



**ORLAND
PARK**

Special Use Permit Amendment for Waterfall Plaza Site Improvements

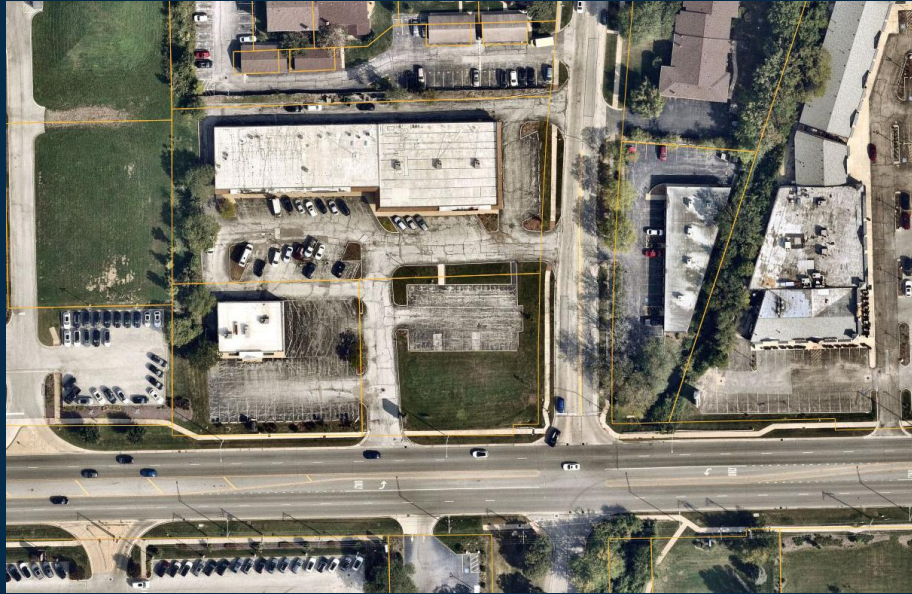
