

**NOTICE OF A PUBLIC HEARING
PLAN COMMISSION – ZONING BOARD OF APPEALS
CITY OF COUNTRYSIDE, ILLINOIS**

Notice is hereby given, that a Public Hearing will be held by the Plan Commission – Zoning Board of Appeals of the City of Countryside, Cook County, Illinois, on **May 5, 2026 at 7:00 pm**, in the City Council Chambers, 803 Joliet Road, Countryside, Illinois, 60525 to consider:

A Special Use pursuant to Section 10-6A-2: Entitled Special Uses of the Municipal Code (Zoning Code):

- **To permit a drive-through facility at the business (Dunkin' Restaurant) in the B-1 Zoning District;**

A Variance pursuant to Section 10-10-5 (B): Entitled Schedule of Parking Requirements - Retail and Service Uses of the Municipal Code (Zoning Code):

- **To reduce the number of stacking spaces per customer service window from ten (10) spaces to seven (7) spaces in the B-1 Zoning District;**

A Variance pursuant to Section 10-15-3-5 (F)(5)(a): Entitled Landscaping And Screening - Parking Lot Landscaping - Interior Landscaping - Area Of Landscaped Island of the Municipal Code (Zoning Code):

- **To waive the size and configuration requirements for landscaped islands of one hundred eighty (180) square feet in area and eight feet (8') in width, as measured from back of curb to back of curb in the B-1 Zoning District; and**

A Variance pursuant to Section 10-15-3-5 (F)(6)(a): Entitled Landscaping And Screening - Parking Lot Landscaping - Perimeter Parking Lot Landscaping of the Municipal Code (Zoning Code):

- **To waive the requirement for perimeter parking lot landscaping of a five foot (5') wide landscape area around that part of the perimeter of all parking lots which abut another parcel or right of way for the proposed redeveloped business site (Dunkin' Restaurant) in the B-1 Zoning District**

at the real estate commonly known as **5500 S. LaGrange Road, Countryside, IL 60525.**

PIN#: 18-16-102-027-0000

LEGALLY DESCRIBED as follows:

Lot 1 to 5 in Block 1 in Secor's Third Subdivision, being a Subdivision of Lots 1 to 34 in Block 1 and Lots 1 to 18 in Block 2 and all of Blocks 3 and 4 in Secor's Second Subdivision in the Northeast Quarter of the Northwest Quarter of Section 16, Township 38 North, Range 12, East of the Third Principal Meridian, (excepting therefrom the lands taken in Condemnation Case No. 23L050293 recorded October 11, 2024 as Document No. 2428508017, being described as follows: Beginning at the Northeast corner of said Lot 1; thence South 02 degrees 10 minutes 19 seconds East along the West right-of-way line of LaGrange Avenue, dedicated per Document No. 1120966, a distance of 53.76 feet; thence North 46 degrees 22 minutes 56 seconds West, 34.96 feet; thence North 17 degrees 40 minutes 12 seconds West, 30.00 feet to the South right-of-way line of 55th Street, dedicated per Document No. 9458072; thence North 88 degrees 11 minutes 41 seconds East along said South right-of-way line, 32.39 feet to the Point of Beginning), in Cook County, Illinois.

The applicant is Countryside Donuts Inc. whose address is 1701 E. Lake Avenue, Suite 350, Glenview, Illinois 60025. The property owner is Asif Nathani whose address is 1701 E. Lake Avenue, Suite 350, Glenview, Illinois 60025.

Notice is further given, that all persons present at said hearing and desiring to be heard for or against the requested Special Use / Variances (**Case Number PSU26-0002 / PZV26-0002**) and/or to ask questions, shall be given such opportunity. For questions about the notice, please contact Richard Trent – Planning Manager at (708) 485-4775.

Robert Schwarz, Chairman
Plan Commission – Zoning Board of Appeals