	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	2701 E. Main Street Drive-Through Facility Stacking Space Reduction Request		
	City Staff:	Matthew O'Rourke Planner		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 5/6/14	X
APPLICATIONS UNDER CONSIDERATION:				
Concept Plan				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Memo	Letter from Kolbrook Design; dated 1/14/2014			
Application & Attachments	Permitted uses on Parcel 3A from Ordinance No. 1997-M-115			
Stacking Space Analysis; Gewalt Hamilton Associates, Inc.; dated 1/28/2014	PUD Preliminary Plans; Kolbrook Design; dated 1/30/2014			
Revised Site Plan, Kolbrook Design; dated 2/27/2014	Supplemental Stacking Space Analysis; Gewalt Hamilton Associates, Inc.; dated 3/17/2014			
EXECUTIVE SUMMARY:				
<p>The applicant, Kolbrook Design, has submitted an application for a Minor Change to the approved PUD Preliminary Plan and request for a reduction in the required number of Drive-Through Facility stacking spaces. The applicant intends to modify the former Qdoba space into a Dunkin Donuts restaurant with a Drive-Through Facility. The applicant presented the request at the 2/4/2014 meeting. Based on comments during the 2/4/2014 meeting, the applicant has revised their plans. The details of the revised proposal are as follows:</p> <ul style="list-style-type: none"> • Convert the existing restaurant space into Dunkin Donuts. <ul style="list-style-type: none"> ○ Modify the site plan to accommodate a Drive-Through Facility along the west building elevation. <ul style="list-style-type: none"> ▪ Add 7 drive-through stacking spaces. ○ Reduce parking spaces from 48 to 36 to accommodate the Drive-Through Facility. ○ Remove a portion of the existing outdoor seating area. ○ Remove landscaping to the west of the building and add new landscaping in-between the drive-through stacking spaces and western parking stalls. ○ Relocate the trash enclosure to face south and eliminate conflicts with the proposed drive-through lane. ○ Create a one-way traffic circulation pattern. • Update the exterior appearance of the restaurant space. <ul style="list-style-type: none"> ○ Updates include new signage and painting of the exterior facades. 				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
Staff recommends approval of the request to reduce the required Drive-Through Facility stacking spaces.				

Community & Economic Development

Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Matthew O'Rourke, AICP
Planner

RE: Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction Request for 2701 E. Main Street (Dunkin Donuts).

