

VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Tuesday, June 18, 2024

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m.

Present: 7 - Chairman Parisi; Member Sanchez; Member Nugent; Member Paul; Member Schussler; Member Zaatar, Chairman Zomparelli

APPROVAL OF MINUTES**2024-0477 Minutes for the June 4, 2024 Plan Commission Meeting**

A motion was made by Member Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul and Member Schussler

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

Member Zomparelli arrived at 7:02 p.m.

Member Zaatar arrived at 7:06 p.m.

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul and Member Schussler

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

2024-0116 Portillo's Hot Dogs, LLC - 20 Orland Square Drive - New Drive-thru Restaurant

Chairman Parisi stated the staff report has an error that mentions the funeral parlor and to strike it from the record.

Chairman Parisi instructs members of the public as to how the meeting will be conducted. (refer to audio)

Petitioner Matthew Gilbert and project team were sworn in by Anne Skrodzki.

Chairman Parisi asked Mr. Gilbert if he agrees with the number of conditions and variances.

Mr. Gilbert replied yes sir and thanks the Village of Orland Park for hearing the case.

Mr. Gilbert gives a brief presentation on the new drive-through only restaurant and the history of Portillo's. (refer to audio)

Wisdom Henry respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Henry stated Portillo's is seeking a Special Use Permit for a new 3,730 square foot drive-through restaurant with several modifications. (refer to audio)

[A brief video was shown of the drive-through operations]

Chairman Parisi asked to view the picture of the parking lot to visualize the cars pulling in off Orland Square Drive and going around the building to exit.

Ms. Henry showed a picture and explained how traffic will flow.

Mr. Gilbert clarified how traffic will flow as Carrie Haberstich demonstrated on the screen.

Ms. Henry continues her presentation. (refer to audio)

Ms. Henry stated the staff recommends the Plan Commission approve a Special Use Permit for a drive-through restaurant with modifications and conditions.

[Commissioners]

Chairman Parisi asked if the Petitioner has read all the conditions and is OK with them.

Mr. Gilbert replied yes, we've read the conditions and addressed the comments on landscaping.

Commissioner Zomparelli asked how many cars do you get every 15 minutes at the Tinley Park drive-through?

Mr. Gilbert responded I don't have the numbers. The Tinley Park location is an older restaurant. (refer to audio)

Commissioner Zomparelli replied I'm really concerned with the Ring Road. If we get this wrong, we're going to mess that whole thing up with the 149th Street intersection. (refer to audio)

Mr. Gilbert stated Portillo's looks at the traffic counting more than the jurisdiction

because we don't want customers in line to cause a safety concern. (refer to audio)

Commissioner Zomparelli added we had the same problem with Chick-Fil-A. Businesses next door couldn't get to their businesses so that's a fear. (refer to audio)

Mr. Gilbert explained the traffic issues in Denton, Texas and how they worked with the state to install no turn lane signs. (refer to audio)

Commissioner Zomparelli asked if the drive-through can handle a lot of cars? I saw at least 24 cars.

Mr. Gilbert replied yes sir.

Commissioner Zomparelli stated I want to vote yes, I'm just concerned with that Ring Road. As long as I know you guys are going to make it right whatever it takes.

Mr. Gilbert responded you have my word, you have Portillo's word. (refer to audio)

Chairman Parisi added I'm sure you got a good case study judging your restaurant in Willowbrook on 83. Traffic is wrapped around the parking lot.

Commissioner Zomparelli stated Tinley as well. Are the drive-through lanes going to be concrete?

Mr. Gilbert responded the drive-through lanes are concrete and the parking lot is asphalt.

Commissioner Nugent asked if they're keeping the Denny's structure.

Mr. Gilbert responded the Denny's structure will be demolished completely. (refer to audio)

Commissioner Nugent asked about drawings, prototypes, materials, and colors of the building.

Ms. Henry shows photos on the screen of what the building will look like.

Commissioner Nugent stated the pictures weren't in the packet and asked if the building will look exactly like the pictures shown.

Mr. Gilbert responded yes.

Chairman Parisi added I agree with you and requested that coming in because it's a lot easier to visualize.

Commissioner Nugent explained 151st Street's mix of success and failure with the four restaurants and traffic issues. Is the Portillo's building going to be closer to LaGrange Road?

Ms. Henry responded yes, it will be closer to LaGrange Road.

Commissioner Nugent asked about employees parking, traffic concerns on Ring Road, customer walk-ups from Macy's and if Portillo's employees can park in the mall parking lot. (refer to audio)

Mr. Gilbert responded correct to employees not being able to park in the mall parking lot.

Commissioner Nugent asked if traffic is going to be an issue in the drive-through as some people go faster or slower without paying attention and if there are accidents at the Tinley and Oak Lawn locations. (refer to audio)

Mr. Gilbert explained the order online process of picking up food, where the employee parking spaces are located, and the circulation of traffic through the drive-through. (refer to audio)

Commissioner Nugent asked if it would not be like Walgreen's with customers making short trips in and out while drive-through customers are trying to pass.

Mr. Gilbert responded exactly.

Commissioner Nugent asked if having access to Simon parking will ever change or if they'll need it.

Mr. Gilbert responded no.

Commissioner Nugent asked if they're negotiating with Simon.

Mr. Gilbert replied no, we're not negotiating with them. We can't change things on Ring Road and the lease is locked in. (refer to audio)

Commissioner Nugent asked if they have good business with Uber Eats and if they rely on them.

Mr. Gilbert replied that they don't have a huge influx of Uber Eats and Grubhub. The majority are Portillo's customers. (refer to audio)

Commissioner Nugent stated and they're going to park in the row that's not employee parking.

Mr. Gilbert responded yes, and I forgot to mention we have traffic control inside using a speed team to control traffic and there's no issue with customers merging out of their 80 locations. (refer to audio)

Commissioner Schussler stated that staff should include photos in packets to help with visualization and asked what additional measures are being taken regarding Ring Road traffic.

Mr. Gilbert responded the speed team members that we have in the parking lot that are there to direct traffic and take orders on the iPads to make it a cashless drive-through. (refer to audio)

Commissioner Schussler asked if customers will get their food from the lane closest to the building and if the other lane is a bypass for customers who have their food already and can pull out.

Mr. Gilbert responded yes sir.

Commissioner Schussler asked if there is a menu board or are all orders taken with the iPads.

Mr. Gilbert replied there is a menu board when you enter the drive-through with a pre-sale screen and under the canopy it has a full menu board that shows items and prices. The iPads are with the team members like Chick-Fil-A. (refer to audio)

Commissioner Schussler stated you're going to have somebody out there directing traffic to save time and avoid accidents.

Mr. Gilbert responded yes, and our corporate policy is that we have to have at least two speed team members minimum and one manager on duty at all times directing traffic. (refer to audio)

Commissioner Schussler asked what the magic is in having a 28' driveway that is going to be 16' wide for incoming and 12' wide for outgoing traffic.

Mr. Gilbert responded vehicles entering the site need to make a loop because their making a U-turn to enter the queuing line and need more feet. Customers exiting are on a straight trajectory. (refer to audio)

Aaron Bruder added the entire reason for that is cars that are entering the site are doing it in motion and cars leaving are doing it from a stop. (refer to audio)

Commissioner Schussler asked about the canopies.

Ms. Henry responded the canopy at the northernmost part of the site extends more than 3' into that setback which is bigger than what the code allows. (refer to audio)

Commissioner Schussler asked and they're more than 3?

Ms. Henry replied yes. The other two canopies were too large, and they've cut them back so they're good.

Commissioner Schussler asked if this is an overhead canopy where people will pick up their food?

Ms. Henry showed on the photo where customers would order their food.

