



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2025-0512

Agenda Date: 8/4/2025

Version: 1

Status: IN BOARD OF
TRUSTEES

In Control: Board of Trustees

File Type: MOTION

Title/Name/Summary

Special Use Permit for a Restaurant - PopCones Gourmet Popcorn and Ice cream

Project: PopCones Gourmet Popcorn and Ice cream

Legistar ID: 2025-0512

Project ID: PPA-25-0001

Petitioner: Benjamin Bell, Business Owner

Address: 9979 W. 151st Street

P.I.N.s: 27-16-203-013-0000

Purpose: The petitioner is seeking approval of a Special Use Permit for a Restaurant within 300' of a residential parcel. The restaurant is proposed in a vacant tenant space in the El Cameno Shopping Center.

History

BACKGROUND

PopCones Gourmet Popcorn and Ice cream is proposing to occupy approximately 600SF vacant commercial space within the El Cameno commercial center. The planned hours of operation are 11:00 a.m. to 7:00 p.m., 7 days a week, and the business will have two employees. The proposed restaurant will have a front sales area for ice-cream and popcorn, with a sales counter, ice cream display freezer, slushy machine etc. The rear of the restaurant will house a popcorn prep room with cheese and caramel popcorn makers, and a utility space with a restroom.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 7 Commissioners, the petitioner, and members of staff. Following the staff presentation, the commissioners discussed that they are happy that the vacant tenant space will be filled at the El Cameno Center and welcomed the business.

The Commissioners noted that in the future, if the petitioner were to be interested in potential outdoor seating, there is no room on the sidewalk to accommodate this request.

PopCones will be remodeling the tenant space for the restaurant use, and will apply for building permits for such work. No exterior work has been proposed at this time. The Plan Commission unanimously recommended approval of the special use permit with 7 ayes, 0 nays. 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, allowing 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 discusses that the restaurant use complies with the intent of the Comprehensive Plan and is consistent with the character of the shopping center. They also emphasized that their business will not adversely impact the surrounding uses and that they are committed to following all Village regulations.

..Recommended Motion

Regarding Case Number 2025-0512, also known as Special Use Permit for a Restaurant for 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 AND ICE CREAM - 9979 W. 151st STREET).