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## Staff Report to the Plan Commission

Former Red Robin Restaurant – 15503 LaGrange Road –Petition for Redevelopment

Prepared: 7/3/2026

**Project:** 2026-0446– Former Red Robin Restaurant – 15503 LaGrange Road –Petition for Redevelopment

**Planner:** Rob Fischer

**Petitioner/Representative:** Wilhelm Kreuzer

**Location:** 15503 LaGrange Road

**P.I.N.:** 27-15-300-004-0000

**Parcel Size:** 77,325 square feet (SF) / 1.775 acres

### REQUESTED ACTIONS

The Petitioner is requesting approvals to renovate and re-tenant the former Red Robin restaurant building at 15503 LaGrange Road. The existing building will remain, with exterior alterations, a new CAVA tenant space, a future second tenant space, an outdoor patio, and a relocated trash enclosure.

- A Special Use Permit for Restaurants with Outdoor Seating, per Section 6-210.C.20, COR Mixed Use District.
- A Modification from Section 6-210.F.4 to allow a trash enclosure within the setback area between the building facade and the street.
- Site Plan, Landscape Plan, and Building Elevations for the proposed exterior and site improvements.

### COMPREHENSIVE PLAN & SURROUNDING CONTEXT

#### Comprehensive Plan

The Village Comprehensive Plan identifies this area as part of the Regional Core Planning District with a Regional Mixed Use land use designation. The proposal reuses an existing commercial outlot within the LaGrange Road corridor and supports continued restaurant and retail reinvestment in an established commercial district.

