



Legislation Details (With Text)

File #:	2019-0756	Version:	1	Name:	LaGrange Square - Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision
Type:	MOTION	Status:		Status:	PASSED
File created:	10/16/2019	In control:		In control:	Board of Trustees
On agenda:	4/20/2020	Final action:		Final action:	4/20/2020
Title:	LaGrange Square - Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision				
Code sections:					
Attachments:	1. LaGrange Square - Plan Commission Staff Report 4.7.2020, 2. Plat of Survey, 3. Existing Conditions and Demolition Plan, 4. Easement Exhibit & Summary, 5. Site Plan, 6. Preliminary Plat of Subdivision, 7. Tree Mitigation Plan, 8. Landscape Plan, 9. Building Elevations - Lot 1 - Raising Cane's, 10. Building Elevations - Lot 1 - Raising Cane's Sample Photos, 11. Building Elevations - Lot 2 - Panera & Chipotle, 12. Building Elevations - Lot 3 - BJ's Restaurant and Brewhouse, 13. Building Elevations - Lot 3 - BJ's Restaurant and Brewhouse Sample Photos, 14. LaGrange Square Development Sign Conceptual Elevations, 15. Special Use Standards, 16. LANDSCAPE APPROVAL LETTER, 17. Approved Landscape Plans				

Date	Ver.	Action By	Action	Result
4/20/2020	2	Board of Trustees		
4/20/2020	2	Development Services Department	INTRODUCED TO BOARD	
4/7/2020	0	Development Services Department	INTRODUCED TO COMMISSION	
4/7/2020	1	Plan Commission		
3/17/2020	0	Plan Commission		

Title/Name/Summary

LaGrange Square - Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision

History

QUICKFACTS

Project

LaGrange Square - 45 Orland Square Drive
2019-0756

Petitioner

Steve Panko - Key Development Partners, LLC

Purpose

The petitioner seeks approval to construct three (3) buildings on a 4.9 acre site located at 45 Orland Square Drive. The proposed project includes one restaurant building with a drive-through, one stand-alone restaurant building, and one multi-tenant building that will include three restaurant tenant spaces, one of which will have a drive-through.

Requested Actions: Site Plan, Elevations, Landscape Plan, Subdivision, and Special Use Permit Amendment with Modifications

Address: 45 Orland Square Drive

P.I.N.: 27-10-300-030-0000

Parcel Size: 4.99 acres

Comprehensive Plan: Regional Core Planning District with Regional Mixed Use Designation

Existing Zoning: COR Mixed Use District

Existing Land Use: Vacant (Former Toys “R” Us - Commercial Retail)

Proposed Land Use: Five (5) restaurants

Surrounding Land Uses & Zoning:

North: COR Mixed Use District - (across Ring Road) Multi-tenant shopping center building, Restaurant with a drive-through (Panda Express)

South: COR Mixed Use District - (across 151st Street) Multi-tenant shopping center, Restaurant (Casa Margarita’s)

East: COR Mixed Use District - (across private access drive) Restaurant / Indoor Recreation (Dave & Buster’s)

West: COR Mixed Use District - (across LaGrange Road) Multi-tenant shopping center (Orland Greens Shopping Center)

BACKGROUND

The subject property is located on one of the outlots within the Orland Square Mall Planned Development. The Special Use Permit for Orland Square was approved by the Board of Trustees on November 8, 1971 by Ordinance No. 468. The site was formerly occupied by Toys R Us and has been vacant since 2018 after the store closed.

PROJECT DESCRIPTION

The petitioner proposes to demolish the existing 44,200 square foot building formerly occupied by Toys R Us and redevelop the site with three (3) new buildings on a 4.9 acre site located at 45 Orland Square Drive. The existing lot will be subdivided into three (3) lots to accommodate each building.

The proposed project requires approval of a Site Plan, Landscape Plan, Elevations, Subdivision, Special Use Permit Amendment to the Orland Square Planned Development (Ordinance No. 468) and to allow for two (2) restaurants with drive-through facilities in the COR Mixed Use District. The petitioner requests approval of the following modifications:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)

With the exception of the requested modifications, the project conforms to the Village’s Comprehensive Plan, Land Development Codes and policies for this area.