DATE: May 2, 2014

I. APPLICATION INFORMATION:

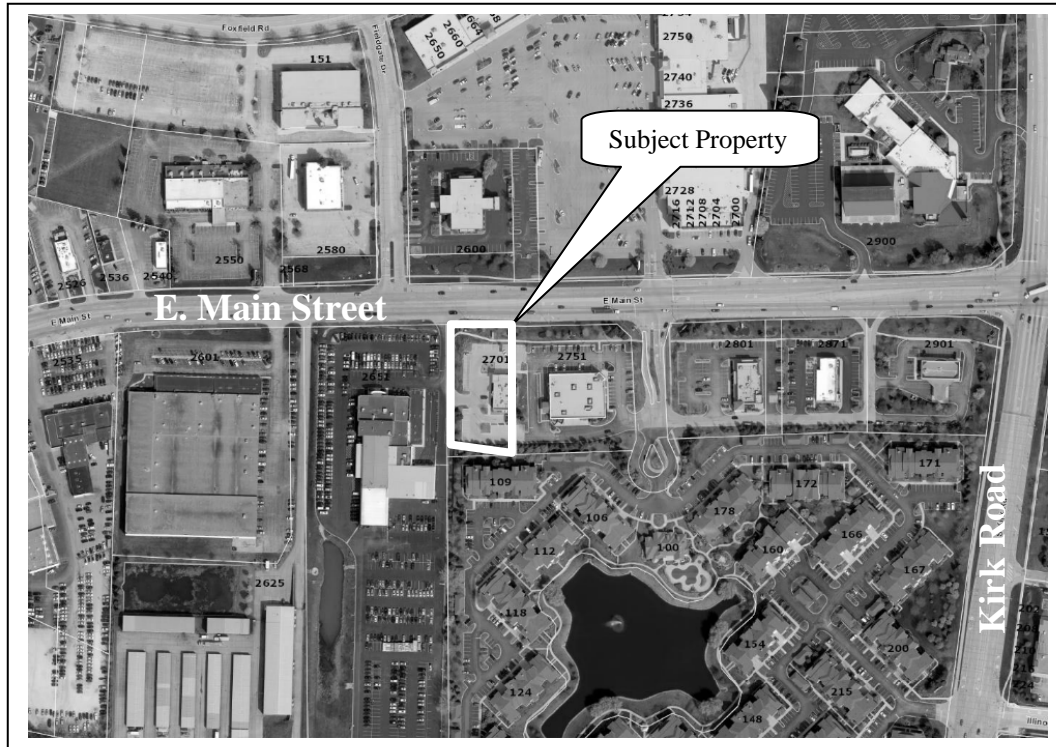
Project Name: 2701 E. Main Street

Applicant: Steven Kolber, Kolbrook Design.

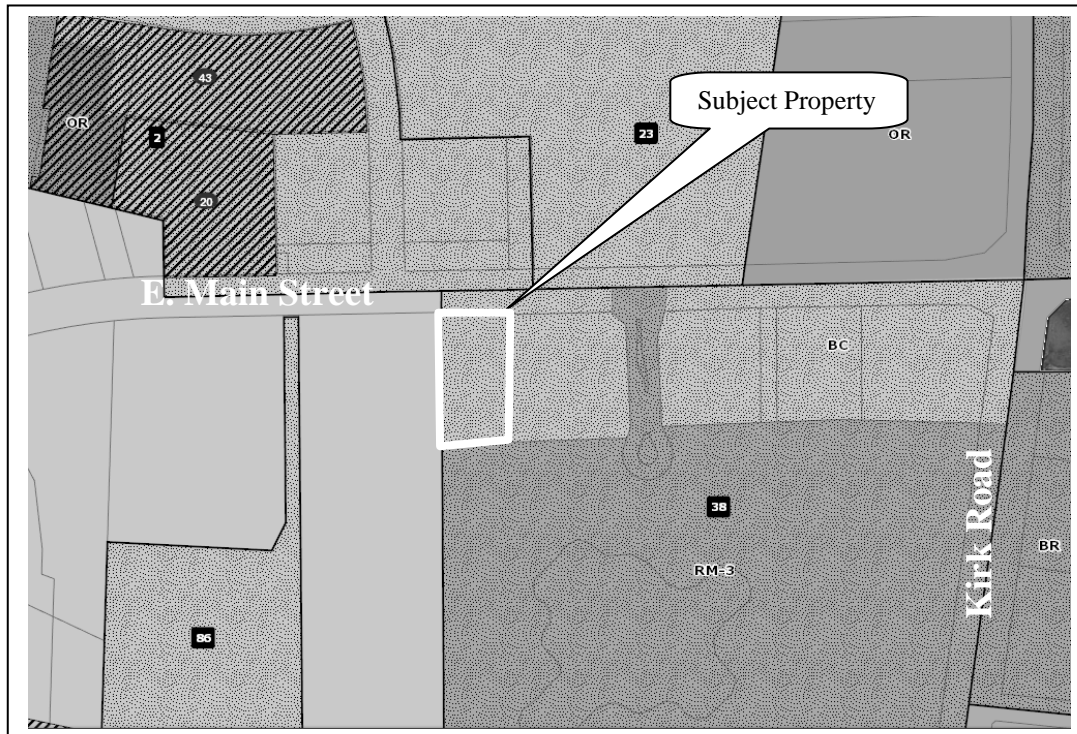
Purpose: Minor change to modify the existing tenant space into a Dunkin Donuts Restaurant and addition of a Drive-Through Facility.

