

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, May 20, 2025

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 7:02 p.m.

Present: 6 - Chairman Parisi; Member Sanchez; Member Nugent; Member Paul; Member Schussler, Member Zomparelli

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES**2025-0423 Minutes for the May 6, 2025 Plan Commission Meeting**

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

PUBLIC HEARINGS**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: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

2025-0172 Special Use Permit for a Restaurant - Kanzaman Café LLC (DBA Lale Coffee Shop)

Village Attorney Anne Skrodzki swore in Petitioner Naseem Salah, address is 15733 Heatherglenn Drive, Orland Park.

Mr. Salah stated our proposed development is to do a coffee shop on 94th Avenue and Wheeler Drive. The space that we're about to renovate is a little bit less than 4,400 sq. ft. We think that Orland Park is a premier destination for fine dining and entertainment, and we think this establishment will fit well with the neighboring retail space and the community. (refer to audio)

Chairman Parisi stated I see you read the special use standards and you responded to them, so you understand the requirements.

Mr. Salah responded yes.

Chairman Parisi replied let's move over to our staff.

Associate Planner Hailey Gorman respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Gorman stated Kanzaman Café LLC doing business as Lale Coffee Shop is requesting a special use permit to operate a restaurant within 300' of a residential parcel. The subject property is located within a vacant tenant space of the Village Plaza commercial center at 15567 94th Avenue. The property is zoned BIZ, General Business District, and under the comprehensive plan the locations falls under the Regional Mixed Use within the transition zone. (refer to audio)

Ms. Gorman stated staff recommends the Plan Commission approve a special use permit for a restaurant within 300' of a residential parcel at 15567 94th Street, subject to conditions.

[Commissioners]

Commissioner Zomparelli I like the idea. I don't recall seeing that parking lot ever really full. I don't have a problem with the parking. The dumpster, we've got that under control. If he has to add another one, not an issue. I think it's a good fit over there. Are you going to make the pastries, donuts, and cannoli there?

Mr. Salah responded we don't plan on baking on-site. It's going to be more things that our specialty bakeries ship to us. That way our product stays fresh and turns around time.

Commissioner Zomparelli asked you're going to be open until 11:00 p.m.?

Mr. Salah replied correct, 11:00 p.m. is our tentative schedule. Hopefully we stay open and have business up until then because it's going to be more of a sit-down, but if business makes us close earlier then we'll adjust the hours.

Commissioner Zomparelli stated there are some townhomes just to the east that you're probably aware of.

Mr. Salah responded yes.

Commissioner Zomparelli continued that's probably the call we got regarding the traffic.

Mr. Salah replied that's one of the things I was discussing with the Zoning Commission. What drew us to this location is the ample parking space and the

ease of access. It's straddled by two stop lights so people have multiple points of entry and exit.

Commissioner Zomparelli responded I would agree with you. I don't think the traffic is going to be an issue. I welcome you and good luck.

Mr. Salah replied thank you.

Commissioner Nugent stated this is the plan you have in front of us now which is great. Sounds like a great addition to the Village. If you want to be successful and you are successful down the road, are you anticipating asking for an outdoor café later and will your landlord allow it?

Mr. Salah responded yes, my landlord will allow that but we're not looking for outdoor. We might be interested in drive-thru in the future. That's something we've been discussing to see if we meet the stacking requirements for drive-thru. (refer to audio)

Chairman Parisi stated the potential approval of this tonight does not guarantee the approval of a drive-thru.

Mr. Salah replied yes, that's totally separate. We understand. We want to make we have the engineering department's and staff's approval before we present it.

Commissioner Nugent stated the only reason he's here tonight is because it does back up to residents and even though only one resident called, sometimes we don't get our concerns from our residents until after you exist. Back to the history of this particular strip mall, I know Blissful Banana is down the street, do you have any knowledge of food ever being in this strip mall? (refer to audio)

Ms. Gorman responded not that I could find in my research.

Commissioner Nugent replied we kind of did a quick relapse and one of the main things we've discussed with some of the approvals we've given in the last couple of years have been about the garbage dumpsters. We kind of glanced over the whole thing. Do we have room for another dumpster? (refer to audio)

Ms. Gorman responded this is a picture of the back of the building. That fence is covering the existing dumpster that's closest to where the restaurant will be located. The end unit, further back, has another dumpster. We have discussed this with the petitioner, obviously they need to meet our minimum requirements before they open the doors. If that becomes an issue in the future, we do have a health inspector on staff that could address that, or Code Enforcement.

