

VILLAGE OF ORLAND PARK

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

Ordinance No: 4759

File Number: 2012-0030

ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE FOR PLANNED
DEVELOPMENT - TILTED KILT PUB & EATERY

VILLAGE OF ORLAND PARK STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 2nd day of October, 2012 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

VILLAGE OF ORLAND PARK

Ordinance No: 4759

ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE FOR PLANNED DEVELOPMENT - TILTED KILT PUB & EATERY

WHEREAS, an application seeking an amendment to a special use for planned development for certain real estate with a modification, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on February 28, 2012 on whether the requested amendment to a special use permit should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of said February 28, 2012 public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Orland Park Prairie, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed with this President and Board of Trustees its report of findings and recommendations that the requested amendment to a special use for planned development be granted, and this Board of Trustees has duly considered said report and findings and recommendations;

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The Plan Commission has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed amendment to a special use for planned development is in the public good and in the best interests of the Village and its residents, is consistent with the Comprehensive Plan of the Village, and is consistent with and fosters the purposes and spirit of the Land Development Code of the Village of Orland Park, as set forth in Section 1-102 thereof.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds in relation to the amendment to a special use permit for planned development as follows:

- (a) The Subject Property is located within the Village of Orland Park in Cook County, at 16255 S.

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La Grange Road and is zoned COR Mixed Use Core District. It is an approximately 1.5-acre site.

(b) The Subject Property is the subject of Special Use Ordinance No. 3843, which approved the Orland Park Hotel and Conference planned development.

(c) Specifically, Petitioner, Tilted Kilt Pub & Eatery, proposes to construct an approximately 1,505 square foot addition on the north side of an existing 5,150 square foot restaurant building.

(d) Petitioner also requests a modification to reduce the required north side yard setback from fifteen feet (15') to ten feet (10'). This modification will not negatively impact neighboring property owners because it is on an interior lot line of the planned development. In addition, this modification is offset by the removal of the drive-through lane which was located between the building and the street, reconfiguration of the parking lot, introduction and rehabilitation of green spaces as well as the addition of an outdoor seating area.

(e) Granting the requested modification will enhance the ability of the proposed special use to meet the general standards for all special uses set out in Section 5-105(E) of the Land Development Code.

(f) The proposed amended special use for planned development is consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned COR Mixed Use District on the north, south, east and west. Surrounding properties include the parking lots for the hotel and neighboring restaurant and fitness facility, the hotel and a financial institution. A restaurant is an enumerated special use in the COR District, and amending Ordinance 3843 to allow for an addition to the restaurant use is consistent with these surrounding uses.

(g) The amendment to a special use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code of the Village of Orland Park. The Comprehensive Plan designates this site as Planned Mixed-Use - Commercial/Residential. The addition to the existing restaurant building will be consistent with this designation. There will be an increase in parking, the removal of the existing drive-through lane and additional landscaping.

(h) The design of the proposed amended special use will minimize any adverse effects, including visual impacts, on adjacent properties. The addition to the existing restaurant building has been designed to blend in with the existing building and to incorporate green space and landscaping to further minimize any potential adverse impacts on adjacent properties.

(i) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools, will be capable of serving the amended special use at an

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adequate level of service.

(j) The Petitioner has made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development.

(k) The development will not adversely affect a known archaeological, historical or cultural resource.

(l) The amended special use as granted shall in all aspects conform to the applicable regulations of the Land Development Code of the Village of Orland Park as amended, for the district in which it is located as well as all applicable regulations and ordinances of the Village, unless specifically addressed in this or another Ordinance.

