

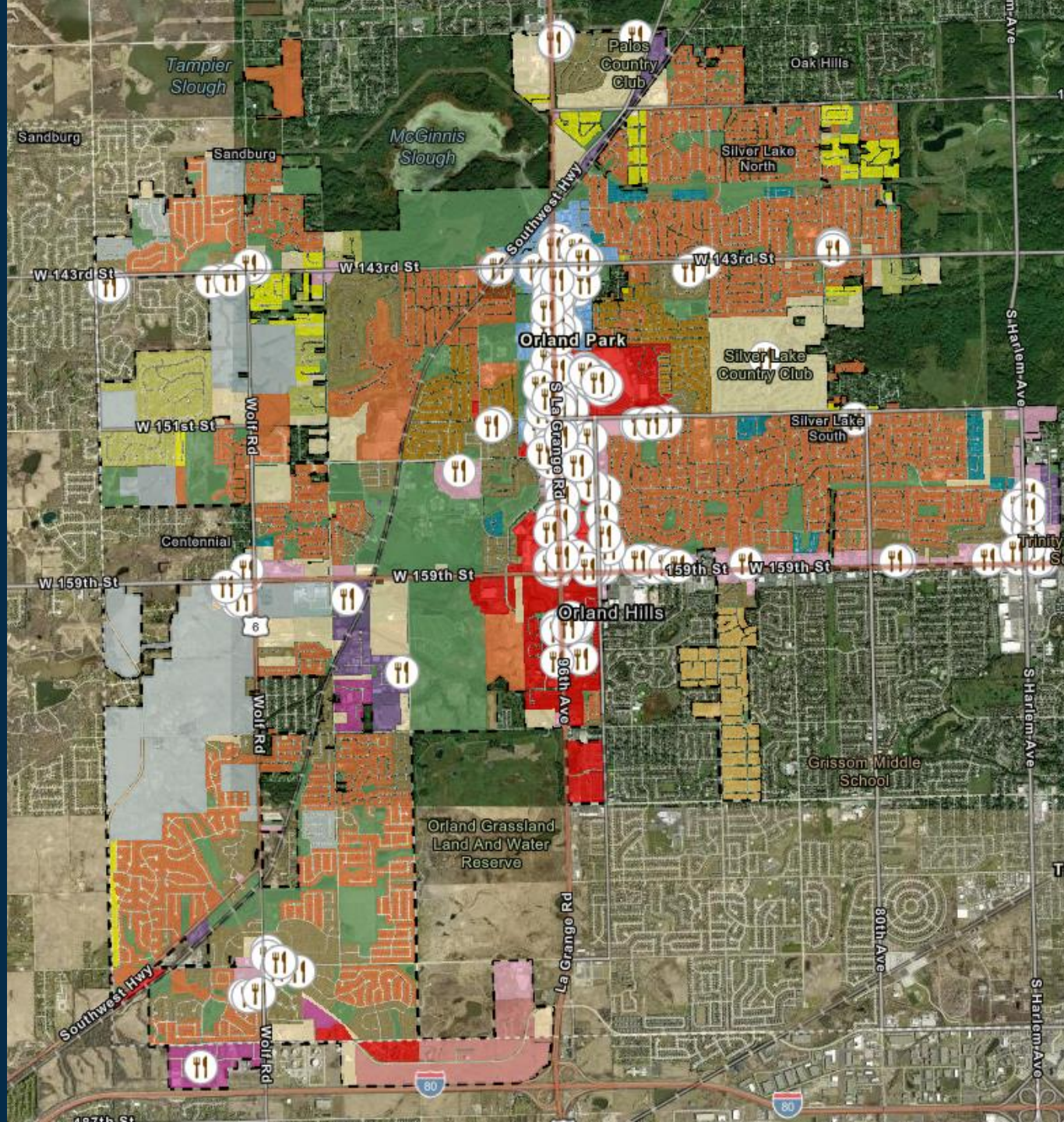
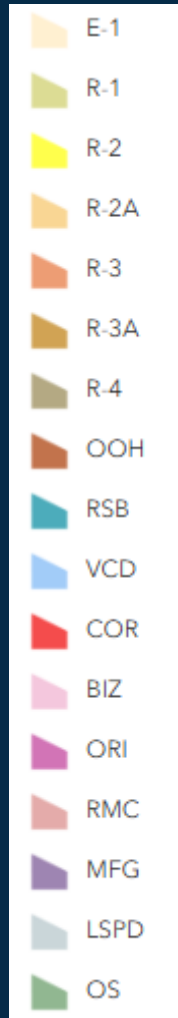


