

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us



Meeting Agenda

Tuesday, December 10, 2013

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Nick Parisi, John J. Paul and Laura Murphy*

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2013-0728](#) Minutes of the November 12, 2013 Plan Commission Meeting

PUBLIC HEARINGS

[2013-0565](#) McDonald's Restaurant - 14445 LaGrange Road

[2013-0647](#) 2013 Land Development Code Amendments II

Attachments: [Part Three Attachments LDCA III 12.4.13.docx](#)

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2013-0156](#) Memo: New Petitions & Appearance Review

Attachments: [Memo](#)
[MEMO 3-26-13.pdf](#)
[Memo 4-9-13](#)
[11.12.13 Memo.pdf](#)
[12-10-13 Project Memo](#)

ADJOURNMENT

DATE: December 10,
2013

REQUEST FOR ACTION REPORT

File Number: **2013-0728**
Orig. Department: **Development Services Department**
File Name: **Minutes of the November 12, 2013 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

DATE: December 10,
2013

REQUEST FOR ACTION REPORT

File Number: **2013-0565**
Orig. Department: **Development Services Department**
File Name: **McDonald's Restaurant - 14445 LaGrange Road**

BACKGROUND:

PROJECT:
McDonald's Restaurant - 14445 LaGrange Road

PETITIONER:
McDonald's Corporation

LOCATION:
14445 LaGrange Road

REQUESTED ACTION:
Continuance

BUDGET IMPACT:

REQUESTED ACTION:

I move to continue the public hearing for file number 2013-0565, McDonald's Restaurant, until the January 14, 2014 Plan Commission meeting.

PAUL: Second

REQUEST FOR ACTION REPORT

File Number: **2013-0647**
Orig. Department: **Development Services Department**
File Name: **2013 Land Development Code Amendments II**

BACKGROUND:

QUICKFACTS

Project

2013 Land Development Code Amendments II - 2013-0647

Petitioner

Development Services Department

Purpose

The purpose of these amendments is to revise and update the Land Development Code in multiple sections.

Requested Actions: Land Development Code Amendments

Project Attributes

Section 2-102 Definitions
Section 6-202 R-1 Residential District
Section 6-203 R-2 Residential District
Section 6-203.5 R-2A Residential District
Section 6-207 BIZ General Business District
Section 6-208 MFG Manufacturing District
Section 6-210 COR Mixed Use District
Section 6-212 VC Village Center District
Section 6-302 Accessory Structures and Uses
Section 6-304 Temporary Uses
Section 6-305 Landscaping and Bufferyards
Section 6-306 Off-Street Parking and Loading Requirements
Section 6-307 Signs
Section 6-311 Wireless Communication Facilities and Satellite Dishes
Section 6-402 Lot Standards
Section 6-405 Streets and Traffic Signals
Section 6-406 Sidewalks, Driveways and Driveway Aprons

OVERVIEW AND BACKGROUND

The report is divided into three parts. The first two parts are included in this staff report. The first part will explain the amendments necessary to clarify, correct, and refine existing regulations in the Land Development Code. The second part will explain the substantive, content related, amendments that are proposed.

The third part, the Attachments, is for reference purposes. It provides the actual amended language from the particular code section or sub-section that is impacted by the proposed changes. Language with a strike-out (~~strike-out~~) indicates elimination from the Code. Language that is italicized and underlined (*italicized*) is added to the Code. To review the existing Land Development Code sections, please reference a hard copy of the Land Development Code or visit www.orland-park.il.us <<http://www.orland-park.il.us>>.

PART ONE: CLARIFICATION AMENDMENTS

The following amendments propose clarification and provide consistency to existing regulations and policies and do not include content based revisions.

Day Care Center and Convenience Store (Section 2-102)

The definition for Day Care Center is changed to include licensing and registration requirements with the Illinois Department of Children and Family Services. This add-on to the definition comes from language removed from the land use category in Sections 6-207 and 6-210 (see below Part Two: Substantive Amendments for more details). Future amendments will eliminate similar language in the residential districts referencing child day care centers as well.

Reference to the sale of beer and wine in the definition for Convenience Store is removed from the Code. The change in definition reflects current practice.

Residential Outdoor Storage and Tents and Canopies (Section 6-304)

In this section, amendments are proposed to clarify the allowable period for dumpsters on residential lots. The current regulation enabled dumpsters for one month but does not limit how many times per year. The change limits to one month period per year and clarifies it can remain longer if associated with a building permit (e.g. construction project).

Additionally, the provision on tents and canopies is clarified to require permits on tents over 200 square feet and canopies over 400 square feet for non-residential uses. This change follows language currently found on the permit form. Tents under those thresholds for non-residential uses are not required. Also, tents for residential uses are allowed and do not require a permit. These changes essentially codify current practice.

Signs for Buildings and Windows (Section 6-307)

The clarification amendments made to this section are essentially changing the word “development” or “developments” into “building” or “buildings” throughout Subsection 6-307.P. The main reason for this is because signs are administered per building not per development, which can be bigger than a building.

Additionally, 6-307.P.1.a.3 is eliminated from the Code because freestanding identification signs do not have window areas and window signs to regulate; only buildings have window areas and window signs and those are regulated by Section 6-307.P.3.

Fences and Barriers for Pools (Section 6-310)

A provision is added to 6-310.1.A.1.b.3 reflecting current practice indicating that fence permits (and therefore fences) are not required for spas and hot tubs with a lockable safety cover. The provision also clarifies that the barriers must remain with the apparatus if ever abandoned.

Wireless Communication Facilities and Satellite Dishes (Section 6-311)

A number of clarification amendments are made to Section 6-311. The entire chapter has been reworked, introducing new language clarifying existing regulations in a more predictable and

user friendly style. This includes the codification of current practices (such as the requirement of structural analysis reports, which are not included in the existing regulations) and the clarification of design expectations (such as the expectations of stealth technology on buildings like blending and visibility from surrounding areas, and the opacity of fence and landscape screening for ground equipment).

Additionally, the chapter is reworked to clarify when administrative reviews are required and when other reviews are required, such as special use permits. These changes are made to be consistent with existing zoning regulations and other parts of this chapter.

For substantive changes to the section, see *Part Two: Substantive Amendments* below.

Lots (Section 6-402)

In Section 6-402.B a clarification is made to the size of lots in the Village and the Village's extra-territorial jurisdiction (1.5 miles). The current provision establishes a 10,000 square foot residential lot size threshold for the Village and its extra territorial jurisdiction. No lots can be less than that threshold according to the existing regulation. However, depending on the zoning district, lots are routinely less than 10,000 square feet within the Village (e.g. Old Orland Historic District, R-4 Residential District, and Planned Unit Developments). This provision is therefore not in sync with other parts of the Land Development Code.

A clarification is therefore made to state that "any residential lot located within the Village's one and one-half (1-1/2) mile extra territorial jurisdiction" shall not be less than 10,000 square feet. The change effectively makes this section consistent with the various zoning regulations and also continues to control the type of residential development located within the Village's extra-territorial jurisdiction.

Additionally, a clarification amendment is made to a provision referencing the "Official Map of the Village". This reference is replaced with the "Village's Comprehensive Plan".

PART TWO: SUBSTANTIVE AMENDMENTS

The following amendments propose content based revisions to the Land Development Code.

Adult Day Care Center (Section 2-102)

The Adult Day Care Center definition is added to the list of defined terms in the Definitions section to differentiate day care centers for adults from day care centers for children. While the two day cares are similar in that an organization or business oversees the daily care of individuals, adult day cares differ from child day care in a number of ways, such as providing healthcare, applying for public services, and therapeutic activities as opposed to child care where learning and playtime are characteristic. As a result, adult day care centers are considered more intense uses than child day care centers. The difference in intensity makes adult day care a separate term and is handled differently than child day care centers in the zoning codes. (See amendments for 6-207 and 6-210 below).

Single Family Detached Dwellings (Sections 6-202, 6-203 and 6-203.5)

In the residential districts R-1, R-2 and R-2A the land use for single family detached dwellings is accompanied by a provision limiting the permitted use status to no more than 6 dwellings for any single development in R-1 and 10 dwellings in R-2 and R-2A. This limiting provision is eliminated in each of the sections because it is obsolete. Currently, no subdivision can occur without a public hearing process for subdividing lots (this is related to established density within a zoning district). A permitted subdivision of no more than 10 lots, for example, would still need

to move through the due process of a public hearing review despite what is listed under the permitted uses category of the zoning district. This is because in points of conflict, the more restrictive provisions apply (Section 2-101.C).

Additionally, the limiting text is removed to enable greater flexibility with subdivision design. Typically, a series of smaller subdivisions of 6 or 10 units or less are more difficult to design for urban consistency than a single large subdivision.

Equipment and Motor Vehicle Rental (Section 6-208)

A provision is added to the list of special uses in Section 6-208 that will allow equipment and motor vehicle rental in the manufacturing district. Currently, MFG enables self-storage facilities as special uses in the district. Self-storage facilities are frequently used by people who are moving or by people who need additional storage than what is available at home. To get their stuff to these facilities, however, moving trucks are usually needed and users typically rent from third parties.

As a result, recent trends in the self-storage industry indicate that self-storage companies are now moving toward offering moving truck rental services to become a one-stop-shop for moving one's belongings to and from self-storage. The proposed provision enables the opportunity for self-storage companies to meet demand. An increase in traffic volume is not anticipated in MFG districts as a result of allowing such rental services since self-storage facilities will have the same amount of visitors/users regardless of the use of rental trucks.