SEE STAFF REPORT ATTACHMENT

Due to the length of the project staff report, the Plan Commission report cannot be run from Legistar. Please see the attachments for the full version of the staff report to the Plan Commission.

Original Recommended Action/Motion Presented at Plan Commission

Regarding Case Number **2019-0756**, also known as **LaGrange Square**, I move to accept and make

findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 7, 2020.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Site Plan** titled "Site Plan" (Sheet C200) and "Site Data Plan" (Sheet C201), prepared by Woolpert, Inc., dated October 10, 2019, and last revised February 25, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. The photometric plan shall comply with all lighting requirements per Section 6-315.
5. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
6. All drive-through accessories must meet the requirements listed in Section 6-302.K and Section 6-210.F.4. Menu boxes shall be designed with masonry architectural details matching the materials and design of the principal buildings, screened with landscaping so they are not visible from the street, and kept out of the setback areas between the building and the street.
7. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
8. Submit a letter of authorization from the property owner of 49 Orland Square Drive allowing off-site work and landscape improvements to be completed on Parcel D.

And

I move to recommend to the Village Board of Trustees approval of the **Elevations** for Raising Cane's (Lot 1), titled "C519 Orland Park P4 V Elevations - Option A", prepared by Raising Cane's, dated January 16, 2020; and, the **Elevations** for the multi-tenant building (Lot 2), titled "LaGrange Square", prepared by OKW Architects, Sheets A-1 to A-5, dated February 14, 2020; and, the **Elevations** for BJ's Restaurant and Brewhouse, titled "BJ's Restaurant and Brewhouse", prepared by WD Partners, dated March 10, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
5. Submit dumpster enclosure elevations meeting the requirements of Section 6-302.D.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Landscape Plan**, titled "Landscape Plan" (Sheet C500) and "Landscape Details" (Sheet C501), prepared by Woolpert, Inc., dated October 2, 2019 and last revised February 25, 2020, with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Submit a revised tree survey and a tree mitigation plan meeting the requirements of Section 6-305.F and addressing all previous and future landscape plan review letter comments.
3. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
4. Provide Foundation Landscaping meeting the requirements of Section 6-305.D.5 on the west side of all buildings on all lots, or provide an alternative landscaping option such as planter boxes.
5. Provide additional shrubs within the north bufferyard to meet Type 1 Landscape Bufferyard requirements in accordance with Section 6-305.D.4.
6. Provide a shade tree in the parking lot island located to the north of the multi-tenant building on Lot 2 and relocate the proposed light pole to the landscape area directly to the south to meet the requirements of Section 6-305.D.6.
7. Provide additional documentation on landscaping restrictions within all easements and work with staff to determine if code requirements can be met. Provide cash-in-lieu of trees if any required mitigation trees or other code required trees cannot be provided on site due easement restrictions, in accordance with Section 6-305.F.3.
8. If parking lot trees cannot be provided within the parking lot islands along 151st Street, then the petitioner must work with staff to determine suitable plant material and plant diversity that will provide year-round visual interest equally effective for the purposes of screening in the winter and the summer seasons.

And

I move to recommend to the Village Board of Trustees to approve the **Plat of Subdivision**, titled "Final Plat of KDP Orland Park Resubdivision", prepared by Woolpert, Inc., dated May 31, 2019, and last revised February 11, 2020, subject to the following condition:

1. Change the title of the plat to "Plat of Subdivision - LaGrange Square."
2. Include the granting of any new easements or the vacation of existing easements on the Plat of Subdivision to reflect any changes to the utilities on site.
3. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
4. Submit a Record Plat of Subdivision to the Village for approval, execution and recording.

