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Staff Report to the Plan Commission

Special Use Permit for a Restaurant - Honest Restaurant

Prepared: 3/12/2025

Project: Special Use Permit for a Restaurant for Honest Restaurant

Case Numbers: 2025-0126 | DP-25-00522

Petitioner: Arpit Patel, Business Owner

Location: 9176-9178 W. 159th St, Orland Park, IL

P.I.N.s: 27-15-400-017, 27-15-301-029, 27-15-301-030, 27-15-400-018, 27-15-400-006

Requested Action: The petitioner is seeking approval of a Special Use Permit for a Restaurant within 300' of a residential parcel. The restaurant is proposed within two vacant tenant spaces in the Park Hill Plaza commercial center.

BACKGROUND

The Park Hill Plaza commercial center is a commercial Planned Development that was approved and constructed in 1984 (Ordinance 1314). The center has three out-lots along with an approximately 60,000 square foot commercial building with 30 tenant spaces. Honest Restaurant is proposing to occupy two units in the center, with a combined floor area of 2,800 square feet. This space was most recently occupied by APNA Supermarket from 2016 to 2019 but had been approved for a restaurant previously in 1998. Per Section 5-105.N of the Land Development Code, special use permits expire if they are not utilized for three years unless an extension is granted by the Board of Trustees. As an extension was never requested, a new special use permit is required.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies Park Hill Plaza as an ideal use for this site. Overall, the proposed use of the tenant spaces as a restaurant is consistent with the intent of the Comprehensive Plan for this area.

COMPREHENSIVE PLAN

Planning District	159 th & Harlem
Planning Land Use Designation	Community Commercial

ZONING DISTRICT

Existing	BIZ, General Business District
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LAND USE

Existing	Commercial Retail Establishment
Proposed	Restaurant

ADJACENT PROPERTIES

	Zoning District	Land Use
North	OS, Open Space District	Open Space (Detention Pond)
East	BIZ, General Business District	Commercial (Park Hill Commons Commercial Center)
South	Village of Orland Hills	Commercial (Heritage Hill Forum Commercial Center)
West	BIZ, General Business District	Auto Services (Orland Auto Center)

DETAILED PLANNING DISCUSSION

Honest Restaurant is a dine-in restaurant serving primarily South Indian cuisine. They have multiple locations across the country, and this would be their fourth location in Illinois. The planned hours of operation are 11:00 a.m. to 10:00 p.m., 7 days a week. They anticipate approximately 15 employees during peak hours. The proposed floor plan includes a main dining area with 70 seats, a bar area with 9 seats, 2 restrooms, a kitchen, and an order pick up area.

This project involves substantial interior remodel work, as the space was most recently used as a grocery store. The petitioner has applied for building permit applications for this work and are aware that permits are required before starting construction. No work has been proposed on the exterior of the building at this time.

Vehicle Parking

Tenants within the Park Hill commercial center share a parking lot with 293 parking spaces. Staff calculated the total required parking based on the uses of each tenant space in the commercial center (see Exhibit A). The parking requirements for Honest Restaurant are provided in the table below:

Parking Requirement	1 space for every 100sf of floor area
Number of Parking Spaces Required	28
Number of Parking Spaces Provided	293

Based on all uses in the commercial center, a total of 401 parking spaces are required. Therefore, there is a deficit of approximately 108 parking spaces, or 27%, for the entire site. Section 6-306.F.1 of the Land Development Code (LDC) allows a joint use reduction in parking requirements of up to 50% when the shared parking will not create a parking shortage during peak hours. The landlord has provided a letter acknowledging the parking deficit upon staff's request. Staff is in support of the joint use reduction and agrees with the petitioner that there will not be a substantial parking shortage on site created by the Honest Restaurant. If there is an issue in the future, the owner is aware the regulations of Section 6-306.F.3 would apply.

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, allowing 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 discusses that the restaurant use complies with the intent of the Comprehensive Plan and is consistent with the character of the shopping center. They also emphasized that their business will not adversely impact the surrounding uses and that they are committed to following all Village regulations.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0126, also known as Special Use Permit for a Restaurant for Honest Restaurant, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated March 12, 2025;

And

Staff recommends the Plan Commission approve a Special Use Permit for a restaurant within 300' of a residential parcel at 9176-9178 W. 159th Street, subject to the condition that all building code requirements are met, including obtaining all required permits.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0126, also known as Special Use Permit for a Restaurant for Honest Restaurant, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.