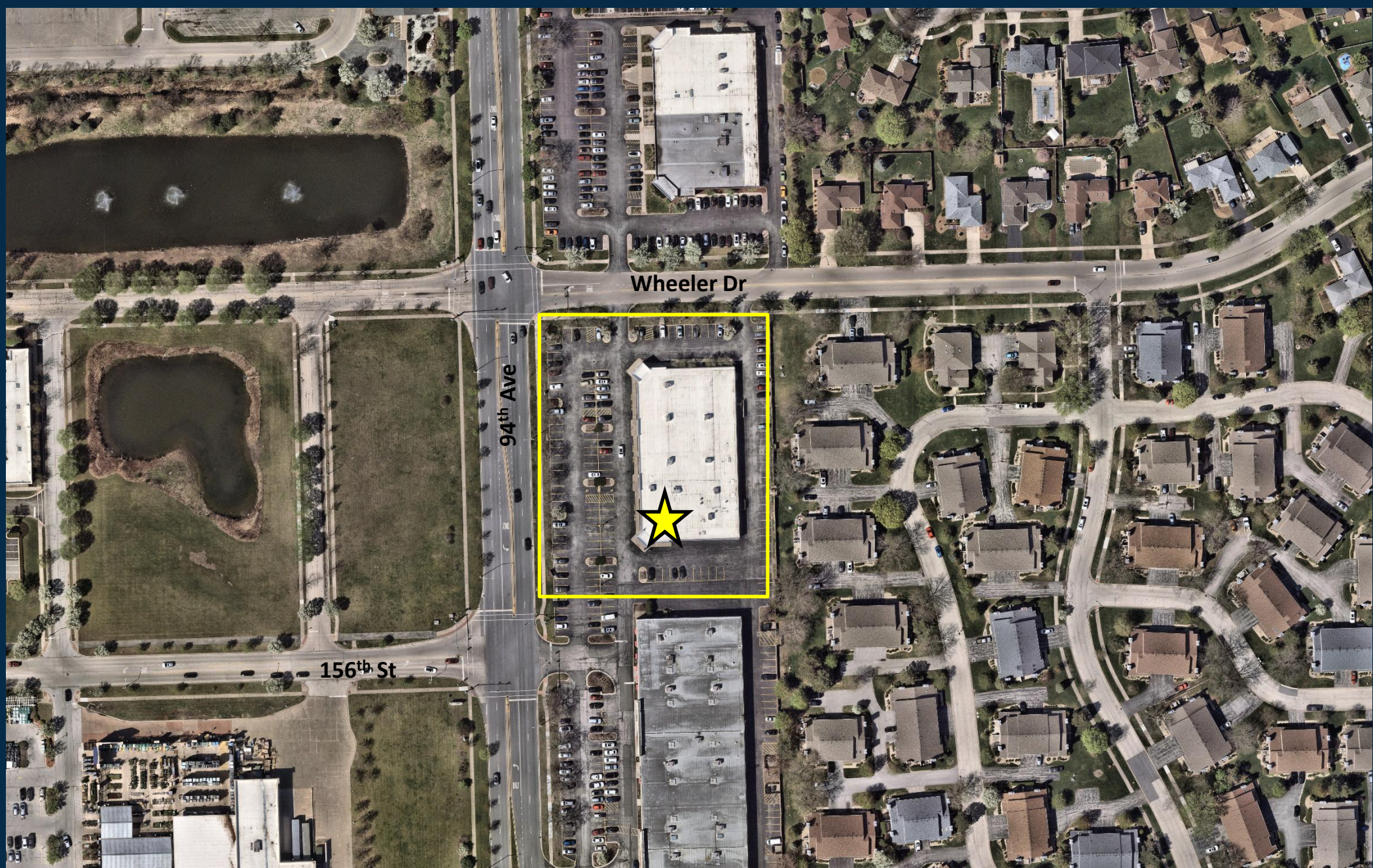




**ORLAND
PARK**

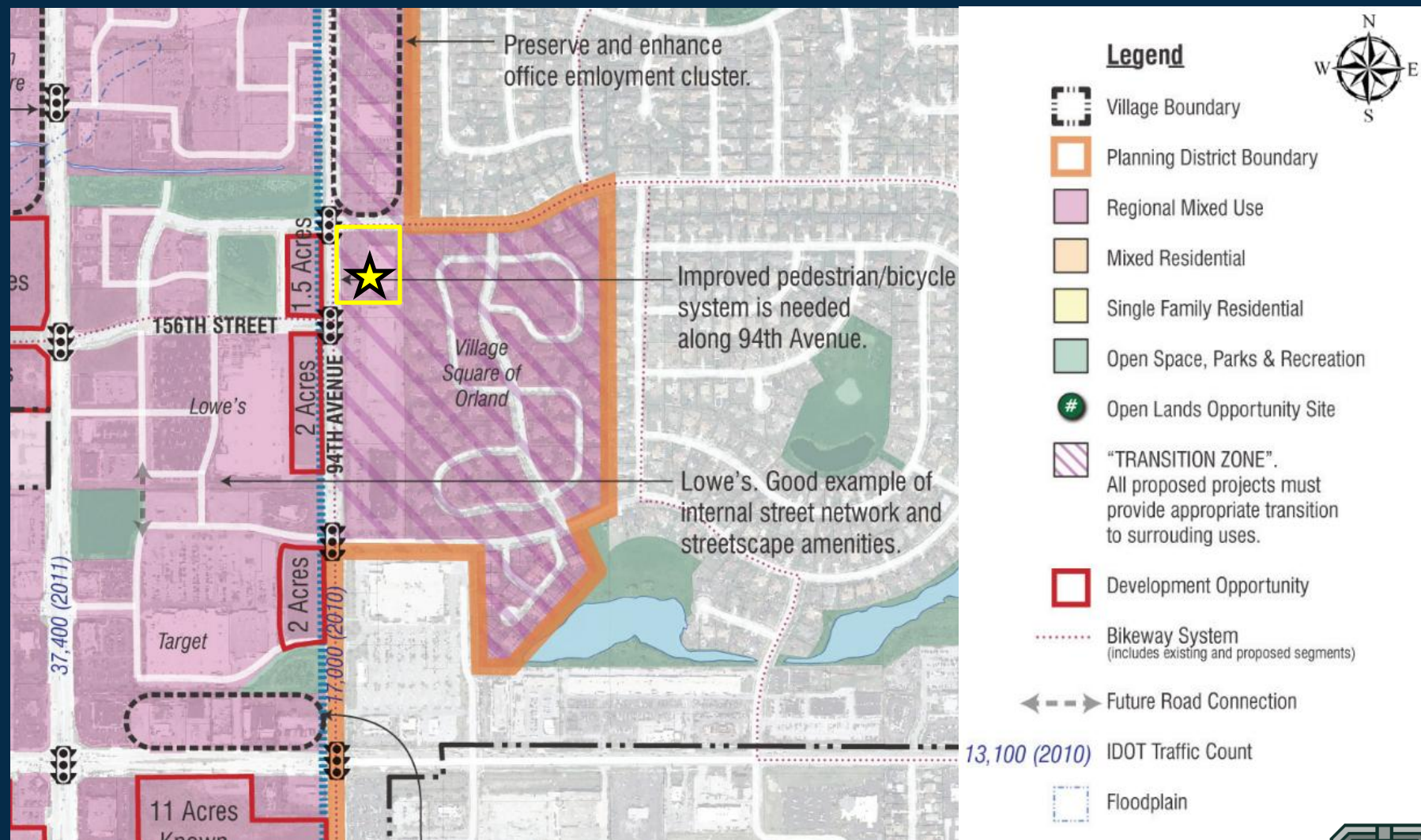
**Special Use for a Restaurant
Kanzaman Café LLC
(DBA Lale Coffee Shop)
15567 W. 94th Avenue**

Board of Trustees - June 2, 2025

