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Staff Report to the Plan Commission

Special Use Permit for a Restaurant – Kanzaman Café LLC (DBA Lale Coffee Shop)

Prepared: 5/14/2025

Project: Special Use Permit for a Restaurant – Kanzaman Café LLC (DBA Lale Coffee Shop)
Case Numbers: 2025-0172 | DP-25-00538**Petitioner:** Naseem Salah, Business Owner**Location:** 15567 94th Avenue, Orland Park, IL**P.I.N.s:** 27-15-304-004-0000, 27-15-304-003-0000, 27-15-304-002-0000, & 27-15-304-006-0000

Requested Action: The petitioner is seeking approval of a Special Use Permit for a Restaurant within 300' of a residential parcel. The coffee shop is proposed to occupy a vacant tenant space in the Village Plaza commercial center.

BACKGROUND

The subject property is within the Village Plaza commercial center, which is located at the southeast corner of 94th Avenue and Wheeler Drive. The center has five tenant spaces with an overall floor area of approximately 27,562 SF. Kanzaman Café LLC, doing business as Lale Coffee Shop, is proposing to occupy the southern end unit which has 4,385 SF of floor area. This space was previously occupied by Eternal Jewelers from 2019 to 2025.

COMPREHENSIVE PLAN

The subject site is located within the Regional Core Planning District and it identifies regional mixed uses as an ideal fit for this site, which the proposed use as a restaurant aligns with. Overall, the proposed use of the tenant space as a restaurant is consistent with the intent of the Comprehensive Plan for this area.

COMPREHENSIVE PLAN

Planning District	Regional Core
Planning Land Use Designation	Regional Mixed Use, Transition Zone

ZONING DISTRICT

Existing	BIZ, General Business District
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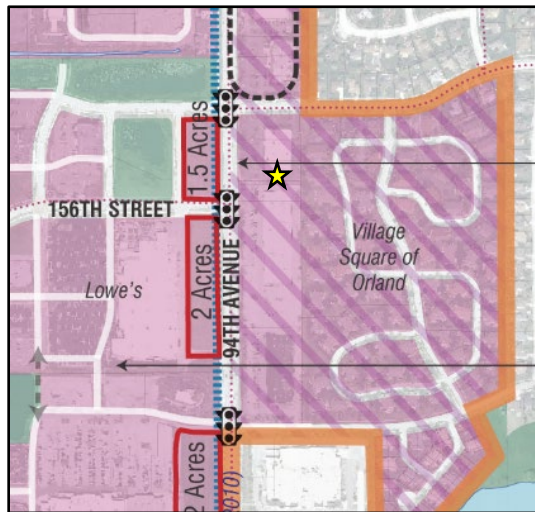
LAND USE

Existing	Commercial Retail Establishment
Proposed	Restaurant

ADJACENT PROPERTIES

	Zoning District	Land Use
North	BIZ, General Business District	Commercial (Wheeler Plaza)
East	R-3, Residential District	Multi-Family Residential (Village Square of Orland)
South	BIZ, General Business District	Commercial (Multi-Tenant Plaza)
West	COR, Mixed Use District	Vacant

Comprehensive Plan Land Use Map



Zoning District Map



DETAILED PLANNING DISCUSSION

Lale Coffee Shop is a sit-down restaurant serving coffee, beverages, and select bakery items. This will be their first location. They anticipate having hours of operation from 7 a.m. to 11 p.m., seven days a week. They plan to have an average of five employees. The proposed floor plan includes a general seating area with about 25 seats, a coffee bar with nine seats, and a kitchen.

This project involves substantial interior remodel work, as the space was previously used for retail. The petitioner is aware that permits are required before starting construction. No work has been proposed on the exterior of the building at this time.

Vehicle Parking

Tenants within the Village Plaza commercial center share a parking lot with 135 parking spaces. Staff calculated the total required parking based on the uses of each tenant space in the commercial center. The parking requirements for commercial center are provided in the table below:

Village Plaza – 15551-15567 94 th Avenue					
Address	Tenant	Use	Area (SF)	Ratio	Required Parking
15551	Neat Repeats Resale	Retail	8,197	1/250	32.79
15553	Anderson Blinds	Retail	2,898	1/250	11.59
15557	unVRReal VR Lounge	Indoor Recreation Facility	6,156	1/200	30.78
15565	Aqua-Tots Swim School	Indoor Recreation Facility	5,926	1/200	29.63
15567	Lale Coffee Shop	Restaurant	4,385	1/100	43.85
Total			27,562		149
Total Spaces On-Site					135
Surplus/Deficit					-14

Based on all uses in the commercial center, a total of 149 parking spaces are required. Therefore, there is a deficit of 14 parking spaces, or 9%, for the entire site. Section 6-306.B.2 of the Land Development Code (LDC) states that the Development Services Department may authorize up to a 20% reduction in the total number of parking spaces required on the lot. Since the deficit created by Lale Coffee Shop is less than 20%, the parking requirement is considered to be met. Furthermore, Section 6-306.F.1 of the LDC allows a joint use reduction in parking

requirements of up to 50% when the shared parking will not create a parking shortage during peak hours. Staff supports the joint use reduction and agrees with the petitioner that there will not be a substantial parking shortage on site created by Lale Coffee Shop. If there is an issue in the future, the owner is aware the regulations of Section 6-306.F.3 would apply.

Landscaping

Although no exterior site improvements are proposed at this time, any project requiring a Special Use Permit may require landscaping improvements, as determined by the Development Services Department. The site is currently deficient in their parking lot island landscaping, as 8 of the islands do not have trees. Therefore, staff is requesting that the petitioner plant one tree in each island, as required by Section 6-305.D.6.a.2.

Garbage Collection

Village Plaza has two dumpsters in the rear of the building that all 5 tenants share. Both dumpsters are currently screened by 6' tall fences, meeting our screening requirements in Section 6-308.J. The petitioner has stated that they are not concerned about their garbage collection, and that if there is a substantial increase in garbage created by Lale Coffee Shop, then they plan to increase the frequency of collection and/or purchase an additional dumpster solely for use by the restaurant. The petitioner is aware that if a third dumpster is added to the site, then it would also need to meet the Village's screening requirements.

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 to allow 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 concurs that the restaurant use complies with the intent of the Comprehensive Plan and is consistent with the character of the shopping center. They are committed to following all Village regulations.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0172, also known as Special Use Permit for a Restaurant for Kanzaman Café LLC (DBA 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 14, 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.

PLAN COMMISSION RECOMMENDED MOTION

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