



Legislation Text

File #: 2015-0208, **Version:** 1

Title/Name/Summary

Orland Township Facility Renovation

History

Project

Orland Township Facility Renovation

Petitioner

Orland Township Supervisor, Paul O'Grady

Purpose

The Township proposes to construct a new parking lot, a new driveway with drop off area and parking spaces, minor building elevation changes, new landscaping, and a new dumpster.

Project Attributes

Address: 14807 Ravinia Avenue, Orland Park

P.I.N.: 27-09-401-031-0000

Size: 2.4 acres; existing building approximately 15,066 square feet

Comprehensive Plan designation: VCD Village Center District

Surrounding Zoning/Land Use:

North: VCD - bank

South: VCD - undeveloped land

East: VCD - Dania commercial center

West: (across Ravinia) Village Hall, Open Space

PROJECT OVERVIEW & CONTEXT

Orland Township covers a 36-square-mile area that includes residents living in Orland Park, Tinley Park, and Orland Hills, as well as the unincorporated areas within these boundaries. The Township facility is currently housed in an existing 15,066 square foot building across from Village Hall that was formerly an office building. The building was a part of the Village Center Subdivision and Special Use Planned Development approved in 1991, and was converted to the Township facility in 2009.

Township services include senior and youth programs, health services, and services for the disabled and needy, which generate the need for more parking and easier access than the typical office use the site was designed for. Visitors to the Township facility often find a parking shortage that spills over into the grass. Special events further exacerbate the shortage. The Township proposes to address these issues by expanding parking and improving access.

The proposed parking lot is partially located on Village-owned land that is a vestige of the old Ravinia Avenue right of way, which at one time extended straight rather than curving as the road currently does. Most of the other portions of this old right of way have already been vacated by the village. The piece of right of way in question serves no Village function, yet clear ownership and maintenance of the new parking lot by the township is important. The Orland Township Trustees have passed a resolution requesting abandonment of the right of way. A preliminary Plat of Vacation and preliminary Plat of Consolidation are a part of the current approvals, with record document approvals to follow.

Due to the limited scope of the project and engineering associated with the project, the Landscape Plan will be considered concurrently with planning approvals. Full compliance with the Landscape Code is not required for this project; however tree mitigation and incremental landscape improvements related to the impacted areas are required.

PLAN COMMISSION MOTION

On September 9, 2015, Plan Commission voted 4-0 to recommend to the Village Board approval of the **preliminary site plan** titled “Orland Township Facility Renovations Site Plan”; sheet C3.00; dated 5-08-15; subject to the following conditions which must be met and changes made prior to the Board meeting.

1. Submit an updated site plan incorporating all changes. Remove asphalt information box and curb related notes from plan.
2. The new dumpster cannot function as a drive through/by drop off bin and no materials may be stored on the exterior of the dumpster enclosure.
3. Include a barricade at end of driveway stub at property line.
4. Meet all final engineering and building code requirements.

And

Voted 4-0 to recommend to the Village Board approval of the **landscape plan**, “Orland Township Facility Renovations Landscape Plan”, sheet L1.00, updated 5-20-15, with the following conditions, which must be met and changes made prior to the Board meeting.

1. Add 3 additional trees between Ravinia Avenue and the new parking lot curve to meet tree mitigation requirements.
2. Add 6 additional shrubs to screen southwest corner of new parking lot.
3. Install a ‘Type ‘B’ buffer along the eastern side of the new parking lot.

And

Voted 4-0 to recommend to the Village Board approval of the **elevations** titled “Orland Township Facility Renovations Exterior Elevations”, sheet A4.00, updated 5-26-15, and “Orland Township Facility Renovations Site Details”, sheet A0.03, updated 5-26-15; subject to the following conditions which must be met and changes made prior to the Board meeting.

1. Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Signage is not part of this petition and should be submitted for separate review to the Building Division.

3. All exterior building changes are to match the existing building in material, color, style, and finish.
4. All building materials must meet building code requirements.
5. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

And

Voted 4-0 to recommend to the Village Board approval of a **special use permit amendment** for a planned development subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking spaces that exceed Code minimums by more than 20%.
2. Reduced eastern landscape buffer from a required 15' to 12'.

Voted 4-0 to recommend to the Village Board approval of a **re-subdivision** including a right of way vacation and lot consolidation subject to the following condition: titled "Plat of Vacation", by Morris Engineering, sheet 1, dated 03/04/13; and lot consolidation

1. The petitioner must submit a Record plat to the village for recording.

PLAN COMMISSION DISCUSSION

On September 9, 2015, a public hearing was held before the Plan Commission, but no members of the public spoke. Commissioners spoke in support of the project. Orland Township representatives were in the audience and available for questions.

Since Plan Commission, the petitioner has addressed the following conditions of approval:

1. Submitted an updated Site Plan with labelling changes.
2. Submitted a revised Landscape Plan with requested landscape changes.

This agenda item is being considered by the Development Services Committee and the Village Board of Trustees on the same night.

Recommended Action/Motion

I move to recommend to the Village Board approval of the site plan, landscape plan, elevations, special use permit amendment with modifications, right of way vacation, and lot consolidation, for the Orland Township Facility located at 14807 Ravinia Avenue, as recommended at the September 9, 2015 Plan Commission meeting and as fully referenced below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO READ)

I move to recommend to the Village Board approval of the **site plan** titled "Orland Township Facility Renovations Site Plan"; sheet C3.00A; updated 9-15-15; subject to the following conditions:

1. The new dumpster cannot function as a drive through/by drop off bin and no materials may be stored on the exterior of the dumpster enclosure.
2. Meet all final engineering and building code requirements.

And

I move to recommend to the Village Board approval of the **landscape plan**, "Orland Township Facility Renovations Landscape Plan", sheet L1.00, updated 9-15-15.

And

I move to recommend to the Village Board approval of the **elevations** titled "Orland Township Facility Renovations Exterior Elevations", sheet A4.00, updated 5-26-15, and "Orland Township Facility Renovations Site Details", sheet A0.03, updated 5-26-15; subject to the following conditions:

1. Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Signage is not part of this petition and should be submitted for separate review to the Building Division.
3. All exterior building changes are to match the existing building in material, color, style, and finish.
4. All building materials must meet building code requirements.
5. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

And

I recommend to the Village Board approval of a **special use permit amendment** for a planned development subject to the same conditions as outlined in the preliminary site plan motion.

Modifications to the special use permit include:

1. Parking spaces that exceed Code minimums by more than 20%.
2. Reduced eastern landscape buffer from a required 15' to 12'.

And

I recommend to the Village Board approval of **Village of Orland Park** right of way vacation titled "Preliminary Plat of Vacation", by Morris Engineering, sheet 1; and lot consolidation titled "Preliminary Plat of Consolidation, by Morris Engineering, sheet 1, subject to the following conditions:

1. The petitioner must submit Record Plats to the village for recording.