

**MAYOR**

Keith Pekau

**VILLAGE CLERK**

Brian L. Gaspardo

14700 S. Ravinia Avenue  
Orland Park, IL 60462  
(708)403-6100  
orlandpark.org



**ORLAND  
PARK**

**DEVELOPMENT SERVICES**

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**Staff Report to the Board of Trustees**

**Special Use Permit for a Restaurant - Honest Restaurant**

Prepared: 3/28/2025

**Project:** Special Use Permit for a Restaurant for Honest Restaurant

**Case Numbers:** 2025-0126 | DP-25-00522

**Petitioner:** Arpit Patel, Business Owner

**Location:** 9176-9178 W. 159<sup>th</sup> St, Orland Park, IL

**P.I.N.s:** 27-15-400-017, 27-15-301-029, 27-15-301-030, 27-15-400-018, 27-15-400-006

**Requested Action:** The petitioner is seeking approval of a Special Use Permit for a Restaurant within 300’ of a residential parcel. The restaurant is proposed within two vacant tenant spaces in the Park Hill Plaza commercial center.

Honest Restaurant is proposing to occupy approximately 2,800SF of vacant commercial space within the Park Hill Plaza commercial center. The planned hours of operation are 11:00 a.m. to 10:00 p.m., 7 days a week. They anticipate approximately 15 employees during peak hours. The proposed floor plan includes a main dining area with 70 seats, a bar area with 9 seats, 2 restrooms, a kitchen, and an order pick up area.

**PLAN COMMISSION DISCUSSION**

Present at the Plan Commission were 5 Commissioners, the petitioner, and members of staff. Following the staff presentation, the commissioners discussed that they are happy that the vacant tenant spaces will be filled as Park Hill Plaza has had many vacancies over the years.

Several commissioners discussed that they are supportive of the project, but that parking is always a concern when shopping centers share parking and there are multiple restaurant tenants. Staff reiterated that the parking situation will be monitored, but that staff is not concerned about parking at this time. The shopping center has an existing shared parking agreement, and aerial images of the property support the notion that there is sufficient parking for the uses on site as well as the proposed restaurant.

Honest Restaurant will be remodeling the tenant spaces for the restaurant use, and have already applied for building permits for such work. No exterior work has been proposed at this time. The Plan Commission unanimously recommended approval of the special use permit with 5 ayes, 0 nays, and 2 absent. This item is now before the Board for consideration.

**SPECIAL USE STANDARDS**

When reviewing an application for a Special Use Permit, the decision-making body shall review the following standards for consideration. The petitioner has submitted responses to the standards, which are attached to this case file. Staff finds the petitioner responses satisfactory and recommends approval of the Special Use Permit, allowing a restaurant within 300’ of a

residential property. The standards below come from Section 5-105.E of the Land Development Code:

1. Will the special use be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, and adopted overlay plan and these regulations?
2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?
3. Will the design minimize adverse effects, including visual impacts on adjacent properties?
4. Will the proposed use have an adverse effect on the value of adjacent property?
5. Has the applicant 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?
6. Has the applicant made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development?
7. Will the development adversely affect a known archeological, historical, or cultural resource?
8. Will the proposed use 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?

In their responses, the Petitioner discusses that the restaurant use complies with the intent of the Comprehensive Plan and is consistent with the character of the shopping center. They also emphasized that their business will not adversely impact the surrounding uses and that they are committed to following all Village regulations.

#### **BOARD OF TRUSTEES RECOMMENDED ACTION**

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Regarding Case Number 2025-0126, also known as Special Use Permit for a Restaurant for Honest Restaurant, I move to approve a Special Use Permit for a restaurant within 300' of a residential parcel at 9176-9178 W. 159th Street, subject to the condition that all building code requirements are met, including obtaining all required permits.

#### **BOARD OF TRUSTEES RECOMMENDED MOTION**

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Regarding Case Number 2025-0126, also known as Special Use Permit for a Restaurant for Honest Restaurant, I move to approve the Plan Commission Recommended Action for this case;

And,

I move to adopt an Ordinance titled ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT WITHIN 300 FEET OF A RESIDENTIAL PROPERTY (HONEST RESTAURANT – 9176-9178 W. 159<sup>TH</sup> STREET).