

## **..Title/Name/Summary**

LaGrange Square – Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision

## **..History**

### **QUICKFACTS**

#### **Project**

LaGrange Square - 45 Orland Square Drive  
2019-0756

#### **Petitioner**

Steve Panko - Key Development Partners, LLC

#### **Purpose**

The petitioner seeks approval to construct three (3) buildings on a 4.9 acre site located at 45 Orland Square Drive. The proposed project includes one restaurant building with a drive-through, one stand-alone restaurant building, and one multi-tenant building that will include three restaurant tenant spaces, one of which will have a drive-through.

**Requested Actions:** Site Plan, Elevations, Landscape Plan, Subdivision, and Special Use Permit Amendment with Modifications

**Address:** 45 Orland Square Drive

**P.I.N.:** 27-10-300-030-0000

**Parcel Size:** 4.99 acres

**Comprehensive Plan:** Regional Core Planning District with Regional Mixed Use Designation

**Existing Zoning:** COR Mixed Use District

**Existing Land Use:** Vacant (Former Toys “R” Us – Commercial Retail)

**Proposed Land Use:** Five (5) restaurants

#### **Surrounding Land Uses & Zoning:**

North: COR Mixed Use District – (across Ring Road) Multi-tenant shopping center building, Restaurant with a drive-through (Panda Express)

South: COR Mixed Use District – (across 151<sup>st</sup> Street) Multi-tenant shopping center, Restaurant (Casa Margarita’s)

East: COR Mixed Use District – (across private access drive) Restaurant / Indoor Recreation (Dave & Buster’s)

West: COR Mixed Use District – (across LaGrange Road) Multi-tenant shopping center (Orland Greens Shopping Center)

### **BACKGROUND**

The subject property is located on one of the outlots within the Orland Square Mall Planned Development. The Special Use Permit for Orland Square was approved by the

Board of Trustees on November 8, 1971 by Ordinance No. 468. The site was formerly occupied by Toys R Us and has been vacant since 2018 after the store closed.

### **PROJECT DESCRIPTION**

The petitioner proposes to demolish the existing 44,200 square foot building formerly occupied by Toys R Us and redevelop the site with three (3) new buildings on a 4.9 acre site located at 45 Orland Square Drive. The existing lot will be subdivided into three (3) lots to accommodate each building.

The proposed project requires approval of a Site Plan, Landscape Plan, Elevations, Subdivision, Special Use Permit Amendment to the Orland Square Planned Development (Ordinance No. 468) and to allow for two (2) restaurants with drive-through facilities in the COR Mixed Use District. The petitioner requests approval of the following modifications:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)

With the exception of the requested modifications, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

### **SITE PLAN**

The proposed site plan consists of a total of five (5) restaurants within three (3) buildings, a total of two-hundred and ten (210) parking spaces, three (3) outdoor seating areas for the proposed restaurants, and new landscape areas. Two (2) of the proposed restaurants will include accessory drive-through facilities. Although each individual lot will contain its own parking, the overall development utilizes a shared parking design with multiple cross-access connections.

The project will consist of one restaurant building with a drive-through (Raising Cane's), one stand-alone restaurant building (BJ's Restaurant & Brewhouse), and one multi-tenant building with three restaurant tenant spaces. Two of the proposed tenant spaces in the multi-tenant building have identified restaurant users (Panera Bread and Chipotle). The proposed tenant space to be occupied by Panera will include a drive-through lane. The future tenant located in the middle of the building has not been identified at this time.

Approval of a modification is required to allow for a drive-through facility and parking lots to be located within the setback area between the building façades and the streets. A number of utilities and easements transverse the site and create a legitimate hardship for moving the buildings closer to LaGrange Road and 151<sup>st</sup> Street. As shown on the attached exhibit, a 40 foot wide pipeline easement, 15 foot sanitary sewer easement, and 30 foot easement occupied by a large storm sewer hinder the ability for the project to meet these code requirements. A similar variance/modification to allow for parking between the building façade and the street was previously granted for the property at 31 Orland Square Drive directly to the north of the site, which is also impacted by the pipeline easement. The proposed utility easements also create challenges for providing

landscaping on site.

