

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Agenda

Tuesday, December 11, 2018

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*  
*Commissioners: Paul Aubin, John J. Paul,*  
*Laura Murphy, Dave Shalabi*  
*Edward Schussler and Patrick Zomparelli*

*Short Agenda Council Boiler*

**CALLED TO ORDER/ROLL CALL**

**APPROVAL OF MINUTES**

[2018-0831](#) Minutes of the November 13, 2018 Plan Commission Meeting

**PUBLIC HEARINGS**

[2018-0510](#) Wu's House - Site Plan, Landscape Plan, Elevations, Special Use Permits, and Modifications

*Withdrawn*

[2018-0727](#) El Mezcal - Special Use

*JT*

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

[2018-0762](#) Discuss going paperless for the Plan Commission packets

[2018-0763](#) Discuss going paperless for the Land Development Code Updates

[2018-0010](#) Memo: New Petitions & Appearance Review

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

DATE:

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0831**  
Orig. Department: **Development Services Department**  
File Name: **Minutes of the November 13, 2018 Plan Commission Meeting**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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DATE: December 11,  
2018

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0510**  
Orig. Department: **Development Services Department**  
File Name: **Wu's House - Site Plan, Landscape Plan, Elevations, Special Use Permits, and Modifications**

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### **BACKGROUND:**

#### **Project**

Wu's House - 13175 LaGrange Road

#### **Case Number**

2018-0510

#### **Petitioner**

Michael Wu, Manager of Wu's House

#### **Purpose**

The Petitioner proposes to construct a 5,074 square foot Wu's House restaurant on a 0.96 acre lot at Southmoor Commons in the BIZ General Business Zoning District. The plans also include 53 parking spaces, an outdoor dining area, and landscaping. The project includes the following approvals: Site Plan, Landscape Plan, Elevations, Special Use Permit to allow a restaurant with outdoor seating within 300' of a residential parcel, Special Use Permit amending the Southmoor Planned Development, and Modifications from the Land Development Code.

*Requested Action:* Petition Withdrawn

#### **Project Status**

On November 29, 2018 the Petitioner's representative notified Staff that they are withdrawing the Development Petition for this project. This project is on the December 11, 2018 Plan Commission agenda because the project was noticed for a Public Hearing prior to withdrawal.

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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**REQUEST FOR ACTION REPORT**

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File Number:	<b>2018-0727</b>
Orig. Department:	<b>Development Services Department</b>
File Name:	<b>El Mezcal - Special Use</b>

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**BACKGROUND:**

QUICKFACTS

Project  
El Mezcal Special Use Amendment (2018-0727)

Petitioner  
Veronica Chavez

Planner  
Jane Turley

Purpose  
The petitioner seeks an amended special use permit to allow restaurant seating in the existing El Mezcal Restaurant.

Requested Actions:  
Special Use Amendment to ordinances 1183, 2390, and 3805.

Project Attributes  
Address: 14299 LaGrange Road

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P.I.N.(s):

27-03-300-013-0000

Parcel Size:

1.3 acres

Current Tenant Space Size

1,300 square feet in a 5,168 square foot building.

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Land Designation: Downtown Mixed Use

Existing Zoning: VCD Village Center District

Existing Land Use: Commercial Mixed Use - Restaurant and Motor Vehicle Services

Surrounding Land Use:

North: VCD Village Center District - Financial Institution (First American Bank)

South: VCD Village Center District - (Across 143rd St.) - Gateway Plaza

East: VCD Village Center District - Vacant

West: BIZ General Business District - Medical Office (University of Chicago Medical Center)

## PROJECT DESCRIPTION & CONTEXT

El Mezcal is an existing restaurant with seating located within the BP Automobile Service Station located on the northeast corner of 143rd Street and LaGrange Road in Orland Park. The current special use permit on the property allows for the service station with fuel pumps, a convenience store, and a deli-type food service with no customer seating. The purpose of this petition is to amend the special use permit to allow a restaurant with seating. The petitioner also requests to expand the current 1300 square foot space if possible.

## PLANNING DISCUSSION

Motor vehicle services are no longer a permitted use in the VCD Zoning District, so the existing

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BP Station is a legally non-conforming use. Restaurants under current VCD Code are a permitted use, if not within 300' of a residential use, which is the case of El Mezcal. Therefore, the restaurant expansion does not expand this non-conforming motor vehicle services use; rather it brings it closer to compliance with the Code. However due to the inter-mingling of uses in the existing building, an amendment of BPs special use permit is still required.

#### History:

1982: A special use permit was first issued for an Amoco Service Station. (Ordinance 1183)

1993: The Special use permit was amended to allow the construction of a new Amoco Automobile Service Station to replace the older service station. The permit included a car wash and a food shop. (Ordinance 2390)

2001: The special use permit was amended to allow the demolition of the existing BP Amoco Service Station building and the construction of a new BP Connect Service Station. The development was to include a car wash and a convenience store, plus a Wild Bean Café with a deli-type food service with “No internal seating”. The permit called for a “cross access connection” to the abutting shopping center. It is unclear why this connection was never completed.

2003: The new car wash portion of the proposal was never constructed, and the special use permit was amended to remove the car wash from the plan and instead expand the number of pumps and the overhead canopy. The 2003 Special Use Ordinance and Plat also confirmed a deli style restaurant with no customer seating. (Ordinance 3805)

2016: Permits were issued to El Mezcal Restaurant, which replaced the Wild Bean Café. A new restaurant can utilize the special use permit of a previous restaurant tenant if the mode of operation has not significantly changed. El Mezcal offers a full service restaurant with customer seating, which is not supported by the 2003 special use permit. This petition seeks to amend the special use permit to correct that condition.

