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Staff Report to the Board of Trustees

Prepared: 2/6/24

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, 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

The petitioner is seeking approval of a plat of consolidation, site plan, landscape plan, and building elevations to construct a 15,400 square foot Firing Range and Emergency Operations Center (EOC) Facility for the Orland Park Police Department.

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 in the rear of the building. Additionally, there is a supply garage and a carport used for Emergency Services & Disaster Agency (ESDA) vehicles in the secured parking lot.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners, the petitioner, project representatives, and members of staff. No members of the public were in attendance for the meeting. The commissioners had questions about proposed signage being in the motion, the existing detention pond to the east, underground stormwater storage, and surrounding properties.

While there is no signage proposed for the Firing Range and EOC facility, this condition is included in all approvals and was deemed appropriate to remain for this petition. Additionally, the existing detention pond situated east of the Firing Range and EOC does not have the topography to facilitate effective stormwater management for this development, creating the need for underground stormwater management on the west side of the site. The Plan Commission unanimously approved the Staff recommended action for this case. Condition #4 in the Plan Commission recommended action was removed after the Plan Commission public meeting as it has been completed on the final landscape plan.

PLAN COMMISSION ACTION/MOTION

The Plan Commission recommends that the Village Board approve a site plan, landscape 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

The Plan Commission recommends that the Village Board 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.

COMMITTEE OF THE WHOLE RECOMMENDED ACTION/MOTION

The Committee of the Whole recommends that the Village Board approve a site plan, landscape 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. 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

The Committee of the Whole recommends that the Village Board 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.

BOARD OF TRUSTEES RECOMMENDED ACTION/MOTION

Regarding Case Number 2023-0508, also known as Police Department Firing Range and Emergency Operations Center, I move to approve the Committee of the Whole Recommended Action for this case.

And

Approve a Plat of Consolidation for Lots 26 and 27 in Beemsterboer Industrial Park, Phase 3, prepared by Valdes Architecture and Engineering on March 15, 2023.

And

Authorize staff to execute and record the plat.

THIS SECTION IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve a site plan, landscape 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. 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.