

# VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Agenda

Tuesday, December 5, 2023

7:00 PM

Village Hall

### Plan Commission

*Nick Parisi, Chairman*  
*Edward Schussler, Vice Chairman*  
*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,*  
*Daniel Sanchez and John Nugent*

**CALLED TO ORDER/ROLL CALL**

**APPROVAL OF MINUTES**

**2023-0951** Minutes for the November 21, 2023 Plan Commission Meeting

**Attachments:** [November 21, 2023](#)

**PUBLIC HEARINGS**

**OPEN PUBLIC HEARING**

**2023-0898** Substantive Amendment: Clarify Driveways and Driveway Apron Regulations

**Attachments:** [LDC Amendment - Driveway and Driveway Aprons](#)

WH

**CLOSE PUBLIC HEARING**

**NON-PUBLIC HEARINGS**

**2023-0515** Athletic Operations Maintenance Facility Project - 14601 West Avenue

**Attachments:** [Storage Garage Elevations](#)  
[Building Elevations](#)  
[Site Plan](#)  
[Conceptual Rendering](#)  
[Photometric Plan](#)  
[Accessory Canopy Structure](#)  
[Staff Report to the Plan Commission](#)

WH

**OTHER BUSINESS**

**2023-0948** Memo: New Petitions

**Attachments:** [12 December 5, 2023](#)

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

# VILLAGE OF ORLAND PARK

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## Meeting Minutes

Tuesday, November 21, 2023

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*  
*Edward Schussler, Vice Chairman*  
*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,*  
*Daniel Sanchez and John Nugent*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order at 7:00 p.m.

**Present:** 5 - Member Parisi; Member Schussler; Member Paul; Member Sanchez, Member Nugent

**Absent:** 2 - Member Zomparelli, Member Zaatar

**APPROVAL OF MINUTES**

**2023-0917 Minutes for the November 7, 2023, Plan Commission Meeting**

**A motion was made by Member Edward Schussler, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

**PUBLIC HEARINGS**

**OPEN PUBLIC HEARING**

**A motion was made by Member Nick Parisi, seconded by Member Edward Schussler, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

**2023-0915 Substantive Amendment: Revise and Update Development and Subdivision Exactions: Dedication of Land and Fees in Lieu of Dedication**

Substantive Amendment: Revise and Update Development and Subdivision Exactions: Dedication of Land and Fees in Lieu of Dedication

A brief presentation was given by Mr. Lelo in accordance with the written report and the slide presentation. He stated the Village has collected impact fees for many years but the ordinance has not been updated since 1994. The main purposes of this update are to make sure we are currently in line with the industry standard, State Statutes, as well as the current costs to provide land and cash for these impact fees. He stated the new ordinance will include impact fees for school, fire, library, police, parks and Village infrastructure. The infrastructure will better allocate funds for not only transportation related needs, but can also be

used for sidewalk, street lighting, curbs, and gutters. Fees are only attributed to new growth. Intergovernmental agreements between the taxing bodies and the VOP will be required. If no agreement, fees won't be collected. Mr. Lelo continued with the slide presentation.

Mr. Lelo stated staff recommends the Plan Commission approve the proposed substantive amendment.

Commissioner Schussler stated that it is a really big change from what has been done in the past and that's why he is concerned. He stated that the fees will make development non-competitive with surrounding communities and developers will build there. Mr. Schussler agreed with having impact and exaction fees but stated they need to be reasonable. Mr. Schussler had some specific questions regarding page 6 - A of the presentation regarding criteria for determining land cash contributions. He stated number three has a \$300,000 figure but what's missing is something that says it's per acre. He asked what the source was for number five, specifically table 2, if it was from a school.

Mr. Lelo answered that it's from an updated ordinance that Naperville used, their updated generation tables.

Commissioner Schussler asked if this was the same one that was in the existing updated ordinance.

Mr. Lelo stated yes, most municipalities use the same one and we're utilizing it as well.

Commissioner Schussler stated it's well-accepted and continued to page 9. Under dedication of land or fees in lieu of land for parks and recreation sites and (B) fair share donation formula it talks about a ratio of 7 acres for 1,000 but the current ordinance is 10 per 1,000. He asked what the rationale is for reducing park acreage.

Mr. Lelo stated the current ordinance acres 10 units and when you go to the calculation it uses 7. It has both.

Commissioner Schussler stated at number 3 there is another reference to \$300,000.

Mr. Lelo replied thank you.

Commissioner Schussler asked if Mr. Lelo discussed what's being proposed with the fire district, school district and library.

Mr. Lelo stated on Monday, November 27th, the Village will have their Joint Review Board (JRB) meeting for the Main Street Triangle TIF. In addition, they will

be introducing the impact fee ordinance as well as other items the school and fire districts had questions on from a draft ordinance sent 3 weeks prior.

Commissioner Schussler replied okay. He moved on to fire and rescue impact fee number (A), and asked about the 10-year average. The fire districts have constructed and located their stations in anticipated of full build-out (75,000-80,000 population). There will be a need for apparatuses (fire trucks, ambulances, etc.), going 10 years back looking at how many fire trucks and ambulances were bought, how is that related to the impact of residents coming for a new subdivision. How do we square what is needed because of the new subdivision and looking at the numbers for what was needed for the whole Village over 10 years.

Mr. Lelo stated that we'll need to determine the specific impacts attributable to new development and determine the costs from there. That's what was recommended by our consultant who prepared this draft ordinance.

Commissioner Schussler asked if there are other municipalities that use this formula.

Mr. Lelo replied yes.

Commissioner Schussler asked if there were a lot of them.

Mr. Lelo replied I believe so but I don't know exactly how many or which. But I know the consultant worked with Naperville on their updates as well.

Commissioner Schussler asked if this is the new way Naperville does it now.

Mr. Lelo replied yes, this is a formula of that, correct.

Commissioner Schussler responded OK.

Ms. Skrodzki stated that the idea from the past 10 years is to get a per capita average figure over a 10-year period and then apply that to potential new development.

Commissioner Schussler responded kind of like the way they build a tax bill.

Ms. Skrodzki answered correct.

Commissioner Schussler stated that with the law enforcement impact fee, it's unlikely another police station or addition will be needed. So we're talking about police cars and stuff like that.

Mr. Lelo responded for example if they're expanding the need of training where

we're doing a training facility and firing range, that capital cost if attributable to new growth can be accounted for as well.

Commissioner Schussler stated it's the same theory under library, I see, OK. When you get to the definitions of capital assets, capital costs and capital improvements, under Village Public Infrastructure, number 30, it talks about sidewalks, street lights, curbs, etc. but not constituting roadway improvements. It sounds like you can't use any of this money for road improvements and widening.

Mr. Lelo responded it was his understanding with the State Statute there are specific requirements to charging road exaction fees that require a study of the existing roadway system and network, what the new development is and how it's impacting your existing level of service. In this instance, we're removing that so we don't have to continue to update that study in terms of the entire Village and how those facilities are being affected.

Commissioner Schussler stated you're using words to say I think that none of the fees that are collected can be used for roadway improvements.

Mr. Lelo responded the fees that we're replacing will not be used for roadway improvements.

Commissioner Schussler stated there's not going to be an exaction fee for roads.

Mr. Lelo answered correct. This will replace that.

Commissioner Schussler stated it's not replacing it if you can't include if you can't use it.

Mr. Lelo responded we're removing the road exaction fee and we're adding a village infrastructure fee that does not include that.

Commissioner Schussler stated the village infrastructure fee says it does not include roadway improvements.

Mr. Lelo replied correct. We're removing the existing fee that is for road exactions, we're not replacing that we are only adding the village infrastructure fee as defined.

Commissioner Schussler responded OK. It seems like road improvements are pretty critical around here, like widening 143rd Street and Wolf Road, we're not going to collect any money to do that then.

Mr. Lelo replied that's correct. Through the impact fees we are not collecting money to do that.

Commissioner Schussler stated he thought it's a big mistake to not include road improvements, but was his personal opinion.

Mr. Lelo understood the concern and mentioned he can get some better clarification from the attorney who prepared the draft ordinance to know exactly why we're not including road improvements.

Commissioner Schussler stated on record, it's big mistake to eliminate the road exaction fee whether you do it separately or you include it in the village public infrastructure umbrella. He thought we needed a road exaction fee for the roads that need to be widened in the next 20 years.