**Board of Trustees
November 3, 2025**

REQUESTED ACTIONS

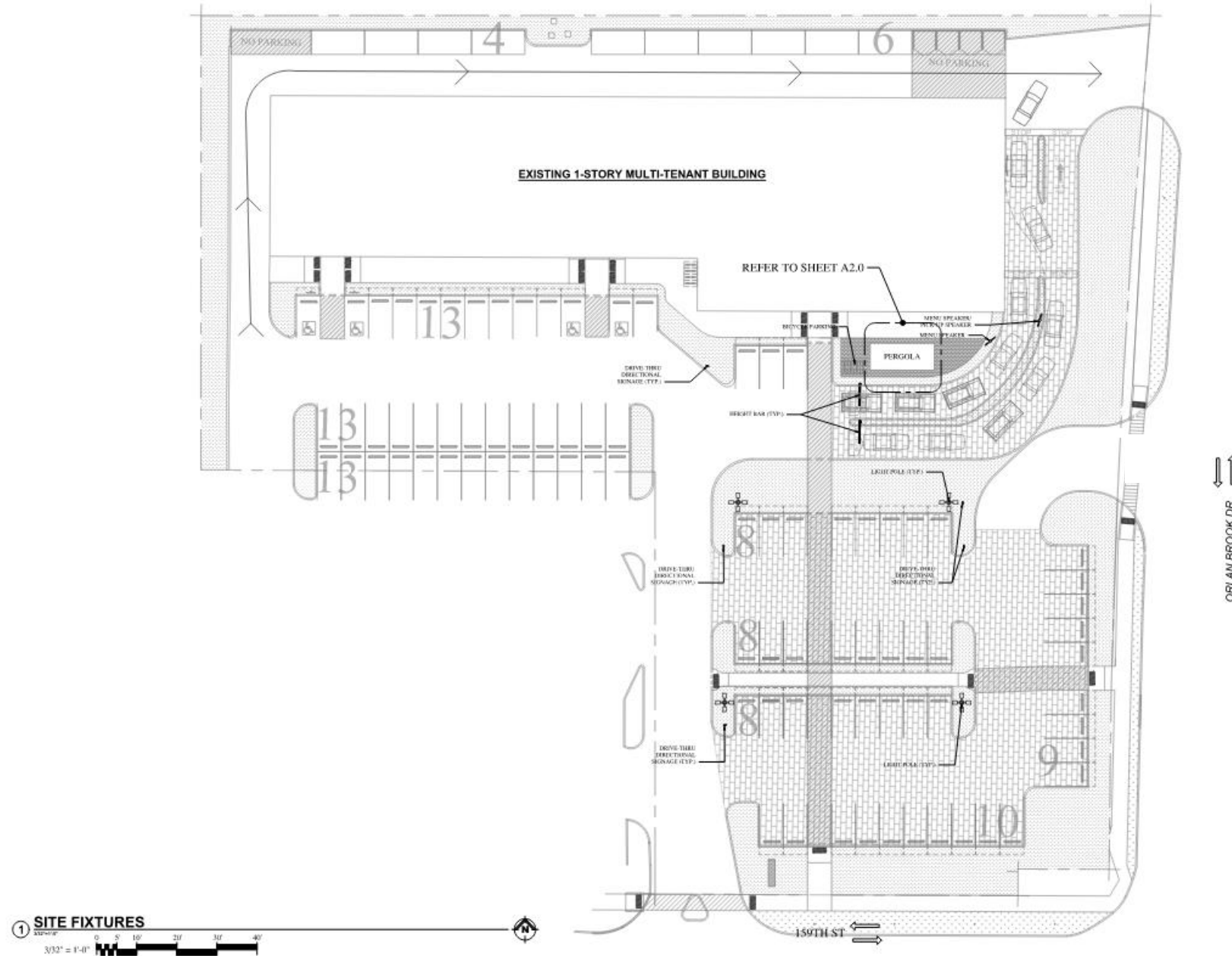
The Petitioner has requested the following approvals:

