

MAYOR

Keith Pekau

VILLAGE CLERK

Patrick R. O'Sullivan

14700 S. Ravinia Avenue
Orland Park, IL 60462
708.403.6100
orlandpark.org



ORLAND PARK

DEVELOPMENT SERVICES

TRUSTEES

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Sean Kampas

Brian J. Riordan

Joni J. Radaszewski

Staff Report to the Plan Commission

Prepared: 09/15/22

TITLE/NAME/SUMMARY

Wild Fork - Development Petition for approval of the Site Plan, Landscape Plan, and Elevations

Project:

Wild Fork – 14860 LaGrange Road
2022-0387

Petitioner: Max Gutowski**Project Representative:** Randall H. Andersen, P.E.**Purpose:**

The petitioner seeks to demolish the existing vacant restaurant building and construct a 4,900 square-foot grocery store located at 14860 LaGrange Road.

Requested Actions:

Approval of the Site Plan, Landscape Plan, and Elevations.

Address: 14860 LaGrange Road**P.I.N.:** 27-09-401-019-0000**Parcel Size:** 0.85 acres

BACKGROUND

On October 28, 1991, the Village Board of Trustees approved an ordinance authorizing an amendment to a Special Use Permit for a restaurant called Shoney's to redevelop the existing building, formerly occupied by Wag's restaurant.

On August 16, 2011, Staff approved building permits for a restaurant called IHOP to redevelop the existing building.

FINDINGS OF FACT

COMPREHENSIVE PLAN

Planning District	Regional Core Planning District
Planning Land Use Designation	Regional Mixed Use

The Comprehensive Plan identifies the intersection of 149th Street and LaGrange Road as a development opportunity for Regional Mixed Use with an emphasis on promoting cross access and improvements on aging commercial structures. The proposed grocery store is considered an appropriate land use in this area.

ZONING DISTRICT

Existing	Village Center District (VCD)
Proposed	Village Center District (VCD)

ADJACENT PROPERTIES

	Zoning District	Land Use
North	Village Center District (VCD)	Auto repair shop (Midas)
East	Mixed Use District (COR)	Bank (Fifth Third Bank & ATM)
South	Village Center District (VCD)	Commercial Retail (Men's Wearhouse) Commercial Retail (Party City) Personal Establishment (Signature Nail Salon and Spa) Commercial Retail (The RoomPlace) Commercial Retail (Trader Joe's)
West	Village Center District (VCD)	Restaurant (Orland Park Bakery)

LAND USE CLASSIFICATION

Existing	Vacant Building (formerly IHOP)
Proposed	Commercial Retail

LAND USE INTENSITY

Existing	1.00 maximum
Proposed	0.13

DETAILED PLANNING DISCUSSION

SITE PLAN

14860 LaGrange Road is a 0.85-acre commercial site with existing landscaping, sidewalk access, and nearly 400' of total street frontage at the intersection of 149th Street and LaGrange Road in the Regional Core Planning District. The existing 4,710 square-foot single-story building was most recently occupied by IHOP restaurant.

The development petition proposes demolishing the existing building and constructing a 4,900 square-foot Wild Fork grocery store with new internal sidewalks, parking, and extensive landscaping. Wild Fork will be open daily from 8:00 a.m. to 9:00 p.m. and will sell frozen, pre-packaged food. Site improvements include a significant reduction of total impervious surfaces, bicycle racks, substantial landscaping around the parking lot, installation of new sidewalk connections to 149th Street, and new building façade with bright colors.

The development petition requests approval of two site plans due to ongoing cross-access easement agreement discussions with the adjacent property owner. The site plans show the following options:

1. Full access at the proposed northwest and existing southwest driveways
2. Full access at the existing northeast and existing southwest driveways

BUILDING HEIGHT

Permitted	55' maximum
Proposed	+/- 26' 8"

BUILDING SETBACKS

	Required	Proposed
Rear (North)	15'	18'
Side (East)	15'	34'
Front (South)	15'	27'
Side (West)	10'	10'

LOT COVERAGE

Permitted	75% Maximum; 80% maximum with Best Management Practices (BMP)
Proposed	56%

The petitioner proposes a lot coverage of 56% by demolishing the existing building and a large portion of the surrounding parking lot along 149th Street and LaGrange Road.

Vehicular Mobility

The existing site has northeastern full access from an off-site driveway from LaGrange Road and a southwestern full access driveway from 149th Street. The petitioner is proposing to keep the existing full access from 149th Street; however, the existing full access driveway from LaGrange Road poses potential public safety and site circulation issues due to the short, diagonal turning angle for cars entering or leaving the site. Wild Fork has a cross-access agreement with the adjacent property that includes the existing full access driveway from LaGrange Road, but does not have an agreement in place for the proposed northwestern full access driveway that would provide a safer passage for vehicles; therefore, the petitioner is proposing two site plans reflecting both options with the understanding that when the cross-access agreement for the northwestern full access is secured, that access will be constructed and the northeastern full access will be closed. Staff is supportive of this interim 2-phase approach.

PARKING SETBACKS

	Required	Proposed
Rear (North)	10'	18'
Side (East)	10'	20'
Front (South)	10'	42'
Side (West)	10'	10'

PARKING STALLS

Permitted	24 parking stalls (1 per 250 sf)
Proposed	24 parking stalls (1 per 250 sf)

Pedestrian and Bicycle Mobility

The petitioner is proposing internal sidewalks on the northern and western sides of the building to connect with existing public sidewalks along 149th Street. The petitioner is also proposing 2 bicycle racks directly adjacent to the store front entrance to comply with Code requirements and facilitate bicycle mobility.

Signage

A full review of proposed signage will be conducted after Board of Trustees approval. Proposed signage will need to comply with the provisions of the Land Development Code.

Lighting

A full review of proposed lighting will be conducted during Final Engineering review. Proposed lighting will need to comply with the provisions of the Land Development Code.

ELEVATIONS

The proposed building façade designs include brick masonry with aluminum metal wall panels, aluminum metal canopies, and storefront windows on all sides of the building to support human scale. The façades facing 149th Street and LaGrange Road are accentuated by floor-to-ceiling spandrel glass windows to provide visual interest. The rear façade features a corner front entrance and additional glass windows that offer visitors a glimpse of merchandise.

DETAILED LANDSCAPING DISCUSSION

LANDSCAPE PLAN

Hey and Associates, Inc. reviewed the Preliminary Landscape Plan dated September 12, 2022. The requirements are met for parkway, corridor, bufferyard, foundation, and interior landscaping. Signage Landscape requirements appear to be met and will be confirmed during final review. The representative plant list appears to meet diversity requirements for number of species; percentage of species will be evaluated at final review.

Cash-in-lieu shall be provided for any remaining tree deficiencies determined during final review.

DETAILED ENGINEERING DISCUSSION

ENGINEERING PLAN

Stormwater Management

The preliminary engineering plans, reviewed by Staff, are compliant with the Land Development Code.

Utilities

The sanitary connection to this project will be located in the existing sanitary main along 149th Street and LaGrange R.O.W.

STAFF RECOMMENDED ACTION

Regarding Case Number 2022-0387, also known as **Wild Fork**, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 15, 2022;

And

Staff recommends that the Village Board approve the development petition subject to the following conditions:

1. The development will be in substantial conformance with the **Preliminary Site Plan for Wild Fork**, last revised September 12, 2022, the **Conceptual Site Plan Alternate (Existing Easement) for Wild Fork**, last revised September 12, 2022, the **Preliminary Landscape Plan for Wild Fork**, last revised September 12, 2022, and the **Building Elevations** last revised September 12, 2022.
2. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
3. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
5. Provide tree mitigation cash-in-lieu that will be determined upon final review, if required.
6. The **Preliminary Site Plan for Wild Fork**, last revised September 12, 2022, must be implemented within (1) year of the establishment of a cross-access easement agreement that would allow for the construction of that plan.

Recommended Motion

Regarding Case Number 2022-0387, also known as **Wild Fork**, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case [with the following amendments (if necessary)].