



VILLAGE OF ORLAND PARK

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Department Requested Action

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Title/Name/Summary

24 Orland Square Drive - Façade Renovation - Appearance Review

History

QUICKFACTS

Project

24 Orland Square Drive (formerly titled Blaze Pizza)
2016-0185 (also see AIG 2016-0349 and 2016-0351)

Petitioner

Curtis Hurst
Frontier Development, LLC.

Purpose

The purpose of this petition is to update the façade, landscaping and site amenities of a multi-tenant building located at 24 Orland Square Drive.

Requested Actions: Appearance Review

Project Attributes

Address: 24 Orland Square Drive

P.I.N.(s): 27-10-300-027-0000

Parcel Size: 34,730 s.f

Building Size: 5,736 s.f.

Tenant Space Sizes (2): 2,878 s.f. (Blaze Pizza) / 2,858 s.f. (Pearle Vision)

Comprehensive Plan Planning District: Regional Core Planning District

Comprehensive Land Designation: Regional Mixed Use

Existing Zoning: COR Mixed Use District

Existing Land Use: Commercial Retail

Surrounding Land Use:

North: COR Mixed Use District - Restaurant (Denny's)

South: COR Mixed Use District - Financial Institution (Citibank)

East: COR Mixed Use District - Commercial/Retail (Mall)

West: VCD Village Center District - (across LaGrange Rd.) Commercial/Retail

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to update the façade, landscaping and site amenities of a multi-tenant building located at 24 Orland Square Drive. The building unit is located in between LaGrange Road and Orland Square Drive, and includes two (2) tenant spaces; Pearle Vision, which has been at their current location since at least 1999, and Blaze Pizza, which will occupy a newly created tenant space after exterior and interior renovations are complete. The petitioner has also applied for an Appearance Improvement Grant (AIG), which would help cover the cost of the landscaping and fenestration associated with this project (see AIG 2016-0349 and 2016-0351).

Currently, the appearance of the building at 24 Orland Square Drive is relatively unadorned and dominated by blank masonry walls. Fenestration is non-existent on the north and west elevations and is minimal on the east and south elevations. The building exterior is composed of three color tones of masonry (gray, white and tan) with minimal fenestration along the east and south facades. The roofline is essentially horizontal with dark-colored coping. The building footprint is rectangular except for the southeast corner, which is angled at 45 degrees and is where the entrance to Pearle Vision is located.

The benefit of this project for the petitioner would be two-fold: firstly, it would create a newly renovated, modern-looking storefront along LaGrange Road; secondly, the façade change would help to distinguish the new tenant (Blaze Pizza) from the current one (Pearle Vision), who has been the sole tenant of the building for at least the last two decades. The façade update should also benefit the Village of Orland Park as a whole by providing an updated building façade along LaGrange Road, the town's most important roadway, which also happens to be near Village Hall, the Village Civic Center and other public amenities.

Proposed exterior changes include a metal panel siding system, new storefront windows on west and south elevations, a new outdoor seating area, new exterior light fixtures, new site landscaping and a new masonry garbage enclosure. Details of these proposed changes can be found on the submitted drawings and are described in more detail below. New signage, ornamental railings for the outdoor seating area and awnings are shown on the aforementioned documents, approval of which is not part of this appearance review and subject to a separate permitting process.

It should be noted that the review of the sanitary connection work proposed for this project is currently under review, and will not be completed prior to the approval of the appearance review or Appearance Improvement Grant for this project. Ultimately, the approval of this Appearance Review and associated Appearance Improvement Grant are subject to final approval of required MWRD permits.

There are no proposed changes to any other exterior elements of the building.

- 1) Meet all final engineering and building code related items;
- 2) Awnings, signage and railings for the outdoor seating area are not a part of this approval and will require separate Planning and Building Division approvals prior to

installation;

3) Approval of this Appearance Review and associated Appearance Improvement Grant are subject to the final approval of required MWRD permits;

4) Installation of additional landscaping and/or screening may be required.