At the northeast corner of the site, the proposed Lot 1 and Lot 2 will be directly adjacent to Parcel D, which is under separate ownership (Simon Properties) and is part of the property currently occupied by Dave and Buster's at 49 Orland Square Drive. The portion of Parcel D adjacent to the LaGrange Square Development currently includes approximately thirty (30) parking spaces. The petitioner is proposing off-site improvements / minor changes to Parcel D, including new landscaping and a reconfigured design, which will result in a total of twenty-seven (27) spaces after construction. Because this property is under separate ownership, a parking and cross access easement shall be established to ensure the access will be provided to Lot 1 and Lot 2 in the future. The petitioner will be required to provide a letter of authorization from the adjacent property owner allowing the off-site work and landscape changes on Parcel D.

### **Lot 1 (Restaurant with an Accessory Drive-Through)**

Lot 1 is located on the north portion of the subject property, at the southwest corner of LaGrange Road and the Ring Road. The proposed 1.07 acre lot will include a 3,530 square foot restaurant building with an accessory drive-through. The building will be occupied by Raising Canes, a fast-food establishment.

The proposed drive-through lane will extend around the east, north, and west sides of the building. The entrance to the drive-through lane on the east side of the building will include a double lane that then transitions into a single lane on the north and west sides. To meet the code requirements per Section 6-210.F.4, the drive-through lane areas located between the building façade and the street will be constructed of permeable pavement. Parking for Lot 1 is located directly south of the building. The outdoor patio area will be located on the west side of the building facing LaGrange Road and will be covered by a metal canopy attached to the building. The proposed dumpster enclosure will be located to the rear of the building.

### **Lot 2 (Multi-Tenant Building with an Accessory Drive-Through)**

Lot 2 is located in the center of the overall development and measures 1.97 acres. The proposed 9,878 square foot multi-tenant building will consist of three (3) tenant spaces for restaurant users.

The 4,820 square foot northernmost tenant space will be occupied by Panera Bread and will be served by an accessory drive-through located on the rear and north side of the building. An outdoor seating area is proposed on the west side of the building facing LaGrange Road.

The center tenant space measures 2,698 square feet in size and does not currently have an identified user. However, it is anticipated that a restaurant will occupy this space in the future. The southernmost tenant space measures 2,360 square feet in size and will be occupied by Chipotle. Outdoor seating areas are currently not indicated on the site plan for the restaurants users in the center and southern tenant spaces. Any

future outdoor seating areas will require approval via an Appearance Review and must meet all Village code requirements.

Parking will be located on the east and west sides of the building. The parking area located between the building and LaGrange Road will be constructed of permeable pavement. Four additional parking spaces located at the rear of the south tenant space will also be constructed of permeable pavement. Two dumpster enclosures are proposed at the rear of the building to the east of the drive-through lane.

### **Lot 3 (Restaurant)**

Lot 3 is located on the south portion of the overall site, at the northeast corner of LaGrange Road and 151<sup>st</sup> Street. The 1.95 acre lot will include a 7,630 square foot restaurant building for BJ's Restaurant and Brewhouse. A 954 square foot covered outdoor seating area is proposed around the southwest corner of the building. The parking lot areas located on the north, east, and south sides of the lot will be constructed of permeable pavement. The parking bays containing a total of fifty-four (54) parking spaces located directly to the east and rear of the building will also be constructed of permeable pavement.

## **MOBILITY**

### **Vehicular/Traffic**

The subject property is located on the east side of LaGrange Road, a major arterial street under IDOT jurisdiction, but will not have direct access to this street.

