



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2015-0598

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Status: PLACED ON FILE

In Control: Board of Trustees

File Type: MOTION

Title/Name/Summary

29 Orland Square Drive - Appearance Review **AMENDED**

History

QUICKFACTS

Project

29 Orland Square Drive
2015-0598 (see AIG 2016-0029)

Petitioner

Zeden Jones - United Growth

Purpose

The petitioner proposes to renovate the existing structure and modify the current site plan, pedestrian connections and landscaping in order to modernize the aesthetics of the property and accommodate a multi-tenant building configuration.

Requested Actions: Appearance Review

Project Attributes

Address: 29 Orland Square Drive

P.I.N.(s): 27-10-300-033-0000

Parcel Size: 1.67 acres (72,190 s.f.)

Building Size: 0.23 acres (10,000 s.f.)

Comprehensive Plan Planning District: Regional Core District

Comprehensive Land Designation: Regional Mixed Use

Existing Zoning: COR Mixed Use District

Existing Land Use: Medical Office

Proposed Land Use: Commercial Retail / Restaurant

Surrounding Land Use:

North: COR Mixed Use District - Financial Institution (5/3rd Bank)

South: COR Mixed Use District - Commercial Retail (Half Price Books)

East: COR Mixed Use District - Commercial Retail (Collectors Sports Gallery)

West: VCD Village Center District - (across 159th St) Commercial Retail (Park Pointe

Plaza)

OVERVIEW AND BACKGROUND

The building in question was most recently occupied by the Advocate Health Care - Orland Square Immediate Care Center. The building is located in an out lot of the Orland Park Place mall.

With the reconfiguration of LaGrange Road, a portion of the right of way on 149th Street to the north of the property was reduced. The Orland Square Mall has had a large sign placed in this right of way in the past; however an easement agreement between the Mall and the petitioner exists to allow for the relocation of this sign on the petitioners property (see attachment).

This project is part of an Appearance Improvement Grant. See 2016-0029 / AIG-16-00272.

PROJECT DESCRIPTION & CONTEXT

A brief summary of proposed changes to the existing property are as follows:

All four (4) building elevation will be altered. New parapet walls and “towers” will be added and will act as both architectural elements and to screen rooftop mechanical units. Architectural columns and storefront windows will be added to all facades. An existing entryway vestibule will be removed. The interior will be demised into two (2) different units.

Pedestrian connectivity will be improved through the installation of new sidewalks within and connecting to the site. New five (5) foot wide sidewalks will connect the east side of the building to the west and will run along the north side of the building. Two (2) new twelve (12) foot wide sidewalks will connect the main doorways on the east elevation to the parking lot are on the east side of the building.

Parking lot spaces will be reconfigured to reflect the change from a medical office use to a commercial/restaurant use. New foundation, parking lot and screening landscaping will be installed. Landscaping on the property will be upgraded and replaced as needed. Much of the landscaping upgrades will complement the building architecture or screen a new garbage enclosure, while new trees will be planted in parking lot islands to replace missing trees.

A detailed description of all proposed changes follows below.

No additional exterior building changes are proposed through this petition. A building permit will be required prior to construction.

The motion includes the following conditions:

- 1) Obtain a building permit from the Village’s Building Department prior to initiating work.
- 2) Submit a sign permit application to the Building Division for separate review and

approval.

- 3) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline. Additional screening requirements may be required, as determined by the Development Services Department.
- 4) Submit a detailed site plan and construction details for the sidewalk along 149th Street and crosswalk across 149th Street to the Village for review and approval prior to installation.
- 5) Submit an easement document for Village review for a sidewalk easement along 149th Street and Orland Square Drive.
- 6) Complete sidewalk and crosswalk projects on 149th Street before 12/31/2016.
- 7) Update and resubmit Landscape plan (L1) to accommodate the sidewalk connection leading from the building to the corner of 149th Street and Orland Square Drive.
- 8) Update and resubmit all proposed site plans to include a sidewalk connection from the proposed outdoor patio area to the existing sidewalk
- 9) Update and resubmit all base and topographic maps for all site plans.

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

SITE PLAN 1

A site plan titled "GM1", updated 11/18/2015, details the proposed site layout. The proposed changes to the existing site layout are as follows:

Building Footprint

The building footprint will be mainly altered by the removal of a vestibule that protrudes outwards from the building's east elevation. The removal of this vestibule will "flatten" the east façade and allow for two (2) separate building entrances. As a result, the building footprint will be, on paper at least, a perfect square (100' x 100').

