



Legislation Text

File #: 2014-0084, **Version:** 0

Title/Name/Summary

Ridgeway Petroleum

History

QUICKFACTS

Project

Ridgeway Petroleum - Site Plan, Elevations, Special Use Permit with Modifications

Petitioner

Kelsey Davies

Purpose

To construct multiple buildings for a motor vehicle service station facility that includes a car wash with entrance canopy, gas pumps with canopy, and ancillary retail store with carry out restaurant.

Project Attributes

Address: 11200 183rd Place and 11200 183rd Street

P.I.N.(s): 19-09-06-202-002-0000; 19-09-06-202-001-0000

Size: Primary development site 1.6 acres

Comprehensive Plan Planning District: I-80 District

Comprehensive Land Designation: Office employment emphasis

Existing Zoning: ORI Mixed Use

Proposed Zoning: ORI Mixed Use

Existing Land Use: Vacant

Proposed Land Use: Motor vehicle service station

Surrounding Land Use:

North: Vacant land north of station, single family residential (Across 183rd Street)

South: Animal hospital

East: Tank Farm

West: Offices

Preliminary Engineering: Preliminary engineering for this project has been granted. Please refer to

the Detailed Planning Discussion section for more information.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct a motor vehicle service station facility that includes a car wash with entrance canopy, gas pumps with canopy, and ancillary retail store with carry out restaurant. The proposed location is a vacant lot located along Wolf Road adjacent to Golden Eagle and Orland Park Business Centers. The land is located in the ORI Zoning District, which promotes employment generating office, research, and light manufacturing uses. However it also allows motor vehicle services, when appropriately placed and developed, via a special use permit. The District also allows retail uses as an ancillary use, with the primary intent to serve the local work force. Because the proposed use is more intense than many of the existing nearby businesses and homes, special consideration has been paid to the layout of the site and architecture of all of the buildings so it better blends with the surrounding area.

The Comprehensive Plan designates this area for ‘office employment emphasis’, and there are many office buildings nearby. The office emphasis of the District will not be diminished by this service use along Wolf Road, which will meet the needs of District businesses, workers, residents, and commuters within and through the Business Center and the community. Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Codes and policies for this area.

This petitioner requests the following variances/modifications:

1. Parking exceeds Code requirements by more than 20%
2. Parking and drives are located between the building and the street.

SITE PLAN

The site is surrounded on three sides by public roadway, and accessed primarily from 183rd Place and Wolf Road. The main building is located at the corner of Wolf Road and 183rd Place. Because the site has three frontages, it is difficult to meet the Code requirement for no parking or drives between the building and the street. Because the car wash building has a drive through, it has a drive aisle that exits between 183rd Place and the southern façade. triggering a modification. The drive-through car wash building is located along Golden Eagle Drive, and the associated stacking and circulation patterns extend counter-clockwise along the north, west, and south periphery of the lot. Vacuum parking stalls are located adjacent to the car wash building. A cross access easement will be required since the Wolf Road access point will be shared with the property to the north, and a draft of easement agreement is a part of the purchase agreement for this property. An executed copy of the agreement must be provided. IDOT approvals will be required for all work and access points in the Wolf Road right of way.

MOBILITY

Pedestrian and Bicycle:

A multi-purpose 8’ asphalt path will be constructed by the developer along the east property line in the right of way adjacent to Wolf Road. This path will continue north along the west side of Wolf Road when it is widened, and, in the future, continue south over the I-80 bridge overpass to Mokena. Sidewalks are proposed on all street frontages to align with current Village policy and to encourage local foot traffic to the accessory convenience store and carry out restaurant. A sidewalk connection from Wolf Road to the front of the store has been provided. A bike rack has been provided near the store entrance.

Public Transit:

No regular public transit services are available for this area.

Vehicular/Traffic:

The primary vehicular access points to the site are from 183rd Place and the right in/right out on Wolf Road. Left turns from 183rd Place onto northbound Wolf Road will be challenging at busy times of the day, and much of the northbound traffic is likely to circle around 183rd Place and Golden Eagle Drive, exiting at the traffic signal at 183rd Street. There are also safety concerns with Wolf Road northbound left turns onto 183rd Place. Both Village Engineers and IDOT Engineers have recommended the construction of a left turn lane on Wolf Road at 183rd Place due to concerns with the safety of northbound left turning vehicles.

