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Staff Report to the Board of Trustees

Weber Grill Restaurant – Downtown Orland Park Parcel H

Prepared: 8/26/2025

Project: 2025-0574 Weber Grill Restaurant – Downtown Orland Park Parcel H

Planner: Marcus LeVigne

Petitioner: Patrick Brady, Weber Grill Restaurants

Project Representative: Kaylee Kaufman, DxU Architects

Location: 9705 142nd Street (TBD)

P.I.N: 27-04-42-008-400-0000

Parcel Size: 2.8 acres

REQUESTED ACTIONS

The Petitioner, Edwards Realty Company, is requesting Site Plan, Landscape Plan, and Building Elevation approval for Weber Grill Restaurant to construct an approximately 8,800 square-foot restaurant on the southwest corner of 142nd Street and LaGrange Road.

BACKGROUND

The Downtown Orland Park Planned Development (DTOP) serves as the guiding framework for redevelopment within the triangle shaped area bounded by 143rd Street, LaGrange Road, and Southwest Highway. The Planned Development was approved by the Village Board on August 5, 2024, through Ordinance No. 5927, and establishes the standards and procedures for future phases of development within the site.

As part of this approval, the DTOP ordinance outlines the process by which each phase must be reviewed and authorized prior to construction, confirming that future projects remain consistent with the approved Planned Development (PD) and the Village's overall goals for Downtown Orland Park:

1. Prior to the construction of any Phase of this Planned Development, a Phase Plan must be approved by the Board of Trustees and all permits for that Phase must be issued. With respect to each Phase of Development, the Developer shall submit its Village Board Approval Documents prior to the presentation to the Village Board. For each Phase of Development, the Village and the Developer shall cooperate to effect an expeditious process consistent with Village Regulations and the Development Agreement. The process for the development of each phase shall be as follows:
 - a. No Additional Plan Commission Review. If the Phase of Development is consistent with the PD and this Agreement, the Developer will not be required to return to the Plan Commission for recommendations or approval. Rather, the Village Board will

have the authority to approve the development for that Development Parcel or Phase of Development.

- b. Discretionary Plan Commission Review. The Village Board may, in its sole discretion, send any Phase of Development proposal, which is not substantially consistent with the PD, back to the Plan Commission for additional recommendations.
- c. Required Plan Commission Review. A public hearing before the Plan Commission will be required under the following circumstances:
 - i. A Phase of Development proposes a use not found in the PD (or)
 - ii. A Phase of Development proposes a change that will result in a variance or modification from the Land Development Code not previously approved by the Village Board.

Village staff find that the proposed site plan and landscape plan are consistent with the approved Planned Development and Development Agreement for Downtown Orland Park. Because of this, the Weber Grill approval does not require any additional Plan Commission review unless requested by the Village Board. Staff also finds that the proposed development is consistent with the Land Development Code, with no need for additional variances.

COMPREHENSIVE PLAN GOALS & SURROUNDING CONTEXT

The “Main Street District” of the Downtown Planning District encompasses the transit-oriented development area closest to the 143rd Street Metra Station. Formerly known as the “Main Street Triangle,” existing developments in this district include multi-family residential (Nintey7Fifty on The Park), retail, and office spaces along 143rd Street. As the core of Downtown, this subdistrict promotes higher densities and use intensities that gradually decrease moving away from the Metra station. The most significant physical barriers to connectivity in this area are 143rd Street and LaGrange Road.

