

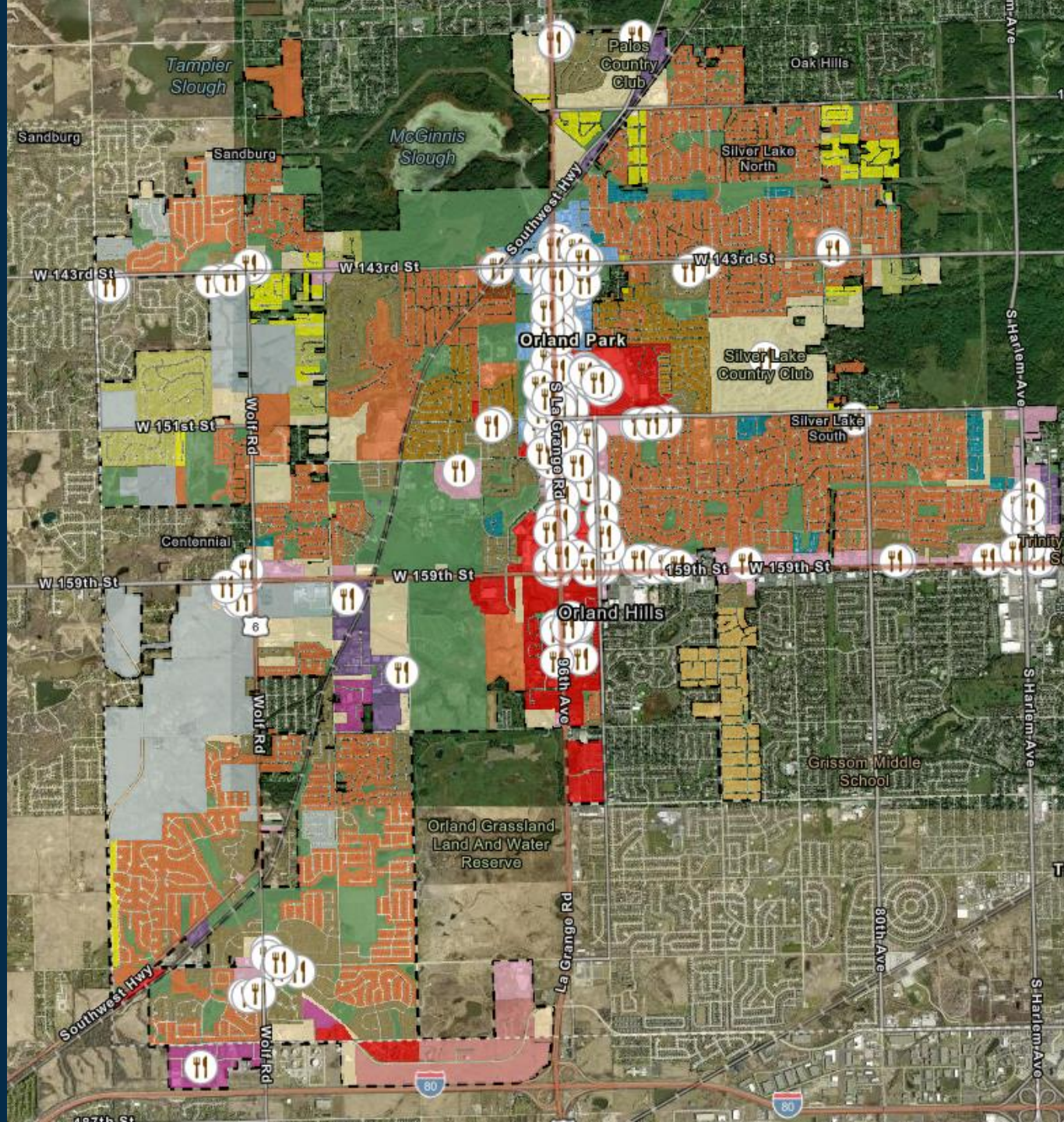
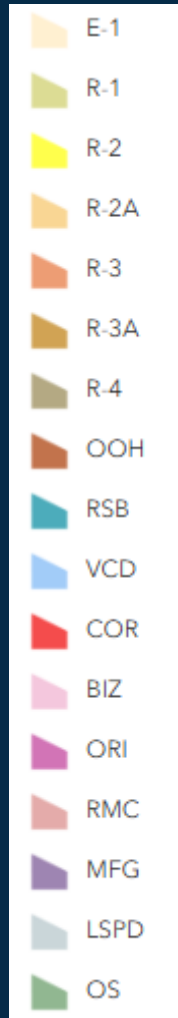


