



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org

Department Requested Action

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Title/Name/Summary

PDQ Restaurant, Lot 3 of 15610 LaGrange Retail Development (LFI) - Special Use Permit

History

QUICKFACTS

Project

PDQ Restaurant, Lot 3 of 15610 LaGrange Retail Development (LFI)- Special Use Permit

Petitioner

Monica Pomroy, Interplan, LLC

Purpose

To construct and maintain a 3,500 square foot restaurant on a new 35,623 square foot lot (lot 3) within the 15610 LaGrange Retail Development (LFI) Planned Unit Development

Requested Actions: Site Plan, Special Use Permit with modifications, and Landscape Plan.

Project Attributes

Address: 15610 LaGrange Road

P.I.N.(s): 27-16-401-005

Size: 35,623 s.f. (Lot 3)

Comprehensive Plan Planning District: Regional Core Mixed Use District

Comprehensive Land Designation: Regional Mixed Use

Existing Land Use: COR Mixed Use District

Proposed Land Use: COR Mixed Use District

Surrounding Land Use:

North: COR Mixed Use District- Future Miller's Ale House restaurant and sport's bar

South: COR Mixed Use District- Retail/Restaurants/Lakeview Plaza
East: COR Mixed Use district- (across LaGrange Road) Retail/Restaurants/Lowe's Plaza
West: COR Mixed Use- Future Retail Anchor Building (Junior Big Box Retail)

Preliminary Engineering: Preliminary engineering has been confirmed for this project by Christopher B. Burke Engineering, Ltd. on September 15, 2017. Please refer to the Detailed Planning Discussion sections for more details.

OVERVIEW AND BACKGROUND

The LFI site is comprised of two (2) parcels. The south parcel adjacent to Lakeview Plaza was formerly the U.S. Army's Area Maintenance and Support Facility. LFI worked with the U.S. Army to acquire the property and has demolished seven (7) to eight (8) buildings that remained on site.

The LaGrange Retail Development (LFI) Planned Unit Development (PUD) of four (4) buildings on a fourteen (14) acre site was approved by the Village Board of Trustees on June 5, 2017. The PUD enables retail and restaurant uses on out-lots along the LaGrange Road frontage. The PUD will include a retail anchor building (junior big box) at the rear of the site, Chuy's Tex-Mex restaurant on lot 1, and Miller's Ale House restaurant and sport's bar restaurant on lot 2. Lot 3 is the southern out-lot, is pad ready, and is the proposed location of PDQ.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct and maintain a 3,500 square foot restaurant on lot 3 to the south and immediately adjacent to the future Miller's Ale House restaurant and sport's bar. The proposed restaurant will include a drive-through facility and parking field. The petitioner requests the following modifications:

1. Placing the drive-through facility between the building and the street (LaGrange Road) through the use of a trellis and landscaping between the building and LaGrange Road.

The recommendation motion includes the following conditions:

1. Move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

The proposed site plan is characterized by three primary elements: the building, the drive-through facility, and the parking field. It is also characterized by two secondary elements that include the internal access-drive of the PUD to other restaurants and the retail anchor and the cross-access shared by all users. The secondary elements will be discussed below in relation to the primary elements.

The building is located on lot 3 of the PUD in the southern out-lot. The drive-through

facility is in an L-shape, it begins at the west side of the proposed building, continuing along the south side of the building where the order window will be, and then continuing along the east side of the building where the pick-up window will be.

The drive-through facility is located between the building and the street (LaGrange Road), and the petitioner is proposing the use of a trellis and landscaping to screen the drive-through facility. An enhanced buffer is created through the trellis and landscaping both screening the drive-through facility and making the site visually appealing. PDQ's model for drive-through facilities is unique in that the restaurant does not utilize the traditional menu board and order speaker. Customers place their order directly with an employee, similar to Portillo's restaurant. As a result, PDQ needs to have the drive-through facility between the building and the street (LaGrange Road).

The majority of the parking field is located to the west of the building and shared with the future retail anchor building (junior big box). There are also single bays of parking along the north elevation of the building. The parking field includes internal drive lanes that have full access to the 156th Street and LaGrange Road signalized intersection.

MOBILITY

The proposed building is located in the southern out-lot, lot 3 of the PUD at the southwest corner of 156th Street and LaGrange Road. Lot 3 is located along LaGrange Road an IDOT arterial. Lot 3 is accessible from 156th Street, a local road and the PUD's internal drive lanes that have full access to the 156th Street and LaGrange Road signalized intersection.

Pedestrian and Bicycle:

Per the LFI site plan, an eight (8) foot multi-use path will be along the 156th Street frontage of the PUD property up to the LaGrange Road intersection (in proximity to the future Chuy's Tex-Mex restaurant in lot 1). The connection will then link to a seven (7) foot sidewalk that extends on the east side of LaGrange Road at the Lowe's development. The eight (8) foot multi-use path along 156th Street will ultimately connect to paths along Ravinia Avenue that will lead further west to Centennial Park.

