



Legislation Text

File #: 2020-0216, **Version:** 3

Title

ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT WITH MODIFICATIONS - ORLAND FIRE PROTECTION DISTRICT TRAINING FACILITY (10728 W. 163RD PLACE)

Body

WHEREAS, an application seeking an amendment to a Special Use for Planned Development for certain real estate with modifications, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on September 2, 2020 on whether the requested amendment to a Special Use Permit and modifications should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of said September 2, 2020 public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed with this President and Board of Trustees its report of findings and recommendations that the requested amendment to a Special Use for Planned Development and modifications be granted, and this Board of Trustees has duly considered said report and findings and recommendations;

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The Plan Commission has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed amendment to a Special Use for Planned Development and modifications are in the public good and in the best interests of the Village and its residents, are consistent with the Comprehensive Plan of the Village, and are consistent with and fosters the purposes and spirit of the Land Development Code of the Village of Orland Park, as set forth in Section 1-102 thereof.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds in relation to the amendment to a Special Use Permit for Planned Development as follows:

(a) The Subject Property is located within the Village of Orland Park in Cook County, at 10728 W. 163rd Place, and is zoned MFG Manufacturing Zoning District. It is an approximately 6.5 acre site (4.9 acres for the Training Facility and 1.6 acres for the Detention Pond).

(b) The Subject Property is the subject of Special Use Ordinance No. 1544, which approved the construction of the Fire Training Facility, and Ordinance No. 4461 which approved an Amendment to the Special Use to create a Planned Development to allow for multiple buildings on a single lot.

(c) Specifically, the Petitioner proposes to construct a three (3) story tall training prop structure, an asphalt driving pad, a new parking lot area and a privacy fence on the 4.99 acre portion of the site currently being used as a regional Fire Training Facility. In addition, the proposed project includes landscaping improvements and alterations to the existing detention pond on the remaining 1.65 acres of the site. The detention pond is located directly north of the Training Facility site.

(d) The Petitioner also requests seven (7) modifications to provisions of the Code, to wit:

1. Increase the number of parking spaces from thirty-seven (37) to forty-six (46) spaces (Section 6-306.B)
2. Allow for a parking lot and driving training pad to be located between the building facades and the street (Section 6-208.F.4)
3. Allow for outdoor storage to be partially screened from view, to exceed the height of the screening, and be located to the sides and rear of the principal buildings (Section 6-302.I; Section 6-208.H; Section 6-308.J)
4. Allow for a three-story training prop to be constructed of metal shipping containers instead of the required anchored brick, stone or similar masonry materials extending from the adjacent grade to the top of each story with minor accents allowed in place of masonry subject to meeting Building Codes (Section 6-308.F)
5. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as zero (0) feet (Section 6-409.E.18.d; Section 6-412.D.1; Section 6-305.D.8)
6. Reduce the required detention pond vehicle maintenance area from eight (8) feet to as little as zero (0) feet (Section 6-409.E.18.o; Section 6-305.D.8)
7. Increase the maximum pond slope from 4:1 to 3:1 (Section 6-409.E.18.d)

(e) Granting the requested modifications will enhance the ability of the proposed Special Use to meet the general standards for all Special Uses set out in Sections 5-105.E. and 6-208.C.12 of the Land Development Code.

(f) The proposed amended Special Use for Planned Development is consistent with the character of uses in the immediate vicinity of the Subject Property. The property to the south and east is zoned MFG Manufacturing and consists of multi-tenant office/warehouse (and light industrial and motor vehicle services in the area to the east). To the north (across the Norfolk Southern Railroad right-of-way) is zoned E-1 Estate Residential and MFG Manufacturing with light industrial, warehouse and office uses. To the west (across the Norfolk Southern

Railroad right-of-way) is zoned E-1 Estate Residential as well as light industrial, warehouse and office uses. Also, to the west is zoned OS Open Space, a Village owned detention pond, an area (across 108th Avenue and the Norfolk Southern Railroad right-of-way) zoned R-3 Residential, with single family detached residential uses in the Kingsport South Subdivision.

(g) The amendment to a Special Use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code of the Village of Orland Park. The Comprehensive Plan designates this site as Centennial Planning District with Community and Institutional Designation/Manufacturing Employment Emphasis. The new Training Facility will be consistent with this designation. There will be revised vehicular circulation, multiple access points, parking lot expansion, fencing, alterations to the existing detention pond and additional landscaping, to meet current development requirements.

(h) The conditions on the amended Special Use as hereinafter set forth in SECTION 4 are reasonable, necessary and appropriate.

(i) The design of the proposed amended Special Use will minimize any adverse effects, including visual impacts, on adjacent properties. The proposed 11,234 square foot Training Facility and 7,520 square foot strip mall training prop structure have been designed to blend in with the existing training facility and to incorporate green space and landscaping to further minimize any potential adverse impacts on adjacent properties. Multiple access to points, and dedicated drive aisle will enhance mobility to and from the site.

(j) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools, will be capable of serving the amended Special Use at an adequate level of service.

(k) The Petitioner has made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development.

(l) The development will not adversely affect a known archaeological, historical or cultural resource.

(m) The amended Special Use as granted shall in all aspects conform to the applicable regulations of the Land Development Code of the Village of Orland Park as amended, for the district in which it is located as well as all applicable regulations and ordinances of the Village, unless specifically addressed in this or another Ordinance.