2017: An 'El Mezcal Screening' Appearance Review was completed for two new rooftop mechanical units added on the rear of the BP building. The screening consisted of aluminum cages around the units, painted to match the building.

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## MOBILITY

### Vehicular/Traffic:

The site is accessible from a curb cut along 143rd Street, a Village major arterial street, and LaGrange Road, an IDOT major arterial street. Both access points are limited to right-in right-out access due to raised medians on both streets. Upon entering the site, traffic circulates to the pump area or to parking spaces adjacent to the building. There is also a one way drive aisle that circulates counter-clockwise around the building. Although required by previous Village approvals, there is currently no cross access between the BP property and Orland Crossing Shopping Center to the north, however there is a driveway stub that extends almost to the property line. This connection has been added as a condition of approval since it will improve vehicular access options on the site.

The petitioner has requested Village consideration for an expansion of their tenant space size from 1200 square feet to 1500 square feet. Based on Land Development Code parking requirements for restaurants of 1 parking space per 100 square feet, El Mezcal Restaurant could expand their restaurant square footage to up to 1500 square feet and still meet parking Code requirements. However an El Mezcal expansion with an increased seating capacity is still subject to Building Division Codes and approvals and is not addressed by this petition.

### **Parking and Loading**

Restaurants generate more parking demand than most commercial uses, and this is reflected in the Land Development Code, which requires 1 parking space per 100 square feet of restaurant space. Seating in a restaurant also increases the amount of time a customer is in the building, and impacts the parking demand, however the general Code requirement of 1 parking space per 100 square feet is based on a restaurant with seating.

**Existing parking supply: 29 parking spaces** plus 2 spaces at each of the 10 pumps, either under or adjacent to the canopy for a minimum of 20 vehicles.

**Required parking spaces for existing conditions: 21 parking spaces** are required for current restaurant size plus two stacking spaces at each pump.

- 13 parking spaces (1 parking space per 100 square feet) for 1300 square foot El Mezcal Restaurant.
- 8 parking spaces (1 parking space per 500 square feet) for the 3868 square foot BP service station. Note that the parking space requirements for service stations are much lower than typical retail parking requirements because many customers are also gas pump customers that often park under the canopy and make very quick trips into the store.

**Required parking spaces with restaurant tenant space expansion to 1500 square feet: 22 parking spaces** are required for expanded restaurant tenant space, plus two stacking spaces at each pump.

- 15 parking spaces (1 parking space per 100 square feet) for 1500 square foot El Mezcal Restaurant.
  - 7 parking spaces (1 parking space per 500 square feet) for the 3668 square foot BP service station.
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## **Land Use / Compatibility**

The restaurant land use is compatible with the VCD Village Center District and the Comprehensive Plan vision for this property.

## **Signage**

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

## **Special Use Permit**

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

1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
    - The Comprehensive Plan supports 'Downtown Mixed use' in this Downtown Planning District, including restaurants.
  2. The Special Use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
    - There are numerous full service restaurants in the immediate vicinity of El Mezcal.
  3. The design of the proposed use will minimize adverse effects, including visual impacts, on adjacent properties.
    - The restaurant is located within the existing BP building that was constructed approximately 15 years ago. The additional seating will not be visible from the exterior of the building. Nevertheless, the appearance of the site will be enhanced with new plant material and repair of peeling paint on the rear rooftop mechanical unit screening. Additionally, traffic circulation will be enhanced by a driveway connection to Orland Crossing.
  4. The proposed use will not have an adverse effect on the value of the adjacent property.
    - Staff does not have an expert opinion on this standard.
  5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.
    - Public facilities and services are available to the site.
  6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
    - No open space is required for this commercial use
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7. The development will not adversely affect a known archaeological, historical, or cultural resource.

- Staff does not have an expert opinion on this standard.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

- The petitioner will be required to comply with all Codes and conditions of approval.

### **Incremental Improvements**

Three conditions of approval have been included as incremental improvements to the site and building to help offset the impact of the special use permit for a restaurant with seating.

- The property owner must remove and replace ALL dead trees on the site.

- The property owner, in coordination with the Orland Crossing property owner, must complete the driveway connection (roughly 400 square feet) that connects to the existing Orland Crossing driveway.

- The property owner must restore and repaint the aluminum rooftop screening visible from the rear of the building.

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated December 11, 2018.

I move to recommend to the Village Board of Trustees approval of a Special Use Permit Amendment for the El Mezcal Restaurant, located inside the BP Automobile Service Station, at 14299 Lagrange Road in Orland Park, subject to the following conditions:

- 1) The El Mezcal Restaurant tenant space inside the BP cannot exceed 1500 square feet in size.
  - 2) All building changes require Building Permits and must meet all Building Code requirements.
  - 3) No exterior building, site plan, or sign changes are approved under this permit and require additional Village approvals.
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- 4) The property owner must remove and replace ALL dead trees on the site.
  - 5) The property owner, in coordination with the Orland Crossing property owner, must complete the driveway connection (roughly 400 square feet) that connects to the existing Orland Crossing driveway.
  - 6) The property owner must, in coordination with the tenant, restore and repaint the aluminum rooftop screening visible from the rear of the building.
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DATE:

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0762**  
Orig. Department: **Development Services Department**  
File Name: **Discuss going paperless for the Plan Commission packets**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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DATE:

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0763**  
Orig. Department: **Development Services Department**  
File Name: **Discuss going paperless for the Land Development Code Updates**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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DATE: September 25,  
2018

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0010**  
Orig. Department: **Development Services Department**  
File Name: **Memo: New Petitions & Appearance Review**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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