Additionally, an existing overhead door and doorway located at the northeast corner of the east elevation will be removed, as discussed below in the Elevation Section.

Removal of the overhead door and doorway will allow for a consistent façade aesthetic and accommodate the proposed interior buildout of a retail unit. The previous tenant handled garbage inside the area accessed by the overhead door; as such new exterior garbage enclosure is required, as detailed below.

New ingress/egress doorways will be installed as follows: three (3) doors on the west façade, zero (0) doors on the north façade, two (2) main entry double doors on the east façade and two (2) doors on the south façade, both of which connect with the outdoor seating area.

On the interior, the building will be demised into two (2) different units; a 4,300 square foot commercial/retail unit will occupy the north end of the building, while a 5,700 square foot restaurant with an outdoor seating area until will occupy the south end.

Patio / Outdoor Seating Area

The new outdoor patio measuring approximately sixty-one (61) feet long by ten (10)

feet wide will be installed at the southeast corner of the building. Landscaping will screen the patio from views to and from the parking lot. An additional egress/ingress point and walkway on the west side of the patio will connect the sidewalk to the patio. As per Section 6-210.B.15, outdoor seating in the COR District shall have aisle widths of thirty-six (36) inches or more, and any fence, wall, landscaping or similar barrier installed in or around the outdoor seating areas shall be not less than 24 inches in height and not greater than 48 inches in height. The service of liquor will require conformance with the provisions outlined in Section 6-310 Fences, as well as the requirements of the Village Code, as amended.

Parking Lot and Garbage Enclosure

An existing row of five (5) accessible parking stalls, a parking lot island and a driveway connecting to an overhead bay door, all along the east side of the building, will be reconfigured. This reconfiguration will result in a total of ten (10) new standard parking stalls and two (2) accessible stalls in this parking area. This reconfiguration will alter the curb line of the parking lot, which will also incorporate a new garbage enclosure area, which is discussed below. New standard duty pavement will be installed where the existing landscape island and driveway are removed.

Interior Sidewalks

A new five (5) foot wide sidewalk connecting the east side of the building to the west will run along the north side of the building. The sidewalk will connect to three (3) doorways on the building's west elevation. Two (2) new twelve (12) foot wide sidewalks will connect the main doorways on the east elevation to the parking lot area on the east side of the building. An existing sidewalk running along the south and east sides of the building will remain.

A short sidewalk connecting the sidewalk along the south side of the building to the building will be removed; however, as mentioned above, a new walkway will be installed to connect this sidewalk to the new outdoor patio.

Finally, a new interior sidewalk will connect access from the building to the corner of 149th Street and Orland Square Drive. This sidewalk will jog around the new garbage enclosure and landscaping, ultimately terminating at the northeast corner of the site. See below for more sidewalk details.

SITE PLAN 2

A site plan titled "Proposed Sidewalk Schematic Plan", dated 01/06/2016, shows the proposed sidewalk and crosswalk connections along 149th Street. The plan is schematic in nature; a detailed plans and construction details for the sidewalk and crosswalk shall be submitted to the Village for review and approval prior to installation.

149th Street Sidewalk and Crosswalk

A new pedestrian sidewalk connection will be made between the southeast corner of LaGrange Road and the southwest corner of 149th Street and Orland Square Drive. This connection will accommodate pedestrians wishing to walk from LaGrange Road to the proposed site without having to walk east on the north side of 149th Street, where a sidewalk already exists, and then cross 149th Street at Orland Square Drive.

The sidewalk will be a carriage walk type, a portion of which will be located outside of the petitioner's property.

Additionally, a crosswalk connection will be made between the northwest and southwest corners of the intersection of 149th Street and Orland Square Drive. The result will be a complete sidewalk system between LaGrange Road and Orland Square Drive via 149th Street, which would ultimately connect to a future interior sidewalk network along Orland Square Drive. A new interior pedestrian sidewalk will connect the interior site to the corner of 149th Street and the southwest corner of Orland Square Drive, as mentioned above.

A sidewalk easement agreement will be submitted by the petitioner to the Village for review and approval. The easement shall run along all areas abutting the property with 149th Street and Orland Square Drive. As the proposed sidewalk and crosswalk will be located on several different properties, the petitioner is responsible for securing all necessary documentation and agreements to ensure the sidewalk and crosswalk can be completed.

MOBILITY

Vehicular/Traffic:

The site is accessible from the north by two (2) shared entrances along Orland Square Drive, an access road that serves Orland Square Mall.

