



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Department Requested Action

File Number: 2014-0728

Agenda Date: 1/13/2015

Version: 0

Status: IN COMMITTEE
/COMMISSION

In Control: Plan Commission

File Type: MOTION

Title/Name/Summary

Pizza Hut - Special Use Permit

History

PROJECT: Pizza Hut

PETITIONER: Misti Stewart - Franchise Management Inc.

PURPOSE: The petitioner requests special use permit approval to operate a carry-out restaurant that is within 300 feet of a residential use.

LOCATION: 7842 159th Street

PIN NUMBER: 27-13-317-005

ATTACHMENTS

Response to Special Use Standards

VOP Exhibit

Petitioner Exhibit

Plat of Survey

SIZE: 1,151 square feet

EXISTING ZONING AND LAND USE:

BIZ General Business District - Vacant

SURROUNDING ZONING AND LAND USE:

North: R-4 Residential / Single Family Attached Residential

South: Not Orland Park / Commercial Retail

East: BIZ - General Business District / Restaurant

West: BIZ - General Business District / Commercial Retail

COMPREHENSIVE PLAN DESIGNATION:

Community Commercial

TRANSPORTATION:

Primary access to the site is via a full access curb cut that opens on to 159th Street, a IDOT major arterial street. The site can also be accessed via cross access connections that lead through the existing commercial development from 80th Avenue to 78th Avenue.

PLANNING OVERVIEW and DISCUSSION:

The petitioner is proposing to operate a carry-out only restaurant (Pizza Hut) in the existing Patio Retail Center located at approximately 7842 159th Street. The interior of the space is being remodeled to accommodate the carry-out restaurant.

Land Use/Compatibility:

Restaurants are compatible uses in the BIZ commercial zoning districts. The parcel is within 300 feet of a residential parcel to the north of the subject property, requiring special use approval to operate at this location.

Landscaping:

There are no proposed changes to the existing site plan or landscaping.

Parking/Loading:

The proposed 1,151square feet carry-out restaurant is required to provide 1 parking space for every 200 square feet of area. A total of 6 parking spaces must be provided to accommodate this use, there is ample parking available in the Patio Retail Center and plenty of shared parking opportunities given the existing cross access connections. Existing parking will be able to accommodate this new use.

Garbage Enclosure:

There is an existing masonry garbage enclosure at the rear of the property that is utilized by the tenants of the Patio Retail Center. The enclosure is in good repair and does not need to be remodeled or renovated at this time.

Building Elevations:

There are no changes to the exterior of the building or site. Signage will be permitted and approved via a separate sign permit review, which is not a part of this approval.

SPECIAL USE STANDARDS

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. It is the responsibility of the petitioner to prove that all eight standards are met. A written response to each standard is required. The petitioner has provided such responses to the Special Use Standards (responses in italics below).

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 special use permit we are applying for will be consistent with the purposes, goals, and objectives of the Comprehensive Plan, any adopted or overlay plan and these regulations.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development;

The special use will be consistent with the community character of the immediate vicinity of the parcel for development because it is a restaurant. There are retail stores next door so this addition may bring in more customers for the adjacent tenants. It is also adding value to the property and adding another restaurant to the community.

3. The design of the proposed use will minimize adverse effects including visual impacts on adjacent properties;

The design of the proposed will have no visual impacts on the adjacent properties. The only exterior addition is the building signage which will draw attention to the building, bringing in more customers for the adjacent properties.

4. The proposed use will not have an adverse effect on the value of adjacent property;

The proposed use for this unit will not have an adverse effect on the adjacent properties because it is a restaurant. If anything it will attract more customers to the other properties boosting their sales.

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;

The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service because there are no exterior alterations to the site. All exits and pathways will remain accessible at all times. There are many access points for deliveries and adequate amounts of parking available. Deliveries will be made to the rear of the building which is easily accessible from the main road.

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 development, new construction to the buildings or site will be made to any open space on the exterior of the building. All existing landscaping is remaining unchanged. The applicant agrees to have made adequate legal provision to guarantee the provision and development of any interior space to the proposed development.

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

cultural resource; and

No archaeological, historical or cultural resources will be affected with the conversion of this space to a Pizza Hut.

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 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.

It is the responsibility of the petitioner to prove that all standards will be met. The petitioner has provided special use standard responses.

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 13th, 2015;

and

I move to recommend to the Board of Trustees approval of a special use permit for a Pizza Hut restaurant located at 7842 159th Street, and as shown on the plat of survey, prepared for "J & L Enterprises Patio Foods," received November 6, 2014, subject to the following conditions:

1. That the petitioner comply with all Building and Health Code Requirements.
2. That all new signage is approved through a separate permitting process.