On the site, circulation around the gas pumps and canopy is two way, with generous pavement width to accommodate the various access points and vehicle sizes that will be served. Car wash circulation and stacking patterns are one way counter-clockwise. The car wash circulation is separated from the main traffic flow, and the stacking lanes accommodate more than the Code required three stacking spaces per lane.

Parking/Loading: Parking is located along the face of the store and along the vacuum stalls by the car wash. A temporary loading area has been identified adjacent to the car wash stacking lanes.

Required - 12

Proposed - 21

This exceeds Code requirements by more than 20%, and requires a modification to the special use permit.

BUILDING ELEVATIONS

The building architecture has been designed to reflect the architecture of the nearby office buildings: one story masonry buildings with hipped roofs and dormers. The building materials are all masonry, and all facades except the parking lot façades will be screened by landscaping. The gas pump canopy and the car wash are also designed to harmonize with the building architecture.

North Building Elevation - Sheet A-200

The north elevation is the primary entrance façade, and consists mostly of storefront fenestration and a double entry door. The hipped roof line includes two dormers. The dumpster enclosure and service area extend to the west of the building and are screened by a masonry wall.

South Building Elevation - Sheet A-200

The south elevation functions as the rear of the store, but faces 183rd Place, and is visible to northbound traffic on Wolf Road. The hipped roof line includes two roof dormers plus a gabled roof element in the middle of the facade, similar to the north elevation, but without an entry portico, and with a service door rather than a storefront. Two spandrel glass windows have also been added to the façade to add interest, one at each end.

East Building Elevations - Sheet A -200

The east elevation faces Wolf Road and is the most publicly visible façade. A roof gable with brick extending to the ground has been added to the east elevation, plus another spandrel glass window, to add interest.

West Building Elevation - Sheet A-200

The west elevation is not highly visible and includes the dumpster and mechanicals enclosures. It includes a single glass entry door to the store. Although this elevation is visible from 183rd Place, there will be landscaping screening the view.

Canopy Elevations - Sheet A-005

The gas pump canopy has been designed to blend with the building architecture and colors. The canopy will be neutrally colored. The piers will be wrapped with brick and masonry to match the building materials. The Mobil signage will be individually illuminated letters on the north and east elevations.

Car Wash Elevations - Sheet CW A200 and A004

The proposed car wash building will match the masonry materials of the main building. The roof line of the building is hipped at the southern end with a mansard roof over the remainder of the building, which is not permitted by Code and should be replaced with a full roof line. Five large windows expose the inside car wash workings along Golden Eagle Drive. The eastern elevation that faces the parking lot has no windows. Some masonry variations have been added, and the façade will not be highly visible from Wolf Road because it is setback over 220' from the Wolf Road and is somewhat obscured by the canopy.

There is also a car wash entrance canopy north of the car wash that also matches building materials and roof lines, where each car wash is transacted.

LANDSCAPING/TREE MITIGATION

A preliminary Landscape Plan has been submitted for conceptual review; however the Final Landscape must be submitted for separate review for Landscape Code compliance and separate Board approval within 60 days of final engineering approval. There are existing trees on the site that require Tree Mitigation. A Tree Survey and Tree Mitigation Plan have been submitted and will be reviewed further at the time of Final Landscape Plan.

DETAILED PLANNING DISCUSSION

Preliminary Engineering for this project has been granted.

Utilities -All Lighting Code requirements must be met, including pole setbacks from the right of way. Some of the lighting poles are within 40' of the street right of way, and a modification to the required setback was not included in the public hearing notice. The petitioner will need to relocate the fixture (s) to meet Code requirements.

Detention/Retention - An underground storm water detention system has been proposed for this project. Although best management practices are typically encouraged on small site projects, in this case that idea was abandoned due to concerns with ground water infiltration of contaminants.

Traffic - Wolf Road is under IDOT jurisdiction and an IDOT permit will be required for this project. Both Village Engineers and IDOT Engineers have recommended the construction of a left turn lane on Wolf Road at 183rd Place due to concerns with the safety of northbound left turning vehicles. The Village Engineers have recommended a traffic study to further evaluate this situation. The petitioner has applied for IDOT permits and this issue is still under study. The issue must be fully resolved prior to the Development Agreement.