Parking/Loading:

Parking Required - 74

Parking Provided - 55

Land Development Code requires one (1) space per 250 square feet of building area for retail/commercial space, and one (1) space per 100 square feet for restaurants. In this case, with 4,300 square feet of proposed commercial space, and 5,700 square feet of restaurant, a total of seventy-four (74) spaces would be required, including three (3) accessible spaces. The proposed parking plan shows a total of fifty-five (55) spaces, including four (4) accessible spaces.

To meet Code requirements and accommodate parking shortages, nineteen (19) shared parking spaces will need to be accessed on the neighboring parking lots. A total of 237 spaces exist within the parking area adjacent to 29 Orland Square Drive, including spaces at Square Celt Ale House, 31 Orland Square Drive, 30 Orland Square Drive and Panda Express. Based on the current land uses of these adjacent properties as compared to the required number of parking spaces, a surplus of twenty-eight (28) spaces exist, which should accommodate the parking shortfall at 29 Orland Square Drive.

Additionally, in 2001 Ordinance No. 3604 granted a special permit to Sam Maguire's Irish Pub (now known as Square Celt Ale house) and acknowledges a shortage of parking spaces for the site. The restaurant submitted a shared parking and pedestrian access agreement for the property and three adjoining parcels, including 29 Orland Square Drive. Orland Square Mall was not included in the agreement, although those

spaces would likely be utilized in severe overflow situations

BUILDING ELEVATIONS

Existing Elevations

The current building façade reflects the utilitarian use of its previous tenant, Advocate Health Care. The building facades are all white brick, with a projecting light teal-colored soffit and fascia. The main entrance is highlighted by a rectangular projecting vestibule. Dark window trim and interior blinds gave the building an unrevealing appearance. Minimal landscaping can be found along the north, west and south facades.

Proposed Elevations

The sheet titled "A300", updated 11/18/2015, shows the proposed changes to all four (4) building facades. The proposed changes are as follows:

Elevations - General Comments

The existing elevations will be renovated to include a varied parapet, new brick accent features, stucco finishes, new storefront systems, new exterior lighting and decorative awnings. Taken together, these improvements are consistent with the aesthetics and massing seen in more contemporary development within the Village.

The building height will adjust from an existing fifteen (15) feet to a maximum of twenty-two (22) feet, for a seven (7) foot increase. This height increase is desirable, as the adjacent LaGrange Road sits at an elevation approximately ten (10) higher than the building's finish floor elevation (FFE). Six (6) mechanical units are currently clearly visible from LaGrange Road; the height increase will aid to screen these units and add a more prominence to the building architecture.

Additionally, six (6) grayish tan color ("Dove Gray") brick details, in the form of columns, will run from ground level to the bottom of the towers on each elevation, except where interrupted by prefabricated awnings. These columns, although decorative, enhance the vertical aspect of the building, give the appearance that the building cornice is being supported and add to the symmetry of the overall building architecture.

A description of each proposed elevation is provided in detail below:

West Elevation

The west elevation faces LaGrange Road and the problem of a relatively dramatic grade change between the building FFE and road elevation. A combination of parapet walls and stuccoed trim detailing will help screen the view of the rooftop mechanical units, while providing a sound building aesthetic. Two (2) large storefront windows will allow sunlight, without overwhelming the interior space with views of LaGrange Road. The middle section of the elevation uses "Dove Grey" colored brick, which is used on all building columns, to soften the building façade. Three (3) doors allow building access. Awnings on the north side of the elevation will be "Logo Red", while on the south side they will be "Black". Space above the awnings and the tops of the parapet walls will be finished stucco, with ample room for tenant signage. Approval of signage

is not a part of this petition.

East Elevation

The east elevation faces a portion of the parking lot and Orland Square Drive. The two (2) main entryway doors are location along the façade. Five (5) large storefront windows will allow sunlight and views into the interior space from the main entryway. Awnings on the north side of the elevation will be “Logo Red”, while on the south side they will be “Black”. Space above the awnings and the tops of the parapet walls will be finished stucco, with ample room for tenant signage. Approval of signage is not a part of this petition.

North Elevation

The north elevation faces 149th Street, which is the main entryway into the Orland Park Place mall. Four (4) large storefront windows will allow sunlight and views into the interior space from the street. Both awnings on the elevation will be “Logo Red”. Space above the awnings and the tops of the parapet walls will be finished stucco, and are divided in half by decorative columns.

