



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Department Requested Action

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Status: IN COMMITTEE
/COMMISSION

In Control: Plan Commission

File Type: MOTION

Title/Name/Summary

Paddy B's Restaurant Expansion - Special Use Permit Amendment

History

QUICKFACTS

Project

Paddy B's Restaurant Expansion - 11969 143rd Street
2014-0727

Petitioner

Timothy F. McCarthy

Purpose

The petitioner is requesting the approval of a Special Use Permit Amendment for a restaurant expansion located within 300 feet of a residential parcel.

Requested Actions: Special Use Permit Amendment

Project Attributes

Addresses: 11969 143rd Street

P.I.N.: 27-07-100-010-0000

Size: 2,700 s.f.

Proposed Expansion: 900 s.f.

Comprehensive Plan Planning District: Orland Grove Planning District

Comprehensive Land Designation: Neighborhood Mixed Use

Existing Zoning: BIZ - General Business District

Existing Land Use: Commercial Retail

Surrounding Land Use:

North: R-4 Residential District - (across 143rd St.) Long Run Creek Subdivision

South: NOP Not Orland Park - (unincorporated O.P.) Pinewood Subdivision

East: BIZ General Business District - Vacant parcel

West: NOP Not Orland Park - (across Will-Cook Rd.) Homer Glen

PROJECT DESCRIPTION & CONTEXT

The petitioner is requesting a special use permit amendment to expand an existing restaurant located at 11969 W. 143rd Street into a portion of an adjacent vacant tenant space located at 11975 W. 143rd Street. While only 900 square feet of the adjacent 2,110 square foot tenant space will be occupied by the proposed expansion, this special use permit amendment will apply to the entirety of that tenant space. This proposal will lead to an increase in land use intensity by adding an additional restaurant space to the Pinewood Plaza Shopping Center; space that was previously used for on-site academic tutoring.

Paddy B's Restaurant is required to obtain the approval of a special use amendment because it is located within 300 feet of a residential parcel (Section 6-207.C.20). Five (5) residential parcels are located within 300 feet of the proposed restaurant expansion. The residential parcels are all located in the Pinewood Subdivision, an unincorporated area of Orland Park consisting of single-family homes. The rear alley of the proposed restaurant expansion would sit adjacent to the property line of some of these residential parcels, separated by an approximately 15 foot turf buffer area and 8 foot tall wooden privacy fence.

The proposed 900 square foot expansion will be created by removing a partition wall located along the west side of Paddy P's existing footprint, and then building a new partition wall approximately 17 feet inside the 11975 unit. The space created by this expansion will include an additional seating area and a storage area for kitchen supplies. The expanded seating area will allow for eight (8) more tables and thirty-two (32) more chairs. The kitchen storage area will include additional freezers and refrigerators, as well general storage space. An existing accessible restroom will also be incorporated into the expansion. No cooking will take place in the new expansion area. Restaurant hours will remain unchanged (11am until 2am, seven days a week).

The proposed restaurant expansion will be consistent with the character of the immediate vicinity of the subject property. Contiguous surrounding uses include a bank to the northeast, a Walgreen's to the northwest and a vacant property to the east of the Pinewood Plaza Shopping Center. The property across 143rd Street to the north is a residential development; as mentioned previously, the property to the south is in unincorporated Orland Park and contains single-family residences.

Property to the west, located in Homer Glen, has commercial and residential zoning and is used for retail and residential purposes. The proposed restaurant will be compatible with these surrounding uses. Pinewood Plaza also includes other commercial uses, including other restaurants, cleaners, salons and other retail units, with which the restaurant expansion is compatible.

This petitioner has not requested any variances or modifications for this project.

The motion includes the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.

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

FLOOR PLAN

"Paddy B's Restaurant Pub Expansion"

The floor plan submitted for this project, titled "Paddy B's Restaurant Pub Expansion", shows the interior details of the proposed restaurant expansion. The proposed seating area measures 16 feet wide by 30 feet long. This area will include eight (8) tables and thirty-two (32) chairs located along the new partition wall and in the open space between this new wall and the existing Paddy B's Restaurant bar area. A small servers table will be located at the southeast corner of the seating area.