Commissioner Nugent stated there's certain things that happen but when it comes to restaurants the number one thing is traffic and dumpsters. Just so we're clear

right now, they get people calling and asking the Village. Just so you realize that may happen. (refer to audio)

Mr. Salah replied we're totally aware of the possibilities. Like Ms. Gorman said, if we need to increase frequency we can do that. If we need to increase a dumpster, we could do that and put a new enclosure around it. We want our patrons satisfied and we want the neighborhood to be satisfied. (refer to audio)

Commissioner Nugent added the number one thing people don't like is when there's a drive-thru next to their house, which you have a whole block of townhomes there is, "Hey, welcome to our café. Can I help you". They get that for nine hours a day. I'm just being honest. We would look very seriously at that. (refer to audio)

Mr. Salah responded I totally understand.

Commissioner Nugent continued the existing townhomes have existed all these years and they've never had that. It changes your quality of life.

Mr. Salah replied I understand, and I appreciate the feedback. That's why we're still in the planning phases of that. We want to make sure it's feasible and we don't want to bite off more than we can chew. (refer to audio)

Commissioner Nugent stated we want you to succeed. It's a very welcoming Village and the Village Board would want to welcome you. With coffee, sometimes people want to enjoy sitting outside and sometimes people want to be fast and pick it up at a drive-thru which is fine. You haven't asked for either today. I just want on the record that we discussed it, otherwise, it's exciting to see you coming. I look forward to stopping in and I hope you succeed. (refer to audio)

Mr. Salah responded thank you. I appreciate it.

Commissioner Schussler stated I agree with Commissioner Nugent about the concern if you do put a drive-thru in with the speaker. I think the cars idling wouldn't be as much of a problem. In my mind, it's the constant noise from the people inside saying, "I'm ready to take your order," 100 times in an evening. I don't see a problem with an outdoor patio area. I'm glad that the trees are being added to the parking islands. I think that will improve the appearance which is to your benefit. The landlord is going to put the trees in? (refer to audio)

Mr. Salah replied yes, he's here and part of the project.

Commissioner Schussler responded I think that will be a benefit to all of your tenants. I don't see a problem with a coffee shop in that area, even though it backs up to residential because it's not like a full-service restaurant. I don't think the shared parking is a problem. We've allowed larger percentage reductions on

shared parking. It's great to see an Orland Park resident opening an Orland Park business. (refer to audio)

Mr. Salah responded thank you.

Commissioner Sanchez asked the 135 spaces... Does that also include the strip mall to the south of this building?

Ms. Gorman replied no, it does not. This is just for the Village Plaza Center which is under separate ownership. Everything outlined in this yellow square is the 135 spaces.

Commissioner Sanchez continued, to Commissioner Schussler's point, there's plenty of parking there. I don't think there's any concerns. As far as the proximity to the residences, I think it's similar to Blissful Banana, isn't it? It's probably the same distance to the residence. The only concern that I would have is the hours seven days a week, open until 11:00 p.m. Going back to Blissful Banana, I think they close at 4:30 p.m. each day. Do we have any policies around being that close to residents? Should they close at a certain hour? I don't have the answer to that but that would be my one small concern is being open until 11:00 p.m. if people right behind you have kids going to bed at 8:00 for school. Besides that, I think it's overall a great plan. Thank you.

Commissioner Paul asked is there going to be live entertainment? Is that part of the plan?

Mr. Salah responded it's not part of the plan. We want to diversify ourselves from other coffee shops in the area. If we do bring in live entertainment, it's not going to be anything extravagant like a concert. It might be a pianist or a celloist. Someone playing a small guitar in the corner. It's not going to be karaoke night by any means. (refer to audio)

Commissioner Paul stated before Blissful Banana there was a place called Mojoe's. It was a coffee shop in the same location and they had live entertainment but they also had a back door. You guys don't have a back door. The bands came in and out of there when they were loading at night. They were open late and that made noise for the people behind there. You're not going to have that problem. We talked about a drive-thru. If you decide to do that you're back here and we're talking about it again. I don't see a problem with parking. What's your plan, as far as when you're going to be in there? (refer to audio)

Mr. Salah responded we are estimating maybe about a month to two months worth of process with the building department with regards to getting drawings in and getting permits. Maybe towards the end of the summer, early fall with regards to an actual opening date. (refer to audio)

Commissioner Paul replied I see this as a good addition. The concerns as far as the noise and the traffic, the traffic's going to be in front and everything else is going to be in front of the building, not behind. It's not a liquor establishment. We talked about entertainment. A guy playing the cello isn't going to disturb the neighborhood. I have no problem with this Mr. Chairman.

