

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, December 21, 2021

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zatar, Daniel Sanchez
and John Nugent*

CALLED TO ORDER/ROLL CALL (Audio: 0:30)

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

APPROVAL OF MINUTES (Audio: 1:57)**2021-0917 Minutes of December 7, 2021 Plan Commission Meeting**

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

Aye: 4 - Chairman Parisi, Member Paul, Member Zomparelli and Member Sanchez

Nay: 0

Abstain: 1 - Member Zaatar

Absent: 2 - Vice Chairman Schussler and Member Nugent

PUBLIC HEARINGS**OPEN PUBLIC HEARING (Audio: 2:29)**

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

Aye: 5 - Chairman Parisi, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 2 - Vice Chairman Schussler and Member Nugent

2021-0600 Second Amendment to LaGrange Square - Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, and Landscape Plan

Presentation was given by Kyle Quinn in accordance with the written report dated December 21, 2021.

Mr. Quinn noted that all the public notification requirements had been met.

The Commission, staff including Steve Marciani, Kyle Quinn, Scott Lueken, Sean Marquez, and the Petitioners attended the public hearing in person.

Chairman Parisi swore in Chris Sotos, co-owner of KDP LaGrange, Tom Hundrieser, Director of Real Estate for BJ's Brewhouse, and Jon Grzywa, civil engineer for Woolpert.

Mr. Sotos indicated they appreciate the opportunity to work with the Village. He continued the shopping center had recently opened and that it was slightly difficult to open the center. Mr. Sotos explained due to the outstanding work on the south end of the site, including relocation of the sewer, it has caused additional congestion. He further indicated those issues are being worked out currently and one of the reasons they feel this particular tenant would complement the rest of the development. Mr. Sotos stated it is a full-service sit down restaurant, with approximately 75% being dinner, and the shopping center is heavy on being lunch centric, so this establishment will provide balance and compliment the development.

Chairman Parisi asked if the Petitioners were aware and agreeable to the number of conditions placed on the project.

Mr. Sotos responded they have been working closely with Village staff for an extended period of time.

Mr. Hundrieser explained BJ's Brewhouse is a chain of casual dining restaurants located in 29 states, with 212 restaurants. He continued this would be the first location in the state of Illinois and he is excited for the brand to be part of the community. Mr. Hundrieser stated he has worked on other projects in town, including Longhorn Steakhouse and TGI Fridays, and knows the market very well. He indicated the restaurant is approximately 7,630 square feet and it is a family restaurant with a brewhouse theme, which is appealing to a large customer base. Mr. Hundrieser stated their menu is broad and contains a healthy side known as "enlightened". He explained BJ's Brewhouse started in the 1980's and was influenced by one of the Melman concepts in Chicago. Mr. Hundrieser continued the restaurant is famous in some areas for their Chicago style pizza with a California twist. Lastly, he explained the finishes on the building, both exterior and interior, are first-class.

Commissioner Zaatar asked if there were any differences in the conditions from the last time the project was approved and the current proposal.

Mr. Quinn responded they are consistent and the ones directly relating to the other restaurants were removed. He continued nothing new was added.

Commissioner Zaatar asked what the capacity of the restaurant will be.

Mr. Hundrieser responded the seating capacity inside the building is 253.

Commissioner Zaatar asked if 111 parking spots were sufficient for a seating capacity of 253.

Mr. Hundrieser answered no, however, the parking lot south of the Dave and Busters building has a shared parking agreement with Simon Property, which

provides all of the tenants in the development the opportunity to park there.

Commissioner Zaatar inquired what the parking need would be for the site.

Mr. Hundrieser responded approximately 130 to 140 spaces.

Commissioner Zaatar commented the numbers seemed to be about 20% short.

Mr. Hundrieser answered yes and continued the entire count for the project is 254 spaces including the area to the north behind Raising Cane's.

Mr. Quinn confirmed that is correct, and further explained there is 238 spaces provided across the planned development and there is shared parking provided in the outlots by Simon Property.

Commissioner Zaatar expressed concern for the width of the aisles in the development being too narrow. He stated the site is very crowded, but that means it is successful.

Mr. Hundrieser explained restaurants typically go through a "honeymoon" period and the restaurants on this site are currently in that phase. He continued, because BJ's Brewhouse would be opening approximately eight months to one year after some of the other tenants, their "honeymoon" phase will have subsided and BJ's Brewhouse "honeymoon" phase will be just beginning. Mr. Hundrieser also stated the other tenants are more lunch focused whereas BJ's Brewhouse is more dinner and late night casual-dining focused.

Commissioner Zaatar suggested some signage to help let people know that it is acceptable to park in the Dave and Buster's parking lot.

Mr. Hundrieser stated that was a good suggestion, and maybe an even better solution would be to have the employees park in the parking area behind the Dave and Buster's.

Commissioner Zaatar stated he appreciated the Petitioner working with the Village and keeping the variances to a minimum and wished them good luck.

Chairman Parisi commented that what has also had an impact on that site is the pandemic and that three out of five of the tenants have drive-throughs, which has contributed to the traffic congestion.

Commissioner Zomparelli stated that Chick-fil-A is also closed and that has caused Raising Cane's business to be busier.

Mr. Marciani pointed out that Raising Cane's was approved with two drive through lanes, and stated the second drive through lane has not been operational. He

continued that is a violation of their special use permit, and that staff is ready to give them a thirty-day notice to have both lanes open or they will end up with no lanes open.

