

# Special Use Permit Amendment for Waterfall Plaza Site Improvements

Board of Trustees November 3, 2025

## REQUESTED ACTIONS

The Petitioner has requested the following approvals:

- Special Use Permit Amendment for a Planned Development
- Special Use Permit for a Restaurant with a Drive-Through Service Window
- Site Plan Approval
- Landscape Plan Approval
- Building Elevation Approval
- Three Modifications from the Land Development Code

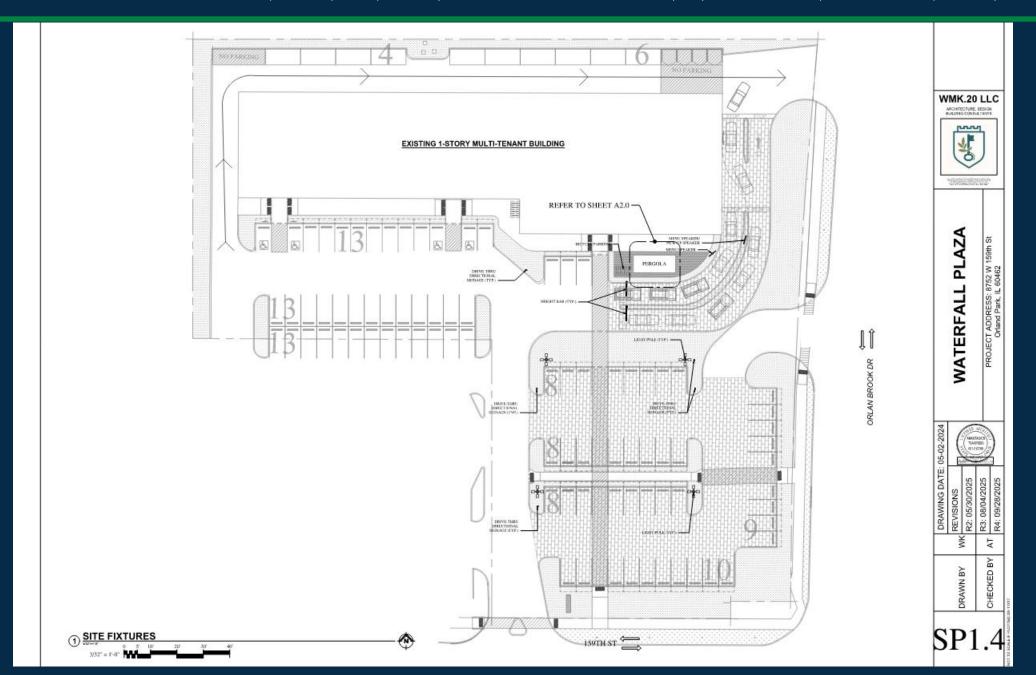
# **EXISTING SITE**







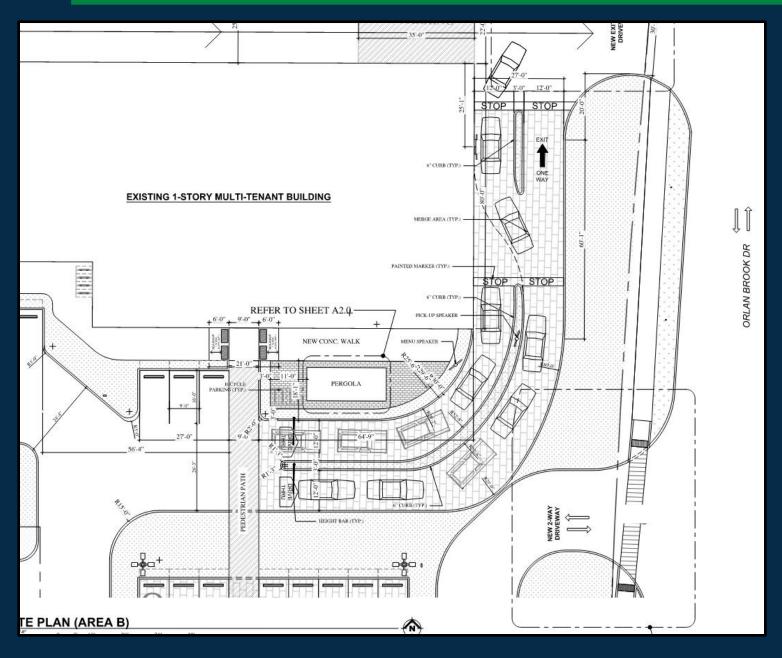
## SPECIAL USE AMENDMENT FOR A PLANNED DEVELOPMENT



## REQUESTED MODIFICATIONS

- 1. Allow parking lots within the setback area between the building and the street (Section 6-207.F.4).
- 2. Allow for a reduction in the required width and number of landscape plantings in the foundation planting area (Section 6-305.D.5.a).
- 3. Allow drive-through facilities between the building and the street (Section 6-207.F.4).