A hallway measuring approximately seven (7) feet wide by ten (10) feet long will connect the seating area to an existing accessible bathroom. Adjacent to the hallway and restroom will be the new kitchen storage area, which measures approximately ten (10) feet wide by seventeen (17) feet long. Flooring throughout the expansion will be twelve (12) inch by twelve (12) inch ceramic tile, except for in the kitchen storage area, which will be quarry tile to match the existing Paddy B's Restaurant kitchen tile.

The north end of the expansion area contains existing storefront windows and an entrance doorway, which act as an emergency exit. The west end of the expansion includes the partition wall that will define the new expansion space. The new wall is detailed as 6 inch fire rock partition wall, which will extend from floor to roof.

The south and east side of the expansion will include an existing accessible restroom and the kitchen storage expansion. A portion of Paddy B's Restaurant existing non-bearing partition wall will be removed to create an open entryway into the new kitchen store area. A new interior doorway will open into a hallway which connects the new seating area to the aforementioned restroom.

The expansion will be aligned to an existing fire suppression sprinkler and alarm system, which was installed in 2011 when the space was remodeled by a previous tenant.

MOBILITY

Vehicular/Traffic:

Vehicles can access the site from the west from a curb cut on Will-Cook Road and from the south from a curb cut on 143rd Street. A second curb cut on Will-Cook Road provides access to Pinewood Plaza rear alleyway.

Parking and Loading:

The Pinewood Plaza shopping center was originally constructed under unincorporated Cook County zoning regulations. The existing large parking lot at Pinewood Plaza provides a shared pool of 215 parking spaces that will meet the parking needs of this restaurant expansion. Section 6-306 of the Land Development Code requires parking be measured according to the square footage of the restaurant establishment using a formula of one (1) parking space per 100 square feet.

Applying the abovementioned formula, Paddy B's Restaurant would require an additional nine (9) parking spaces for the new 900 square foot expansion and twenty-seven (27) spaces for the existing 2,700 square feet, or thirty-six (36) spaces in total. Adding Paddy B's thirty-six (36) required spaces to current tenant parking space requirements equals 200 spaces, leaving fifteen (15) still available for future shopping center expansion requirements. (Of the 200 currently required parking spaces, five (5) of those spaces are for Nancy's Pizza, which is scheduled for closure at the end of 2014).

In conclusion, Pinewood Plaza's parking lot can accommodate for Paddy B's thirty-six (36) required parking spaces, and will have twenty (20) "open" spaces after Nancy's Pizza closes at the end of 2014.

Loading activities occur at the designated locations at the rear of the shopping center.

LANDSCAPING/TREE MITIGATION

No landscaping or trees will be removed during this project.

DETAILED PLANNING DISCUSSION

The Pinewood Plaza Shopping Center, where Paddy B's Restaurant is located, is zoned BIZ General Business District. The restaurant is required to obtain special use approval because it is located within 300 feet of a residential parcel (Section 6-207.C.20). A restaurant is an allowable special use for the BIZ district as long as it is in accordance with the procedures and standards set forth in Section 5-105 of the Land Development Code.

In 2010 the Village Board approved special use permit (Ord. 4566) which allowed the petitioner to establish Paddy B's Restaurant within 330 feet of a residential parcel. Subsequently in 2011, the Board approved an amendment to this permit (Ord. 4639) to allow for a 900 s.f. expansion of the existing 1,800 s.f. Paddy B's Restaurant facility, bringing the total square footage to 2,700 s.f. To expedite the approval process in 2011, the case bypassed the Development Services Planning Committee for review and was instead sent directly to the Board of Trustees for final review and approval. The current expansion petition is seeking a near identical approval as the 2011 special use amendment.