Access will be provided from the existing shared private access drive located on the east side of the property, which has been established via a recorded ingress and egress easement. The shared access drive serves the subject property as well as the Dave and Buster's property to the east. The shared access drive connects to 151<sup>st</sup> Street, a minor arterial under Village jurisdiction, on the south side of the property at an existing right-in/right-out intersection. To the north, the shared drive connects to Orland Square Drive (commonly referred to as the "Ring Road"), a private road that serves the entire Orland Square Mall development.

The site plan has been designed with cross-access connections between all three lots and a shared parking scenario. Lot 2 and Lot 3 will have separate access drive onto the private access located on east side of the subject property. Lot 1 will be accessed via Parcel D owned by Simon Property Group. Lot 1 will require a recorded cross access easement, as this site is not accessible from a public or private road.

### **Cross-Access**

Lot 1 will not have direct access onto a right-of-way or private road and therefore an easement must be established to ensure adequate ingress and egress is maintained to the site. A cross-access and shared parking agreement between the petitioner and Simon Property Group pertaining to Parcel D will be required to ensure the adequate provision of parking, ingress and egress. The petitioner will be required to submit a final plat during final engineering establishing a new cross-access easement.

## **Drive-Through Lanes**

Two accessory drive-through facilities will be located on Lots 1 and 2 of the development. The drive-through on Lot 1 will include a single lane on the north and west sides of the building, with a dual stacking lane located on the east (rear) side of the building. The drive-through facility on Lot 2 includes a single lane to the north and east (rear) of the building.

Per Section 6-210.F.4, drive-through facilities are not allowed within the setback area between the building facade and the street unless approved via a modification to a Special Use Permit. In order to qualify for a Special Use Modification, the drive through facility must meet all of the conditions stated in Section 6-210.F.4.

A modification is requested to allow for the drive-through lane on Lot 1 to be located between the building façade and the adjacent streets (LaGrange Road and the Ring Road). As proposed, the drive-through lane meets most of the conditions of Section 6-210.F.4 in terms of the design, maximum width and minimum turning radius, 10 foot setback from all property lines, and use of decorative pavement or permeable pavers. However, the screening and landscaping requirements are not met. The drive-through lane must be screened with a combination of masonry walls and/or decorative landscaping in order to provide a solid buffer at a minimum height of 36 inches. A condition of approval has been added that the landscape plan be revised so that the drive-through lane is fully screened from view. Additionally, all future menu boxes and drive-through accessories must be designed with masonry architectural details matching the materials and design of the building, screened from vehicular and pedestrian view, and kept out of the setback between the building and the street.

## **Parking**

Required - Lot 1: 35 spaces; Lot 2: 99 spaces; Lot 3: 76 spaces; Total: 210 spaces

Provided - Lot 1: 35 spaces; Lot 2: 99 spaces; Lot 3: 114 spaces; Total: 248 spaces

Per Section 6-306.B, restaurants are required to provide one (1) parking space per one-hundred (100) square feet of floor area and seven (7) stacking spaces per drive-through lane. In this case, a total of two-hundred and ten (210) parking spaces are required for the total 21,038 square feet of floor area. A total of two-hundred and forty-eight (248) parking spaces are proposed. Thirteen (13) stacking spaces are provided in the drive-through lane in Lot 1 and seven (7) stacking spaces are provided in the drive-through lane on Lot 2. The petitioner is proposing an excess of thirty-eight (38) parking spaces, which equates to an increase of 18.1% above code requirements. Because the overall number of spaces does not exceed 20%, a modification is not required per Section 6-306.B.3 of the Land Development Code.

Bicycle parking is proposed on all three lots. A total of twenty-six (26) bicycles parking stalls will be installed, which meets the requirements of Section 6-306.H.