General Information:		
Site Information		
Location	2701 E. Main Street	
Acres	1.15	
Applications	1) Minor Change to PUD Preliminary Plan	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.06 Design Review Standards & Guidelines 17.24.100 Drive-Through Facilities Ordinance No. 1997-M-115 "An Ordinance Granting a Special Use as a Planned Unit Development (Stuart's Crossing PUD)"	
Existing Conditions		
Land Use	Existing Restaurant Building	
Zoning	BC- Community Business (Stuarts Crossing PUD)	
Zoning Summary		
North	BC- Community Business (Foxfield Commons PUD)	Multiple Buildings
East	BC- Community Business (Stuarts Crossing PUD)	Walgreen's
South	RM-3 General Residential (Stuarts Crossing PUD)	AMLI Apartments
West	BC- Community Business	Toyota Dealership
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial Photograph



Surrounding Zoning



II. BACKGROUND

In 1997, the City Council approved Ordinance No. 1997-M-115 “An Ordinance Granting a Special Use as a Planned Unit Development (Stuart’s Crossing PUD)”. This ordinance established the basic framework and standards for all properties developed in the Stuarts Crossing PUD. 2701 E. Main Street is located on Parcel 3A of this PUD.

Under these provisions, Resolution No. 2002-21 “Recommending Approval of Application for PUD Preliminary Plans Stuart’s Crossing – AMLI Lot 2 Boston Market)” for a stand-alone Boston Market restaurant at 2701 E. Main Street was approved in 2002. This approved plan was modified by the following resolutions for Minor Changes to the PUD Preliminary Plan: Resolution No. 2002-33, 2003-13, 2003-25, and 2005-29.

In 2009, Ordinance No. 2009-M-3 and Ordinance No. 2009-Z-1 were approved. These two ordinances permitted Retail Sales on Parcel 3A of the Stuart’s Crossing PUD and modifications to the existing building. After these approvals the two tenant spaces were occupied by a T-Mobile store and Qdoba restaurant. The Qdoba restaurant space has been vacant since 2012.

III. PROPOSAL

The applicant, Kolbrook Design, has submitted an application for a Minor Change to the approved PUD Preliminary Plan and request for a reduction in the required number of Drive-Through Facility stacking spaces. The applicant intends to modify the former Qdoba space into a Dunkin Donuts restaurant with a Drive-Through Facility. The details of the proposal are as follows:

- Convert the existing restaurant space into Dunkin Donuts.
 - Modify the site plan to accommodate a Drive-Through Facility along the west building elevation.
 - Add 6 drive-through stacking spaces.
 - Remove 9 parking spaces west of the building to accommodate the Drive-Through Facility.
 - Remove a portion of the existing outdoor seating area.
 - Remove landscaping to the west of the building and add new landscaping in-between the drive-through stacking spaces and western parking stalls.
- Update the exterior appearance of the restaurant space.
 - Updates include new signage and painting of the exterior facades.

IV. STAFF ANALYSIS

A. MINOR CHANGE

Based on the details of the proposal, staff has determined that this project meets the criteria of a minor change to a PUD. **Section 17.04.430.B Minor Changes** of the Zoning Ordinance states that a change to the PUD plan constitutes a minor change under the following circumstances:

“The City Council may, without review and recommendation of the Plan Commission, approve minor changes in the PUD plans that do not change the concept or intent of the PUD. Minor changes are defined as any change not defined as a major change (see Paragraph A above) or an authorized administrative change (see Paragraph C below).”

B. PROPOSED USES

There is a specific list of permitted uses for Parcel 3A in the Stuart’s Crossing PUD. Specifically, “Restaurants, including live entertainment and dancing, and **drive-in restaurants**; not including fast food restaurants” is listed as a permitted use.

The applicant has submitted a letter dated January 14, 2014 describing Dunkin Donuts’ business operations. This letter states:

- 70% of the business is from the sale of beverages.
- 80% of their patrons are morning commuters.
- The inside décor of the restaurant encourages patrons to stay long periods of time in lounge seats.

Based on this information, staff has conferred with legal counsel and determined that the proposed use constitutes a “drive-in restaurant”.

C. SITE PLAN

Staff has reviewed the proposed changes to the site plan in accordance with the relevant provisions of Title 17 of the Zoning Ordinance and the standards established in the Stuart’s Crossing PUD. The details of that review are as follows:

A. Drive-Through Facility and Site Layout

The applicant is proposing to remove the 9 existing parking spaces west of the existing building. The applicant will place the drive-through pick-up window stacking spaces in this location. The following table represents staff’s review of relevant standards:

Category	Zoning Ordinance Standard	PUD Standard	Proposed
Required Stacking Spaces	15	N/A	6
Required Stacking Stall Size	9’ X 20’	N/A	9’ X 20’
Screened from Public Street	Must not be along or screened from public street	N/A	Drive-Through Facility is located away from the public street
Parking Stalls (Both Units)	29	N/A	48

B. Landscaping

The proposed plan illustrates that some of the landscaping along the foundation of the building will be removed. However, the amount of landscaping the application is creating will increase the overall square footage of landscaping onsite. The applicant is proposing to remove approximately 262 square feet of greenspace and replace it with 1,147 square feet of greenspace.

D. DRIVE-THROUGH FACILITY STACKING SPACE REDUCTION

The Applicant is requesting a reduction in the required number of drive-through stacking spaces from 15 to 6.

Section **17.24.100.C Reduction of Required Spaces** of the Zoning Ordinance states:

“The number of required stacking spaces may be reduced by the City Council, after receiving a recommendation from the Plan Commission, if the petitioner presents a study with quantifiable evidence based on comparable facilities that demonstrates that the number of stacking spaces may be reduced without affecting the ability of the proposed facility to meet the applicable requirements. The approval of a reduced number of stacking spaces shall apply only to the specific business for which the study was conducted.”

The applicant has provided an analysis from Gewalt Hamilton Associates, Inc. dated 1-28-2014 (Memo Attachment 3) to substantiate this request. The details of this analysis are as follows:

- The study includes data from two existing Dunkin Donuts establishments collected in 2012.
 - The analysis examines the morning peak period from 7:00 AM to 9:00 AM.
 - The Rolling Meadows location has an average queue of less than 2 cars and a maximum queue of 6 cars.
 - The Elgin location has an average queue of 4 cars and a maximum queue of 7 cars.
- Gewalt Hamilton has recently examined a facility in Glenview. The average queue at this location was 4 cars with a maximum of 8 cars observed once.
- Gewalt Hamilton has stated that 6 stacking spaces are sufficient for the proposed Dunkin Donuts Drive-Through Facility.

E. BUILDING ELEVATIONS

The applicant is planning cosmetic changes to the façade of the existing building. These changes involve painting the façade and replacing the existing window/door awnings. The new color scheme is comprised of earth tone colors with small orange accent bands. The proposed modifications comply with **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts** of the City’s Zoning Ordinance.

V. **5/2/2014 UPDATE**

A. 2/4/2014 PLAN COMMISSION MEETING

The Plan Commission reviewed the proposal on 2/4/2014. The Plan Commission stated the following concerns during the meeting:

- Vehicles entering the site and then trying to turn immediately into the drive-through stacking spaces.
- Vehicles leaving the drive-through then immediately turn west to leave the site.
- The number of proposed stacking spaces (6) for the drive-through was not sufficient.

The Plan Commission asked the applicant to revise the plans to address these concerns.

B. REVISED PLANS

1. **Site Plan Modifications**

The applicant has submitted a revised site plan dated 2/27/2014 to address the Plan Commission's concerns. The details of the revised plan are as follows:

- Increased the number of drive-through stacking spaces from 6 to 7.
- Creation of a longer green space west of the drive-through that forces patrons leaving the drive-through point of service to the southern drive-aisle.
 - The existing dumpster enclosure that currently faces west will be altered to face the south. This eliminates any conflicts with the dumpster enclosure opening and the proposed Drive-Through Facility.
- Reduction of total off street parking spaces from 48 to 36. 29 off-street parking spaces are required by the Zoning Ordinance for both tenants.

2. **Supplemental Drive-Through Stacking Space Study**

The applicant has provided a supplemental drive-through stacking study from Gewalt Hamilton Associates, Inc. dated 3/17/2014. The details of this revised study are as follows:

- Analysis of the existing Dunkin Donuts facility located at 1711 W. Main Street.
 - The analysis examines the morning peak period from 7:00 AM to 10:00 AM
 - An average queue of 4 cars and a maximum queue of 11 cars were observed.
 - The consultant noted that this location is much busier than the projections indicate for the E. Main Street site.
- The study includes data from two existing Dunkin Donuts establishments collected in 2012.
 - The analysis examines the morning peak period from 7:00 AM to 9:00 AM.
 - The Rolling Meadows location has an average queue of less than 2 cars and a maximum queue of 6 cars.
 - The Elgin location has an average queue of 4 cars and a maximum queue of 7 cars.
- Gewalt Hamilton has recently examined a facility in Glenview. The average queue at this location was 4 cars with a maximum of 8 cars observed once.
- Gewalt Hamilton states that the proposed 7 stacking spaces and revised drive-through layout are sufficient for the proposed Dunkin Donuts Drive-Through Facility.

