



Legislation Text

File #: 2024-0116, **Version:** 1

Title

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

History

Project: 2024-0116 - 20 Orland Square Drive - Special Use Permit for Drive-through Restaurant

Petitioner: Matthew Gilbert and Amanda Schwerin

Purpose: The petitioner is seeking approval of Special Use Permit for a drive-through Restaurant in the COR Mixed Use District in accordance with the provisions set forth in the Land Development Code, Section 6-210.C.

Location: 20 Orland Square Drive, Orland Park, IL 60462

P.I.N.: 27-10-300-008-0000

The petitioner seeks approval of a Special Use Permit for a new drive-through restaurant located at 20 Orland Square Drive. In addition, the petitioner is seeking several modifications from the Land Development Code. Portillo's is proposing a new 3,730 square-foot quick serve drive-through only building. The subject site has a gross area of 1.28 acres.

The subject site is within the COR Mixed Use (COR) zoning district and is in Regional Core Planning District.

The proposed quick serve drive-through only restaurant will have on average 60 employees working during peak hours. The employees will run food to cars in both lanes, and the proposed site plan has a delineated area between the two drive-through lanes for employees to walk to cars in the second lane. A traffic study confirms that drive-through queues will not exceed the storage in the drive-through lane. In addition, additional measures will be taken to ensure the queue will not extend into the ring road.

Comprehensive Plan

The subject site is located in the Regional Core Planning District. The Comprehensive Plan seeks to maintain the LaGrange Road corridor as a regional destination with a variety of shopping, dining, and entertainment opportunities. The purpose of the COR Mixed Use District is to encourage and promote a mix of commercial, office, and residential uses in a focused area. Overall, the site does align with the goals and regulations of the COR Mixed Use District and the Regional Core Planning District designation.

The petitioner seeks approval of a Special Use Permit for a drive-through only restaurant at 20 Orland Square Drive. In addition, the petitioner has requested the following modifications from the Land Development Code:

1. Parking lots, structures, and drive-through facilities located within the setback between building façade and the street. (6-210.F.4)
2. Canopies extending more than 3' into front, side, and rear setbacks (6-302.C.3)
3. 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 (6-308.F.16.a)

Except for the requested modifications, the project conforms to the Village's Comprehensive Plan, Land Development Codes, and policies for this area.

Please see Staff Report to the Board of Trustees for full report.

Proposed Findings of Fact

1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.

The proposed development follows the existing zoning regulations for COR as outlined in the Section 6-210.C The project falls within the designated zoning district, allowed via special use for the proposed land use.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.

The proposed development is compatible with the character of the neighborhood. The existing community and commercial nature of the area is maintained with this project.

3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.

The appearance and design elements of the proposed development meet the established standards outlined in Section 6-308 of the Land Development Code. The project maintains the consistent aesthetic of the community, preserves the existing visual appeal of the area, and adheres to the design and character outlined in the 2013 Comprehensive Plan for the Village of Orland Park.

4. The proposed use will not have an adverse effect on the value of adjacent property.

The proposed quick serve drive-through only restaurant will not impose significant economic impact on neighboring areas.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire 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. The infrastructure is deemed adequate to support the proposed development. The proposed project will ensure the continued functionality of local infrastructure. The proposed project has been designed to not generate excessive congestion or compromise the safety of the surrounding roadways.

7. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

The petitioner will be responsible for addressing maintenance of the subject property.

8. The development will adversely affect a known archaeological, historical or cultural resource; and The proposed development will not result in significant adverse effects on the natural environment, including archeological, historical, or cultural resources. The site will be accessed through an existing ring road, reducing the need for additional impervious surface around the property.

9. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village.

The proposed development adheres to all relevant local, state, and federal laws and regulations, except where relief is granted with the request. All necessary permits and approvals have been obtained, and the project aligns with the Land Development Code governing land use and development in the Village of Orland Park.

Staff Recommended Action

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners, the petitioner, resident surrounding the site, and members of staff. Discussion ranged from traffic congestion drive through queue lane, and business logistics. A few commissioners were apprehensive about concerns of traffic at the site although the drive-through only proposed restaurant adheres off street parking and loading requirement (6-306). Nonetheless, the commissioners and the public expressed support for the

new facility, and the project was unanimously recommended for approval.

The Plan Commission recommended that the Village Board approve findings of fact, a site plan and landscaping plan with the proposed modifications, and building elevations unanimously per the Staff Recommended Action.

Recommended Action/Motion

I move to approve the Plan Commission recommended action for case number 2024-0116 also known as Portillo's Hot Dogs LLC.

THIS SECTION IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve a site plan "Sidewalk Plan" dated July 02, 2024, a preliminary engineering plan " Final Engineering for Portillo's - Orland Park" dated May 13, 2024, "Stormwater Management Report" dated May 08, 2024, a preliminary landscaping plan "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 with the following modifications:

1. Parking lots, structures, and drive-through facilities located within setback between building façade and the street.
2. Canopies extending more than 3' into front, side, and rear setbacks.
3. 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

And

I move to approve a site plan "Sidewalk Plan" dated July 02, 2024, a preliminary engineering plan " Final Engineering for Portillo's - Orland Park" dated May 13, 2024, "Stormwater Management Report" dated May 08, 2024, a preliminary landscaping plan "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:

1. Meet all Building Code requirements and final engineering and landscaping 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. All drive-through accessories shall meet the requirements listed in Section 6-302.K and Section 6-210.F.4.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional administrative review and approval via the sign permitting process and additional restrictions may apply.