

**..Title/Name/Summary**

Orland Park Business Center Planned Development Lots 5, 6, and 7 – Special Use Permit for Planned Development, Special Use Amendment, Special Use Permit for Site with Building Area Greater than 50,000 SF Site Plan, Elevations, Landscape Plan, Subdivision

**..History**

**QUICKFACTS**

**Project**

Orland Park Business Center Planned Development Lots 5,6,7

**Petitioner**

Orland Investors, LLC - 18404 116<sup>th</sup> Avenue, Orland Park Illinois 60467; 11551 184<sup>th</sup>Place Orland Park Illinois, 60467

**Purpose**

The petitioner seeks the approval of a special use permit to construct and maintain a three lot industrial/office planned development on lots 5, 6, and 7 of the Orland Park Business Center development. The proposed development includes the construction of a new 23,975 square foot light industrial/office building on the southern half of lot 5. The petitioner intends to re-subdivide lot 5 so that it can be incorporated into the proposed planned development. The petitioner proposes to construct a new 70,884 square foot light industrial/office building on lot 6. The petitioner will re-subdivide lot 6 and lot 7 to accommodate the planned development and to ensure shared access and parking amongst the users.

*Requested Actions:* Special Use Permit for Planned Development, Amendment to Special Use Permit for Planned Development (Lot 5), Special Use Permit for a site with building Area Greater than 50,000 SF, Subdivision, Site Plan, Elevations, Landscape Plan

**Project Attributes**

*Address:* 18404 116<sup>th</sup> Ave, 11551 184<sup>th</sup> Place

*P.I.N.(s):* 09-06-104-002; 09-06-104-003-0000; 09-06-104-003-0000

*Size:* 9.88 AC (430,506 SF)

*Comprehensive Plan Planning District:*  
I-80 Employment Land Use District

*Comprehensive Land Designation:*  
Office Employment Emphasis

*Existing Zoning:*

ORI Mixed Use District

*Proposed Zoning:*

ORI Mixed Use District

*Existing Land Use:*

North Half of Lot 5: Office/Warehouse

South Half of Lot 5: Raw Land

Lot 6: Raw Land

Lot 7: Office; Elite Ambulance

*Proposed Land Use:*

North Half of Lot 5: Office/Ware House (Unchanged)

South Half of Lot 5: Office/Warehouse – 23,975 SF

Lot 6: Office/Warehouse – 70,884 SF

*Surrounding Land Use:*

North: Orland Park Business Center Lot 4, Vacant

South: Mokena Single Family Residential (across I-80)

East: Self Storage Facility, Orland Park Business Center

West: Un-incorporated Vacant Land

*Preliminary Engineering:* Preliminary engineering has been confirmed.

**PROJECT DESCRIPTION & CONTEXT**

The petitioner seeks the approval of a special use permit to construct and maintain a three lot industrial/office planned development on lots 5, 6, and 7 of the Orland Park Business Center development. The proposed development includes the construction of a new 23,975 square foot light industrial/office building on the southern half of lot 5. The petitioner intends to re-subdivide lot 5 so that it can be incorporated into the proposed planned development. The petitioner proposes to construct a new 70,884 square foot light industrial/office building on lot 6. The petitioner will re-subdivide lot 6 and lot 7 to accommodate the planned development and to ensure shared access and parking amongst the users.

In 2006, the Village Board of Trustees approved a special use permit for planned development (Ordinance No. 4140) to allow the construction of two approximately 25,000 SF office/warehouse buildings with a shared loading area on Lot 5 in the Orland Park Business Center. Since that time only the building on north half of lot 5 has been constructed. The existing development was not completed as proposed due to the economic downturn that occurred shortly after the approval of the original project.

Similarly the Village received a petition to review and approve a special use permit for planned development that would allow the construction of two office/warehouse buildings on Lot 6 in the Orland Park Business Center. The

plans were never approved by the Village Board of Trustees. As such the project was never constructed and the existing lot 6 remains vacant.

In 2005, the Village Board of Trustees approved a site plan, elevations and landscape plan for the construction of an ITT Technical Institute on lot 7 in the Orland Park Business Center. The for-profit educational institute operated at that location until it went out of business in 2016. All ITT locations nationwide were close in 2016. Since that time the building has been re-occupied by Elite Ambulance, a private ambulance company that also provides EMT training at the Orland Park location.