COMPREHENSIVE PLAN

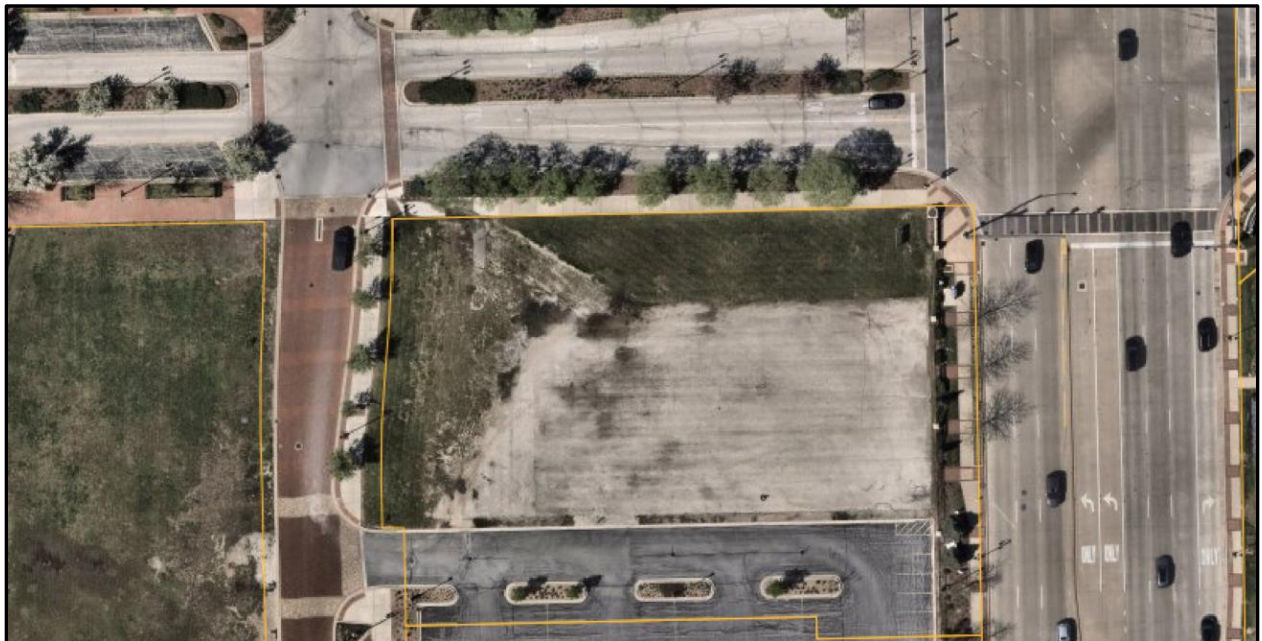
Planning District	Downtown Planning District
Subdistrict	Main Street
Planning Land Use Designation	Downtown Mixed Use

In this area, the design and form of buildings and properties are crucial in defining the sense of place. Non-residential uses should be integrated to attract both residents and visitors for extended stays. Daily needs should be met by small-scale commercial services such as coffee shops, while unique entertainment options add variety. This category aims to be a destination for residents and visitors and a vibrant area where people can live, work, and play within a small geographical area.

