



Legislation Text

File #: 2016-0865, **Version:** 2

[Title/Name/Summary](#)

15610 LaGrange Road, LaGrange Retail Development - Site Plan, Elevations, Preliminary Landscape Plan, Rezoning, Subdivision, and Special Use Permit for a Planned Unit Development of a Retail Shopping Center

History

QUICKFACTS

Project

LaGrange Retail Development - 2016-0865

Petitioner

Mr. Joe Bochenski
Location Finders Inc.

Purpose

The purpose of this petition is to construct and maintain a new commercial planned unit development of four (4) buildings on a fourteen (14) acre site.

Requested Actions: Site Plan, Special Use Permit with modifications, Annexation, Subdivision, Rezoning, Landscape Plan

Project Attributes

Address: 15610 LaGrange Road

P.I.N.(s): 27-16-401-005; 27-16-401-008; and 21-16-401-011

Existing Zoning: COR Mixed Use District and Not in Orland Park (for the former Army Base site)

Proposed Zoning: COR Mixed Use District (for the parts of the property that are currently unincorporated and to be rezoned)

Comprehensive Plan district: Regional Core Mixed Use District

Comprehensive Plan designation: Regional Mixed Use

OVERVIEW AND BACKGROUND

There are two (2) parcels that comprise the subject site/ project area. While both existing parcels are currently owned by the petitioner (Location Finders Inc.), the south parcel adjacent to Lakeview Plaza was formerly the US Army's Area Maintenance and Support Facility. The south parcel currently has

seven (7) to eight (8) buildings that remain on site. These buildings will be demolished as part of this project. The petitioner has worked with the US Army to acquire this property and has diligently pursued improvements at other regional US Army installations in order to acquire this property and develop it per US Army policy.

The south parcel is currently unincorporated and must be annexed into the Village jurisdiction. The Orland Park Comprehensive Plan notes that this property shall be annexed upon redevelopment. As a result, the former US Army base site has remained unincorporated and unchanged since at least the end of the Cold War.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to establish a six (6) lot commercial planned unit development (PUD) on the two existing parcels. The proposed PUD will enable retail and restaurant uses on out-lots along the LaGrange Road frontage. Larger retail uses (in a so-called “junior big box”) are planned at the rear of the subject site as anchors.

A jurisdictional wetland is currently located near the northwestern areas of the property. The petitioner proposes to remove up to half of the wetland entirely and mitigate according to US Army Corps of Engineers’ standards. The removal of the wetland will allow the site to establish cross-access and shared parking fields for this development. Cross-access within major commercial corridors is critical to improve traffic movement and circulation between developments and within the corridor. The proposed layout anticipates the location of future commercial development along 156th Street to the north and its driveways are set up so that cross-access may be enabled across multiple sites in this area of the highly trafficked LaGrange Road corridor.

The petitioner proposes the PUD to have four (4) buildings on the six (6) lots. The development of two (2) of the out-lots is proposed with this petition. The land uses will be restaurants: Chuy’s Mexican Restaurant (Lot 1) and Miller’s Alehouse (Lot 2). The third southern out-lot is proposed as “pad-ready” and may have either a restaurant or retail land use (Lot 3). Lastly, the retail anchor building (junior big box) at the rear of the site is speculative at this time, demonstrating the square footage anticipated (Lot 4). No users are identified at this time for that building.

This petitioner requests the following modifications:

1. Reduce the rear setback from 30 feet to 24 feet;
2. Reduce the wetland setback from 50 feet to zero feet; and
3. Meet site detention requirements offsite in the regional detention facility along Ravinia Avenue.

The recommendation motion includes the following substantive conditions:

1. Maintain shared parking and cross-access for all and through all parking fields within the planned unit development between users;
2. Dedicate the necessary public right-of-way north of Chuy’s Restaurant to complete the 156th Street right-of-way for the multi-use path;
3. Provide landscape screening along the blank wall elevations of Chuy’s west elevation;
4. Indicate window transparency on the elevation drawings for Miller’s Alehouse;
5. Work with staff to address the blank wall surface areas on the east and south elevations visible from LaGrange Road; and
6. Provide the necessary mitigation for the removal of the wetlands and trees per US Army Corps of Engineering standards and the Land Development Code respectively.