Chairman Parisi stated I think we've covered most of the issues we can cover. I think it's a good idea also. I welcome you to Orland Park. I would advise if you're going to be open until 11:00 p.m., make sure you have plenty of decaf on hand. At this point I would entertain a motion.

Regarding Case Number 2025-0172, also known as Special Use Permit for a Restaurant for Kanzaman Café LLC (d.b.a Lale Coffee Shop), Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 12, 2025;

And

Staff recommends the Plan Commission approve a Special Use Permit for a restaurant within 300' of a residential parcel at 15567 94th Street, subject to the following conditions:

1. The parking lot landscape islands shall meet the requirements of Section 6-305.D.6.a.2 of the Land Development Code prior to the issuance of a Certificate of Occupancy for the restaurant.
2. All building code requirements are met, including obtaining all required permits.

RECOMMENDED MOTION

Regarding Case Number 2025-0172, also known as Special Use Permit for a Restaurant for Kanzaman Café LLC (d.b.a Lale Coffee Shop), I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

2025-0373 Special Use Permit for a Restaurant - Peace Marketplace

Ms. Skrodzki swore in Petitioner Jared Jachino, address is 4425 Highland Avenue, Downers Grove, Illinois.

Mr. Jachino stated I'm here representing Kevin and Janis Callozzo. Currently they are in Florida waiting for their first granddaughter. I'm the son-in-law. We're looking to open an ice cream parlor here in Old Orland, indoor/outdoor. We're trying to bring in an additional revenue stream. Please let me know if you have any questions.

Chairman Parisi asked you're familiar with the special use standards and everything you've addressed?

Mr. Jachino responded yes.

Associate Planner Andrew Gardiner respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. Gardiner stated Peace Marketplace is located at 14314 Beacon Avenue and is a two-story structure at approximately 1,200 sq. ft., featuring two residential units on its upper floor. It's currently zoned Old Orland Historic District (OOH) and has a designated use of Neighborhood Mixed Use. This is a part of the Downtown Planning District. It is designated for neighborhood mixed use which the Comprehensive Plan identifies as ideal for small-scale, mixed-use development which contributes to a diverse array of uses on a pedestrian oriented scale. They are currently neighbored by a florist, salon, commercial retail, and single-family housing. Mr. Gardiner gives a detailed description of the floor plan and shows photos of the interior space and exterior patio area. Adequate parking will be secured through public parking options including on-street parking, Metra parking

across 143rd Street, and the Downtown Orland parking structure. Finally, the petitioner agrees to work with Village staff to bring the existing trash enclosure into a code-compliant trash enclosure in accordance with Federal, State and Local regulations. (refer to audio)

Mr. Gardiner stated staff recommends the Plan Commission approve a special use permit for a restaurant within 300' of a residential parcel at 14314 Beacon Avenue, subject to conditions.

[Members of the Public]

Ms. Skrodzki swore in Orland Park resident John Lawler, address is 14420 3rd Avenue.

Mr. Lawler stated I am here on behalf of the Callozzo's. I live in the district. I'm definitely supportive of this. Kevin has done a wonderful job with Peace Marketplace on the corner helping to keep Beacon Avenue alive. I know there are some traffic shortages but Beacon Avenue is primarily small business. I would really hate to see this not happen only because I know the type of market they're in and there's not a lot around there at the moment. But Beacon Avenue needs a lot a help and Kevin has been an anchor to that corner and that street. I know there's a little worry that about the amount of people for an ice cream shop. I just wanted to point out to you guys as well that, a couple times, Kevin graciously hosted the Orland Park Arts Alliance Arts Festival and at both events we had hundreds of people come by and we didn't have issues with people or flow. We had numerous vendors and tents. We were able to utilize the alley/street, but again, that alley and street are not traversed by that many cars during the day. So I don't really think it would create an issue. I am here as a resident and I support this business. Hopefully you guys will approve it. Thank you. (refer to audio)

Chairman Parisi stated thank you for taking the time to come out and express your opinion.

[Commissioners]

Commissioner Sanchez stated I don't have many questions. I think it's great that you guys want to increase the business down there in Old Orland. Best of luck to you.