ORLAND  
PARK

# Discussion: Proposed Text Amendment to the Land Development Code (LDC) (2025-0619)

Allow Restaurants within 300' of a Residential Parcel to be  
Permitted Uses (*not Special Uses*) in  
COR, BIZ, VCD, OOHD & ORI Zoning Districts

August 18, 2025



Map of Orland Park  
Restaurants overlaid on  
the Zoning Districts

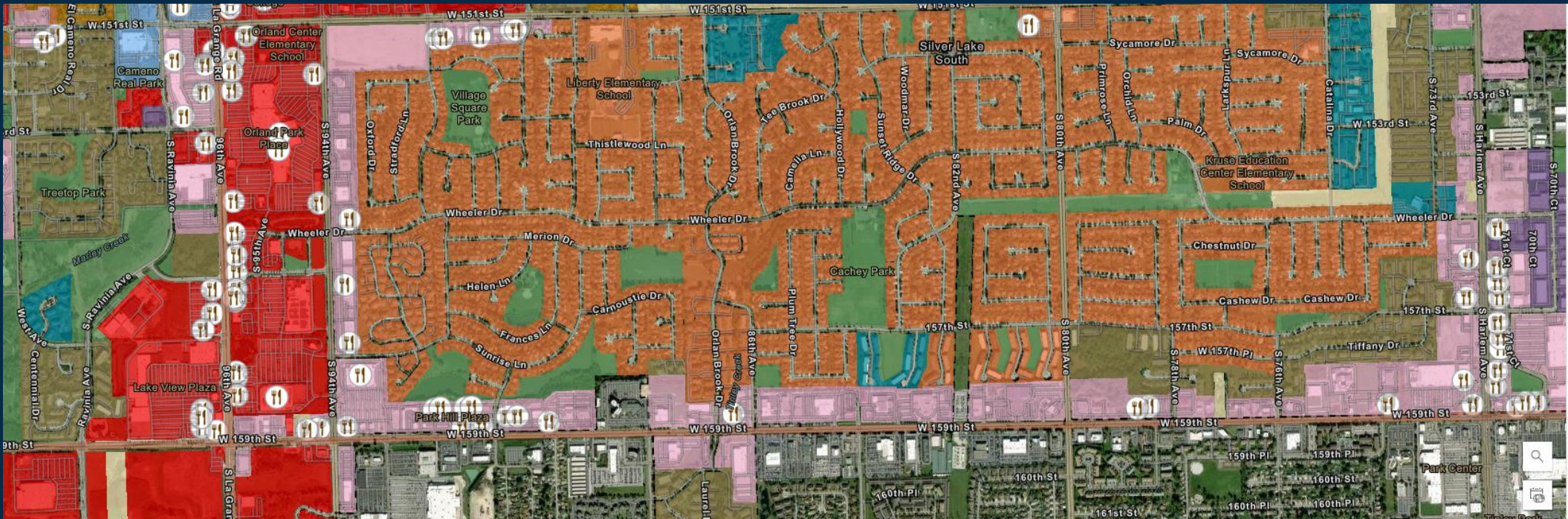
Click here for  
interactive map:  
[Restaurant Map](#)



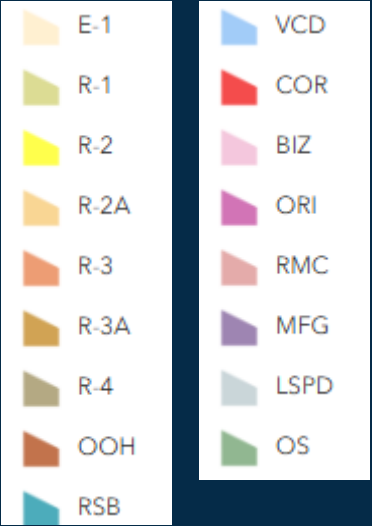
Orland Park Restaurant Stats  
Total Number of Restaurants in Orland Park = ~ 230  
No. of restaurants within 300' of Residential Parcel = ~ 30 (13%)

Click here for  
interactive map: [Restaurant Map](#)

