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Staff Report to the Plan Commission

Water Intake Structure | Water Pumping Station & Reservoir

Prepared: 2/29/24

Project: 2024-0168 – Water Intake Structure

Location: 8800-8900 Thistlewood Lane

P.I.N.s: 27-15-212-001-0000 and 27-15-212-002-0000

Parcel Size: 4.87 acres

Requested Actions: Approval of a special use permit for a Public Utility Structure, a special use for a Public Utility Structure located less than 25 feet from a lot line, a Site Plan, and Building Elevations.

SUMMARY

The purpose of this petition is for approval of a special use permit to construct a new public utility structure on the north side of the Water Pumping Station and Reservoir property (section 6-204.C.8) and a special use permit to waive the minimum requirement for the intake structure to be located closer than 25 feet to the northern lot line of the subject property (Section 6-204.C.8.a). The proposed intake structure is a part of the ongoing "Spur 2" water main project.

COMPREHENSIVE PLAN

Planning District	Silver Lake South
Planning Land Use Designation	Community and Institutional

ZONING DISTRICT

Existing	R-3 Residential
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LAND USE

Existing	Government
Proposed	Government

ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-3 Residential	Schools (Jerling Jr High and Liberty Intermediate)
South	R-3 Residential	Single Family Residential (Orland Terrace)
East	R-3 Residential	Single Family Residential (Orland Terrace)
West	R-3 Residential	Single Family Residential (Village Square of Orland)

Site Plan

The proposed building size is 1,300 square feet and will be located on the northern edge of the subject site, approximately 2-1/2 feet away from the north property boundary. Access to the building will be through the Liberty School property. The proposed building is located on a small hill and will reach a maximum height of 22 feet. The building's proposed location on the site allows for it to be tied into existing underground reservoirs on the subject property. The building can be entered from ground level on the north side or from exterior stairs located on the south side of the building. Staff recommends planting foundation landscaping similar to the

landscaping around the existing pump station to help screen the area around the concrete staircase and enhance the building surroundings.

Surrounding Context

The existing Water Pumping Station and Reservoir Building is located on the south side of the subject property and contains parking for 5 vehicles. Foundation plantings have been provided around the front of the building to enhance aesthetics of the property and break up the large opaque walls around the building.

Liberty School recently had two special use permits approved for a planned development and a school in the R-3 Residential District to bring the site into compliance with the LDC. One of the conditions of approval was to provide the Village with a new plat showing the easements for the water intake structure once the Spur 2 project is complete. The parking lot improvements for Liberty School will be deferred until the completion of the water main project as another condition outlined in the approved Ordinance for the school expansion.

Building Elevations

The proposed building will be constructed to match the existing water pumping station and reservoir building located on the south side of the parcel. The main structure will be constructed of tan/orange colored brick to match the existing building. The top of the structure will be constructed of a composite siding that will match the existing pump station. There is a skylight proposed on the roof of the building, but the remaining portions of the building do not contain windows. Transparency requirements are not regulated in the LDC for the proposed land use on the site.

FINDINGS OF FACT

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

The proposed development follows the existing zoning regulations for R-3 Residential as outlined in the Section 6-204. The project falls within the designated zoning district, allowed via special use for the proposed land use.

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

The proposed development aligns with the surrounding land uses and is compatible with the character of the neighborhood. The existing community and institutional nature of the area is maintained with this project.

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

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

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

The proposed water intake structure will not impose any significant economic impact on neighboring areas, as the proposed development is part of a crucial initiative to ensure redundancy in the water system.

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

The existing infrastructure is deemed adequate to support the proposed development. The proposed project aims to enhance reliability and resilience of the Village's water supply by establishing a parallel redundant water system, separate from the existing infrastructure. The ongoing project is vital to prevent a community emergency, whether by natural disaster or system disruption. The proposed project will ensure the continued functionality of local infrastructure. The proposed project will not generate congestion or compromise the safety of the surrounding roadways.

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

The subject property is owned by the Village of Orland Park. The Village will be responsible for addressing maintenance of the subject property.

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

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

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

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

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0168 also known as Spur 2 Water Intake Structure, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated February 29, 2024;

And

Staff recommends that the Plan Commission approve a Special Use Permit for a public utility structure (section 6-204.C.8) and a Special Use Permit for a public utility structure located within 25 feet of a lot line (Section 6-204.C.8.a), subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
3. All building code requirements must be met, including required permits from outside agencies.
4. An Appearance Review application for future proposed landscaping must be submitted prior to final inspections of the subject property.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2024-0168, also known as Spur 2 Water Intake Structure, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.