

12 March 2025

Jazmine Marte
Development Project Manager
Office of Development Assistance
City of Aurora

RE: letter of introduction for new Dunkin Donuts at 270 S. Havana

Dear Ms. Marte,

Property location: 270 S Havana St.

The property is located in the Havana Street Overlay and Mixed-Use Corridor District (MU-C), Character area, Subarea A. on a 23,557 s.f. (0.54 acres) sized lot.

The proposed use for this property is 1000 s.f. Drive-Thru only restaurant.

We are requesting an adjustment to Code Section 146-3.3.6.E.5 to allow for drive-thru between building and Havana Street. Due to the shape and size of the lot, we oriented the building with the drive thru facing the street in order to have proper drive thru circulation and parking layout. We are proposing adding a screen wall along Havana Street to screen the cars in the drive thru from the street. The adjustment will have no adverse impact on the abutting lots and does not violate any conditions of approval specifically applied to the development of the property by the Planning and Zoning Commission or City Council. The building elevation along Havana Street will feature high quality materials and signage yielding a high-quality development character as viewed from Havana street including a pedestrian connection to Havana Street.

Operations:

- Hours and days of operation are 5:00AM - 8:00PM, 7 days a week.
- We anticipate around 10-15 total employees with 3-4 employees staffed at any given time.
- There are 6 parking spaces for employees and customers.
- This will be a drive-through only Dunkin' location with a walk-up window and patio seating.
- The drive-through will be able to stack approximately 10 cars within our property, forming a "C" type shape around the building. The entrance and exit to the drive-thru will be on the East side of the property. We are closing off the North entrance to the property in response to feedback from the City of Aurora's traffic engineer.

Sincerely,

John Sponseller
Owner, Ethos Architecture Group LLC