Although addressing the self-storage market is a primary reason for this provision, the provision will also enable other business, like construction companies, to rent equipment that is not being used and sitting idle in outdoor storage yards etc.

Including this provision as a special use gives the Village an additional layer of oversight over the type of equipment and motor vehicle rental that is proposed. The intent of this provision is to be limited specifically to self-storage rental trucks and equipment rental. Passenger motor vehicle rental is not part of the intent of this change. Such uses are not appropriate for the MFG district and through the special use review process would be denied. Such uses are more appropriate to BIZ General Business Districts.

Adult Day Care Center and Child Day Care Center (Sections 6-207 and 6-210)

In both BIZ and COR zoning regulation, the provision concerning day care centers under Permitted Uses was revised to include adult day care centers with day care centers and day care homes provided they are licensed/ registered with the appropriate state agencies. This is consistent with the definition changes for adult day care centers and child day care centers where the appropriate state agency is identified in the definition of the term, allowing the reference to DCFS to be removed from the zoning language in either section (particularly since a reference to DCFS would not apply to adult day care centers).

It should be noted that day care centers and day care homes (for children) are also referenced in R-2, R-2A, R-3, R-3A, R-4, RSB and ORI. The adult day care center provision is not added to the residential districts because it is a more intense use than a child day care, having medical care, personal care, consulting and other "community center" roles not typical of child care facilities. Adult day care centers are also not included in ORI because ORI districts are not centrally located like BIZ and COR districts. Adult day care centers should follow the same centralization preference as Congregate Elderly Housing, to allow seniors the ability to visit places without vehicles and to be near amenities.

Multi-Family / Attached Dwellings in COR and VCD (Sections 6-210 and 6-212)

In both COR and VCD, multi-family residential listed as attached dwellings are currently permitted uses. An amendment is proposed to remove the permitted uses status for multi-family residential and make it a special use. The language of the attached dwelling's provision in COR remains unchanged. In VCD, the table 6-212.C.3 is adjusted to reflect "Dwellings, detached" as permitted and "Dwellings, attached" as special use.

The change to special use for multi-family residential is made to ensure appropriate design oversight in the downtown and regional commercial core districts. It is also made to preserve the integrity of the Village's commercial areas, ensure against encroachment, and improve quality of life for residents.

Minimum Required Setback (Section 6-212)

The Village Center District currently allows architectural features to extend into setback areas to create a stronger pedestrian realm or scale up to 10 feet. The language is revised so that the architectural features may extend into the "minimum required setback area no closer than five (5) feet from the right-of-way." The main reason for this change is because some buildings may actually locate closer than 10 feet to the right-of-way line (i.e. 5-15 feet on 142nd Street). In these instances, the architectural features should extend into areas where vehicles may be located so maintaining the five foot max encroachment provides a clear boundary. Additionally, some buildings may be located more than 20 feet, for example, from the right-of-way and the architectural features may provide opportunity to reach beyond the 10 foot current limitation closer to the right-of-way but no closer than five feet.

Vending Machines (Section 6-302)

Provision 42 is added to the Accessory Structures and Uses section of the Land Development to demonstrate where vending machines are allowed (VC, BIZ, COR and ORI) and their appropriate location on the buildings to which they are accessory. The provision also identifies they must meet the Village Code's rules and regulations.

Pruning and Limbing Parkway Trees (Section 6-305)

A provision is added to clarify what can be done to parkway trees when they are overgrown. Increasingly, commercial property owners indicate that they would like to remove trees from their landscaping because they are overgrown and hide business signs etc. The provision provides a feasibility strategy to commercial property owners so that the parkway tree must first be treated via pruning or "limbing up" the branches to provide a minimum vertical height clearance of eight (8) feet from grade level. This preserves the Village's street trees in the commercial areas.

Office and Medical Parking Requirements (Section 6-306)

Table 6-306(B) identifies the parking ratios for medical office and medical/ institutional uses at 1 parking space per 200 square feet. The parking ratio for each is revised to 1 parking space per 300 square feet to match the parking requirements for regular Office uses.

It should be noted that Section 2-102 defines Offices and Medical Offices similarly and in other regulations offices and medical offices are interchangeable since developments approved as "Offices" frequently host medical offices or dental clinics as permitted uses and offices approved for Medical Offices sometimes host real estate, financial or other office uses. The change is made to provide consistency with the marketplace and current regulatory practice.

Wireless Communication Facilities and Satellite Dishes (Section 6-311)

Substantive revisions are also proposed for Section 6-311.G.1. Currently, the provision notes that additional telecommunication equipment on water towers shall extend no more than fifteen (15) feet. This, however, is not practical for even a single co-location on a water tower. Numerous water tower co-locations in the Village already exceed this fifteen (15) foot extension. The code is revised to allow co-locations on water towers up to 50 additional feet over the height of the tower itself. This is consistent with current practice and current co-location trends.

Likewise in 6-311.G.1, the code currently enables an additional 50 foot extension on existing structures (non-water towers) such as buildings. In 6-311.G.2, the amendment limits the additional height of a co-location to a building to no more than fifteen (15) feet. This is a more appropriate application of the co-location height on buildings since these are intended to be stealth and be no different in appearance and dimension than existing rooftop mechanical systems (capable of being hid by parapets or other screening if necessary).

Section 6-311.G.6 is added to the code to control for new freestanding wireless communication facilities not within the municipal jurisdiction but within the one and one-half (1-1/2) mile extra-territorial jurisdiction. These new freestanding facilities must comply with the Village's standards and regulations concerning their proximity to residential lots. The language is borrowed from Section 6-402 and made to relate to wireless communication facilities.

Lastly, a new provision is added to 6-311.H that demonstrates the Village's recourse to abandoned or non-compliant facilities. The provision outlines the legal procedures in summary (e.g. violation notice, liens and a 60 day compliance period).

Private Roads (Section 6-405)

Section 6-405.F currently discourages private roads within developments, unless the development will be permanently constructed with a gate for restricted access. This provision is slated for removal from the Code. The appropriate application and construction of private roads is outlined in the Village Code (which indicates they must be built to public standards). This provision is more appropriate for design guidelines than actual code. It is therefore not necessary for this to be in the Code. Elimination from the Code will not encourage private roads since the Village Code remains unchanged. It does however mean the Land Development Code will be silent and defer to the Village Code. Lastly, by eliminating this provision from the Code, it does remove an encouragement for gated communities when private roads are used. From a transportation network perspective, any roadblock, like gates, hinders the fluidity of overall circulation and access to Orland Park's neighborhoods and other community centers (e.g. parks etc.).

Sidewalks and Public Roads (Section 6-406)

A major change is proposed to Section 6-406 to revise the manner in which sidewalks and multi-use paths are considered for public rights-of-way. Current regulations provide some consistency but only in specific instances such as related to residential lot sizes (less than 20,000 square feet) or proximity to "pedestrian destinations", or, for commercial or industrial land uses, the length of average lot frontages (less than 200 feet). Beyond these instances, sidewalks are not required per code consistently.

Additionally, the sidewalk regulations establish instances when sidewalks are not required or may be limited in application such as for areas where residential lot sizes exceed 20,000 square feet or when perimeter roads abut subdivisions. Still other regulations require sidewalks within two blocks of schools, parks or public buildings for both sides of the street but are silent as to

whether the sidewalks should continue beyond the two blocks.

For new streets, current regulations only require one side of the street to have a sidewalk if the other side cannot be developed or no uses are anticipated that will generate pedestrian trips.

The existing regulations have provided a mix of results. Sidewalk gaps exist throughout the Village, neighborhood pedestrian access is limited, particularly in the newer southwest parts of the community, and the legibility of the overall non-motorized transportation network is confused as sidewalks terminate in gaps or at intersections, bike paths frequently terminate at and rely on sidewalks to continue the “routes”, and the pedestrian realm is minimized to five foot strips of land on the sides of busy roads among other bicycle and pedestrian inconsistencies.

The proposed amendments are aimed at providing a more broad and consistent application of sidewalks and multi-use paths (such as bicycle paths). They provide specific expectations for sidewalk and multi-use path applications according to the Comprehensive Plan’s recommendations for mobility. For instance, in the downtown districts where buildings are frequently within five to fifteen feet of the rights-of-way and little room is left for either typical parkways (sidewalk and green edge) or bufferyards, the proposed regulations identify a third pedestrian treatment that enables wider more urban style sidewalks without variance to landscaping or other codes.

Additionally, multi-use paths such as bicycle paths, take a more prominent role in the amendments for non-motorized travel in the Village. Sites and areas identified by the Comprehensive Plan’s Recommended Bikeway System for such path networks will now be required by Code to be implemented (versus the existing optional language “Bicycle paths may replace sidewalks”). The proposed amendments provide standards for troubleshooting implementation and make recommendations for specific conditions when installing infrastructure within the existing framework established by current codes to ensure safe transitions and continuity of travel.

The intent of the proposed amendments is to address the walkability of the community in commercial areas, neighborhoods and their subdivisions.

Residential Shared Driveways (Section 6-406)

Content is added as Section 6-406.B.9 to clarify the appropriate application of shared private driveways for subdivisions. Currently, the Code does not indicate how many residential dwellings may share a driveway outside of the definitions section: “Driveway, Residential, means a privately maintained access roadway serving no more than three dwelling units and providing access to a dedicated or private street.”

A provision is added to limit up to three (3) residential lots sharing a single private driveway connecting to any street in 6-406.