ORLAND
PARK

Proposed Text Amendment to the
Land Development Code (LDC)
(2025-0619)

Allow Restaurants within 300' of a Residential Parcel to be
Permitted Uses (*not Special Uses*) in
COR, BIZ, VCD, OOHD & ORI Zoning Districts

October 6, 2025



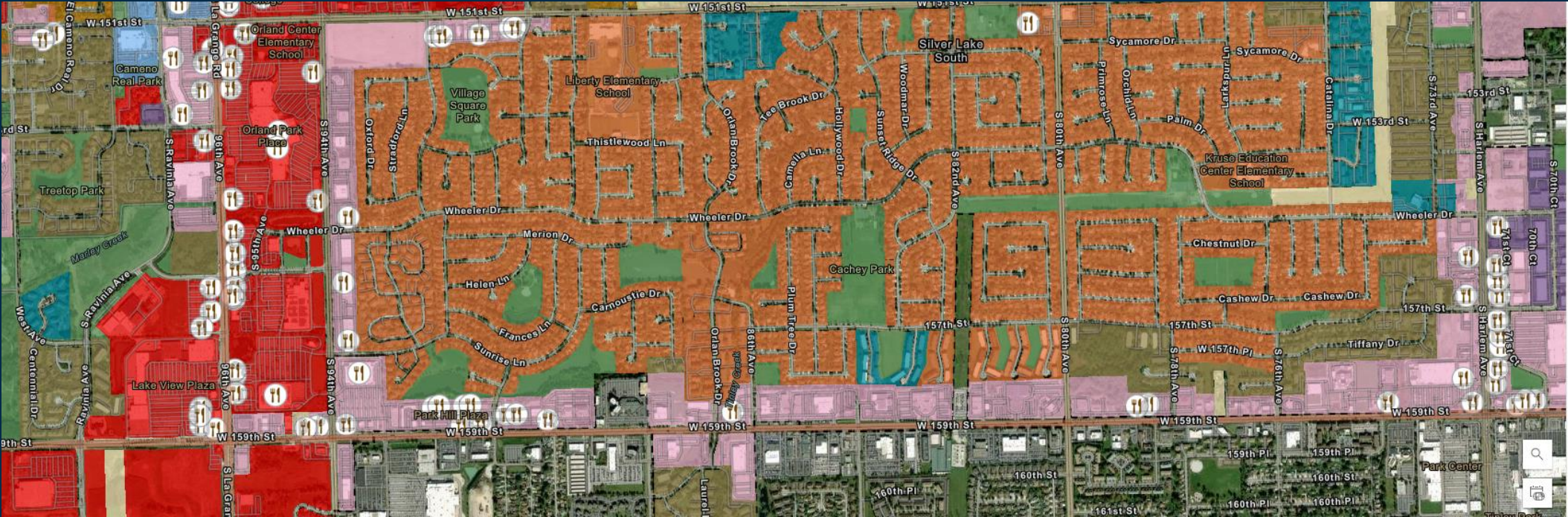
Map of Orland Park
Restaurants overlaid on
the Zoning Districts

Click here for
interactive map:
[Restaurant Map](#)

