



Development Services Department

14700 Ravinia Avenue

Orland Park, Illinois 60462

Project: Rainbow Cone with Drive Thru - Renovations to Existing Restaurant at 15711 S. Harlem

Date: April 25th, 2022, Revised June 16th, 2022, Revised 8/11/22

RE: – Response Package to February Staff Comments

Project Narrative: A detailed description of the proposed project that identifies the requested approvals, scope of proposed use(s), business operations, acreage of the subject property, square footage of any buildings, residential density, and any other pertinent information

15711 S. Harlem is an existing site with nearly 200' of street frontage. The "Old Baker's Square" is a prime outlot site to the Meijer store, and is currently sitting vacant with nearly 4,500 sq.ft. of a single-story slab-on-grade structure. The site is nearly 0.87 acres. Surrounding the existing building is existing landscaping, sidewalk access, parking stalls, and vehicular access from the rear from 71st Court. The rear of the building includes an integral masonry screen wall for the refuse area.

The site is being reimagined to be a new standalone Rainbow Cone ice cream parlor with drive-thru. In other words, the permitted restaurant use will remain in this BIZ district site. We are applying for a special use for Drive-Thru lane. Being an ice cream parlor, we remain sensitive to the operations prime season, and are looking to have this business open by early 2023. We retain the right to submit to the building department simultaneously as possible to expedite 2022 construction start.

Rainbow Cone is open daily from 11am to 10pm and is a family environment inside and out. There will be an outdoor patio covered with branded canopy in the "front" or west of the building toward Harlem Ave. Their iconic cones are a staple to Chicagoland, and include 5 flavor each of a unique color, and in this specific order – Orange for orange sherbet, Green for pistachio, Yellow for palmer house, Pink for strawberry, and Brown for chocolate. These colors will be seen on the inside and the outside of the building, with the primary color being a neutral pink tone. Per Orland Park codes, "monotony of design shall be avoided..."

The existing parking and driveway access will remain to the north and west of the building. The southern two-lane driveway will become one way to have a single lane into the dual-menu-board drive-thru lanes, and then the other will serve as an egress lane back to 71st Court. With the addition of the drive-thru lane, but balanced with new landscaping toward 71st Court east of the building, we intend to have a net-zero change in impervious area. The existing rear masonry screen wall will remain to screen refuse, etc., and we will include a new gate location for garbage truck access south of the building.

Parking will be reduced from existing 44 to 39, which is above code for this size of building (36 max). Our traffic study indicates that 38 would be needed in a typical April. Due to higher volumes in hotter summer days for this ice cream shop, we will provide 39 including additional landscaping above code requirements.

Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; (List factors that demonstrate how your proposal meets this standard.)

This site will remain a restaurant use but now with the addition of drive thru lanes which is similar in nature to neighboring parcels already in town. The rear access from 71st Court will remain and the drive-thru stacking is purposeful to stay on our site, wrapping the building at any peak times. We have engineered one-way lanes to flow with the drive-thru lanes, with an exit lane to 71st court.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; (List factors that demonstrate how your proposal meets this standard.)

North of the site includes Dunkin' Donuts with drive-thru, and Famous Dave's BBQ. South of the site and again in line with our building includes Chili's, Arby's drive-thru, White Castle drive-thru, Panera Bread, Panda Express, Starbucks, Blaze Pizza, Noodles & Company, and more. Across Harlem is McDonald's, Chipotle, Portillo's, Oberweiss, Cooper's Hawk, and Outback Steakhouse. East of the site is Meijer, also accessed from 71st Court.

The Rainbow Cone in the existing old Baker's Square building is certainly in scale, style, and function of all of these surrounding restaurants, even with the new addition of drive thru lanes.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; (List factors that demonstrate how your proposal meets this standard.)

All surrounding properties are commercial in nature, and more specifically, they are mostly restaurants with a fair share of drive-thru's. Our branded colored building will enhance the design of the old vacant building as well as compliment adjacent brands. There is no residential properties in this area, and S. Harlem is a high traffic street where a colored building will not impair any visual focus. Rainbow Cone is excited to bring further business to the area.