Public Transit:

PACE Bus service route 364 runs along 94th Avenue with the nearest stop at 94th Avenue and 156th Street. PACE Bus service route 379 runs along LaGrange Road with the nearest stop at LaGrange Road and 151st Street.

Vehicular/Traffic:

The proposed restaurant will be accessible from 156th Street, a local road and the PUD's internal drive lanes that have full access to the 156th Street and LaGrange Road signalized intersection.

Parking/Loading:

Table 6-306(B) of the Land Development Code requires one (1) parking space per 100 square feet with seven (7) additional stacking spaces for the drive-through lane. In total, 35 parking spaces and seven (7) stacking spaces for the drive-through lane are required.

The PUD provides shared parking opportunities for all proposed land uses.

Drive-Through Lane:

The proposed restaurant will be an L-shaped drive-through facility consisting of a twelve (12) foot wide drive-through lane that can accommodate up to ten (10) cars. Per PDQ's unique model for their drive-through facilities, customers order directly from an employee at the order window and not from a menu board and order speaker system like traditional drive-through facilities. The drive-through facility entrance is on the west side of the building, extends to the south side of the building where the order window is, and extends to the east side of the building where the order pick-up window is. As a result, the drive-through lane on the east side of the building is between the building and the street (LaGrange Road). An enhanced buffer is created through the trellis and landscaping which both screens the drive-through facility and makes the site visually appealing. Section 6-210.C.9 of the Land Development Code establishes criteria for drive-through facilities in the COR Mixed Use District.

BUILDING ELEVATIONS

The proposed drawing elevations depict a single story beige building mainly characterized by its masonry construction brick pattern-work, storefront window systems, awnings, and parapets. Each elevation will be described in greater detail below. Proposed elevations drawings are depicted on sheets A2.0 and A2.1 entitled, "Exterior Elevations" and the document titled, "Proposed Exterior Elevations."

North Elevation - Sheet A2.0 and Exterior Elevations

The north elevation is the main entrance elevation. There are two storefront doors, on either end of the façade, and covered by red corrugated metal awnings. The windows are covered by long pre-fabricated aluminum sunshade green canopies. Concrete masonry dominates the majority of the façade. Parapet areas are corrugated red metal. A large sign is included on the concrete masonry and will be reviewed separately in the sign permit review. The petitioner is proposing painting the following PDQ branding, "People Dedicated to Quality" in white on the red parapet. This is not permitted by the Land Development Code, this will be addressed in the separate sign permit review.

South Elevation - Sheet A2.1 and Exterior Elevations

The south elevation is mainly characterized by the drive-through facility order window, two false aluminum wall louvers, a store front window to allow natural light into the kitchen (the window is high up and it will not be possible to look into the kitchen), and EIFS above the concrete masonry. The false aluminum wall louvers provide aesthetic enhancements due to the service area of the restaurant and it's back of house operations. Landscaping will screen the blank façade of the lower portion of this building. A sign is included on the concrete masonry and will be reviewed separately in the sign permit review.

West Elevations- Sheet A2.0 and Exterior Elevations

The west elevation is mainly characterized by the drive-through entrance, a large window which is covered by long pre-fabricated aluminum sunshade green canopies, EIFS at the southern end of the parapet, and masonry brick pattern-work across the façade.

Landscaping will screen the blank façade of the lower portion of this building. The petitioner is proposing painting the following PDQ branding, "People Dedicated to Quality" in white on the red parapet. This is not permitted by the Land Development Code, this will be addressed in the separate sign permit review.

East Elevations - Sheet A2.1 and Exterior Elevations

The elevation is mainly characterized by the drive through facility pick-up window, large window, and pre-fabricated aluminum white trellis. The trellis along with the landscaping screens the drive-through lane from LaGrange Road. An enhanced buffer is created through the trellis and landscaping both to screen the drive-through facility and making the site visually appealing. Village staff worked closely with the petitioner to develop the trellis and landscaping screening for the drive-through facility between the building and the street (LaGrange Road) to accommodate PDQ's model for drive-through facilities. The landscaping screening will be described in more detail in the landscaping section. Landscaping will screen the blank façade of the lower portion of this building. A sign is included on the brick concrete masonry and will be reviewed separately in the sign permit review.

LANDSCAPING

Preliminary landscaping has been confirmed for this project by Planning Resources Inc. on September 12, 2017.

The petitioner has requested to place the drive-through facility between the building and the street (La Grange Road). The petitioner has worked with Village staff to develop screening of the drive-through facility from LaGrange Road. Along with the trellis detailed above, landscaping will be used to screen the drive-through lane from LaGrange Road. The preliminary landscape plan details the use of trees and shrubs in concord with the trellis to provide adequate and visually appealing screening of the drive-through facility.

