

QUALIFYING STATEMENT AND NARRATIVE

Date: October 25th, 2024

Russ Lubash, Traffic Engineer
Department of Public Works
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

Ref: Qualifying statement and narrative for a proposed ~2,200 sq.ft. (gross area), drive-thru Dunkin' restaurant located at 600 Collins Street, Joliet, IL 60432.

This qualifying statement and narrative is intended to meet the requirements of the Final Development and Special Use petition. The petitioner, Umesh Patel of Shree Hari Donuts Of Collins, Inc., is proposing the re-development and conversion of an existing ~2,445 sq.ft., single story, vacant building into a drive-thru Dunkin restaurant.

The subject site, approximately 15,756 sq.ft. or 0.362 acres in area is in the B-3, General Business District requiring a Special Use approval from the City of Joliet. The site located at the northeast corner of Collins Street and East Liberty Street. It is bound by a public alley to the north, residential properties to the east, Collins Street to the west and East Liberty Street to the south.

The proposed drive-thru restaurant will have a gross building footprint of approximately 2,200 sq.ft. with a total of 13 parking stalls including 1 accessible parking stall dedicated to the restaurant. Accessible pedestrian access is provided from the sidewalk along Collin Street to the main entry of the proposed building. The site will be accessed from East Liberty Street to the south by means of an existing 24'-0" wide driveway. A 12'-0" drive-thru lane and a bypass lane loops around the proposed building commencing at the southeast corner of the proposed building and terminating at the southwest corner of the proposed building. The drive-thru will have one pay and pick-up window on the west side of the proposed building.

The restaurant will have a total of not more than 19 interior seats . The proposed building will have an exterior of a painted thin brick veneer of grey and white with accent cedar wooden panels on the west facade . Existing windows will be replaced with a new storefront of a dark bronze anodized aluminum frame material shaded with orange metal canopies above the main entry and drive-thru window. A metal orange band above the storefront will be installed above the storefront.

A new trash enclosure will be situated at the northeast corner of the property with an enclosed area constructed of a 6'-0" high CMU wall and clad/finished to match the main building. The site will be adequately landscaped, lit and remain within the limits of the City of Joliet's landscape and lighting ordinances.

Water, electric, gas, communication and sanitary utilities will be provided as required.

Business hours for the proposed Dunkin' will be as follows:

5 a.m. – 8 p.m.: 7 days a week.

A minimum of 3 employees and a maximum of 5 employees will be present at any given time during business hours at this restaurant.

The applicant expects about 75% of drive-thru business including mobile orders with 25% catered to the sit-down & takeaway patrons. According to Inspire Brands, Inc.'s standards, the maximum time it takes a drive-thru customer to

order food at the drive-thru menu board and pick it up at the drive-thru window, is approximately 150 seconds or 2.5 minutes.

To our knowledge and at this time, the petitioner is not seeking any departures or variances from the existing City of Joliet zoning ordinances.

The proposed restaurant will be developed and constructed in accordance with the building and health code requirements of the City of Joliet, while also maintaining the general safety and welfare of the community.

Thank you,

Sincerely,

Umesh Patel
Shree Hari Donuts of Collins, Inc.
1724 Plainfield Road,
Crest Hill, IL 60403

