



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2024-0587

Agenda Date: 1/7/2025

Version: 1

Status: IN COMMITTEE
/COMMISSION

In Control: Plan Commission

File Type: MOTION

Title/Name/Summary

Appearance Review Appeal - Dave's Hot Chicken - Update Building Elevations and Branding - **Amended**

History

PETITIONER:

April Marc, as agent of PMAT Orland LLC

REQUESTED ACTION: Appearance Review

PURPOSE:

This Appearance Review petition focuses on the update to the building elevations including new signage, lighting and wall art, outdoor furniture, awning and railings.

LOCATION:

15139 LaGrange Road

P.I.N. NUMBER:

27-15-100-030-0000

COMPREHENSIVE PLAN DESIGNATION: Regional Core Planning District

EXISTING ZONING: COR Mixed Use District

EXISTING LAND USE: Commercial Shopping Center

SURROUNDING ZONING AND LAND USE:

North: COR Mixed Use District/ Commercial, Retail

South: COR Mixed Use District/ School, Restaurant

East: COR Mixed Use District / Commercial, Retail, Restaurant

West: BIZ General Business District / Retail, Restaurants

PROJECT DESCRIPTION AND CONTEXT:

The petitioner intends to update the building elevations with new signage, lighting and wall art, as well as upgrade the outdoor furniture, awning and railings, per the petition documents received on July 29, 2024, and revisions dated August 25, 2024 and September 11, 2024.

Per the Land Development Code, Section 6-210 COR Mixed District, restaurants with outdoor seating, greater than 300 feet of a residential parcel are a Permitted Use.

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

ELEVATIONS

The existing front elevation, facing LaGrange Road will receive new wall art on both sides of the entry door, along with branding and signage. The wall art will be on demountable panels that will be affixed the existing brick façade. The existing awning above the front entry door will receive new fabric.

Similarly, the south elevation will receive new wall art on demountable panels that will serve as a backdrop to the outdoor seating area. The façade will receive new branding and signage as well. Additionally, the new outdoor furniture will be installed, and the existing railing will be powder coated a bright red color.

The wood-look siding panels on the east elevation will receive new branding and signage.

LANDSCAPE PLAN

The petitioner will clean up and restore the existing landscape to the Board Approved Special Use for the Orland Park Retail Center, approved Feb 11, 2003. The existing stone/rock mulch to be replaced with 3" organic, uncolored mulch. Missing plants since the original approval will be replaced with like species.

LIGHTING

When well-designed and properly installed, exterior lighting significantly improves visibility and safety, provides a sense of security, and complements the character of the Village.

BICYCLE PARKING.

Petitioner to install 4 bicycle parking spaces (2 U-shaped "hoop" racks) within 50' of the main entrance, with 4' spacing between the bike racks.

SIGNAGE

Signage is not part of this petition and should be submitted for separate review to the Building Division. All signs must meet the regulations outlined in Section 6-307.

Recommended Action/Motion #1

The Appearance Review for Dave's Hot Chicken at 15139 LaGrange Road - Update Building Elevations and Branding, case number, AR-24-00456/2024-0587, as shown on the plans submitted by the petitioner on September 11, 2024, prepared by Design Team Sign Company LLC, was administratively approved on October 7, 2024, subject to the following conditions:

1. That **ALL** building code related items, including acquisition of permits, are met;
2. That signage is reviewed and approved separately through a sign permit.
3. Existing landscape to be restored per the approved Landscape Plan dated 2/11/2003. Missing plants to be replaced with like species.

4. Existing landscape stone/rock mulch to be replaced with 3" organic mulch.
5. Wall art (on demountable wall panels) to be installed per the petitioner's documents received via email on September 11, 2024
6. Install 4 bicycle parking spaces (2 U-shaped "hoop" racks) within 50' of the main entrance, with 4' spacing between the bike racks.

Dec 26, 2024 Amendment

Detailed Planning Discussion and Update:

On July 29th, 2024, the petitioner submitted an Appearance Review application (Version 1) with a submittal including elevations drawings, and information on outdoor furniture, signage and branding.

The feedback in Development Services' Staff Review Letter was based on Section 6-308 Design Standards.

The Purposes of the Design Standards are:

- To create an architectural identity and to avoid monotonous similarity or inappropriateness in exterior design and appearance of property
- To protect and to stabilize the general appearance of buildings, structures, landscaping, and open space areas throughout the Village
- To encourage and promote acceptability, attractiveness, cohesiveness and compatibility of new development so as to maintain and improve the established standards of property values throughout the Village

The Design Standards also stipulate the following:

- Colors should be used harmoniously and with some restraint. Color schemes should consider and respect the character and quality of structures in the area. Excessively bright or brilliant colors should be used only for accent. Materials and colors should withstand the weather well over a twenty-five (25) year period.
- Architectural style should be appropriate to the Chicago area and evaluation of a project shall be based on the quality of design and its relationship to surroundings. The design of structures should display a sensitivity to the best aspects of the character, quality and scale of those structures already existing in the area of a proposed project.
- Monotony of design shall be avoided, however styles should be complementary and should relate to indigenous architecture.

- Buildings and structures shall be consistent with the established neighborhood character and with any adjacent residential property.

Based on guidance and feedback from Development Services, the petitioner revised and resubmitted elevation drawings on August 25th, 2024 (Version 2)

Development Services provided further feedback on the designs and recommended the use of the accent colors at specific locations on the building elevations.

The petitioner provided a third and final submittal of the elevations on September 11th, 2024 (Version 3). This package depicted three options for the front elevation and two options for the side elevation. Staff approved one design each for the front and side elevations. These elevations served as the basis of approval for the Appearance Review, approved on October 7th, 2024.

On Dec 13th, the petitioner submitted a letter seeking an appeal of the denial of their original proposed design submitted on July 29th, 2024 (Version 1). The letter states that the petitioner submitted the alternate design on September 11th, *"because of the timing concerns related to its planned opening"*.

The design package received on July 29th, 2024, does not conform to the Design Standards set forth in Section 6-308 of the Land Development Code. The project is not a stand-alone building and is part of a strip mall development. The use of color and LED roof edge lighting do not conform to cohesiveness and compatibility requirements in Section 6-308 Design Standards.

Recommended Action/Motion #2 (Amended Dec 26, 2024)

The Appearance Review for Dave's Hot Chicken at 15139 LaGrange Road - Update Building Elevations and Branding, case number, AR-24-00456/2024-0587, as shown on the plans submitted via email by the petitioner on July 29th, 2024, prepared by Design Team Sign Company LLC, is administratively denied on December 26, 2024.