The main difference between the definition noted above and the added provision in 6-406.B.9 is the reference to “dwelling units” in the former, and “residential lots” in the latter. The definition does not distinguish between single family detached or single family attached dwelling units. Whereas the former is assumed, the latter is equally applicable to the term “dwelling units”. It is typical for a single family attached four dwelling unit townhouse to be served by two shared drive-ways with two units per driveway that connect to an overall private drive with other townhouses that also have linking shared driveways. The interpretation can be made that only two units are served by a shared driveway and therefore meet code but it does not consider the

overall shared driveway, which does not. In this case, the interpretation relies effectively on the number of garage doors per driveway and is very limited.

The provision is added to clarify that up to three (3) residential lots may share a single overall drive with individual driveways branching off to serve each building. By adding this clarification, even the townhouse example above would fully meet code since townhouse developments generally develop on larger residential lots, enabling more buildings (and therefore dwelling units) to utilize the overall driveway to which they connect.

The provision also improves single family detached subdivision development in instances where public roads are not possible due to width constraints or other criteria by providing a maximum number of lots per driveway. This is considered both a quality of life issue for residents (e.g. during parties, events, large neighborhood gathering, maintenance costs etc.) and a life/safety matter for emergency access to and from private roads and driveways (i.e. an ambulance may find it difficult to maneuver on a shared driveway with more than three lots as these are usually cul-de-sacs or dead ends with limited space).

These amendments are now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated December 12, 2013.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments as shown in the attachment titled "Part Three: Attachments", prepared by the Development Services Department and dated December 4, 2013, for Sections 2-102, 6-202, 6-203, 6-203.5, 6-207, 6-208, 6-210, 6-212, 6-302, 6-304, 6-305, 6-306, 6-307, 6-311, 6-402, 6-405 and 6-406.

Prepared by: Development Services Department

ATTACHMENTS:

Below are the combined attachments for the proposed Land Development Code Amendments that will go before the Plan Commission November 26, 2013. These are the actual code sub-sections that were impacted by the amendments.

Language marked by a strikethrough (~~strikethrough~~) is eliminated from the code, while language marked by italics and underlined (*italics*) is added to the code.

Section 2-102 Definitions

Adult Day Care Center, also classified as day care centers, means an individual, agency or organization which regularly provides adult or senior companion services and care on a regular basis for less than twenty-four (24) hours per day for one (1) or more seniors. Services may include, but are not limited to providing companionship in social interactions, peer counseling, fostering client contact with family and friends, assisting clients in applying for public services, addressing unmet needs with community leaders, healthcare professionals and other care providers, health monitoring, medication supervision, personal care and recreational/educational/therapeutic activities. Adult Day Care Centers must comply with all applicable state and federal laws, and be registered, if required, with the Illinois Department of Aging or other applicable State agency.

Convenience Store means a retail store with a floor area of less than 5,000 square feet, which sells groceries ~~and/or beer and wine~~, and is open 15 to 24 hours a day, but not including an automobile service station.

Day Care Center means an individual, agency or organization which regularly provides pre-school instruction or supervision and care on a regular basis for less than twenty-four (24) hours per day for one (1) or more children in a facility other than a detached dwelling, who are not related by blood or marriage to, and who are not the legal wards or foster children of, the supervising adult. *The use must be licensed by or registered with the Illinois Department of Children and Family Services in accordance with the Child Care Act of 1969 (225 ILCS 10/1 et.seq.).*

Section 6-202 R-1 Residential District

Section 6-202.B.5 (Permitted Uses)

- Provision is clarified in terms of permitted uses.

5. Single family detached dwellings, ~~provided that no more than 6 dwellings are proposed for any single development; and~~

Section 6-203 R-2 Residential District

Section 6-203.B.6 (Permitted Uses)

- Provision is clarified in terms of permitted uses.

6. Single family detached dwellings, ~~provided that no more than ten (10) dwellings are proposed for any single development; and~~

Section 6-203.5 R-2A Residential District

Section 6-203.5.B.6 (Permitted Uses)

- Provision is clarified in terms of permitted uses.

6. Single family detached dwellings, ~~provided that no more than ten (10) dwellings are proposed for any single development; and~~

Section 6-207 BIZ General Business District

Section 6-207.B.8 (Permitted Uses)

- Language is removed from the zoning chapter per the definitions in Section 2-102.

8. Day care centers, ~~and~~ day care homes, and adult day care centers, provided they are licensed/ registered with the appropriate state agencies., ~~provided that the use is licensed by or registered with the Illinois Department of Children and Family Services in accordance with the Child Care Act of 1969, as amended. (Ill. Rev. Stat. ch. 23, par. 2211, et seq.)~~

Section 6-208 MFG Manufacturing District

New Section 6-208.C.4 (Equipment and Motor Vehicle Rental)

- A provision is added as 6-208.C.4 to the list of Special Uses, renumbering the remainder accordingly.

4. Equipment and motor vehicle rental;

Section 6-210 COR Mixed Use District

Section 6-210.B.2 (Permitted Uses)

- Provision is removed to replace in Special Uses list (see below) and renumber the remainder accordingly.

~~2. Attached dwellings, provided that:~~

- ~~— a. No dwelling units are located on the street level unless the dwelling units are part of a mixed development complex. (Ord. 3837 – 12/1/03)~~
- ~~— b. If the dwelling units are part of a larger mixed use development complex that is over 100,000 square feet in floor area, no more than forty (40) percent of the square footage is devoted to residential uses.~~

Section 6-210.B.7 (Permitted Uses)

- Language is removed from the zoning chapter per the definitions in Section 2-102.

7. Day care centers, ~~and day care homes,~~ and adult day care centers, provided they are licensed/ registered with the appropriate state agencies. ~~, provided that the use is licensed by or registered with the Illinois Department of Children and Family Services in accordance with the Child Care Act of 1969; (Ill. Rev. Stat. ch. 23, par. 2211, et seq.)~~

New Section 6-210.C.2 (Special Uses)

- Provision is added from 6-210.B.2 as a special use, renumbering the rest in the special uses list accordingly.

2. Attached dwellings, provided that:

- a. No dwelling units are located on the street level unless the dwelling units are part of a mixed use development. (Ord. 3837 – 12/1/03)
- b. If the dwelling units are part of a larger mixed use development that is over 100,000 square feet in floor area, no more than forty (40) percent of the square footage is devoted to residential uses.

Section 6-212 Village Center District

Section 6-212.C.3 (Allowable Uses in the Village Center District)

- The table is adjusted to separate detached and attached residential dwellings.

3. <u>Residential Uses</u>		
Congregate elderly housing	Special Use	Special Use
Dwellings, detached or attached <u>Dwellings, detached</u>	Permitted Use	Permitted Use
<u>Dwellings, attached</u>	<u>Special Use</u>	<u>Special Use</u>
Residential care homes: 1 to 6 residents	Permitted Use	Permitted Use
Residential care homes: over 6 residents	Permitted Use	Special Use
Residential units above non-residential uses	Permitted Use	Permitted Use

Section 6-212.E.1 (Permitted Uses in Building Setback Areas along Streets)

- Language is added to clarify the intent of allowing architectural features such as canopies etc. into the setback area.

1. Permitted Uses in Building Setback Areas along Streets.

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

- a. Widened sidewalks and entrance-ways;
- b. Plazas, outdoor gardens, patios and outdoor seating areas;
- c. Water features, including bioswales or other stormwater management elements;
- d. Public art or outdoor architectural features like clock towers, pergolas etc.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the minimum required setback area no closer than five (5) feet from the right-of-way up to 10 feet, including:

- e. Canopies, marquees and other projections that create shaded and protected entrances;
- f. Extended roofs and eaves, and awnings and canopies over windows;
- g. Projecting blade signs that comply with the Village's sign ordinance.

Section 6-302 Accessory Structures and Uses

New Section 6-302.C.42 (Permitted Accessory Uses and Structures)

- Provision is added as 6-302.C.42, renumbering the remainder accordingly.

42. **Vending Machines:** Permitted for non-residential uses in the VC, BIZ, COR and ORI districts, and must be positioned as close to the building as possible and meet the requirements of the Village Code and applicable rules and regulations.

Section 6-304 Temporary Uses

Section 6-304.C.8 (Residential Outdoor Storage and Dumpsters)

- Language is added to clarify the provision.

8. **Residential Outdoor Storage and Dumpsters.**

- ~~Allowed for a one-month period.~~ Allowed for a single thirty (30) day period within a calendar year unless associated with a building permit;
- Must be placed on private driveways.

Section 6-304.C.13 (Tents)

- Language is added to clarify the type of tents that require permits.

13. **Tents *and* Canopies.**

- Tents in excess of 200 square feet and canopies in excess of 400 square feet require permits for non-residential uses as an ancillary use to a permitted, accessory or special use permit. Tents for non-residential uses less than the above area thresholds do not require permits. Tents for residential uses are allowed and do not require a permit.
~~Permitted in any district in connection with any permitted, accessory or special use.~~
- The maximum length of the permit shall be ten (10) days, or two (2) days longer than the allowable period for the principal use, where such tent is incidental to the primary use.
- No permit may be issued to the same person/business more than three (3) times in a twelve (12) month period.

Section 6-305 Landscaping and Bufferyards

Section 6-305.T.9 (Parkway Standards)

- New provision is added to clarify treatment to parkway trees.

9. When feasible, based on tree maturity, parkway trees must be pruned, or "limbed up", to provide a minimum of eight (8) feet of vertical clearance from grade level.

