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Staff Report to the Plan Commission

Dave’s Hot Chicken – Appeal of Denial of Appearance Review

Prepared: 01/07/2025

Project: 2024-0587 – Dave’s Hot Chicken – Appearance Review
Petitioner: April Marc, as agent of PMAT Orland LLC
Project Representative: Victoria Brown, Voorn, Jaworski & Preston, PLLC
Location: 15139 LaGrange Road, Orland Park
P.I.N.s: 27-15-100-030-0000

Purpose and Requested Actions: The petitioner seeks an appeal of the denial of an Appearance Review for the update of building elevations and branding of Dave’s Hot Chicken located at 15139 LaGrange Road.

COMPREHENSIVE PLAN

The site is located in the Regional Core Planning District. The district is primarily dominated by commercial development.

COMPREHENSIVE PLAN

Planning District	Regional Core Planning District
Planning Land Use Designation	Commercial

ZONING DISTRICT

Existing	COR Mixed Use District
Proposed	COR Mixed Use District

LAND USE CLASSIFICATION

Existing	Vacant (used to be a restaurant)
Proposed	Restaurant with Outdoor seating, greater than 300 feet of a residential parcel

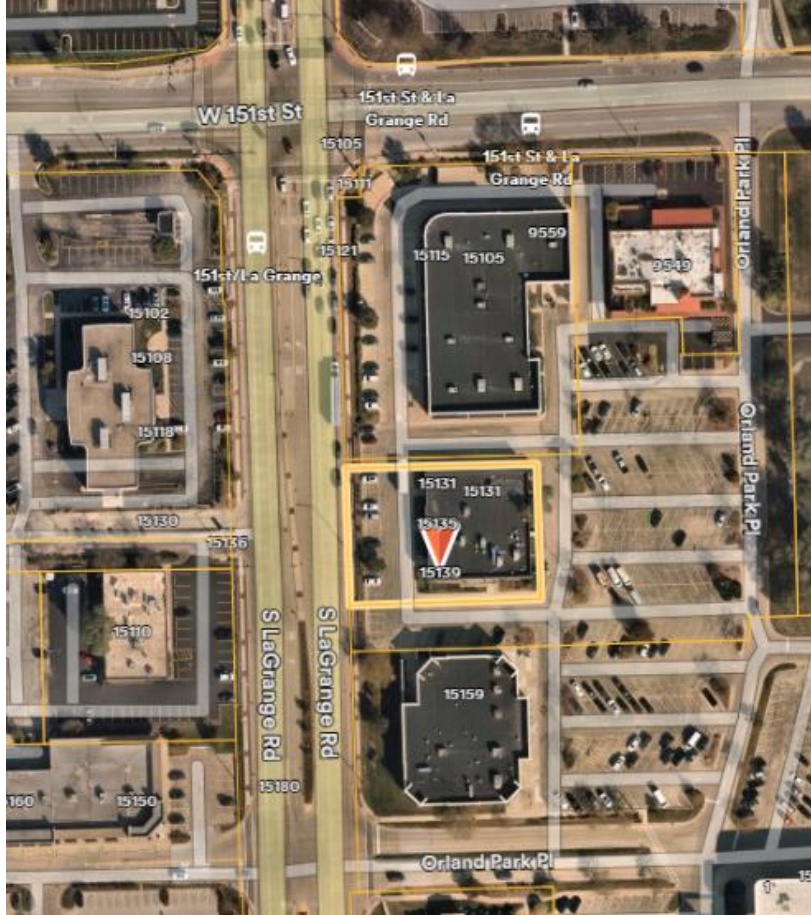
ADJACENT PROPERTIES

	Zoning District	Land Use
North	COR Mixed Use District	Commercial / Retail / Restaurant
East	COR Mixed Use District	Commercial / Retail
South	COR Mixed Use District	School
West	BIZ General Business District	Retail/ Restaurants

DETAILED PLANNING DISCUSSION

Please see attached Appearance Review report for the denial of the Appearance Review application.

SITE LOCATION



The project site is an outlot of the Orland Park Place Development, near the intersection of LaGrange Road and 153rd Street. Mod Pizza was the previous occupant of the space.



The project site is not a stand alone building, but is located in a multi-tenant center.

BACKGROUND INFORMATION

In July 2024, the petitioner submitted an Appearance Review petition for outdoor seating, branding and signage for Dave's Hot Chicken.

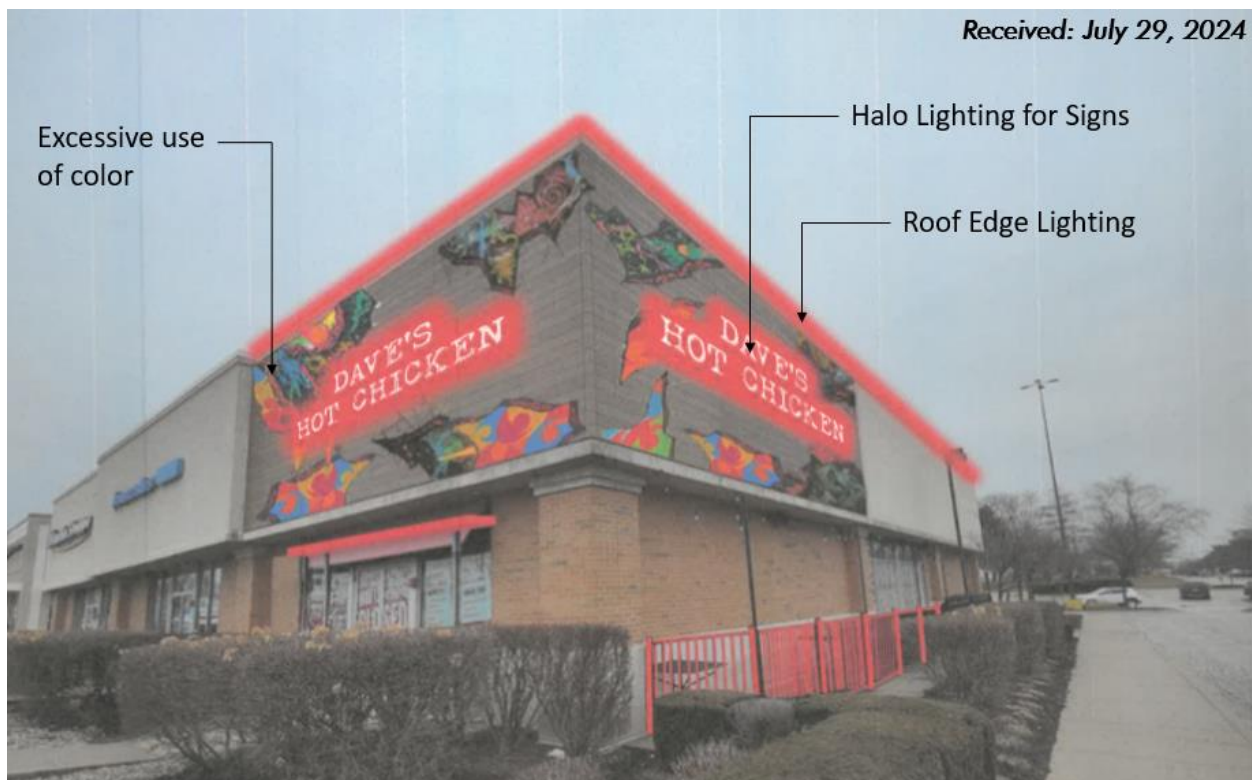
Below is Version 1 as proposed by the Petitioner, which includes Halo lit signs, roof edge lighting and colorful branding design.

Per the Land Development Code, Section 6-307 Signs, halo lit signs are not permitted in the Village.

Additionally, the LDC Section 6-308, Design Standards' goal is to protect and to stabilize the general appearance of buildings. Furthermore, there are requirements in this section that state that 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.

Per LDC Section 6-315, 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. If exterior lighting is not well-designed and properly installed it can be inefficient, cause glare, and create light trespass and sky glow.

The petitioner has proposed adding LED lighting to the roof edge. Staff noted that LED lights should be continuous and will need to be shielded from view; flashing color, changing, or blinking lights are prohibited.



Version 1

VERSION 2

Based on feedback from staff, the petitioner submitted a second iteration with reduced branding on the elevations. Staff reviewed the design, which is a toned-down version of the original submittal. Considering Dave’s Hot Chicken is not a stand alone building but is located in a multi-tenant space, staff noted sections of the LDC Section 6-308 Design Standards, which call for sensitivity to the best aspects of the character, quality and scale of those structures already existing in the area of a proposed project.

Staff understands that the petitioner’s intent is to introduce colors into their branding, and recommended a solution which delineates portions of the elevations to receive this colorful branding.



Version 2

VERSION 3

The third and final submittal received on September 11, 2024, reflects staff recommendations to delineate portions of the elevation to receive pops of color and branding on demountable panels, eliminate halo lighting, and remove the roof edge LED lighting.

This iteration - Version 3, served as the basis of the Appearance Review approval that was granted on October 7, 2024.



Version 3 – Front and Side Elevations

Current Branding and Signage at Dave's Hot Chicken (Jan 17, 2025)



APPEAL LETTER

On December 13, 2024, the petitioner sent a letter to Development Services (attached), wherein they state Dave's Hot Chicken only complied with Appearance Review approval of Version 3, because of timing concerns related to their planned opening, and that they seek an appeal of the denial of their original design as indicated in Version 1.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0587, also known as Dave’s Hot Chicken – Appeal of Denial of Appearance Review, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated January 7, 2025;

And

Staff recommends the Plan Commission deny the appeal stated in the Petitioner Letter dated December 13, 2024.

PLAN COMMISSION RECOMMENDED MOTION (Denial of Appeal)

..Recommended Action/Motion (for Denial of the Appeal)

Regarding Case Number 2024-0587, also known as the Appearance Review for Dave’s Hot Chicken at 15139 LaGrange Road, as shown on the plans submitted via email by the petitioner on September 11, 2024 (Version 3), prepared by Design Team Sign Company LLC, I move to deny the appeal stated in the Petitioner Letter dated December 13, 2024, subject to the following conditions:

- That ALL building code related items, including acquisition of permits, are met;
- That signage is reviewed and approved separately through a sign permit;
- Existing landscape to be restored per the approved Landscape Plan dated 2/11/2003. Missing plants to be replaced with like species;
- Existing landscape stone/rock mulch to be replaced with 3” organic mulch;
- Wall art (on demountable wall panels) to be installed per the petitioner’s documents received via email on September 11, 2024;
- Install 4 bicycle parking spaces (2 U-shaped “hoop” racks) within 50’ of the main entrance, with 4’ spacing between the bike racks.



Version 3
Denial of the appeal would require Dave’s Hot Chicken to install the artwork/branding as indicated in Version 3, as shown here.

PLAN COMMISSION RECOMMENDED MOTION (Approval of Appeal)

..Recommended Action/Motion (for Approval of the Appeal)

Regarding Case Number 2024-0587, also known as the Appearance Review for Dave's Hot Chicken at 15139 LaGrange Road, as shown on the plans submitted via email by the petitioner on July 29, 2024, (Version 1), prepared by Design Team Sign Company LLC, I move to approve the appeal stated in the Petitioner Letter dated December 13, 2024, subject to the following conditions:

- That ALL building code related items, including acquisition of permits, are met;
- That signage is reviewed and approved separately through a sign permit;
- Existing landscape to be restored per the approved Landscape Plan dated 2/11/2003. Missing plants to be replaced with like species;
- Existing landscape stone/rock mulch to be replaced with 3" organic mulch;
- ~~Wall art (on demountable wall panels) to be installed per the petitioner's documents received via email on September 11, 2024;~~
- Install 4 bicycle parking spaces (2 U-shaped "hoop" racks) within 50' of the main entrance, with 4' spacing between the bike racks;
- LED lighting along the roof line to be continuous and will need to be shielded from view; flashing color, changing, or blinking lights are prohibited.



Version 1

Approval of the appeal would permit Dave's Hot Chicken to install the artwork and branding as indicated in Version 1, as shown here.