



**ORLAND
PARK**

PopCones Gourmet Popcorn & Ice Cream Special Use Permit

**Special Use Permit for a Restaurant
within 300' of a Residential Parcel**

August 4, 2025

Project Attributes

Address: 9979 W. 151st Street

Petitioner: Shanika Brewer (Business Owner)

PIN: 27-16-203-013-0000

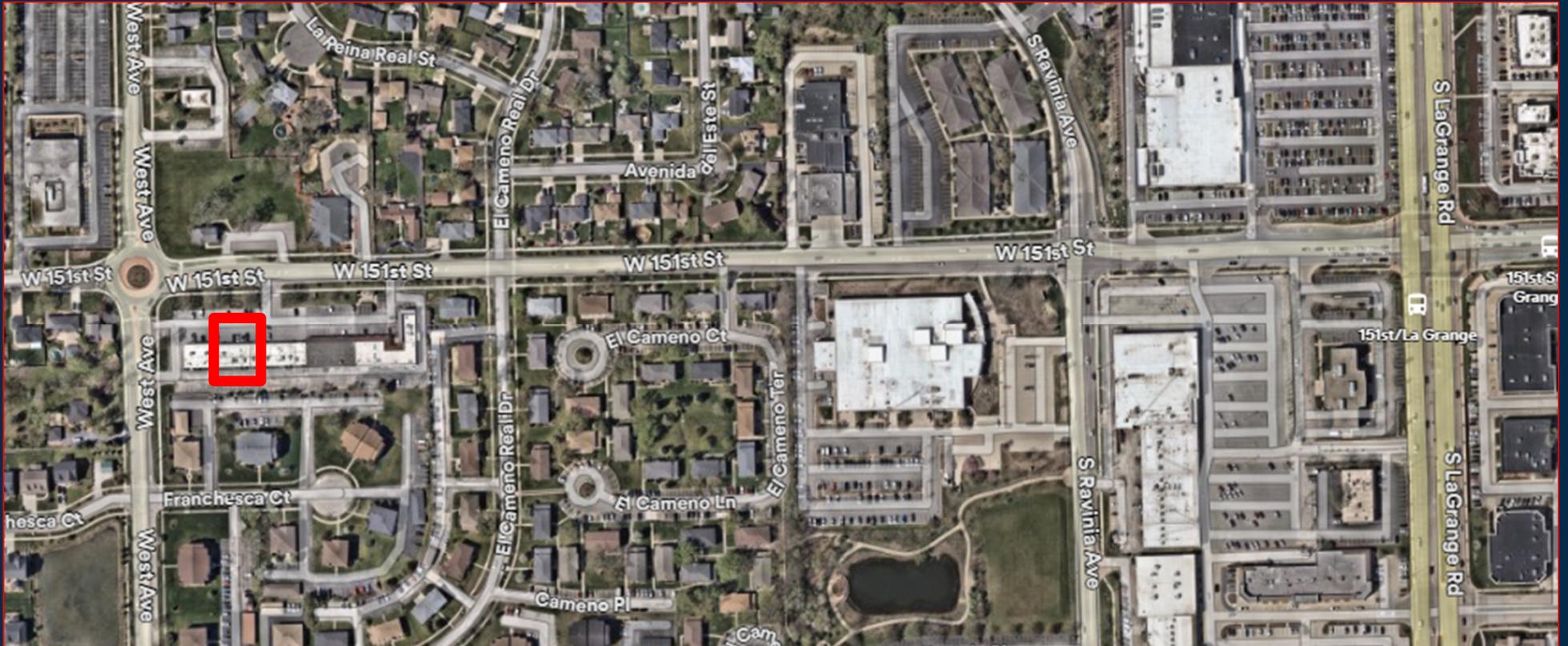
Zoning: BIZ, General Business District

Planning District: Orland Grove

Comprehensive Plan: Neighborhood Mixed Use

Request: The petitioner is seeking approval of a Special Use Permit for a Restaurant within 300' of a Residential Parcel. The restaurant is proposed within one vacant tenant space in the El Cameno commercial center.





NearMap April 12, 2025





Building Elevation



Garbage Collection



Parking Analysis

El Cameno Shopping Center - 151st & West Avenue

Unit	Tenant	Use	Area (sf)	Ratio	Required Parking
9985	7-Eleven	Convenience Store	2,400	1/250	10
9983	Vacant	Office	1,650	1/300	6
9981	Dina's Great Cuts	Personal Service Establishment	700	1/200	4
9979	Popcones	Restaurant	600	1/100	6
9977	Orland Liquors	Grocery/Retail	3,000	1/200	15
9967	Joyful Dog Grooming	Pet services	600	1/300	2
9965	Bio Gen Lab	Office	900	1/200	5
9961	TJ Cachey Builders	Office	3,000	1/300	10
9957	Best Maids	Office	1,000	1/300	3
9955	Vacant	Office	1,000	1/200	5
9951	Orland Park Nutrition	Retail Sales	1,000	1/300	3
9945	Quick and Cleany Laudromat	Laundromat	1,000	1/500	2
9941	K Nevills Salon Salon	Personal Service Establishment	1,000	1/200	5
9939	Shaban Photography Studio	Personal Service Establishment	960	1/200	5
9937	Allstate	Office	900	1/300	3
9935	Nail Bar by Basia	Personal Service Establishment	500	1/200	3
9931	Kismet	Restaurant	2,700	1/100	27
Total			22,910		59
Total Spaces On-site					141
Surplus/(Deficit)					82

Parking Requirements calculated 7/10/2025



Board Recommended Action

Regarding Case Number 2025-0512, also known as Special Use Permit for a Restaurant - PopCones Gourmet Popcorn and Ice cream I move to approve a Special Use Permit for a restaurant within 300' of a residential parcel at 9979 151ST Street, subject to the condition that all building code requirements are met, including obtaining all required permits.

Board Recommended Motion

Regarding Case Number 2025-0512, also known as Special Use Permit for a Restaurant - PopCones Gourmet Popcorn and Ice Cream, 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 (POPCONES GOURMET POPCORN & ICECREAM – 9979 151st STREET).