The roads previously mentioned are State or County roads, and there is typically a 20% local match for road improvements.

Mr. Lelo responded there are specific stipulations so senior living developments they can't just say they're age restricted. They have to have it in the covenants of the HOA and that's included in the ordinance. They would be exempt from the school impact fee.

Commissioner Nugent asked what is our biggest development right now. Waterford Pointe at 153rd and Wolf.

Mr. Lelo responded yes, that's probably the biggest one now. Previous to that would be Orland Ridge.

Commissioner Nugent stated I know you have leeway but he put that top lot, park pieces on the front so how does that work normally. They decide they want it or by the time you added the number of units, he had to have something. That was a combo right, donation.

Mr. Lelo responded yes, that's why they commonly refer to it as land cash. If there's a certain amount of land they have to dedicate for those purposes, for a park, if they can't accommodate it on the site or Village thinks it would be better elsewhere they can provide the cash. It's usually a combination of both. In this instance it allows for both but the numbers used would be as if it was strictly cash.

Commissioner Nugent stated 142nd Place and 80th Avenue, the ranch duplexes, generated zero children. How do we decide we want a park on-site and the fee? Do they pay the same fees if we know they're not going to generate a lot of kids?

Mr. Lelo responded the trouble with saying you know they're not going to, currently they may not but that doesn't necessarily mean they can't. I think that's why the ordinance is written the way it is. The formula is the same for everyone based on the 7 acres per thousand residents. What the update is doing is right-sizing the amount of cash-in-lieu we're receiving. If you offer that, you're getting much more



of a discount now than after the update.

Commissioner Nugent stated 104th and 108th corridors have decent-sized subdivisions that have parcels adjacent to them. From a developer's perspective, if they have parks here or there or want one, how do we tell them they can't or we don't really want one.

Mr. Lelo responded they do it during the comprehensive plan every 10 years. We update it to look at existing facilities and parks. As the developments come in, Village staff looks at park opportunities on a case-by-case basis. Village staff tells developers that parks and open space are required, with a cash-in-lieu contribution typically selected.

Commissioner Nugent asked if a developer comes in and they want a park to make their neighborhood attractive, we have to tell them they need one.

Mr. Lelo responded we always tell them they need one. If you're going to build residences, you have to provide certain portions of that area for parks and open space and/or a cash-in-lieu payment.

Commissioner Nugent asked Mr. Lelo if he was familiar with Glenn Eagles and Lemont former golf course.

Mr. Lelo responded yes, I'm more familiar with it as a golf course.

Commissioner Nugent stated homes in that area are three kids and are going to be a major impact on everything so do they get charged more. Do we have the ability to have a Glenn Eagles.

Mr. Lelo responded I can't speak on exactly what is happening there.

Commissioner Nugent replied they're going to have 500 units, some of them townhomes, and they're saying the homes are families with three kids plus.

Mr. Lelo stated what happens in most municipalities is that there's an ordinance like this that applies to everything whether it's 500 homes or 50. If you're getting a large-scale development, there are opportunities to negotiate fees associated with the Village. If it's associated with parks, we may have an opportunity to negotiate that fee in favor of something else if it's a development of that scale. It would be up to that taxing body if they want to offer a waiver by building so many homes at once.

Commissioner Nugent stated we have something major, we have a few quarters that could happen but even where they're building off Wolf Road, that's not a major kid impact for whatever reason.

Mr. Lelo replied I'm not really sure. It was 50 single family units. It's been amended a couple of times for townhomes but I think the standard mix of residents has changed. To say townhomes don't generate as many kids, I don't know if that's the case anymore.

Commissioner Nugent stated we do have some big parcels that could be grabbed.

Mr. Lelo responded the majority of the remaining residential land to be developed is owned by a single residential developer. If you look on our zoning map you see the zoning classification LSPD, that's all Gallagher & Henry land that's governed by a development agreement that's set to expire soon. There are some very large tracts of land that are available for development.

Commissioner Schussler stated the Gallaher & Henry land has been vacant for a long time but it could develop very quickly. They could decide they're going to sell that land to some developer and we could have a 500-unit development in short order.

Chairman Parisi stated several years ago the Commission looked at that huge parcel north of 139th Street and 108th Avenue.

Commissioner Nugent responded Tampier Lake.

Chairman Parisi replied yes, by Brittany Glenn. They had 110 lots and nothing's ever come of it. The question is what do we have left. There are a couple of substantial places left, even down LaGrange Road south of 183rd there was going to be a huge development.

Mr. Lelo stated 750 homes.

Chairman Parisi responded 750 homes surrounded by the townhomes and the condos and that never took off so there's some potential out there.

Commissioner Nugent added speaking of Gallagher, three of his old neighborhoods are all on their last block. He's about to finish three neighborhoods so he might have the energy to come here.

Mr. Lelo replied one thing I know about Orland is if there's available land, people will try to build on it.

Chairman Parisi stated it's really interesting that throughout that statistic we haven't looked at this is 29 years. It's timely and we've grown in that time. Impact fees should be a living organism that we're looking at. I think it's important and I'm glad we're keeping an eye on this and measuring ourselves against what other villages may or may not have been doing. So this is good.

Commissioner Nugent added seven of our schools just added on so we have capacity.

Chairman Parisi asked if any other Commissioners wanted to speak.

No members of the public spoke.

#### Recommended Action

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 15, 2023;  
And

Staff Recommends that the Plan Commission approve the Land Development Code Amendments for Section 5-112.H as presented in the attached report titled "11/21/23 Land Development Code Amendment Report" dated November 15, 2023.

#### Recommended Motion

Regarding Case Number 2023-0915, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

**A motion was made by Member Edward Schussler, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

### CLOSE PUBLIC HEARING

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

### OPEN PUBLIC HEARING

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

**2023-0896 Substantive Amendment: Modify Entitlement Review Process**

Substantive Amendment: Modify Entitlement Review Process

Mr. LeVigne respectfully requested the staff report be accepted into the record as written and as presented during the meeting.

Mr. LeVigne stated this case focuses on the changes to the entitlement review process in Section 5-101. This shift is to aim to emphasize efficiency for the Village and for developers. This is an ongoing implementation of our LEI process. The current process is staff approval of preliminary plans, Plan Commission recommendation, staff approval of final engineering and final landscaping, and then a Board of Trustees decision. Plans for a development can be "80%" plans (an industry standard) to move forward to the Board of Trustees. Minor changes can be addressed administratively. If there are substantial changes, the petitioner would need to return to the entitlement review process.

If the project receives unanimous approval from the Plan Commission, it would proceed to the Board of Trustees.

As part of this amendment, the flowchart will be removed from the code because it encompasses every type of project which makes the process overwhelming for new applicants.

Staff recommends the Plan Commission approve the proposed Land Development Code amendments for Section 5-101.A, 5-101.C, and 5-101.K.

Commissioner Schussler stated it's all technical stuff.

No members of the public spoke.

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 15, 2023;  
And

Staff Recommends that the Plan Commission recommend approval of the Land Development Code Amendments for Sections 5-101.A, 5-101.C, and 5-101.K, as presented in the attached report titled "11/21/23 Land Development Code Amendment Report" dated November 15, 2023.

Recommended Motion

Regarding Case Number 2023-0896, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

**APPROVED**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

**CLOSE PUBLIC HEARING**

**A motion was made by Member Edward Schussler, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

**OPEN PUBLIC HEARING**

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

**2023-0897 Substantive Amendment: Modify Residential Best Management Practices (BMPs)**

Substantive Amendment: Modify Residential Best Management Practices (BMPs)

Ms. Henry respectfully requested staff report be accepted into the record as written and as presented during the meeting.

Ms. Henry stated the goal of this amendment is to establish a maximum lot coverage allowance that is easily understood by the public and more easily enforceable by the staff. This amendment would no longer allow Best Management Practices (BMPs) for residential zoning districts. Side-loaded garages will still have the extra 3% lot coverage, where applicable.

Staff recommends the Plan Commission approve the Land Development Code (LDC) amendments as presented.

No members of the public spoke.

Staff recommends to accept and make findings of fact of this Plan Commission and the findings of fact set forth in this staff report, dated November 15, 2023;  
And

Staff recommends that the Plan Commission recommend approval of the Land

Development Code Amendments for Sections 6-305.F.2.c, 6-201.F, 6-202.F, 6-203.F, 6-203.5.F, 6-204.F, 6-204.5.F, 6-205.F, 6-206.G as presented in the attached amendment report titled "11/21/23 Land Development Code Amendment Report" dated November 15, 2023.

Recommended Motion

Regarding Case Number 2023-0897, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

**A motion was made by Member Edward Schussler, seconded by Member John J. Paul, that this matter be APPROVED and the public hearing CLOSED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

## CLOSE PUBLIC HEARING

## OPEN PUBLIC HEARING

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

## **2023-0898 Substantive Amendment: Clarify Driveways and Driveway Apron Regulations**

Substantive Amendment: Clarify Driveways and Driveway Apron Regulations

Ms. Henry respectfully requested staff report be accepted into the record as written and as presented during the meeting.

Ms. Henry stated this amendment will make the LDC and Village Code more efficient and easier to interpret for the public and staff. The intent is to move dimension-related text from the Village Code to the LDC because the information pertains to zoning related regulations. Duplicate information regarding specifications of driveways and driveway aprons will be removed from the LDC and kept in the Village Code.

Staff recommends the Plan Commission continue case 2023-0915 to the Tuesday, December 5, 2023, meeting of the Plan Commission at 7 p.m., to ensure all duplicate construction specifications of the LDC are only located in the

Village Code, and approved by reference.

No members of the public spoke.

Staff Recommends that the Plan Commission continue case 2023-0898 to Tuesday, December 5, 2023 Plan Commission meeting.

regarding Case Number 2023-0898, I move to approve the staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

**CONTINUED. A motion was made by Member Edward G. Schussler and amended, seconded by Member John Paul, that this matter be CONTINUED.**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

## **CLOSE PUBLIC HEARING**

**CONTINUED to the Plan Commission**

## **OPEN PUBLIC HEARING**

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

### **2023-0899 Substantive Amendment: Adding New Permitted Use to the Open Space District**

Substantive Amendment: Adding New Permitted Use to the Open Space District

Mr. LeVigne stated this amendment would allow for civic and fraternal nonprofit organizations to be permitted uses in the Open Space district, which is suitable for gathering places in recreational areas. The purpose of this amendment is to preserve inclusivity and flexibility of uses appropriate for the Open Space district by providing different accommodations for various civic groups.

Staff recommends the Plan Commission approve the LDC amendment as presented.

No members of the public spoke.

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 15, 2023;  
And

Staff Recommends that the Plan Commission recommend approval of the Land Development Code Amendments for Section 6-213 as presented in the attached report titled "11/21/23 Land Development Code Amendment Report" dated November 15, 2023.

Recommended Motion

Regarding Case Number 2023-0898, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

**A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED and the public hearing CLOSED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar

**CLOSE PUBLIC HEARING**

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

**2023-0918 Memo: New Petitions**

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

The meeting was adjourned at 7:53 p.m.

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be ADJOURNMENT. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Zomparelli and Member Zaatar



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# TECHNICAL AMENDMENTS: CLARIFY DRIVEWAY AND DRIVEWAY APRON REGULATIONS

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## AMENDMENT SUMMARY

### Section 3-4-2-6

- Clarify the construction requirements for driveways and driveway aprons.

### Section 6-306.E.8

- Clarify driveway and driveway apron dimensions to be consistent with the information regarding driveways and driveway aprons in the Village Code.

### Section 6-406.B.6

- Clarify driveway and driveway apron requirements by referencing the Village Code.

## AMENDMENT EXPLANATION

The goal of this amendment is to ensure clear communication and consistent application of the driveway and driveway apron regulations, with an objective of describing the dimensions in the Land Development Code (LDC) and having other Village Code and LDC section recognizing that section by reference.

The proposed amendment will clarify the appropriate dimensions for the public and Village staff. The Village Code will retain the specifications such as base layers, pavement thickness, etc., while the LDC will retain the zoning-related dimensions such as driveway widths and setbacks.

Due to the inconsistent description of driveway and driveway apron requirements, staff recommends one location for such regulations.

## PROPOSED AMENDMENT TEXT

### SECTION 3-4-2-6 CONSTRUCTION SPECIFICATION AND REQUIREMENTS

...

Widths: *The maximum width for driveways for single family residences including circle drives shall be ten feet (10') at the sidewalk line and sixteen feet (16') at the curb; provided, that where a two-car or three-car garage is located within thirty feet (30') of the property line, the driveway shall not exceed twenty feet (20') at the sidewalk line or twenty-six feet (26') at the curb or thirty (30) feet at the sidewalk line and thirty-six (36) feet at the curb, respectively. No driveway shall encroach upon any portion of the parkway in front of the adjoining property. The maximum width for driveways for all other uses shall be as approved by the Board of Trustees upon recommendation by the Department of Engineering. The maximum width shall be in accordance with Section 6-406.B.*

...

Driveway Aprons: *Single family residential driveway aprons shall have a maximum width of ten (10) feet for one-car driveways, and a maximum width of twenty (20) feet for two-car driveways, and a maximum width of 30 feet for three car driveways, measured at the sidewalk and shall flare to a width three (3) feet greater at the curb line.* All residential aprons shall have a minimum concrete thickness of six (~~6~~) inches and a granular bedding base of two (~~2~~) inches. Multi-family development business, office research, and industrial district driveway aprons shall be constructed with ten (~~10~~) foot radius returns unless otherwise required by the Department of Engineering.

...

## SECTION 6-306.E.8 OFF-STREET PARKING AND LOADING REQUIREMENTS

...

- a. Passenger Automobile parking is not permitted in any required side setback in a residential district. Passenger automobile parking is permitted in the driveway of the required corner side yard setback with a ~~twenty (20)~~ **20**-foot minimum driveway length, excluding right-of-way and sidewalks. No open off-street parking serving a residential use in a non-required side setback shall be located nearer than ~~five (5)~~ **5** feet to a principal residential building. (Ord.2959-11/18/96)

...

## SECTION 6-406.B. SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

...

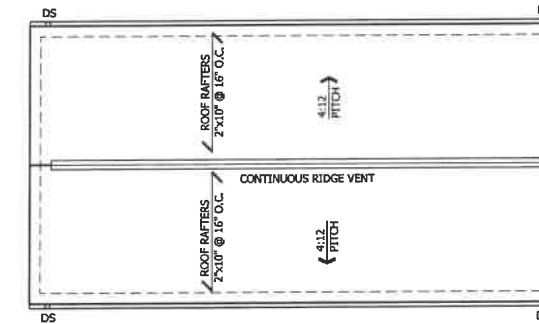
6. Widths and Lengths. ~~Single-family residential driveways and driveway aprons shall have a maximum width of twenty (20) feet for one (1) car garages, twenty-six (26) feet for two (2) car garages, and thirty-six (36) feet for three (3) car garages.~~ **The maximum width for driveways for single family residences including circle drives shall 10 feet at the sidewalk line and 16 feet at the curb; provided, that where a two-car or three-car garage is located within 30 feet of the property line, the driveway shall not exceed 20 feet at the sidewalk line or 26 feet at the curb, or 30 feet at the sidewalk line and 36 feet at the curb, respectively. No driveway shall encroach upon any portion of the parkway in front of the adjoining property.** The maximum width of a driveway is applicable to the entire driveway length between the building line and sidewalk. **Single family residential driveway aprons shall have a maximum width of ten feet 10 feet for one-car driveways, a maximum width of 20 feet for two-car driveways, and a maximum width of 30 feet for three car driveways, measured at the sidewalk and shall flare to a maximum width of 3 feet to either side at the curb line.** The maximum width of a driveway apron is applicable to the entire driveway length between the sidewalk and the street. ~~The maximum width for driveway lane for single family residences shall be forty (40) percent of the lot width up to thirty six (36) feet, applicable to the entire driveway length between the building line and curb line. The maximum width for circle driveway lane shall be twenty (20) feet, applicable to the entire driveway length between the building line and curb line.~~ The minimum driveway length shall be ~~eighteen (18)~~ **18** feet, excluding right-of-way and sidewalks. No driveway shall encroach upon any portion of the parkway in front of the adjoining parkway. **Driveways and driveway aprons also must adhere to construction specifications and requirements in section 3-4-2-6 of the Village Code.** The maximum width for driveways **and driveway aprons** for all other uses shall be as approved by the Board of Trustees upon recommendation of the Engineering Department. (Ord. 2959 – 11/18/96; Amd. Ord. 3281 – 8/16/99; Amd. Ord. 5061 1/26/16; Amd. Ord. 5126 9/19/16; Amd. Ord. 5653 - 11/1/21)