ADJACENT PROPERTIES

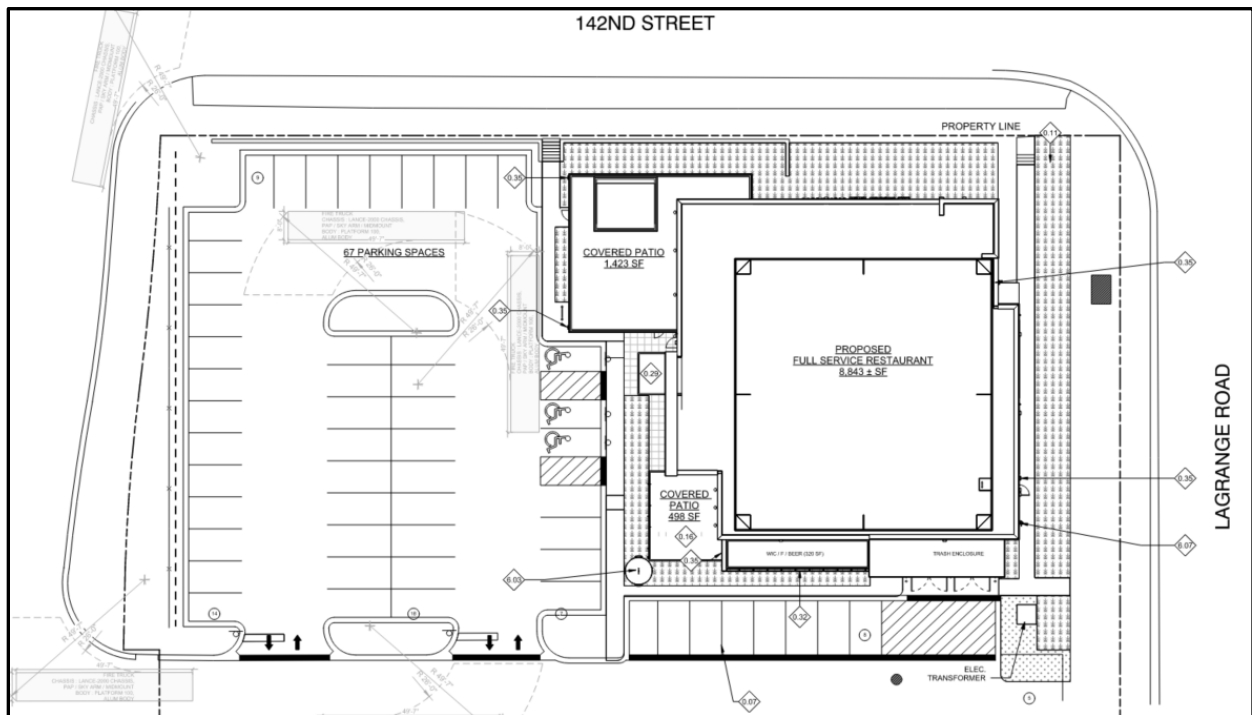
	Zoning District	Land Use
North	VCD – Village Center District	Vacant (Proposed Parcel B and Outlot B)
East	VCD – Village Center District	Commercial Retail (Orland Park Crossing)
South	VCD – Village Center District	Medical Office (University of Chicago Medical)
West	VCD – Village Center District	Open Space (Future Heroes Park Site)

EXISTING SITE



SITE PLAN

Parcel H is bounded by 142nd Street to the north, University of Chicago Center for Advanced Care (UCMC) to the south, LaGrange Road to the east, and Jefferson Avenue to the west. The proposed building consists of an 8,843 square-foot restaurant space with just under 2,000 square-feet of outdoor patio space.



Site Access, Circulation, and Setbacks

Parcel H shares an existing shared driveway with UCMC located on Jefferson Avenue. Pedestrian access is provided from 142nd Street to the north and directly from LaGrange Road to the east. Internal sidewalks are proposed around the entire parcel, except for the vehicle entrance on Jefferson Avenue. The parking lot for Parcel H is designed as an extension of the existing UCMC parking lot. All proposed setbacks follow Village requirements. A modification allowing parking within the setback area between the building façade and the street (Section 6-212.E.2) was previously granted for this parcel as part of the overall concept plan approval (Ord. No. 5927).

Compliance with Approved Concept Plan

The proposed Weber Grill site plan is in substantial conformance with the Village Board approved site plan for Parcel H, which was approved on August 5, 2024. In accordance with the Development Agreement and conditions outlined in Special Use Ordinance No. 5927, the project does not require additional Plan Commission review.

Parking

The Land Development Code (LDC) requires restaurants to provide one parking space per 100 square feet of tenant space. Based on the proposed 8,843-square-foot Weber Grill, 88 parking spaces are required; however, only 67 spaces are provided on site. Within the VCD District, shared parking is permitted and encouraged. Additional parking for the restaurant is available in the UCMC lot located south of the building and in the parking garage on Parcel F. The Walker Consultants parking study, last revised July 16, 2024, supporting the Downtown Orland Park Concept Plan, identified shared parking arrangements for the overall planned development and demonstrates that enough capacity exists to accommodate Weber Grill at this location.

Pedestrian, Bicycle, and Transit Access

The site benefits from its proximity to bicycle trails and public transportation options. The proposed building is within walking distance of the 143rd Street Metra Station, Pace Route 379 at 142nd Street and LaGrange Road, and bicycle paths. These options provide safe and convenient walking, biking, and public transit access to the restaurant, consistent with the transportation goals of the VCD District.