Orland Investors, LLC approached the Village to discuss the development of the southern half of lot 5, and lot 6 in the Orland Park Business Center. They were the owners of lot 6 and 7 and had intentions to purchase the southern half of lot 5. The petitioner, an experienced developer in the office/warehouse sector, had interest in finishing what was started on the north half of lot 5 but wanted the ability to own the south half of the lot outright. To accomplish this, the existing lot must be re-subdivided in order to transfer ownership. In addition, they proposed a building on Lot 6 that was based on a need in the market that could not be met given the current building supply in the surrounding area. However, the size of the proposed building on lot 6 caused several code issues that would make developing the property a challenge.

The Village suggested that the developer incorporate all parcels that they intend to and actually own (South Lot 5, Lot 6 and Lot 7) to allow more flexibility in the development proposal. Given that the developer will own all parcels this gives them the unique ability to mitigate any proposed modifications to the current zoning code by allowing for incremental improvements across all three lots. Since all three parcels are under the same ownership this allows the developers to put the necessary ingress/egress easements and provide for shared parking amongst the users. The intent is to subdivide each of the lots so they can be sold in the future. However, the planned development requires that any future modifications will require an amendment to the entire planned development to ensure that the developer can accomplish the desired development without creating legal non-conformities in the future.

The site is just north of I-80 and is the southwest limit of the Village of Orland Park. The southern half of lot 5 will be developed to mimic the existing building on the north half of lot 5 with minor site and building changes proposed. The size of the building on lot 6 causes some issues with lot coverage and setbacks the proposed changes to the subdivision and the increased landscaped area being provided on Lot 7 allow the development to balance the overall all lot coverage amongst the three lots in order to provide for the necessary storm water management and appropriate buffering required by the landscape code.

The proposed building materials are primarily pre-cast concrete. The design of the buildings will be similar to those that already exist in the Orland Park Business Center. The petition includes a request for approval of a special use permit amendment, a special use permit for a site that has a building area that exceeds 50,000 SF, a subdivision, site plan, elevations, landscape plan and a special use permit for planned development with the following modifications.

- 1) Parking between the building and the street on the north front setback (Lot 7)
- 2) Increase in the amount of overall parking spaces from 228 to 344 spaces (Lots 5b, 6, and 7)

Aside from the proposed modifications, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

### **SITE PLAN**

#### **Lot 5**

The site plan for the north half of lot 5 is remaining unchanged. The south half of lot 5 will be developed substantially in accordance with the previously approved planned development. The petitioner proposes a 23,975 SF building shown as Lot 5B on the preliminary site plan. The petitioner intends to provide for a shared loading area on the northern portion of Lot 5B that reflects the previously approved planned development. The only deviations from the previous plan are the addition of a loading dock on the west end of the site. The petitioner indicated this was necessary based on feedback received from tenants they are looking to attract to the area. The site can be accessed from 116<sup>th</sup> Avenue and 184<sup>th</sup> Place. The parking, access aisles and pedestrian connections have been designed to meet Land Development Code requirements.

Although the property to the west of proposed development is not within the boundaries of Orland Park, the petitioner has at the request of the Village provided a cross access easement should the property propose to develop at some time in the future. Currently, the anticipated access for the property to the west is a stubbed road at 183<sup>rd</sup> Place. Allowing the potential for cross access through Lot 5B allows for the extension of 184<sup>th</sup> Place and provides an additional southern access point to help distribute any future traffic.

The southern portion of Lot 5B proposes parking spaces adjacent to the lot line for Lot 6. Typically, a minimum 10 foot landscaped setback is required. However, the petitioner proposed the preliminary design to remove the setback requirement to accommodate the loading area present on Lot 6. The petitioner is proposing landscaped islands on the east and west sides of these spaces and in the middle of this row of parking. However the landscaping directly adjacent to the parking spaces was removed and aligns with the loading docks proposed on Lot 6. The petitioner provided the appropriate turning radii for the trucks they anticipate to access the site but the removal of the required landscaping will make it easier to maneuver in and out of the proposed loading docks.

The preliminary landscape plan for the planned development has been accepted and the minor deviation from the required setback at this location will be mitigated by the increase in landscaping for the overall planned development.

The site plan for lot 5B shows an increase in lot coverage from 75% to 79.34%. However, the overall planned development will maintain a lot at 74.94%. This provision has been reviewed and accepted by the Village and the Village's engineering consultant. If executed as proposed the storm water management will be compliant with Land Development Code requirements.

Cross access easements are being provided between Lot 5B and Lot 6, and Lot 6 and Lot 7. The intent is to encourage shared parking and access amongst the users.

#### Lot 6

The previously proposed development on lot 6 envisioned two buildings on a single lot but also provided for cross access between Lots 5 and 6. The current proposal is to develop a 70,884 SF building on lot 6. The loading area will be on the north end of the site and serve as the side setback. The main entrance will be located on the south end of the site and will have frontage on Interstate 80. The front setback will be on the east side of the site this is matching the precedent that was used in the original approvals of Lot 5.