## SPECIAL USE FOR A DRIVE-THROUGH SERVICE WINDOW



- Dual-lane drive-through design exceeds the minimum 7 stacking spaces.
- Layout improves overall site circulation.
- Exit lane merges into a single outbound lane to Orlan Brook Drive to reduce conflicts with parking aisles.
- Pedestrian crosswalks are provided for safe access to the building.
- Proposed layout meets all LDC drive-through standards, except for the requested Modification.

## PARKING REQUIREMENTS

REQUI	RED PARKING SCHEDULE					
UNIT#	BUSINESS TYPE	AREA (SQFT)	PARKING RATIO	REQUIRED PARKING STALL		
1	CHA CHA POPCORN	675 SQFT	1 PER 100	7		
2	VACANT	2,250 SQFT	1 PER 250	9		
3-4	DOORS & MILLWORK	1,400 SQFT	1 PER 250	6		
5	VACANT	1,000 SQFT	1 PER 250	4		
6-8	UNIVERSAL DENTAL	3,000 SQFT	1 PER 200	15		
9	GRAVITY SALON	1,340 SQFT	1 PER 200	7		
10	PREVAIL JIUJUTSU	3,150 SQFT	1 PER 200	16		
11	VACANT	3,973 SQFT	1 PER 250	16		
12	MIRAJ COFFEE	2,480 SQFT	1 PER 100	25 + 7 STACKING SPACES		

## **SUMMARY**

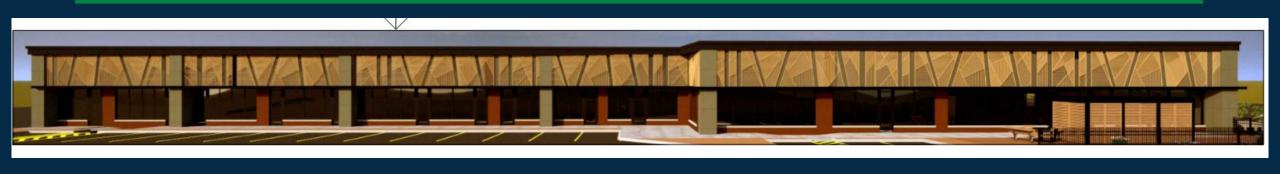
PARKING REQUIRED = 105

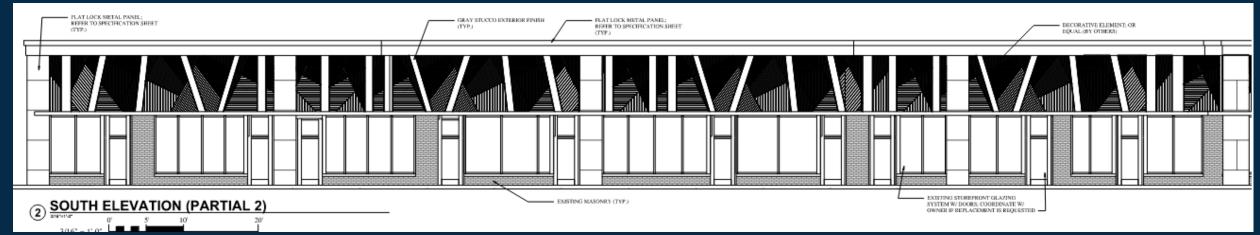
PARKING PROPOSED = 95 90.48% OF REQUIRED PARKING WITHIN 20% THRESHOLD

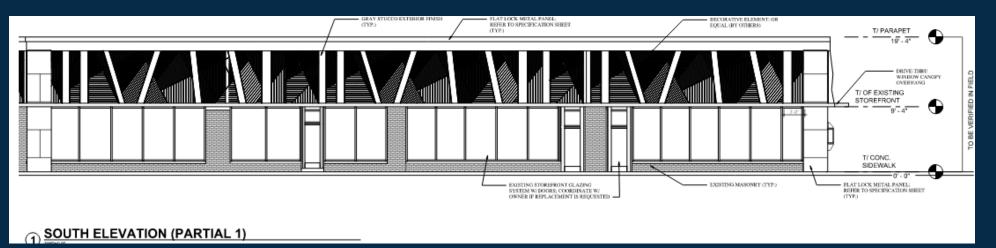
BICYCLE PARKING REQUIRED = 1 PER 10 PARKING STALLS = 11 REQUIRED

