

FREDERICK J. GOGLIA

ARCHITECT, NCARB, ISP

Special Use for Panera Bread
7420 W. 159th Street
Special Use Standards

Explanation of Questions:

1. Allowance of the special use of a Panera Bread with Drive-Through will complement the surrounding retail, residential and business co-tenancy in the nearby area. This site will allow Panera Bread to offer better service its customers in the community in the way of providing a brand new restaurant with a drive-thru amenity.
2. The Panera Bread restaurant is to serve as a relocation from their current end-cap at 15845 S. Harlem Avenue, which will close to make way for a new development. This use will be part of a larger development proposed. The nearby community is truly diverse in its tenant type and this use will fit in with the surrounding area, as it has for many years in its current facility. Panera bread has a significant customer base in the area and this shall give the current and future guests a fresh new facility with a drive-through.
3. Panera Bread will be a newly constructed building that will be 4,524 square feet on a 1.07 acre out lot that is part of the 11 acre development. Guests will be invited to Panera Bread's latest prototype building/interior design. The exterior design includes materials and exterior elements that create an attractive building and site design that is in harmony with the surrounding area. The café is keeping with recent commercial development in the area by placing the shell building closer to the main road for visibility and prominence while placing parking to the inside of the center. This only enhances the streetscape by screening the fields of parking that typical shopping centers provide. We have placed the drive thru menu boards to the side of the parcel to aid in screening the drive thru from the street. The proposed orientation of the building also allows for full screening of our service door and utility area via a Trex utility screen and landscaping. The treatment of the building mass, with varied recesses and a well-defined entrance, creates changes in volume, reflects the building's functions, and complements its scale.
4. The allowance of the Panera Bread Drive-Through will have no bearing on the value of the adjacent properties. If anything, the development of the property will be jumpstarted by this building and shall spur other development on this site. To date, this site has always been a vacant land site amidst a heavily developed and trafficked street on 159th. Once completed, this project will be a vibrant property that can offer guests additional amenities not currently implemented in the existing location due to the locations site constraints.
5. The proposed special use is part of a much larger project and will not independently impact the public facilities and services affecting the property and will not add to the necessary services currently provided for on the property. As part of the overall development, we will be taking on considerable site work and infrastructure to make this site ready for development. This will include upgrading the utilities, drainage, landscaping, etc. that are currently not adequate on the site for any development.
6. The proposed special use will not modify or require additional open space and other improvements on our overall redevelopment of the property. The proposed special use is to be part of a larger project which is going through the traditional permitting and approval processes within the Village.

7. This application will not affect any archaeological, historical or cultural resource.
8. The proposed Drive-Through of a Panera Bread restaurant 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.

Do not hesitate to contact Matthew Hinchcliffe at 314.415.2325 or mhinchcliffe@arcv.com with any additional questions pertaining to this application.

Matthew Hinchcliffe
Team Leader/Project Manager



Civil Engineering

Surveying

Water Resources Management

Construction Management

Landscape Architecture

Land Planning

September 6, 2019

Bethany Salmon
14700 S. Ravinia Avenue
Orland Park, IL, 60462

**RE: PANERA BREAD – SPECIAL USE PERMIT MODIFICATIONS
7410 W. 159TH STREET, ORLAND PARK, IL
(PIN 27-13-410-007-0000)**

Dear Ms. Salmon,

Please see our responses/reasoning in **bold** for the preliminary list of modifications to the Land Development Code provided in the Village Letter dated 08/07/2019

- a. A modification to reduce the parking lot setback along the east property line from ten (10) feet to as little as zero (0) feet (Section 6-305.D.6.a.1.i)

The parking lot setback has been requested to be reduced to ensure the site fits better within the development plan for the property, and to be continuous with the adjacent properties.

While this setback has been reduced, additional landscaping exceeding code requirements will be planted throughout the site.

A modification to reduce the parking lot perimeter landscape screening from a ten (10) foot wide planting bed to a six (6) foot wide planting bed along the north side of the parking lot (Section 6-305.D.6.a.1.i). *Refer to Comment #4 and #6 below on verification of the proposed landscape bed width.*

The adjacent property located to the east was developed with a 6' planting. The planting bed is proposed to be reduced to 6' to be contiguous with the eastern Freddie's development.

In addition, it was important to continue the existing development pattern by extending the sidewalk across our site to provide access for the overall development.

Lastly, as stated with the previous modification, additional landscaping exceeding code requirements will be planted throughout the site.