



December 09, 2024

Russell A. Lubash P.E.
City of Joliet
150 West Jefferson
Joliet, Illinois 60432

Re: Special Use Permit Approval – Drive-through Facility – Starbucks Multi-Tenant Retail Building

Mr. Lubash:

55/30 Acquisition, LLC is proposing to construct a new 8,702 square foot three tenant retail multi-tenant building on an outlot at the Boulevard Shopping Center in Joliet, IL. The proposed multi-tenant building would include a 4,500 square foot Mexican restaurant, a 1,662 square foot retail/restaurant tenant, and a 2,540 square foot Starbucks with a drive thru window and drive thru and bypass lanes.

The drive thru lane shall support a queuing of approximately 17 cars. The access to the outlot from the Boulevard Place Road will utilize the common drive through the Phase 2 of the shopping center. Additional access to the outlot shall be from the Costco common drive. A total of 137 parking stalls are provided on the 2.67-acre outlot, which equates to 15.75 parking stalls per 1,000 square feet of gross leasable area.

We are requesting the review and consideration of the Special Use Permit necessary for the drive thru window for Starbucks. Please review this submittal and place it on the next regular City Council meeting agenda scheduled for 01/07/25. Please notify all appropriate City Officials regarding this request for review and approval.

If you have any questions, please contact me at 630-878-2369.

Sincerely,

A handwritten signature in black ink that reads "Thomas M. Williams".

Thomas M. Williams
Managing Principal
twilliams@xceedcre.com