



Legislation Details (With Text)

File #: 2018-0727 **Version:** 2 **Name:** El Mezcal - Special Use
Type: MOTION **Status:** PASSED
File created: 10/15/2018 **In control:** Board of Trustees
On agenda: 1/7/2019 **Final action:** 1/7/2019
Title: El Mezcal - Special Use

Code sections:

Attachments: 1. 12/11/18 PC, 12/17/18 Committee, 1/7/19 BOT - Aerial, 2. 12/11/18 PC, 12/17/18 Committee, 1/7/19 BOT - Overall aerial, 3. 12/11/18 PC, 12/17/18 Committee, 1/7/19 BOT - Streetview, 4. 12/11/18 PC, 12/17/18 Committee, 1/7/19 BOT - Plat, 5. 12/11/18 PC, 12/17/18 Committee, 1/7/19 BOT - Standards by petitioner

Date	Ver.	Action By	Action	Result
1/7/2019	2	Board of Trustees		
12/20/2018	2	Development Services Department	INTRODUCED TO BOARD	
12/17/2018	1	Development Services, Planning and Engineering Committee	RECOMMENDED FOR APPROVAL	Pass
12/12/2018	1	Development Services Department	INTRODUCED TO COMMITTEE	
12/5/2018	0	Development Services Department	INTRODUCED TO COMMISSION	

Title/Name/Summary

El Mezcal - Special Use

History

QUICKFACTS

Project:

El Mezcal Special Use Amendment (2018-0727)

Petitioner:

Veronica Chavez

Planner:

Jane Turley

Purpose:

The petitioner seeks an amended special use permit to allow restaurant seating in the existing El Mezcal Restaurant.

Requested Actions:

Special Use Amendment to ordinances 1183, 2390, and 3805.

Project Attributes

Address: 14299 Lagrange Road

P.I.N.(s):

27-03-300-013-0000

Parcel Size:

1.3 acres

Current Tenant Space Size

1,300 square feet of restaurant in a 5,168 square foot building.

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Land Designation: Downtown Mixed Use

Existing Zoning: VCD Village Center District

Existing Land Use: Commercial Mixed Use - Restaurant and Motor Vehicle Services

Surrounding Land Use:

North: VCD Village Center District - Financial Institution (First American Bank)

South: VCD Village Center District - (Across 143rd St.) - Gateway Plaza

East: VCD Village Center District - Vacant

West: BIZ General Business District - Medical Office (University of Chicago Medical Center)

PROJECT DESCRIPTION & CONTEXT

El Mezcal is an existing restaurant with seating located within the BP Automobile Service Station located on the northeast corner of 143rd Street and LaGrange Road in Orland Park. The current special use permit on the property allows for the service station with fuel pumps, a convenience store, and a deli-type food service with no customer seating. The purpose of this petition is to amend the special use permit to allow a restaurant with seating. The petitioner also requests to expand the current 1300 square foot space if possible.

PLANNING DISCUSSION

Motor vehicle services are no longer a permitted use in the VCD Zoning District, so the existing BP Station is a grandfathered legally non-conforming use. Restaurants under current VCD Code are a permitted use, if not within 300' of a residential use, which is the case of El Mezcal. Therefore, the restaurant expansion does not expand this non-conforming motor vehicle services use; rather it brings it closer to compliance with the Code. However due to the intermingling of uses in the existing building, an amendment of BPs special use permit is still required.

PLAN COMMISSION DISCUSSION

A public hearing was held at the December 11, 2018 Plan Commission meeting, however, no public comments were made. Plan Commissioners spoke in favor of the petition and the conditions of approval, however they also added a new condition that a 'Do Not Enter' sign be installed at the north end of the one way driveway behind the building to prevent cars from entering the wrong way when the stubbed driveway is connected to Orland Crossing.

PLAN COMMISSION MOTION

On December 11, 2018, Plan Commission voted 6-0 to recommend to the Village Board of Trustees

approval of a Special Use Permit Amendment for the El Mezcal Restaurant to allow a restaurant with seating inside the BP Automobile Service Station, located at 14299 Lagrange Road in Orland Park, with conditions.

DEVELOPMENT SERVICES COMMITTEE MOTION

On December 17, 2018, the Development Services Committee voted 3-0 to recommend to the Village Board of Trustees approval of a Special Use Permit Amendment for the El Mezcal Restaurant to allow a restaurant with seating inside the BP Automobile Service Station, located at 14299 Lagrange Road in Orland Park as recommended at the December 11, 2018, Plan Commission meeting subject to the following conditions:

- 1) The El Mezcal Restaurant tenant space inside the BP cannot exceed 1500 square feet in size.

- 2) All building changes require Building Permits and must meet all Building Code requirements.

- 3) No exterior building, site plan, or sign changes are approved under this permit and require additional Village approvals.

- 4) The property owner must remove and replace all dead trees on the site.

- 5) The property owner, in coordination with the tenant, must complete the driveway connection (roughly 400 square feet) that connects to the existing Orland Crossing driveway.

- 6) The property owner must, in coordination with the tenant, restore and repaint the aluminum rooftop screening visible from the rear of the building.

- 7) The petitioner must install a "Do Not Enter"/ "One Way Only" at the north-east corner where the circular drive meets the Orland Crossing property driveway connection.

This case is now before the Board of Trustees for final action.

..Recommended Action/Motion

I move to approve a Special Use Permit Amendment for the El Mezcal Restaurant to allow a restaurant with seating inside the BP Automobile Service Station, located at 14299 Lagrange Road in Orland Park as recommended at the December 17, 2018, Development Services Committee meeting and as fully referenced below:

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO READ)

I move to approve a Special Use Permit Amendment for the El Mezcal Restaurant to allow a restaurant with seating inside the BP Automobile Service Station, located at 14299 Lagrange Road in Orland Park, subject to the following conditions:

- 1) The El Mezcal Restaurant tenant space inside the BP cannot exceed 1500 square feet in size.

- 2) All building changes require Building Permits and must meet all Building Code requirements.

- 3) No exterior building, site plan, or sign changes are approved under this permit and require additional Village approvals.

- 4) The property owner must remove and replace all dead trees on the site.

- 5) The property owner, in coordination with the tenant, must complete the driveway connection (roughly 400 square feet) that connects to the existing Orland Crossing driveway.

- 6) The property owner must, in coordination with the tenant, restore and repaint the aluminum rooftop screening visible from the rear of the building.

- 7) The petitioner must install a "Do Not Enter"/ "One Way Only" at the north-east corner where the circular drive meets the Orland Crossing property driveway connection.