

April 30, 2020

Village of Orland Park
Development Services Department
14700 Ravinia Avenue
Orland Park, IL 60462

Attention: Bethany Salmon
Planning Division Manager

Subject: **Chick-fil-A #2638 Orland Park
Special Use Standards
GBC Project No. 52188R**

Dear Bethany,

Chick-fil-A intends to perform reinvestment work on their property located at 15605 South La Grange Road with include two building additions, installation of a multi-lane order point drive-thru and two free-standing drive-thru canopies. I have provided responses for each Special Use Standard for your consideration.

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; (List factors that demonstrate how your proposal meets this standard.)

Response: The Chick-fil-A is an existing restaurant with drive-thru facilities that was approved within the Comprehensive Plan. The proposed project is an addition to the existing facility. Per the Comprehensive Plan, a restaurant is an appropriate use for the property.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; (List factors that demonstrate how your proposal meets this standard.)

Response: The proposed project is a re-development of the existing Chick-fil-A restaurant. The Chick-fil-A restaurant is consistent with the surrounding restaurants and commercial uses in the area.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; (List factors that demonstrate how your proposal meets this standard.)

Response: The design of the proposed re-development project will minimize the visual impacts on adjacent properties by utilizing matching and complimentary materials to the existing building and site.

4. The proposed use will not have an adverse effect on the value of the adjacent property; (Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)

Response: The existing use of the property is the same as the proposed use, therefore the project will not have any adverse effects on the value of the 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; (Insert explanation))

Response: The project is the re-development of an existing Chick-fil-A restaurant that already benefits from the public facilities and services listed above and will be capable of maintaining the benefits once the project is completed.

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; (Insert explanation)

Response: Adequate legal provisions have been made to provide required improvements as shown on the Site Plan. Most of the open space and landscaping is part of the existing restaurant site.

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

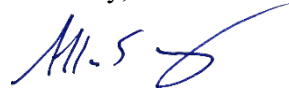
Response: The proposed project will not adversely affect a known archaeological, historical or cultural resource because the site was already developed. The proposed project is a re-development of an existing restaurant site.

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.

Response: The proposed project will comply with all reasonable additional standards.

If you need any additional information, please contact me.

Sincerely,



Allan S. Wiley, P.E.

c: file

September 22, 2020

Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Attention: Kyle Quinn

Subject: **Chick-fil-A #2638 Orland Park, IL**
GBC Project No. 52188R

Modifications to the Land Development Code

A. Increase the number of drive-through lanes from one (1) single lane with a maximum width of fourteen (14) feet to two (2) lanes with a combined width of twenty-four (24) feet (Section 6-210.F.4)

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 two (2) drive thru lanes will be consistent with the purpose and standards of the Comprehensive Plan. The proposed dual lane drive thru modification is being proposed in the same location of the existing drive thru and will act as an extension to the existing drive thru. The dual lane drive thru is expected to improve drive thru operation resulting in reduced traffic back up into the access drive and public roadway.)*
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *(The dual lane drive thru special use will continue to be consistent with the community character as there is an existing drive thru there today.)*
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; *(The design of the dual lane drive thru will not have any adverse effects on adjacent properties. Visually the proposed drive thru will continue to match what is there currently and will be screened appropriately via landscaping. The proposed drive thru should have a positive impact on the neighboring business owners that share the access drive with Chick-fil-A. This is due to an increase in kitchen and drive thru efficiency which will reduce traffic backing up on the shared access drive.)*
4. The proposed use will not have an adverse effect on the value of the adjacent property; *(The proposed use will not have any adverse effect on the value of any adjacent properties. This site will continue to operate as it does today, but more efficiently.)*
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 site will be accessible and serviced the way it currently is today. The proposed use will not have any adverse effects to the site in any of these aspects, only better traffic circulation throughout the site.)*

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; *(Chick-fil-A owns and maintains their property including all of the landscaping area and other improvements within the parcel.)*
7. The development will not adversely affect a known archaeological, historical or cultural resource. *(The development will not adversely affect a known archaeological, historical or cultural resource.)*
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 imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.)*

If you need any additional information, please contact me.

Sincerely,



Jack Meaney, P.E.

