

CITY OF JOLIET
INTEROFFICE MEMORANDUM

July 13, 2021

TO: JAMES V. CAPPARELLI, CITY MANAGER
FROM: GREGORY P. RUDDY, P.E., DIRECTOR OF PUBLIC WORKS
SUBJECT: DRIVE-THRU PERMIT – 1444 N. LARKIN AVENUE

This Department has been requested to investigate the following drive-in facility:

Type of Business: PORTILLO'S RESTAURANT
Location: 1444 N. LARKIN AVENUE

Listed below are the results of the investigation:

- A. Right-of-way Encroachment: **NONE**
- B. Existing & Proposed Driveway Location: **AS PER CODE**
- C. Existing & Proposed Driveway Design: **ACCEPTABLE PER PUBLIC WORKS REQUIREMENTS**
- D. Sight Distance: **GOOD**
- E. Drainage: **AS PER CODE**
- F. Use of Curbs: **AS PER CODE**
- G. Parking: **PARKING LAYOUT AS PER CODE – NO PARKING IN DRIVEWAY AREA WILL BE PROVIDED.**
- H. Setback: **AS PER CODE**
- I. Lighting: **ADEQUATE LIGHTING FOR DRIVE-THROUGH**
- J. Signs, Existing & Proposed: **AS PER CODE**
- K. Peak Traffic Periods: **WILL NOT CAUSE AN ADVERSE CONDITION DURING PEAK TRAFFIC PERIODS.**

After analyzing the above, this Department recommends that the application be approved.

APPLICATION FOR DRIVE-THRU FACILITY PERMIT

NAME OF APPLICANT: MELANIE BAGLEY, HUNTER DEVELOPMENT GROUP

ADDRESS OF APPLICANT: 2348 AREZZO LANE
ALLEN, TX 75013

NAME OF FACILITY: PORTILLO'S RESTAURANT

ADDRESS OF FACILITY: 1444 N. LARKIN AVENUE

DATE SUBMITTED TO TRAFFIC ENGINEER: 7-12-21

DATE SUBMITTED TO DIRECTOR OF PUBLIC WORKS: _____

DATE APPROVED BY THE JOLIET CITY COUNCIL: _____

APPROVED: _____

DENIED: _____

Portillo's

Portillo's Hot Dogs, LLC • 2001 Spring Road, Suite 400, Oak Brook, IL 60523-3930 • 630-954-3773 • fax 630-954-5851 • www.portillos.com

June 11, 2021

City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

Re: Drive Through Permit for Portillo's Pick Up North Ridge Plaza, 1444 N. Larkin St, Joliet, IL

Dear Mr. Lubash:

Regarding your request for additional information pertaining to the drive-thru approval for the above-referenced project, please find the following attached:

- 1) Approval from the Landlord, North Windham Properties LLC, for the construction or addition of improvements outside of the boundaries of the existing outlet.
- 2) A copy of the Declaration of Covenants, Restrictions and Easements for North Ridge Plaza. This is a recorded document and the highlighted section 2.01(g) provides for cross-parking easements across the center, which allow for parking outside of the boundaries of any particular tract. Also attached is the First Amendment to said document, which on page 3 and is highlighted, further reaffirms the cross-parking rights. This is also a recorded document.
- 3) A copy of the Final ALTA survey for the proposed property.

These proposed documents will help outline the request for approval of a Drive-through permit for the above noted address. The project will include demolition of the existing restaurant, with a new drive-through only restaurant in its place. The proposed Portillo's will accommodate more than 35 cars in the drive-through queue, which is more than required per code.

We respectfully request this request for Special Use Permit as necessary for drive-through, be placed on the next regular agenda for City Council scheduled for July 16th, if not sooner. Please notify all city official regarding this request for review and approval.

If you have any questions on the foregoing, please do not hesitate to contact our Development Manager, Melanie Bagley at 214-957-6028 or mbagley@hunterdevelopmentgroup.com.

Sincerely,



Randall S. Guse
Vice President of Real Estate

Cc: Melanie Bagley – Hunter Development Group

Attachments:

1. Site Plan approval letter
2. North Ridge Plaza Declaration of Covenants, Restrictions and Easements
3. North Ridge Plaza First Amendment to Declaration of Covenants, Restrictions and Easements