Mr. Gilbert added we built an employee cover over the drive-through for the safety and protection of our employees. (refer to audio)

Commissioner Schussler asked if they take the orders in two lanes and then it goes down to one lane?

Mr. Gilbert responded yes sir.

Commissioner Zaatar stated it seems like you found a great location and traffic counts, but I think you're getting it wrong. This location needs quite a bit of work before you come in. Suggests a third lane. (refer to audio)

Chairman Parisi added one big differentiation between this, and the other restaurants is this does not have indoor eating. (refer to audio)

Commissioner Zaatar responded I get it, but this is Portillo's, you're on a whole different level than Raising Canes. He mentioned adding additional lanes. (refer to audio)

Mr. Gilbert replied this isn't fast-casual where you can walk-up and order the menu and explains ticket times. (refer to audio)

Commissioner Zaatar responded you don't have to sell me I know. When I order my food at Chick-Fil-A or Canes it's quick. (refer to audio)

Mr. Gilbert replied you don't have to wait until you get to the canopy for your order. The speed team with the iPads will walk back and take your order. (refer to audio)

Commissioner Zaatar stated I counted 26 with the double stack.

Mr. Gilbert replied I'm saying you'll have cars stacked in that drive aisle between the parking spaces that will already have placed their orders with the speed team.

Commissioner Zaatar responded I come to 26 with those and maybe add 10 more. It's just my opinion I think you're going to have a lot of cars.

Mr. Gilbert stated I appreciate your opinion.

Commissioner Sanchez stated everybody's already asked everything, so I got off easy today. I'm a big fan so I wish you the best of luck.

Commissioner Paul added you're talking about a peak of 60 employees, do you feel the parking is adequate to cover that plus the other traffic?

Mr. Gilbert responded we've looked at it from an internal operation standpoint from the managers and our VP of operations to make sure we park employees adequately. (refer to audio)

Commissioner Paul stated I like the idea and I think it's a good spot for it and the difference with this is that it's by itself unlike the other restaurants mentioned. (refer to audio)

Commissioner Paul asked what assurance do we have that corporate won't make changes?

Mr. Gilbert replied if this gets approved, we'll have this in the ordinance.

Ms. Henry added staff has in writing that they cannot extend into Ring Road, or they'll be shut down. (refer to audio)

Commissioner Paul responded I would be fine with that.

Chairman Parisi stated I trust that if it's not broke you won't fix it.

Mr. Gilbert replied exactly, and I will say that Portillo's is a corporate company, but Dick Portillo is still involved with the company. (refer to audio)

Commissioner Schussler asked if your projections are wrong and you're wildly successful and you have traffic problems, like Chick-Fil-A, you have the room to add a third lane?

Mr. Gilbert responded yes, there are setbacks on the site and there's landscaping coverage requirements that we must adhere to. If we more than double the revenue and we're having traffic back up, we'll build another Portillo's. (refer to audio)

Commissioner Schussler stated you answered my question, the site's well-developed because it's a fill-in site.

Mr. Gilbert responded yes sir.

Mr. Bruder added it might look like it's a lot of room outside of the area of the proposed drive-through around the perimeter of the building, but there's a significant number of easement restrictions due to public utilities. (refer to audio)

Commissioner Schussler added you don't have direct access to LaGrange Road so that's not a problem.

Mr. Bruder stated we've made as much of a winding path and as much queue length as we can possibly string out between where our pick-up window is as to where it takes to get to the site.

Commissioner Schussler added we hope you're very successful but not so successful that you create traffic problems.

Commissioner Nugent asked how many people work at the Tinley Park and Oak Lawn locations during Saturday rush?

Mr. Gilbert replied I don't have that number off the top of my head. I would estimate max capacity for new builds is about 75 to 85 employees.

Commissioner Nugent asked how often do employees come and go?

Mr. Gilbert responded we have part-time employees, full-time employees, and managers on-duty. Between 5- to 10-hour shifts. (refer to audio)

Commissioner Nugent asked how many parking spaces out of the 38 are for employees?

Mr. Gilbert replied that whole double row of parking.

Commissioner Nugent asked that's what we think will take care of the employees, 18 cars?

Mr. Gilbert pointed out the ones adjacent to the building are there if we need them. We estimate a few people per hour are coming in and picking up their orders.

Commissioner Nugent asked if Portillo's would get pick-ups like Panera?

Mr. Gilbert responded anytime you sell coffee or breakfast you have people that are in a hurry and do online pick-ups like Starbucks. I hope one day we have a bunch of online orders but that's not our model. (refer to audio)

Commissioner Nugent stated I'm worried about Ring Road and that's where I think the problem is. Has Simon Properties said you can never have 15 parking spaces and add another lane?

Mr. Gilbert replied I wasn't involved in that conversation, and I don't work in real estate. I know that when we negotiate leases with Simon, they're our landlords. With mall owners, the way it's typically negotiated is we pay insurance based on a certain leasable area. (refer to audio)

Commissioner Zaatar added I think you're going to get your vote, but I agree you're going to have some immediate problems. (refer to audio)

Mr. Gilbert stated we're open on Sunday so we can divide our customer count to seven days instead of six, it should help.

Chairman Parisi added my fellow Commissioners touched on my points and I appreciate your replies. I'm glad to see such a successful business going into that particular site. (refer to audio)

Regarding Case Number 2024-0016, also known as Portillo's Hot Dogs - 20 Orland Square Drive - Special Use Permit for a Drive-Through Restaurant, I move to approve the Staff Recommended Actions and Proposed Findings of Fact as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Schussler, seconded by Member Sanchez, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

CLOSE PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

OPEN PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

2024-0307 Joe Rizza Porsche - 8760 W. 159th Street - Building & Parking Addition

Chairman Parisi asked if the Petitioner requested a continuance?

Carrie Haberstich yes, they're requesting a date certain of Tuesday, July 16.

Chairman Parisi asked if that date is one of our regularly scheduled meetings?

Ms. Haberstich responded yes.

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be CONTINUED to the Plan Commission due back on 7/16/2024. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

CLOSE PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Chairman Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2024-0476 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

Victoria Cichy gave a statement regarding the current and proposed Land Development Code with respect to the tennis and sports courts code. Her adjacent neighbor placed a large metal soccer net effecting her property. (refer to audio)

Commissioner Schussler asked if she was concerned because she's getting soccer balls in her yard?

Ms. Cichy responded yes that is one of my concerns but also the structure of the makeshift fence.

Chairman Parisi asked what kind of action would you like to be taken?

Ms. Cichy asked to continue her statement. (refer to audio)

Anne Skrodzki reviews Land Development Code Article 6 Part 2.

Commissioner Zaatar asked is the last sentence of Ms. Cichy's statement was asking the Commissioners to review the code to accommodate the issues?

Ms. Cichy responded yes, essentially.

Commissioner Zaatar stated to the Commissioner's question, do you think there's a current code violation with your neighbor?

Ms. Cichy replied I don't know if there's a current code violation because there's nothing specifically that addresses the concern. (refer to audio)

Commissioner Zaatar responded our staff can look at code issues to potentially accommodate things that have never come up before but for code enforcement or building permit issues I think those get directed to the building department.

Chairman Parisi added Code Enforcement.

Ms. Cichy stated I was not able to find the code.

Ms. Skrodzki explains who Code Enforcement is and what they review and further explains what the different violations of the codes mean. She suggested taking after the meeting to make sure her concerns were addressed. (refer to audio)

Ms. Cichy replied understood, I didn't see a specific code that addressed the situation beyond the Tennis and Sports Court Code.

Ms. Skrodzki stated if we can't find anything that addresses your concerns, we can certainly bring your concerns to the elected officials to see if there's appetite to amend the code in that direction.

Ms. Cichy replied Ok.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

A motion was made by Chairman Parisi, seconded by Member Sanchez, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0