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Staff Report to the Plan Commission**Dunkin' Drive-Through**Prepared: July 17, 2026, by Andrew Gardiner

Project: Dunkin' Drive-Through**Case Number:** 2026-0074**Petitioner:** Krupa Shah, CKM Orland Property LLC.**Project Representative:** Sarah Dring, Koru Group PLLC.**Address:** 16250 LaGrange Road, Orland Park, IL 60467**P.I.N.:** 27-21-202-021-0000, 27-21-202-022-0000, 27-21-404-001-0000**Parcel Size:** ~ 1.3 acres**Tenant size:** ~ 1,400 sf**Requested Action:** The Petitioner seeks approval of the following:

- Plat of Subdivision
- Special Use Permits for a restaurant with a drive-through facility and outdoor seating
- Site Plan
- Landscape Plan
- Building Elevations

BACKGROUND

The subject property north of Providence Bank & Trust has been owned and maintained for many years as existing landscaping for the bank but is primarily vacant. The applicant wants to develop this portion of the site.

The Petitioner approached the Village about subdividing and developing the property for a new drive-through only Dunkin'. Originally conceived in a more common Dunkin' design with two curb cuts and a 2-lane drive-through which wrapped around the building – the proposal has evolved substantially throughout the review process. Revisions have eliminated any need for variances or modifications while also reducing construction costs, creating more green space, and incorporating new pedestrian amenities.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies the subject property as a part of the Regional Core Planning District with a Regional Mixed Use land designation. The Regional Core Planning District is envisioned to be the commercial spine of the Village that draws visitors from surrounding areas with its strong retail, dining and entertainment options. While indisputably auto-orientated, the Comprehensive Plan states that new developments within this planning district should be designed thoughtfully to reduce automobile dependence and encourage pedestrian navigation. The Comprehensive Plan also stipulates that public realm amenities should be incorporated into every new development.

Similarly, Regional Mixed-Use areas seek to establish a high-quality experience for visitors while maintaining the size and scale of developments within this district. Buildings should convey a minimum 2 story height, minimize views surface level parking, encourage connectivity between sites and provide robust public realm amenities.

COMPREHENSIVE PLAN

Planning District	Regional Core Planning District
Planning Land Use Designation	Regional Mixed-Use

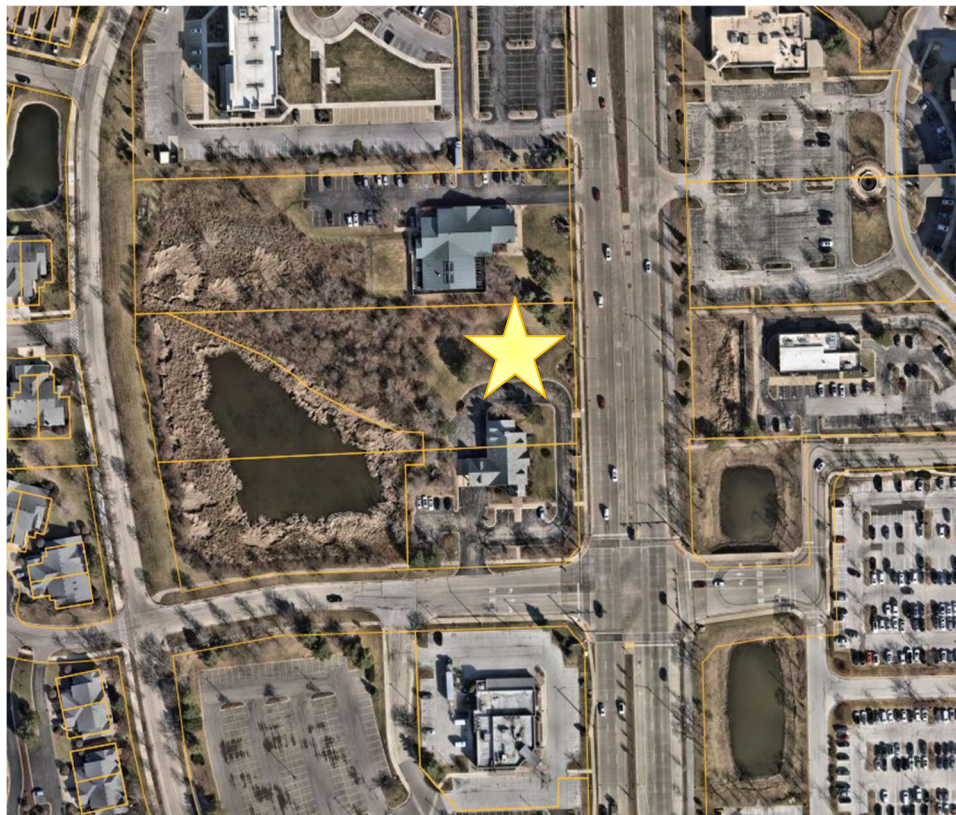
ZONING DISTRICT

Existing	COR
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	COR	Regional Mixed-Use (<i>Animal Medical Center</i>)
East	COR	Regional Mixed-Use (<i>Lifetime Fitness</i>)
South	COR	Regional Mixed-Use (<i>Wu's House, Marcus Theaters</i>)
West	COR	Regional Mixed-Use (<i>Stormwater detention, Mistee Ridge Development – Single family attached housing</i>)

MAP OF SUBJECT SITE



(Nearmap, March 2026)

PLANNING DISCUSSION

Per the Comprehensive Plan, restaurants are an appropriate use for this zoning district – however, restaurants with outdoor seating and/or drive through facilities are Special Uses within the COR zoning district. The requirements of this district and land use emphasize the importance of new developments fostering a more engaging environment that reduces automobile dependence and encourages interconnectivity between sites.

The incorporation of an outdoor seating area along LaGrange Road conveys a welcoming pedestrian environment and provides a small-scale gathering area. Locating the drive-through and parking behind the building and providing cross-access to 163rd Place also serve the goals for the area. Proposed in a unique location, Staff thinks that thoughtful design is particularly important for this development as the commercial area along this stretch of LaGrange Road undergoes renewed interest and growth.

Plat of Subdivision

Land Development Code Section 6-402.A. stipulates that insofar as practical, all side lot lines shall be at right angles to straight street lines or radial to curved street lines. For unusual shaped lots, the Village may require the subdivider or developer to submit building location plans. The proposed line of subdivision is atypical to accommodate the existing wrap around drive aisle at Providence Bank & Trust.

Staff finds the proposed subdivision meets the minimum requirements but is generally not supportive of the proposed alignment.

Lot Coverage

Sites are permitted up to 75% impermeable surface area within the COR Mixed Use District. Plans submitted by the Petitioner show the proposed lot coverage for Lot 1 (containing the proposed development) at 27.5% , thereby meeting the code requirements. If approved, the proposed subdivision would result in Lot 2 (containing Providence Bank & trust) with a lot coverage of 63.75%, also meeting code requirements.

Buffers and Setbacks

Buildings are required to have a 25' setback from LaGrange Road, however, the Comprehensive Plan stresses the importance of creating an architectural street wall wherever possible. The Petitioner has placed the building at the minimum required setback and provided an outdoor seating area which projects into the required setback area. The Petitioner has provided sufficient landscaping to meet requirements along LaGrange Road.

Staff's opinion is that the proposal satisfies the spirit and intent of the Comprehensive Plan while fully meeting the requirements of the Land Development Code.

Building Elevations

The proposed elevations provide masonry construction on all 4 sides to the top of the first-floor windows, communicate a 2-story height with increased height and accentuated features at the main entrance, thereby meeting code requirements. 4-sided architecture is provided for this highly visible site. Hardie Board siding and an accent beam are utilized along the south elevation, wrapping around the east and west elevations.

Staff considers the minimum code requirements for this proposal met.

Stormwater

Stormwater detention is adequately provided on site and meets Village Code requirements.

Parking

14 parking spaces are provided on site, which satisfies the required parking for this development. Additionally, the plans locate all parking spaces behind the building, and the required parking lot screening is provided.

Cross access provided for this development reduces the existing parking for Providence Bank and Trust to 18 spaces, however, the existing parking for Providence Bank and Trust exceeded current code requirements and the reduction brings the parking closer to code compliance.

Therefore, Staff considers the parking requirement for this proposal met.

Drive-Through

The Land Development Code requires a minimum of 7 stacking spaces for a 1,400 SF building. Staff emphasized the importance of ample stacking spaces to the Petitioner to minimize any risk of the queue affecting LaGrange Road traffic.

The plans locate the drive-through at the furthest reasonable distance from LaGrange Road - providing 11 stacking spaces with additional queuing capacity through the general parking area. Additionally, the drive through infrastructure operates entirely behind the principal structure and is fully screened from both the right-of-way and adjacent parcels.

Vehicular Mobility

A single right-in, right-out curb cut is proposed directly onto LaGrange Road. New crosswalk striping is provided for pedestrian safety. The site will also be accessible from 163rd Street through the provided cross access, relieving traffic congestion along LaGrange Road. The cross access is located along the western edge of the parking areas, placing it far away from LaGrange Road to minimize intersecting traffic flow.

Pedestrian and Bicycle Mobility

The site will connect to the existing public sidewalks along LaGrange Road at two locations. There are extensive sidewalk networks in the neighborhoods to both the west and east. No bicycle parking is provided on site, however, restaurants are not required to provide bicycle parking per Section 6-306.H. of the Land Development Code.

Landscaping

The proposed landscaping plan has been reviewed and meets Village Code requirements.

Signage

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

FINDINGS OF FACT

When considering an application for a special use permit, the decision-making body shall consider the Findings of Fact. The petitioner has submitted responses to the Special Use Standards Worksheet attached to this report, and staff finds the petitioner responses sufficient for this case.

Please see the attached Proposed Findings of Fact by the petitioner and the draft Findings of Fact Certification attached to this staff report for consideration during the Plan Commission meeting and certification by the Plan Commission Chairperson eight days after the Plan Commission meeting.

STAFF RECOMMENDED ACTION

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.