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Staff Report to the Board of Trustees

Special Use Permit for a Restaurant – Kanzaman Café LLC (DBA Lale Coffee Shop)

Prepared: 5/21/2025

Prepared by: Hailey Gorman, Associate Planner

Project: Special Use Permit for a Restaurant for Kanzaman Café LLC (DBA Lale Coffee Shop)
Case Numbers: 2025-0172 | DP-25-00538**Petitioner:** Naseem Salah, Business Owner**Location:** 15567 94th Avenue, Orland Park, IL, 60462**P.I.N.s:** 27-15-304-004-0000, 27-15-304-003-0000, 27-15-304-002-0000, & 27-15-304-006-0000

Requested Action: The petitioner is seeking approval of a Special Use Permit for a Restaurant within 300' of a residential parcel. The coffee shop is proposed to occupy a vacant tenant space in the Village Plaza commercial center.

BACKGROUND

Lale Coffee Shop is proposing to occupy approximately 4,385 square feet (SF) of commercial space within the Village Plaza commercial center as a sit-down restaurant serving coffee, beverages, and select bakery items. This will be their first location. They anticipate having hours of operation from 7 a.m. to 11 p.m., seven days a week. They plan to have an average of five employees. The proposed floor plan includes a general seating area with about 25 seats, a coffee bar with nine seats, and a kitchen.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 Commissioners, the petitioner, the property owner of the Village Plaza commercial center, and members of staff. Following the staff presentation, the commissioners discussed that they are generally supportive of the project and that a coffee shop is a suitable use for this location.

The main concerns that the commissioners expressed were in regard to garbage collection, parking, and landscaping. Staff reiterated that the garbage collection and parking will be closely monitored. The owner of the Village Plaza commercial center has also agreed to assist the business in bringing the site landscaping up to current code requirements.

Lale Coffee Shop will be remodeling the tenant space for the restaurant use, and have not yet applied for building permits. No exterior work has been proposed at this time. The Plan Commission unanimously recommended approval of the special use permit with 6 ayes, 0 nays, and 1 absent. 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 to allow 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 concurs that the restaurant use complies with the intent of the Comprehensive Plan and is consistent with the character of the shopping center. They are committed to following all Village regulations.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0172, also known as Special Use Permit for a Restaurant for Kanzaman Café LLC (DBA Lale Coffee Shop), the Plan Commission recommends to accept and make findings of fact as discussed at the Plan Commission meeting and within the Staff Report dated May 14, 2025;

And

The Plan Commission recommends to approve a Special Use Permit for a Restaurant within 300' of a residential parcel at 15567 94th Street, subject to the following conditions:

1. The parking lot landscape islands shall meet the requirements of Section 6-305.D.6.a.2 of the Land Development Code prior to the issuance of a Certificate of Occupancy for the restaurant.
2. All building code requirements are met, including obtaining all required permits.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0172, also known as Special Use Permit for a Restaurant for Kanzaman Café LLC (DBA Lale Coffee Shop), 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 (KANZAMAN CAFÉ D/B/A LALE COFFEE SHOP – 15567 94TH AVENUE).