Section 6-306 Parking Off-Street Parking and Loading Requirements

Table 6-306(B) (Required Number of Parking Spaces)

- The parking ratio for medical office and medical institutional is adjusted to match office parking requirements

Offices (medical or dental clinics with no overnight stay)	1 per 200 <u>300</u> square feet
--	--

Medical / Institutional uses including surgery centers, outpatient centers, testing facilities and research laboratories	1 per 200 <u>300</u> square feet
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Section 6-307 Signs

Section 6-307.P.1 (Signs Permitted in Commercial/ Office Districts – Sign District #2)

- Language is modified to clarify intent of section.

P. **Signs Permitted in Commercial/Office Districts -- Sign District #2.** In addition to those signs identified in Subsection N, above, only the following signs shall be allowed in commercial/office zoning districts (BIZ, COR, VC and ORI), in accordance with the regulations set forth in this Subsection P and elsewhere in this Section. However, the regulations provided in Subsection R (Sign District 4) shall apply to auto dealers and gas stations. (Amd. Ord. 4839 – 9/16/13)

1. **Freestanding Identification Signs.**

a. All areas except for 159th Street (between 71st Court and 94th Avenue) and except for the Old Orland Historic District (See Section [6-209.E](#)):

1. The maximum sign face area shall be one (1) square foot per 2.5 lineal feet of frontage, up to forty (40) square feet (for each of two (2) sides) for buildings ~~developments~~ under 350,000 square feet, and up to one hundred (100) square feet for buildings ~~developments~~ between 350,000 square feet to 500,000 square feet, and up to one hundred twenty-five (125) square feet for buildings ~~developments~~ of 500,000 square feet and greater, subject to conditions as written in 6-307.P.1.a.6.

2. One (1) freestanding identification sign shall be allowed per lot, except for lots with over three hundred (300) feet of frontage on a public right-of-way, which may have up to two (2) freestanding signs, which may be combined into one sign of up to eighty (80) square feet subject to a ten (10) foot maximum height. An exception to this rule is provided for corner lots with over three hundred (300) feet of frontage on each public right-of-way or major privately owned circulation road, which may have up to one (1) freestanding sign per frontage, and for buildings ~~developments~~ over 350,000 square feet, one (1) freestanding identification sign at each major entrance.

3. ~~There shall be no more than fifty percent (50%) of each window area covered with window signs. (For window signs in the Old Orland Historic District, see Section [6-209.E.4](#)).~~

4. The maximum thickness of such sign shall be two (2) feet.

5. Listing of tenants' names shall be permitted for office buildings, but shall occupy no more than eighty (80) percent of the freestanding sign face. For office buildings with four (4) or more stories, two (2) eighty (80) square foot signs listing tenants' names on no more than eighty percent (80%) of the freestanding sign face shall be allowed. The allowable height for these signs shall be ten (10) feet. No tenants' names shall be allowed for non-office commercial signs unless one or more the following conditions are met:

a. The name of the tenant is also the name of the center;

b. The distance between the building and the right-of-way exceeds 250 feet;

c. The distance between the building and the right-of-way exceeds 100 feet and building visibility from the right-of-way is blocked by structures along at least 50% of the lot width.

In the case of these conditions, up to four (4) tenant listings shall be permitted on up to forty percent (40%) of the freestanding identification sign face.

6. For commercial buildings over 500,000 square feet, twenty-five percent (25%) of the freestanding identification sign face area must be used for the name of the center. The remaining seventy-five percent (75%) of the freestanding identification sign face area may be used for tenant listings following these conditions:

a. The name of the center must appear on the top of the freestanding identification sign;

b. The maximum height of the sign shall be eighteen (18) feet;

c. The sign may have up to six (6) tenants listed, with tenant signs matching in font color and background color (font style, and size may be different);

d. The freestanding identification sign must include a minimum design to sign face ratio of 1:1, in which 125 square feet of sign face area, for example, must include 125 square feet of architectural features. The design/ architectural features may include such elements as sign anchors, piers, canopies etc. Landscaping must be provided along fifty percent (50%) of the base of the sign.

e. Directional signs may support freestanding identification signs but are limited to nine (9) feet in height and seventy (70) square feet in sign face area. The directional signs must match the freestanding sign as an architectural feature to the site following the same 1:1 design to sign face ratio. As a feature, it may include similar elements as noted above. Landscaping must be provided along fifty percent (50%) of the base of the sign. Directional signs are limited to secondary frontage and access routes.

7. Message boards shall be permitted for commercial buildings, which may occupy no more than twenty-five (25) percent of the freestanding identification sign face, provided that no tenants' names are listed on the sign. However, *buildings developments* over 350,000 square feet may apply this twenty-five (25) percent to tenants' names, for a total of sixty-five (65) percent, in place of a message board. No message boards shall be permitted for office buildings.

8. One menu board and one preview board shall be allowed for each establishment with drive in service windows. The maximum height shall be five (5) feet and the maximum sign face shall be forty (40) square feet.

b. All areas along 159th Street (between 71st Court and 94th Avenue):

1. The maximum sign face area shall be one (1) square foot per 2.5 lineal feet of frontage, up to sixty-four (64) square feet (for each of two (2) sides), up to a total of one hundred and twenty-eight (128) square feet for buildings developments under 350,000 square feet, and up to one hundred (100) square feet (for each of two (2) sides), up to two hundred (200) square feet for buildings developments of 350,000 square feet and greater.

2. One (1) freestanding identification sign shall be allowed per lot, except for lots with over three hundred (300) feet of frontage on a public right-of-way, which may have up to two (2) freestanding signs. An exception to this rule is provided for corner lots with over three hundred (300) feet of frontage on each public right-of-way or major privately owned circulation road, which may have up to one (1) freestanding sign per frontage, and for buildings developments over 350,000 square feet, which may have one (1) freestanding identification sign at each major entrance.

3. The maximum height of such sign shall be eighteen (18) feet.

4. The maximum thickness of such sign shall be two (2) feet.

5. Listing of tenants' names shall be permitted for office buildings, but shall occupy no more than eighty (80) percent of the freestanding sign face. No tenants' names shall be allowed for non-office commercial signs unless the following conditions are met:

a. The name of the tenant is also the name of the center;

b. The distance between the building and the right-of-way exceeds 250 feet;

c. The distance between the building and the right-of-way exceeds 100 feet and building visibility from the right-of-way is blocked by structures along at least fifty percent (50%) of the lot width.

In the case of these conditions, up to four (4) tenant listings shall be permitted on up to forty percent (40%) of the freestanding identification sign face.

6. Message boards shall be permitted for commercial buildings, which may occupy no more than twenty-five (25) percent of the freestanding identification sign face, provided that no tenants' names are listed on the sign. However, buildings developments over 350,000 square feet may apply this twenty-five (25) percent to tenant's names, for a total of sixty-five (65) percent, in place of a message board. No message boards shall be permitted for office buildings.

(Amended Ord. 4664 – 8/1/11)

Section 6-310 Fences

Section 6-310.1.A.1.b.3 (Fences and Barriers)

- Language is added clarifying barriers for pools and spas abandoned or otherwise.

3. Fences and Barriers

A swimming pool permit application must include details and design for the construction of a pool "barrier" (fences walls or enclosures) for the protection of the public. A separate required fence permit may be submitted with a swimming pool permit application provided a signed letter is received from the land owner acknowledging the responsibility of required site barrier protection during and after construction. See Section [6-310](#) H "Swimming Pool Fences" of this code for fence regulations. *A separate fence permit is not required for spas and hot tubs with a lockable safety cover that complies with ASTM F 1346. In the event of abandonment, such barriers must remain with the swimming pool, hot tub or spa and must comply with the provisions of this Section.*

Section 6-311 Wireless Communication Facilities and Satellite Dishes

Section 6-311 (Wireless Communication Facilities and Satellite Dishes)

- The entire section is updated.
- A. **Purpose and Intent.** To ensure the health, safety and welfare of the residents of the Village, all wireless communication facilities in the Village must comply with the following standards and regulations.
- B. **Definition.** Wireless communication facility means infrastructure such as antenna, support structures, equipment, accessory buildings, parking, and other uses associated with and ancillary to wireless communication transmission.
- C. **Exceptions.** Dish antennas less than one meter in diameter, private residence antennas, and private residence amateur radio equipment are not regulated by this Code Section.
- D. **Authorization.** No Person, firm, partnership, corporation, trust or other legal entity shall install or modify a wireless communication facility without obtaining Village authorization as described below.
- E. **Application.**
1. ~~Village authorization for a wireless communication facility is initiated through a pre-application conference with the Development Services Staff. Based on the scope of the proposal and the provisions of this Code section, the petitioner will be advised on~~

the required process: either an Appearance Review approval that is conducted internally by staff; or a Special Use Permit or Site Plan Approval that are requires Village Board Approval. (See Development Review Code Section [5-101](#) for process details) The required petition must then be filed with all required documentation plus but not limited to: *An application or petition submitted to the Development Services Department for a wireless communication facility will require an administrative review for wireless communication co-locations, or a special use permit for new monopoles or utility substations (e.g. communication shelters). See Section 5-101 General Procedures, Requirements and Regulations for process details. The following required documentation must be submitted as part of any petition:*