Commissioner Paul asked how many people would actually be able to sit in or near?

Mr. Jachino replied inside or outside?

Commissioner Paul responded inside.

Mr. Jachino replied we're looking at three tables. I'm thinking six to eight people.

Commissioner Paul responded and it's inside and outside?

Mr. Jachino responded yes. Outside, I believe we have four to five tables that can fit four people.

Commissioner Paul stated so it's not like there's going to be a lot of cars. People are not going to park, order, and sit around for an hour.

Mr. Jachino replied no, it shouldn't be.

Commissioner Paul continued it's going to be more of an in-and-out thing it sounds like to me. I think it's a great business you guys have there. I was wondering, is that going to be a wine tasting area or something different?

Mr. Jachino responded we're thinking about having it in that same part of the building.

Commissioner Paul replied that fits perfectly. This fits with the character of the area. You have my full support. (refer to audio)

Commissioner Schussler stated Beacon has always been a struggle as Trustee Lawler mentioned. I moved to Orland in 1972 and it's essentially unchanged today as it was in 1972. I think the businesses along there have existed without any problems with the residential. I think if this will help your revenue stream it's a welcome addition. Is the patio south of the building or to the west of the building? (refer to audio)

Mr. Jachino responded it's right behind it. To the south.

Commissioner Schussler replied, the patio would be between the building and the old bank building, the brick building to the south?

Mr. Jachino replied yes, the brick one right there.

Commissioner Schussler stated parking might be a problem for you. You might not have enough parking. Have you looked into leasing the vacant parcel right on the corner? (refer to audio)

Mr. Jachino responded yes. I believe Jane has reached out to the railway.

Commissioner Schussler continued one time there was a building on there that was on railroad property and it was eventually torn down. If you could lease that at a reasonable price from the railroad that would give you more parking if you need it. Other than that, I think it's a great addition to the neighborhood. (refer to audio)

Commissioner Nugent stated I really don't have any questions. As far as the Norfolk and Southern property which has been a question with the Village for 20 plus years...

Commissioner Schussler added they never sell, they only lease.

Commissioner Nugent continued I know but there's been question whether or not there's an agreement that's 100 years old and other rights. John and Dina, you can add that to your goal. We need to knuckle down a lease at a low rate with Norfolk and Southern for that property just like other communities do and that property needs to be Village controlled at a low rate for all the businesses to use, especially Peace Marketplace. But that's not for us to decide today. I think it's great. If I'm the type of person that goes to a downtown area for business, I like congestion. We want congestion, we want lots of volume, we want lots of people. The Village needs to do more to support you. Nearby businesses are probably excited that you are going to, hopefully, add congestion to the block, which everybody wants. Good luck. (refer to audio)

Commissioner Zomparelli stated it seems like everybody likes this idea. I love it. I was over there and thought what a great idea. Kevin and Janis have helped that whole area. It's too quiet, we need to make it loud. My only one concern is, I love the patio but I couldn't figure it out. On the west side, can a car drive over that patio? There's nothing barricading this.

Mr. Jachino responded I don't believe we'd have parking right there. It would be in front of the garage.

Commissioner Zomparelli replied I'm just worried about this spot with the car. I think that is something that needs to be considered. When I went over and looked, walked around, you've done a great job cleaning everything up. That was my only concern. If we could just address it. You've got Mitchell's Flowers, I think there's parking there late at night. You're not going to carry a whole lot of ice cream in there because it is a pretty tight space. I thought it could really help out the business because when I was there for about 45 minutes, there was nobody who came in, and I'd love to see the area get really busy. Thank you and good luck. (refer to audio)

Chairman Parisi stated I think it's a great location for an ice cream parlor. It's a great addition to that area. It fits right in. People from the neighborhood could walk there with their kids. I think it's a terrific idea and I wholeheartedly support you. I will entertain a motion. (refer to audio)

Regarding Case Number 2025-0373, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 15, 2025;

And

Staff recommends the Plan Commission approve a Special Use Permit for a Restaurant within 300 feet of a residential parcel at 14314 Beacon Avenue, subject to the following conditions:

1. Meeting all building code requirements, including required permits from outside agencies if applicable.
2. The Petitioner shall work with Village Staff to bring the garbage area into compliance with the Village's health code and the regulations from the Illinois Department of Public Health.

RECOMMENDED MOTION

Regarding Case Number 2025-0373, also known as Peace Marketplace Special Use, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

OTHER BUSINESS

2025-0415 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar