

## Kopinski, Sara

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**From:** Kopinski, Sara  
**Sent:** Tuesday, April 18, 2023 1:49 PM  
**To:** [REDACTED]  
**Subject:** RE: Dunkin donuts location, Rout 59.

Pluto,

Greetings! Thank you for providing comments on PZC 22-1-010, Dunkin' Go. Your comments will be included in the PZC agenda packet for May 3, 2023 – the rescheduled public hearing date for this project.

Regards,

### Sara Kopinski

Planner II | Planning & Development - TED Business Group  
City of Naperville | 400 S. Eagle St. Naperville, IL 60540  
(630) 420-6075 | [kopinskis@naperville.il.us](mailto:kopinskis@naperville.il.us)

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**From:** Pluto Solace [REDACTED]  
**Sent:** Monday, April 17, 2023 5:51 PM  
**To:** Planning <[Planning@naperville.il.us](mailto:Planning@naperville.il.us)>  
**Subject:** Dunkin donuts location, Rout 59.

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I have an idea for the location it can be on instead of next to the other one. There is free space by the 7/11 on route 59, We would rather have one there and it will be an easier yes from all of us if it's closer. I've spoken with a few residents as well as I am one and we think if we have to sign for it, It should be closer to the empty buildings / suites.

Pluto, Pebblewood condo resident.

## Kopinski, Sara

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**From:** Kopinski, Sara  
**Sent:** Monday, April 24, 2023 12:16 PM  
**To:** [REDACTED]  
**Subject:** RE: PZC #22-1-010, 1671 N. Route 59 (Dunkin' Go)

Dr. Kent M Martin,

Thank you for providing comments on PZC 22-1-010, Dunkin' Go. Your comments will be included in the PZC agenda packet for the Planning and Zoning Commission's consideration on May 3, 2023.

Regards,

### Sara Kopinski

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**From:** Terri Martin [REDACTED] >  
**Sent:** Monday, April 24, 2023 9:35 AM  
**To:** Planning <[Planning@naperville.il.us](mailto:Planning@naperville.il.us)>  
**Cc:** [REDACTED]  
**Subject:** PZC #22-1-010, 1671 N. Route 59 (Dunkin' Go)

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Planning and Zoning Commissioners,

I am a condo owner at 5S040 Pebblewood Dr. We enjoy the quiet and solitude of our location. I am very concerned that the addition of a Dukin Go to the corner of Rt 59 and Diehl Roads will markedly disrupt our lives. The traffic from this type of establishment will block our egress by vehicles lining up along Pebblewood Drive. The very hours of high traffic

for this type of business are synonymous with the times that we residents must leave for work. There is not enough room on that lot to contain all the traffic generated by a drive through coffee shop. Please give our concerns your consideration in your decision making process.

Thank you for your attention,  
Dr. Kent M Martin

## Kopinski, Sara

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**From:** Kopinski, Sara  
**Sent:** Wednesday, April 26, 2023 9:27 AM  
**To:** [REDACTED]  
**Subject:** RE: Public Hearing on Proposed "Dunkin Go" at Diehl Road & Route 59

Thank you for providing comments on PZC 22-1-010, Dunkin' Go. Your comments will be included in the PZC agenda packet for the Planning and Zoning Commission's consideration on May 3, 2023.

Regards,

### Sara Kopinski

Planner II | Planning & Development - TED Business Group  
**City of Naperville | 400 S. Eagle St. Naperville, IL 60540**  
(630) 420-6075 | [kopinskis@naperville.il.us](mailto:kopinskis@naperville.il.us)

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**From:** [REDACTED]  
**Sent:** Tuesday, April 25, 2023 9:48 PM  
**To:** Planning <[Planning@naperville.il.us](mailto:Planning@naperville.il.us)>  
**Subject:** Public Hearing on Proposed "Dunkin Go" at Diehl Road & Route 59

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The undersigned are condominium owners in the Pebblewood Condominium No. 1 Association located at 5S040 Pebblewood Lane, Naperville, IL.

Currently, the Association's homeowners are limited to two ways to exit the Association's property: 1) turn right on Pebblewood Lane to access Highway 59 (right turn onto Highway 59 only) or 2) turn left on Pebblewood Lane to access Diehl Road (right turn on Diehl Road only).

The undersigned strongly object to the Petition and request the Naperville Planning and Zoning Commission reject the Petition for the following reasons: increased traffic congestion and increased likelihood of accidents.

- The proposed Dunkin Go will increase traffic congestion in what is already a heavily traveled right hand turn lane onto Highway 59 from Diehl Road.
- The option will remain for vehicles to exit onto Pebblewood Lane through the existing two-way ingress/egress lane between the land and the existing building. Vehicles will also have the ability to also enter the drive thru lane using this egress.