And

I move to recommend to the Village Board approval of a **Special Use Permit Amendment** to the Orland Square Planned Development (Ordinance No. 468) for LaGrange Square located at 45 Orland Square Drive and to allow for two (2) restaurants with drive-through facilities in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion. **Modifications** to the Special Use Permit include:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)

Recommended Action/Motion

Regarding Case Number **2019-0756**, also known as **LaGrange Square**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 7, 2020.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Site Plan** titled “Site Plan” (Sheet C200) and “Site Data Plan” (Sheet C201), prepared by Woolpert, Inc., dated October 10, 2019, and last revised February 25, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. The photometric plan shall comply with all lighting requirements per Section 6-315.
5. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
6. All drive-through accessories must meet the requirements listed in Section 6-302.K and Section 6-210.F.4. Menu boxes shall be designed with masonry architectural details matching the materials and design of the principal buildings, screened with landscaping so they are not visible from the street, and kept out of the setback areas between the building and the street.
7. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
8. Submit a letter of authorization from the property owner of 49 Orland Square Drive allowing off-site work and landscape improvements to be completed on Parcel D.
9. Contact Simon Property Group to attempt to obtain permission to construct a raised channelizing island within the ingress and egress easement to prohibit left turns at 151st Street and the access drive.

And

I move to recommend to the Village Board of Trustees approval of the **Elevations** for Raising Cane’s (Lot 1), titled “C519 Orland Park P4 V Elevations - Option A”, prepared by Raising Cane’s, dated January 16, 2020; and, the **Elevations** for the multi-tenant building (Lot 2), titled “LaGrange Square”, prepared by OKW Architects, Sheets A-1 to A-5, dated February 14, 2020; and, the **Elevations** for BJ’s Restaurant and Brewhouse, titled “BJ’s Restaurant and Brewhouse”, prepared by WD Partners, dated March 10, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.

3. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
5. Submit dumpster enclosure elevations meeting the requirements of Section 6-302.D.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Landscape Plan**, titled "Landscape Plan" (Sheet C500) and "Landscape Details" (Sheet C501), prepared by Woolpert, Inc., dated October 2, 2019 and last revised February 25, 2020, with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Submit a revised tree survey and a tree mitigation plan meeting the requirements of Section 6-305.F and addressing all previous and future landscape plan review letter comments.
3. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
4. Provide Foundation Landscaping meeting the requirements of Section 6-305.D.5 on the west side of all buildings on all lots, or provide an alternative landscaping option such as planter boxes.
5. Provide additional shrubs within the north bufferyard to meet Type 1 Landscape Bufferyard requirements in accordance with Section 6-305.D.4.
6. Provide a shade tree in the parking lot island located to the north of the multi-tenant building on Lot 2 and relocate the proposed light pole to the landscape area directly to the south to meet the requirements of Section 6-305.D.6.
7. Provide additional documentation on landscaping restrictions within all easements and work with staff to determine if code requirements can be met. Provide cash-in-lieu of trees if any required mitigation trees or other code required trees cannot be provided on site due easement restrictions, in accordance with Section 6-305.F.3.
8. If parking lot trees cannot be provided within the parking lot islands along 151st Street, then the petitioner must work with staff to determine suitable plant material and plant diversity that will provide year-round visual interest equally effective for the purposes of screening in the winter and the summer seasons.

And

I move to recommend to the Village Board of Trustees to approve the **Plat of Subdivision**, titled "Final Plat of KDP Orland Park Resubdivision", prepared by Woolpert, Inc., dated May 31, 2019, and last revised February 11, 2020, subject to the following condition:

1. Change the title of the plat to "Plat of Subdivision - LaGrange Square."
2. Include the granting of any new easements or the vacation of existing easements on the Plat of Subdivision to reflect any changes to the utilities on site.
3. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
4. Submit a Record Plat of Subdivision to the Village for approval, execution and recording.

And

I move to recommend to the Village Board approval of a **Special Use Permit Amendment** to the Orland Square Planned Development (Ordinance No. 468) for LaGrange Square located at 45 Orland Square Drive and to allow for two (2) restaurants with drive-through facilities in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion.

Modifications to the Special Use Permit include:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)