

.. T

**ORDINANCE GRANTING A SPECIAL USE WITH MODIFICATIONS -
PORTILLO'S (20 ORLAND SQUARE DRIVE)**

.. B

WHEREAS, an application seeking a special use for certain real estate with modifications, 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 (the "Code"); and

WHEREAS, the Plan Commission of this Village held a public hearing on June 18, 2024 on whether the requested 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 June 18, 2024, public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Daily Southtown, 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 special use with modifications 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 special use 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 are consistent with and fosters the purposes and spirit of the Code, 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 special use permit as follows:

(a) The Subject Property is located within the Village of Orland Park in Cook County, at 20 Orland Square Drive, and is zoned COR Mixed Use Zoning District. It is an approximately 1.28 acre site.

(b) Specifically, Petitioner proposes to construct a new 3,730 square foot quick serve drive-through only restaurant building, on the property located at 20 Orland Square Drive.

(c) The proposed special use is consistent with the character of the immediate vicinity of the Subject Property. To the north, south, and east is commercial property zoned COR Mixed Use (Orland Square Mall, CitiBank, and SoulVibez), and west (across LaGrange Road) is commercial property zoned VCD (Midas).

(d) The 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 in the Regional Core Planning District. The new restaurant will be consistent with this designation. It will operate as a quick-serve drive through only location, with dual drive through lanes circulating cars through the site.

(e) The conditions on the special use as hereinafter set forth in SECTION 4 are reasonable, necessary and appropriate.

(f) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The proposed building elevations have been designed to represent a significant aesthetic improvement to the site and area and will incorporate landscaping to prevent any potential adverse impacts on adjacent properties. The proposed improvements described in (d) above represent substantial improvements to the pedestrian environment and will enhance mobility to and from the site.

(g) 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 special use at an adequate level of service.

(h) 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.

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

(j) The special use as granted shall in all aspects conform to the applicable regulations of the Code, 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 in SECTION 4 below, the special use permit for the Portillo's Restaurant in the COR Mixed Use District, is hereby granted and issued for construction and operation of a 3,730 square foot restaurant with a drive-through to be located on property legally described as:

LEGAL DESCRIPTION:

PARCEL 1:

LOT G-2 IN THE SUBDIVISION OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT G-TWO IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT OF SUBDIVISION RECORDED AS DOCUMENT 23679530, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS AND EGRESS ACROSS AND UPON "RING ROAD" (A.K.A ORLAND SQUARE DRIVE) AS ESTABLISHED BY AND CONTAINED IN THAT CERTAIN EASEMENT AND OPERATING AGREEMENT DATED MARCH 15, 1976 AND RECORDED AUGUST 10, 1976 AS DOCUMENT NUMBER 23591873.

PIN: 27-10-300-008-0000

COMMONLY KNOWN AS: 20 Orland Square Drive in Orland Park, Illinois.

with the following modifications:

- a) Parking lots, structures, and drive-through facilities located within setback between building façade and the street.
- b) Canopies extending more than 3' into the front, side, and rear setbacks.
- c) Maintain no less than 65% transparent glass in the area measured from 2'-6" above interior finished floor to 8'0" above interior finished floor along elevations. Areas of transparency shall provide minimum visibility of 5' into the interior during business hours.

SECTION 4

This special use permit is subject to the following conditions:

A. The Subject Property shall be developed substantially in accordance with the “Sidewalk Plan” dated July 02, 2024, a preliminary engineering plan entitled “Final Engineering for Portillo's - Orland Park" dated May 13, 2024, the "Stormwater Management Report" dated May 08, 2024; a preliminary landscaping plan entitled “Landscaping Planting LP-1-2; Tree Disposition TD-1-2; Irrigation Plan LI-1; Irrigation Details LI-2; Irrigation Specifications LI-3” dated July 02, 2024 and building elevations “Building Elevations and Renderings” dated February 05, 2024, subject to the following conditions:

- a) Petitioners shall meet all Building Code requirements and final engineering and landscaping requirements, including required permits from outside agencies;
- b) All ground based and roof mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 6-308.J.;
- c) All drive-through accessories shall meet the requirements listed in Section 6-302.K and Section 6-210.F.4;
- d) Petitioner shall submit a sign permit application to the Development Services Department for separate review; all signs are subject to additional review and approval by the Village via the sign permitting process and additional restrictions may apply

SECTION 5

The Petitioner hereunder shall at all times comply with the terms and conditions of this special use and, 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 6

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 special use permit as aforesaid.

SECTION 7

All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of such conflict, repealed and this Ordinance shall be in full force and effect from and after its passage as provided by law.