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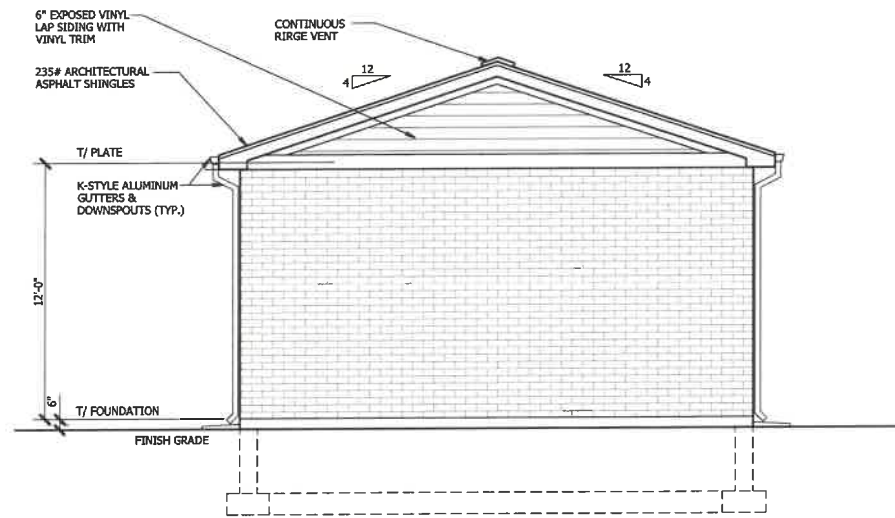
**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



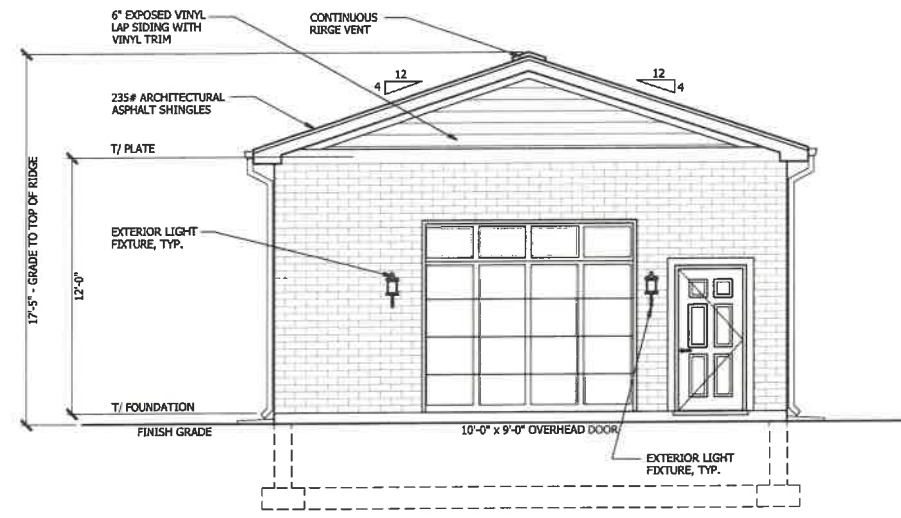
**GARAGE ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

**GENERAL ELEVATION NOTES:**

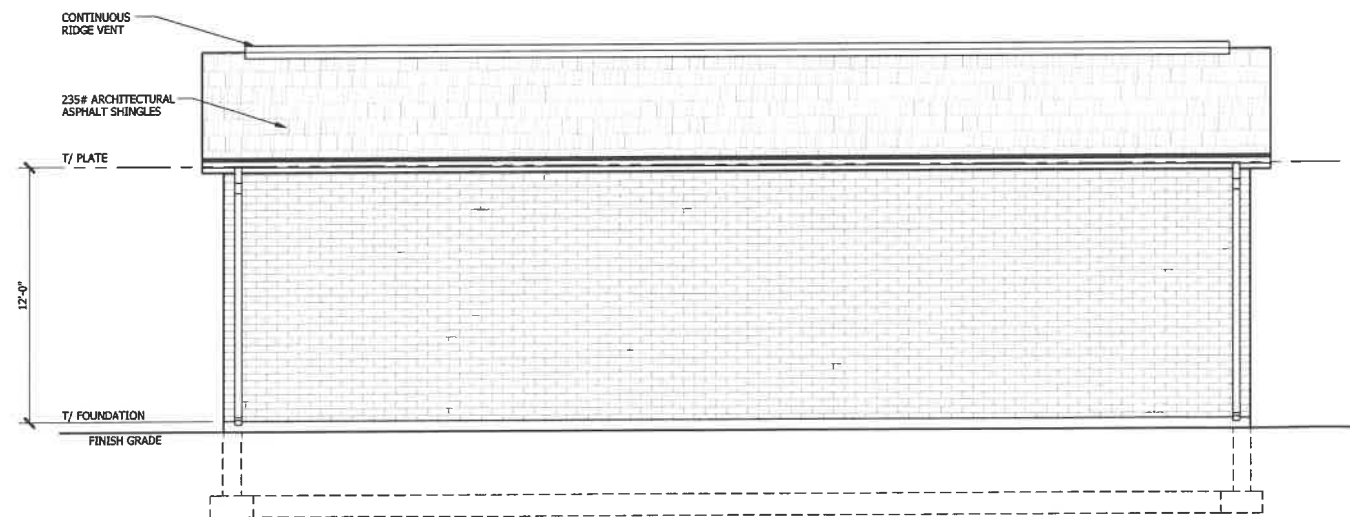
1. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, EXTERIOR OPENINGS (WINDOWS), EXTERIOR MATERIAL CHANGES AND ELSEWHERE AS REQUIRED TO PROVIDE A WATERTIGHT AND WATERPROOF PERFORMANCE.
2. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER/CONTRACTOR PRIOR TO INSTALLATION & PROVIDE SPLASH BLOCKS OR DOWNSPOUT EXTENSIONS @ EACH DOWNSPOUT LOCATION.



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

ISSUED FOR OWNER REVIEW	09/15/2023
ISSUES & REVISIONS	DATE

CLIENT  
**VILLAGE OF ORLAND PARK**  
 PROJECT

**MAINTENANCE BUILDING**

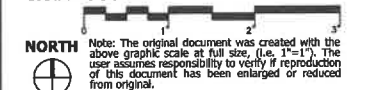
ADDRESS  
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**ORLAND PARK, IL 60462**

SHEET TITLE

**GARAGE ELEVATIONS & ROOF PLAN**

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**GRAPHIC SCALE:**



Project No.: 22010B  
 Drawn By: NGS  
 Checked By: JRM

SHEET NUMBER

**A13**

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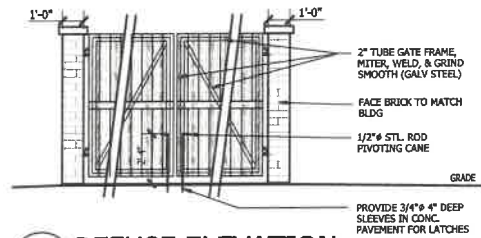
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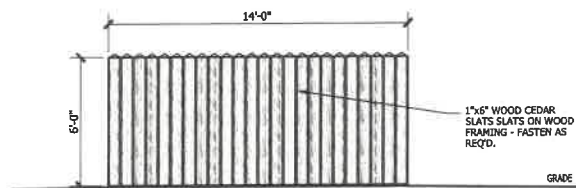


EXPIRES 11-30-2024

SIGNATURE



**B REFUSE ELEVATION**  
A5 SCALE: 1/2" = 1'-0"



**A FENCE ELEVATION**  
A5 SCALE: 1/2" = 1'-0"

**ELEVATION LEGEND**

GENERAL ELEVATION NOTES:

1. PROVIDE SEALANT AROUND ALL EXTERIOR OUTLETS, HOSE BIBS, LIGHT FIXTURE MOUNTING PLATES.
2. SEE STRUCTURAL DRAWINGS FOR LIMITS OF FOUNDATIONS AND RECESSED SLABS.
3. ALL NEW EXTERIOR ALUMINUM STOREFRONT AND DOORS TO HAVE TINTED LOW-E INSULATED GLASS (TYPICAL UNO) - SEE GLAZING SPECS.
4. PAINT ALL EXPOSED STEEL LINTELS.
5. C.J. = CONTROL JOINT
6. SEE SHEET A8 FOR WINDOW SCHEDULE.