Section 6-305 of the Land Development Code divides landscaping requirements into seven (7) zones on a development site. The following is an analysis for how each zone applies to this project and the requirements that must be followed.

Parkways

The LFI landscape plan requires three (3) parkway trees and it is not the responsibility of PDQ to install the three (3) parkway trees.

Corridors

There are no applicable landscape corridors for this particular lot as there is no direct connection from the LaGrange Road Parkway.

Bufferyards

East Bufferyard- Type 1

South Bufferyard- Type 1

The east bufferyard borders a non-residential use across LaGrange Road. Sufficient plant bed width and amount of evergreen trees and shrubs have been provided. The

petitioner has provided additional shrubs in place of two (2) shade trees for this bufferyard given the limited space available due to the trellis structure within the area.

The south bufferyard borders a non-residential use across from an access road located along the south property line. The petitioner has provided the required amount of shade trees, ornamental trees, and shrub plantings.

Foundation and Interior Landscaping

The proposed project must meet the intent of the foundation landscaping requirements. The Land Development Code requires 100 percent of the building frontages facing public roads to have ten (10) foot wide foundation landscaping area around 50 percent of all building facades not fronting public right-of-ways.

Parking Lot Area Landscaping

A perimeter planting bed is required around the entirety of the parking lot at a width of ten (10) feet (except where walkways are necessary). In addition to this, one (1) landscape island is required for every ten (10) parking spaces. The proposed parking field meets the landscape island requirement, providing ten (10) landscaping islands.

Signage Landscaping

While signage is reviewed separately via the sign permitting process, landscaping requirements for signs can affect the layout of the site plan. The site plan must indicate sign locations at ingress/egress points or at the intersection corner.

A final landscape plan will be reviewed following Board Approval of the project and the preliminary landscape plan associated with this project.

Stormwater Management Area Landscaping

As part of the LFI development, stormwater management area landscaping is not provided because the detention ponds are proposed to be located within the regional detention ponds along Ravinia Avenue.

DETAILED PLANNING DISCUSSION

Natural Features

Lot 3 did not have natural features and was part of the former Army base site.

Preliminary Engineering

Preliminary engineering has been confirmed for this project by Christopher B. Burke Engineering, Ltd. on September 15, 2017. Utilities are present along LaGrange Road for water and sanitary.

Retention systems (swale) will be established on Lot five (5) and convey storm water north through Lot six (6) of the LFI site to be ultimately detained in the regional detention ponds along Ravinia Avenue.

Subdivision

The LFI PUD will submit a Plat of Subdivision to the Village for recording.

Special Use Permit

A special use permit is required for PDQ because it is a restaurant with a drive-through facility. Section 6-210.C.9 of the Land Development Code notes that drive-through facilities are allowable uses in the zoning district only via Special Use permit.

The only modification to the special use permit is to place the drive-through facility between the building and the street (LaGrange Road). The drive-through facility can locate between the building and the street (LaGrange Road) through the use of a trellis and landscaping between the building and LaGrange Road. See the site plan discussion above.

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

Land Use/Compatibility

The proposed land use as a restaurant, is compatible with the COR Mixed Use District (permitted uses) and to the Comprehensive Plan's designation for Regional Mixed Use.

Lot Coverage

Maximum: 75%

Proposed: 70.4%

Lot Size

Minimum: 10,000 square feet

Provided: 35,623 square feet

Setbacks

LaGrange Road:

Required - 25 feet

Provided - 46 feet

Side Yard:

Required - 15 feet

Proposed - 70 feet (North)

Side Yard:

Required - 15 feet

Proposed - 40 feet (South)

Rear Yard:

Required - 30 feet

Proposed - 140 feet (West)

Building Height

Maximum - 75 feet

Proposed - 23 feet

Accessory Structures

Garbage Enclosure -

There is a single garbage enclosure located at the northwest corner of the site. The location of the dumpster enclosure has been changed from the previous plans submitted June 19, 2017, and the current proposed location depicts the doors pointing at the future Miller's Alehouse restaurant and sport's bar to the north. The Village requests the petitioner move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.

Exactions and/or Incentives

All exaction fees, including but not limited to transportation, parks and schools, are to be paid to the Village per Code requirements.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

Signage

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

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 October 10, 2017.

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled, "PDQ Orland Park, SWC 156th St & LaGrange Road Orland Park, Illinois", prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheet C1, subject to the following conditions:

1. Move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled, "Exterior Elevations" and the drawings titled, "Proposed Exterior Elevations", prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheets

A2.0 and A2.1 and the entire "Proposed Exterior Elevations" drawings.

And

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled, "PDQ Orland Park, SWC 156th St & LaGrange Road Orland Park, Illinois", prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheets LP-1 and LP-2.

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for PDQ, a restaurant with a drive-through facility, subject to the same conditions outline in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.