



February 10, 2020

**APPLICATION FOR MINOR CHANGE TO THE PUD FOR A NEW
DUNKIN' DRIVE THRU AT 967 W. 75th STREET**

To: City of Naperville - TED
c/o Kasey Evans (Project Manager)
400 S. Eagle Steet
Naperville, IL 60540

The Hari Group ("Applicant") submits this Application and supporting plans and documents to the Transportation, Engineering and Development Department of the City of Naperville for approval of a Minor Change to the PUD to allow a drive thru on the west end of the existing building at 967 W. 75th Street. ("The Property"). A schedule of the supporting plans and documents is attached hereto.

Applicant:	The Hari Group Raj Patel 1208 Samuel Court Naperville, IL 60540
Subject Property Address:	967 W. 75th Street
Legal Description:	Refer to Plat of Survey
PIN:	07-25-104-019
Lot Size:	1.41 Acres (Parcel 2)
Current Zoning District:	R1A, Hobson West Commons PUD

INTRODUCTION – PROJECT DESCRIPTION

Applicant seeks to add a Dunkin' at the west end of an existing retail building. The existing building is approximately 11,140 SF and appears to have two other tenants. The Dunkin' would occupy approximately 1,650 SF.

The owner is asking for a **Minor Change to the PUD** to allow a drive thru for the Dunkin' on the west face of the building.

In accordance with the City of Naperville, and based on the comments from the Concept Meeting on September 24, 2019, the following information is provided for the Plan Commission and City Council to approve the Minor Changed to the PUD proposed on the Property:

REQUIRED RESPONSE TO STANDARD EXHIBITS

Exhibit 2: Section 6-4-7:1: Standards for Granting or Amending a Planned Unit Development

1. *The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.*

ANSWER: The request is to amend the existing PUD with a new drive thru. The request represents a creative solution to the to accommodate the drive-through. The flow of the drive through will change the current two-way flow of traffic along the back of the building and the west side to one-way flow accommodate the drive-through and required stacking. Some of the parking, in excess of required parking per ordinance, along the north end of the lot will be eliminated and some will be converted to 60-degree parking. or It is not applicable to address an innovative and creative approach to the development of the land and living environments.

2. *The planned unit development meets the requirements and standards of the planned unit development regulations.*

ANSWER: A new drive thru requires the Minor Change to the PUD. The addition of the drive-thru is consistent with the standards set forth in the existing PUD. The revised plan for adding a drive-thru reduces the existing number of parking spaces from 84 to 70. The decrease to the number of parking spaces also requires a Minor Change to the PUD. The new parking space count is still over the required number of spaces per zoning ordinance and tenant use. The decrease is not greater than 20%.

3. *The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

ANSWER: The physical design of the proposed drive thru efficiently utilizes the existing paved areas of the site. It accommodates the zoning requirements for a bypass lane and minimum width for a stacking lane. There

is a separate stacking lane, as required by the zoning ordinance, to maintain ingress or egress from the site with revised striping of the north parking spaces as needed to maintain circulation while still exceeding required number of parking spaces. There are proposed pavement markings indicating the one-way traffic flow around the North and West sides of the building. The new Dunkin' height detector is located as needed to avoid conflict with truck maneuvering to the existing overhead door and trash enclosures. The natural features of the site have not been affected with this design. Existing rear overhead doors on the building have been taken into consideration and functionality has been maintained.

4. *Open space, outdoor common area, and recreational facilities are provided.*

ANSWER: The proposed drive thru does not reduce the existing amount of open space, outdoor common area or recreational facilities of the site. As recommended by staff comments, landscaping has been added at the rear of the parking lot. See sheet C4.1 of the Engineering Plans.

5. *The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.*

ANSWER: The addition of a drive thru does not affect the subdivision control regulations or the bulk regulations in the existing PUD.

6. *The planned unit development is compatible with the adjacent properties and nearby land uses.*

ANSWER: The requested Minor Change to the PUD, adding a drive thru for a Dunkin', is compatible with adjacent properties and nearby land uses. The development is retail and the remaining tenants of the retail buildings in this development include a Subway, a restaurant and a grocery store. There are drive thrus at the McDonald's to the south east of the property and the bank to the west of the property.

7. *The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.*

ANSWER: Granting the request to allow a drive thru at this location benefits the area and meets objectives of the comprehensive plan for commercial development in the East Sector. The existing building at 967 W. 75th Street is currently vacant apart from two tenants. Dunkin' is a recognized national brand that will add value to the retail building and surrounding properties by attracting not only patrons of Dunkin', but also attracting other tenants to the vacant spaces in the development. Dunkin' is also a popular vendor for services to the neighboring residential areas and should be considered a compatible tenant for the development.

Respectfully submitted,

Raj Patel
The Hari Group