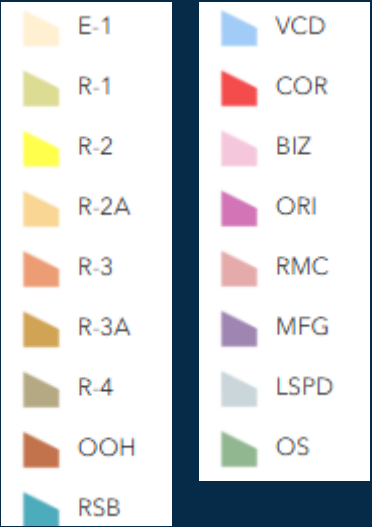
Orland Park Restaurant Stats
Total Number of Restaurants in Orland Park = ~ 230
No. of restaurants within 300' of Residential Parcel = ~ 30 (13%)

Click here for
interactive map: [Restaurant Map](#)

LaGrange and 159th



179th and Wolf



Restaurant Types

Stand Alone
Restaurants

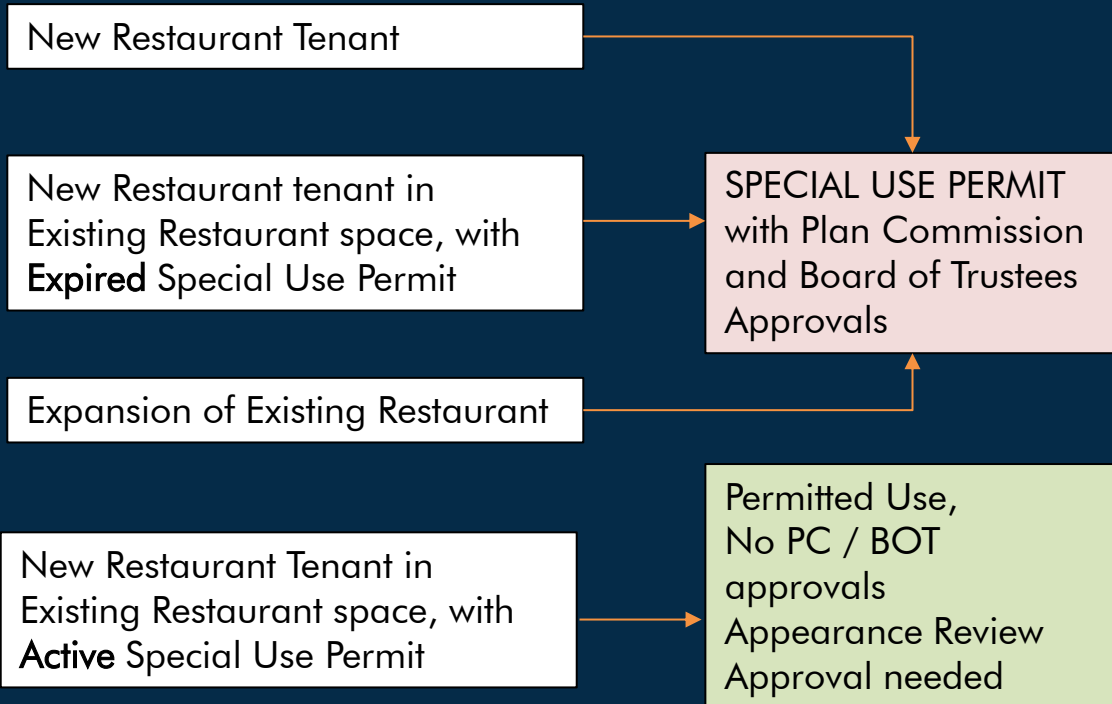


Restaurants located in
an Existing Shopping
Center

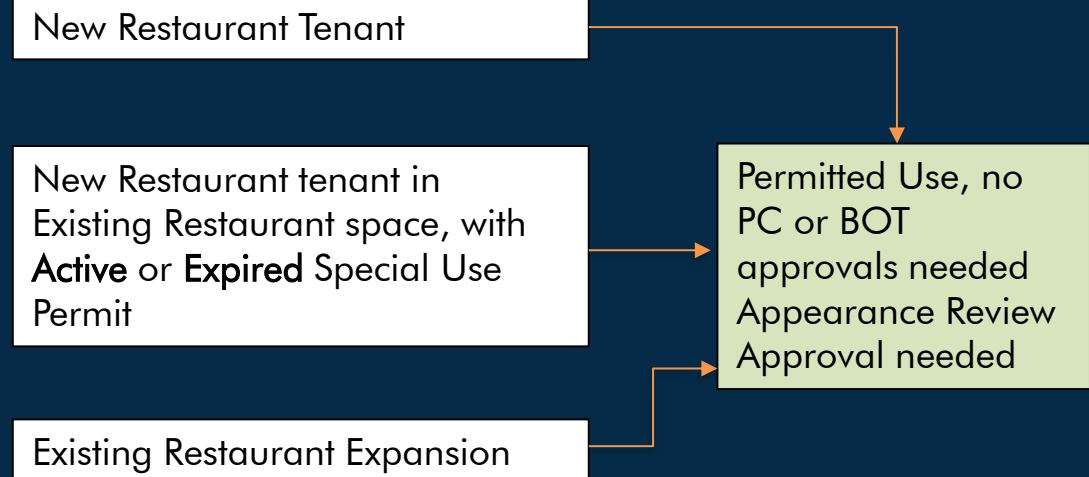


Restaurants in Existing Shopping Centers

Current Approval Process



Proposed Approval Process



ANY Restaurant within 300' of a Residential parcel with:

- Outdoor Seating
- Drive Through

Special Use Permit with PC & BOT Approvals



Restaurants in Standalone Buildings

Current Approval Process

New Construction

Existing Building with
Expired Special Use Permit

Expansion of Existing
Restaurant

Existing Building with
Active Special Use Permit

Special Use permit,
requiring Plan Commission
& Board of Trustees
Approval for **Land Use**, Site
Plan, Building Elevations
and Landscape Plan

Permitted Use, no
PC or BOT
approvals needed
Appearance Review
Approval needed

Proposed Approval Process

New Construction

Expansion of Existing
Restaurant

Existing Building with
Expired Special Use Permit

Existing Building with
Active Special Use Permit

Permitted Use, requiring
Plan Commission and
Board of Trustees Approval
of Site Plan, Building
Elevations & Landscape
Plan (*Not Land Use*)

Permitted Use, no PC
or BOT approvals
needed
