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Staff Report to the Board of Trustees

Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating - Miraj Coffee House & Co.

Prepared: 10/28/2025

Project: 2025-0071 – Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating - Miraj Coffee House & Co.

Petitioner: Ahmad Elkatib, AAA Investment Group, Inc.

Representatives: Nick Protrovski, Grogan Hesse & Uditsky, P.C.

Location: 8752 159th Street

P.I.N.s: 27-14-300-071-0000, 27-14-300-066-0000

Parcel Size: 1.98 acres

Building Size: 19,100 square feet

Requested Action: Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating

SUMMARY

Please see Case No. 2025-0072 - Waterfall Plaza Site Improvements, where this request was presented and discussed in front of the Plan Commission. The Petitioner requests approval of a Special Use Permit to establish a restaurant with a double-lane drive-through service window and outdoor seating area within Waterfall Plaza, located at 8752 West 159th Street. The proposed use is consistent with the BIZ General Business District zoning designation and surrounding commercial development along 159th Street. The submitted plans include the addition of a double-lane drive-through along the east side of the existing building, providing stacking for up to twelve vehicles, with an order board and canopy, and a pickup window located on the east façade.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0071 - Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating - Miraj Coffee House & Co, The Plan Commission recommends that the Board of Trustees **approves** a Special Use Permit for a Restaurant with a drive-through service window and outdoor seating, subject to the following conditions:

1. All exterior improvements shall be constructed in compliance with the submitted plans and brand specifications.
2. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
3. Drive-thru digital menu boards, canopy, clearance bars, and bollards shall comply with Village standards for placement, illumination, safety, and volume.

4. The project shall meet all Building Code and final Engineering requirements, including any required permits from outside agencies
5. The Drive-Through Service Window is not open after 9pm.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0071 - Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating - Miraj Coffee House & Co, I move to approve the Plan Commission Action for this case.

And

I move to adopt an Ordinance entitled: