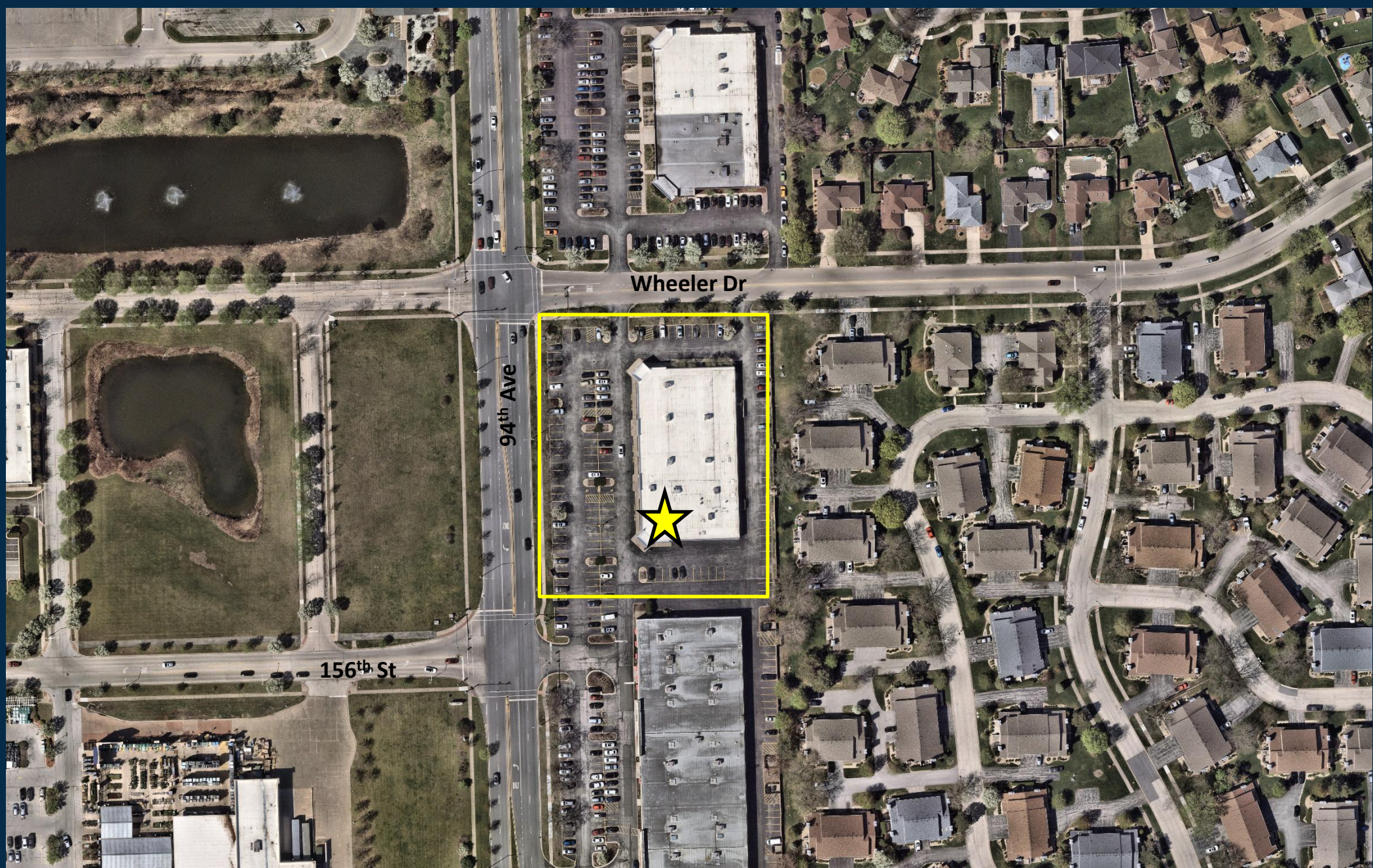




**ORLAND  
PARK**

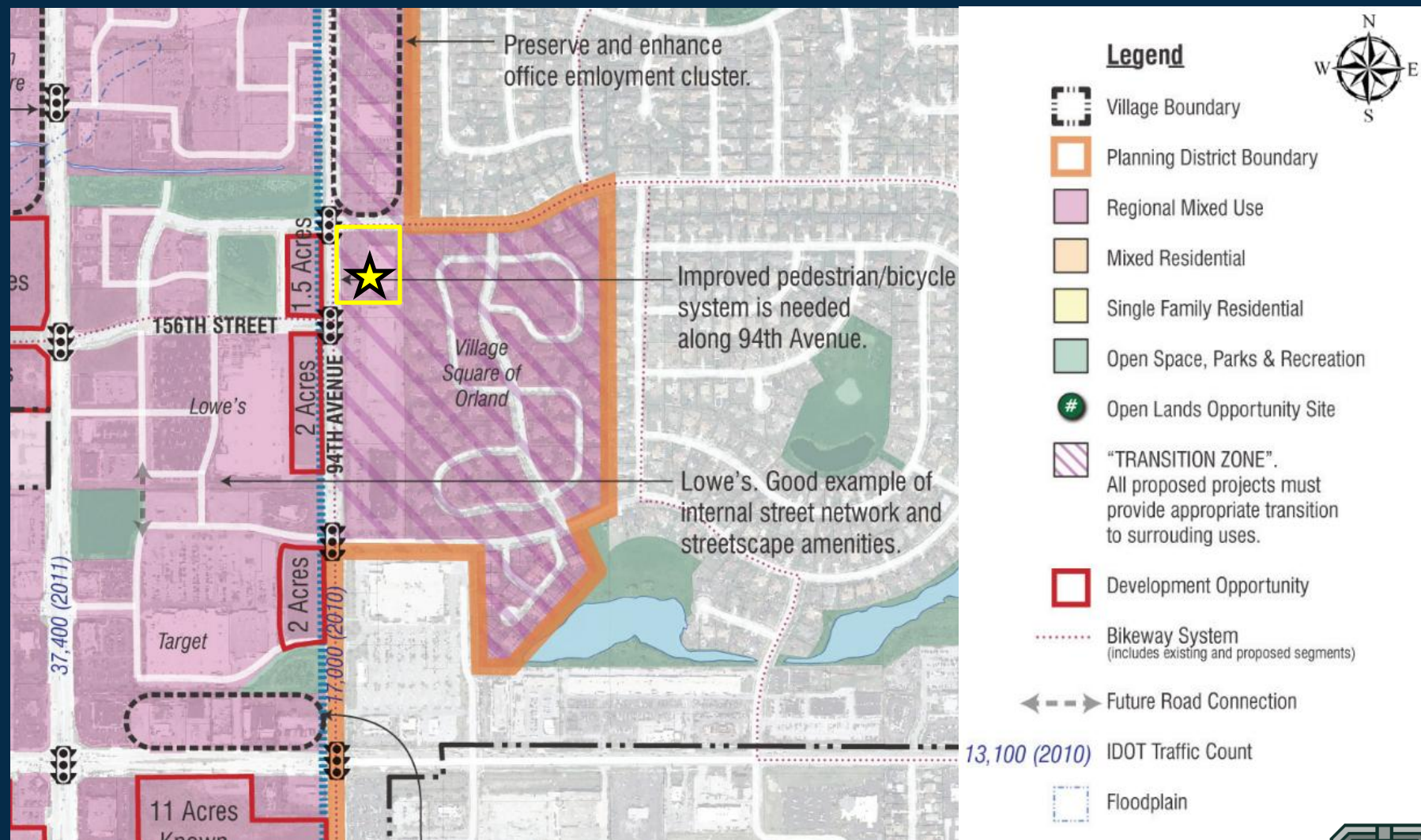
**Special Use for a Restaurant  
Kanzaman Café LLC  
(DBA Lale Coffee Shop)  
15567 W. 94<sup>th</sup> Avenue**