BICYCLE PARKING PROVIDED = 12 PROPOSED - REFER TO SITE PLAN

## **BUILDING ELEVATIONS**



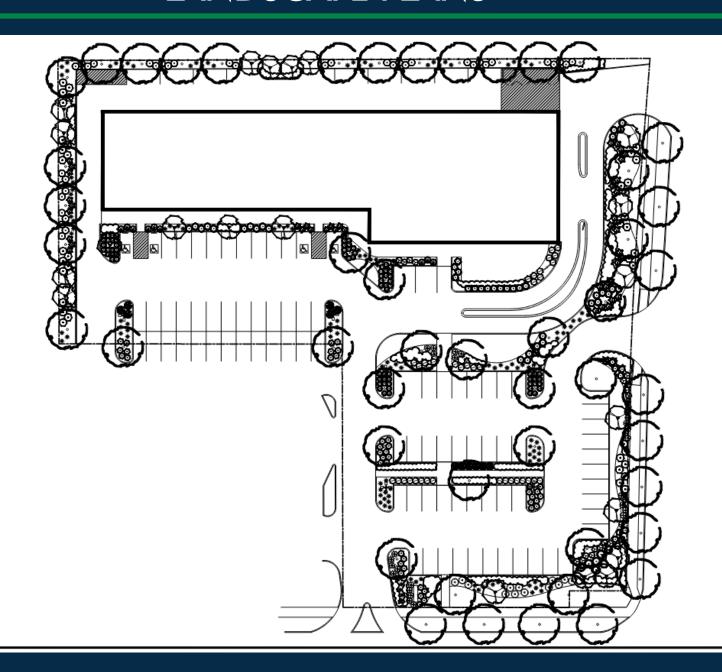




## LANDSCAPE PLANS

#### PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	CONT	SUE	an
Твауч.Си	Diese Storter Glorcy'	040	28	7
Frontier Brs	Unio-Yrottet	248	29	- 4
Skyne rioneylopust	Dealt no tracambos Stycold	040	28	- 2
Proxeton Sentry Sintage	Swigo biletin Threeten Sentry	040	75	- 5
Fin Oak: Swarp Whos Oak:	Durrous gataers	848	291	- 2
Swarp West Oak	Querous leader The cordete "Promoved" Appril finances	040	28	2
Greatepine Leiden	The cordeta Tirocoperd	INID	- 29"	- 8
Groanspilo Leden Autoria Blanc Vapilo	Aper is framenia	546	28	- 7
Royal Kind Maple	Restr pfallansiskini Ropal Rolel	040	25	7
Biolanisten Lordon Randfree	Ratinus a zopolota Morton Circle!	848	281	- 4
ORNAMENTAL TREE	5			
COMMON NAME	BOTANICAL NAME	CONT	SUE	QT
Actume Bellance Deneceberry		D45	SIZE	0211
Autuma Ballumos Demostherry Eintern Rayland	Ametrichier e grandri pro Asturen Britance! Étro e sursatirno.		- 6	- 6
Extrem Reviews	Diru s sansakiros: Volas Valsesi	D#0	6	- 4
Adams Cratapple				
Posti ne Crobspple Corrétan Dévry Bagnassi	Males Translay'	848	6	- 4
Constan Drivy Bayeresi	Coron man	040	- 6	- 2
DECIDUOUS SHRU	55			
COMMON NAME	BOTANICAL NAME	CONT	901	an
Little Line Hystoniger		CONT		14
Line Hydringer Linelight Hydringer	Hydronges parcolate "are" TM	U40	5 pa 30*	1.0
	Hydranges prenodates fune, get f	C01G		18
Streatury Strate Typrenger	Djulsangea parviolata Strautevry Sundari		E gá	10
Solia Hydrangos	Hydrongos parvolato 'Sobo'	C0H7	3 gel	9
Richard Dogwand	Corne emots	040	367	29
Only Dogwood	Comics recommode	_		
Stoomstrang Life:	Syrings i Woomitting'	848	349	14
Clarago Luetre Valverun	Viscous sandar Symptomic	040	30	20
American Charbotry-bash Vilvan	re Viborum truchum	848	30	12
Judd Vilorent Stack Choleteny Gro-Low Sursac	Viborum a judio Regna replanguarpa	040	3.0*	0
Stot Childreny	Regras replanyourps	C095	36"	-18
Gro-Low Sunsic Sanarétal Synta	Electronica Gro-Low		5 64	72
Sincrétal Synta	Speaks setsifisks Councilius americanus	CDNT	5 64	26
New Jorsey Tea Double Knockout Rose	Conctino antropros Rosa Radoo/	CDM	5 54	10
Double Krockout Rase			3 gri	43
Orenzed Reset Oreges	Mageia i große	CONT	Figs	1.0
EVERGREEN SHRUI	15	_		
COMMON NAME	BOTANICAL NAME	CONT	SUE	on
Oreen Volvet-Boxenso	Seus v Creen Volumi/	15435	787	20
Detrac You	Busin is Green Mountain'	040	241	- 9
Statute Way Cypnics	Januariosi Naturalistalisi Andresa Compani/	CONT	8 44	18
Salay Junger	Januarya shinerasa Sea Greeni	1943	242	22