116<sup>th</sup> Avenue does not extend south of 184<sup>th</sup> Place as such, the only feasible access point to Lot 6 is through Lot 5. The original east lot line for Lot 6 was proposed approximately 31 feet from the existing building which is generally at the eastern limit of the proposed parking spaces shown on the preliminary site plan. Although cross access would be maintained regardless, the petitioner has proposed to re-subdivide Lot 6 to extend the eastern limit of the property.

The east lot line has been relocated an additional 50 feet to the east to accommodate the landscaping, drive aisles and required parking for Lot 6. Again approving the project as a planned development allows the flexibility to modify particular code sections but the above relocation of the lot line shows the willingness of the property owner to make the site as compliant as possible.

The petitioner is required to provide the equivalent to a Type D bufferyard along Interstate 80. The petitioner has complied with this requirement.

The lot coverage for Lot 6 is proposed at 78.84% however similar to the situation described on Lot 5 these developments are not being looked at on an individual basis, they are being approved based on the cumulative impact. Again the overall lot coverage will be 74.94%. If executed as proposed the storm water management will be compliant with Land Development Code requirements.

#### Lot 7

The petitioner also owns and controls Lot 7. They are currently operating the Elite Ambulance business at that location. Originally, the intent was not to make improvements on Lot 7. However, after discussions with the petitioner the intent is to have Lots 6 and 7 function in a shared capacity. The petitioner would like to allow for the sharing of parking and is providing an access drive on the south portion of the site that will lead from Lot 6 to Lot 7. The petitioner has also provided the necessary cross access easements.

The west lot line on Lot 7 is being adjusted to better accommodate the proposed building on Lot 6. The petitioner has proposed to remove 37 parking spaces on the south side of Lot 7 directly adjacent to Interstate 80. The petitioner is replacing the existing parking with landscaping to help maintain the lot coverage of the overall parcel at 74.94% just below the maximum required by the Land Development Code. In addition, the parking provided at Lot 7 was allowed previously because it was meant to accommodate an educational facility. As such, these parking spaces can be removed without affecting the functionality of the development. Aside from the adjustment of the lot line and the reduction in parking on Lot 7 the site plan remains unchanged.

#### Overall Planned Development

The overall site plan is being approved as a planned development because the property is currently under unified ownership. It is the intent of the petitioner to retain this ownership and that each of the buildings/sites will function collectively. However, the petitioner has requested the individual lot lines to remain so that in the future the properties can be individually sold. It is important to note that although they can be individually sold that any future modifications to the site or building will require an amendment to the entire Planned Development ordinance.

The two modifications proposed for the overall planned development are

- 1) Increase in parking from 228 to 344 spaces
- 2) Allow parking between the building and the street

The modifications are being proposed because they are generally existing conditions. Lot 7 was previously developed as an educational institution, justifying the need for additional parking based on the use in the previous approval. Similarly, the current use, Elite Ambulance, offers educational facilities that could eventually demand a similar amount of parking. Also, the location of the parking between the building and the street on Lot 7 is an existing condition that does not meet current code but a modification in the overall planned development is being requested.

The enhanced buffering proposed in place of the existing parking spaces and subsequent increase in pervious area for the overall planned development is being presented as an incremental improvement to the property that justifies the request for modifications.

Aside from the proposed site modifications the site plan meets Land Development Code requirements.

**MOBILITY**

The planned development will offer multiple access points, both new and existing. There is currently an existing full access curb-cut from 116<sup>th</sup> Avenue that will lead to Lot 5.

A new full access curb-cut will be added to the southwest corner of 116<sup>th</sup> Avenue and 184<sup>th</sup> Place. This will provide primary access to Lot 6. Lot 7 will maintain the two existing full access curb-cuts that open on to 184<sup>th</sup> Place. The planned development is being designed with the necessary cross access connections and easements to ensure multiple points of access for each building within the development. 116<sup>th</sup> Avenue and 184<sup>th</sup> Place are both public local streets.

Parking/Loading

Parking Required - 228

Parking Provided – 344 (Modification Requested; Analysis in Site Plan Section)

Accessible Spaces Required – 8

Accessible Spaces Provided – 21

Loading Space Required – 5 (Min – 12 feet x 25 feet)

Loading Space Provided – 5 Exterior / Plan includes multiple interior loading areas and a shared loading area on Lot 5

**BUILDING ELEVATIONS**

The proposed building elevations are being designed to be similar to the building stock present in the Orland Park Business Center. The building on Lot 5 is being designed to resemble the existing building on Lot 5 as closely as possible. There are no proposed changes to Lot 7.