4. The proposed use will not have an adverse effect on the value of the adjacent property; (Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)

There is no residential around this property. Per #2 above, there are several restaurant and drive-thru uses. Our Rainbow Cone site offers sufficient parking stalls for the use, and all drive-thru stacking and functionality is maintained on the property itself. There is ample stacking space and any excess stacking on the busiest of days will only stay on our property and will still offer egress lanes for any traffic.

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; (Insert explanation)

The surrounding roadways and the infrastructure are already serving the old Baker's Square building and all surrounding restaurants. The site is accessed by the rear 71st Court off of Harlem Ave. Police and fire department will have the same access. The F.D.C. connection will remain at the rear masonry screen,

unmoved. The access driveways to the site remain as-is. The refuse pickup will remain in the rear masonry screen, but will shift via new refuse gates toward the southern driveway to avoid the new drive-thru lane. Baker's Square already has sufficient utilities supplied to the building including electrical amps, plumbing water services, and more.

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; (Insert explanation)

The open space of the site will remain largely the same with existing parking pattern, access driveways, existing building placement and public walks. The addition of the drive-thru lanes has been balanced with increased landscaping beyond code throughout the perimeter, parking islands, foundation landscaping, and green buffer from parking to drive thru lane.

7. The development will not adversely affect a known archaeological, historical or cultural resource;

No known archaeological, historical, or cultural resources are affected by this project or the previous Baker's Square restaurant.

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.

We have completed a comprehensive zoning code analysis with results onto the drawings. This project complies with all provisions of the code as applicable to restaurants in the BIZ district.

Sincerely,



Luigi F. Randazzo, AIA, NCARB

Keystone Planning + Design, PLLC

MODIFICATIONS TO A SPECIAL USE PERMIT WORKSHEET

For any petition requesting Modifications to the Land Development Code with a Special Use Permit, the petitioner is required to submit a separate response for each requested modification, provide justification for the request, and describe any incremental improvements above code requirements proposed to mitigate impacts.

All code requirements shall be met wherever possible. Modifications, a form of variance granted with a special use permit, may be granted where there are unique conditions qualified as practical difficulties or unnecessary hardships and "the variance granted is the minimum adjustment necessary for the reasonable use of the land."

Special Use for Drive-Thru with the following modifications:

Code Section: 302 K

Requirement: Menuboard size and landscaping	<i>(Section 6-207.F.4)</i>
Requested Modification:	Drive-thru lanes between the building and 71st Court, outside of 10' setback, but within building setback. Landscaping is outboard of the lanes and screen the drive-thru lanes from 71st court
Incremental Improvements: We plan to meet all major landscape codes throughout the site as a whole including south bufferyard, screening of DT lanes, etc. but balanced with allowing for a new public sidewalk at 71st court, per Orland Park request which takes away from further landscaping there.	

Requirement: Drive-thru lane quantity	<i>(Section 6-207.F.4.A)</i>
Requested Modification:	Allow 2 drivethru lanes instead of a maximum of 1.
Incremental Improvements: We plan to meet all major landscape codes throughout the site as a whole including south bufferyard, screening of DT lanes, etc.	

Requirement: Parking Ratio	<i>(Section 6-306.B.)</i>
Requested Modification:	Increase the parking space maximum from 30 required spaces to 39 spaces.
Incremental Improvements: We plan to meet all major landscape codes throughout the site and traffic report backs up some peak times which makes more parking ideal.	

Furthermore, The landscape plan for 15711 South Harlem incorporates the village of Orland Park's Landscape code requirements, with additional site landscaping to include rain garden plantings and extensive perennial and shrub plantings within the site. The variety of plantings will provide screening for the drive-thru lanes and a "rainbow" of blooming plants through the spring and summer. Parkway plantings along Harlem Avenue will be maintained, and new parkway plantings will be provided along W 157th Street. The plans were developed through coordination and input from Village staff.