- |  |   |
|--|---|
| 1 UTILITY FACE BRICK FB-1  | 9 COMPOSITE WINDOW, SEE SCHEDULE            |
| 2 UTILITY FACE BRICK FB-2  | 10 STEEL BOLLARD - PAINT                    |
| 3 CAST STONE SILL / BAND   | 11 OVERFLOW NOZZLE, PLUMBING DWG'S          |
| 4 STUCCO WALL SYSTEM, PAINT - SEE SPECS                                  | 12 LIGHT FIXTURE - SEE ELEC DWG'S           |
| 5 HOLLOW METAL DOOR & THERMALLY BROKEN FRAME - SEE DOOR SPECS & SCHEDULE | 13 SIAMSE CONNECTION W/ ALARM & STROBE      |
| 6 PRE-FINISHED HVAC INTAKE LOUVER - SEE MECH. DWG'S                      | 14 PRE-FINISHED GUTTER & DOWNSPOUT ASSEMBLY |
| 7 VILLAGE BUILDING SIGNAGE BY OWNER                                      | 15 NATURAL GAS SERVICE - SEE MECH. DWG'S    |
| 8 OVERHEAD INSULATED GARAGE DOOR SEE SCHEDULE & SPEC.                    | 16 WALL SEAL WEATHERTIGHT - SEE MECH. DWG'S |
|  | 17 STUCCO CONTROL JOINT                     |

**ROOF PLAN LEGEND**

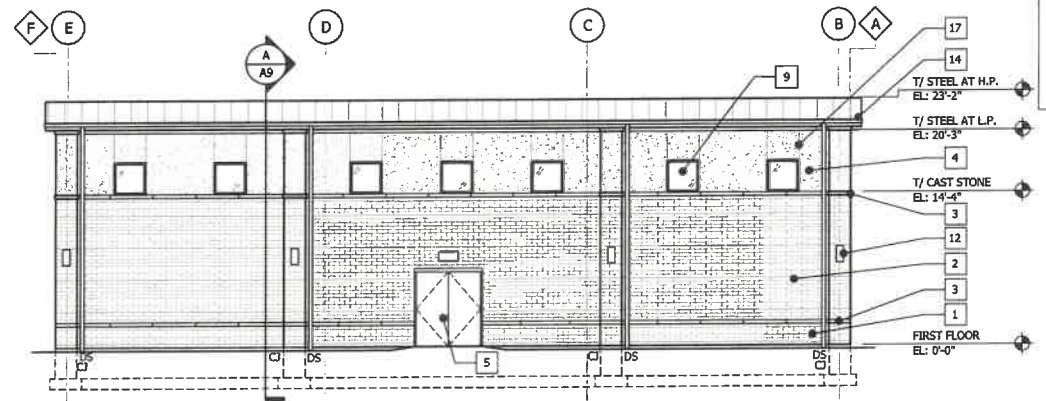
- SLOPE OF STRUCTURE
- DS NEW ALUMINUM GUTTER & DOWN SPOUT
- EXTERIOR WALL BELOW
- S.B. CONTINUOUS SNOW BAR - SEE SPECS

**ROOF PLAN NOTES**

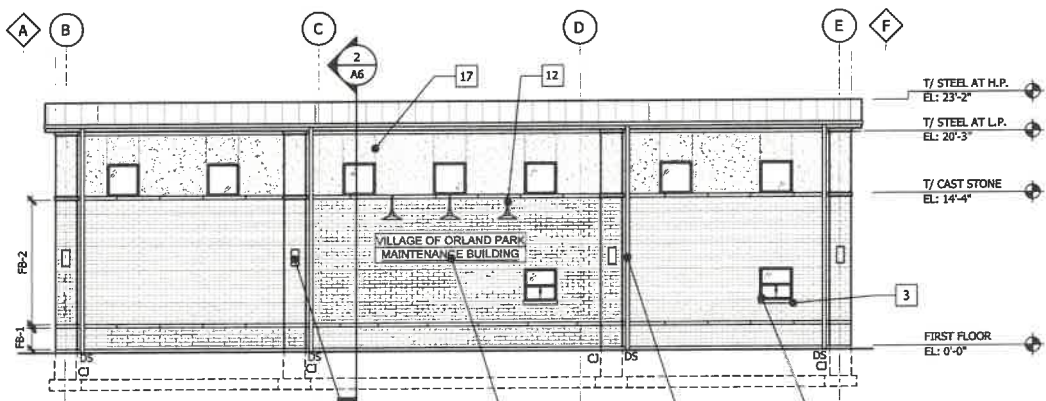
1. PROVIDE TAPERED EDGE STRIPS AS REQUIRED FOR SMOOTH TRANSITION BETWEEN UNEVEN ROOF AREAS.
2. VERIFY ALL SLOPES FOR PROPER DRAINAGE AND PROVIDE ADDITIONAL TAPERED INSULATION AS REQ'D TO PROVIDE POSITIVE DRAINAGE.
3. CONTRACTOR TO FURNISH/INSTALL SELF-ADHERING ICE/WATER SHIELD UNDERLAYMENT UNDER ALL STANDING SEAM ROOF LOCATIONS - SEE SPECS.
4. FLASH AROUND ALL PIPE PENETRATION AND ROOF MOUNTED EQUIPMENT - SEE MECHANICAL, ELECTRICAL AND PLUMBING DWG'S FOR EXACT LOCATION.
5. MECHANICAL SUBCONTRACTOR TO FURNISH AND INSTALL SLOPED MECH CURBS OR CURB ADAPTORS. COORDINATE SIZE WITH MECH DWG'S. FLASHING AROUND ALL NEW CURBS.

COORDINATE LOCATIONS OF STUCCO CONTROL JOINTS WITH ARCHITECT AND OWNER.

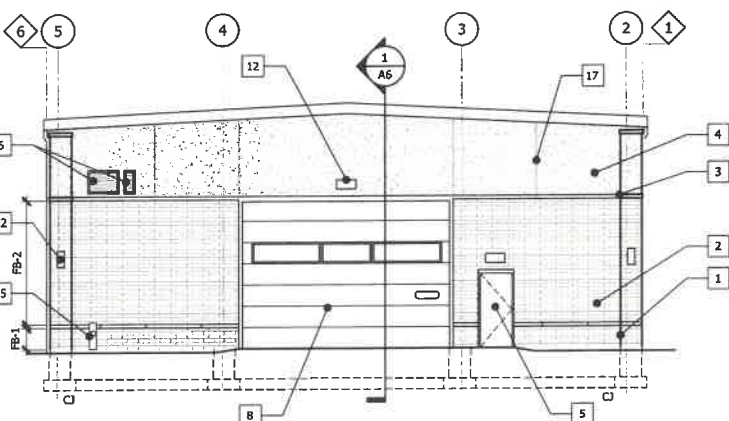
1. NO LENGTH SHOULD EXCEED 18 FEET IN EITHER DIRECTION.
2. NO PANEL SHOULD EXCEED 144 SQUARE FEET FOR VERTICAL APPLICATIONS.
3. NO PANEL SHALL EXCEED 100 SQUARE FEET FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS.



