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Staff Report to the Plan Commission

Special Use Permit for a Restaurant – PopCones Gourmet Popcorn and Ice Cream

Prepared: 07/10/2025

Project: Special Use Permit for a Restaurant within 300' of a Residential Parcel
Case Numbers: 2025-0512 | PPA-25-0001**Petitioner:** Shanika Brewer, Project Representative**Location:** 9979 W. 151st Street, Orland Park, IL**P.I.N.s:** 27-16-203-013-0000

Requested Action: The Subject Property is located at 9979 West 151st Street, in the 0.63-acre El Cameno Center, an existing commercial center, and is zoned BIZ General Business District. The Petitioner is seeking a special use permit for a carry-out only restaurant in a vacant tenant space in the commercial center. A restaurant is a Special Use in the BIZ General Business District, when located within 300' of a residential parcel.

BACKGROUND

The El Cameno Center is a commercial Planned Development that is accessible via two full access driveways each from 151st Street, a local minor collector street, and West Avenue, a local major collector street.

The entire center is approx. 23,000 SFT and is comprised of three parcels, each with a different owner. The subject tenant space is located in the western most parcel, with 6 other tenants.

COMPREHENSIVE PLAN

The subject property is located in the Orland Grove Planning District and the use is designated as Neighborhood Mixed Use. Overall, the proposed use of the tenant space as a restaurant is consistent with the intent of the Comprehensive Plan for this area.

Additionally, the proposed restaurant use is compatible with the BIZ General Business District. Moreover, the Village has granted Special Use permits to other restaurants in the El Cameno Center in the past – including Kismet Restaurant, Izabela Polish Deli, Sweetz – Ice-cream and Cake. etc.

COMPREHENSIVE PLAN

Planning District	Orland Grove
Planning Land Use Designation	Neighborhood Mixed Use

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	BIZ General Business District and R-3 Residential District (across 151 st Street)	Vacant Commercial, Day Care Center; and Single Family Residences
East	R-4 Residential District	Multi Family Residences
South	R-4 Residential District	Multi Family Residences
West	R-3A Residential District	Single Family Residences

DETAILED PLANNING DISCUSSION

The requested special use permit is for a carry-out only restaurant to be located in an approximate 600 SF tenant space in an existing building in the shopping center. The existing building is a single-story, multi-tenant retail and office center.

The restaurant will have a vending area for ice-cream and popcorn, with multiple freezer units and popcorn machines. The rear of the restaurant will house an office and a prep kitchen with additional refrigeration and freezer units, and dish washing facilities. The business will have 2 employees. The planned hours of operation are 11:00am – 7:00pm, 7 days a week.

The project involves substantial interior remodel work, as the space was most recently used as a printer supply retail store. No work has been proposed on the exterior of the building at this time.

Vehicle Parking

Tenants within the El Cameno Shopping Center share a parking lot with 141 parking spaces. Staff calculated the total required parking requirements based on the uses of each current tenants in the commercial center (see Exhibit A). The parking requirements for PopCones are provided in the table below:

Parking Requirement	1 space for every 100 SF of floor area
Number of Parking Spaces Required	6
Number of Parking Spaces Provided	141

Based on all the current uses in the commercial center, a total of 59 parking spaces are required. Therefore, there is a surplus of approximately 82 parking spaces.

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 parcel. 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 2025-0512, also known as Special Use Permit for a Restaurant - PopCones Gourmet Popcorn and Ice Cream, Staff recommend to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 10, 2025;

And

Staff recommends the Plan Commission approve a Special Use Permit for a Restaurant within 300' of a Residential Parcel at 9979 W. 151st Street, subject to the condition that all building code requirements are met, including obtaining all required permits.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0512, also known as Special Use Permit for a Restaurant - PopCones Gourmet Popcorn and Ice Cream Restaurant, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.