Appearance Review
Approval needed

ANY Restaurant within 300' of a
Residential parcel with:

- Outdoor Seating
- Drive Through

Special Use Permit with PC & BOT
Approvals



Special Use Permits Issued to Restaurants located in a Shopping Center within 300' of Residential Parcel

Business Name	Address	Year	Zoning District	Conditions	Comments from Public during Public meetings
PopCones - Popcorn & Ice Cream	9979 W. 151st Street	2025	BIZ	Meet building code requirements	None
Peace Marketplace	14314 Beacon Ave	2025	OOHD	Meet building code and garbage enclosure requirements	None
Kanzaman Café	15567 94th Avenue	2025	BIZ	Meet building code and parking lot island requirements	None
Honest Restaurant	9176 W. 159th Street	2025	BIZ	Meet building code requirements	None
Olive Bakery	15828 Wolf Road	2025	BIZ	Meet building code and garbage enclosure requirements	None
Cello Crepes	9009 151st Street	2021	BIZ	Meet Outdoor Seating and Garbage Enclosure requirements	One comment about outdoor dining
Hashem Restaurant	8600 159th Street	2021	BIZ	Meet building code and garbage enclosure requirements	None
Mastic Pistachia Gelato	14404 John Humphrey Dr	2020	VCD	Meet building code requirements	None
LaMichiocana Azteca	9173 151st St	2019	BIZ	Meet building code and ADA parking requirements	None

Note –

- No specific conditions were attached to any of the Special Use Permits issued to Restaurants within an Existing Shopping Center.
- Members of the public attended only 1 meeting out of the past 9 meetings.



