

MAYOR

James Dodge

VILLAGE CLERK

Mary Ryan Norwell

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org



**ORLAND
PARK**

DEVELOPMENT SERVICES

TRUSTEES

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Dina M. Lawrence

John Lawler

Joanna M. Liotine Leafblad

Staff Report to the Board of Trustees

Special Use Permit for a Site Plan with a Drive-Through Window – Waterfall Plaza

Prepared: 10/28/2025

Project: 2025-0883 – Special Use Permit for a Site Plan with a Drive-Through Window – Waterfall Plaza

Petitioner: Ahmad Elkatib, AAA Investment Group, Inc.

Representatives: Nick Protrovski, Grogan Hesse & Uditsky, P.C.

Location: 8752 159th Street

P.I.N.s: 27-14-300-071-0000, 27-14-300-066-0000

Parcel Size: 1.98 acres

Building Size: 19,100 square feet

Requested Action: Special Use Permit for a Site Plan with a Drive-Through Window – Waterfall Plaza

SUMMARY

Please see Case No. 2025-0072 – Waterfall Plaza Site Improvements, where this request was presented and discussed in front of the Plan Commission. The Petitioner requests approval of a Drive-Thru Service window at Waterfall Plaza, located at 8752 West 159th Street. This Ordinance is filed separately so it can be repealed separately from the Planned Development if necessary.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0883 – Special Use Permit for a Site Plan with a Drive-Through Service Window, The Plan Commission recommends that the Board of Trustees **approves** a Special Use Permit for a Restaurant with a drive-through service window and outdoor seating, subject to the following conditions:

1. All exterior improvements shall be constructed in compliance with the submitted plans and brand specifications.
2. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
3. Drive-thru digital menu boards, canopy, clearance bars, and bollards shall comply with Village standards for placement, illumination, safety, and volume.
4. The project shall meet all Building Code and final Engineering requirements, including any required permits from outside agencies.
5. The Drive-Through Service Window is not open after 9pm.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0883 - Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating – Miraj Coffee House & Co, I move to approve the Plan Commission Action for this case

And

I move to adopt an Ordinance entitled: