



December 12, 2019

Mr. Russel Colby
Assistant Director of Community and Economic Development
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Re: Zen Leaf Dispensary
3714 Illinois Avenue - Unit C
Traffic Assumptions Memorandum

Dear Mr. Colby:

Per your request we reviewed the Memorandum submitted by Gewalt Hamilton Associates, Inc. on November 19, 2019 for the referenced project. We offer the following comments and recommendations for your consideration:

Traffic Assumptions Comments

1. Include a note that states ITE cautions the use of the data from Land Use 882 as it is from a small sample size. Typically, it is not recommended to use data from the ITE Trip Generation Manual when there is a note about small sample size as the data extrapolated is not accurate.
2. Were Pass-By trips considered? ITE has Pass-By percentages for comparative land uses that could be considered for this study.
3. Consider using different Land Uses for comparison to the dispensary such as Pharmacy without Drive-Thru, Variety Store, Convenience Store, or Apparel Store. These have more of a general retail/medical use and size.
4. What are the peak periods considered for this study? Per ITE for Land Use 882 the peaks are 11:45am – 12:45pm and 5:45pm – 6:45pm.
5. Include existing traffic data for the surrounding roadway network.

If you have any questions or need additional information regarding the above comments, please contact HLR at 847-697-6700.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

By:

Callie Allbright, PE
Traffic Engineer

Amy McSwane, PE, PTOE
Preliminary/Traffic Engineering Manager

Memorandum

To: Mr. Chris Fotopolous
Verano Holdings

From: Lynn M. Means, P.E., PTOE
Senior Transportation Engineer

Date: November 19, 2019

Subject: Zen Leaf – St. Charles
3714 Illinois Avenue – Unit C
St. Charles, Illinois

Per your request, Gewalt Hamilton Associates, Inc. (GHA) has prepared a preliminary Traffic and Parking Summary for the proposed cannabis dispensary located at 3714 Illinois Avenue – Unit C in St. Charles, Illinois. The site contains an existing medical cannabis dispensing organization, occupying approximately 3,750 square-feet (Unit C) of the approximately 41,200 square-foot St. Charles Commons office/warehouse building. The existing cannabis dispensary is served by 13 parking spaces. Access to the site is provided via two driveways on Illinois Avenue.

As currently proposed, with an approved special use amendment, the site would permit the sale of recreational cannabis (after January 1, 2020, when permitted by law in Illinois). It is our understanding, the applicant is committed to leasing additional spaces, should additional parking (above the existing 13 spaces) be required to accommodate the future demand. A total of four (4) additional spaces is anticipated to be leased (unused from adjacent tenant, Renfert USA, in Unit D/E), bringing the total parking supply serving the site to 17 spaces.

The following summarizes our preliminary findings:

Area Land Uses

- The site currently consists of a medical cannabis dispensary located within the St. Charles Commons office/warehouse building.
- Adjacent land uses include office, industrial and commercial uses to the east and south; Holiday Inn Express and Suites Chicago West to the northeast; and Main Street Commons Mall to the north and west, which includes, uses such as ROSS, TJ-Maxx, World Market, Stein Mart and Five Below.

Roadway Network

Illinois Avenue is an east-west, local roadway providing a two-lane cross-section (one travel lane in each direction) in the site vicinity. It extends from **Kirk Road**, a primary arterial road, on the west to **Kautz Road**, a major collector roadway on the east. Illinois Avenue operates under traffic signal control at its intersection with Kirk Road, as well its approach widens to provide a separate right-turn lane. The west leg of the intersection serves the Ascend, luxury apartment homes. The Illinois Avenue operates under Stop sign control at its “T” intersection with Kautz Road (Kautz Road is under free-flow condition). Parking is prohibited along both sides of Illinois Avenue. The posted speed limit is 35 miles per hour.

Proposed Operational Characteristics

- The anticipated hours of operation are Monday through Saturday from 8:00AM to 10:00PM and on Sunday from 8:00AM to 7:00PM.
- During peak operations, the development is anticipated to be served by a maximum of 8 employees: 1 general manger/assistant manager, 1 dispensary lead, 4 patient care advisors/budtenders/fulfillment, 1 receptionist and 1 third party security guard.
- Recreational customers are anticipated to spend, on average, 5 minutes in the cannabis dispensary, while medicinal customers spend slightly longer, on average 10 to 15 minutes; consumption on-site is prohibited.
- The anticipated mix of customers is anticipated to be approximately 30% medicinal and 70% recreational.
- This suggests that each non-employee parking space could accommodate, on average, 12 recreational or 4 medicinal customers per hour (turnover rate). With a maximum of 8 employees present at one time, that would leave 9 spaces open for customers (with the additional 4 spaces leased). Using the aforementioned turnover rate and the anticipated mix of customers, these 9 spaces could accommodate approximately 84 customers per hour.

Trip Generation

- **Institute of Transportation Engineers (ITE):** Trip generation rates published by ITE in the 10th Edition of the Manual *Trip Generation* were used to determine the anticipated traffic from the proposed retail use. The number of vehicle trips anticipated during the weekday morning, weekday evening and Saturday midday peak hours, as well as on a weekday and Saturday daily basis are summarized in **Table 1** and includes all traffic attributed to the proposed retail development (employees, customers, deliveries, etc.).

