



Legislation Text

File #: 2014-0244, **Version:** 2

[Title/Name/Summary](#)

Public Works Bulk Storage Temporary Facility - Special Use Permit

History

QUICKFACTS

Project

Public Works Bulk Storage Temporary Facility - 2014-0244

Petitioner

John Ingram
Public Works Director

Purpose

The purpose of this petition is to establish a governmental use for a bulk storage temporary transfer facility in an E-1 Estate Residential District.

Requested Actions: Site Plan, Special Use Permit with modifications, Landscape Plan

Project Attributes

Address: 16401 108th Avenue

P.I.N.(s): 27-20-400-002

Existing Zoning: E-1 Estate Residential

Proposed Zoning: N/A

Comprehensive Plan designation: Office Employment Emphasis

OVERVIEW AND BACKGROUND

The Village of Orland Park Public Works Bulk Storage Facility is currently located at 10230 W. 153rd Street, just north of the Centennial Park Skate Park and east of the 153rd Street Metra Train Station. The bulk storage facility is used to temporarily store surplus materials related to various public projects. Materials like soils, rocks, concrete, asphalt, organic waste, leaves, construction materials and demolition debris remain in organized bulk storage until they can be removed permanently or reused depending on project requirements.

The Village has sought to move the bulk storage facility for a number of years. The subject property at 16401 108th Avenue is a 5-acre sliver of land between the Beemsterboer and Glen Oak Industrial Parks. For a long time, the property was occupied by a landscaping company. It was annexed in 2007 and the land was then proposed for Winterset IV Office Park and received approvals from the Village Board in October 2008. However, the property was not developed and remained dormant

throughout the economic recession. More recently, in 2013, the Village purchased this industrial property with the intent of moving the bulk storage facility out of Centennial Park to a more appropriate, centrally located, and accessible location.

The proposed bulk storage facility is considered temporary until a more permanent location is determined. The zoning status of the subject site will remain E-1 Estate Residential (default zoning) surrounded by MFG zoning on the north and east and ORI zoning on the south (with R-4 zoning across 108th Avenue, the detention for Shenandoah Townhomes). The bulk storage facility is classified as a governmental use, which is allowed via special use permit in the E-1 zoning district. Maintaining E-1 status preserves the future redevelopment potential of the property to match the office development that surrounds it and it preserves compliance with the Comprehensive Plan's land designation.

PROJECT DESCRIPTION & CONTEXT

The proposed bulk storage temporary facility will utilize the majority of the site in a linear series of concrete bins parallel to the south property line. Each bin will contain a specific bulk material. The site plan indicates that the bulk materials will be organized to minimize material erosion and to manage storm water drainage.

It is important to note that not all the bins proposed by the site plan will be full at once as material storage tends to be seasonal.

The following modifications are requested for this project:

- 1) Increase lot coverage from 25% to 57%
- 2) Reduce north side setback from 25 feet to 17.5 feet
- 3) Allow a fence in the front setback area; and
- 4) Enable a non-residential fence to be more than 50% transparent/open.

The recommendation motion includes the following conditions:

- 1) Ensure the privacy fence adjacent to the north property line extends at a minimum to the east property line of 10777 163rd Place office development.
- 2) Submit a landscape plan within 60 days of final engineering for separate review and approval.
- 3) Meet all final engineering and building code related items.
- 4) Submit signage plans for separate review and permit that identify the facility as Village property.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

PLAN COMMISSION MOTION

On May 27, 2014, the Plan Commission, by a vote of 6-0 moved to recommend to the Village Board the site plan and special use permit for the Public Works Bulk Storage Temporary Facility.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On June 16, 2014, the Development Services and Planning Committee moved 3-0 to recommend to the Village Board to approve the preliminary site titled "Site Plan Bulk Transfer Storage Facility", prepared by Christopher B. Burke Engineering Ltd., project number 140077, sheet SD-1, dated 5/7/14, subject to the following conditions:

1. Ensure the privacy fence adjacent to the north property line extends at a minimum to the east property line of 10777 163rd Place office development.
2. Submit a landscape plan within 60 days of final engineering for separate review and approval.
3. Meet all final engineering and building code related items.
4. Submit signage plans for separate review and permit that identify the facility as Village property.

And

Moved 3-0 to recommend to the Village Board approval of a Special Use Permit for a bulk material storage facility at 16401 108th Avenue subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Increase lot coverage from 25% to 57%;
2. Reduce north side setback from 25 feet to 17.5 feet;
3. Allow a fence in the front setback area; and
4. Enable a non-residential fence to be more than 50% transparent/open.

DISCUSSION

Only one person spoke at the Public Hearing. Mr. Ray Dignan, the property owner to the south, was in support of the proposed facility and was happy to see appropriate screening efforts considering a number of his lots are still to be developed.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the site plan and the special use permit for 16401 108th Avenue for a Public Works Bulk Storage Temporary Facility as recommended at the June 16, 2014 Development Services Committee meeting and as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the preliminary site titled "Site Plan Bulk Transfer Storage Facility", prepared by Christopher B. Burke Engineering Ltd., project number 140077, sheet SD-1, dated 5/7/14, subject to the following conditions:

1. Ensure the privacy fence adjacent to the north property line extends at a minimum to the east property line of 10777 163rd Place office development.
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