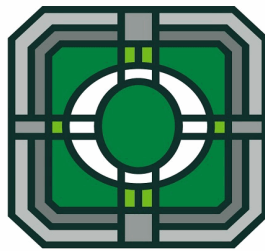


VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Tuesday, July 21, 2026

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Yousef Zaatar,
Daniel Sanchez, Kathy Fenton and Dave Shalabi*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m.

Present: 7 - Chairman Parisi; Member Fenton; Member Paul; Member Sanchez; Member Schussler; Member Shalabi, Member Zaatar

APPROVAL OF MINUTES**2026-0739 Minutes for the July 7, 2026 Plan Commission Meeting**

A motion was made by Member Schussler, seconded by Member Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler and Member Shalabi

Nay: 0

Abstain: 1 - Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

2026-0074 Dunkin' Drive-Through - 16250 LaGrange Road

Village Attorney Anne Skrodzki swore in Petitioners for Dunkin' Eric Carlson, Architect from Koru Group, PLLC, and Krupa Shah, Dunkin Franchisee and Owner.

Chairman Parisi asked the petitioners if they agreed with the conditions and findings of fact.

Both petitioners responded that they agreed.

Mr. Carlson gave a brief presentation on the proposed subdivision and Dunkin' location at 16250 LaGrange Road. The subject property is directly north of Providence Bank & Trust and the petitioners plan to subdivide the property that is currently owned by the bank that is unused undeveloped land. (refer to audio)

Chairman Parisi asked if the primary entrance for customers will be through the connection with Providence Bank's parking lot.

Mr. Carlson stated LaGrange Road will be the primary access point because there is a connection there.

Chairman Parisi asked if customers can turn in off LaGrange Road in front of the outdoor seating area.

Mr. Carlson stated yes, we're working with IDOT on that.

Commissioner Schussler asked if it was a right-in/right-out on LaGrange.

Associate Planner Andrew Gardiner stated this will be covered in his presentation.

Mr. Carlson added we'll comply with IDOT's requirements.

Chairman Parisi stated LaGrange is a high traffic road and they are concerned with the right-in/right-out.

Mr. Gardiner respectfully requested the staff report be entered into the record as written and as presented during this meeting. (refer to staff report)

Mr. Gardiner gave a brief presentation highlighting nearby projects under construction include the Amazon Retail Development, Costco Fuel Station & Roundabout, Estates at Ravinia Meadows, and the Ravinia Avenue Extension and Traffic Light Installation (Planned). He stated staff considers any new development along this corridor particularly important in terms of placemaking and site navigation. The proposal is a prototype Dunkin' drive-through that offers a small interior space to accommodate walk-in customers. There will be no indoor seating but there will be an outdoor patio seating area. The drive-through is located behind the building, fully screening it from the public right-of-way. The drive-through accommodates up to 11 stacking spaces exceeding the minimum requirements by five. The site layout would have a single right-in/right-out curb cut onto LaGrange assuming IDOT approval. The site is accessible via cross access to 163rd Street through Province Bank & Trust. (refer to audio)

Mr. Gardiner stated staff recommends to accept and make findings of fact as discussed at this meeting, and staff recommends the Plan Commission approve the staff recommended action as presented in the staff report.

[Commissioners]

Commissioner Zaatar stated it's a great project and he would love to see a Dunkin' in that location.

Commissioner Paul asked if pedestrians would be able to walk in from the west.

Mr. Gardiner stated the proposal does connect to the existing sidewalk network available on both the west and east sides of LaGrange Road.

Commissioner Paul asked would customers be able to turn in coming north or south on LaGrange.

Mr. Gardiner stated a deceleration lane is not proposed.

Commissioner Paul asked if a right turn from the south is doable coming from 163rd Street, until IDOT puts in the curb cut.

Chairman Parisi added 163rd Street will continue from LaGrange Road to their rear entrance.

Senior Engineer Peter Puljic added I'm not sure IDOT would approve the construction being piecemealed like that. IDOT could deny access along LaGrange but it's contingent upon their approval. (refer to audio)

Commissioner Schussler asked why does the Code require a minimum two-story height when we have a building that is single-level use?

Mr. Gardiner replied I can't speak to the rationale, but the comprehensive plan does recommend a robust streetscape along LaGrange. I think it's to convey a sense of scale. (refer to audio)

Chairman Parisi added that's very similar to what we required of the Egg Harbor building before it was Egg Harbor.

Commissioner Schussler asked where does the \$9,200 cash-in-lieu go.

Mr. Gardiner responded I believe that goes to a tree planting fund that's managed by Public Works.

Commissioner Schussler asked Ms. Shah where her other locations are.

Ms. Shah stated I have two in Tinley Park, Frankfort, Matteson, and Flossmoor. Five locations.

Commissioner Schussler asked if any of the other locations are drive-through only or if this will be the first.

Ms. Shah replied this will be the first drive-through only. (refer to audio)

Mr. Carlson added we are working on another drive-through only site in University Park.

Commissioner Schussler asked if drive-through only establishments are something Dunkin' is encouraging moving toward or if it's just an option that's available.