South Elevation

The north elevation faces the parking lot between 29 Orland Square Drive and the commercial retail units to the south. Four (4) large storefront windows will allow sunlight and views into the interior space from the parking lot and adjacent tenant spaces. Both awnings on the elevation will be “Black”. Space above the awnings and the tops of the parapet walls will be finished stucco, and are divided in half by decorative columns. Two (2) doors on the east side of the elevation allow access to the proposed outdoor seating area. The center section of the elevation will be finished in “White” brick, to match the existing building masonry.

Roofline

The proposed parapet/tower roofline varies in height from a maximum of twenty-two (22) feet (towers) to minimum of twenty feet six inches (20'-6") (parapets). A center section, referred to as the “parapet”, is flanked on either side by slightly taller “towers”. The towers are topped with a tan stucco cornice trim detail to coordinate with the color of the proposed facade accent brick (Dove Gray). The parapets will also contain a tan trim color, although not with the decorative detail of the towers.

The parapets/towers also serve to screen the six (6) proposed mechanical unit proposed to be located on top of the building. As LaGrange Road sits several feet above the finished floor level of 29 Orland Square Drive, the height of these walls will be an important factor in screening these mechanical units.

Lighting and Signage

A total of eighteen (18) 104 Half Cylinder Sconce LED light fixtures will be installed on the west, east and south elevations. Each fixture will be centered on a decorative column and located approximately eight (8) feet from grade level.

The outline of two (2) wall signs are shown on each of the west and east elevations of the submitted plans. Approval of these signs is part of a separate permitting process

and not reviewed as part of this report.

No additional exterior building changes are proposed through this petition.

LANDSCAPING

A landscape plan titled "A300", updated 09/18/2015, details the proposed updates to the site landscaping. The plan includes: a) the replacement of five (5) missing parking lot island trees; b) landscape screening around an outdoor seating area along the south side of the building; c) landscape screening around a new garbage enclosure; d) foundation landscaping along the west and north elevations of the building; e) new entryway and foundation landscaping along the east building façade; and f) the replacement of three (3) dead shrubs at the west end of the parking lot.

Special attention was given to the landscaping along the west elevation, which faces LaGrange Road. Bark mulch will be incorporated into all new planting beds.

DETAILED PLANNING DISCUSSION

A large monument sign for Orland Square Mall used to be at least partially located on 29 Orland Square Drive's property (see attached map). An easement agreement exists between the previous property owner and Orland Square Mall to accommodate this sign, which was removed when 149th Street was recently expanded. While signage is not a part of this appearance review approval, it should be noted that there are various utility easements located where the proposed new Orland Park Mall sign and the petitioner's sign are proposed to be located (e.g. gas lines, ComEd, and sanitary easements). It is recommended that the petitioner verify that the he owners of these easements are aware of the signs and their proposed locations. It is also recommend that the petitioner or whoever applies for the sign permit verifies the depth of the utilities that the sign appears to be placed over.

Land Use/Compatibility

Lot Coverage - COR

Maximum - 75%

Proposed ~ 46%

Building Height

Maximum - Six (6) stories or seventy-five (75) feet

Proposed - Twenty-two (22) feet

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

Zoning

The existing and proposed land uses conform to the published catalog of permitted uses within the COR Mixed Use District. Note that a future specific user may need a separate Special Use Permit as set forth in the Village's Land Development Code.

Accessory Structures

Garbage Enclosure

A garbage enclosure does not currently exist on premises. The site plan shows the proposed garbage enclosure located at the north end of the parking lot, incorporated into a new parking lot curb line. The enclosure walls will be made of eight (8) inch CMU, faced with "Dove Gray" colored brick (the same M2 brick used on the building façade), with a six (6) inch concrete slab.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building. All final engineering and building code related items must be met.

Signage

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

Recommended Action/Motion

The Appearance Review for 29 Orland Square Drive, case number 2015-0598, as shown on "New Retail Development", drawn by Ireland Architectural Services and dated 11/18/2015, and "29 Orland Square Drive Retail", drawn by SpaceCo, Inc. and dated 11/23/2015, and "Proposed Sidewalk Schematic Plan", drawn by SpaceCo Inc. and dated 01/06/2016, submitted by the petitioner, has been administratively approved on 01/12/2016, subject to the following conditions:

