



## Legislation Text

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File #: 2014-0424, Version: 0

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### **Title/Name/Summary**

Midwest Animal Hospital

### **History**

#### **QUICKFACTS**

##### **Project**

Midwest Animal Hospital - 11211 & 11205 183<sup>rd</sup> Place

##### **Petitioner**

RWE Management Company  
Robert W. Edwards, Vice-President

##### **Purpose**

The existing animal hospital wants to expand their parking lot and dog exercise area.

##### **Project Attributes**

*Address:* 11211 183<sup>rd</sup> Place, Mokena, IL (Will County) & 11205 183<sup>rd</sup> Place, Orland Park, Illinois

*P.I.N.:* 19-09-06-226-005-0000 (expansion lot) and 19-09-06-226-006-0000 (existing development)

*Size:* 2.7 acres total for both parcels

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

*Comprehensive Land Designation:* Office Employment emphasis

*Existing Zoning:* ORI - Mixed Use District Village of Orland Park and C1-A, Village of Mokena

*Proposed Zoning:* ORI - Mixed Use District, Village of Orland Park

*Existing Land Use:* Animal services

*Proposed Land Use:* Animal services

##### *Surrounding Zoning and Land Use:*

North: ORI Mixed Use District - office (Distinctive Office Center) & future Ridgeway Petroleum Service Station

South: unincorporated Will County - primarily undeveloped, some light industrial

East: unincorporated Will County - BP Petroleum Tank Farm (across Wolf Road)

West: Mokena - light industrial & offices

### **OVERVIEW AND BACKGROUND**

Midwest Animal Hospital was originally constructed in 2004 as an 11,280 square foot animal hospital,

and has gradually expanded through the years to accommodate a growing business. In June of 2007 a 2,878 square foot addition was added to the south end of the building for additional animal suites, daycare & training facilities, bathing quarters and a food pantry. A modification was granted at the time to allow a reduced detention area setback. In 2014, a 554 square foot addition was added to the north end of the building to accommodate additional storage and an expanded waiting area.

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner proposes to annex the 1.35 acre undeveloped lot that abuts the existing animal hospital in order to reconfigure and expand the existing parking lot, dog exercise area and detention pond. Currently, parking for the business routinely spills onto 183<sup>rd</sup> Place. The abutting parcel is undeveloped, and is currently a part of the Village of Mokena, however a 1997 Boundary Agreement between the two communities established Interstate 80 as the northernmost limit of Mokena. The parcel must be de-annexed from the Village of Mokena prior to annexation into the Village of Orland Park. Mokena has been contacted by both the petitioner and Orland Park staff, and has expressed a willingness to facilitate the de-annexation, as they did in 2004 for the original animal hospital. All approvals are subject to annexation into Orland Park, which will be considered by separate petition at the Board level.

### **Approvals required: (all subject to annexation)**

1. Rezone to ORI Mixed Use District.
2. Approve Site Plan Phase 1 and Site Plan Phase 2.
3. Approve Elevations and Details. (Dumpster, fence and pet turf)
4. Consolidate the two lots.
5. Amend the special use permit for animal services with modifications.

### **Modifications to the special use permit include:**

1. Locate parking lot and dumpster between the building and the street.
2. Exceed Code parking space minimums by more than 20%.
3. Reduce detention pond setbacks from a required 25' to approximately 15'.
4. Increase pond slope from 4:1 to a 3:1 slope.
5. Reduce south landscape buffer from a required 15' to 10' minimum.

**Preliminary Engineering:** Preliminary engineering for this petition has been granted by Village Engineers.

**Land Development Code:** Overall, the petitioned project conforms to the Land Development Code subject to requested approvals and with the exception of the above listed modifications. The proposed rezoning of the newly annexed parcel to ORI Mixed Use aligns with the zoning district of the existing Animal Hospital. The location is suitable for animal hospital and boarding because it is easily accessible from Wolf Road, a major arterial, and is also buffered from residential properties.

**Comprehensive Plan:** Overall, the project conforms to the Village's Comprehensive Plan and policies for this area. The Village's Comprehensive Plan designates the land use for this area as office employment emphasis, which allows animal services via a special use permit.

### **DETAILED PLANNING DISCUSSION:** **SITE PLAN**

The existing building will remain unchanged under the current petition. Future improvements on the site may include more building additions, however they are not part of the current petition.