East Elevation Lot 5B

The east elevation will be an architectural pre-cast concrete wall panel. The pre-cast will be stained light tan. The top of the elevation will have 3 pre-cast notch out panels painted off-white. Below will be 3 anodized aluminum windows with green tinted, tempered, insulated glass.

West Elevation Lot 5B

The west elevation will be designed in the same manner as the east elevation. The only change is the amount of the pre-cast notch out panels and the windows. There will be six installed on the west elevation. This elevation will also be pre-cast concrete stained light tan.

North Elevation Lot 5B

The north elevation will be constructed with pre-cast concrete panels stained light tan. However, this portion of the building will face the loading area and include the overhead doors. In total there will be 8 overhead doors. In addition, there will be 10 man doors to access the multi-unit office/warehouse facility.

#### South Elevation Lot 5B

The south elevation will serve as the main entrances to the proposed tenant spaces. The material will remain pre-cast concrete and the staining of the panels will change from light tan to dark tan as you move from west to east along the south elevation. The height of the building fluctuates as the color of the pre-cast changes. This design theme is being carried over from the existing building on lot 5. The details described are being made to match the existing building on Lot 5.

#### Elevations Lot 6

The building on Lot 6 will be 30 feet tall with 35 foot tall parapet walls where the anticipated mechanical units will be installed. The building will be utilizing pre-cast concrete with decorative notch out panels and banding. In addition, the elevations of the building will utilize bump outs and set-ins in order to break up the large building.

The east elevation will face Lot 7 which will serve as a secondary entrance to the building. The pre-cast panels will be stained a dark-taupe color on the top and bottom of the elevation the primary color will be light tan with white pre-cast reveal stained white in the center of the elevation. There will be 22 pre-cast notch out panels on the top of this elevation. There will be 10 clear anodized aluminum windows with green tinted insulated glass and 2 man doors on this elevation.

The west elevation will be designed with the same materials and colors described above with a combination of notch out panels and anodized aluminum windows. This elevation will also include the garbage enclosure that will be designed in the same materials and colors as the main building.

The north elevation will be the primary loading area for the building. The design of this elevation will be utilizing the same materials and colors previously described. However, there will be 14 overhead doors. The two on the east side of the property, closest to the right-of way, will be designed with tempered insulated glass panels for greater aesthetic appeal.

The south elevation will serve as the primary entrance to the building. This elevation will also be visible from Interstate 80. Again the same design themes emerge on this elevation. The proposed alterations happen at the main entrances to the building. These areas are set in to differentiate from the remainder of the façade. There is one overhead door proposed in the center of this elevation however it is being designed with insulated glass paneling to provide a more aesthetically pleasing look. Additionally, the landscape plan requires additional buffering in this area to mitigate the appearance of overhead

doors from Interstate 80 and the petitioner has agreed to comply with this requirement. The parapet walls are only a single wall that would provide screening from Interstate 80 but any mechanical equipment would be visible from the other elevations. The Land Development Code requires that screening must be included on all sides of the of the equipment. A condition will be added to this approval that the developer work with Village staff to resolve this issue.

### **LANDSCAPING/TREE MITIGATION**

Preliminary landscape plan has been approved. The petitioner will continue to work with staff to develop the final landscape plan.

### **DETAILED PLANNING DISCUSSION**

#### **Natural Features**

There are no natural features on site; the petitioner will be required to meet final landscape plan requirements.

#### **Preliminary Engineering**

Preliminary engineering has been granted for this project.

Utilities –Utilities are present at or near the site and available for redevelopment.

Detention/Retention – The site is within the service area of an existing detention pond previously approved by the MWRD. The proposal has been reviewed by the Village’s engineering consultant and preliminary engineering approval has been granted.

Traffic Study – A traffic study was submitted and reviewed by the Village’s engineering consultant. There were no required modifications to the site plan based on the study. The traffic for the proposed development does not show a significant impact over what was previously envisioned for the site. The current road network and internal circulation patterns should accommodate the proposed development.

#### **Subdivision**

A plat of subdivision has been provided and reviewed during preliminary engineering. Preliminary engineering has been granted and the petitioner will submit a final plat during final engineering for approval.

#### **Special Use Permit**

Special Use Permit Amendment to Ordinance Number 4140, for Lot 5 in the Orland Park Business Center

Special Use Permit for Planned Development for Lots 5B, Lot 6, and Lot 7

Special Use Permit for a site with building area greater than 50,000 SF

**Rezoning**

No rezoning is proposed with this petition.