- 1) Obtain a building permit from the Village's Building Department prior to initiating work.
- 2) Submit a sign permit application to the Building Division for separate review and approval.
- 3) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline. Additional screening requirements may be required, as determined by the Development Services Department.
- 4) Submit a detailed site plan and construction details for the sidewalk along 149th Street and crosswalk across 149th Street to the Village for review and approval prior to installation.
- 5) Submit an easement document for Village review for a sidewalk easement along 149th Street and Orland Square Drive.
- 6) Complete sidewalk and crosswalk projects on 149th Street before 12/31/2016.
- 7) Update and resubmit Landscape plan (L1) to accommodate the sidewalk connection leading from the building to the corner of 149th Street and Orland Square Drive.
- 8) Update and resubmit all proposed site plans to include a sidewalk connection from the proposed outdoor patio area to the existing sidewalk
- 9) Update and resubmit all base and topographic maps for all site plans.

APPEARANCE REVIEW AMENDMENT - JULY 19, 2016

The petitioner has requested changes to the originally approved elevation, landscape

plan and site plan. These changes were largely prompted after the petitioner installed opaque spandrel storefront windows along the west and south elevation, in contrast to the approved elevations. Additionally, the petition installed EIFS below the top of the storefront windows, which again was neither a part of the approved plans nor compliant with Land Development Code requirements. After several on-site meetings with the petitioner, a satisfactory compromise was reached. The revised plans will not affect the final payout of AIG funds. A summary of the revised plans are as follows:

Landscape Plan

The new plan incorporates the design intent and requirements of the Village's recently revised Landscape Code, resulting in a better overall plan. A landscape plan titled "A300", revised on 6/30/2016, proposes a more robust and diverse landscape installation along the west elevation than was originally approved. Additional landscaping was also proposed for the new sidewalk connection on the north side of the property and between the parking lot to the south of the building and LaGrange Road. The additional landscaping will enhance both the building and the site as a whole. Ornamental trees located near the corners of the building will reduced the effect of the glazed windows on the west elevation.

Elevations

The sheet titled "A300", revised on 07/16/2016, shows a new veneer brick (Nichiha Kurastone - Alexandria Buff) installed on the center portion of all four (4) elevations. This is the same veneer type that was used for the Grand Appliance and TV AIG project, just a slightly difference color. The brick veneer represents a compromise between the painted EIFS desired by the petitioner and the Village requirements to maintain a masonry façade below 1st floor windows.

Above the windows, a new "Off-White" color was selected to paint the existing stucco, which was originally to be left alone as white brick or painted a light brown color. Additionally, the color of the sign bands was changed from "Natural White" to two (2) different tones of brown, namely "Hale Village" and Jefferson Tan". These changes were made to harmonize the new veneer and window colors with the rest of the building. The awning colors were not changed.

As mentioned above, the petitioner installed storefront windows that differed from those shown on the approved plans. As a result, a strategy was devised to mask the dark, oblique spandrel glass windows with a more appropriate aesthetic. This involved installing a tinted, reflective window film which closely resembled the look of typical storefront windows on all "blacked out" windows. In the future, the petitioner may request the windows on the south elevation, which face the outdoor seating area, be covered in a window graphic (see a similar application at "Nothing Bundt Cakes" - BP-14-00278).

Site Plan

A narrow walkway than was originally approved along the north elevation (from 5' to 3') was proposed by the petitioner. The narrowing of the walkway was necessary to accommodate existing utility boxes that were noted on the original plans and due to the fact that the grading plans used for the original submitted were inaccurate. The

narrowing of the sidewalk will still accommodate ADA requirements while avoiding the need to relocate any site amenities.

No other changes to the approved plans have been proposed. The Appearance Improvement Grant (AIG 2016-0029) associated with this project is not affected or altered by the above revisions.

..Recommended Action/Motion

The Amended Appearance Review for 29 Orland Square Drive, case number 2015-0598, as shown on "New Retail Development", drawn by Ireland Architectural Services and revised on 07/16/2016, and "29 Orland Square Drive Retail", drawn by SpaceCo, Inc. and revised 06/29/2016, "Landscape Plan", drawn by CBBEL and dated 06/30/2016, and "Proposed Sidewalk Schematic Plan", drawn by SpaceCo Inc. and dated 01/06/2016, submitted by the petitioner, has been administratively approved on 07/19/2016, subject to the following conditions:

- 1) Obtain a building permit from the Village's Building Department prior to initiating work.
- 2) Submit a sign permit application to the Building Division for separate review and approval.
- 3) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline. Additional screening requirements may be required, as determined by the Development Services Department.
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