Table 1: Estimated Trip Generation – ITE Data

Land Use / Size	ITE Land Use Code	Weekday							Saturday			
		AM Peak Hour			PM Peak Hour			Daily	Peak Hour			Daily
		In	Out	Total	In	Out	Total	Total	In	Out	Total	Total
Cannabis Dispensary / 3,768 SF	882	22	17	39	41	41	82	952	68	68	136	978

As shown in Table 1, it is expected that the proposed retail development will generate approximately 950 to 1,000 total trips on a daily basis (combined entering and exiting trips). During the peak hours, the development is expected to generate approximately 39 bi-directional vehicle trips (22 entering and 17 exiting) during the weekday AM, 82 bi-directional trips (41 entering and 41 exiting) during the weekday PM and 136 bi-directional trips (68 entering and 68 exiting) during the Saturday peak hour of generator.

- **Local Data:** Based on information provided to GHA by applicants of proposed cannabis dispensaries in the Chicagoland region, the number of vehicle trips is anticipated to be lower than the estimates provided in the ITE Trip Generation Manual. **Table 2** summaries the anticipated trips on during the peak hours of operation.

Table 2: Estimated Trip Generation – Local Data

Land Use / Size	ITE Land Use Code	Peak Hour								
		Weekday AM			Weekday PM			Saturday Midday		
		In	Out	Total	In	Out	Total	In	Out	Total
Cannabis Dispensary ¹	Local	30	30	60	30	30	60	60	60	120

¹ Building sizes ranged from approximately 4,000 to 10,000 square-feet.

- The existing site contains a medical cannabis dispensary. Thus, the trips as presented above (using either the local or ITE rates) provide a conservative analysis scenario.

Traffic Increases

- Using the conservative ITE rates, as presented in Table 1, the total (including both entering and exiting) weekday AM, weekday PM and Saturday midday peak hour trips of 39, 82 and 136, are expected on the roadways leading beyond the study area, or approximately 1 to 3 vehicles per minute. *As noted, this includes the existing traffic associated with the medical cannabis dispensary use operational on-site.*
- Accordingly, the amount of site-generated traffic is expected to have minimal effects on the operations of the external street network.

Traffic Comparison

- Table 3** provides a comparison of the number of vehicle trips anticipated during the peak hours of proposed cannabis dispensary use to other retail and commercial uses based on rates contained in the ITE Trip Generation Manual and the tenant space footprint of 3,768 square-feet.

Table 3: Estimated Trip Generation Comparison – ITE Data

Land Use / Size	ITE Land Use Code	Peak Hour								
		Weekday AM			Weekday PM			Saturday Midday		
		In	Out	Total	In	Out	Total	In	Out	Total
Proposed Use										
Cannabis Dispensary	882	22	17	39	41	41	82	68	68	136
Other Uses										
General Retail ¹	820	47	41	88	23	25	48	24	22	46
Medical/Dental Office	720	9	3	12	4	11	15	7	5	12
Small Office Building	712	6	1	7	3	6	9	1	1	2
Fast Casual Restaurant	930	5	3	8	29	24	53	70	58	128
High-Turnover Sit Down Restaurant	932	20	17	37	23	14	37	21	21	42
Fast-Food Restaurant without Drive-Thru	933	107	71	178	53	54	107	101	105	206

¹ Due to small tenant space, trip rates were estimated using the AM peak hour of generator, so as to not overstate the anticipated traffic generated by this use.

- As shown in Table 3, the most comparable uses to that proposed are a high-turnover restaurant (i.e., Chili's, IHOP, etc.) during the weekday morning peak hour, a fast-food restaurant without a drive-through (i.e, Subway or Potbelly's) during the weekday evening peak hour and a fast-casual restaurant (Panera or Chipotles) during the Saturday midday peak hour.

Parking Demand Requirements

Based on the parking requirements outlined in the City of St. Charles Code of Ordinance (Section 17.24.140), 15 parking spaces are required for the proposed site. The City's parking requirements are summarized in **Table 4**.

Table 4: City Parking Requirements

Use	Size	Parking Requirement	Parking Spaces	
			Required	Provided ¹
Recreational Cannabis Dispensary	3,768 SF	4 spaces for each 1,000 SF GFA	15	17

¹ 13 existing spaces plus 4 additional leased spaces, for a total of 17 spaces.

Parking Demand Projections

- Based on the estimated traffic during the highest timeframe (Saturday) with a peak demand of 68 (see Table 1), the assumed maximum number of employee (8), the mix of customers and their respective turnover rate, a peak demand of 17 spaces is needed (8 employee, 5 for medicinal customers and 4 for recreational customer spaces).
- The proposed development will provide at total of 17 parking spaces (13 existing plus 4 additional leased).
- Accordingly, the proposed parking supply is anticipated to be adequate to accommodate the projected parking demand. *Note, there may be occasions, such as opening day when additional parking may be needed.*

Conclusions and Recommendations

A preliminary traffic and parking summary were performed for the cannabis dispensary development to be located at 3714 Illinois Avenue – Unit C in St. Charles, Illinois. As currently proposed, with an approved special use amendment, the site would permit the sale of recreational cannabis, in addition to its current medicinal cannabis dispensing organization. Overall, the development is anticipated to have a minimal effect on the existing traffic operations of the area roadway network.

And, based on the parking analysis, it can be concluded, with the leasing of the 4 additional parking spaces, the proposed parking supply of 17 is adequate to accommodate the anticipated parking demand for the proposed use. Employees should be encouraged to park in the rear spaces (on the east side of the building) to provide convenient parking for customers. In addition, arrangements should be made on special occasions, such as opening day, when additional parking may be needed.