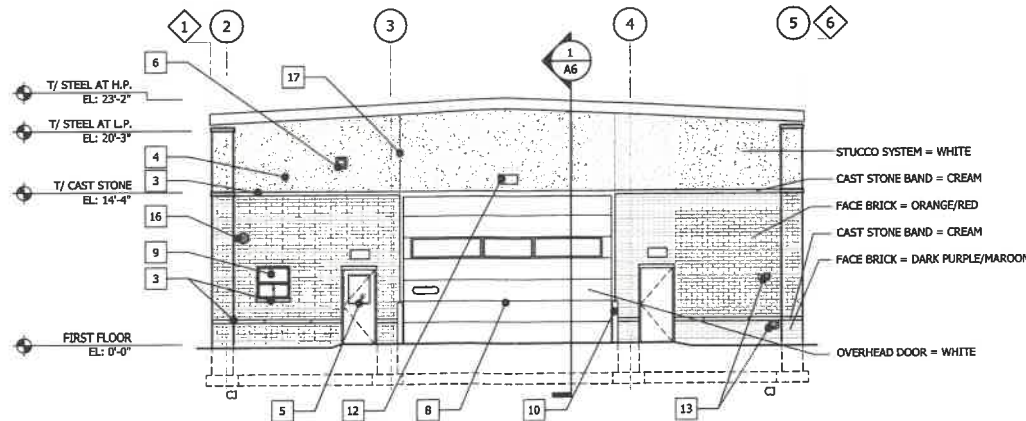
**1 EAST ELEVATION**  
A5 SCALE: 1/8" = 1'-0"



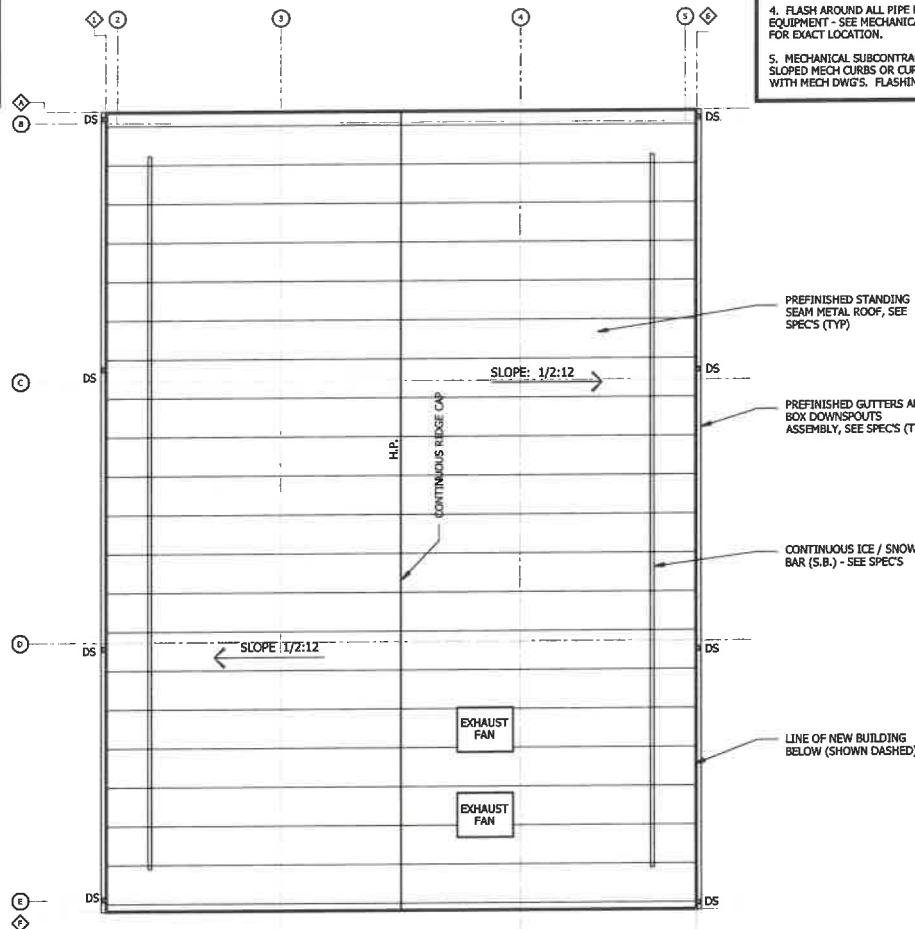
**2 WEST ELEVATION**  
A5 SCALE: 1/8" = 1'-0"



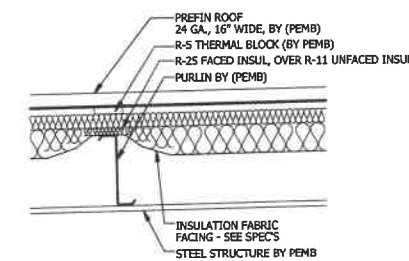
**3 NORTH ELEVATION**  
A5 SCALE: 1/8" = 1'-0"



**4 SOUTH ELEVATION**  
A5 SCALE: 1/8" = 1'-0"



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**5 ROOF DETAIL, TYP.**  
A5 SCALE: 1" = 1'-0"

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No. ISSUES & REVISIONS DATE

CLIENT  
**VILLAGE OF ORLAND PARK**  
PROJECT

**MAINTENANCE BUILDING**

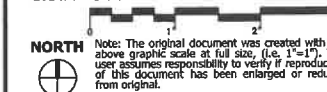
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SHEET TITLE

**BUILDING #1  
EXTERIOR ELEVATIONS**

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**VILLAGE OF ORLAND PARK**  
PROJECT

**MAINTENANCE BUILDING**

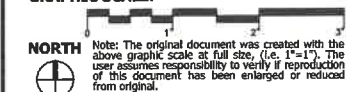
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**SITE PLAN**

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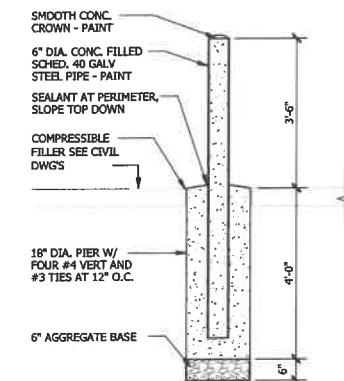
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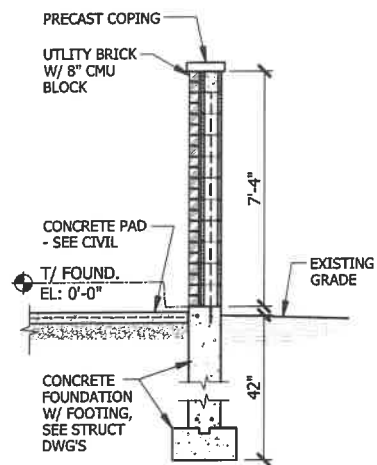
**A1**



**1 BOLLARD DETAIL**  
SCALE: 1/2" = 1'-0"



**2 TRASH ENCLOSURE**  
SCALE: 3/8" = 1'-0"



**SITE PLAN**  
SCALE: 3/32" = 1'-0"



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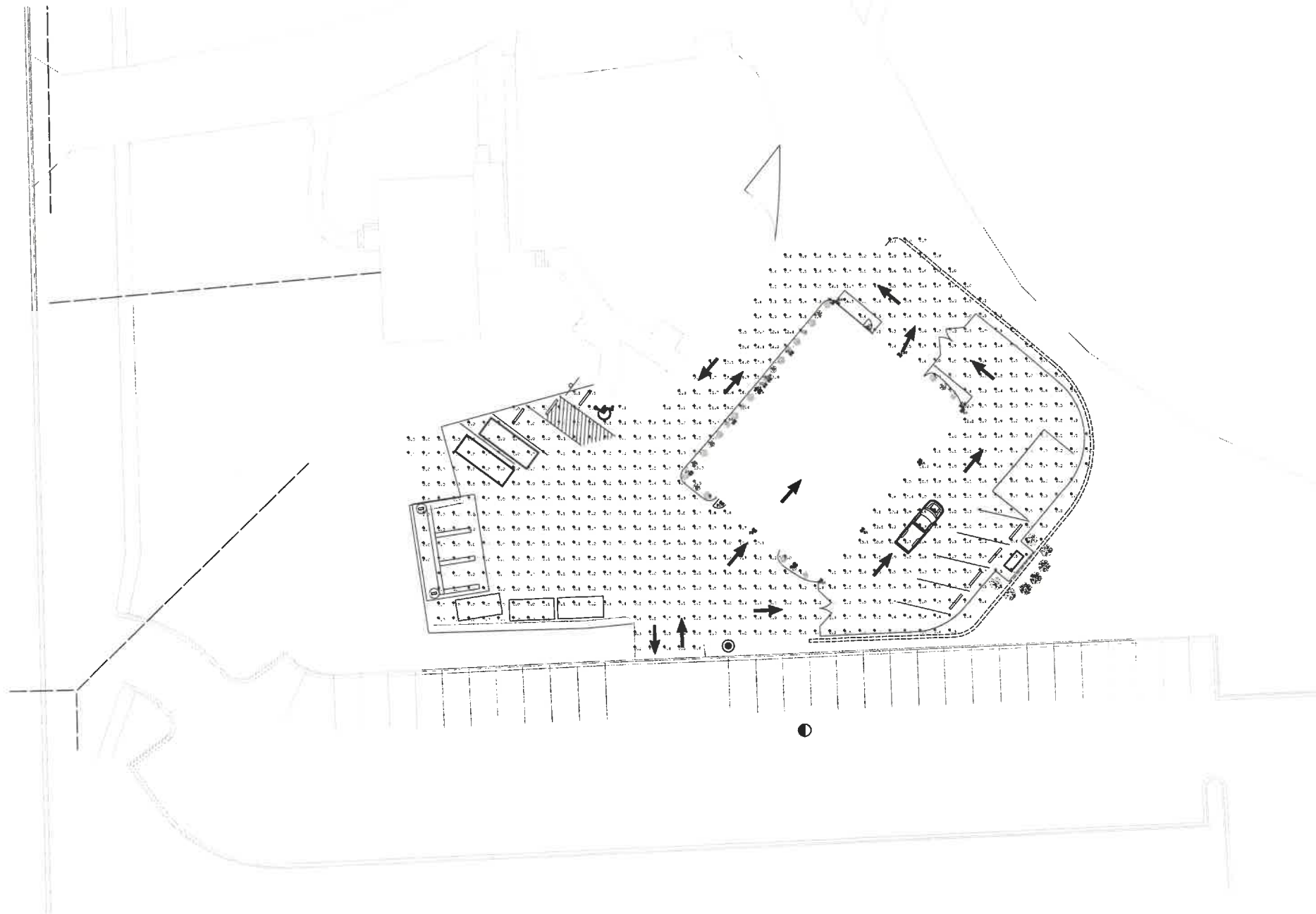
PLOT DATE: 2/15/2023 1:09:07 PM