VI. **RECOMMENDATION**

Staff recommends approval of request to reduce the required Drive-Through Facility stacking space, given that any potential increased stacking will be internal to the site and will not impact any public streets.

VII. ATTACHMENTS

- Application for Minor Change to PUD Preliminary Plan; received 1/17/2014
- Permitted uses on Parcel 3A from Ordinance No. 1997-M-115
- Letter from Kolbrook Design; dated 1/14/2014
- Stacking Space Analysis; Gewalt Hamilton Associates, Inc.; dated 1/28/2014
- PUD Preliminary Plans; Kolbrook Design; dated 1/30/2014
- Revised Site Plan; Kolbook Design; dated 2/27/2014
- Supplemental Drive-Through Stacking Space Study; Gewalt Hamilton; dated 3/17/2014

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR CHANGE TO PUD APPLICATION

RECEIVED
Received Date
St. Charles, IL

JAN 17 2014

CDD
Planning Division

CITYVIEW

Project Name:

2701 E. Main St. - DUNLIN DONUTS

Project Number:

2014 -PR- 003

Application No.

2014 -AP- 003

Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

- 1. Property Information:**
Parcel Number (s): 0925301029

Street Address: 2701 E Main St. Saint Charles, IL 60174
- 2. Applicant Information:**
Name: Steve Kolber, Kolbrook Design Phone 847-492-1992
Address: 828 Davis Street Suite 300. Evanston, IL 60201 Fax 312-453-0699
Email skolber@kolbrook.com
- 3. Record Owner Information:**
Name CPD Feather Rock LLC Phone 502 425 1524
Address 10531 Timberwood Circle, Suite D Fax 502 470 7670
Louisville, KY 40223 Email chad@greenrockosa.com
- 4. Billing:**
To whom should costs for this application be billed?
Name Steve Kolber, Kolbrook Design Phone 847-492-1992
Address 828 Davis Street Suite 300 Fax
Evanston, IL 60201 Email

INFORMATION FOR PROPOSED MINOR CHANGE:

NAME OF PUD: Stuart's Crossing

PUD ORDINANCE #: 1997-M-115

Identify Specific PUD Plans to be changed:

- 1. Provide drive thru facility with 6 vehicle stacking
- 2. Addition of signage
- 3. _____

Description of Proposed Changes:

Interior and exterior renovation of existing two tenant building to support a Dunkin Donuts restaurant and drive thru

Addition of drive thru menu board and speaker tower canopy

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) a current title policy report; or
 - b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- COVER LETTER:** describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

□ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

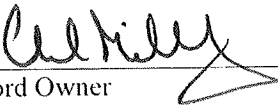

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.

Plans Shall include the following:

- Site Plan indicating location of proposed change.
- Existing streets on and adjacent to the tract.
- Architectural elevations showing existing/approved and proposed building design, color and materials (if applicable)
- If change is proposed to landscaping, show approved and proposed drawings, indicate species and quantities of plant material to replace existing/approved materials.

Additional information may be necessary depending on the specific change proposed.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

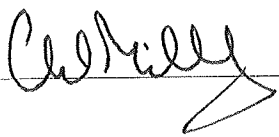
	Manager of Owner	12/17/13
Record Owner		Date
		1-14-14
Applicant or Authorized Agent		Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

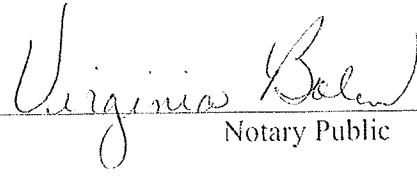
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Chad Middendorf, being first duly sworn on oath depose and say that I am
Manager of CPD Feather Rock LLC, an ^{Indiana} ~~Illinois~~ Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|------------------------|-------|
| <u>Chad Middendorf</u> | _____ |
| <u>Loren Guzik</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: , Manager

Subscribed and Sworn before me this 17th day of
December, 2013.


