



Legislation Text

File #: 2016-0583, **Version:** 2

Title/Name/Summary

Midwest Animal Hospital Addition

History

QUICKFACTS

Project

Midwest Animal Hospital - 11211 & 11205 183rd Place

Petitioner

RWE Management Company
Robert W. Edwards, Vice-President

Purpose

Midwest Animal Hospital proposes to construct a building addition.

Project Attributes

Address: 11211 183rd Place, Mokena, IL (Will County) & 11205 183rd Place, Orland Park

P.I.N.: 19-09-06-226-005-0000 (recently expanded parking lot) and 19-09-06-226-006-0000 (original development). Per prior approvals, these two lots are in the process of consolidation into one lot.

Size: 2.7 acres total

Comprehensive Plan Planning District: I-80 Employment Planning District

Comprehensive Land Designation: Office Employment emphasis

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

Surrounding Zoning and Land Use:

North: ORI Mixed Use District - office (Distinctive Office Center) & Mobil 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, and in 2013 a 554 square foot addition was added to the north end of the building. In 2014 additional land was purchased for a parking lot expansion, which has been approved and is currently under construction. The 2014 petitioned site plan showed a dashed footprint for future building expansion, and 2014 Board approvals required the petitioner to return to the Village at the time of building additions for additional

approvals. Midwest Animal Hospital has now returned for approvals of a 5,111 square foot building addition and an expanded fenced in dog exercise area.

PROJECT DESCRIPTION:

Other than the proposed addition, the existing building and site will remain unchanged. A larger future building addition envelope (11,251 square feet) was shown on the approved 2014 Site Plan, however a much smaller addition (5,111 square feet) is proposed at this time.

Minor grading changes have been made around the new addition and fenced area, which includes two low retaining walls south of the proposed fence enclosure. An expanded outdoor dog exercise area is proposed on the west and south side of the building addition. Ten additional kennels are proposed along the south side of the building. The exercise area will have an artificial turf surface with a granular subsurface designed for pets, and will be fenced in with an ornamental iron fence to match the existing one that currently encloses the existing pet area. Details for these products were approved under the 2014 petition.

In 2014 the Board stipulated that a \$25,000 contribution to the northbound Wolf at 183rd left turn lane that was constructed in conjunction with the Mobil Gas project was to be paid at the time of the building addition construction, and this condition has been carried forward in the current petition.

PLAN COMMISSION DISCUSSION:

At the Plan Commission meeting, the petitioner was present and requested that the \$25,000 turn lane contribution be waived, because in order to make their storm water storage for the site improvements work they had to spend \$50,000 on downstream pond improvements that also benefitted the entire business center. Plan Commissioners want the request considered, but included the original condition in the motion and have deferred the decision on the fee reduction to the Village Board. It is noted that the petitioner had the option to reduce their proposed parking lot size and accommodate all their detention on the Midwest site, but instead opted for the improvements to the off-site private pond. Therefore, the recommended motion still includes the \$25,000 contribution, which was a condition of approval for Midwest's 2014 petition.

PLAN COMMISSION MOTION:

On September 13, 2016, the Plan Commission voted 5-0 to recommend to the Village Board of Trustees approval of a site plan, amended landscape plan, and elevations, for the Midwest Animal Hospital Addition.

DEVELOPMENT SERVICES COMMITTEE MOTION:

On September 19, 2016, the Development Services Committee voted 3-0 to recommend to the Village Board of Trustees approval of the preliminary site plan titled "Midwest Animal Hospital Architectural Site Plan" by Linden Group, page A-0.1, project number 2016-0035, and dated 7-13-16, subject to the following conditions:

1. A \$25,000 left turn construction contribution must be paid to the Village prior to the issuance of

building permits.

2. Any additional building additions and/or site plan changes must return to the Village for additional approvals.

3. Label on the site plan:

- Proposed outdoor dog exercise area
- Extent of pet artificial turf surface material
- Additional kennels
- Retaining wall location and height

4. Meet all engineering requirements.

And

Voted 3-0 to recommend to the Village Board approval of the amended Landscape Plan titled "Midwest Animal Hospital Phase II Landscape Plan and Tree Preservation Plan" by Eriksson Engineering Associates, pages L-1 and TP-1, dated 7-13-16.

And

Voted 3-0 to recommend to the Village Board approval of the elevations titled "Midwest Animal Hospital Exterior Elevations" pages A-4.0 and A-4.1 dated 7.13.16; the color perspective on page T-1.0, titled "Midwest Animal Hospital", dated 7.13.16, both by Linden Group, project 2016-0035; and elevations for the dumpster, and fence elevations and 'Perfect Turf' surface product details on the sheet titled 'Site Details', by Linden Group, project 2014-0050, dated 12.12.14, subject to the following conditions:

1. Screen any new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Retaining walls may not exceed 3' in height.
4. Meet all Building and Engineering requirements.

This petition is now before the Board of Trustees for final consideration.

Recommended Action/Motion

I move to approve a site plan, amended landscape plan, and elevations, for the Midwest Animal Hospital Addition, as recommended at the September 19, 2016 Development Services Committee meeting and as fully referenced below:

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

I move to approve of the preliminary site plan titled "Midwest Animal Hospital Architectural Site Plan" by Linden Group, page A-0.1, project number 2016-0035, and dated 7-13-16, subject to the following conditions:

1. A \$25,000 left turn construction contribution must be paid to the Village prior to the issuance of building permits.
2. Any additional building additions and/or site plan changes must return to the Village for additional approvals.
3. Label on the site plan:
 - Proposed outdoor dog exercise area and extent of pet artificial turf surface material
 - Additional kennels
 - Retaining wall location and height
4. Meet all engineering requirements.

And

I move to approve the amended Landscape Plan titled "Midwest Animal Hospital Phase II Landscape Plan and Tree Preservation Plan" by Eriksson Engineering Associates, pages L-1 and TP-1, dated 7-13-16.

And

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