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

SITE PLAN

A site plan, titled "Sheet A0-1 Notes/Legends/Site Plan" drawn by Hague Architecture and dated 04/22/2016, details the proposed changes for the site. There are three (3) key modifications to the site: 1) an expansion of the area to be used for a garbage enclosure, 2) the reconfiguration of existing ADA accessible parking spaces and 3) the addition of a concrete outdoor seating area and sidewalks.

Garbage Enclosure Area

Currently, no garbage enclosure exists on site, and dumpsters are left out in plain sight in an open area at the far north corner of the parking lot. The proposed site plan would expand this open area to accommodate a new masonry garbage enclosure. The enclosure would house dumpsters for both Pearle Vision and the new restaurant tenant (Blaze Pizza). A small section of landscaping would be removed to accommodate this expansion; landscaping which would be replaced by screening around the enclosure. The proposed expansion would not affect the number of parking spaces on site or parking lot access. Details of this garbage enclosure can be found below in the Accessory Structures section of this report.

ADA Parking Spaces

Four (4) ADA parking spaces currently exist within the parking lot, all located along the building's south elevation. Only two (2) ADA spaces are required however. To accommodate parking for the additional tenant space, two (2) of these existing ADA parking spaces will be removed and converted to three (3) general parking stalls. The two (2) remaining ADA stalls would remain the closest stalls to the front entrance to both Pearle Vision and Blaze Pizza. See Parking section below for further discussion of the parking lot.

Outdoor Seating Area and Sidewalks

A new concrete outdoor seating area measuring 32'-6" by 12'-1" is proposed for the southwest corner of the building, which faces LaGrange Road. A short sidewalk would connect the seating area to the adjacent sidewalk that runs along the building's south elevation. The seating area will be screened by landscaping, as show on the landscape plan submitted and reviewed as a part of this appearance review. An ornamental fence, which would theoretically meet screening requirements for an outdoor seating area, is depicted on renderings submitted by the petitioner; this fence is not a part of the review of this appearance review however.

Additionally, the sidewalk that runs along the north elevation will be expanded to connect with the newly proposed exterior doors near the northwest corner of the building.

MOBILITY

Vehicular/Traffic:

The site can be accessed from a curb cut on the east side of the property from Orland Square Drive, a private road. There are no access points directly along LaGrange Road to the property.

BUILDING ELEVATIONS AND RENDERINGS

The petitioner submitted rendered drawings and elevation drawings for this project. The scope of the renderings, titled "SK-050615-01 and SK-050615-02" and drawn by Hague Architecture and dated 04/22/2016, include all four (4) building facades, although some of the details shown will not be included in the initial exterior buildout.

To be clear, awnings, signage and outdoor seating area railing are not a part of this approval.

Renderings

The submitted rendered drawings show in general terms the proposed changes to the four (4) building elevations. There are two (2) major proposed changes to the building façade: 1) new storefront windows on the south and west facades, and 2) new metal siding panel system along the top six (6) feet of the building's existing parapet wall. Both of these elements essentially cover or remove existing masonry, which currently dominates all four (4) building façades. While these changes are relatively minimal compared to other proposed AIG projects, the overall effect should dramatically improve the building's appearance.

Storefront Windows

Where unadorned masonry walls currently exist on the west and south elevations, new clear anodized aluminum storefront windows will be added, dramatically opening up the building's facade. A new brick soldier course, in a color to match the existing brick, will be installed above all windows. The windows measure ten (10) feet tall by twelve (12) feet wide, and extend from ground level upwards. Each storefront window is divided by three (3) vertical and horizontal mullions, creating a transom and open bottom detail. There are three (3) new storefront windows on each the west and south elevations, for a total of six (6) new windows. A bay within the middle storefront window on each elevation will also contain an exterior door.

Awnings shown on the renderings above these windows are not a part of this approval; a separate appearance review will be required for these awnings, to be submitted by the future building tenant (Blaze Pizza).