SECTION 3

Subject to the conditions below, an amendment to a special use permit for planned development in the COR Mixed Use Core District, originally granted by Ordinance No. 3843 is hereby granted and issued for an approximately 1,505 square foot addition to an existing 5,150 square foot restaurant, to be located on property legally described as:

LOT 2 OF THE ORBITZ GROUP LLC SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This amendment to a special use permit for planned development permit includes a modification to reduce the north side yard setback from fifteen feet (15') to ten feet (10') and is subject to the following conditions:

The Subject Property shall be developed substantially in accordance with the Preliminary Site Plan appended hereto and incorporated herein as EXHIBIT A entitled "Tilted Kilt Pub & Eatery," prepared by Big Red Rooster, dated February 21, 2012, received March 15, 2012, Sheet X-0.0, subject to the following conditions:

1. A Final Landscape Plan, which meets all Village Codes, shall be submitted by the Petitioner for separate review within 60 days of final engineering approval;
2. All building code related items must be met;
3. The relocated triple basin grease trap must be screened from view of neighboring properties with landscape screening; and

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4. Petitioner must work with staff on the landscape plan to maximize the visibility of the building within Code requirements.

The Subject Property shall also be developed substantially in accordance with the Elevations appended hereto and incorporated herein as EXHIBIT B, entitled "Tilted Kilt Pub & Eatery," prepared by Big Red Rooster, dated February 21, 2012, received March 15, 2012, Sheets X-3.0 and X-3.1, subject to the following condition:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this amended special use for planned development and Ordinance No. 3843, prior special use ordinances covering the Subject Property, except as specifically amended by this or another Ordinance, and in the event of non-compliance, said permit and this amendment shall be subject to revocation by appropriate legal proceedings.

SECTION 5

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, shall be amended so as to be in conformance with the granting of the amended special use permit for planned development as aforesaid.

SECTION 6

This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED this 1st day of October, 2012

/s/ David P. Maher

David P. Maher, Village Clerk

Aye: 6 Trustee Fenton, Trustee O'Halloran, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, and President McLaughlin

Nay: 0

Absent: 1 Trustee Dodge

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DEPOSITED in my office this 1st day of October, 2012

/s/ David P. Maher

David P. Maher, Village Clerk

APPROVED this 1st day of October, 2012

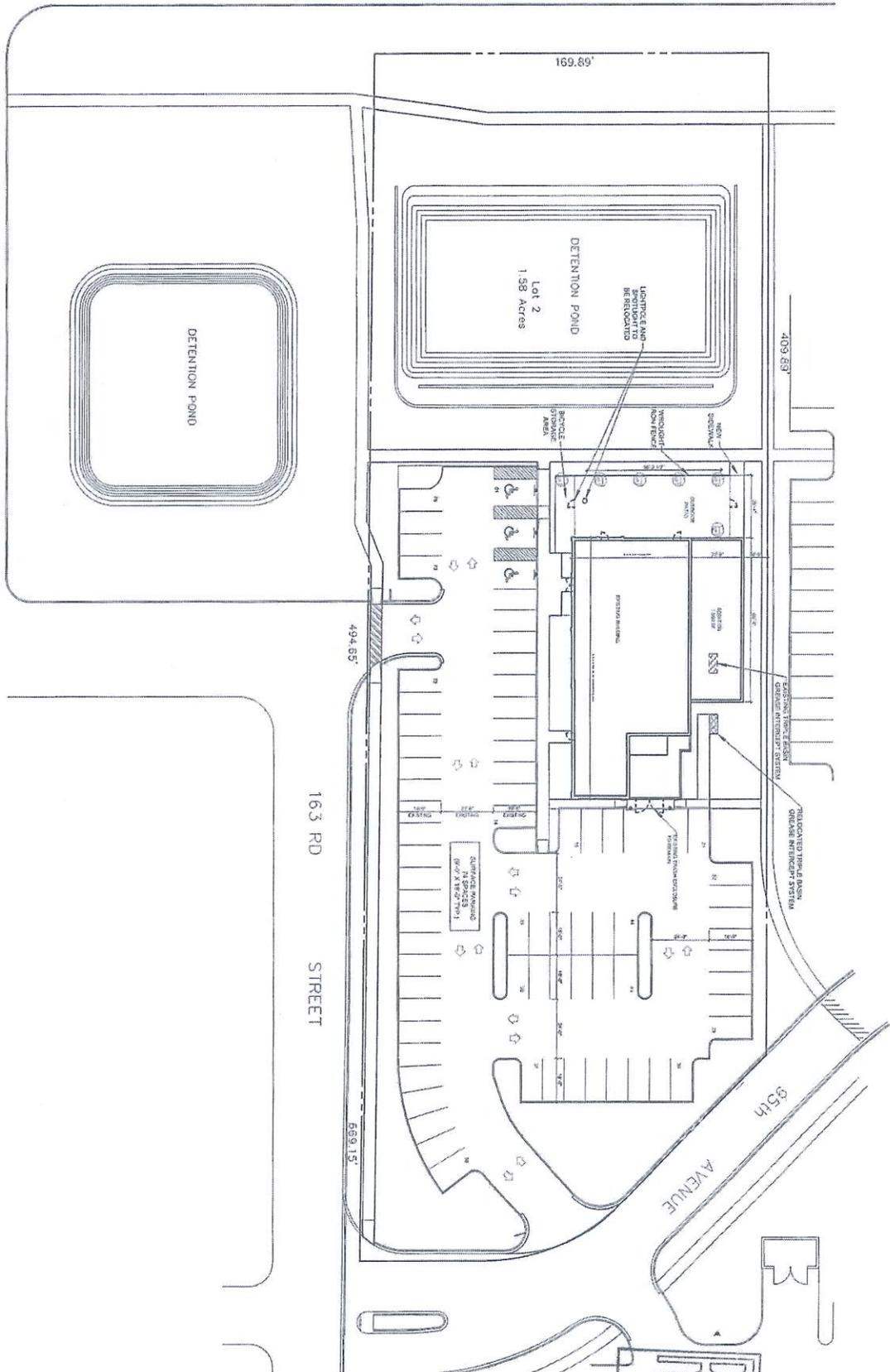
/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

PUBLISHED this 2nd day of October, 2012

/s/ David P. Maher

David P. Maher, Village Clerk



SITE PLAN- (WITH PROPOSED IMPROVEMENTS)

SCALE: 1/8" = 1'-0" NOT TO SCALE



RECEIVED
MAR 15 2012

ILLINOIS PROFESSIONAL ENGINEERING BOARD
 200 SOUTH WASHINGTON
 SPRINGFIELD, ILLINOIS 62762
 PHONE: 217.243.3100
 FAX: 217.243.3101
 WWW.IPEB.ORG

Tilted KILT
 pub & eatery
 TILTED KILT PUB & EATERY
 16255 S LAGRANGE RD
 ORLAND PARK, IL USA
 SITE PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	02/27/2012
2	DESIGN	03/01/2012
3	CONSTRUCTION	03/01/2012
4	AS BUILT	03/01/2012

X-0.1

NOTE: LEGAL DISCLAIMER: FRANCHISE ARCHITECT TO CONDUCT A SITE SURVEY AND FIELD VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS. DESIGN PLAN DRAWN FROM LIMITED INFORMATION PROVIDED TO BRG AND IS FOR DESIGN INTENT ONLY. BRG/TNO ASSUMES NO LIABILITY ARISING FROM DIMENSIONAL DISCREPANCIES.

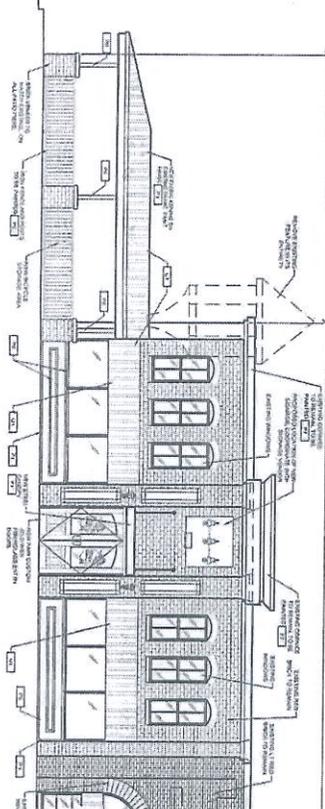
FRANCHISE ARCHITECT (AND CONSULTANTS) TO NOTIFY BERTRIGO OF ALL DIMENSIONAL DISCREPANCIES THAT AFFECT THE AUTHORIZED DESIGN INTENT. BERTRIGO CAN ASSIST WITH RESOLVING, WHEN ISSUES ARE PRESENTED IN A TIMELY AND REASONABLE MANNER.

FRANCHISEE MUST PROVIDE WRITTEN APPROVAL OF THE CONCEPT DESIGN PRIOR TO PROCEEDING WITH CONSTRUCTION DOCUMENTS.

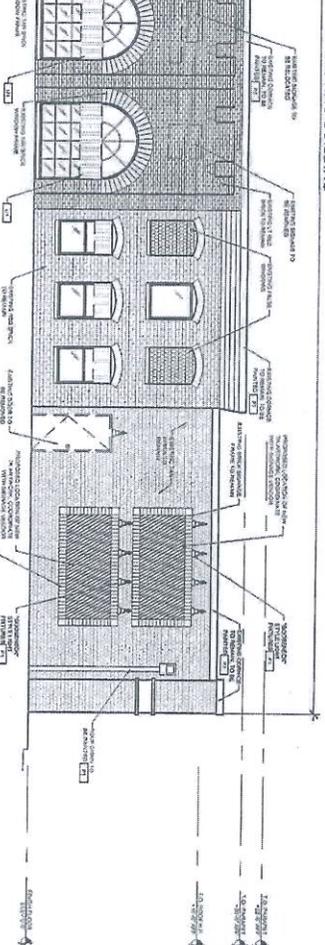
NOTE: FRANCHISE ARCHITECT MUST SUBMIT 1 (ONE) COPY OF THE SET OF DRAWINGS TO BERTRIGO FOR CORPORATE REVIEW AND APPROVAL. APPROVAL OF THE LOCAL GOVERNING AHA (AREA HAVING JURISDICTION), FRANCHISE ARCHITECT SHALL ALLOW A MIN. OF 5 (FIVE) BUSINESS DAYS FOR REVIEW AND COMMENT.

ALL DESIGN CHANGES MADE AFTER THE FRANCHISE APPROVAL MUST BE RESUBMITTED FOR APPROVAL. CHANGE ORDERS AND COST OVERRUNS ARISING FROM THE USE OF ANY DESIGN CHANGES SHALL BE PERMITTED AND ON ACCEPTED DESIGN MODIFICATIONS WILL NOT BE PERMITTED AND ON ACCEPTED.

PROPOSED NEW PATIO

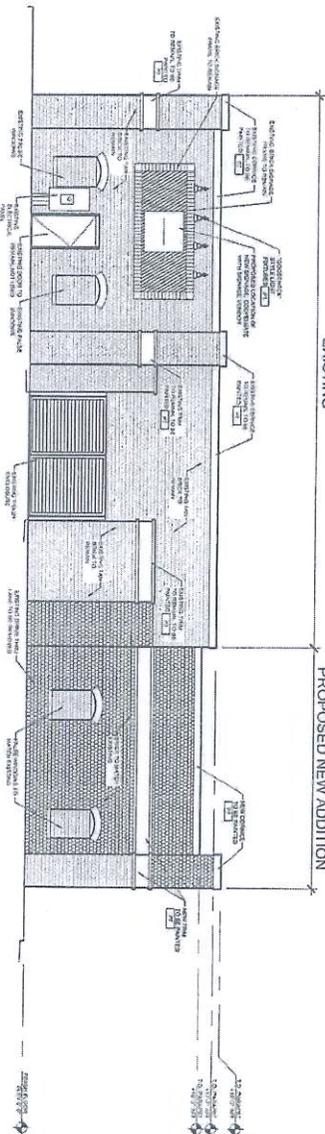


EXISTING BUILDING



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING



PROPOSED NEW ADDITION

2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Tilted Kilt Pub & Eatery

APPROVAL CHECKLIST

<input type="checkbox"/> PLATD REVIEW OF	DATE: J.L.
<input type="checkbox"/> LAYOUT (IF REQ'D)	DATE: J.L.
<input type="checkbox"/> SCHEMATIC	DATE: J.L.
<input type="checkbox"/> BUILDING DEPT.	DATE: J.L.
<input type="checkbox"/> HEALTH DEPT.	DATE: J.L.
<input type="checkbox"/> OTHER	DATE: J.L.
<input type="checkbox"/> CERTIFIED SUBMITTALS	DATE: J.L.
<input type="checkbox"/> SIGNAGE	DATE: J.L.
<input type="checkbox"/> FIRE SUPPLEMENTS	DATE: J.L.

Tilted Kilt Pub & Eatery

FRANCHISEE REVIEW

DATE: 03/12/12

REVIEWED BY: DATE: 03/12/12

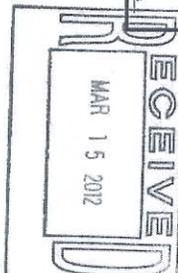
REVIEWED BY: DATE: 03/12/12

Tilted Kilt Pub & Eatery

TILTED KILT REVIEW

DATE: 03/02/12

REVIEWED BY: DATE: 03/02/12



TILTED KILT PUB & EATERY
16255 S LAGRANGE RD
ORLAND PARK, IL USA
ELEVATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE:	03/11/14
DRAWN BY:	TNO/CPM
CHECKED BY:	BR

X-3.0

NOTE: LEGAL DISCLAIMER: FRANCHISE ARCHITECT TO CONDUCT A SITE SURVEY AND FIELD VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS. DESIGNER TAKES NO RESPONSIBILITY FOR ANY DISCREPANCIES. FRANCHISE ARCHITECT SHALL ALLOW A MIN. OF 5 (FIVE) BUSINESS DAYS FOR REVIEW AND COMMENT.

FRANCHISE ARCHITECT (AND CONSULTANTS) TO NOTIFY SERVICES OF ALL DIMENSIONAL INCONSISTENCIES/DISCREPANCIES THAT AFFECT THE AUTHORIZED DESIGN (NEXT). BREVITRO CAN ASSIST WITH RESOLVING, WHEN ISSUES ARE PRESENTED IN A TIMELY AND REASONABLE MANNER.

FRANCHISEE MUST PROVIDE WRITTEN APPROVAL OF THE CONCEPT DESIGN PRIOR TO PROCEEDING WITH CONSTRUCTION DOCUMENTS.

NOTE: FRANCHISE ARCHITECT MUST SUBMIT 1 (ONE) COMPLETE SET OF DRAWINGS TO BREVITRO FOR CORPORATE REVIEW AND APPROVAL PRIOR TO SUBMITTING TO THE LOCAL GOVERNING AHI (AREA HAVING JURISDICTION). FRANCHISE ARCHITECT SHALL ALLOW A MIN. OF 5 (FIVE) BUSINESS DAYS FOR REVIEW AND COMMENT.

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APPROVAL CHECKLIST

TILTED KILT FRANCHISE

LANDLORD (IF REQ'D)

ZONING DEPT.

BUILDING DEPT.

HEALTH DEPT.