- a. As-built plat of survey of the subject lot showing the exact location and dimensions of the proposed wireless communication facility;
 - b. Complete description of the proposal.
 - c. A scaled elevation drawing showing all proposed visible equipment.
 - d. ~~Structural Plans~~ *Structural plans and a structural analysis report prepared and stamped by a licensed Structural Engineer. No approvals or permits shall be issued until the Structural Plans all engineering reviews have been completed and approved by the Village. All plans must meet all applicable building codes and current industry standards. comply with the Village Code Title 5 Chapter 1 for Radio and Television Towers and revised Reference Standards in Chapter 35.*
 - e. A statement by the applicant of ownership (or a letter of written permission from the owner) that the applicant will comply with all applicable Village Code and ordinances in the construction of the facility. *Letter of authorization from the property owner.*
2. Additionally, all applicable building codes must be met, and building permits obtained prior to construction or installation of the wireless communication facility. *No project shall be constructed without meeting all required building codes and obtaining necessary building permits.*

F. General Standards of Wireless Communication Facilities.

1. ~~The use of stealth technology in the location and construction of wireless facilities is required whenever and wherever possible. Stealth technology means using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances, to employ methods that blend into surroundings and not be visible; to minimize adverse aesthetic and visual impacts on the land, property, building, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless telecommunications facilities. (Ord. 4574 – 7/6/10)~~ *Wireless communication facilities shall whenever and wherever possible co-locate on existing vertical infrastructure (e.g. towers, buildings etc.) and use stealth techniques and technologies to minimize their visual and physical presence on a tower or building and shall employ methods that blend wireless infrastructure into the surroundings so that they are not visible or noticeable, particularly from neighboring rights-of-way, parks and single family homes. Wireless*

communication facilities must minimize or avoid whenever possible any adverse aesthetic and visual impacts to the land, property, building or tower on which they locate and neighbor.

2. Landscaping and opaque fences shall be used to mitigate the effects of any ground equipment and/or utility sub-stations per the design standards for new freestanding wireless communication facilities of Section 6-311.G.3.g below. Additional landscaping and fencing will be required to help mitigate the effects of and additional wireless communications facilities or equipment as determined through approval process.

3. Wireless communication facilities shall comply with all site and structural requirements as outlined in the Land Development Code unless otherwise stated in this Code section, and shall be compatible in terms of architecture and site design ~~site characteristics~~ with the surrounding neighborhood.

4. No equipment shall be operated so as to produce noise above 45 dB as measured from the nearest property line of the lot on which the wireless communication facility is located.

5. Wireless communication facilities shall not be artificially lighted lit or marked except as required by law.

6. ~~Wireless communication facilities shall be neutrally colored to blend in with their surroundings.~~ The color and materials of wireless communication facilities shall blend with the surrounding environment for visual harmony and to reduce physical masses. This may include matching or complementing building colors and facades, rooftop units or infrastructure, and/ or more generally the sky.

G. Location and Standards of Wireless Communication Facilities.

1. Wireless communication facilities may co-locate as a permitted use via administrative review on existing vertical infrastructure such as towers (e.g. existing lattice towers & monopoles), utility transmission towers (with ComEd approvals), and on water towers provided they do not include accessory buildings like shelters, which are considered utility sub-stations. Monopoles and existing legal non-conforming lattice towers hosting co-locations shall be allowed a single increase in height of not more than fifty (50) feet over the original tower height via administrative review to accommodate co-locations. If a tower is existing legal non-conforming because it is within 500 feet of a residential building, the height shall not be increased. Water tower co-locations shall be allowed a single increase in height of not more than fifty (50) feet over the first co-location, which is considered the original height. ~~Wireless communication facilities may be located as a permitted use on any existing Village communication tower, existing non-Village communication tower, public utility transmission tower, or water tower, or on schools and churches using stealth technology and facilities that do not increase the height of the building more than fifteen (15) feet in any zoning district with Village authorization provided that all building code safety and structural requirements are met and the wireless communication facilities do not include accessory buildings, such as shelters, which are utility sub-stations and therefore special uses in certain zoning districts. Additional telecommunication equipment shall not extend more than fifty feet~~

~~(50') higher than the existing structure, or fifteen (15) feet for water towers. (Ord. 4574 -7/6/10)~~

a. Placement of additional equipment on a non-conforming structure shall not be considered an expansion of the non-conformity ~~non-conforming use or structure~~ ~~providing~~ provided all building code safety and structural requirements are met. The exception to this is if the tower is non-conforming due to being located within 500' of a residential building, then the height can not be increased.

2. Wireless communication facilities may *co-locate as a permitted use via administrative review on non-residential buildings outside of the Old Orland Historic District and on non-landmarked buildings using stealth techniques and technologies provided they do not include accessory buildings like shelters, which are considered utility sub-stations. The co-location shall not increase the height of the building more than fifteen (15) feet in any zoning district and shall meet all building code and structural requirements.* ~~be located as a permitted use on any non-residential building or non-residential village street light with Village authorization in any Zoning District with the exception of the Old Orland Historic District and with the exception of landmarked buildings in a Zoning district, providing that all building safety and structural requirements are met.~~

a. ~~No wireless communication antenna or equipment shall increase the height of the building or street light on which it is mounted by more than ten feet (10'). (Ord. 3281 - 8/16/99)~~

b. ~~Wireless communication equipment shall match existing building materials and colors as closely as possible, and shall not be visible to the casual observer.~~

3. Wireless communication facilities may locate as a new freestanding monopole via a special use permit on any non-residential parcel located in the VC Village Center District, BIZ General Business District, MFG Manufacturing District, COR Mixed Use District or ORI Mixed Use District, or on institutional parcels in any zoning district provided proximity requirements to residential buildings are met. ~~A new freestanding wireless communication facility may be located as a Special Use on a parcel located in the VCD, BIZ, MFG, COR, or ORI District, or on institutional parcels in any Zoning District.~~

a. The parcel must meet the minimum lot size requirement of the zoning district ~~Zoning District~~ in which it will be located. (Ord. 3837 - 12/1/03)

b. Freestanding wireless communication facilities must meet all setback requirements of the zoning district ~~Zoning District~~ in which they will be located.

c. Freestanding wireless communication facilities cannot be located in the required landscape buffers of the zoning district ~~Zoning District~~ in which they will be located.

d. Freestanding wireless communication facilities must be a minimum of 500 feet from any residential building.

e. Freestanding wireless communication towers shall be no ~~higher~~ taller than 100 feet. ~~Co-location of one (1) or more facilities on a pole shall be no higher than 150 feet.~~

f. All new wireless communication towers shall be self-supporting monopoles. Guyed or lattice towers are prohibited. All towers shall be constructed

with at least one release point so as to bend and fold over on themselves when necessary and meet current industry standards for engineering.

g. The base and ground equipment of new freestanding Freestanding wireless communication facilities shall be screened with an eight (8) foot 8' tall solid, opaque fence enclosure constructed of either wood or neutral colored (e.g. non-white) vinyl material. The base and ground equipment enclosure shall be landscaped using bufferyard C requirements as outlined in Section 6-305 Landscaping and Bufferyards of this Code. If the required bufferyard cannot be accomplished due to spatial constraints, other incremental improvements or a fee in lieu of landscaping may be required to mitigate the visual impact to the surrounding area. ~~constructed of masonry, wood, or neutral colored non-white vinyl, and be landscaped with a buffer yard 'C' as outlined in the Land Development Code. If a Type "C" buffer yard can not be accommodated, other incremental site improvements will be required to help mitigate the visual impact of the facility on the surrounding area as determined through the approval process.~~

h. Existing on site vegetation shall be preserved or enhanced where possible, and disturbance of existing topography shall be minimized, unless such disturbance would reduce the visual result in the reduction of impact on the surrounding area.

4. A special use permit shall not be granted for a new freestanding wireless communication facility unless one or more of the following reasons is found to support it: ~~No special use permit for a new freestanding wireless communication facility shall be granted unless the Board of Trustees find that the planned wireless communication equipment cannot be accommodated on an existing or approved tower or structure due to one or more of the following reasons:~~

a. The planned wireless communication equipment would exceed the structural capacity of an existing or approved tower or structure within the search radius, as documented by a qualified and licensed professional structural engineer, and the existing or approved tower or structure cannot be reinforced, modified, or replaced to accommodate the planned or equivalent equipment at ~~as~~ a reasonable cost;

b. The planned wireless communication equipment would cause interference impacting the usability of other existing or planned wireless infrastructure, as documented by a qualified and licensed professional engineer, and the interference cannot be prevented at a reasonable cost;

c. Existing or approved towers and structures within the search radius cannot accommodate the planned wireless communication equipment at a height necessary to function reasonably, as documented by a qualified and licensed professional engineer; or,

~~d. Other unforeseen reasons make it infeasible to locate the planned wireless communication equipment upon an existing or approved tower or structure within the search radius, including but not limited to, lack of availability of any tower or structure, or availability on terms which are not commercially reasonable (such as a lease rate above the current market rate for a similar lease).~~

5. Freestanding wireless communication towers and accessory structures shall avoid environmentally sensitive areas and historically, culturally, ~~naturally~~, or architecturally significant areas and their associated view-sheds.

6. New freestanding wireless communication facilities not within the jurisdiction of the Village of Orland Park but within the one and one-half (1-1/2) mile extraterritorial jurisdiction of the Village of Orland Park shall fully comply with the standards and regulations of this Section concerning proximity to residential lots.

H. **Removal of Facility**

1. The Village, through proper legal procedures, may require the owner of a wireless communication facility or owner of the land where the facility is located to remove it upon occurrence of ~~an~~ any of the following events:

- a. The facility was not constructed in accordance with the Village requirements.
- b. The facility has deteriorated from lack of maintenance.
- c. The facility has been inactive for a period of at least six months, which shall be considered abandoned.