Special Use Permit

The Land Development Code requires a special use permit for motor vehicle services in the ORI

District because they are more likely to impact surrounding users, and the placement and design of this use should be given special consideration. Additionally, because multiple buildings are proposed, this is considered a planned special development which requires a special use permit. Incremental improvements to the project, beyond Code are required to help offset the impact of the development on the surrounding area:

1. The building architecture, including accessory buildings, was upgraded and designed to blend with surrounding area
2. Lighting and coloration of the canopy has been reduced in intensity.
3. Signage has been reduced in size, quantity and intensity.
4. Outdoor sales will be restricted.
5. A multi-purpose asphalt path is proposed along Wolf Road.
6. There has been strong interest in developing a gas station along Wolf Road, this site is over 300' from residential uses

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the Special Use Standards.

Lot Coverage

Maximum: 75%

Proposed: 67%

Lot Size

Minimum: 20,000 square feet

Provided: 69,783 square feet

Density/Floor Area Ratio (F.A.R)

Maximum: 2.0

Proposed: .1

Setbacks

Wolf Road:

Required- 35'

Provided- 40'

183rd Place:

Required - 25'

Proposed - 25'

Golden Eagle Drive:

Required - 25'

Proposed - 25'

Building Height

Maximum - 75'

Proposed - 22'

Parking and Loading

Required - 12
Proposed - 21 * modification

Landscape Bufferyards

North

Required - 15'
Proposed - 18'

West

Required - 10'
Proposed - 25'

South

Required - 10'
Proposed - 25'

East

Required - 15'
Proposed - 15'

Tree Islands -

Required - 3
Proposed - 4

Accessory Structures

Garbage Enclosure- A masonry dumpster enclosure will be constructed to match building materials, will include a steel framed cedar gate, and will be located along the western elevation of the main building.

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.

Signage

Signage has been reviewed conceptually for general style and location, however signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply. Note that LED reader boards are not currently permitted by Code.

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 10, 2014.

And

I move to recommend to the Village Board approval of the preliminary site plan titled 'Preliminary

Site Plan' and dated 09-11-13, revised 05-02-14, Sheet A001, by Corporate Design and Development Group, subject to the following conditions:

1. Work with Village staff and IDOT to resolve concerns with Wolf Road north bound left turns onto 183rd Place, and fully resolve prior to Development Agreement.
2. No outdoor sale items will be permitted within the minimum and/or actual building setback areas along street frontages.
3. All lighting must meet Codes and is subject to engineering approvals.
4. Re-locate parking area lighting fixture(s) to meet 40' setback requirement.
5. Provide an executed and recorded copy of the cross access easement with the property to the north at the time of the Development Agreement.
6. Show the required curb between the parking spaces and sidewalk along the front elevations of the store building and car wash.
7. Meet all Building Code requirements.
8. Meet all final engineering requirements.
9. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.

And

I move to recommend to the Village Board approval both the black and white and colored versions of the Elevations titled 'Preliminary C-Store Exterior Elevations" Sheets CS A200, Preliminary Car Wash Exterior Elevations CW A200, Preliminary Fuel Canopy Details page A005; Preliminary Car Wash Canopy Details page A004; Preliminary Enclosure and Sign Details page A003; '3-D Renderings' pages R-1 and R-2, all by Corporate Design and Development Group, all dated 09-11-13, and revised 05-02-14, subject to the below conditions.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Meet all Building Code requirements. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Work with staff to remove mansard roofline on car wash and replace with full roof line.
5. In the case of discrepancies between the cited elevations, the stricter shall apply.

And

I move to recommend to the Village Board approval of a Special Use Permit for for a planned development with multiple buildings for the Ridgeway Petroleum facility proposed for the northwest corner of Wolf Road and 183rd Place. The development will consist of a motor vehicle service station facility that includes an automatic drive through car wash, gas pumps with canopy, and ancillary retail store with carry out restaurant, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking exceeds Code requirements by more than 20%
2. Parking and drives located between the building and the street.

All changes must be made prior to the Board meeting.

PARISI: Second.