LaGrange and 159th



179th and Wolf





# Restaurant Types

Stand Alone  
Restaurants

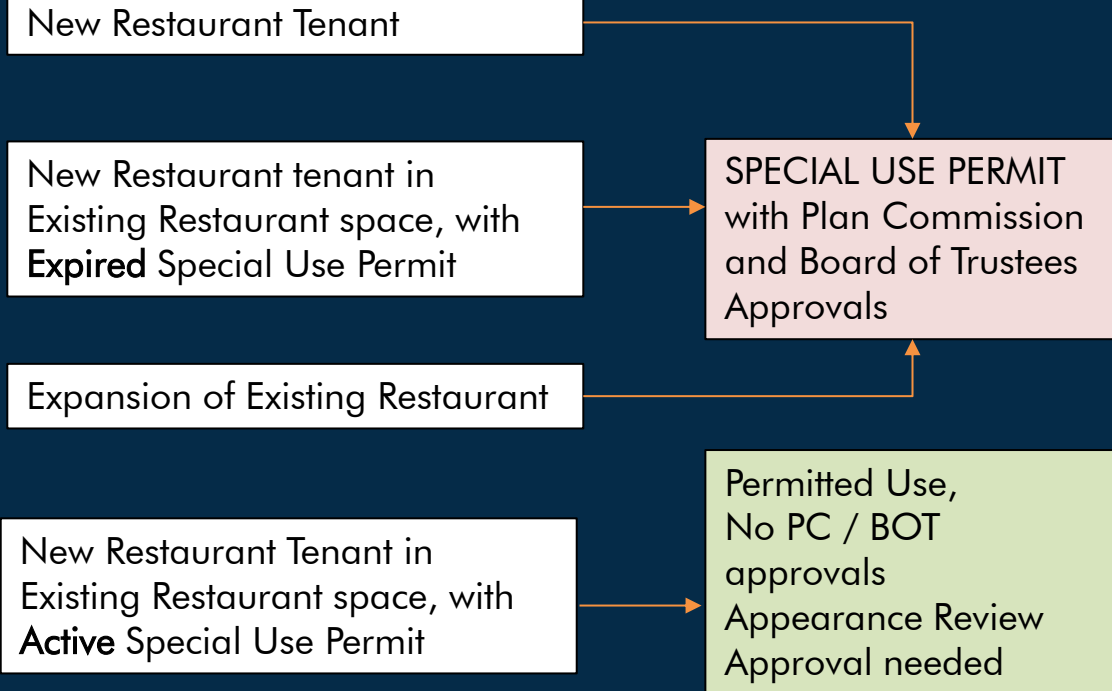


Restaurants located in  
an Existing Shopping  
Center

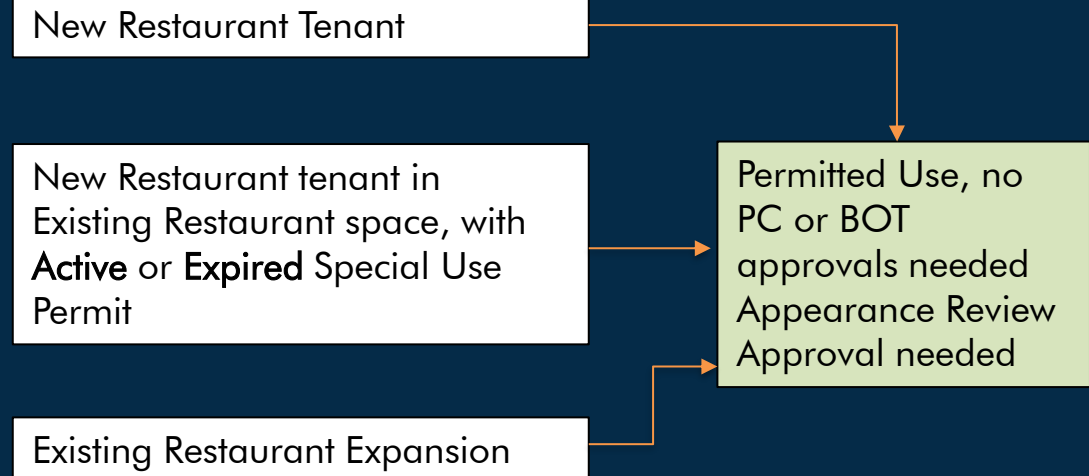


# Restaurants in Existing Shopping Centers

## Current Approval Process



## Proposed Approval Process



ANY Restaurant within 300' of a Residential parcel with:

- Outdoor Seating
- Drive Through

Special Use Permit with PC & BOT Approvals



## Special Use Permits Issued to Restaurants located in a Shopping Center within 300' of Residential Parcel

Business Name	Address	Year Issued	Zoning District	Conditions attached to Special Use Permit
PopCones - Popcorn & Ice Cream	9979 W. 151st Street	2025	BIZ	Meet building code requirements
Peace Marketplace	14314 Beacon Ave	2025	OOHD	Meet building code requirements and garbage enclosure requirements
Kanzaman Café (Lale Coffee Shop)	15567 94th Avenue	2025	BIZ	Meet building code and parking lot island requirements
Honest Restaurant	9176 W. 159th Street	2025	BIZ	Meet building code requirements
Olive Bakery	15828 Wolf Road	2025	BIZ	Meet building code requirements, garbage enclosure requirements
Cello Crepes	9009 151st Street	2021	BIZ	Meet Outdoor Seating and Garbage Enclosure requirements
Mastic Pistachia Gelato	14404 John Humphrey Dr	2020	VCD	Meet building code requirements
LaMichiocana Azteca	9173 151st St	2019	BIZ	Meet building code and ADA parking requirements

*Note - No special / specific conditions were attached to any of the Special Use Permits issued to Restaurants within an Existing Shopping Center – only generic conditions were attached.*



# Restaurants in Standalone Buildings

## Current Approval Process

New Construction

Existing Building with  
Expired Special Use Permit

Special Use permit,  
requiring Plan Commission  
& Board of Trustees  
Approval for **Land Use**, Site  
Plan, Building Elevations  
and Landscape Plan

Existing Building with  
Active Special Use Permit

Permitted Use, no  
PC or BOT  
approvals needed  
Appearance Review  
Approval needed

## Proposed Approval Process

New Construction

Permitted Use, requiring  
Plan Commission and  
Board of Trustees Approval  
of Site Plan, Building  
Elevations & Landscape  
Plan (*Not Land Use*)

Existing Building with  
Expired Special Use Permit

Existing Building with  
Active Special Use Permit

Permitted Use, no  
PC or BOT  
approvals needed  
Appearance Review  
Approval needed

ANY Restaurant within 300' of a  
Residential parcel with:

- Outdoor Seating
- Drive Through

Special Use Permit with PC & BOT  
Approvals



# Pros and Cons

## Pros:

- Quicker timeline for Businesses to open their doors.
  - Time savings of 2-3 months
- Efficient and streamlined process
  - Saves on Staff review time (2-3 months per project)
- Cost savings for Business Owners. No special use permit and escrow for legal and outside review fees.
  - Estimated cost savings of \$500 – \$1,000
- Plan Commission and Board of Trustees will continue to have regulatory input for Special Use Permits for:
  - New Stand-alone restaurants
  - Restaurants with drive-throughs
  - Restaurants with outdoor seating
- Development Services will continue to review and approve Appearance Reviews for restaurants petitions with outdoor seating and exterior modifications

## Cons:

No public comment for projects that do not need Special Use Permit

### Summary:

If there is neutral-to-positive feedback, Development Services Staff will add a LDC text amendment item to a future Plan Commission meeting agenda, requesting its recommendation to the Board of Trustees.

Sample text on the following slide.





# Proposed Code Amendment

	Restaurants within 300' of a Residential Parcel with <u>no</u> Drive through AND/OR Outdoor Seating		Restaurants within 300' of a Residential Parcel <b>with</b> a Drive through AND/OR Outdoor Seating	
Zoning District	CURRENT CODE	PROPOSED CODE	CURRENT CODE	PROPOSED CODE
BIZ	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE
COR	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE
ORI	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE
VCD (measured from lot line of a single-family home)	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE
OOHD (commercial zoned areas)	SPECIAL USE	PERMITTED USE	SPECIAL USE	SPECIAL USE



# Sample – Proposed LDC Text Amendments

## Modify Text in each Zoning District Section (example)

**B. Permitted Uses.** The following uses may be established as permitted uses in the BIZ (& VCD, ORI, COR, OOHD) District in buildings up to 50,000 SF unless otherwise limited below in accordance with the procedures set forth in Sections 5-101 to 5-104, provided that all other applicable regulations are met:

- Restaurants
- Outdoor seating for restaurants, greater than 300' of a residential parcel.

**C. Special Uses.** The following uses may be established as special uses in the BIZ (& VCD, ORI, COR, OOHD) District, in accordance with the procedures and standards set forth in Section 5-105:

...

~~20. Restaurants, and Outdoor seating for~~  
restaurants, within 300' of a residential parcel

## Add a new section

### 6-316 – Restaurants

Restaurants are being regulated so as to ensure that nearby residents retain enjoyment of their properties and retain their property values.

Add conditions related to:

- A. Garbage Enclosure
- B. Parking
- C. Cooking odors and fumes
- D. Noise