## **Pedestrian Access**

Sidewalks are currently provided on the south side of the site along 151<sup>st</sup> Street and on the west side along LaGrange Road. A new perimeter sidewalk is proposed on the north side of the site along the Ring Road to connect LaGrange Road to the Dave and Buster's property to the east, which currently includes a sidewalk. A new internal sidewalk system will be installed within the interior of the development to connect the perimeter sidewalks to the proposed restaurant buildings. A total of seven (7) sidewalk connection points will be provided to adjacent sidewalks along the Ring Road (north), 151st Street (south), and LaGrange Road, (west), and the Dave and Buster's lot (east). Decorative crosswalk pavers will be used where the sidewalks cut through the parking lot/access drive to create a defined pedestrian route.

## **ELEVATIONS**

### **Raising Cane's**

In general, the building's façade primarily incorporates three variants of light to medium tan colored brick. The building is accented with the use of red reclaimed metal panels and EIFs resembling stucco. The northern elevation functions as a drive-through service area and has two service windows. The elevation incorporated three vertical accents using the EIFs where service windows are located. The southern elevation is punctuated by three large windows and the façade mostly incorporates natural colored brick. The eastern elevation functions as service area for the building. The western elevation has a marron reclaimed metal accent, garage door windows and an outdoor patio area. This elevation also serves as the main entrance to the site.

### **Multi-Tenant Building**

The building is distinguished by its use of contrasting whites and browns. The building colors are dictated by the branding schemes of the individual tenants. The tenant spaces intended for occupation by Panera and Chipotle will be painted to match the company's respective branding. The building's northern elevation functions as a drive-through service area and has one service window for Panera. The southern elevation has a color scheme which incorporates three colors and includes three large windows. The eastern elevation functions mostly as a service area and includes rear access doors for each tenant. The drive-through accessories are also located on the east. The western elevation serves as the main entrance and has a high degree of transparency which includes several windows and entrance doors.

### **BJ's Brewhouse**

In general, the building is primarily finished with a rawhide brick veneer. The building is accented with composite wood toned siding, sepia brick veneer, and stone wainscot around its base. The cornices and accent art is finished in a dark, almost black, paint. The north elevation incorporates large windows and a take-out entrance. Composite wood toned siding is used near the building's black cornices. A large black metal cut-out public art display is outlined in sepia brick and the service area proposed for the rear of the site has cattail cutouts around the perimeter. The south elevation replicates the lot of the north elevation with the exception of an outdoor seating area which comprises about a quarter of the width of the building. The west elevation functions as the site's main entrance. Outdoor seating accounts for more than half the width of the building on

this elevation. The back of house operations on the east elevations will be screened with a masonry wall. The petitioner has incorporated several design elements to increase the aesthetic appeal of this side of the building. This includes the incorporation of the cattail cut-out bordering the top of the enclosure and the planting of tall evergreen trees meant to break up the appearance of blank walls.

### **LANDSCAPING/TREE MITIGATION**

The preliminary landscape plan has been reviewed by the Village's landscape consultant, Hey & Associates. The petitioner must submit a final landscape plan for separate review and approval in conjunction with final engineering. All conditions included in the most recent and future comment letters must be addressed during final landscape plan review. It is imperative that the landscape design professional and project engineer coordinate their work to provide grading required for landscape compliance.

The landscaping requirements for Landscape Corridors and Signage Landscape have been met and will be confirmed during final landscape plan review. However, there are several areas of the landscape plan that are deficient and do not meet the requirements of Section 6-305. Landscape requirements must be revised to meet the requirements of Section 6-305.D. Conditions of approval have been added to provide Foundation Landscaping meeting the requirements of Section 6-305.D.5 on the west side of the building located on Lot 2, or provide an alternative landscaping option such as planter boxes. Provide additional shrubs within the north bufferyard to meet Type 1 Landscape Bufferyard requirements in accordance with Section 6-305.D.4. A shade tree shall be installed in the parking lot island to the north of the building on Lot 2 and the proposed light pole shall be relocated to the landscape area directly to the south to meet the requirements of Section 6-305.D.6.

There are several areas shown on the land where it is unclear if a handful of existing trees on site are to be removed or preserved. A revised tree survey and a tree mitigation plan meeting the requirements of Section 6-305.F and addressing all previous landscape plan review letter comments must be submitted with the final landscape plan.

Additionally, because the property is bisected by a number of utilities and easements, landscaping is either limited or restricted within several areas on site. Of note, the 40 foot wide pipeline easement that runs along LaGrange Road and 151<sup>st</sup> Street has specific restrictions on allowable landscaping and development. Landscape Parkway and Parking Lot Area Landscape requirements appear to not be met due to the pipeline easement restrictions. As a result, a condition of approval has been added that the petitioner work with staff to identify exactly what may or may not be allowed in the pipeline easement to determine if required landscaping can be met or if cash in lieu is appropriate. If required mitigation trees, or any other tree required by Code, cannot be provided on the site, the petitioner shall pay cash in lieu of trees.

The petitioner must provide additional documentation on easement restrictions and landscaping. If no recorded restriction preventing trees exists, the petitioner should

revise the plans to meet tree requirements. If the code cannot be met, the petitioner shall pay fee in lieu for the trees that are unable to be provided on site. If the required five (5) parking lot trees cannot be provided within the parking lot islands along 151<sup>st</sup> street, then the petitioner provide additional plant diversity and work with staff to determine suitable plant material that will provide year-round visual interest.

It should be noted that the Land Development Code allows for alternative landscape plans grants relief from strict conformance to the landscape provision of the Land Development Code. The petitioner has submitted an alternative landscape plan which represents a significant improvement over existing conditions. The petitioner will mitigate certain code deficiencies in the landscape plan by paying cash in lieu of planting trees and substituting plant species.

## **DETAILED PLANNING DISCUSSION**

### **Preliminary Engineering**

Preliminary engineering approval has been granted for this project by the Village's engineering consultant, Christopher B. Burke Engineering Ltd. (CBBEL). Final engineering submittal must address all previous review letter comments as well as any future engineering comments.

Detention/Retention – An existing shared detention pond located on 151<sup>st</sup> Street accommodates stormwater and detention for the entire Orland Square Mall and outlots. Permeable pavement will be used to provide required volume control on site.

Utilities – Nearby tie-ins are existing and available. Utilities have been coordinated with overall Planned Development. The plat of subdivision will need to be revised to show any newly established easements or the vacation of any easements as a result of changes to the utilities on site.

Traffic Study – The petitioner has submitted a traffic study for this project, which is required for all proposed developments with drive-through facilities under Section 6-405. The study concludes that the existing access system serving Orland Square Mall and associated outlot parcels will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access is provided for the existing and proposed land uses.

Lighting – A photometric plan will be reviewed during final engineering and shall meet the requirements of Section 6-315.

Off-Site Improvements - The petitioner will need to provide a letter from the adjacent landowner allowing the off-site work and landscape changes on Parcel D. An approval letter shall be submitted prior to the issuance of any permits.

### **Comprehensive Plan**

According to the Village's Comprehensive Plan, the subject property is located in the Regional Core planning district and has a land use designation of Regional Mixed Use



which provides “some of the largest regionally oriented, commercial uses that serve residents and draw visitors”. This designation includes a wide variety of uses, such as restaurants, large retail centers, movie theaters, and offices. The proposed restaurants are an appropriate land use within this designation.

### **Land Use/Compatibility**

The proposed development is consistent with the surrounding uses. Restaurants are considered a permitted use in the COR Mixed Use District. The LaGrange Road corridor and Orland Square Mall include a multitude of existing restaurant uses.

### **Subdivision**

The proposed project will include a subdivision to divide one (1) lot into three (3) lots. A preliminary plat has been received and reviewed by the Village. The petitioner will need to submit a Plat of Subdivision to the Village for execution and recording.