Pros and Cons

Pros:

- Quicker timeline for Businesses to open their doors.
 - Time savings of 2-3 months
- Efficient and streamlined process
 - Saves on Staff review time (2-3 months per project)
- Cost savings for Business Owners. No special use permit and escrow for legal and outside review fees.
 - Estimated cost savings of \$500 – \$1,000
- Plan Commission and Board of Trustees will continue to have regulatory input for Special Use Permits for:
 - New Stand-alone restaurants
 - Restaurants with drive-throughs
 - Restaurants with outdoor seating
- Development Services will continue to review and approve Appearance Reviews for occupying an existing or vacant former restaurant space and proposing exterior changes.

Cons:

No public comment for projects that do not require Special Use Permit



Proposed Code Amendment

	Restaurants within 300' of a Residential Parcel with <u>no</u> Drive through AND/OR Outdoor Seating		Restaurants within 300' of a Residential Parcel with a Drive through AND/OR Outdoor Seating	
Zoning District	CURRENT CODE	PROPOSED CODE	CURRENT CODE	PROPOSED CODE
BIZ	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE
COR	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE
ORI	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE
VCD (measured from lot line of a single-family home)	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE
OOHD (commercial zoned areas)	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE



Relevant Village Code Sections

The following Land Development Code Sections regulate pollution control (noise, odors, smoke, liquid waste etc.), garbage enclosure requirements, and parking requirements.

SECTION 6-313. POLLUTION CONTROL STANDARDS

SECTION 6-302. ACCESSORY STRUCTURES AND USES

SECTION 6-306. OFF-STREET PARKING AND LOADING REQUIREMENTS



BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0619, I move to approve the Plan Commission Recommended Action for this case.

And

I move to adopt an Ordinance entitled: AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED.



THANK YOU



Relevant Village Code Sections

SECTION 6-313. POLLUTION CONTROL STANDARDS.

The purpose of this section is to ensure that industrial, research, and other business activities are good neighbors to adjoining properties by controlling the emission of noise, odors, glare, vibration, smoke, dust, liquid wastes, radiation, radioactivity, and similar pollutants.

6-1-1-13: EXTERIOR REFUSE ENCLOSURES:

Exterior refuse enclosures for food service establishments are required to be of adequate volume and size and shall comply with the Property Maintenance Code (Village Code 5-7-5, item 19). Newly constructed food service facilities shall comply with the Village Land Development Code Section 6-302 D for the enclosure design and materials used for Dumpster and Trash Handling Areas.



Relevant Land Development Code Sections

SECTION 6-302. ACCESSORY STRUCTURES AND USES.

D. Dumpsters and Trash Handling Areas. The following requirements shall apply to walls and fences surrounding dumpsters and trash handling areas accessory to any multi-family or nonresidential use:

1. Except as provided below, any dumpster, grease receptacles or trash handling areas shall be screened from view from public streets and any abutting properties by three opaque walls and an opaque gate. All dumpsters and grease receptacles shall have lids that remain closed and remain inside garbage enclosure area at all times unless in use. (Amd. Ord. 4926 – 9/15/14; Amd. Ord. 5312 – 7/16/18)

2. Except as provided in (4) (below) for industrial uses, any wall around a dumpster or trash handling area (enclosure) accessory to a new multi-family or a nonresidential use shall be constructed in a durable fashion of brick, stone, or other masonry materials with no greater than twenty-five (25) percent of the wall surface left open. The wall shall be constructed of the same building material and in the same architectural style as the principal structure. Existing multi-family or nonresidential uses may construct enclosures using either wood or beige vinyl material as replacements to either wood or chain link existing enclosures or non-conforming trash handling areas. Existing masonry enclosures may only be replaced by other masonry enclosures. (Ord. 3199 - 11/16/98; Amd. Ord. 4015 - 5/2/05; Amd. Ord. 4926 - 9/15/14)

3. Any wall required under this Section shall have a height no greater than eight (8) feet and no less than six (6) feet. For other fence heights see Section 6-310. (Ord. 2959 - 11/18/96; Ord. 3672 - 8/5/02; Amd. Ord. 4926 - 9/15/14)

4. Any wall around a dumpster or trash handling area accessory to an industrial use shall be allowed to be constructed using walls of materials matching the primary building or wood doors with masonry support posts. (Ord. 4015 - 5/2/05)