The Village shall be authorized to remove a freestanding wireless communication facility when the above events occur and when the owner and/or the land owner do not comply with these regulations. The facility and all associated ancillary equipment, batteries, devices, structures or supports for that system will be removed at the owner's and/or land owner's expense and the costs of removal shall be a lien against the property. The owner shall be notified via a violation notice and must comply within 60 days from the time of notification.

(Entire Section updated Ord. 4442 - 12/15/08)

Section 6-402 Lot Standards

Section 6-402.B

- Clarify text referencing 10,000 square foot lot minimums.

B. Except as otherwise part of a planned development, lot dimensions, area and setbacks shall comply with the requirements of Article 6 for the district in which the property is situated. In the case of property located in an unincorporated area of the county, lot dimensions, area and setbacks shall comply with the requirements of the Village's zoning district that is most similar to the county's zoning district in which the property is situated. All lots within the corporate boundaries of the Village shall be of the size required by the zoning district within which the lot is located. In no event shall any residential lot located within the Village's ~~the Village or its~~ one and one-half (1-1/2) mile extraterritorial jurisdiction be less than 10,000 square feet.

Section 6-402.D

- Clarify text referencing the "Official Map of the Village".

D. Lots shall not block any street extensions which are set forth ~~on the Official Map of the Village.~~ in the Village's Comprehensive Plan.

Section 6-405 Streets and Traffic Signals

Section 6-405.F (Private Roads)

- Eliminate provision encouraging gated communities. Renumber the remaining provisions accordingly.

~~F. **Private Roads.** Private roads are discouraged within developments, unless the development will be permanently constructed with a gate for restricted access.~~

Section 6-406 Sidewalks, Driveways and Driveway Aprons

Section 6-406.A.2 (Public Roads)

- Section is modified to address walkability requirements in neighborhoods and subdivisions.

2. **Public Roads.**

a. Sidewalks on both sides of a roadway shall be required for all arterial, collector and local streets in the Village of Orland Park. Sidewalks shall delineate the parkway of a right-of-way and shall be at a minimum five (5) feet in width with eight (8) feet of planting strip between the sidewalk and the roadway's back of curb. In the VC Village Center District and OOH Old Orland Historic District and those areas comprising the Downtown Planning District of the Comprehensive Plan (except for residential single family homes attached and detached), sidewalks may extend from building frontage to back of curb, respecting building setback requirements and may replace bufferyard requirements with appropriate applications of street trees (spaced according to parkway standards) and planter beds, as determined via an approved landscape plan, without variance to Section 6-305 Landscaping and Bufferyards.

~~All arterial, collector and streets in: (1) residential districts with average lot sizes under 20,000 square feet; and (2) commercial and industrial districts located within walking distance of pedestrian destinations or with frontages averaging less than 200 feet: Minimum five (5) feet sidewalk with eight (8) feet planting strip on both sides of street and around cul-de-sacs. Wider sidewalks may be required some in commercial areas. Bicycle paths may replace sidewalks in those areas indicated by the Village's Bikeway Plan.~~

b. Multi-use paths, such as bicycle paths, shall replace sidewalks in those areas of the Village indicated by the Comprehensive Plan's Recommended Bikeway System subject to review by the Development Services Department. Multi-use paths shall use

DOT standards in IDOT or County rights-of-way or be a minimum of eight (8) feet wide with a maximum of four (4) feet of planting strip between the path and the roadway's back of curb. In cases where paths terminate, provisions shall be made to loop the sidewalk and multi-use path network. In cases where the network is divided between off-street paths and on-street routes, provisions shall be made to safely transition from either medium and ensure continuity of travel. Local residential streets in districts with average lot sizes exceeding 20,000 square feet, or averaging a minimum of 150 feet of frontage: No sidewalks are required, except for sidewalks for internal roads which serve as the primary collector streets serving at least thirty (30) homes.

c. Sidewalks or multi-use paths as identified by the Comprehensive Plan's Recommended Bikeway System, as reviewed by the Development Services Department, shall be required for arterial and collector rights-of-way on the perimeter of subdivisions or developments (e.g. sidewalks on roadways where the backs of properties front the right-of-way). Perimeter roads along a subdivision: Sidewalks are only required where a subdivision adjoins an arterial or collector road for which sidewalks or bikepaths are required.

d. Either sidewalks or multi-use paths per the Comprehensive Plan's Recommended Bikeway System are required on both sides of any roadway within a ¼ mile radius of a school, park or public building, subject to review by the Development Services Department. Any local street within two (2) blocks of a school site, park or public building that would be a walking route to those destinations: Sidewalks are required on both sides of the street.

e. New streets shall have sidewalks or multi-use paths per the Comprehensive Plan's Recommended Bikeway System on both sides of the right-of-way. When one side presents grade challenges or other development challenges that inhibit sidewalks or paths, such as the requirement for retaining walls, provisions shall be made to loop the sidewalk or path that would dead-end to the existing network (e.g. cross the street via signed and marked crosswalks and connect). For new streets that connect to existing streets with sidewalks or paths on one side of the right-of-way, provisions shall be made to loop the sidewalk that would dead-end on the new street to the network (e.g. cross the street via signed and marked crosswalks and connect). New streets: Sidewalks may be omitted on only one side if that side cannot be developed and there are no existing or anticipated uses that would generate pedestrian trips on that side.

f. Sidewalks and multi-use paths per the Comprehensive Plan's Recommended Bikeway System, as reviewed by the Development Services Department, are required for streets and rights-of-way that are below standard widths. Such streets and rights-of-way shall be subject to review by the Development Services Department and shall consider such options as carriage walks, reduced parkways, bike lanes, woonerfs etc. to accommodate pedestrian and cyclist mobility. Rights-of-way which are below standard widths: Sidewalk installation is subject to staff review.

New Section 6-406.B.9 (Residential Shared Driveways Connecting to Streets)

- Add provision clarifying the appropriate application of shared private driveways for subdivisions and renumber the remaining provisions accordingly.

9. Residential Shared Driveways Connecting to Streets. Up to three (3) residential lots may share a single private driveway connecting to any street.

DATE: December 10,
2013

REQUEST FOR ACTION REPORT

File Number: **2013-0156**
Orig. Department: **Development Services Department**
File Name: **Memo: New Petitions & Appearance Review**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Kimberly Flom, Development Services Assistant Director
Date: March 12, 2013
Subject: New Petitions & Appearance Review

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Recently Petitioned Projects

Pete's Fresh Market – 9401 143rd Street
70,000 s.f. grocery store proposed on former Terry's auto dealer site.

Ulverton New Residence – 9831 144th Place
New residence proposed in the Old Orland Historic District.

Thai Fried Rice – 11013 179th Street
Special use permit for a restaurant proposed in the Fountain Village strip retail center.

Appearance Review Projects

Century 21 – 15182 LaGrange Road (approved)
Conversion of a car wash into an office building.

Office Depot – Ravinia Plaza (approved)
Relocation of Office Depot from Orland Park Place to Ravinia Plaza.

ArtVan Furniture – Orland Greens shopping center (under review)
New furniture store proposed for the old Dominick's space on LaGrange Road.

Marquette Bank Windows – 143rd and 95th Street (under review)
Minor revisions to Marquette Bank window design.

D'wan Hookah Lounge – 9925 143rd Place (under review)
Indoor smoking facility in former 'Antiques' building in Old Orland.

Uncle Julios – 15845 LaGrange Road (under review)
Mexican restaurant proposed in the Harrison's building – extensive exterior building renovations.



Memorandum

To: Plan Commission

From: Kimberly Flom, Development Services Assistant Director

Date: March 26, 2013

Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Appearance Review Projects

Giordano's Pizza – 14325 S Lagrange Road
Proposal to relocate sign after removal due to road improvements.

Memorandum

To: Plan Commission
From: Kimberly Flom, Development Services Assistant Director
Date: April 9, 2013
Subject: New Petitions & Appearance Reviews



Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

This memo also, as an attachment, includes a recent article from Planning Magazine discussing demographics and housing market trends.

Appearance Review Projects

Fox's Patio – SEC 143rd Street and Ravinia Avenue ()
Proposal to add outdoor patio along 143rd Street. Also must add landscaping in parking lot to balance lot coverage.

Indra's Thai Restaurant – 15880 Wolf Road
Proposal to add additional door to provide fire exit per occupancy as required by Code.

Ravinia Professional Center – 9961 143rd Street
Proposal to make minor entryway improvements and landscape improvements to existing building.

Certificate of Appropriateness

Ulverton New Home – 9831 144th Place
New home in the historic district.

House Hunting

Are demographics destiny?
Developers and others are betting

yes

DE-MO-
GRAPH-
ICS

By Jeffrey Spivak

IN

A LEAFY, AFFLUENT SUBURB OF KANSAS CITY, MISSOURI, an elementary school was closed and put up for sale, offering a rare multiacre development opportunity. In years past, such properties usually turned out pretty much the same in the city of Prairie Village: small-scale, high-priced subdivisions with cul-de-sacs, one with a colonial Williamsburg theme, and another with three-story homes on narrow lots. But not anymore, not in this day and age.

This time, the company that bought the 6.5-acre school site is building something different, something tailored to the older, aging suburb: a senior housing project. Benton House will open this year as a 59-unit assisted living facility specializing in Alzheimer's care. And it will become the sixth senior housing community within about a two-mile radius.

"We don't have a lot of parcels that big and open, but the ones we have had open seem to attract senior housing," says Dennis Enslinger, AICP, Prairie Village's assistant city administrator and head of the city's community development department. "It's the changing demographics."

As the U.S. housing industry begins to rebound, demographics are beginning to drive new development opportunities. "Demography is destiny," declared a housing report last year from Rutgers University's Edward J. Bloustein School of Planning and Public Policy.

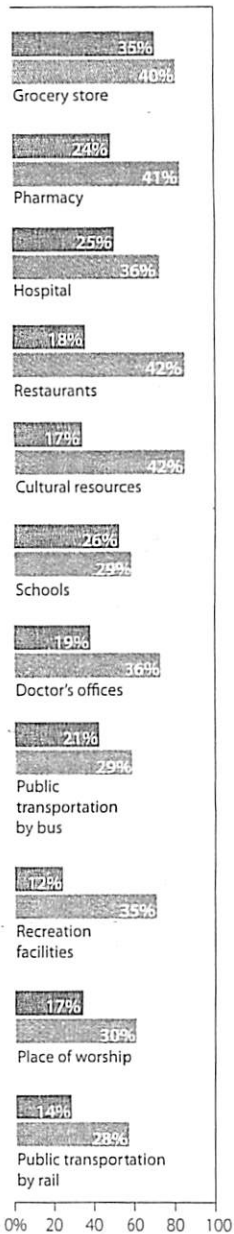
We have met the future . . .

The demographic drivers involve three dominant trends: the giant group of Generation Y young adults entering the housing market, the continued influx of ethnic immigrants into the U.S., plus the baby boom generation passing into retirement age. The U.S. Cen-

“For city planners, this is a great opportunity to look at portions of their communities that have walkable attributes and figure out how to create mixed use ordinances and flexible planning and zoning tools to accommodate creative developers.” Mitch Brown, chief development officer for Kisco Senior Living

Importance of walkability

■ Very important
■ Somewhat important



Source: The 2011 Community Preference Survey, National Association of Realtors

sus Bureau predicts 12 percent growth in 25-to-35-year-olds this decade and a 39 percent surge of people over the age of 65, with numbers of Asians and Hispanics of all ages forecasted to jump by more than 25 percent each.

This could lead to construction of one-third more housing units during this decade than during the last decade, according to the University of Washington's Runstad Center for Real Estate Studies. Housing experts believe this housing recovery will unfold differently than previous ones, with rentals driving the initial phase until 2015 before paving the way for more home sales after that. So this decade's residential growth will likely involve more apartments, smaller houses, new multigenerational designs, and an array of housing choices for seniors.

“Demographics,” says Steve Melman, director of economic services for the National Association of Home Builders, “are going to shape the housing market for years to come.”

A primary question, though, is where—urban cities or the suburbs?

Some housing analysts envision a new era for the housing market, one that involves a historic shift away from large-lot suburban subdivisions and toward smaller home sizes and higher density, multifamily urban developments. This so-called “reurbanism” counts on aging baby boomers giving up their suburban homes for downtown condos and college graduates gravitating to the bright lights of city life and never leaving.

However, many demographic analysts and real estate professionals doubt there will be a new era. They acknowledge that preferences for downtown and city living are growing slightly, as evidenced by rising downtown populations during the 2000s. But they also point to a host of studies and surveys that show people of all ages, even younger people, still prefer suburban living by wide margins.

“People look at the demographics and jump to the conclusion that everything has changed, and that's just wrong,” says Gregg Logan, managing director of Robert Charles Lesser & Co., a national real estate consulting company headquartered in Washington, D.C. “Let's not be so quick to write off the suburbs.”

What is changing is what younger and older people want in suburbia. When Logan's company analyzed consumer surveys asking people where they would like to live, a suburban mixed use, walkable environment was the top choice for all generations, from Gen Yers to seniors. Such choices are already playing out in the marketplace. Developers are trying to build denser, walkable residential-commercial projects in both inner and outer suburbs, and unit sizes are shrinking in many new home and apartment projects, as young and old buyers and renters show a willingness to live in smaller spaces that are closer to amenities they desire,

from nightlife to parks.

As Robert Sharpe, managing partner of the master planned community Rancho Sahuarita in Tucson, Arizona, observes: “The predominant feeling is, people want an urbanized suburbia.”

Are we ready for all this?

When Robert Charles Lesser surveyed suburbs and small towns about whether they were prepared to accommodate the housing desires of Gen Y and of seniors, the most common response was “no.” But some communities are getting ahead of the age wave, sometimes by adopting new zoning standards.

In 2006, the District of Columbia suburb of Arlington County, Virginia, approved an Elder Readiness Plan that allowed above-garage apartments, so-called “granny flats.” The unincorporated Atlanta suburb of Mableton in 2010 adopted a smart code that included wider sidewalks and doorways and even longer traffic signal timing in walkable areas.

“More flexible building and zoning regulations could create a more diverse mix of housing types,” the Center for Housing Policy, the research affiliate of the nonprofit National Housing Conference, stated in a report last year.

“For city planners, this is a great opportunity to look at portions of their communities that have walkable attributes and figure out how to create mixed use ordinances and flexible planning and zoning tools to accommodate creative developers,” says Mitch Brown, chief development officer for Kisco Senior Living, which develops senior communities.

Gen Y

Generation Y—also known as the Millennials—now comprises one-quarter of the population. People in this group were born between 1978 and 1995. Since they are now between the ages of 17 and 34, they

have a greater interest in and appetite for urban living than current Generation Xers or baby boomers. In the National Association of Realtors' 2011 National Community Preference Survey, 31 percent of Gen Yers said they preferred to live in a city location, compared to 18 percent for Gen Xers (ages 30-39).

"They want to be where the action is, and smaller units are what they can afford," says Bob Champion, a Los Angeles developer. So that's what some developers and cities are building. Champion says his average two-bedroom urban unit built today is 850 square feet, compared to 1,000 to 1,200 square feet a few years ago. And places such as New York and San Jose are proposing 200- and 300-square-foot "micro" apartments, which require amending zoning laws because they are so small.

"Apartments are really the choice of real estate development today because of demographics," says Mark Humphreys, chief executive of Humphreys & Partners Architects, the largest apartment-focused architecture firm in the U.S.

Some planners, though, are taking a more cautious approach to the current apartment boom, because it's likely the high demand won't last as the bulk of Gen Yers move into their 30s—primary ages for starting a family and buying a home. "We have to be very careful in going after multifamily because that might not fit our needs in the next 10 years," says Mickey Rhoades, housing manager for Manassas, Virginia, outside Washington, and a leader of APA's Housing and Community Development Division.

Gen Y may already be following the same path as previous generations in an eventual march toward single-family housing in the suburbs. Researchers at the University of Washington's Runstad Center for Real Estate Studies looked at home ownership rates among different generations at the same ages. Almost half of Gen Yers in their early 30s owned a home, compared to 53 percent of Gen Xers of the same ages in 1997. Moreover, 16 percent of Gen Yers under the age of 25 owned a home, compared to 14 percent of baby boomers of the same age in 1970.

Both the boomers and Xers went on to have home ownership rates above 70 percent, and many housing experts expect Gen Yers to follow suit. And in the National Association of Realtors' latest community preference survey, the largest share of Gen

Y respondents said they preferred a suburban location.

That's what real estate agent Christian Zarif is finding, too. Based in suburban Kansas City, she specializes in Gen Y buyers and observes, "The ones renting in the urban areas are not buying in urban areas. They kind of feel like 'Been there, done that,' and now they want that house with a yard."

One of her clients last year was Matt McCammon, a 28-year-old sports architect. He and his 20-something wife lived in a loft apartment in downtown Kansas City, Missouri, right across the street from where he worked. Yet they gave up that convenience to move to a nearly 100-year-old bungalow home in a close-in suburb. "We had done so much apartment living, it was time to move on," McCammon says. "We grew up in the suburbs, so this was kind of coming back full circle."

But Gen Yers don't want the far-flung, cookie-cutter, cul-de-sac-centric suburbia that some of them grew up in. They want compact, mixed use neighborhoods with nearby stores or restaurants they can walk to and with transit options, too. Robert Charles Lesser & Co.'s own consumer research asked Gen Yers what they most wanted when choosing a place to live, and the top answer was walkability.

Debra Dreman sees this type of development coming. She's an Orlando-based land development strategist who consults with community developers and builders. Her clients, she says, are increasingly looking at smaller homes on suburban infill sites. "Builders say their buyers love urban services but they also want their own plot of land, so they go for suburban infill," says Dreman, owner of Wellyn Land Co.

Immigrants

The 1990s and 2000s saw the largest gains in foreign-born residents in at least a century, according to the Brookings Institution, and this decade is expected to nearly keep pace. New Asian immigrants now outnumber those from North and South America combined, according to census reports. Meanwhile, the flow of people from Mexico has slowed in recent years, but Hispanics are still expected to account for 40 percent of the net new households formed this decade, according to the National Association of Hispanic Real Estate Professionals. "The era of the Hispanic home buyer is upon us," a Hispanic association report proclaimed.

And where are they choosing to live? Increasingly, in the suburbs.

The Brookings Institution reported that suburbs in 2010 increased their share of the U.S. foreign-born population to 51 percent, while the share of foreign-born in cities declined. That means the newest Chinatowns, Koreatowns, and little Indias of America are found today in the inner and outer suburban rings. "Minorities are increasingly part of the shift toward suburban and exurban living," according to Harvard University's State of the Nation's Housing 2012 report.