### **Special Use Permit**

The subject property originally developed under a Planned Development for Orland Square Mall (Ordinance No. 468). The petitioner now seeks an amendment to an existing planned development to redevelop a former big box retailer into a three (3) lot subdivision with three (3) buildings. A total of five (5) restaurants are proposed on site.

Restaurants with a drive-through facility require approval of a Special Use Permit in the COR Mixed Use District per Section 6-210.C of the Land Development Code. Per Section 5-105.E. of the Land Development Code, the Plan Commission shall consider the extent to which the proposed project will meet the eight Special Use Standards listed in the Code. The petitioner has provided responses to the Special Use Standards, which are attached for review.

### **Modifications**

As part of the Special Use Permit, the petitioner is requesting one (1) modification to the Land Development Code. The requested modifications are listed below:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)

The petitioner has requested approval to locate a restaurant drive-through lane on Lot 1 between the building façade and the adjacent streets (LaGrange Road and Ring Road). The project will be required to meet all of the conditions listed in Section 6-210.F.4.

Additionally, parking is proposed between the building facades on Lot 2 and Lot 3 and the adjacent streets (LaGrange Road and 151<sup>st</sup> Street). The utilities and easements bisecting the site create a legitimate hardship for moving the buildings closer to LaGrange Road and 151<sup>st</sup> Street. The utility easements also present challenges in meeting landscape code requirements. However, a large landscape bed with a mix of perennials is proposed along LaGrange Road and 151<sup>st</sup> Street to help offset the impact of the proposed modification and visual impacts from the street. The petitioner shall work with staff to meet all code requirements where possible and pay cash in lieu of landscaping if plant material cannot be accommodated on site.

## **Signage**

A development sign for the LaGrange Square center is proposed at the corner of LaGrange Road and 151<sup>st</sup> Street. The proposed low wall and sign will be surrounded by a mix of landscaping. The petitioner has provided conceptual elevations for review. Several monuments signs are also conceptually proposed along LaGrange Road. Signage is not included as part of this petition. All signs are subject to a separate sign permit review by the Development Services Department and must comply with Section 6-307 of the Land Development Code.

## **Garbage Enclosures**

All of the proposed garbage enclosures will be located at the rear of each building. To meet code requirements, the enclosure walls and gates must be constructed of the same building material and in the same architectural style as the principal structure. Opaque walls and gates shall have a height no greater than eight (8) feet and no less than six (6) feet.

## **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 must be located interior to the building. The petitioner has verified that all mechanical equipment will be screened from view. The proposed roof ladder will be accessed from an equipment room inside the building.

## **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.

## **Bulk Requirements**

### Lot Size

Minimum – 4,356 sq.ft.

Overall Proposed – 217,548 sq.ft.

Lot 1– 46,623 sq.ft.

Lot 2 – 85,969 sq.ft.

Lot 3 – 84,955 sq.ft.

### Lot Coverage

Maximum – 75.0%

Overall Proposed – 65.5%

### Floor Area Ratio (F.A.R)

Maximum – 1.0 FAR

Overall Proposed – 0.10 FAR

### Setbacks

*LaGrange Road (West):*

Required – 25 feet  
Lot 1 – 122.3 feet  
Lot 2 – 122.8 feet  
Lot 3 – 119.5 feet

*151st Street (South):*  
Required – 25 feet  
Lot 3 – 108.6 feet

*Ring Road (North):*  
Required – 25 feet  
Lot 1 – 28 feet

*Interior Side Setbacks:*  
Required – 15 feet  
Lot 1 (South) – 78.6 feet  
Lot 2 (North) – 18.5 feet; Lot 2 (South) – 28.5 feet  
Lot 3 (North) – 28.5 feet

*Rear Yard (East):*  
Lot 1 – 72.5 feet  
Lot 2 – 73.7 feet  
Lot 3 – 40 feet

Building Height  
Maximum – 6 stories or 75 feet, whichever is lower  
Lot 1 – 19' 10"  
Lot 2 – 23'  
Lot 3 – 32'

This is now before the Plan Commission for consideration.