**Modification(s)**

- 1) Parking between the building and the street on Lot 7
- 2) Increase in the amount of parking spaces from 228 to 344 spaces.

**Land Use/Compatibility**

**Lot Coverage**

Maximum – 75%  
Proposed – 74.9%

**Lot Size**

Minimum– 10,000 SF  
Provided – 430,506 SF, 9.88 AC

**Density/Floor Area Ratio (F.A.R)**

Maximum – 2.0  
Proposed - 0.29

**Setbacks**

Front 116<sup>th</sup> Ave  
Required – 25’  
Provided – 50’ 10”

North Side Yard  
Required – 25’ (Max)  
Proposed – 25’

South Side Yard:  
Required - 25’  
Proposed - 86’

West Rear Yard:  
Required – 30’  
Proposed – 56’ 11”

**Building Height**

Maximum - 75’  
Proposed - Max Height Proposed in Planned Development 35’

**Parking and Loading**

Required – 228

Proposed – 344 Modification Requested (analysis in Site Plan section)

### **Accessory Structures**

Garbage Enclosure– One garbage enclosure is being proposed for each building in the planned development. Each new enclosure will match the principle building materials. There will be a garbage enclosure installed on the north end of Lot 5B and there will be one installed on the west end of Lot 6. The enclosure for Lot 7 will remain unchanged.

### **Mechanicals/Utility Conduits**

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and must be located interior to the building. As proposed the parapet walls on the building on Lot 6 do not meet Land Development Code requirements. As such the petitioner must continue to work with Village staff to come up with a code compliant solution.

### **Signage**

Signage is not part of this petition and should be submitted for separate review to the Building Division.

The petitioner has also provided responses to the special use standards for each of the requested special use permits that include justifications for the proposed modifications. They are attached for the Plan Commission’s review and approval.

This is now before Plan Commission for consideration.

### **..Recommended Action/Motion**

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 19, 2019.

And

I move to recommend to the Village Board approval of the **preliminary site plan** submitted by the petitioner, prepared by Architectural Studios Ltd., titled “Orland Investors Orland Park Business Center – Lots 5A, 6, 7 Preliminary Site Plan,” and dated January 21, 2019, subject to the following conditions:

1) Meet all final engineering and building code related items;

and

I move to recommend to the Village Board approval of the **elevations** submitted by the petitioner, prepared by Architectural Studios Ltd., titled “Orland Investors Orland Park Business Center – Lots 5A, 6, 7 Building Elv. – Lot 5B,” and Orland

Park Business Center – Lots 5A, 6, 7 Building Elv.- Lot 6,” and dated January 21, 2019, subject to the following conditions. All changes must be made prior to the Board meeting.

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness; and
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 4) Work with Village staff to ensure proposed parapet wall meets screening and design requirements.

and

I move to recommend to the Village Board of Trustees approval of a **landscape plan titled**, “TCB Development Orland Business Center 116<sup>th</sup> and 184<sup>th</sup> Orland Park, Illinois,” prepared by Beary Landscaping, dated July 7<sup>th</sup>, 2018 subject to the following condition:

- 1) Meet all final engineering and Land Development code requirements
- 2) Submit a Final Landscape Plan for review and approval.

I move to recommend to the Village Board of Trustees approval to authorize the execution of the plat of **subdivision** as shown on the plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled “Orland Investors Orland Park Business Center – Lots 5A, 6, 7 Preliminary Site Plan,” and dated January 21, 2019, subject to the following condition to be met by the petitioner:

- 1) Submit a Record Plat of Subdivision to the Village for approval and recording.

I move to recommend to the Village Board approval of an **amendment to the special use permit** for planned development, for Lot 5 in the Orland Park Business Center, Ordinance No. 4140 to allow the proposed subdivision on Lot 5 and to separate the south half of Lot 5 so that it can be included into the proposed planned development as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled “Orland Investors Orland Park Business Center – Lots 5A, 6, 7 Preliminary Site Plan,” and dated January 21, 2019, subject to the following conditions:

- 1) Meet all final engineering and building code related items;

and

I move to recommend to the Village Board approval of a **special use permit for planned development** for two or more buildings as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center – Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019, with modifications for

- 1) Parking between the building and the street on Lot 7
- 2) Increase in the amount of parking spaces from 228 to 344 spaces.

Subject to the following conditions:

- 1) Meet all final engineering and building code related items;

and

I move to recommend to the Village Board approval of a **special use permit for site that includes building area greater than 50,000 SF** as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center – Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019.

All changes must be made prior to the Board meeting.