#### COMPREHENSIVE PLAN

**Planning District**

Regional Core Planning District

**Planning Land Use**

Regional Mixed Use

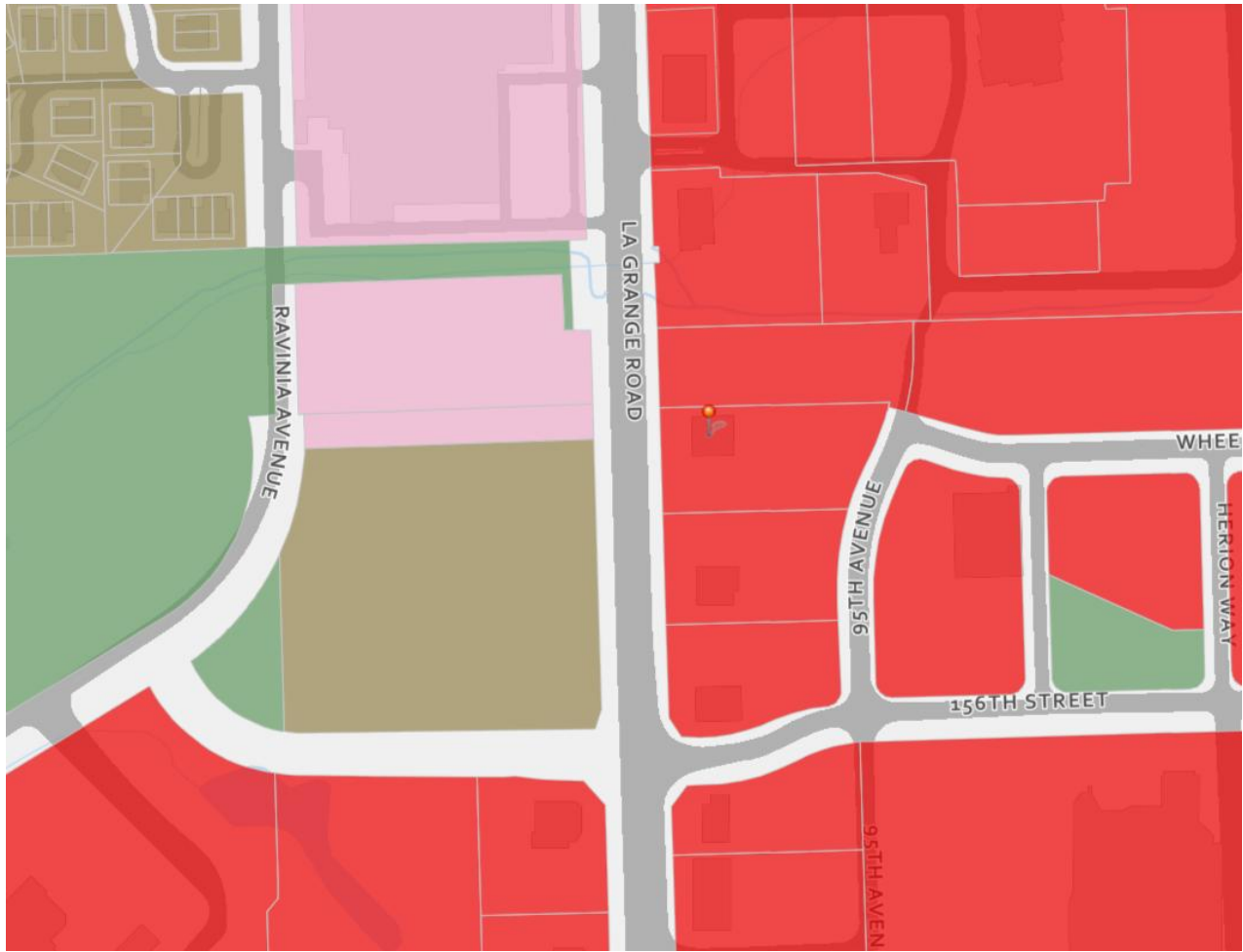
**Designation**

The proposed two-tenant redevelopment is consistent with the Regional Mixed Use designation by creating a site organized around adjacent neighborhood businesses and residences. The plan integrates sidewalks, transportation networks, and perimeter

landscape buffers to establish connectivity to public streets, while also providing separation from adjacent properties. Tree preservation and stormwater management are incorporated into the overall site design, complying with open space requirements and supporting the existing Regional Core character.