Mr. Carlson responded it's an available option. (refer to audio)

Commissioner Fenton stated she was concerned with customers coming out of the drive-through and having to cut across the parking lot where cars are coming in and out and asked will it be an issue. (refer to audio)

Mr. Puljic stated we noticed the same issue and made a comment, and they stated they could put a stop sign that says, "Cross Traffic Does Not Stop", and staff found that to be suitable.

Mr. Carlson added there's a decent amount of visibility. We do have sites that have similar conditions. What is nice about this particular location is that the building is set back quite a bit and the drive-through window is on the south end of the building. (refer to audio)

Commissioner Fenton stated my other concern is IDOT will not approve a right-in/right-out. Has the bank signed off on you using the back of their property? Is there a letter of agreement that you get to use it for your entrance for patrons to come off of 163rd?

Mr. Carlson responded that part of the agreement with the bank is a cross- access. That does allow for that ability.

Commissioner Fenton asked what would happen if the bank ever sold.

Mr. Carlson replied it stays with the sale of the property. Once it's built into the plat of subdivision, then it becomes part of that. It has to be agreed by both parties to remove it.

Commissioner Fenton asked if the sidewalk along LaGrange will remain.

Mr. Puljic stated yes.

Commissioner Sanchez asked staff to repeat the reason they are not supportive of the subdivision alignment.

Mr. Gardiner responded we are supportive in this case, but we would just like to note that generally speaking Staff are seeking right-angled subdivision lines to meet Code requirements. (refer to audio)

Commissioner Sanchez asked if it will be modeled like other coffee shops and have employees taking orders outside. (refer to audio)

Ms. Shah responded that Dunkin' doesn't have the capability to have people outside. For everyone's safety, we are keeping it as a traditional drive-through where they come to the speaker box, order there, and then pull forward to the window. (refer to audio)

Mr. Carlson added other chains have more drink options that require more mixing time. They tend to backup and have slower service than Dunkin' does. Dunkin' thrives on fast service and easy drinks. (refer to audio)

Commissioner Sanchez asked if they would consider putting a bike rack at their location. (refer to audio)

Mr. Carlson responded if there's a need for it, it can be accommodated. I think the bicycle traffic along the sidewalk network and along LaGrange is probably not very prevalent. (refer to audio)

Commissioner Schussler added if you get bicycle traffic, it would probably be from the new Pulte subdivision directly west of your site. (refer to audio)

Commissioner Shalabi asked if there was a rough idea of the amount of flow of cars daily in the drive-through based on owning a half-dozen locations.

Ms. Shah responded it's a bit tough to answer because there's no pre-existing site here, but if I had to guess, anywhere from 3 to 500.

Commissioner Shalabi stated his concern with the drive-through line getting backed up and asked how many cars can fit in the drive-through without it hurting traffic. (refer to audio)

Mr. Puljic stated per the Village Code, for restaurants and drive-through aisles, they're supposed to supply seven stacking spaces. The Code doesn't specify if it's from the order window or the pickup window. They show eight from the order window, Dunkin's shows 12. We are satisfied with the stacking capacity. (refer to audio)

Ms. Shah added this is a great site for having the ability to have more than the Code. We will train our staff to ensure we don't have excessive lines building up throughout the day. (refer to audio)

Chairman Parisi added I wish you great success.

Regarding Case Number 2026-0074, Staff recommends to accept and make

findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 17, 2026;

And

Staff recommends the Plan Commission approves a Plat of Subdivision as depicted on the proposed Plat of Subdivision titled "Final Plat of Subdivision" dated 7/13/2026;

And

Staff recommends that the Plan Commission approves the Preliminary Site Plan titled "Site Plan" prepared by Koru Group dated 7/13/2026 subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies if applicable.
2. Submit a sign permit application to the Development Services Department for separate review;

And,

Staff recommends the Plan Commission approves building elevations prepared by Koru Group, dated 6/1/2026, subject to the condition that the development will be in substantial conformance with the preliminary building elevations;

And

Staff recommends the Plan Commission approves the Preliminary Landscape Plan titled "Dunkin Donuts" prepared by Heritage Oak Studios, LLC dated 7/14/2026, subject to the following conditions:

1. Cash-in-lieu is paid to the Village in the amount of \$9,200.00
2. The stand alone M&M Plan, signed by the owner, is provided to the Village.
3. The development will be in substantial conformance with the preliminary landscape plan.

RECOMMENDED MOTION

Regarding Case Number 2026-0074, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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A motion was made by Member Schussler, seconded by Member Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

CLOSE PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Zaatar, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

OTHER BUSINESS

2026-0636 Factory Motor Parts - 15605 S. 70th Court - Development Petition to change 5,120 sq. ft. 1-story addition to 5,000 sq. ft. 1-story automotive parts distribution building. Reconfiguration of parking lot, adding trash enclosure

Chairman Parisi stated we will not be hearing the Factory Motor Parts petition.

Ms. Skrodzki added it's going to be continued, and since it was not published, it is going to drop off the agenda and be re-noticed at an appropriate time. We don't have to worry about continuing it by motion.

2026-0738 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:34 p.m.

A motion was made by Chairman Parisi, seconded by Member Schussler, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0