#### Phase I

The existing parking lot will be re-configured and expanded to the west, and increased from an existing 47 parking spaces to a proposed 66 spaces, and will include Code required tree islands. The orientation of the existing parking lot aisles will change from a north-south orientation to an east-west orientation to improve parking efficiency and facilitate future expansion. The outdoor dog exercise area will be expanded to the west end of the existing building. The detention pond will be relocated and expanded to accommodate the storm water needs of a fully developed site. A new brick garbage enclosure will be constructed along the southern side of the parking lot. A new sidewalk will be constructed all along the south face of the new parking lot, connecting to the existing sidewalk in front of the existing building.

#### Phase 2

Parking expansion in Phase 2 will further expand the lot to the west and increase the number of parking spaces from 66 to 107, plus Code required tree islands. The sidewalk will be further extended along the south face of the expanded parking lot.

#### Future Addition

A future building addition is indicated on the Site Plan with a dashed line and hashed pattern, but is subject to future approvals. An expanded outdoor dog exercise area (delineated with a 'turf' pattern), will also be relocated and expanded on the south side of the new building, plus a new sidewalk along the west side of the future building.

### **MOBILITY**

#### Vehicular/Traffic:

The site is currently accessed from the north by a curb cut on 183<sup>rd</sup> Place, which is a local road that intersects to the east with Wolf Road, a major arterial IDOT road. The proposed Phase 1 parking lot changes will relocate the existing curb cut to better align with Golden Eagle Drive, which extends northward to 183<sup>rd</sup> Street, near the Wolf Road signalized intersection.

Parking/Loading: 1 per 300 square feet required for animal hospitals.

Existing spaces: 47 stalls

Parking Phase 1: Required - 53 including 3 Accessible Stalls

Parking Phase 1: Provided - 66 including 5 Accessible Stalls (19 space increase)

Parking Phase 2 Required - 53 including 3 Accessible Stalls

Parking Phase 2 Provided - 107 including 7 Accessible Stalls (41 space increase)

#### Pedestrian and Bicycle:

The existing multi-use asphalt path along Wolf Road and the existing concrete sidewalk along 183<sup>rd</sup> Place that serve the site will remain in place. A new sidewalk stub and ramp will be provided near the new driveway entrance to align with the sidewalk Ridgeway Petroleum proposes along the east side of Golden Eagle Drive.

#### Public Transit:

The closest access to public transit is the 179<sup>th</sup> Street Metra Station, approximately 0.85 miles

northwest of the site. There is no other mass transit service nearby.

### **LANDSCAPING/TREE MITIGATION**

The petitioner must submit a final landscape plan, for separate review and approval, within 60 days of final engineering approval. The site landscaping will be completed in conjunction with each phase of development. Phase 1 and Phase 2 landscape plans have been included for conceptual purposes. A Tree Survey and Mitigation Plan has also been provided.

A modification is requested to reduce the minimum southern landscape buffer to 10', which is an existing condition south of the existing dog kennels, but will also be continued along the south side of the new dog exercise area.

In Phase 1, landscape buffering must be installed that meets Code requirements, and incorporates healthy existing plant material. It will extend along the entire north face of the Phase 1 reconfigured and expanded parking lot, and along the western and southern sides of the new detention pond. Any of the existing southern landscape buffer damaged during Phase 1 construction must be restored. In Phase 2, landscape buffering must be installed that meets Code requirements, and incorporates healthy existing plant material. It will be installed along the western and northern sides of the Phase 2 expanded parking lot, and must restore existing plantings in the southern buffer if damaged during Phase 2 construction.

### **PRELIMINARY ENGINEERING:**

Preliminary Engineering approval has been granted to this petition.

Detention/Retention - The detention pond for the site is currently located at the southwest corner of the existing parcel. In order to expand the parking lot and meet storm water detention requirements, the pond must be relocated to the southwest corner of the newly annexed site. The detention pond capacity is designed for a full site build out.

Utilities - Utilities to the site are currently provided to the existing building. Storm water drainage facilities will be expanded in conjunction with the parking lot expansion. The developer may opt to install and cap a future sanitary pipe under the new parking lot for future use in conjunction with the future building expansion.

Traffic Study - A traffic study was not required as a part of the parking lot expansion.

### **APPROVALS:**

#### **Annexation**

The western parcel is currently in Mokena and must be annexed into the Village. Annexations are considered at the Board level, where a public hearing will be held, and an Annexation Agreement approved. All zoning approvals are subject to formal annexation of the property into the Village of Orland Park. The petitioned project falls within Orland Park's 'planning area', as identified in the Comprehensive Plan, and as supported through formal boundary agreements with neighboring municipalities.