CONCEPTUAL RENDERING: SOUTH WEST CORNER

Luminaire Schedule				
Symbol	Qty	Label	Description	Tag
⊙	3	EML17 GCF XT 49LED 350mA 40K	EML17 GCF XT 49LED 350mA 40K R2	ED
⊠	1	WDGE3 LED P2 70CRI R3 40K	WDGE3 LED P2 70CRI R3 40K	EB2
⊡	2	WDGE3 LED P2 70CRI RFT 40K	WDGE3 LED P2 70CRI RFT 40K	EB
⊢	3	WDGE2 LED P1 40K 80CRI T3M	WDGE2 LED P1 40K 80CRI T3M	EC
⊙	10	EVO6WC 40_20 AR LSS ASYM	EVO6WC 40_20 AR LSS ASYM	EA

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
EXTERIOR	Illuminance	Fc	2.59	32.7	0.0	N.A.



**SITE PHOTOMETRIC**  
SCALE: 1" = 20'-0"

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**PRELIMINARY**  
Plotted: August 31, 2023  
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CLIENT  
**VILLAGE OF ORLAND PARK**  
PROJECT

**MAINTENANCE BUILDING**

ADDRESS  
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SHEET TITLE

**SITE PHOTOMETRIC**

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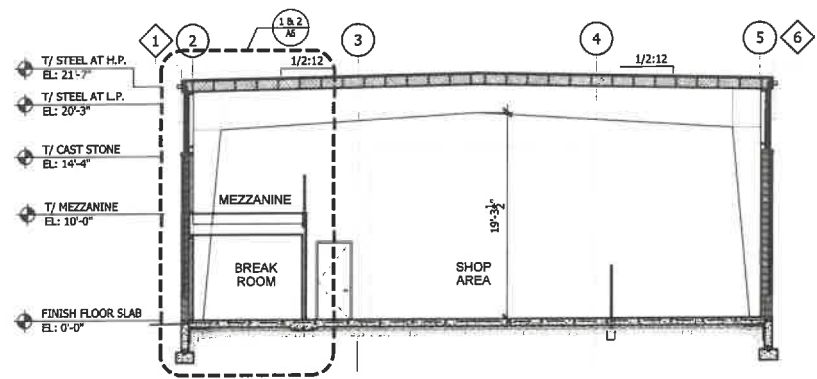
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SHEET NUMBER  
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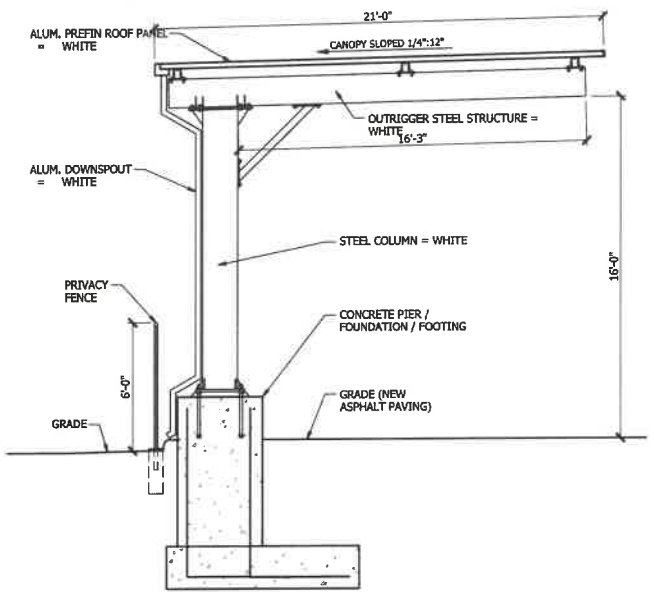
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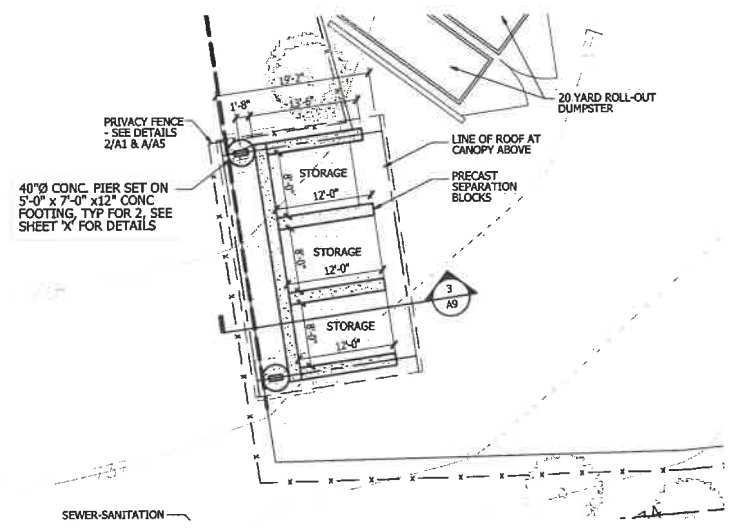
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**A BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



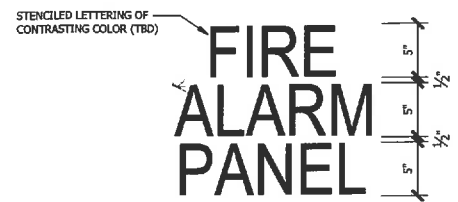
**3 STORAGE BIN TYPICAL SECTION**  
SCALE: 1/2" = 1'-0"



**PLAN NORTH STORAGE BIN PLAN**  
SCALE: 3/32" = 1'-0"



**B LETTERING DETAIL**  
SCALE: 1-1/2" = 1'-0"

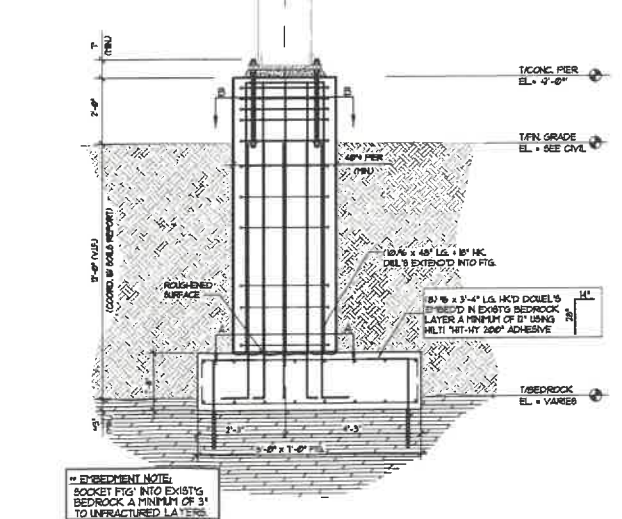
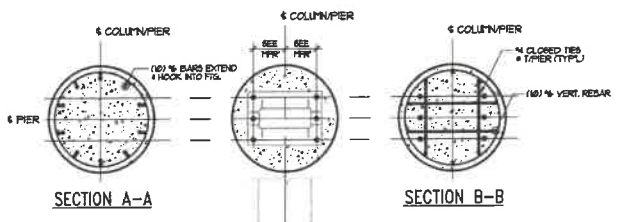