- The proposed Dunkin Go will increase traffic congestion on Pebblewood Lane, which will add to the congestion that already exists when vehicles enter and exit onto Pebblewood Lane during the times Western Suburban Conceal Carry offers training. Vehicles also are allowed to park along the east side of Pebblewood Lane, which restricts two-way traffic on Pebblewood Lane even further.
- Traffic on southbound Highway 59 may back up into the intersection if a vehicle making a right hand turn into the drive thru lane of the Dunkin Go has to wait for traffic to exit the right hand turn lane onto Highway 59 before completing its turn into the Dunkin Go drive thru lane.
- Traffic is already heavy on Diehl Road around 4:00 pm when the police block traffic to allow employees from the corporations on the north side of Diehl Road to turn right going west and across traffic turning left traveling east on Diehl Road. The vehicles traveling east will increase the congestion for the right turn lane into Highway 59, which will be the ingress/egress lane for Dunkin Go.
- Pebblewood is already congested in the morning and afternoon when the school buses drop off and pick up neighborhood students. The increased traffic from the Dunkin Go will present dangers to the stopped school buses.
- Increased turning north and south onto Pebblewood Lane from the property in front of Youngs Cleaners will increase the likelihood of accidents. Currently, drivers using that entrance/exit to the strip mall forget they do not have right-of-way when making the turn when they do not acknowledge vehicles already on Pebblewood Lane.

Therefore, the undersigned request:

- A traffic pattern study be conducted to evaluate the flow of traffic.
- Closure of the ingress/egress from the strip mall going west onto Pebblewood Lane if the Petition is adopted.

Thank you for your consideration.

Celia Amerson  
 Anita Ferrero  
 Lois Garland-Patterson  
 John Getch  
 Geralyn Parrillo  
 Julie Reitzel  
 Kate Ryterske

**LAG-P**  
**Dr. Lois Garland-Patterson**

## Kopinski, Sara

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**From:** Kopinski, Sara  
**Sent:** Wednesday, April 26, 2023 9:26 AM  
**To:** [REDACTED]  
**Subject:** RE: dunkingo

Patty,

Thank you for providing comments on PZC 22-1-010, Dunkin' Go. Your comments will be included in the PZC agenda packet for the Planning and Zoning Commission's consideration on May 3, 2023.

Regards,

### Sara Kopinski

Planner II | Planning & Development - TED Business Group  
City of Naperville | 400 S. Eagle St. Naperville, IL 60540  
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**From:** Colao-Cramer, Patricia [REDACTED]  
**Sent:** Wednesday, April 26, 2023 9:07 AM  
**To:** Planning <[Planning@naperville.il.us](mailto:Planning@naperville.il.us)>  
**Subject:** dunkingo

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Dear Zoning Board Committee,

I strongly oppose dunkinGo on the corner of 59 and Diehl. Traffic has always been hazardous on this extremely busy corner and I feel it will become even more dangerous.

I cannot imagine the traffic mess, more accidents, and the safety issues of our children living in the condos, and townhouses in the Pebblewood Community.

We do have a dunkin donuts down the street and a starbucks tucked away behind 59.

Lot owner please look for another (safer) location for your business. Thank you.

Sincerely,  
Patty Colao-Cramer

## Kopinski, Sara

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**From:** Kopinski, Sara  
**Sent:** Thursday, April 27, 2023 9:30 AM  
**To:** [REDACTED]  
**Subject:** RE: Proposed "Dunkin Go" at Diehl Road & Rte 59 Public Comments

Thank you for providing comments on PZC 22-1-010, Dunkin' Go. Your comments will be included in the PZC agenda packet for the Planning and Zoning Commission's consideration on May 3, 2023.

Regards,

Sara Kopinski  
Planner II | Planning & Development - TED Business Group City of Naperville | 400 S. Eagle St. Naperville, IL 60540  
(630) 420-6075 | kopinskis@naperville.il.us

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-----Original Message-----

**From:** Robbie Cramer [REDACTED]  
**Sent:** Wednesday, April 26, 2023 3:47 PM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** Proposed "Dunkin Go" at Diehl Road & Rte 59 Public Comments

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To proceed with the development of the "Dunkin GO" at the corner of Diehl Rd. and Route 59 as planned would be a disaster to say the least.

- \* A so-called "traditional" fast-food establishment would, on its own, invite plenty of traffic. A "Dunkin GO", which specifically caters its business to drive-thru and mobile orders, would be a further exacerbation of this problem.
- \* The developer is petitioning to lower the number of parking spots than that is currently allowed, and also for less space between the arterial roadway and both the building itself and its parking lot.
- \* This plan describes thru-traffic both entering from and exiting onto Rte 59, and also optionally exiting into the adjacent parking lot.

\* I understand the impulse created by the exciting thought of having another Dunkin Donuts between the two others less than two miles away, but this proposed "Dunkin GO" would pose a detriment to the people living in the Pebblewood Neighborhoods, who are already surrounded by traffic when leaving the neighborhood from any directions.

\* With the ramp onto and off of I-88 being so close, and Rte 59, which itself serves heavy volumes of traffic, this establishment would invite torrents out-of-neighborhood traffic to queue in their cars, not only very conceivably lending way to them cutting through the neighborhood street Pebblewood Ln., but also creating traffic jams up both Diehl Rd. and Rte 59 themselves.

The additional traffic generated by a 'Dunkin GO' would be a detriment to the Pebblewood Neighborhoods and the larger community, and to proceed with this plan as proposed would be a disaster to say the least. The proposed "Dunkin GO" at the corner of Diehl Rd. and Route 59 should ultimately not come to fruition whatsoever, but first and foremost absolutely should not be granted special exceptions to the rules solely for its development's sake.