Four (4) additional special use permits have been issued since 1999 for restaurants located in Pinewood Plaza, including Marco's Pizza in November, 2014, El Sabor Mexican Restaurant (Ord. 3218 - 1/22/1999), Cheesecake, Coffee and Cones (Ord. 3267 - 7/22/1999) and Paddy B's Restaurant and Pub (Ord. 4566 - 6/9/2010). Three other restaurants which currently operate in Pinewood Plaza - Nancy's Pizza, China House Chop Suey and Subway - were not issued special use permits as such a permit was not a requirement at the time of their establishment.

The sign face above 11975 W. 143rd Street, where the Paddy B's expansion is proposed, currently shows remnants of the previous tenant's wall sign (Intellect Learning Center). As part of Intellect Learning Center's lease, this sign face must be repaired and restored. As such, the sign face repair will not be a condition of Paddy

B's approval.

Additionally, the existing chain-link fence garbage enclosure in the rear alley of Paddy B's is an existing non-compliant accessory structure. However, the property owner, Family Video, opted to replace all of the dumpster enclosures at Pinewood Plaza outright with 8-foot wooden enclosures. As such, this condition was not included as part of the current proposal.

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

Natural Features

The area is fully built out and no natural features of note exist in or around the site.

Preliminary Engineering

n/a

Special Use Permit

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. It is the responsibility of the petitioner to prove that all eight standards are met. A written response to each standard is required. The petitioner has provided such responses to the Special Use Standards.

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; *"The special use requested is consistent with the established standard of the Comprehensive Plan in that "use" requested is assuming a portion/space of the building previously used as a restaurant. No modifications to the outside of the building are being requested."*
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *"The special use is consistent with community character."*
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; *"The design of the proposed use should not affect adjacent properties."*
4. The proposed use will not have an adverse effect on the value of the adjacent property; (If necessary, be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties); *"The proposed will not have an adverse effect of the value of adjacent property."*
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service; *"The existing public*

facilities and services should not be affected by the special use, nor should it hamper services in the immediate area."

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; *"The applicant has provided a site plan and property use plan along with legal description of the requested use."*

7. The development will not adversely affect a known archaeological, historical or cultural resource; *"The development will not adversely affect a known archaeological, historic or cultural resources."*

8. The proposed use 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; *"The proposed use will comply with all additional standards of the Village of Orland Park."*

Land Use/Compatibility

The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned BIZ General Business District, containing a bank to the northeast, a Walgreen's to the northwest and a vacant property to the immediate east of the shopping center. The property across 143rd Street to the north is a residential development; property to the south is in unincorporated Orland Park and contains single-family residences. Property to the west, located in Homer Glen, has commercial zoning and is used for retail purposes. The restaurant will be consistent with these surrounding uses.

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

Lot Coverage

Maximum - 75%

Existing - 89% (existing non-conforming)

Lot Size

Minimum - 10,000 s.f.

Existing - 150,645 s.f.

Setbacks

Front:

Required - 25'

Existing - 45'

Side Yard:

Required - 15'

Existing - 30'

Rear Yard:

Required - 30'
Existing - 30'

Landscape Bufferyards

Required - Bufferyard D
Existing - Bufferyard D

Accessory Structures

Garbage Enclosures - A proposed 8 foot tall neutral-color wood fence has been proposed to replace all existing chain-link fence with metal slats in the rear alley of Pinewood Plaza. The owners of Pinewood Plaza, Family Video, have plans to make these upgrades. The enclosures will measure 10 feet by 10 feet, be faced on three sides with 1 inch x 6 inch dog-eared treated wood slats and be supported on each corner by 4 inch by 4 inch treated posts. A chain-link fence type swinging gates with vinyl slat insets will provide access to the interior of the enclosure. This work is not, however, a condition of Paddy B's approval.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division.

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 13, 2015.

and

I move to recommend to the Board of Trustees to approve a special use permit amendment allowing Paddy B's Restaurant to expand an existing restaurant located within 300 feet of a residential parcel, subject to the following condition:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.