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Staff Report to the Plan Commission

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

Prepared: 05/15/2026

Project: Special Use Permit for a Drive-Through Service Window and Restaurant with Outdoor Seating – Qargo Coffee

Case Number: 2026-0151

Petitioner: Moiz Hussain (owner)

Project Representative: Moiz Hussain (owner)

Address: 11359 159th Street

P.I.N.: 27-19-201-025-0000

Parcel Size: ~1.12 acres

Tenant size: ~1,700 sf

Requested Action: The Petitioner seeks approval to operate a restaurant with outdoor seating and a drive-through service window. The business is already operating on the site without the Special Uses and seeks to add them to their established business. Improvements to the site will include a new landscaping plan which meets current Village code requirements and use of the existing drive through infrastructure which currently is dormant.

BACKGROUND

In 2007 (Case No. 2006-0243), a Site Plan and Special Use Permit was approved for three retail buildings on two lots. Specifically, Lot one would contain a 2,800 SF coffee shop and a 4,980 SF square foot retail building in an outlot of Caputo’s Plaza (formerly Bobak’s Plaza). The site plan was amended later that year (Case No. 2007-0539) through a proposal by Starbucks to occupy the approved coffee shop with a drive-through. The proposal swapped locations of the approved buildings to front the coffee shop along 159th Street and add a drive-through lane. 10 parking spaces were eliminated from the site plan to accommodate a drive-through and an additional dumpster. An outdoor seating area was also installed in the front of the Starbucks building. Starbucks’ proposal was approved and quickly followed by an amended Landscape Plan for the site (Case No. 2007-0199) which exceeded the minimum code requirements and was approved.

Starbucks vacated the site in 2020 and the site has remained vacant until the Petitioner obtained a Certificate of Occupancy for a restaurant in early 2026. Per the Land Development Code (LDC), restaurants with drive-through facilities and/or outdoor seating for restaurants are Special Uses per Section 6-207 BIZ General Business District. In addition, in Section 5-105.N., Special Use Permits expire if not utilized for three years without an extension provided by the Board of Trustees. Therefore, this proposal requires approval of a Special Use Permit for Qargo Coffee to operate a drive-through service window and a restaurant with an outdoor seating area.

Qargo Coffee is a national chain with 11 current locations throughout the United States offering Italian coffee and pastries. The brand established its first location in 2022 in Florida and has grown significantly. The brand’s website states “Qargo Coffee is one of the fastest-growing premium coffee brands in the country, with over 78 signed license agreements and more than 100 locations in development across 16 states.”

COMPREHENSIVE PLAN

The Comprehensive Plan designates this site for Neighborhood Mixed Use, which encourages small-scale commercial, vertical and horizontal mixed use to fulfill the everyday needs of nearby residents. Drive through facilities are considered a conditionally appropriate land use for this category but any drive-through lanes are to be carefully integrated into the overall site design and not interfere with pedestrian circulation routes. The site provides pedestrian connections to the west, north and east. The eastern connection crosses the drive-through lane and provides detectable warning pads at each end. The Petitioner proposes to re-paint the faded crosswalk striping across the drive-through lane.

The Comprehensive Plan also identifies the nearby intersection of 159th and Wolf Road as a neighborhood center for the Centennial Planning District. Neighborhood Centers are intended to serve as context-sensitive commercial hubs which provide a variety of convenient shopping, dining and service options for nearby residents. Caputo’s Plaza, and neighboring County West Plaza, provide a wide variety of businesses, and while there are two existing breakfast restaurants within this plaza, there are no existing coffee shops and one active drive-through facility (Old National Bank). This business began its development review process prior to the enactment of the temporary moratorium on the acceptance and approval of certain business licenses, including coffee and/or tea shops.

COMPREHENSIVE PLAN

Planning District	Centennial Planning District
Planning Land Use Designation	Neighborhood Mixed Use

ZONING DISTRICT

Existing	BIZ General Business
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	Unincorporated	Cook County Single-Family Residential R4
East	BIZ General Business	Commercial (Caputo’s Plaza)
South	BIZ General Business	Commercial (Caputo’s Plaza)
West	OS Open Space	Community & Institutional (SportsPlex)

PLANNING DISCUSSION

Staff supports the proposal which essentially seeks to continue the existing use under new ownership. The Petitioner renovated the interior and freshened the exterior of the site as a part of their occupancy of the space. The Petitioner does not propose any changes to the existing site layout and in operating the existing drive-through will utilize an existing facility in good condition which is prominently placed within the site's layout.

Parking

Parking for this site was administratively approved during Qargo Coffee's occupancy. The site falls short of the appropriate parking but was approved under LDC Section 6-306.B.2. which states the Development Services Department may authorize up to a 20% reduction in the total number of parking spaces required on a lot. Preliminary calculations conducted by Staff confirmed the Petitioner's proposal are comfortably within the 20% range. It is noted that the proposal essentially continues the previous use of the space and does not propose any expansions.

Staff's opinion is the proposal would not unreasonably increase parking congestion on the site and consider the parking demands for this proposal met.

Landscaping

The Comprehensive Plan states that landscaping should soften edges of buildings and provide ample shade trees for parking lots. This site's original landscaping plan was approved as a part of Case number 2007-0539 (Starbucks with Drive-thru) and was later amended in Case 2007-0199 (Walgreen's Center at Bobak – REVISED Landscape Plan) to accommodate Starbuck's occupancy and installation of a drive-through. Additionally, the Illinois Department of Transportation (IDOT)'s widening of 159th Street has since impacted the site's existing bufferyard adjacent to the roadway.

The Petitioner has provided an updated landscaping plan which has been reviewed and meets Village Code requirements.

Vehicular Mobility

The site is accessible from two internal roads for Caputo's Plaza which provide access from both 159th Street and Wolf Road. No changes are proposed to the existing site layout or traffic circulation.

Pedestrian and Bicycle Mobility

This location is connected to the bicycle network to the east by multi-use pathways down 159th Street and Wolf Road. Bicycle parking is provided on-site near the outdoor seating area along 159th Street.

Garbage Collection

The subject property is serviced by its own dumpster enclosure, which is constructed of matching brick, with opaque gates, is fully enclosed by landscaping and appears to be in good condition. No changes are proposed to the existing Garbage Collection Area.

SPECIAL USE STANDARDS

When reviewing an application for 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 drive-through service window and restaurant with outdoor seating. The factors below come principally 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 of the proposed use 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 provision 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 archaeological, 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 relayed their compatibility with nearby commercial uses and commitment to adhering to Village Code requirements. The Petitioner dismissed any concerns of negative impacts on the surrounding properties as the project scope essentially continues the previous tenant's operations as-is, and improves the current conditions by occupying a vacant space.

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.

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.