**..Recommended Action/Motion**

Regarding Case Number **2019-0756**, also known as **LaGrange Square**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 7, 2020.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Site Plan** titled "Site Plan" (Sheet C200) and "Site Data Plan" (Sheet C201), prepared by Woolpert, Inc., dated October 10, 2019, and last revised February 25, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.

2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. 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.
4. The photometric plan shall comply with all lighting requirements per Section 6-315.
5. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
6. All drive-through accessories must meet the requirements listed in Section 6-302.K and Section 6-210.F.4. Menu boxes shall be designed with masonry architectural details matching the materials and design of the principal buildings, screened with landscaping so they are not visible from the street, and kept out of the setback areas between the building and the street.
7. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
8. Submit a letter of authorization from the property owner of 49 Orland Square Drive allowing off-site work and landscape improvements to be completed on Parcel D.

And

I move to recommend to the Village Board of Trustees approval of the **Elevations** for Raising Cane's (Lot 1), titled "C519 Orland Park P4 V Elevations - Option A", prepared by Raising Cane's, dated January 16, 2020; and, the **Elevations** for the multi-tenant building (Lot 2), titled "LaGrange Square", prepared by OKW Architects, Sheets A-1 to A-5, dated February 14, 2020; and, the **Elevations** for BJ's Restaurant and Brewhouse, titled "BJ's Restaurant and Brewhouse", prepared by WD Partners, dated March 10, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
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. Submit dumpster enclosure elevations meeting the requirements of Section 6-302.D.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Landscape Plan**, titled "Landscape Plan" (Sheet C500) and "Landscape Details" (Sheet C501), prepared by Woolpert, Inc., dated October 2, 2019 and last revised February 25, 2020, with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Submit a revised tree survey and a tree mitigation plan meeting the requirements of Section 6-305.F and addressing all previous and future landscape plan review letter comments.
3. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
4. Provide Foundation Landscaping meeting the requirements of Section 6-305.D.5 on the west side of all buildings on all lots, or provide an alternative landscaping option such as planter boxes.
5. Provide additional shrubs within the north bufferyard to meet Type 1 Landscape Bufferyard requirements in accordance with Section 6-305.D.4.
6. Provide a shade tree in the parking lot island located to the north of the multi-tenant building on Lot 2 and relocate the proposed light pole to the landscape area directly to the south to meet the requirements of Section 6-305.D.6.
7. Provide additional documentation on landscaping restrictions within all easements and work with staff to determine if code requirements can be met. Provide cash-in-lieu of trees if any required mitigation trees or other code required trees cannot be provided on site due easement restrictions, in accordance with Section 6-305.F.3.
8. If parking lot trees cannot be provided within the parking lot islands along 151<sup>st</sup> Street, then the petitioner must work with staff to determine suitable plant material and plant diversity that will provide year-round visual interest equally effective for the purposes of screening in the winter and the summer seasons.

And

I move to recommend to the Village Board of Trustees to approve the **Plat of Subdivision**, titled "Final Plat of KDP Orland Park Resubdivision", prepared by Woolpert, Inc., dated May 31, 2019, and last revised February 11, 2020, subject to the following condition:

1. Change the title of the plat to "Plat of Subdivision – LaGrange Square."
2. Include the granting of any new easements or the vacation of existing easements on the Plat of Subdivision to reflect any changes to the utilities on site.
3. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
4. Submit a Record Plat of Subdivision to the Village for approval, execution and recording.

And

I move to recommend to the Village Board approval of a **Special Use Permit Amendment** to the Orland Square Planned Development (Ordinance No. 468) for LaGrange Square located at 45 Orland Square Drive and to allow for two (2) restaurants with drive-through facilities in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion. **Modifications** to the Special Use Permit include:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)