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Staff Report to the Plan Commission

Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating – Miraj Coffee House & Co.

Prepared: 10/2/2025

Project: 2025-0071 – Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating – Miraj Coffee House & Co.

Planner: Marcus LeVigne

Petitioner: Majd Alomari

Project Representative: Nick Protrovski, Grogan Hesse & Uditsky, P.C.

Location: 8752 159th Street Unit 12

P.I.N.s: 27-14-300-071-0000, 27-14-300-066-0000

Requested Approvals: The applicant seeks approval for a Special Use Permit for a restaurant with a drive-through service window and outdoor seating.

SITE PLAN

Site Plan

The proposed drive-through use is part of the broader Waterfall Plaza Site Improvement Project (Case No. 2025-0072), which includes parking lot reconfiguration, façade renovations, and landscaping upgrades. This Special Use request applies specifically to Unit 12 within the existing multi-tenant building and establishes approval for the double drive-through service window located along the northeast portion of the site.

Miraj Coffee House & Co. is proposed at in Unit 12 in Waterfall Plaza. The tenant space is approximately 2,480 square feet in size. The proposed restaurant will include an outdoor patio with a decorative pergola located along the building's south elevation, adjacent to the main entrance. Final patio materials, furnishings, the pergola, and lighting will be reviewed during the final engineering phase to ensure compliance with the Land Development Code (LDC) and consistency with the overall Waterfall Plaza design improvements.

Parking

The proposed restaurant use requires 25 parking spaces and 7 drive-through stacking spaces. The overall site plan provides 95 parking spaces, where 105 spaces are required by the Land Development Code (LDC). This represents a shortfall of approximately 10%. Per the LDC, the Development Services Department is authorized to approve up to a 20% reduction in required parking if the proposed uses are not expected to result in shortages. As tenant spaces turnover, parking compliance will continue to be reviewed by Planning staff through the required zoning permit process.

Traffic Study

The drive-through design and circulation are coordinated under the concurrent site plan and engineering review for Waterfall Plaza (Case No. 2025-0072), ensuring internal traffic flow and stacking align with the overall site layout.

A traffic impact study prepared by KLOA, Inc. evaluated the proposed 2,480-square-foot Miraj Coffee Shop with a dual-lane drive-through at Waterfall Plaza. The study found that the development would generate about 104 new morning peak-hour trips and 140 evening peak-hour trips. All nearby intersections, including 159th Street and Orlan Brook Drive, are projected to continue operating at acceptable levels of service through 2031.

To summarize KLOA's report, the proposed 12-vehicle stacking area exceeds the peak demand for similar coffee uses. No additional roadway or traffic control improvements are required, and the proposed access provides adequate capacity for the drive-through's functionality.

Trash Enclosure

A new trash enclosure is proposed at the rear of the property, directly behind the coffee shop tenant space. The enclosure will be constructed of masonry materials consistent with the building design and in compliance with LDC Section 6-302, meeting the intent of the for fully screened trash handling areas.

FINDINGS OF FACT

When considering an application for a special use permit, the decision-making body shall consider the Findings of Fact below. The petitioner has submitted responses to the Special Use Standards Worksheet for a Restaurant with a Drive Thru Service Window Responses, attached to this report, and staff finds the petitioner responses sufficient for this case.

1. The special use will be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
4. The proposed use will [not] have an adverse effect on the value of adjacent property.
5. The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
7. The development will [not] adversely affect a known archaeological, historical, or cultural resource.
8. The proposed use will 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.

STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0071 – Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating – Miraj Coffee House & Co., Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 30, 2025;

And

Staff Recommends the Plan Commission **approves** a Special Use Permit for a Restaurant with a drive-through service window and outdoor seating, subject to the following conditions:

1. All exterior improvements shall be constructed in compliance with the submitted plans and brand specifications.
1. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
2. Drive-thru digital menu boards, canopy, clearance bars, and bollards shall comply with Village standards for placement, illumination, safety, and volume.
3. The project shall meet all Building Code and final Engineering requirements, including any required permits from outside agencies.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0071 Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating – Miraj Coffee House & Co., I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.