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Staff Report to the Board of Trustees

Special Use Permit for a Restaurant – Peace Marketplace

Prepared: 05/22/2025

Prepared by: Andrew Gardiner, Associate Planner

Project: Special Use Permit for a Restaurant – Peace Marketplace

Case Number: 2025-0373

Petitioner: Janis Callozzo (Owner)

Project Representative: Kevin Callozzo (Co-Owner)

Address: 14314 Beacon Avenue

P.I.N.: 27-09-207-009-0000; 27-09-207-010-0000

Parcel Size: ~0.15 acres

Tenant size: ~2,400 sf

Requested Action: The Petitioner seeks approval of a Special Use Permit for a Restaurant within 300' of a residential parcel. The petitioner is proposing to introduce a new use to their existing commercial retail business, offering hand scooped ice cream for patrons with interior and exterior seating.

BACKGROUND

This proposal is for the property at 14314 Beacon Avenue. The principal building is a two-story structure with a patio area and a detached garage. The building served as an antique store for many years until being acquired by current ownership in 2018 and shifted to a gift shop with two rental units on the second floor.

The subject property consists of 1,200 SF of commercial retail space with two residential units on the upper floor, both of which are currently occupied. The Petitioner also accommodates occasional social events and are permitted to serve pre-packaged liquor and food on the premises.

The Petitioner now seeks to introduce hand scooped ice cream on the site. The Petitioner anticipates a 12-bucket freezer and new seating to be installed in a 392 SF portion of their space with additional seating available on the outdoor patio.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 Commissioners, the petitioner, and members of staff. Following the staff presentation, the commissioners discussed that they are generally supportive of the project and that an ice cream parlor is a suitable use for this location.

One Commissioner inquired about the projected seating. The Petitioners responded they estimate a 6-to-8-person capacity on the inside and 16-to-20-person capacity outside. The Plan Commissioners suggested the Petitioners explore a lease for parking on the Norfolk Southern lot

neighboring the property to the north and downplayed any further concerns about parking and traffic congestion. One recommendation was given to the Petitioners to install a barrier between the alley and the patio for pedestrian safety. The Petitioners relayed openness to exploring a solution, but a condition was not formalized.

Public comment was provided by Trustee John Lawler, and he spoke in support of the Petition. Trustee Lawler stated that the location has hosted fundraising events in the past with an estimated attendance of over 100 people, and traffic and parking was not an issue. He further stated he would hate to see the Special Use Permit not happen.

The Plan Commission unanimously recommended approval of the special use permit with 6 ayes, 0 nays, and 1 absent. This item is now before the Board for consideration.

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 2025-0373, also known as Special Use Permit for a Restaurant – Peace Marketplace, the Plan Commission recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 15, 2025;

And,

The Plan Commission recommends to approve a Special Use Permit for a Restaurant within 300' of a residential parcel at 14314 Beacon Avenue, subject to the following conditions:

1. Meeting all building code requirements, including required permits from outside agencies if applicable.
2. The Petitioner shall work with Village Staff to bring the garbage area into compliance with the Village's health code and the regulations from the Illinois Department of Public Health.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0373, also known as Special Use Permit for a Restaurant – Peace Marketplace, 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 PERMIT FOR A RESTAURANT WITHIN 300 FEET OF A RESIDENTIAL PROPERTY (PEACE MARKETPLACE – 14314 BEACON AVENUE).