### REGIONAL CORE DISTRICT LAND USE MAP





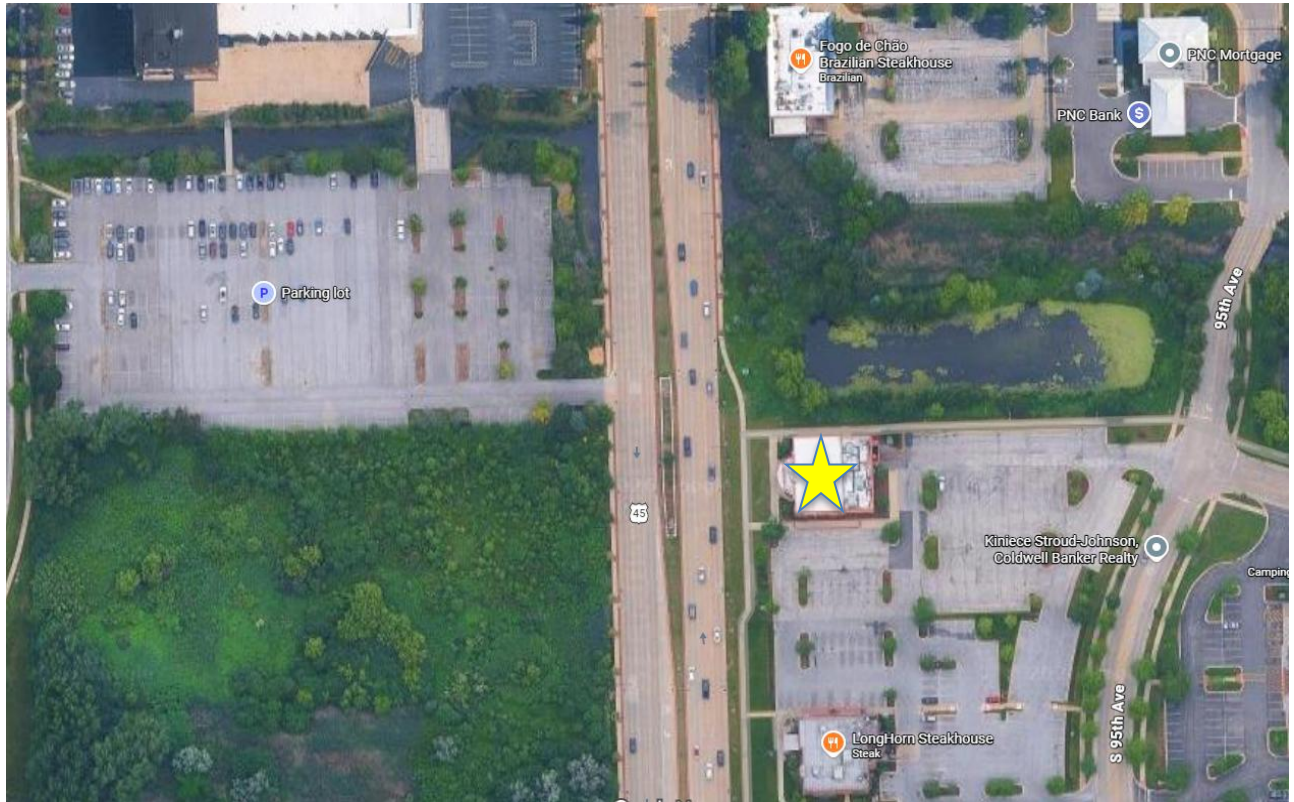
ZONING CLASSIFICATION

**Existing** COR Mixed Use

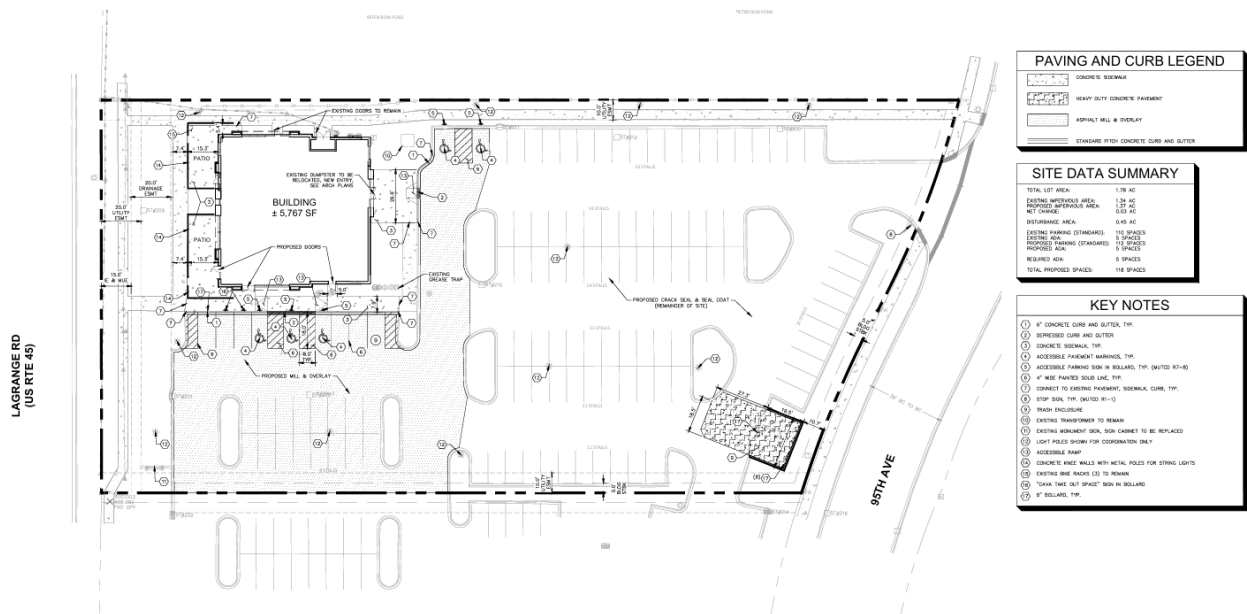
**ADJACENT PROPERTIES**

	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	COR – Mixed Use	Open Space
<b>East</b>	COR - Mixed Use	Commercial – REI & internal access drive
<b>South</b>	COR - Mixed Use	Commercial - LongHorn Steakhouse
<b>West</b>	R-4 Residential & BIZ – General Business	Vacant land & Darwin Furniture

# EXISTING SITE



# ILLUSTRATIVE SITE PLAN



## SITE PLAN

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The redevelopment is primarily a building reuse and exterior renovation. The proposed site work includes patio improvements, parking lot upgrades, landscaping, and relocation of the trash enclosure from the east side of the building to an existing parking lot median east of the building. The relocated enclosure is requested because the current enclosure conflicts with the proposed second tenant entrance.

The site contains parking between the building and the street as an existing condition. Based on prior approvals reviewed by staff, this report treats the requested setback modification as applying to the relocated trash enclosure only, not to the existing parking layout.

### Minimum Lot Size

The parcel contains approximately 77,325 SF with lot width exceeding 80'. The COR Mixed Use District requires at least 10,000 SF and 80' of lot width for a non-residential establishment; therefore, the lot size requirement is met.

### Lot Coverage

The COR Mixed Use District permits a maximum lot coverage of 75%. The submitted site data summary identifies the subject property as having approximately 77% lot coverage. However, the existing site improvements were previously approved and constructed as part of the original Lowe's/Red Robin outlot development, including the prior Village development approvals and subsequent site plan documentation. No additional parking or impervious surface has been proposed as part of this redevelopment.

The current petition primarily involves the reuse and renovation of the existing Red Robin building, removal of the former Red Robin entrance feature, conversion of the building for two tenants, outdoor seating for CAVA, exterior façade changes, and relocation of the existing trash enclosure. The petitioner's narrative states that the existing building is approximately 6,018 square feet and will be reduced to approximately 5,767 square feet, while maintaining the existing 117 parking spaces required by a shared parking agreement with neighboring LongHorn Steakhouse.

Because the existing lot coverage condition was previously established through the approved development/site plans and is not being expanded as part of this petition, staff considers the existing lot coverage to be a previously approved site condition. No variance from the maximum lot coverage requirement is requested or approved as part of this petition. Any final site, engineering, or landscape revisions shall not increase lot coverage beyond the existing previously approved condition unless otherwise reviewed and approved by the Village.

In addition, the reduction of the building, along with the additional parking lot island will reduce the amount of impervious surface.

### LOT COVERAGE

<b>Maximum Permitted</b>	75% lot coverage
<b>Existing/Proposed Coverage</b>	77% impervious surface

### Building Setbacks

All required building setbacks have been met within the BIZ District requirements. Minimum allowed setbacks are listed in the table below.

#### BUILDING SETBACKS

	<b>Minimum Allowed per Code</b>	<b>Proposed</b>
<b>Front Setback</b>	25'	57'
<b>95th Avenue Street Setback</b>	0' – 15', per Table 6-210.F.1.b(A)	257'
<b>Side Setbacks</b>	15'	15.4' & 97'
<b>Rear Setbacks</b>	30'	257'

### Parking

The site provides 117 parking spaces. Restaurant parking is required at one space per 100 SF. Based on a proposed building size of approximately 5,767 SF, the site would require 58 parking spaces if both tenant spaces are calculated as restaurant use. The existing 117 spaces exceed that requirement and satisfy the private agreement requirement to maintain not less than 117 spaces on the lot. The future tenant shall be reviewed separately for use and parking compliance before occupancy.

#### PARKING REQUIREMENTS

<b>Required</b>	58 spaces if entire 5,767 SF building is restaurant use
<b>Provided</b>	117 spaces
<b>Agreement Requirement</b>	Not less than 117 spaces maintained per parking agreement with Longhorn

### BUILDING ELEVATIONS

The petitioner proposes to de-brand the former Red Robin building and modernize the exterior with new entries, canopies, patio elements, and all-brick exterior materials. The CAVA tenant area is shown with a light/white brick field, while the second tenant space is differentiated with a darker brick field. The revised elevations also show stone accents, updated storefront openings, and a redesigned monument sign face. Signage for this property will be reviewed and approved administratively.

Section 6-308.F.4 requires brick or other masonry materials to be used for all sides of all nonresidential development. For single-story structures, anchored brick, stone, or similar masonry materials approved by Development Services must extend from adjacent grade to the top of the highest window on the subject façade, with minor accents permitted subject to building code compliance. See development packet for building elevation details.

## **BUILDING MATERIALS**

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The submitted material samples identify Glen-Gery Black Hills Velour brick and Aspen White Wirecut brick. The petitioner has indicated the building will be all brick, with compatible masonry materials used for the trash enclosure.

## **PRELIMINARY ENGINEERING PLAN**

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### **Civil Engineering Plans**

The Engineering Department reviewed the development petition and recommends approval of the requested Special Use Permit for outdoor seating and the modification for the relocation of the trash enclosure within the street setback area. In addition, the petitioner has met all photometric requirements. Final engineering, building code, and outside agency permit requirements must be satisfied prior to permit issuance.

