

VILLAGE OF ORLAND PARK
FINDINGS OF FACT AND RECOMMENDATION
Special Use Permit for Drive-Through Service Window and Restaurant with Outdoor Seating –
Qargo Coffee 11359 159th Street

WHEREAS, the Petitioner, Qargo Coffee, has submitted an application requesting approval of a Special Use Permit to operate a Drive-Through Service Window and Restaurant with Outdoor Seating pursuant to Section 5-101 of the Village of Orland Park Land Development Code (LDC), for the property commonly known as 11359 159th Street (“Subject Property”); and

WHEREAS, the requested approval seeks approval of a Special Use Permit to operate a Drive-Through Service Window and Restaurant with Outdoor Seating; and

WHEREAS, the Plan Commission held a duly noticed public hearing on May 19, 2026, in accordance with the requirements of the LDC and applicable Illinois law, at which time all persons present and wishing to speak were afforded an opportunity to be heard, and all testimony and evidence presented were received and considered; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Daily Southtown*, a newspaper of general circulation in the Village, there being no newspaper published in the Village; and

WHEREAS, the Petitioner and/or its representatives presented testimony and evidence in support of the request; and

WHEREAS, Village staff presented analysis and recommendations based on the applicable provisions of the LDC; and

WHEREAS, members of the public provided testimony [in support of / in opposition to / both/];
[add description of the support or opposition] and;

WHEREAS, in considering the request, the Plan Commission evaluated the application against the applicable standards set forth in Section 5-101 of the LDC;

NOW, THEREFORE, based upon the Petition, testimony, evidence, and applicable standards, the Plan Commission makes the following Findings of Fact:

1. The proposed special use [does / does not] comply with and advance the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and the applicable provisions of the Land Development Code.

2. The proposed special use [is / is not] consistent with the established community character of the immediate vicinity of the Subject Property.
3. The design of the proposed special use [does / does not] minimize adverse effects, including visual impacts, on adjacent properties.
4. The proposed special use [will / will not] have an adverse effect on the value of adjacent properties.
5. The applicant [has / has not] 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 sanitary sewer service, and schools, [are / are not] capable of serving the proposed special use at an adequate level of service.
6. The applicant [has / has not] made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
7. The proposed special use [will / will not] adversely affect a known archaeological, historical, or cultural resource.
8. The proposed special use [does / does not] comply with all additional standards imposed by the specific provisions of the Land Development Code authorizing the special use and all other applicable requirements of the ordinances of the Village.

NOW, THEREFORE, the Plan Commission [recommends approval / recommends denial /recommends approval with added conditions] of the requested Special Use Permit.

Motion by: _____

Seconded by: _____

AYES: _____

NAYS: _____

ABSENT: _____

PLAN COMMISSION OF THE VILLAGE

OF ORLAND PARK, ILLINOIS

By: Nick Parisi, Chairperson