Stamod Morry	Ro glibra Starwack'	D4D	787	18
Fire Cirel Arbenduse	Trop cooperate Complet	1010	787	- 11
ORNAMENTAL GRAS	SSFD.			
		_	_	_
COMMON NAME	BOTANICAL NAME	CONT	502	QT
Factor Reed Grass	Calamagrostia x acutollora Wari Footsöer	POF	TGIL	13
Dear Fountair Grans	Francistur apercurodes Harely Francis vegices Novo Metel Francis vegices Northerd Francis vegices Welsenbold Viscositino service Softman	701	1.6%	24
Heavy Metal Switch Street	Firecom vegetion Howy Motel	POF	1.0%	- 10
Northwest Stellah Stress	Famour vegeture Northwest	701	1.640	15
Northweld Shelich Grass Shelandari Switch Grass Zidna Maylor, Grass	Panicar vegetire Sherandosh	POF	166.	90
Ziches Wayler, Grebe	Mecanthia seesas Vahrius	POF	1.685	7
Franc Dispend	Sporobave hyperdepe	POF	1.640.	15
Digit Mat Filmer	Frintense guerra T. jub Blim!	707	1.6%	17
PTRENNIALS				
	motoria de la como	- max-	di con	-00
	BOTANICAL NAME	CONT	907	an
COMMON NAME		POF	1.645	1.15
Surance House Affron.	with center toxity			1.29
Surmon Bourly Allium Happy Raturns Dayley	Heranocolle Hoppy Recure/	701	1.6%.	
Summer Beauty Allium Happy Raturno Dayley Lette Fray Wards System	Allam Summer Boudy Heranocolle Yapoy Reoune' Builenskie Negole Vertich (disc Sury'	701	1.685	
Surmon Boully Allian. Happy Ratures Dayley Jetle Seay Ward, Speel Susser Fine Masslowbres Constitues	Heranocalia Yapoy Reome'  Bulandia Yapoy Reome'  Bulandia Yapok Vertich (Akio Sury'  Echacea Yine Moskwithte'	POT	1 dAs 1 GAS	92
Burner Bouly Aller, Happy Estame Dayliy Letic Flay Wank Synd Soner Pice Mexicolone Conflorer Leight Martin	Echtuces Tive Mesebubnite' Aldvenitz maks	POT	1 6/4 1 6/4 1 6/4	92
Burner Bouty Allian, Happy Raturio Daylig Lette Spay Ward, Synd Sysan Pice Misaksabnes Constower Lesjy's Martis Boster Astems Joy	Echacos Tios Movibulanta' Alchanita milina Solum Valurin Jay'	POT POT	166 166 166 166	92 18 72
Summer Boully Allian. Happy Ratures Dayliy Lette Festy Wark Synd Synan Pince Misaboubnes Conditioner Leuly's Mindle Sealer Rations Joy Stackys Humstac	Echtaces Tive Mesobshire!  Aldrenta index  Sodum Velium Jey!  Stacije o'l jotole Inumelo	POT POT POT	1 dAs 1 GAS 1 GAS	77 20
Burner Bouly Aller, Happy Estame Dayliy Letic Flay Wank Synd Soner Pice Mexicolone Conflorer Leight Martin	Echtuces Tive Mesebubnite' Aldvenitz maks	POT	166 166 166 166	92 18 72



### 8752 W 159th Steet Orland Park, Illinois

sheet: SHEET 1 OF 5
date: 22 AUGUST 2025

project no.:



obsoled: 1" = 20'-0"

9/18/25 2 9/28/25

revisions:



## **ENGINEERING PLANS**



## **ACCESSORY STRUCTURES**