BUILDING ELEVATIONS AND SITE DESIGN

Building Elevations

The proposed building elevations for Weber Grill are consistent with the design standards listed in LDC Section 6-308 and VCD regulations in Section 6-212. The proposed building design has a contemporary brick facade along all frontages. Vertical articulation and architectural detailing are incorporated to provide visual interest and comply with the design standards. The elevations meet all setback and height requirements, and the building materials are compatible with the character of Downtown Orland Park and surrounding areas. The trash enclosure has been incorporated into the main building design and screened in accordance with Village requirements. All rooftop and ground mounted mechanical equipment will be fully screened from view with a screening wall.

Retaining Wall

A retaining wall is proposed along a portion of the north property line that was not included in the original concept plan approved under Ordinance No. 5975. The original concept plan did not require a grading plan, but the proposed Weber Grill site layout necessitates site grading to accommodate the development. The retaining wall will range in height from approximately 2.5 feet to 3 feet and will be constructed of modular concrete units, as illustrated on sheet GN in the civil engineering drawings.

Exterior Lighting

The proposed exterior lighting complies with the standards outlined in LDC Section 6-315. Fixture types and illumination levels are shown on the civil engineering plans and detailed in the lighting specification cut sheets provided by the applicant.

Grill Sculpture

The proposed plan includes a grill sculpture located southwest of the building. The sculpture will be approximately 12 feet in height and designed as a large red Weber brand grill. The structure is classified as a permitted accessory feature under Section 6-302.C.18 of the Land Development Code.

Outdoor Fireplace

An outdoor firepit is proposed within the seating area near the front entrance of the building. Under the current regulations, outdoor fireplaces are prohibited in the Village Center District. A text amendment has been proposed to allow outdoor fireplaces within the district. A condition of approval has been added to the recommended motion stating that the firepit will only be permitted if the proposed amendment is adopted.

Signage

All proposed signage will be reviewed under a separate sign permit application for compliance with Section 6-307 of the Land Development Code.

ENGINEERING PLAN

The preliminary engineering plans, as reviewed by staff, are consistent with the requirements of the LDC, subject to minor revisions along the south and west sides of the building adjacent to the parking lot. All outstanding items, including securing permits from outside agencies and establishing a letter of credit for the project, must be resolved prior to the issuance of any building permits.

LANDSCAPE PLAN

The preliminary landscape plans are generally compliant with the Land Development Code, except for two parkway trees missing from the frontage along LaGrange Road. A condition of approval has been added to require that the additional trees be shown on the landscape plan. No modifications or variances are required, and all outstanding comments will need to be addressed during the final landscape review. The representative plant list appears to satisfy species diversity requirements, with the percentage of species to be confirmed during the final review.

STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0574, also known as Weber Grill Restaurant, Downtown Orland Park Parcel H, Staff recommends the Village Board of Trustees **approves** the Site Plan, Landscape Plan, and Building Elevations, subject to the following conditions:

1. The development shall be in substantial conformance with the site plan and building elevations titled "Weber Grill Architectural Site Plan," prepared by DxU Architects, last revised August 15, 2025; the landscape plan titled "Parcel H – Weber Grill Restaurant Landscape Plan," prepared by Teska Associates, last revised August 20, 2025; and the civil engineering plans titled "Site Improvements for Downtown Orland Park Parcel H," prepared by SpaceCo, last revised August 22, 2025, per the conditions listed below.
2. The development shall comply with all applicable building code requirements and final engineering requirements. Prior to the start of construction, the developer must obtain all required Village building permits as well as permits from outside agencies, including the Metropolitan Water Reclamation District (MWRD).
3. The proposed outdoor fireplace shall not be constructed or installed unless/until outdoor fireplaces are permitted within the VCD – Village Center Zoning District.
4. The proposed sidewalks on the south and west sides of the building must be revised to meet Illinois Accessibility Code requirements with the building permit submittal.
5. The final landscape plan shall be revised to include two additional parkway trees along LaGrange Road in order to meet the minimum parkway tree planting requirements.
6. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.
7. 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.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0574, also known as Weber Grill Restaurant, Downtown Orland Park Parcel H, I move to approve the Staff Recommended Action as presented in the Staff Report to the Board of Trustees for this case,

And

I move to adopt an Ordinance entitled: **ORDINANCE APPROVING SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS (WEBER GRILL - 9704 143rd STREET).**