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

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

PLAN COMMISSION MOTION

On May 9, 2017, the Plan Commission moved 7-0 to recommend to the Village Board of Trustees to approve the site plan, elevations, preliminary landscape plan, rezoning, subdivision and special use permit for a Planned Unit Development upon annexation of the property.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On May 15, 2017, the Development Services Planning and Engineering Committee moved 3-0 to recommend to the Village Board of Trustees to approve upon annexation the preliminary site plan titled "Retail Development SWC LaGrange Road and 156th Street Orland Park, IL. Site Plan", prepared by Soos & Associates Inc., dated 10/27/2008, last revised 4/11/17, sheet number SP-47A, subject to the following conditions:

1. Maintain shared parking and cross-access for all and through all parking fields within the planned unit development between users;
2. Replace the sidewalk configuration along 156th Street with an eight (8) foot wide multi-use path that connects to the intersection corner and the multi-use path on the east side of LaGrange Road;
3. Dedicate the necessary public right-of-way north of Chuy's Restaurant to complete the 156th Street right-of-way for the multi-use path;

And

Moved 3-0 to recommend to the Village Board of Trustees to approve upon annexation the elevation drawings titled "Retail Development SWC LaGrange Road & 156th Street Orland Park, IL. Proposed Exterior Elevations", prepared by Soos & Associates Inc., dated 9/19/2016, last revised 2/15/17, sheet number A-07; and "Chuy's Orland Park, IL.", prepared by Parkway C&A, LP, dated 4/4/17, sheet number A-01; and "Miller's Alehouse Orland Park Elevations Revised", prepared by FRCH Design Worldwide, dated 4/12/17, sheet numbers 2, 3 and 4; and "Retail Development SWC LaGrange Road & 156th Street Orland Park, IL. Site Amenities", prepared by Soos & Associates Inc., dated 10/27/08, last revised 4/25/17, sheet number A-10, all subject to the following conditions:

1. Provide landscape screening along the blank wall elevations of Chuy's west elevation;
2. Indicate window transparency on the elevation drawings for Miller's Alehouse;
3. Work with staff to address the blank wall surface areas on the east and south elevations visible from LaGrange Road;
4. Screen all mechanical equipment either at grade level with landscaping or hidden behind parapets;
5. Submit separate sign permit applications for review of signage;
6. Anchored masonry veneer shall have a minimum thickness of 2.625 inches;

And

Moved 3-0 to recommend to the Village of Trustees to approve upon annexation the preliminary landscape plan titled "Retail Development Overall Landscape Plan", prepared by Kimley-Horn and Associates, Inc., dated 2/16/17, last revised 4/26/17, sheets L2.0, L2.1, L2.2, L2.3, L2.4, and L2.5, subject to the same conditions outlined in the above preliminary site plan and elevation drawings motions and the following:

1. Provide the necessary mitigation for the removal of the wetlands and trees per US Army Corps of Engineers' standards and the Land Development Code respectively;

And

Moved 3-0 to recommend to the Village Board of Trustees to approve upon annexation the rezoning of the subject property from E-1 Estate Residential District to COR Mixed Use District subject to the same conditions outlined in the above preliminary site plan motion;

And

Moved 3-0 to recommend to the Village Board of Trustees to approve upon annexation of a six (6) lot subdivision as shown on the preliminary plat of subdivision titled "Preliminary Plat of Subdivision LaGrange Retail Development", prepared by Spaceco Inc., dated 2/17/17, sheets 1 of 3, 2 of 3, and 3 of 3, subject to the following condition:

1. Move Lot 4's west lot line west ten (10) feet to accommodate Type 1 bufferyard requirements for the portion directly behind the retail anchor building;
2. Include Lots 5 and 6 in the drainage easement notes on Lots 5 and 6;
3. Remove the words "to be" in the right-of-way dedication notes and change the word "dedicated" to "conveyed" in the Village of Orland Park right-of-way note; and
4. Submit a Record Plat of Subdivision to the Village for recording;

And

Moved 3-0 to recommend to the Village Board of Trustees to approve upon annexation the Special Use Permit for 15610 S. LaGrange Road, LaGrange Retail Development by LFI, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the rear setback from 30 feet to 24 feet;
2. Reduce the wetland setback from 50 feet to zero feet; and
3. Meet site detention requirements offsite in the regional detention facility along Ravinia Avenue.

DISCUSSION

The following is a discussion of the conditions per motion since the Committee meeting.

