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# ORLAND PARK

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## Staff Report to the Plan Commission

### Special Use Permit for a Restaurant – Peace Marketplace

Prepared: 05/16/2025

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**Project:** Special Use Permit for a Restaurant – Peace Marketplace

**Case Number:** 2025-0373

**Petitioner:** Janis Callozzo (Owner)

**Project Representative:** Kevin Callozzo (Co-Owner)

**Address:** 14314 Beacon Avenue

**P.I.N.:** 27-09-207-009-0000; 27-09-207-010-0000

**Parcel Size:** ~0.15 acres

**Tenant size:** ~2,400 sf

**Requested Action:** The Petitioner seeks approval of a Special Use Permit for a Restaurant within 300 feet of a residential parcel. The petitioner is proposing to introduce a new use to their existing commercial retail business, offering hand scooped ice cream for patrons with interior and exterior seating.

## BACKGROUND

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This proposal is for the property at 14314 Beacon Avenue. The principal building is a two-story structure with a patio area and a detached garage. The building served as an antique store for many years until being acquired by the current ownership in 2018 and shifted to a gift shop with two rental units on the second floor.

The subject property consists of 1,200 SF of commercial retail space with two rental units occupying the upper floor, both of which are currently occupied. The Petitioner also accommodates occasional social events and are permitted to serve pre-packaged liquor and food on the premises.

In 2019, the Petitioner obtained a Certificate of Appropriateness for exterior paint and replacement of a door on the rear façade. This Certificate was amended later-on to reflect the replacement of 10 windows and 3 exterior lighting fixtures which were not originally in scope. During the window replacement, 9 original windows were uncovered which had been hidden by the vinyl siding. The petitioner restored these windows in addition to the 10 originally proposed.

Also in 2019, the Petitioner obtained a Certificate of Appropriateness to install a 754 SF Aqualine Permeable Paver Patio to the southern end of their building. To obtain approval, revisions were made to bring the lot into compliance with their required lot coverage. 602 SF of green space was added to the lot through the addition of 3 landscape beds. Two adjacent to the newly constructed patio and one near the primary entrance on the eastern façade. This Certificate was later amended to reflect small changes to the plan for improved drainage. The overall footprint of the patio was unchanged, and the design was only minorly altered.

The Petitioner now seeks to introduce hand scooped ice cream on the site. The Petitioner anticipates a 12-bucket freezer and new seating to be installed in a 392 SF portion of their space with additional seating available on the outdoor patio.

## COMPREHENSIVE PLAN

The subject property is located in the Downtown Planning District, is zoned Old Orland Historic District and has a designated land use of Neighborhood Mixed Use according to the Comprehensive Plan. Considered together, the ideal use for the subject property is a small-scale, mixed-use development that contributes to a diverse array of nearby uses for nearby residents on a pedestrian-friendly scale.

The subject property is a mixed-use structure and is neighbored by salon, a florist, and a single-family home. Further down Beacon Avenue there are two antique stores and additional single-family housing. The subject property is a 5-minute walk from both the Old Orland Commercial Area and the Downtown Orland Park Development.

The proposed use aligns with the ideal fit for the area and would contribute toward a greater diversity of uses on Beacon Avenue. Overall, the proposal aligns with the designated land use for the area and the goals of the Comprehensive Plan.

### COMPREHENSIVE PLAN

<b>Planning District</b>	Downtown Planning District
<b>Planning Land Use Designation</b>	Neighborhood Mixed Use

### ZONING DISTRICT

<b>Existing</b>	OOH Old Orland Historic District
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### ADJACENT PROPERTIES

	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	VCD Village Center District	Metra 143 <sup>rd</sup> Street Station Parking
<b>East</b>	OOH Old Orland Historic District	Single-Family Residential & Retail
<b>South</b>	OOH Old Orland Historic District	Neighborhood Mixed Use (Salon)
<b>West</b>	OOH Old Orland Historic District	Neighborhood Mixed Use (Florist & Single-Family Residential)

## PLANNING DISCUSSION

The Petitioner states their primary business will continue to be commercial retail but were requested by Staff to obtain a Special Use Permit in accordance with the provision in the Land Development Code requiring Special Use Permits for restaurants within 300 feet of a residential parcel. Village Code does not provide a framework for determining the primary and secondary uses for a mixed-use structure, however, Staff found that a Public Hearing would offer an opportunity for public comment to consider potential neighborhood impacts of mixed-use developments incorporating food service in the Old Orland Historic District.

Additionally, primary and secondary uses have been determined by the dedicated square footage within an establishment. The proposed square footage for the ice cream parlor is 392 SF (not including the outdoor patio). The cumulative square footage for the establishment is 1170 SF, meaning, the proposed ice cream parlor would account for 33% of the space. Staff opines that is a significant portion of the business and requiring a Special Use Permit is in the best interest of the nearby residents as well as the Village.

This proposal is an intensification of use for the property and marks an expansion for the business. The owners intend to extend their business hours from 10:30 a.m. – 5 p.m. to 10:30 a.m. – 8 p.m. and add additional staff. The owners estimate a maximum capacity of 40 customers inside and 30 customers on the patio. The Petitioners recognize that the new use could have a diverse array of outcomes and have worked collaboratively with Staff in planning for those contingencies. Many of those possible outcomes are explained below.

If approved, the petitioners feel this will provide residents with a locally-owned and run ice cream shop and aspire to increase business activity and customer volume to the Old Orland Historic District.

### **Parking**

There are 5 publicly available parking spaces for Peace Marketplace. 7 total parking spaces would be required to support the commercial retail and restaurant portions of the proposed use. However, The Land Development Code does provide that within the Old Orland Historic District, "If there is insufficient area for Historic District businesses in new or existing buildings to provide required parking on-site, parking opportunities demonstrated to exist either on-street or via shared parking nearby may be applied to meet the requirement."

To that end, on-street, Metra lot, and the parking structure for the Downtown Orland Park Development all provide available parking spaces within a 5-minute walk from the subject property. The Petitioners have approached Norfolk Southern (owners of the property to the north) to investigate adding additional parking onto the neighboring property. The Petitioners are also open to exploring a shared parking agreement with Mitchell's Florist (adjacent property to the East) in the future.

Overall, the proposal meets the parking requirements and the petitioners are open to responding to parking demand in the future.

### **Signage**

Any signage that might be added or altered will be reviewed administratively under a separate permit application to the Development Services Department.

### **Garbage Collection**

Garbage collection is currently handled through a standard pickup. The Petitioner does not foresee trash needs changing significantly with the new use. However, the Petitioner is open to increasing frequency of pickup or upgrading their trash facilities as needed.

## **SPECIAL USE STANDARDS**

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When reviewing an application for 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 feet of a

residential property. The factors below come principally 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 of the proposed use 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 provision 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 archaeological, 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 relayed their excitement to expand and offer a new product for their customers. The Petitioner also relayed hopes to spur more business activity to the Old Orland District.

#### **STAFF RECOMMENDED ACTION**

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Regarding Case Number 2025-0373, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 15, 2025;

And

Staff recommends the Plan Commission approve a Special Use Permit for a Restaurant within 300 feet of a residential parcel at 14314 Beacon Avenue, subject to meeting all building code requirements, including required permits from outside agencies if applicable.

#### **RECOMMENDED MOTION**

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Regarding Case Number 2025-0373, also known as Peace Marketplace Special Use, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.