September 22, 2020

Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Attention: Kyle Quinn

Subject: **Chick-fil-A #2638 Orland Park, IL**
GBC Project No. 52188R

Modifications to the Land Development Code

B. Increase the allowable projection of the drive-through canopy into the side setback along the south side of the property from three (3) feet to seven (7) feet (Section 6-302.C.3)

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 canopy projection will continue to be consistent with the purpose, goals and objectives of the Comprehensive Plan. The proposed special use will allow for the drive thru to operate at optimum efficiency by allowing Chick-fil-A team members to hand deliver orders to customers in the drive thru. The proposed canopy, which also houses lighting, heaters and fans, will act as protection from weather and harsh conditions for the team members and customers which will allow Chick-fil-A to continue to operate the drive thru efficiently.)*
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *(The proposed canopy will be consistent with the community character of the immediate vicinity. The canopy will be designed to be aesthetically pleasing to the building and surrounding businesses. The canopy is dark bronze in color to not draw attention to it.)*
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; *(The proposed canopy will have minimal adverse effect on the adjacent properties. The proposed canopy location would be alongside of the Chick-fil-A building as well as the neighboring business. There will be no visual impacts or obstructions to the neighboring business store fronts.)*
4. The proposed use will not have an adverse effect on the value of the adjacent property; *(The proposed canopy will not have an adverse effect on the value of the adjacent property. The neighboring property store front and functionality will remain the same.)*
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 site will be accessible and serviced the way it currently is today. The proposed canopy will not have any adverse effects to the site in any of these aspects.)*

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; *(Chick-fil-A owns and maintains their property including all of the landscaping area and other improvements within the parcel.)*
7. The development will not adversely affect a known archaeological, historical or cultural resource; *(The development will not adversely affect a known archaeological, historical or cultural resource.)*
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 imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.)*

If you need any additional information, please contact me.

Sincerely,



Jack Meaney, P.E.

c: file

September 22, 2020

Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Attention: Kyle Quinn

Subject: **Chick-fil-A #2638 Orland Park, IL**
GBC Project No. 52188R

Modifications to the Land Development Code

C. Reduce the screening requirements for the proposed drive-through canopy located on the north side of the property to be partially screened from the adjacent public right-of-way (Section 6-302.K)

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 will be consistent with the landscaping that is currently on the Chick-fil-A property. We are providing as much landscaping as we can between the right-of-way and the drive thru to screen the canopy from 156th St. The canopy is dark bronze in color to not draw attention to it.)*
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *(We believe the special use will be consistent with the community character as the landscaping is currently on the site today and is only going to be improved.)*
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; *(The reduction of screening requirement will not have an adverse effect on the adjacent property. We are providing as much landscaping as we can between the right-of-way and the drive thru to screen the canopy from 156th St. The canopy is dark bronze in color to not draw attention to it.)*
4. The proposed use will not have an adverse effect on the value of the adjacent property; *(The proposed use will not have any adverse effect on the value of any adjacent properties. This site will continue to operate as it does today, but more efficiently.)*
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 site will be accessible and serviced the way it currently is today. The proposed use will not have any adverse effects to the site in any of these aspects, only better traffic circulation throughout the site)*

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; *(Chick-fil-A owns and maintains their property including all of the landscaping area and other improvements within the parcel.)*
7. The development will not adversely affect a known archaeological, historical or cultural resource; *(The development will not adversely affect a known archaeological, historical or cultural resource.)*
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 imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.)*

If you need any additional information, please contact me.

Sincerely,



Jack Meaney, P.E.

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September 22, 2020

Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Attention: Kyle Quinn

Subject: **Chick-fil-A #2638 Orland Park, IL**
GBC Project No. 52188R

Modifications to the Land Development Code

D. Eliminate landscaping requirements around the base of the proposed drive-through menu boards located under the drive-through canopy at the north side of the property (Section 6-302.K)

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 elimination of the landscaping requirements around the base of the proposed drive thru menu boards will be consistent with the purposes, goals and objectives of the Comprehensive Plan. The menu boards will function and effectively serve their purpose on the site without the landscaping area present. The landscaping that is required in this area has been incorporated into the other landscaping provided on the lot.)*
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *(We believe that the special use will continue to be consistent with the community character as the existing drive thru currently has a menu board on site. The current menu board does not appear to meet section 6-302.K.)*
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; *(The lack of landscaping around the menu board bases will not have an adverse effect on the adjacent properties. The menu boards are being proposed on the opposite side of the site from the neighboring properties.)*
4. The proposed use will not have an adverse effect on the value of the adjacent property; *(The lack of landscaping around the menu board bases will not have an adverse effect on the value of the adjacent properties.)*
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 site will be accessible and serviced the way it currently is today. The proposed use will not have any adverse effects to the site in any of these aspects)*

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; *(Chick-fil-A owns and maintains their property including all of the landscaping area and other improvements within the parcel.)*
7. The development will not adversely affect a known archaeological, historical or cultural resource; *(The development will not adversely affect a known archaeological, historical or cultural resource.)*
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 imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.)*

If you need any additional information, please contact me.

Sincerely,



Jack Meaney, P.E.

c: file