**Board of Trustees - June 2, 2025**

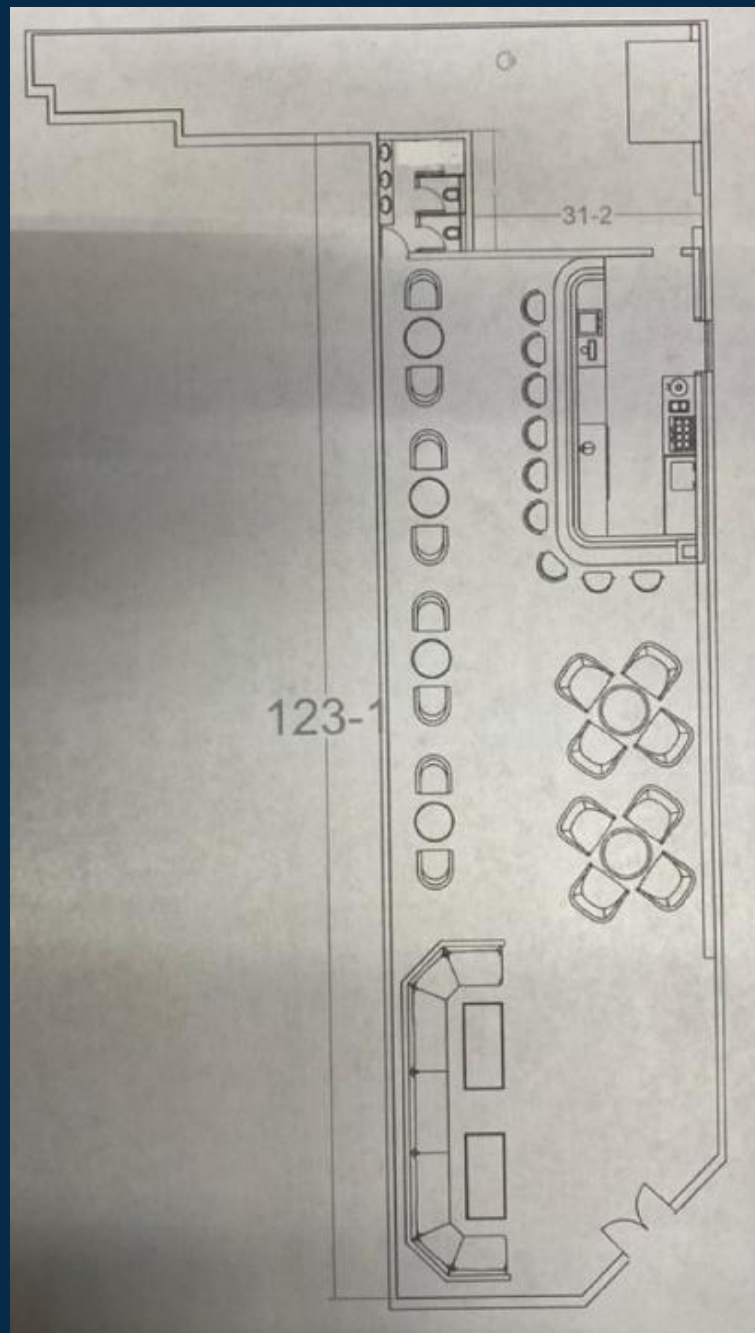


# Comprehensive Plan

The Regional Core Planning District is dominated by commercial development. This District also includes some office and multi-family development. Although auto-oriented by nature, a pedestrian network within the shopping centers and along the roadways provides non-motorized transportation options.



# Floor Plan



# Parking Analysis

| Village Plaza - 15551-15567 94th Ave |                       |                              |           |       |                  |
|--------------------------------------|-----------------------|------------------------------|-----------|-------|------------------|
| Address                              | Tenant                | Use                          | Area (sf) | Ratio | Required Parking |
| 15551                                | Neat Repeats Resale   | Retail                       | 8,197     | 1/250 | 32.79            |
| 15553                                | Anderson Blinds       | Retail                       | 2,898     | 1/250 | 11.59            |
| 15557                                | unVReal VR Lounge     | Indoor Recreational Facility | 6,156     | 1/200 | 30.78            |
| 15565                                | Aqua-Tots Swim School | Indoor Recreational Facility | 5,926     | 1/200 | 29.63            |
| 15567                                | Lale Coffee Shop      | Restaurant                   | 4,385     | 1/100 | 43.85            |
|                                      |                       |                              |           |       |                  |
| Total                                |                       |                              | 27,562    |       | 149              |
| Total Spaces On-site                 |                       |                              |           |       | 135              |
| Surplus/(Deficit)                    |                       |                              |           |       | -14              |



# Landscaping

The site is currently deficient in their parking lot island landscaping, as 8 of the islands do not have trees. Therefore, staff is requesting that the petitioner plant one tree in each island to bring the parking lot island landscaping up to current code requirements.



# Garbage Collection



# Plan Commission Recommended Action

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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.

## Recommended Motion

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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).