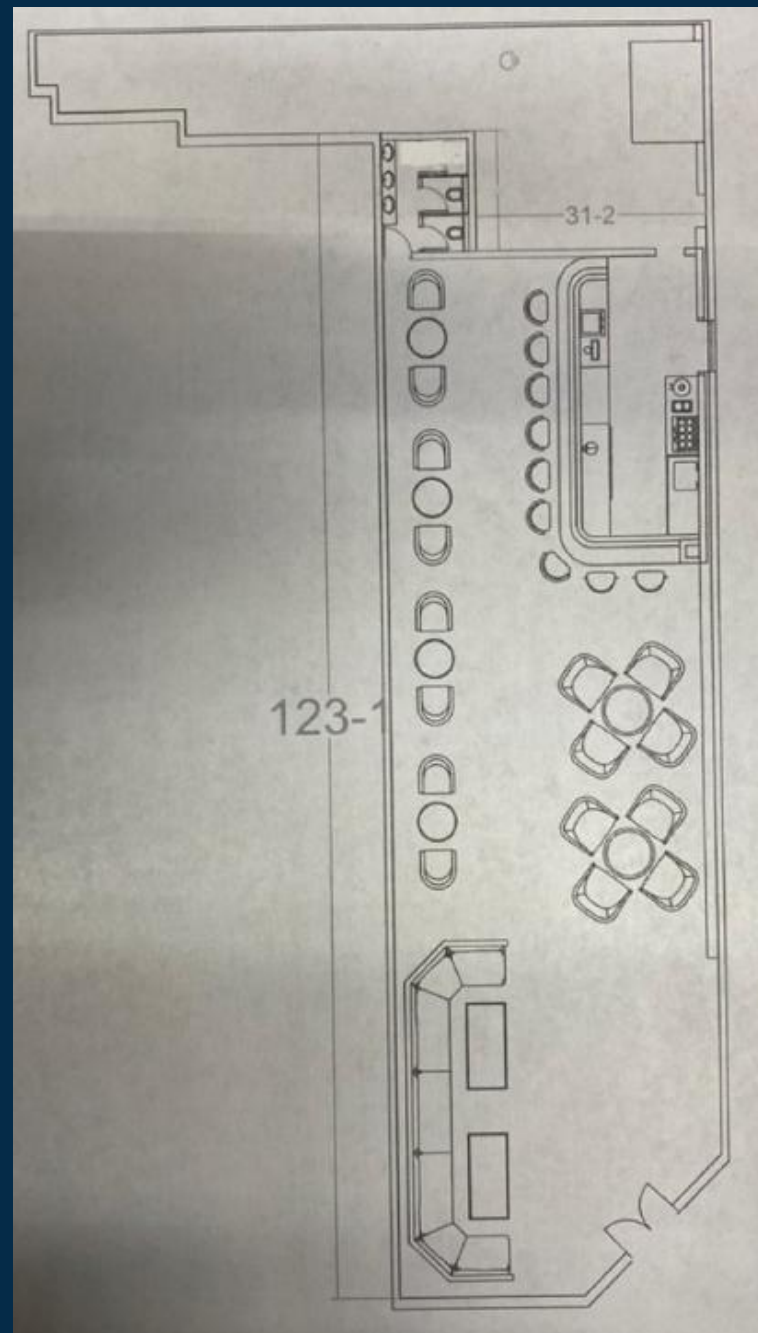


Comprehensive Plan

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

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

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).

