercial subdivision for the Shops of Orland (see case number 2001-0059 for additional details).

Land Use Intensity. The lot area is approximately 54,496 square feet (1.251 acres). Section 6-205.1.D, does not regulate the minimum lot size for non-residential and mixed-use buildings.

Lot Coverage. Per Section 6-205.1.F, no more than 45% of the area of the parcel may be covered with building, pavement, and storm water storage, leaving at least 55% of total parcel area in green space. The existing lot coverage of this site is 75.1% of the total area of the site. The petitioner has reduced the lot coverage to 73.3% of the total area of this site, and while this exceeds the allowable impervious surface area, the lot coverage will be reduced by 987 SF, bringing the site closer to compliance.

Lot Coverage		
Maximum Allowable	Existing	Proposed
45%	75%	73%

Parking Requirements. Per Section 6-306, 1 parking space is required for every 200 SF for funeral parlor land uses. The existing building is 4,154 SF and the proposed addition is 3,305 SF, a total building area of 7,459 SF. This site requires 40 parking spaces with 2 ADA accessible parking spaces. This proposed development has 41 stalls three of which are new spaces being added to the existing parking lot. Both the proposed and existing parking spaces meet the size requirements of 9' wide by 18' long as outlined in Section 6-306.C.

Parking requirements	
Total Required Spaces	40 spaces (incl. 2 ADA Spaces)
Total Existing Spaces	38 spaces (incl. 2 ADA Spaces)
Total Proposed Spaces	41 spaces (incl. 2 ADA Spaces)

Building Setbacks. The proposed development meets the provisions of Section 6-205.1.E.1.b.

Setback Standards		
	Minimum Required	Proposed
Front	25'	98' - 6 1/4 "
Rear	30'	43' - 3 3/4 "
Side abutting a Street	30'	54' - 1 3/4 "
Side not abutting a Street	15'	29' - 3"
Parking Lot	10'	21' - 7 1/4 "

Utilities and Equipment Screening. Section 6-308.J requires all ground equipment, such as any air conditioner units visible from the street, to be screened with landscaping. *This requirement has been met.*

Lighting. There are eight existing lighting posts on the site. The proposed development does not modify any existing on-site lighting. A photometric plan will be required as a part of Final Engineering approval for this petition. Photometric plans must be compliant with Section 6-315.B.2.

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

Design Standards. The proposed development complies with the design standards, including the requirements of masonry design and durable and compatible building materials.

The new building addition will also include two garages, a bigger 10' one door and a smaller 8' door. Per the LDC, Section 6-308.J, service areas and other potentially unattractive places shall be completely screened from view on all sides so that no portions are visible from streets, drives, and adjacent properties. Both proposed garage doors face away from the street and are not unattractive.

Majority of the building has been maintained. The existing canopy roof covering the existing driveway will be removed and replaced with a building addition that will match the existing size, color, and finish of the existing building. The new asphalt shingles, metal roof fascia, gutters, and stepped frieze board for the building addition will match what is currently present on the existing building. The proposed site plan adheres to the design standards set forth in Section 6-308 of the Land Development Code.

ENGINEERING PLAN

Preliminary engineering has been recommended for approval for this project.

LANDSCAPING PLAN

Preliminary landscaping has been recommended for approval for this project.

PROPOSED FINDINGS OF FACT

- 1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.**

The proposed development follows the existing zoning regulations for LSPD as outlined in the Section 6-205.1. The project falls within the designated zoning district, allowed via special use for the proposed land use.

- 2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.**

The proposed development is compatible with the character of the neighborhood. The existing community and commercial nature of the area is maintained with this project.

- 3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.**

The appearance and design elements of the proposed development meet the established standards outlined in Section 6-308 of the Land Development Code. The project maintains the consistent aesthetic of the community, preserves the existing visual appeal of the area, and adheres to the design and character outlined in the 2013 Comprehensive Plan for the Village of Orland Park.

- 4. The proposed use will not have an adverse effect on the value of adjacent property.**

The proposed funeral parlor will not impose significant economic impact on neighboring areas.

- 5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.**

The existing infrastructure is deemed adequate to support the proposed development. The proposed project will ensure the continued functionality of local infrastructure. The proposed project will not generate excessive congestion or compromise the safety of the surrounding roadways.

6. **The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.**

The petitioner will be responsible for addressing maintenance of the subject property.

7. **The development will adversely affect a known archaeological, historical or cultural resource; and**

The proposed development will not result in significant adverse effects on the natural environment, including archeological, historical, or cultural resources. The site will be accessed through an existing parking lot, reducing the need for additional impervious surface around the property.

8. **The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village.**

The proposed development adheres to all relevant local, state, and federal laws and regulations, except where relief is granted with the request. All necessary permits and approvals have been obtained, and the project aligns with the Land Development Code governing land use and development in the Village of Orland Park.

STAFF RECOMMENDED ACTION

Regarding Case Number 2023-0916, also known as Premier Funeral Services - 11275 143rd Street – Special Use Permit for a Funeral Parlor, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated March 14, 2024;

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 and the Building Elevations for Premier Funeral Services dated and October 31st, 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. 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 2023-0916, also known as Premier Funeral Services 11275 143rd Street – Special Use Permit for a Funeral Parlor, I move to approve the Staff Recommended Action and Proposed Findings of Fact as presented in the Staff Report to the Plan Commission for this case.