- Special Use Permit Amendment for a Planned Development
- Special Use Permit for a Restaurant with a Drive-Through Service Window
- Site Plan Approval
- Landscape Plan Approval
- Building Elevation Approval
- Three Modifications from the Land Development Code

EXISTING SITE



SPECIAL USE AMENDMENT FOR A PLANNED DEVELOPMENT

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

11/11/2019



WATERFALL PLAZA

PROJECT ADDRESS: 8752 W 159th St
Orland Park, IL 60462

DRAWING DATE: 05-02-2024



REVISIONS
R2: 05/30/2025
R3: 08/04/2025

AT	W/K
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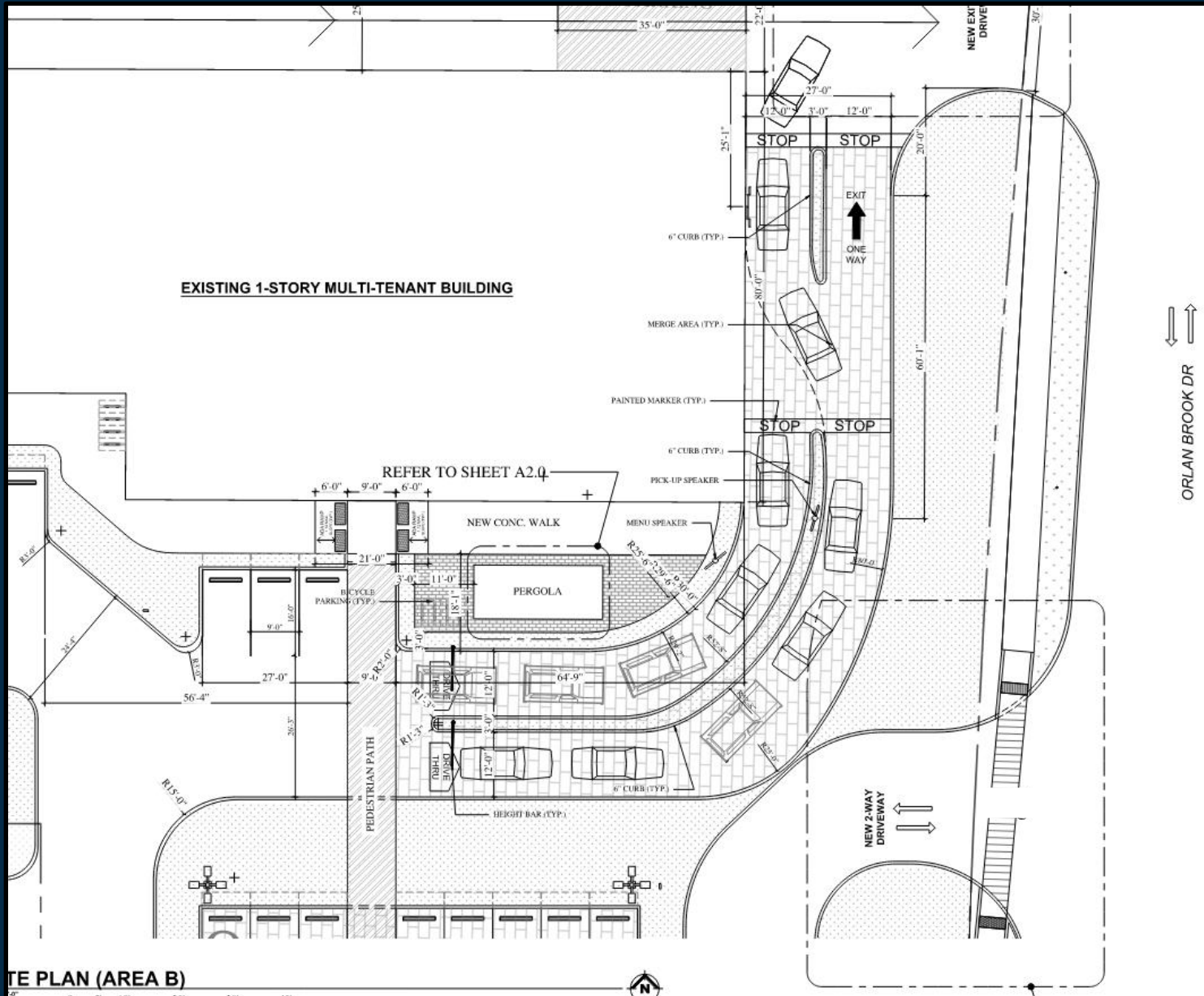
SP1.4

ready to supply a solution on request.

REQUESTED MODIFICATIONS

1. Allow parking lots within the setback area between the building and the street (Section 6-207.F.4).
2. Allow for a reduction in the required width and number of landscape plantings in the foundation planting area (Section 6-305.D.5.a).
3. Allow drive-through facilities between the building and the street (Section 6-207.F.4).

SPECIAL USE FOR A DRIVE-THROUGH SERVICE WINDOW



- Dual-lane drive-through design exceeds the minimum 7 stacking spaces.
- Layout improves overall site circulation.
- Exit lane merges into a single outbound lane to Orlan Brook Drive to reduce conflicts with parking aisles.
- Pedestrian crosswalks are provided for safe access to the building.
- Proposed layout meets all LDC drive-through standards, except for the requested Modification.

PARKING REQUIREMENTS

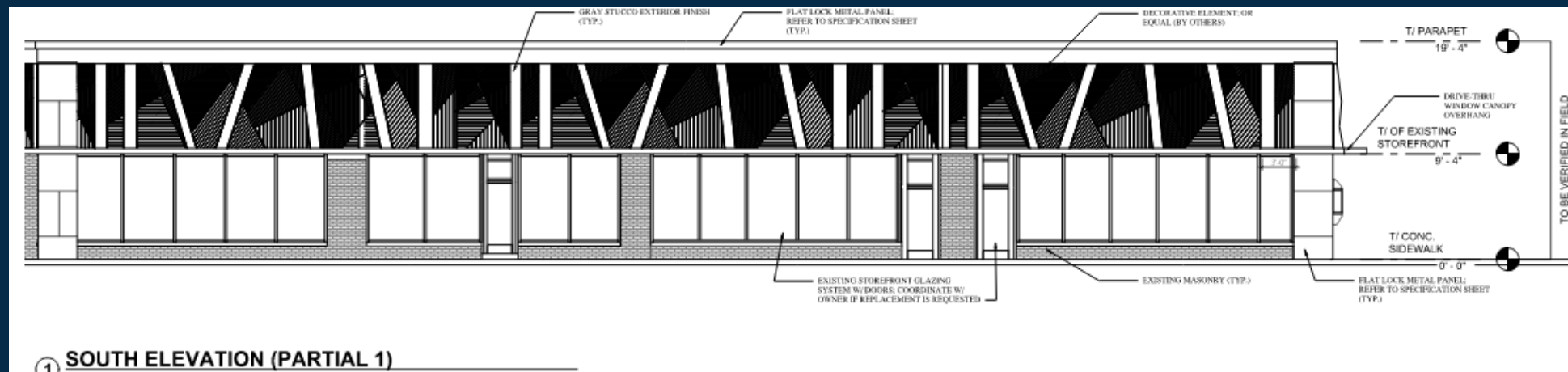
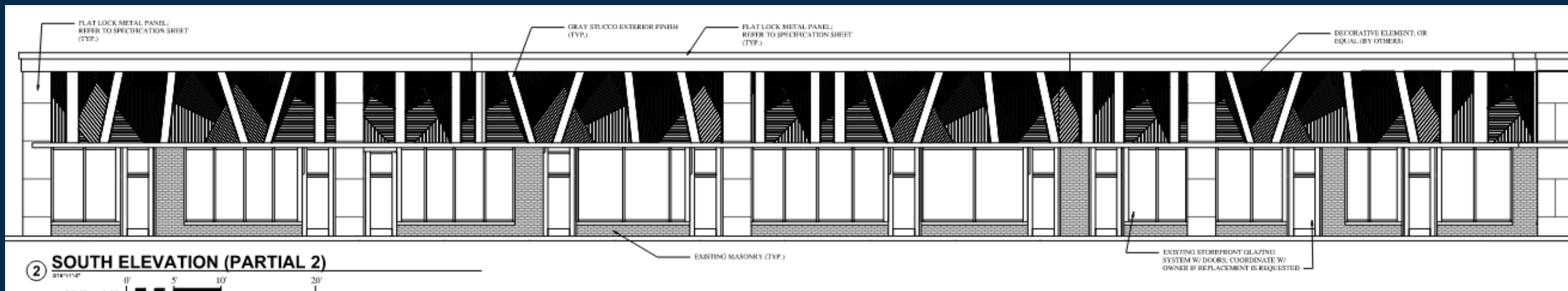
REQUIRED PARKING SCHEDULE

UNIT #	BUSINESS TYPE	AREA (SQFT)	PARKING RATIO	REQUIRED PARKING STALL
1	CHA CHA POPCORN	675 SQFT	1 PER 100	7
2	VACANT	2,250 SQFT	1 PER 250	9
3-4	DOORS & MILLWORK	1,400 SQFT	1 PER 250	6
5	VACANT	1,000 SQFT	1 PER 250	4
6-8	UNIVERSAL DENTAL	3,000 SQFT	1 PER 200	15
9	GRAVITY SALON	1,340 SQFT	1 PER 200	7
10	PREVAIL JIUJUTSU	3,150 SQFT	1 PER 200	16
11	VACANT	3,973 SQFT	1 PER 250	16
12	MIRAJ COFFEE	2,480 SQFT	1 PER 100	25 + 7 STACKING SPACES

SUMMARY

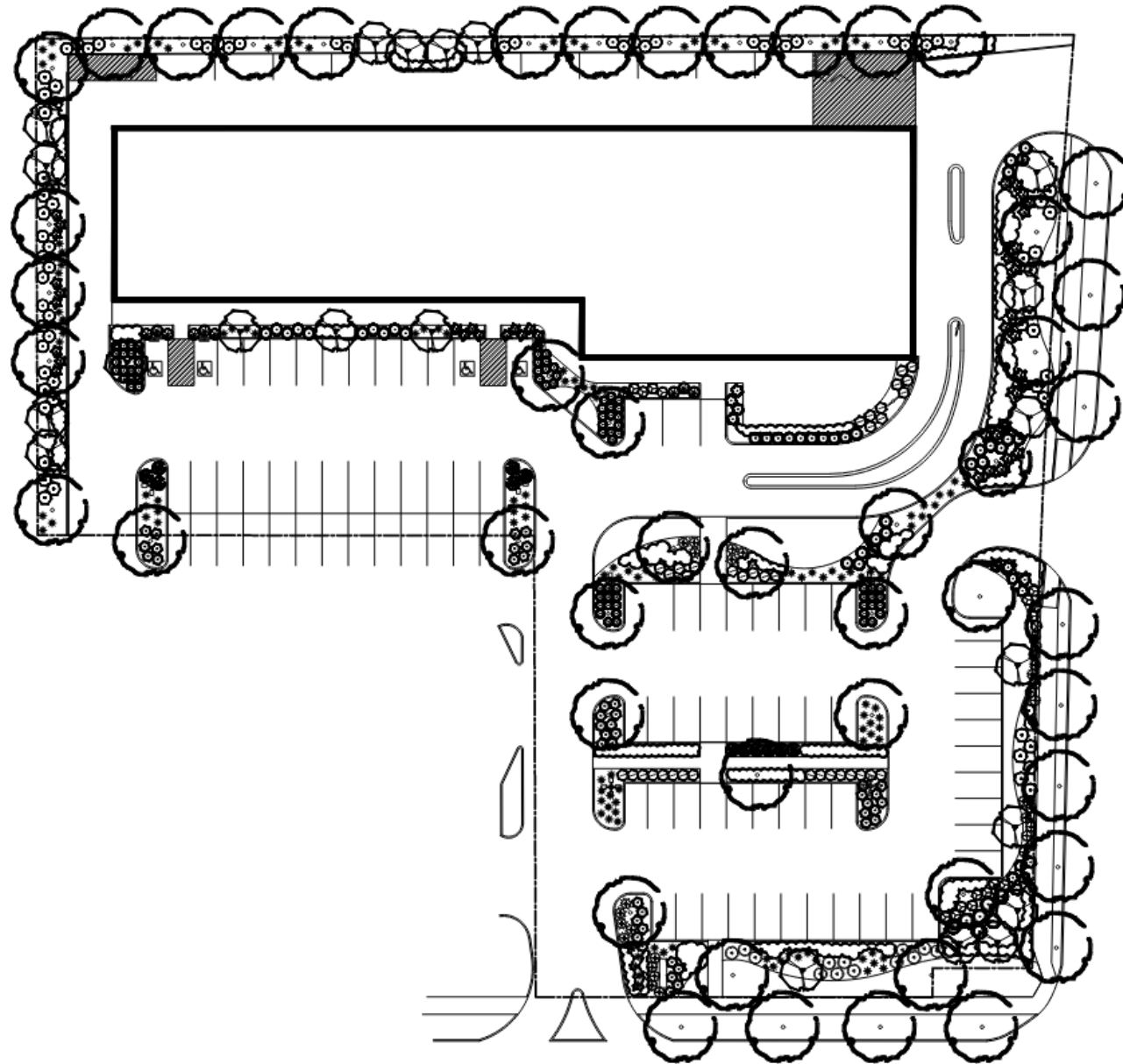
PARKING REQUIRED =	105
PARKING PROPOSED =	95 90.48% OF REQUIRED PARKING WITHIN 20% THRESHOLD
BICYCLE PARKING REQUIRED =	1 PER 10 PARKING STALLS = 11 REQUIRED
BICYCLE PARKING PROVIDED =	12 PROPOSED - REFER TO SITE PLAN

BUILDING ELEVATIONS



LANDSCAPE PLANS

PLANT SCHEDULE

[illegible]

**8752 W 159th Steet
Orland Park, Illinois**

sheet: SHEET 1 OF 5

date: 22 AUGUST 2025

project no.:



north:

drawn: **TM**checked: **TM**

scale: 1" = 20'-0"

1 9/18/25

2 | 9/28/25

revisions:



TOMEK DESIGN
landscape architectural design

ACCESSORY STRUCTURES

