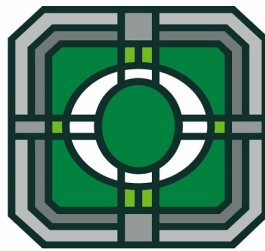


VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Tuesday, May 19, 2026

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Yousef Zaatar,
Daniel Sanchez, Kathy Fenton and Dave Shalabi*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:02 p.m.

Present: 4 - Member Fenton; Member Paul; Member Sanchez, Member Schussler

Absent: 3 - Chairman Parisi; Member Shalabi, Member Zaatar

APPROVAL OF MINUTES**2026-0495 Minutes for the April 21, 2026 Plan Commission Meeting**

A motion was made by Member Paul, seconded by Member Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Member Fenton, Member Paul, Member Sanchez and Member Schussler

Nay: 0

Absent: 3 - Chairman Parisi, Member Shalabi and Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

A motion was made by Member Paul, seconded by Member Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Member Fenton, Member Paul, Member Sanchez and Member Schussler

Nay: 0

Absent: 3 - Chairman Parisi, Member Shalabi and Member Zaatar

2026-0151 Special Use Permit for a Drive-Through Service Window and Restaurant with Outdoor Seating - Qargo Coffee

Village Attorney Anne Skrodzki swore in Petitioner and owner of Qargo Coffee Moiz Hussain at 11359 W. 159th Street, Orland Park.

Vice Chairman Schussler stated you're already open and you're just petitioning for a drive-through. Tell us about your operation and why you're here petitioning. (refer to audio)

Mr. Hussain stated we opened February 15 of this year. We are a coffee shop chain under a franchise. We have six locations here in Illinois with the fifth location being Orland Park. We are an Italian-based coffee company. We are here to open a drive-through. This location used to be a Starbucks. We are trying to open the outdoor seating as well. (refer to audio)

Vice Chairman Schussler asked if there was anything else Mr. Hussain wanted to

add.

Mr. Hussain replied we got this location because of the drive-through. Two weeks before opening, we got a notice from Orland Park saying we couldn't open the drive-through without a special use permit. We submitted all documentation in September 2024; there was some conversation back and forth and did a traffic study for the drive-through. We had everything in place but in February 2026, when we were about to open, that's when we found out we couldn't open the drive-through until we went through this process. From our side as owners, it was a pretty big blow. (refer to audio)

Associate Planner Andrew Gardiner respectfully requested the staff report be entered into the record as written and as presented during this meeting. (refer to staff report)

Mr. Gardiner gave a brief presentation stating Qargo Coffee is currently operating and is now seeking approval to operate a drive-through service window and a restaurant with outdoor seating. This location previously operated with a drive-through and outdoor seating as a Starbucks for 13 years. The comprehensive plan designates this area as neighborhood mixed-use. Previously, Caputo's Plaza contained four drive-throughs for Starbucks, Walgreens, McDonald's and Old National Bank. Only Old National Bank is currently operating a drive-through on-site. The site is currently zoned BIZ General Business District. The petitioner does propose updating the site's existing landscaping and it meets current Village Code requirements. The petitioner provided a traffic study that was reviewed by Engineering, and they will continue to use the previous layout, and provide fresh crosswalk striping across the drive-through lane. (refer to audio)

Mr. Gardiner stated staff recommends to accept and make findings of fact as discussed at this meeting, and staff recommends the Plan Commission approve a special use permit for Qargo Coffee to operate a drive-through service window and operate a restaurant with outdoor seating at 11359 159th Street subject to conditions. (refer to audio)

[Commissioners]

Vice Chairman Schussler stated there was only one member of the public present, Trustee Lawrence, who did not have any comments or questions.

Commissioner Sanchez asked the petitioner if the outdoor seating area was going to be on the north side along 159th, and the petitioner responded yes. He also asked how many tables and chairs were anticipated outside and the petitioner stated three tables with nine chairs total, three at each table. He asked staff did Starbucks have to file for the same special approval or did something change between then and now. Staff stated Starbucks went through the same approval process in 2007. (refer to audio)

Commissioner Paul commented at one point we had four businesses there that had drive-throughs that never had issues that we know of. Now we'll have two. I don't see a problem there. I think it's important not to put any business at a disadvantage considering who was there before. I'm 100 percent in favor of the drive-through and the outdoor seating. (refer to audio)

Commissioner Fenton stated congratulations the only thing I would hope is that this won't happen again since this started back in 2024. Hopefully that remedy has been taken care of, so it doesn't happen again. I'm glad everything is working out and I'm sure this will go ahead and you'll be fine. Good luck. (refer to audio)

Vice Chairman Schussler asked if there is sufficient queuing capacity for the drive-through. Senior Engineer Peter Puljic responded stated they noticed some concerns on the stacking capacity, but as previously mentioned, this is a previously existing drive-through from Starbucks and we reviewed it in that context. The petitioner is aware and they stated they can implement some bollards or another option. (refer to audio)

Mr. Hussain shows a diagram from the traffic study showing designated parking spots where customers can park for orders that may take longer. He stated that he talked to his landlord about possibly using parking from other businesses. Vice Chairman Schussler asked if he thought he could keep the queue going so there won't be any back-up and Mr. Hussain replied yes. Vice Chairman Schussler also explained that a special use ends if it isn't used after three years and how it was unfortunate the petitioner didn't know sooner and further added he hopes they have a successful business. (refer to audio)

STAFF RECOMMENDED ACTION

Regarding Case Number 2026-0151, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 15, 2026;

And

Staff recommends that the Plan Commission approve a Special Use Permit for Qargo Coffee to operate a drive-through service window and operate a restaurant with outdoor seating at 11359 159th Street subject to the following conditions:

1. In substantial compliance with the Site Plan, dated March 2, 2026, and Landscape Plan, dated April 3, 2026.
2. Meet all building code requirements, including required permits from outside agencies if applicable.

STAFF RECOMMENDED MOTION

Regarding Case Number 2026-0151, also known as I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Paul, seconded by Member Sanchez, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Member Fenton, Member Paul, Member Sanchez and Member Schussler

Nay: 0

Absent: 3 - Chairman Parisi, Member Shalabi and Member Zaatar

CLOSE PUBLIC HEARING

A motion was made by Member Fenton, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Member Fenton, Member Paul, Member Sanchez and Member Schussler

Nay: 0

Absent: 3 - Chairman Parisi, Member Shalabi and Member Zaatar

OTHER BUSINESS

2026-0494 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

A motion was made by Member Fenton, seconded by Member Paul, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 4 - Member Fenton, Member Paul, Member Sanchez and Member Schussler

Nay: 0

Absent: 3 - Chairman Parisi, Member Shalabi and Member Zaatar