

Date: March 01, 2023

**RESPONSE TO STANDARDS**

**PROJECT NAME & ADDRESS: Dunkin’ GO; 1671 N. Il Rt 59, Naperville, IL 60563 (PIN: 07-03-302-005-0000)**

**EXHIBIT 7: STANDARDS FOR GRANTING A ZONING VARIANCE (SECTION: 6-3-6-2)**

**VARIANCE FOR “SCHEDULE OF OFF-STREET PARKING REQUIREMENTS- SECTION: 6-9-3”**

1. ***The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan.***  
**Response:** This zoning variance is related to the required number of on-site parking spaces. Total required onsite parking per the zoning ordinance is (11) space. The proposed plan has (10) spaces only, thus is deficient by (1) space. The proposed new Dunkin Go- drive thru only location, with no seating/ pick-up option. Maximum of (3) employees will be at the restaurant at any given time. Customers shall only be using the drive thru lane, which has a capacity to stack 14 cars at any given time. There is truly no need for restaurant customers to park, other than being in the drive thru lane.

Besides this proposed location, the owner owns (3) other Dunkin locations, in close vicinity of this site. All of them are high volume businesses with drive-thru’ component. Typically, he has 2-3 new hires each quarter among all locations. The proposed office space is intended be used for the purpose of storage/ archiving and training of these new. The training only happens couple times each quarter. Thus, the office will not be occupied full time or at full capacity, like the typical offices.

The above-mentioned reasoning, along with the challenging nature of site (oddly shaped, extremely tight, and at a corner of a major interaction), allows us to state that variance is in harmony with general purpose and intent of this Title and the adopted comprehensive master plan.

2. ***Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.***  
**Response:** Given the small number of occupants at any given time on site and the nature of facility, it is very unlikely that the provided parking spaces even thou less shall be fully occupied at any given time. Thus, Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.
3. ***The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.***  
**Response:** The current site shall be completely improved, with new building, parking & landscape per code. All existing curb cuts, i.e., ingress & egress are to remain. The use of the proposed site is in sync with the neighboring uses and shall benefit them. Additionally, given the small number of occupants at any given time on site, variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

**VARIANCE FOR “SIGNAGE SETBACK FROM MAJOR ARTERIAL - SECTION: 6-16-5: 2.2.5.1”**

1. ***The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan.***  
**Response:** This zoning variance is related to the required Ten (10) feet minimum setback from the property line when signs front’s major arterials. The proposed plan only has the ground sign setback of Seven (7) feet. Given the extreme tightness/ shape of the site, and the fact that it is at an intersection of two major crossroads, this seems to the only logical location to have the franchise required ground sign. There is also an existing two-way egress & ingress easement on the lot, which does not provide the ownership to push the sign any further back/ away from the property.

Given the above challenges, allows us to state that variance is in harmony with general purpose and intent of this Title and the adopted comprehensive master plan.

2. ***Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.***  
Response: This existing parcel has been vacant for quite some time, and probably difficult to develop due to its closeness to the major arterial setback requirements along with the size of the parcel. The franchise requires this ground sign along the major road and without this variance, it would not be possible. That said, the Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.
  
3. ***The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.***  
Response: The current site shall be completely improved, with new building, parking & landscape per code. All existing curb cuts, i.e., ingress & egress are to remain. The use of the proposed site is in sync with the neighboring uses and shall benefit them. The proposed signage is setback as far as possible from the intersection of two main road, and this should help in considering the variance. We believe this variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

**VARIANCE FOR “MAJOR AERTRIAL SETBACK- SECTION: 6-9-2: 4.6”**

1. ***The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan.***  
Response: As established by the officially adopted Naperville thoroughfare plan, along all major arterials, there shall be an off-street parking facility setback of seventy (70) feet from the centerline of the right-of-way of the major arterial or twenty (20) feet from the edge of the right-of-way, whichever is greater. A variance is requested to allow off-street parking areas to encroach up to 15 ft. into the required 20 ft. major arterial setback, given the fact that the site is extremely tight to practically accommodate the required parking, within the setback.

The above-mentioned reasoning allows us to state that variance is in harmony with general purpose and intent of this Title and the adopted comprehensive master plan.

2. ***Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.***  
Response: The challenging nature of site (oddly shaped, extremely tight, and at a corner of a major interaction), allows us to state that, strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.
  
3. ***The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.***  
Response: The current site shall be completely improved, with new building, parking & landscape as much as practically possible per code. The use of the proposed site is also in sync with the neighboring uses and shall benefit them. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

Please contact us should you have any questions or concerns regarding this matter. Thank you.

Hemal Purohit, Project Architect  
Purohit Architects, Inc.

Prepared & submitted on behalf of the Ownership.  
Prakash Patel  
3428 Keller Lane, Naperville, IL