**A LETTERING DETAIL**  
SCALE: 1-1/2" = 1'-0"

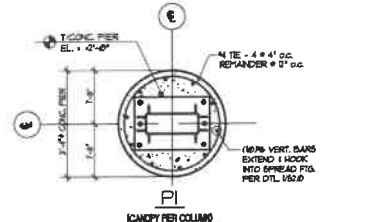
**FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"

1. VERIFY LOCATION OF COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS BEFORE PLACING FOUNDATIONS.
2. TOP OF FINISH GRADE ELEVATION TO BE PER CIVIL DRAWINGS.
3. DESIGN SOIL BEARING CAPACITY AS NOTED IN FOUNDATION CONSTRUCTION NOTES. ANY SOFT SPOTS OR VARIATIONS IN SUBSURFACE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. THE DESIGN BEARING CAPACITY SHALL BE FIELD VERIFIED BY AN INDEPENDENT TESTING AGENCY SPECIALIZING IN SOIL INVESTIGATIONS.
4. REINFORCING STEEL INDICATED FOR FOOTINGS IN BOTTOM STEEL. THE LAST DIMENSION GIVEN FOR A FOOTING SIZE IS THE DEPTH.
5. REFERENCE: GENERAL STRUCTURAL NOTES - 04

**FOOTING SCHEDULE**  
R 3'-0" x 1'-0" x 1'-0" W/ 10# BARS / 16# LONG  
= PROVIDE REIN. FOR FOOTING W/ 4" EA. END



**1 CANOPY FOOTING & PIER DETAIL (BEDROCK LAYER)**  
SCALE: 1/2" = 1'-0"



**2 CONC. PIER DETAIL (3'-4" DIA. PIER)**  
SCALE: 1/2" = 1'-0"

**OUTDOOR CANOPY DETAILS**

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001-022816  
EXPIRES 11-30-2024  
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CLIENT  
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PROJECT  
**MAINTENANCE BUILDING**  
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SHEET TITLE  
**OUTDOOR STORAGE BINS  
CANOPY DETAILS &  
BUILDING SECTION**

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Drawn By: NGS  
Checked By: JRM  
SHEET NUMBER  
**A9**



**MAYOR**

Keith Pekau

**VILLAGE CLERK**

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**ORLAND  
PARK**

**DEVELOPMENT SERVICES**

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Brian J. Riordan  
Joni J. Radaszewski

**Staff Report to the Plan Commission**

Prepared: 11/29/23

**TITLE & SUMMARY**

**Project:** 2023-0515 – Athletics Operations Maintenance Facility

**Petitioner:** Joel Van Essen, Director of Public Works

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

**Location:** 14601 West Avenue

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

**Parcel Size:** 10 acres

**SUMMARY & BACKGROUND**

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

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

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

**COMPREHENSIVE PLAN**

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

**COMPREHENSIVE PLAN**

<b>Planning District</b>	Downtown Planning District
<b>Planning Land Use Designation</b>	Open Space, Parks and Recreation

ZONING DISTRICT

<b>Existing</b>	Open Space District
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LAND USES

<b>Parks Administration Building</b>	Office, Permitted Use
<b>Athletics Maintenance Building</b>	Warehouse, Permitted Use
<b>Storage Building</b>	Storage, Permitted Use

ADJACENT PROPERTIES

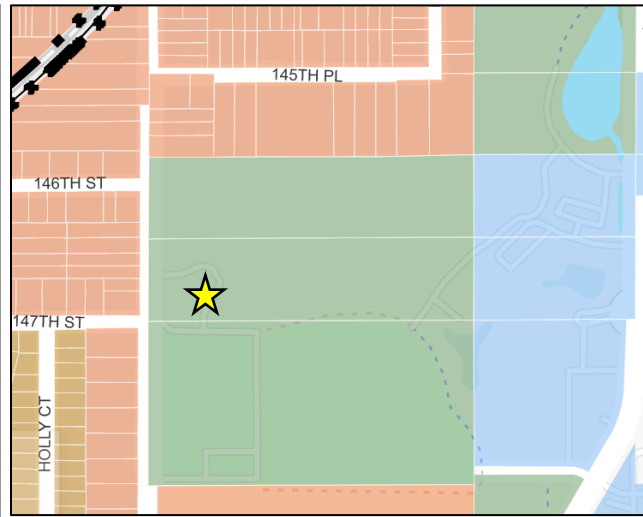
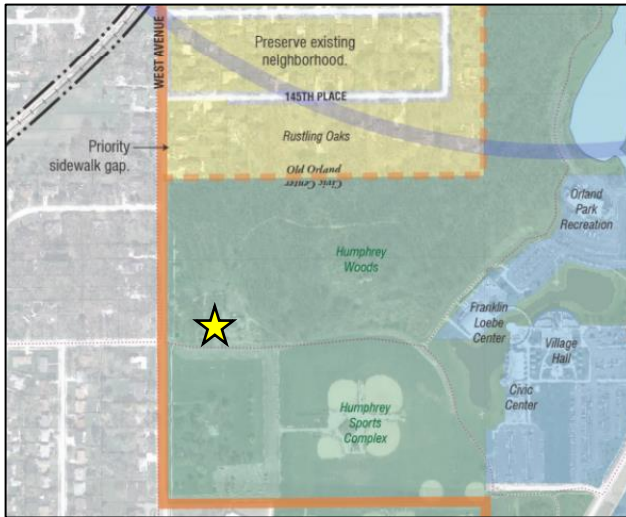
	Zoning District	Land Use
<b>North</b>	OS – Open Space	Hostert Log Cabins
<b>East</b>	VCD – Village Center	Orland Park Village Center
<b>South</b>	OS – Open Space	John Humphrey Sports Complex
<b>West</b>	R-3 – Residential	Single Family Residential

PROPOSED BUILDING SETBACKS

<b>Required Minimum</b>	5 feet
<b>Proposed</b>	> 5 feet

**Comprehensive Plan Land Use Map**

**Zoning District Map**



**DETAILED PLANNING DISCUSSION**

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

## SITE PLAN

### Parking and Loading

As outlined in Section 6-306 of the Land Development Code (LDC) Off-Street Parking and Loading, parking requirements are contingent upon the intended purpose of each use. The Maintenance Facility is required to include 4 parking spaces. While not deemed necessary for this use but adhering to code specifications, there are extra parking spaces provided for the maintenance building, as the storage garage requires 2 parking spaces.

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

### OFF-STREET PARKING COUNT

<b>Proposed</b>	7
<b>Required</b>	6 (+/- 20%)

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

### Outside Storage Areas

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

### Trash Enclosure

Dumpsters and trash handling areas must be screened from view from public streets and any abutting properties by opaque walls. The trash enclosure contains metal gates and a face brick that will match the Athletics Maintenance building.

### Fence

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

### Lighting

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

## BUILDING ELEVATIONS

### Athletic Maintenance Facility

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

### BUILDING HEIGHT

<b>Maximum</b>	No Maximum Height
<b>Proposed</b>	23' - 2"

### Storage Garage Building

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

### Signage

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

## ENGINEERING PLAN

### Stormwater Management

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

## LANDSCAPING PLAN

### Landscape Plan Excluded

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

## PROPOSED FUTURE RESUBDIVISON

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



**STAFF RECOMMENDED ACTION**

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

And

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

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

**Recommended Motion**

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



# Memorandum

**To:** Plan Commission  
**From:** Tiffany Cooper, Executive Assistant  
**Date:** December 5, 2023  
**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 and Certificates of Appropriateness are reviewed and approved administratively. The below list does not include cell tower or solar panel projects. Please contact me with any questions regarding the below projects.

## Appearance Review Petitions

Legacy Christian Academy – 11026 179<sup>th</sup> Street – Playground

Mini Academy – 9970 151<sup>st</sup> Street – Exterior Changes

Uncle Julio’s – 15845 Lagrange Road – Exterior Painting

## Development Petitions

Waterford Pointe – 15126 & 15138 Penrose Court – Lot Consolidation

## Certificate of Appropriateness Petition

## Board Approved Petitions