## **PRELIMINARY LANDSCAPE PLAN**

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The second preliminary landscape review, dated June 23, 2026, recommended conditional approval at this time. The petitioner has committed to addressing outstanding landscape comments before final approval.

- Provide a tree survey/inventory for existing trees 4 inches DBH and greater and for existing vegetation used to satisfy landscape requirements.
- Provide required Type 1 bufferyard plantings along the north property line and repair/topsoil/turf restoration along the north side of the building.
- Revise foundation plantings, including the east and west area planting bed coverage.
- Provide an additional parking lot island within the northern row of parking spaces.
- Provide monument sign landscaping and resolve tree preservation/mitigation calculations.
- Provide a detailed landscape cost estimate and remove stone mulch where prohibited.

## **TRASH ENCLOSURE**

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The relocated trash enclosure is proposed in an existing median east of the building. Because trash enclosures are not permitted within the setback area between the building facade and the street, a Modification is required. The enclosure shall be constructed of masonry/brick materials compatible with the principal building, with gates and landscaping/GreenScreen treatment as shown on the plans. The final enclosure detail must comply with LDC requirements and maintain safe site circulation.

## **FINDINGS OF FACT - SPECIAL USE**

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When considering an application for a Special Use Permit, the decision-making body shall consider the Findings of Fact below. The petitioner has submitted responses to the Special Use Standards Worksheet, and staff finds the responses sufficient for this case, subject to the conditions listed in this report.

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.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
4. The proposed use will not have an adverse effect on the value of adjacent property.
5. Public facilities and services will be capable of serving the special use at an adequate level of service.
6. Adequate legal provision will be made for open space and improvements associated with the proposed development.
7. The development will not adversely affect a known archaeological, historical, or cultural resource.
8. The proposed use will comply with all additional standards imposed by the regulations authorizing such use and all other applicable Village requirements.

#### **STAFF RECOMMENDED ACTION**

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Regarding Case Number PPA-26-0030 - Former Red Robin Redevelopment – 15503 LaGrange Road – Petition for Redevelopment, Staff recommends the Plan Commission accept and make findings of fact as discussed at this Plan Commission meeting and within this Staff Report;

And

Staff recommends the Plan Commission approves a Special Use Permit for a Restaurant with outdoor seating;

And

Staff recommends the Plan Commission approves a Modification from Section 6-210.F.4 to allow a trash enclosure within the setback area between the building facade and the street;

And

Staff recommends the Plan Commission approves the Site Plan, Landscape Plan, and Building Elevations for CAVA / Former Red Robin Redevelopment, subject to the following conditions:

1. The development shall be in substantial conformance with the submitted site plans, and building elevations prepared by Charles Vincent George Architects, dated April 16, 2026, and brick/material samples submitted for 15503 S. LaGrange Road.
2. Prior to the consideration of this case by the Board of Trustees, submit a revised landscape plan addressing all outstanding landscape review comments.
  - a. Provide a tree survey/inventory for existing trees 4 inches DBH and greater and for existing vegetation, which will be used to confirm landscape requirements.

- b. Provide required Type 1 bufferyard plantings along the north property line and repair/topsoil/turf restoration along the north side of the building.
  - c. Revise foundation plantings, including the east and west foundation area planting bed coverage.
  - d. Provide an additional parking lot island within the northern parking row of parking spaces.
  - e. Provide monument sign landscaping and resolve tree preservation/mitigation calculations.
3. Provide a detailed landscape cost estimate and remove stone mulch where prohibited.
4. Meet all building code requirements, final engineering requirements, and any required permits from outside agencies.
5. The future second tenant shall be reviewed for use, parking, signage, and any required special use approvals before occupancy or tenant build-out approval.
6. Construct the trash enclosure with masonry/brick materials compatible with the principal building, provide gates and required screening/landscaping, and maintain safe vehicular and pedestrian circulation.
7. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet applicable LDC requirements.
8. Submit sign permit applications 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.

### **STAFF RECOMMENDED MOTION**

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Regarding Case Number 2026-0446 – Former Red Robin Restaurant – 15503 LaGrange Road – Petition for Redevelopment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.