#### **Rezoning**

In order to accommodate the expansion, the western parcel must be re-zoned (upon annexation) to ORI Mixed Use, to match the zoning District of the existing Animal Hospital parcel. The

Comprehensive Plan supports the designation of ORI (Office, Research, and Institutional) mixed use zoning for the area. ORI allows animal services with a special use permit.

When considering an application for rezoning, the decision making body shall consider the rezoning standards listed in the Code. The petitioner has provided responses to the rezoning standards.

### **Subdivision**

A re-subdivision will be required to consolidate the two lots, because stand-alone parking lots are not permitted on parcels, and so the future extension of the building is better accommodated. The petitioner must submit a Plat of Subdivision that reflects this consolidation to the Village for County recording.

### **Special Use Permit**

Midwest Animal Hospital is operating under a Special Use Permit issued to Coyne Animal Hospital in 2004 (Ordinance 3916), and as amended for Midwest Animal Hospital in 2007 (Ordinance 4262). In 2007 a modification was approved for reduced detention setbacks.

### **Requested Modifications to the special use permit:**

Modification 1: Locate parking lot and dumpster between the building and the street.

The current parking lot location was established under prior Code requirements that allowed parking between the building and the street. A future building expansion would function most efficiently as an extension of the existing building. Therefore it is logical to continue with the already established pattern of parking between the building and the street, rather than construct a separate building up to the street to meet current Code.

Modification 2: Exceed Code required parking space minimums by more than 20%.

Current parking demand for the animal hospital routinely spills onto 183<sup>rd</sup> Place. The existing parking patterns support the need for the modification. The business owner wants to provide safe and convenient parking and access to the building for its animal clients and owners.

Modification 3: Reduce detention pond setbacks from a required 25' to approximately 15'.

The 2007 Special Use Permit included a modification to reduce pond setbacks to as little as 5'. Under the current petition, the relocated pond reduces the non-conformity to a 15' setback, which is a significant improvement, but still not Code compliant. The proposed 15' setback is relatively flat, and allows access to maintenance vehicles.

Modification 4: Increase pond slope from 4:1 to a 3:1 slope.

The originally submitted plan included a submerged wall in the detention pond, which could be a maintenance issue. The increased side slope allows for the removal of the wall.

Modification 5: Reduce southern landscape buffer from a required 15' to 10'.

The southern landscape buffer is an existing condition south of the existing building and south of the existing dog kennel/dog run area, which will be continued westward when the outdoor dog area is further expanded, thus increasing the degree of non-conformity and spurring the need for this modification.. The unincorporated, mostly undeveloped, industrial zoned land to the south will be adequately buffered with a 10' wide landscape buffer.

Also note that under the current Phase 2 proposal, the western landscape buffer requirement of 15'

has not been met. A 15' buffer is required between existing industrial and proposed commercial land uses, whereas a 10.1' buffer is provided on the Site Plan. However, this Code requirement can be easily met by reducing the western-most drive aisle width from 27.7' to 22.8'. The Code allows a parking aisle width of as little as 20' for a single loaded parking aisle.

When considering an application for a special use permit, the decision making body shall consider the special use standards listed in the Code. The petitioner has provided responses to the special use standards.

**BULK REQUIREMENTS:**

Lot Coverage (Note that the 'Pet Turf' surface is considered pervious)

Maximum - 75%

Proposed Phase 1 - 49%

Proposed Phase 2 including future buildings - 68%

**Lot Size**

Minimum - 10,000 s.f.

Provided - 126,134 s.f. (two consolidated lots)

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

Maximum - 2.0

Proposed - 0.2

**Parking Setbacks:**

Required - 10'

Proposed - 10'

Parking/Loading: 1 per 300 s.f.

Parking Phase 1 Required - 53 including 3 Accessible Stalls

Parking Phase 1 Provided - 66 including 5 Accessible Stalls (Exceeds Code requirements by 25%)

Parking Phase 2 Required - 53 including 3 Accessible Stalls

Parking Phase 2 Provided - 107 including 7 Accessible Stalls (Exceeds Code requirements by 100%)

**Landscape Bufferyards**

Required - North "B" (10'); South "C"; East "C"; West "C"

Proposed - North "B"; South "B"(modification); East "C"; West: "B"(Must meet)

**Accessory Structures**

Pet Shelters - exist along the south side of the existing building. The Land Development Code allows pet shelters to be constructed in the rear setback as an accessory use.

