

December 23, 2025

March 6, 2026

June 1, 2026

June 14, 2026 Updated with Resubmittal (updates underlined)

Dunkin' Orland Park

RE: Zoning submittal

16250 S LaGrange Rd, Orland Park, IL

Attn: Development Services

PROJECT NARRATIVE

Zoning: COR Mixed Use

The proposed project is a 1358 SF new construction, prototype Drive Thru **Dunkin'** with 11 stacking spaces in the single drive thru lane and walk in ordering capabilities. There are stand up counters in the order lobby and also outdoor patio seating. The walk-in box is integrated into the building plan and exterior elevation materials. The site is 1.27 acres which is an existing undeveloped lot next to the Providence Bank and Trust. Scope of the development includes new parking lot, site work for drainage, landscaping, new signage at drive thru, monument sign, building signage, trash enclosure and sidewalks.

There will be a new drive access off of LaGrange Road that will require IDOT approval. There will also be access to 163rd Street thru the bank parking lot.

Hours of operation:

4am-8pm Monday- Saturday

5am-8pm Sunday

Ownership:

Krupa Shah with CKM Orland Property LLC, is a dedicated young business owner who took the reins of her family business over a decade ago, continuing the legacy her parents built over 30 years. Leading operations across five thriving locations, she has driven consistent growth, achieving above-average weekly sales, and a reputation for excellent customer service. With a long-term vision for growth, she is actively working toward expanding the number of locations while maintaining the high standards that have set her business apart.

Beyond business success, Krupa remains engaged in the communities where her locations operate, fostering strong relationships and local impact. She is guided by the wisdom and support of her mother, Chandra, whose 30 years of expertise provide invaluable insights. Chandra's high-level perspective helps refine operations and ensure continued success. Together, they blend experience with fresh leadership, shaping a thriving, customer-focused business. Together, they combine innovation with time-tested wisdom, driving sustainable success while paving the way for future expansion.

Requested Approvals:

1. Special Use for Drive Thru Restaurant Drive-In Service Window / Code Section 6-210, C, 9
2. Special Use for Restaurant with Outdoor Seating / Code Section 6-210, C, 20
3. Plat of Subdivision
4. Site Plan
5. Landscape Plan
6. Building Elevations

ADDITIONAL RESPONSES FOR SPECIAL USE in reference to the Drive Thru and Outdoor Seating

Zoning: COR Mixed Use

The COR district's intent is not to prohibit drive-thru uses, but to ensure they are designed so they do not dominate the pedestrian environment. A properly designed drive-thru coffee shop with outdoor seating supports and strengthens walkability by generating daily pedestrian traffic and complementing surrounding mixed-use activity.

- Coffee shops are inherently walk-friendly destinations. Dunkin' draws significant walk-in patronage from nearby residents, transit users, and employees, aligning with the district's goal of creating daily-use attractions within walking distance.
- The addition of outdoor seating creates an active pedestrian amenity that encourages people to gather, linger, and engage with the surrounding streetscape, reinforcing the walkable character envisioned for the COR District.
- As a small-format café, this use is lower impact than fast-food restaurants traditionally associated with auto-oriented strip development and does not include late-night hours or large parking fields.
- The use fills a morning-hour activation gap that supports adjacent businesses and increases "eyes on the street" during early hours.
- The building includes a walk-in ordering option and outdoor seating for pedestrians, while the drive-thru accommodates customers already traveling along the corridor.
- The site plan creates a compact building footprint, active pedestrian frontage, and connected sidewalks, and outdoor gathering space while keeping vehicle circulation internal. The use also provides sales tax revenue, employment opportunities, and a stable national tenant to support corridor vitality.

A meeting was held on 4/30/26 with the Village Staff, the Petitioner, Koru Group (architecture) and ERA (civil engineering). Based on the review and discussion of proposed site plan changes, the site has been redesigned to orient the building North and South, locate it in the NE corner of the property, revise circulation and eliminate both the dual ordering in the Drive Thru lane and the circulation drive in front of the building. Consequently, all variances have been removed from the petition.

Signage is proposed facing the street frontage and parking lot – no sign is proposed facing North. Therefore, no signage variance is required.