Siding

Central "CS-660" metal siding in the color "Glacier Gray" will be attached to the existing masonry parapet wall with 1/2" plywood sheathing over metal stud framing. The panels will extend slightly above the existing masonry parapet wall by approximately one foot six inches (1'-6"). Metal siding will extend around the entire building, except where noted below. These prefinished fascia panels measure five feet six inches (5'-6") tall. A weathered zinc-colored metal coping (top) and an existing band of white brick (bottom) will frame the metal siding. Below the band of white brick

the existing gray and white masonry wall will remain unchanged.

At the southeast corner, where the current entrance to Pearle Vision is located, the building is angled at 45 degrees. Here the siding will cover the existing EIFS fascia, as opposed to a parapet wall. Existing Pearle Vision signs are located on this fascia as well as on the east elevation; all signs will be removed and replaced after siding installation. An existing sloped metal roof will not be altered as a part of this project.

Additional Elements

An outdoor seating area, including railings and landscaping are also shown. The landscaping is shown in general terms, and not in the detail shown on the approved landscape plan (see Landscape Plan section below). The railings around the seating area are depicted as a black, picked fence approximately four (4) feet high, which is the maximum height allowed for a fence around an outdoor seating area. Again, this railing is not a part of the approval of this appearance review.

Elevations

Building elevations, titled "Sheet A2-1 - Elevations / Details", drawn by Hague Architecture and dated 04/22/2016, show in detail the proposed façade changes. Details not already discussed above include eight (8) new exterior wall sconces on the west and south elevations, and two (2) new exterior doors and associated security light fixtures on the north elevation (Light fixtures are detailed on Sheet A1-1 "Schedules/Demo./Floor Plan").

Four (4) exterior LED light sconces will be installed on both the west and south elevations, for a total of eight (8) sconces. The sconces will be visible from LaGrange Road at night. Two (2) new doors will be installed on the north façade; one (1) door to provide access to a newly created mechanical room, the other to provide a secondary ingress/egress point (although another new exterior door along the west façade leading to the outdoor seating area would also be considered an ingress/egress point).

DETAILED PLANNING DISCUSSION

Preliminary Engineering

The civil plan set titled "Renovations at 24 Orland Square Drive", drawn by WolfPack Consulting, LLC. and dated 04/12/2016 was submitted by the petitioner. The review of the utility work proposed in this document is currently under review, and will not be completed prior to the approval of the appearance review for this project. Documents related to this engineering review will be attached in Legistar for reference upon their completion. Approval of this Appearance Review and associated Appearance Improvement Grant are subject to final approval of necessary MWRD permitting.

Utilities

The new exterior sanitary sewer service connection will require an MWRDGC sewer/WMO permit. An MWRD permit for the proposed sanitary connection shall be submitted to the Village for MWRD review for this stormwater system.

Land Use / Compatibility

The proposed land use is compatible with the COR Mixed Use District and the

Comprehensive Plan vision for this property.

Lot Coverage

Maximum: 75% without BMPs.

Current: 62%

The proposed expanded area for a new garbage enclosure would slightly increase in lot coverage, but not enough to take it above the maximum allowable percentage.

Setbacks

No changes are proposed.

Building Height

Proposed changes to 24 Orland Square Drive do not exceed the allowed height restrictions within the COR Mixed Use District, which permits a maximum building height of six (6) stories or seventy-five (75) feet. The building will however increase from an existing height of nineteen (19) feet to a proposed maximum height of twenty-one feet and six inches (21'6").

Parking and Loading

Based on the proposed (Blaze Pizza) and existing tenant (Pearle Vision) land uses, Section 6-306 required a total of 41 parking spaces at 24 Orland Square Drive. A total of 36 spaces are provided for in the proposed plans.

Village Code states that in the event that the number of parking spaces cannot be placed on the parcel in accordance with these regulations without the demolition of an existing structure to accommodate a parking area, the Development Services Department may authorize up to a twenty percent (20%) reduction in the total number of parking spaces required on the lot. The Development Services Department may issue such an authorization only upon the request of the applicant and only upon determining that the reduction in the number of required parking spaces will not unreasonably increase parking congestion along public streets or in parking areas located on nearby lots. After such authorization is granted, the applicant shall not demolish or remove the existing structure without the approval of the Development Services Department.

Such a request was made by the petitioner, and the reduced number of spaces (a reduction of 5 12%) was approved. Furthermore, two (2) ADA parking spaces are required when the total number of required off-street parking spaces range between 21 and 50. Four (4) ADA parking spaces currently exists on site; (2) will be removed and reconfigured as three (3) regular parking spaces.

Landscape Plan

A landscape plan titled "Sheet L1.0 - Landscape Plan", drawn by WolfPack Consulting, LLC and submitted on 04/19/2016, was included with civil plan set for this project. The landscape plan was reviewed administratively as a part of this appearance review. Proposed landscape upgrades include: 1) landscaping around the proposed outdoor seating area, 2) parking lot landscape screening along the west end of the parking lot facing LaGrange Road, 3) screening around a large utility box near

the northwest corner of the building, and 4) screening around the new masonry garbage enclosure.

The proposed landscaping around the outdoor seating area includes a diverse selection of perennials, grasses, evergreen shrubs and an ornamental tree which conform to new landscape diversity and native species requirements detailed in Section 6-305. The plant selection will help to create a pleasant ambiance for patrons and will screen the view of LaGrange Road from within the seating area. The landscaping will also act as foundation landscaping for the west elevation of the building. As the location of the landscaping is relatively close to LaGrange Road, the ornamental nature of the landscaping will also enhance views of 24 Orland Square Drive from LaGrange Road.

Although slightly offset, the location and orientation of the parking lot screening will be positioned in a way to visually link the outdoor seating area and the parking lot screening. From LaGrange Road, the two (2) landscaped areas will appear almost as one. The parking lot screening also includes a diverse selection of perennials, grasses, evergreen shrubs and ornamental trees which conform to new landscape diversity and native species requirements

The screening around the mechanical unit and garbage enclosure, while not as robust as the patio and parking lot landscaping, will both screen and enhance the areas around these utility features.

Accessory Structures

Garbage Enclosure - As no enclosure currently existing, a newly created masonry garbage enclosure will be installed. The enclosure measures sixteen feet eight inches (16'-8") long by seven feet (7') wide by six feet (6) tall. Enclosure walls will be made of eight inch (8") split faced masonry in a "sand", or tan, color to match the existing building masonry. Walls will have metal caps and anchored to concrete footings by #4 rebar. Two (2) out-swinging solid steel reinforced gates mounted on steel posts with four (4) hinges each will be painted gray to match the color of the siding. A gate latch, cane bolt and drop pins will keep the door closed as needed. Steel bollards will be placed on either side of the gates to prevent garbage trucks from damaging the enclosure.

A small modification to the parking lot will be made to accommodate the new enclosure, as discussed above in the Site Plan discussion. Landscaping will be installed around the base of the enclosure, as described above in the Landscape Plan discussion.

Incentives

The petitioner proposes to participate in the Appearance Improvement Grant program to accomplish these façade improvements.

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. All final engineering and building code related items must be met.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division. Any existing signage removed as a part of this project may be reinstalled as long as it has not been altered from their previously approved condition.

Recommended Action/Motion

The Appearance Review for Blaze Pizza at 24 Orland Square Drive, case number 2016-0185, as shown on the site plan and elevations titled "Tenant Improvements / Façade Renovation & Interior Renovation", Job Number 2696, drawn by Hague Architecture on March 3, 2016 and revised April 22, 2016, and rendered drawings titled "SK-050615-01 and SK-050615-02", drawn by Hague Architecture and dated 04/22/2016, has been administratively approved on **05/10/2016**, subject to the following conditions:

- 1) Meet all final engineering and building code related items;
- 2) Awnings, signage and railings for the outdoor seating area are not a part of this approval and will require separate Planning and Building Division approvals prior to installation;
- 3) Approval of this Appearance Review and associated Appearance Improvement Grant are subject to final approval of required MWRD permits;
- 4) Installation of additional landscaping and/or screening may be required if deemed necessary by the Village.