**Exactions**

A new Ridgeway Petroleum automotive service center is proposed north of Midwest Animal Hospital. A northbound left turn lane on Wolf Road at 183<sup>rd</sup> Place will be constructed in conjunction with that development. Due to the high volume of traffic generated by the Animal Hospital, Midwest Animal Hospital will also be required to contribute \$25,000 to the construction costs of the turn lane at the

time future building additions are constructed. This will be addressed through the Annexation Agreement that will be considered at the Board level.

### **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 should be located interior to the building.

### **Signage**

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

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 December 9, 2014.

And

I move to recommend to the Village Board approval of the rezoning of the parcel located at 11211 183<sup>rd</sup> Place to the ORI Mixed Use Zoning District, subject to de-annexation from the Village of Mokena, and subject to annexation into the Village of Orland Park.

And

I move to recommend to the Village Board approval of the preliminary site plan titled 'Architectural Site Plan Phase 1', by Linden Group, page EX-1.0, project number 2014-0050, dated 9-30-14, revised 10-23-14; and preliminary site plan titled 'Architectural Site Plan Phase 2', by Linden Group, page EX-1.1, project number 2014-0050, dated 9-30-14, revised 10-28-14, subject to de-annexation from the Village of Mokena and annexation into the Village of Orland Park and subject to the following conditions:

1. All 'future addition' areas for the building, foundation plantings, and associated pet exercise areas are shown for conceptual purposes only and must return to the Village for an amended site plan and elevation approval. At the time of future building additions, a \$25,000 contribution to the construction costs of a northbound left turn lane at 183<sup>rd</sup> Place will be required, which will be addressed in the Annexation Agreement.
2. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
  - a. Phase 1: Provide Code required landscape buffering, incorporating healthy existing plant material, along the entire north face of the Phase 1 reconfigured and expanded parking lot and in the new tree islands.
  - b. Phase 1: Provide Code required landscape buffering, incorporating existing health plant material, along the southern and western sides of the Phase 1 relocated detention pond.
  - c. Phase 1: Provide naturalized plantings in and around detention pond.
  - d. Phase 2: Provide Code required landscape buffering that incorporates existing healthy plant

material along the north and west sides of the Phase 2 expanded parking lot, and in the new tree islands. Add plant material along the southern buffer, if needed, to meet Code requirements.

- e. Replace existing dead plant material on site.
- f. Replace existing planting material damaged during construction.

3. Reduce Phase 2 western-most parking lot aisle to 22.8' width in order to meet Code required western landscape buffer of 15'.

4. Label on the site plan all proposed surfaces and materials including tree islands, asphalt, curbing, and concrete sidewalks.

5. Label as 'future dog exercise area' south of the future building, and 'future sidewalk' along the west face of the future building .

6. Add building address to all Plan sheets.

7. Meet all final engineering and building code related items.

8. All changes must be made prior to the Village Board meeting.

and

I move to recommend to the Village Board approval of the dumpster, and fence elevations and 'Perfect Turf' surface product details on the sheet titled 'Site Details', by Linden Group, project 2014-0050, dated 9.30.14, revised 10.1.14, subject to de-annexation from the Village of Mokena and annexation into the Village of Orland Park and subject to the following conditions:

. All changes must be made prior to the Board meeting.

1. No future building elevations are considered through this petition, and must return to the village for approvals.

2. Screen any new mechanical equipment either at grade level with landscaping or hidden behind the roofline.

3. Label all four dumpster elevations as 'brick to match existing building' prior to the Village Board meeting.

4. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

and

I move to recommend to the Village Board approval of a re-subdivision for the lot consolidation of the two petitioned parcels subject to de-annexation from the Village of Mokena and annexation into the Village of Orland Park and subject to the following condition:

1. Submit a Record Plat of Consolidation to the Village for recording.

and

I move to recommend to the Village Board approval of an amendment to the Special Use Permit for Animal Services authorized by Ordinance 3916, and by Ordinance 4262, subject to to the same conditions as outlined in the Preliminary Site Plan motion, and subject to the following conditions.

Modifications to the Special Use permit include:

1. Locate parking lot and dumpster between the building and the street.
2. Exceed Code required parking space minimums by more than 20%.
3. Reduce detention pond setbacks from a required 25' to approximately 15'.
4. Increase pond slope from 4:1 to a 3:1 slope.
5. Reduce south landscape buffer from a required 15' to 10' minimum.

DZIERWA: Second.