Some immigrants prefer multigenerational households, such as adult children living with their older parents and even their grandparents. "Immigrants already tend to come from multigenerational living arrangements, and a lot of them tend to hold on to those family values and cultures when they arrive here," says Thomas Tseng, cofounder of New American Dimensions, a Los Angeles ethnic market research firm that has worked with home builders. (For more on multigenerational housing, see "Making Room for Mom and Dad," October 2012.)

The housing industry is beginning to notice. Several residential building companies have introduced home designs to create separate living quarters for relatives. National home builder Lennar has developed a "Home Within a Home," a studio apartment connected to the rest of a house but with a separate entrance. The Los Angeles-based New Home Company offers not one but four different options for multigen households, including an entirely detached "guest quarters" behind the main house. The National Association of Home Builders has named multigenerational living one of the hottest design trends in new homes.

In the Chicago suburb of Buffalo Grove, interest in multigen housing took developer Jerry James by surprise. His company, Edward R. James Partners, was developing urban-style residences in a suburban setting, with row houses and smaller town homes with detached garages. The project, Waterbury Place, initially targeted empty nesters, but instead it became popular with Asian families. They wanted the highly rated local schools and liked the flexible home designs, which included a basement that some buyers intended to turn into a bedroom for their parents.

"We did not expect that," James says. "They were willing to accept a smaller space

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as a trade-off to being closer to great education and being able to accommodate their relatives.”

Seniors

Boomers—those born between 1946 and 1964—began turning 65 in January 2011. Going forward, the number of retiring boomers each month is expected to equal the population of Anaheim, California, and the number each year is expected to equal the population of Connecticut. According to Harvard’s Joint Center for Housing Studies, by 2020 there will be more single people over the age of 70 than total singles between the ages of 20 and 50.

In a 2012 report called “Coming Surge in Housing Needs for the Older Elderly,” Fannie Mae stated: “The entrance of Baby Boomers into the older elderly age category will increase the need for a variety of specialized housing and supportive services.”

But where? It turns out that more than 70 percent of the 65-plus population in metropolitan areas lives in the suburbs, and in the National Association of Realtors’ community preference survey, people over age 60 said they preferred a suburb to a city or urban location by almost a three-to-one margin.

Of course, many seniors will stay in their homes and “age in place,” as AARP describes it. But according to a survey by The Conference Board, an economic research group, about one-quarter of seniors over 65 intend to move within five years. To accom-

modate them, developers and builders are exploring new ways of senior living, creating a variety of niche markets.

One such niche is an “age-less” master planned community, in which housing is designed for all demographics, such as apartments for young adults, single-family homes for families, and condos for seniors. In these are places seniors can live close to—but not with—their adult children and their grandchildren.

At Daybreak, a giant master planned community created partly out of a reclaimed copper mine in suburban Salt Lake City, Kisco Senior Living picked out a six-acre site in the town center for 200 apartments combining independent and assisted living. “These are the best places for seniors,” says Kisco’s Mitch Brown. “They’re walkable, and seniors love to walk. If you can do it, this is the ideal setting. Embedding different levels of elder housing into an existing community or new master planned community is the future of this industry.”

Another development model that’s gaining momentum is a sort of a reinvention

of senior care centers, those facilities such as nursing homes and continuing care retirement communities for those who need medical attention. Whereas current facilities tend to be isolated, stand-alone, and gated, the new model combines different types of senior housing.

In Foster City, California, south of San Francisco, a consortium of companies is banding together to develop a civic center campus that will include senior housing. Initially, a single community care retirement community was proposed, but it had difficulty obtaining financing. So an alternative developed that was a combination of four different housing products: age-restricted condos, subsidized apartments above retail shops, mixed age town homes, and senior assisted living units.

“We’re seeing a lot more senior housing go into mixed use developments,” says Rodney Harrell, a senior strategic policy advisor at AARP in Washington, D.C., and a vice chair of APA’s Planning and the Black Community Division.

Construction of senior care facilities plunged during the economic downturn from 30,000 units a year to roughly 10,000. But senior housing experts say even a pre-recession building level is not enough to meet the needs of coming decades. Capital Senior Living Corporation, which has communities in more than 20 states, estimates that the 75-plus age group—when seniors are most likely to move out of their own homes—could by itself support construction of 40,000 units a year.

“I definitely see the senior trend,” says Annemarie Maiorano, AICP, housing program manager for Wake County, North Carolina, and chair of APA’s Housing and Community Development Division. “We can’t build subsidized senior housing fast enough.” ■

Jeffrey Spivak is a senior research analyst at HNTB Corporation, a Kansas City, Missouri-based architecture and engineering firm. He also is a freelance writer who specializes in real estate planning and development issues.

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STUDIES Rutgers “Demographics, Economics and Housing Demand” report from 2012: <http://policy.rutgers.edu/reports/rrr/RRR29apr12.pdf>; “The Shifting Nature of U.S. Housing Demand” report from the Demand Institute, a division of The Conference Board: <http://demandinstitute.org/sites/default/files/blog-uploads/tdihousingdemand.pdf>; The National Association of Realtors’ 2011 Community Preference Survey: www.realtor.org/reports/2011-community-preference-survey; Lennar’s “Home Within a Home”: <http://lennar.nextgen.com>.

The HOUSING MARKET

will be a **two-stage recovery**. Seasonally adjusted average house prices will increase by up to **1 PERCENT** in the second half of 2012, rising to an annual rate of increase of **2.5 PERCENT BY 2014**. Between **2015** and **2017**, they will rise by **3 TO 3.5 PERCENT** a year on average. ¶ The recovery will be led by demand from buyers for rental properties, rather than, as in previous cycles, demand from buyers and acquiring properties for themselves. More than **50 PERCENT** of those planning to move in the next **TWO YEARS** say they intend to **rent**. ¶ Young people—who were particularly hard hit by the recession—and immigrants will lead the demand for rental properties. Developers and investors will fulfill it, developers by building **multifamily homes for rent** (that is, buildings containing two or more units, such as apartment blocks or townhouses), and investors by buying **foreclosed single-family properties** for the same purpose. ¶ Rental demand will help to clear the huge oversupply of existing homes for sale. In 2011, some **14 PERCENT** of all housing units were **vacant**, while almost **13 PERCENT** of mortgages were in **foreclosure** or **delinquent**—increases of **12 AND 129 PERCENT** respectively over **2005** levels. It will take **TWO TO THREE YEARS** for this **oversupply** to be cleared, and at that point home **ownership rates** will *rise and return* to historical levels. More than **70 PERCENT** of those planning to move **THREE TO FIVE YEARS** from now say they intend to **purchase** their home. ¶ The housing market recovery will not be uniform across the country. Some states will see annual price **gains** of **5 PERCENT** or more. Others will not recover for many years. The deciding factors will include the level of foreclosed **inventory** and rates of **unemployment**. ¶ There will also be vast differences within states. Here, additional factors count, such as whether **local** amenities, including **access** to public transport, are within **walking** distance of homes. ¶ The average size of the American home will shrink. Many baby boomers who delayed retirement for financial reasons during the recession will **downsize**. They will not be alone. The majority of Americans have seen little or no wage increase for several years, and many will scale back their housing aspirations. The size of an average new home is expected to continue to fall, reaching **MID-1990S** levels by **2015**. ¶ Consumer spending patterns will reflect the different nature of housing demand during this recovery, in particular, the high **demand** for **rental properties**, for **smaller homes**, and for homes in **vibrant communities** close to local amenities. Industries including home remodeling, financial services, media, and retail will all experience shifts in **demand** and **new growth** opportunities. ¶ Despite the number of Americans who have been hurt financially by the housing crash, the desire to own a home remains strong. No expectation of long-term drop in **ownership rates**. Indeed, one survey has revealed that more than **80 PERCENT** of Americans recently thought **buying a home** remained the best **long-term investment** they could make.

Source: The Shifting Nature of U.S. Housing Demand, May 2012, The Demand Institute



Memorandum

To: Plan Commission
From: Kimberly Flom, Development Services Assistant Director
Date: November 12, 2013
Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Development Petitions

McDonald's Restaurant – 14445 Lagrange Road
Petition to tear down and rebuild a new McDonald's restaurant, in current prototype. Special Use Permit required.

Appearance Review Projects

Walgreens – 7960 159th Street
Petition to upgrade exterior façade, including new entry feature and pergola.

Joe Rizza Acura – 8150 159th Street
Construction of a new 'delivery room' building expansion on current dealership.

Midwest Animal Hospital – 11205 183rd Place
Small building addition to increase waiting room area.

El Cameno – 9956 151st Street
Exterior façade improvements – has also applied for the Appearance Improvement Grant.

Italo Modern Kitchen – 15139 LaGrange Road
Minor exterior updates and a new restaurant.

Joon Lee Tae Kwon Do Studio – 14355 LaGrange Road
Exterior façade improvements to former Crest Lighting building.



Memorandum

To: Plan Commission
From: Kimberly Flom, Development Services Assistant Director
Date: December 10, 2013
Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Appearance Review Projects

O'Reilly Auto Parts – 7928 159th Street

Minor exterior improvements to accommodate a motor vehicle services use.

Horton Center Façade Renovation – 14400 John Humphrey Drive

Exterior façade upgrade to existing strip retail center.

Preferred Surgi Center, LLC – 10 Orland Square Drive

Continued build out of medical office space at the former Plunkett Furniture store.

Park Pointe Plaza – 14900 LaGrange Road

Exterior façade improvements to retail center.

Marquette Bank Temporary Sculpture – 9980 151st Street

Temporary permit to allow a sculpture at the northeast corner of 151st Street and West Avenue.

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