Site Plan Motion

Condition 1 is maintained to be recorded with the Annexation Agreement.
Conditions 2 and 3 have been met.

Elevation Motion

Regarding Condition 1, the preliminary landscape plan is showing additional landscape screening at the Chuy's west elevation.

For Conditions 2 and 3, which apply to Miller's Alehouse and Chuy's (just Condition 3), both Miller's and Chuy's have submitted written statements expressing intent to meet Village conditions. These statements are attached outlining their intended improvements per Village conditions. The petitioner's indicated that they needed additional time to make these adjustments but did not want to miss the June 5, 2017 Board meeting. The proposed adjustments are within the scope of administrative reviews and were deemed by staff, in concert with their submitted written statements, sufficient to forward the plans to not delay their approvals. The Conditions are kept to ensure compliance.

Conditions 4,5 and 6 are standard conditions for development that are useful within Annexation Agreements.

Preliminary Landscape Plan Motion

Condition 1 is kept to be enshrined within the Annexation Agreement.

Subdivision Motion

Conditions 1, 2 and 3 are met.

Special Use Motion

Modification 1 of the Special Use motion is eliminated since Condition 1 of the subdivision motion was met. The motion below is updated accordingly.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the site plan, elevations, preliminary landscape plan, rezoning, subdivision and special use permit for a Planned Unit Development at 15610 LaGrange Road upon the annexation of the south parcel of the property as recommended at the May 15, 2017 Development Services Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve upon annexation the preliminary site plan titled "Retail Development SWC LaGrange Road and 156th Street Orland Park, IL. Site Plan", prepared by Soos & Associates Inc., dated 10/27/2008, last revised 5/18/17, sheet number SP-47A, subject to the following conditions:

1. Maintain shared parking and cross-access for all and through all parking fields within the planned unit development between users;

And

I move to approve upon annexation the elevation drawings titled "Retail Development SWC LaGrange Road & 156th Street Orland Park, IL. Proposed Exterior Elevations", prepared by Soos & Associates Inc., dated 9/19/2016, last revised 2/15/17, sheet number A-07; and "Chuy's Orland Park, IL.", prepared by Parkway C&A, LP, dated 4/4/17, sheet number A-01; and "Miller's Alehouse Orland Park Elevations Revised", prepared by FRCH Design Worldwide, dated 4/12/17, sheet numbers 2, 3

and 4; and “Retail Development SWC LaGrange Road & 156th Street Orland Park, IL. Site Amenities”, prepared by Soos & Associates Inc., dated 10/27/08, last revised 4/25/17, sheet number A-10, all subject to the following conditions:

1. Indicate window transparency on the elevation drawings for Miller’s Alehouse;
2. Work with staff to address the blank wall surface areas on the east and south elevations visible from LaGrange Road;
3. Screen all mechanical equipment either at grade level with landscaping or hidden behind parapets;
4. Submit separate sign permit applications for review of signage;
5. Anchored masonry veneer shall have a minimum thickness of 2.625 inches;

And

I move to approve upon annexation the preliminary landscape plan titled “Retail Development Overall Landscape Plan”, prepared by Kimley-Horn and Associates, Inc., dated 2/16/17, last revised 5/19/17, sheets L2.0, L2.1, L2.2, L2.3, L2.4, and L2.5, subject to the same conditions outlined in the above preliminary site plan and elevation drawings motions and the following:

1. Provide the necessary mitigation for the removal of the wetlands and trees per US Army Corps of Engineers’ standards and the Land Development Code respectively;

And

I move to approve upon annexation the rezoning of the subject property from E-1 Estate Residential District to COR Mixed Use District subject to the same conditions outlined in the above preliminary site plan motion;

And

I move to approve upon annexation of a six (6) lot subdivision as shown on the preliminary plat of subdivision titled “Preliminary Plat of Subdivision LaGrange Retail Development”, prepared by Spaceco Inc., dated 2/17/17, last revised 5/18/17, sheets 1 of 3, 2 of 3, and 3 of 3, subject to the following condition:

1. Submit a Record Plat of Subdivision to the Village for recording;

And

I move to approve upon annexation the Special Use Permit for 15610 S. LaGrange Road, LaGrange Retail Development by LFI, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the wetland setback from 50 feet to zero feet; and
2. Meet site detention requirements offsite in the regional detention facility along Ravinia Avenue.