OTHER

DEFERRED SUBMITTALS

SIGNAGE

FIRE/SPRINKLERS

DATE: ___/___/___

TILTED KILT REVIEW

REVIEWED: REVIEW AND RESUBMIT APPROVED AS NOTED APPROVED

DATE: ___/___/___

REVIEWER: _____

FRANCHISEE REVIEW

REVIEWED: REVIEW AND RESUBMIT APPROVED AS NOTED APPROVED

DATE: ___/___/___

REVIEWER: _____

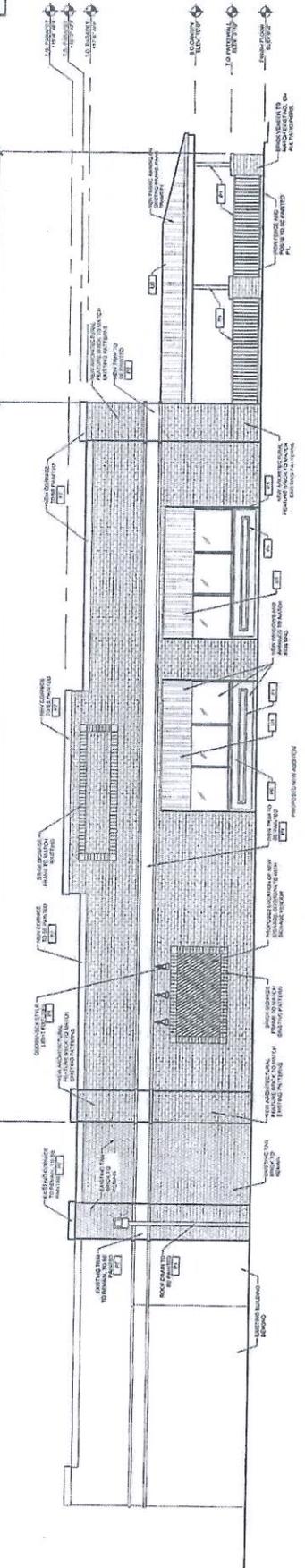


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MAR 15 2012

EXTENTS OF PROPOSED NEW ADDITION

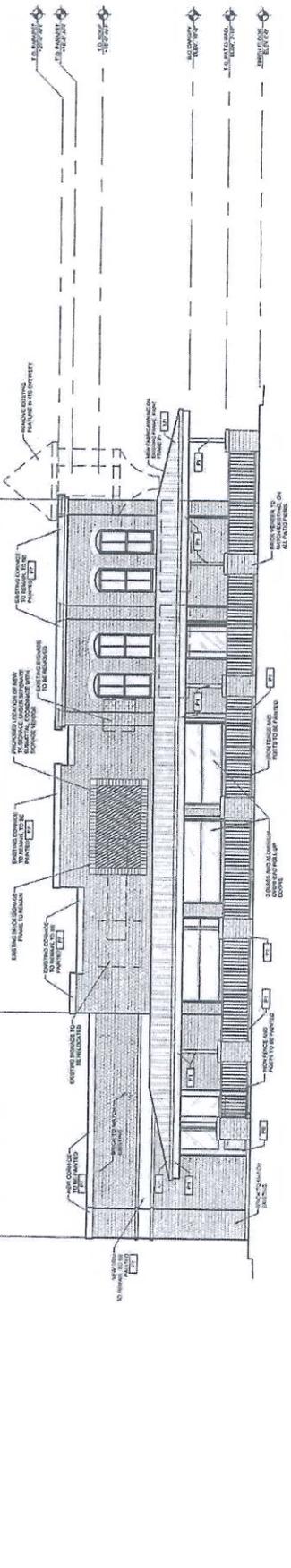
PROPOSED NEW PATIO



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED NEW ADDITION

EXISTING BUILDING



4 WEST ELEVATION
SCALE: 3/8" = 1'-0"

TILTED KILT PUB & EATERY
16255 S LAGRANGE RD
ORLAND PARK, IL USA

Tilted Kilt Pub & Eatery
NOT FOR CONSTRUCTION

PRELIM SKETCH	000002
DATE:	02/11/12
PROJECT NO.:	TUC-010K
DRAWN BY:	SP
CHECKED BY:	

X-3.1