SECTION 3

Subject to the conditions in SECTION 4 below, an amendment to a Special Use Permit for Planned Development in the MFG Manufacturing District, originally granted by Ordinance Nos. 1544 and 4461, is hereby granted and issued for construction and operation of a a) three (3) story tall training prop structure, an asphalt driving pad, a new parking lot area and a privacy fence on the 4.9 acre regional training facility site and b) landscaping improvements and alterations to the existing 1.65 acre detention pond site to be located on property legally described as:

LEGAL DESCRIPTION:

PARCEL 1: A TRACT OF LAND IN THE EAST HALF OF SECTION 20, TOWNSHIP 36 NORTH, RANGE

12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 163RD PLACE AND THE EAST LINE OF 108TH AVENUE AS DEDICATED AND RECORDED DECEMBER 23, 1986, AS DOCUMENT NO. 86613984; THENCE NORTH 00°00'00" EAST 163.91 FEET ALONG THE LAST SAID EAST LINE TO THE SOUTHEASTERLY LINE OF THE NORFOLK AND SOUTHERN RAILROAD RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ON A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 5696.65 FEET, AN ARC DISTANCE OF 162.16 FEET TO A POINT OF TANGENT; THENCE NORTH 29°03'29" EAST 133.13 FEET ALONG LAST SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, THENCE SOUTH 89°44'06" EAST 57.05 FEET ALONG LAST SAID SOUTH LINE; THENCE NORTH 29°03'29" EAST 133.97 FEET; THENCE SOUTH 89°42'40" EAST 308.64 FEET; THENCE SOUTH 00°17'21" WEST 427.00 FEET TO THE NORTH RIGHT- OF-WAY LINE OF SAID 163RD PLACE; THENCE NORTH 89°42'40" WEST 222.41 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 174.45 FEET TO A POINT OF TANGENT; THENCE SOUTH 60°00'00" WEST 104.82 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 63.44 FEET TO A POINT OF TANGENT; THENCE NORTH 89°42'40" WEST 29.55 FEET ALL ALONG THE NORTHERLY LINE OF SAID 163RD PLACE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: OUTLOT 45 OF BEEMSTERBOER INDUSTRIAL PARK PHASE 5, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 27-20-400-011-8001; 27-20-202-006-0000; 27-20-207-007-0000

SECTION 4

This amendment to a Special Use Permit for Planned Development includes modifications as detailed in SECTION 2(d) above, subject to the following conditions:

A. The Subject Property shall be developed substantially in accordance with the Preliminary Site Plan titled "Preliminary Site Plan" (Sheet C-1.0), prepared by Knight E/A, Inc., dated and last revised August 18, 2020, and the "Preliminary Engineering Plan" (Sheet C-2.0), the "Preliminary Engineering Detention Basin" (Sheet C-2.1), and the "Landscape - Gate Details" (Sheet LP-3.0), all prepared by Knight E/A, Inc., and all dated and last revised August 27, 2020, subject to the following conditions:

1. Meet all Building Code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the Code requirements listed in Section 6-308.J.
3. Submit fence specifications to the Development Services Department for final approval prior to the issuance of a building permit. The proposed opaque, privacy fencing and gate shall have a height of eight (8) feet and shall meet all Code requirements listed in Section 6-310. The gate must match the fence in terms of style, design, material, color and height.

4. All vehicles, equipment, training props, and outdoor storage must be maintained in an orderly fashion at all times, must remain within limits of the Training Facility site, and shall not be located within the limits of the pond property.

5. The Petitioner may be required to obtain variances to the Building Code, if necessary, prior to the issuance of a building permit and to the construction of the three-story tall strip mall training prop.

B. The Subject Property shall further be developed substantially in accordance with the Elevations titled “Elevations”, Sheet A-3.0, prepared by Knight E/A, Inc., dated and last revised August 27, 2020, and the colored renderings dated February 24, 2020, subject to the following conditions:

1. Meet all final engineering and Building Code requirements.

2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the Code requirements listed in Section 6-308.J.

3. The Petitioner may be required to obtain variances to the Building Code, if necessary, prior to the issuance of a building permit and to the construction of the three-story tall strip mall training prop.

C. The Subject Property shall further be developed in accordance with the Preliminary Landscape Plan, titled “Landscape Plan Building” (Sheet LP-2.0), “Landscape Plan Pond” (Sheet LP-2.1), “Landscape Details and Notes” (Sheet LP-2.2), and “Tree Survey” (Sheets LP-1.0 and LP-1.1), prepared by Knight E/A, Inc., dated and last revised August 27, 2020, subject to the following conditions:

1. Petitioner must submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

2. Petitioner must meet all tree mitigation and tree preservation requirements per Code Section 6-305.F. The Petitioner shall be required to pay cash in lieu of tree mitigation, as determined during the final landscape plan review process.

SECTION 5

The Petitioner hereunder shall at all times comply with the terms and conditions of this amended Special Use for Planned Development and Ordinance No. 1544 and Ordinance No. 4461, prior Special Use ordinances covering the Subject Property, except as specifically amended by this or another Ordinance, and in the event of non-compliance, said permit and this amendment shall be subject to revocation by appropriate legal proceedings.

SECTION 6

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, shall be amended so as to be in conformance with the granting of the amended Special Use Permit for Planned Development as aforesaid.

SECTION 7

This Ordinance shall be in full force and effect from and after its passage as provided by law.