Mr. Sotos indicated he has already addressed the issue with Raising Cane's when they first opened, because with only one drive through lane open, there is not enough room to stack cars. He continued Raising Cane's indicated they would take care of it. Mr. Sotos stated he went by the site on the way in to the Plan Commission meeting, and confirmed there is only one drive through lane open. He continued, Raising Cane's has typically been a good corporate citizen.

Commissioner Zomparelli stated he loves the plan, and the addition of landscaping closer to the building is a great idea and definitely necessary. He continued, he was at the site recently and he commented on the right-in right-out issue at 151st Street. Commissioner Zomparelli stated he agreed with Commissioner Zaatar that signage needed to be placed so people are made aware that it is acceptable to park in the Dave and Buster's lot. He indicated he was happy to see the project come to Orland Park.

Mr. Marciani indicated the first step should be to contact the users of the site, and have them direct their employees to park behind Dave and Buster's.

Commissioner Nugent commented the Raising Cane's location in Oak Lawn had a similar problem with the backup in the drive through. He indicated once Raising Cane's added the double drive through, it did remedy the backup, and to consult the Oak Lawn store. He stated the current project was a quality project.

Chairman Parisi asked about the right-in right-out and if it was going to be addressed with the proposed plan.

Mr. Quinn indicated it is part of the condition and will be completed during this phase of the project.

Vice Chairman Schussler pointed out the right-in right-out entrance has been a problem since the day it was constructed. He continued there are two problems with it. Vice Chairman Schussler stated the concrete portion in the middle is not high enough and the radius is too tight. He continued vehicles with big tires can go right over that, and the second problem is that someone who wants to make a left-hand turn can do so very easily. Vice Chairman Schussler asked if 6 inches is high enough for the concrete barrier.

Mr. Marquez responded, yes a 6-inch barrier is high enough and would ruin any car that attempts to drive over it. He continued it would have to be a larger size pickup truck with big tires to drive over it. Mr. Marquez explained that recently a vehicle drove over a 6-inch barrier in the roundabout, and did extensive damage to the vehicle.

Vice Chairman Schussler asked if it should be made higher for trucks.

Mr. Marquez stated it is irregular for this type of application, and continued 6 inches is good for this situation.

Vice Chairman Schussler indicated the concrete barrier should go as high as possible without causing any safety issues. He continued, the radius should be changed to prevent people from being able to make a left-hand turn.

Mr. Marquez answered the right turn out can be reviewed but the right turn in is difficult.

Vice Chairman Schussler indicated it is really important to do whatever we can to ensure people cannot make left turns in that area because it is so close to LaGrange Road and is already a problem between that driveway and LaGrange Road because of an error made by IDOT when they were widening LaGrange road, they forgot to put in a right turn lane.

Commissioner Sanchez indicated most of his questions had been answered and stated the project looks great and asked if condition number 7 is common and if there are any anticipated issues with it.

Mr. Marquez commented the agreement is good to create clear definition of ownership of shared utilities.

Mr. Grzywa responded when it was originally designed and permitted it would be a multi-tenant building and the services provided for that multi-tenant building have not changed. He continued it was always going to be a combined service and explained the water main is within the public easement up to the point where the shutoff valve is. Mr. Grzywa explained the intent of the 6" sanitary service and 8" water main has not changed from what has previously been approved.

Commissioner Zaatar asked if there would be brewing onsite or is it just brewing themed.

Mr. Hundrieser stated they would not be brewing.

Commissioner Sanchez asked if there were any plans for an outdoor seating or a beer garden area.

Mr. Quinn answered there is an outdoor dining area with a canopy at the northwest area, with direct access to the inside of the building, which is new to the plans.

Commissioner Sanchez commented the building looks great and now that the buildings are in use, and expressed concern for snow removal.

Commissioner Paul indicated most of his questions have been answered and is a good addition to the site.

Vice Chairman Schussler asked Mr. Grzywa if they can help solve the problem, and work with the Village Engineers, to remedy the situation with the right in right out.

Mr. Grzywa answered yes.

Chairman Parisi stated all his questions were addressed.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2021-0600, also known as the Second Amendment to LaGrange Square, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 21, 2021.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Site Plan titled "Site Plan" (Sheet C201), prepared by Woolpert, Inc., dated October 8, 2021, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. 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.
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 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.
6. The raised right-in/right-out channelizing island located within the ingress and egress easement at 151st Street must be removed and redesigned to meet Orland Park Engineering Department requirements and be reconstructed.
7. BJ's Restaurant and Brewhouse must enter into a maintenance agreement with Chipotle for the continued maintenance of the 6" water and sanitary service mains.
8. The Petitioner shall work with the Village to arrive at traffic and parking solutions that are acceptable to the Village.

And

I move to recommend to the Village Board of Trustees approval of the Elevations for BJ’s Restaurant and Brewhouse, titled “BJ’s Restaurant and Brewhouse”, dated June 17, 2021, prepared by WD Partners, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following conditions:

- 1. All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled “Overall Landscape Plan” (Sheet C500), “Overall Landscape Details” (Sheet C501), and “Landscape Plan” (Sheet C502) prepared by Woolpert, Inc., dated October 8, 2021, 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.

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

- Aye:** 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent
- Nay:** 0

CLOSE PUBLIC HEARING (Audio: 1:00:07)

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

- Aye:** 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent
- Nay:** 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2021-0918 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 8:02 p.m.

A motion was made by Chairman Nick Parisi, seconded by Vice Chairman Edward Schussler, that this matter be ADJOURNED. The motion carried by the following vote:

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

Nay: 0

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

Gerianne Flannery
Recording Secretary