Notary Public



January 14, 2014

Matthew O'Rourke
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Re: Minor Change to PUD Application
2701 E Main St.
St. Charles, IL 60174

Dear Mr. O'Rourke:

Please consider this petition to make minor changes to the Stuart's Crossing PUD; specifically to the property formerly operated as a Qdoba restaurant.

We are looking to convert an existing restaurant space into a drive thru coffee shop within the Stuart's Crossing PUD. As shown in the attached proposal, Dunkin Donuts potentially will be taking up the West portion of the building and creating a drive thru which directs vehicle traffic around the building. The existing neighboring tenant (T-Mobile) is expected to remain.

Understanding the requirements for a drive thru facility within the City of St. Charles typically requires enough space to stack 15 vehicles, we have attached a statement which describes the kind of use a typical Dunkin Donuts drive thru sees daily while expressing the need for no more than four to six vehicles in queue at any time. In kind, we have designed a drive through option which allows for six vehicles to fit comfortably along the side of the subject building by modifying the parking lot layout as illustrated in the enclosed project packet.

Lastly, we had discussed the character of Dunkin Donuts as it relates to the comparison with other franchises that are considered "fast food" and would like to supply further information which supports our determination that Dunkin Donuts is a Coffee/ Donut Shop based not only on sales but the atmosphere and character of the space as well. A recent sales analysis performed by our client has shown that beverage sales account for 70% of his business on a regular basis and 80% of all business happens between 5 and 10 am serving coffee to morning commuters. Patrons who come into a new Dunkin Donuts coffee shop will find a welcoming atmosphere which encourages an extended stay by introducing elements such as soft lighting and lounge seating areas. In short, it is the intent of the Dunkin Donuts brand as a whole to distance itself from the sterile, commercialized feelings associated with the majority of "fast food" chains.

I hope that you and your fellow staff members will find this proposal favorable and I look forward to your response.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "SK", with a horizontal line extending to the right.

Steven Kolber, AIA
Principal
Kolbrook Design, Inc.

828 Davis Street
Suite 300
Evanston, IL 60201

www.kolbrook.com

Memorandum



CONSULTING ENGINEERS

To: **Karim Khoja**
Northshore Management Group, Inc.

From: Bill Grieve

Date: January 28, 2014

Subject: ***Proposed Dunkin Donuts Drive-Thru
2701 E. Main Street (IL 64) – St. Charles, Illinois***

850 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031
TEL 847.855.1100 ■ FAX 847.855.1115

53 W. Jackson Blvd., Suite 924, Chicago, IL 60604
TEL 312.329.0577 ■ FAX 312.329.1942

www.gha-engineers.com

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has considered the drive-thru stacking needs at the above captioned location. As proposed, Dunkin' Donuts would occupy the former Qdoba restaurant space at 2701 E. Main Street in St. Charles, Illinois. I offer the following information for your consideration.

Drive-Thru Stacking

- GHA conducted extensive drive-thru stacking surveys in 2012 at two Dunkin' Donuts in Rolling Meadows and Elgin in 2012. It is our understanding that these two stores have comparable sales as projected at the 2701 E. Main Street store.
- *Exhibit A* summarizes the data collected during the morning peak period from 7 AM to 9 AM. The Rolling Meadows Dunkin' Donuts had an average queue of less than 2 cars and a maximum queue of 6 cars. The Elgin store had an average queue of less than 4 cars and a maximum queue of 7 cars.
- Dunkin' Donuts recently added a drive-thru to their store at the Lake Avenue / Waukegan Road intersection in Glenview, Illinois. GHA follow-up observations after the drive-thru opened indicate that the average queue was 4 cars and a maximum queue (one time) of 8 cars was observed.

Discussion Point. Based on the survey results, we believe that 6 car stacking at the 2701 E. Main Street store should adequately accommodate the drive-thru demand.

Kolbrook Design Site Plan

- Appropriate signage and pavement striping should be implemented to direct customers to the drive-thru and to let drivers know that the western circulation aisle would operate one-way southbound, instead of two-way.
- It may be appropriate to include a channeling island that separates the drive-thru lane from the travel lane and parking along the western drive aisle.
- Changing the orientation in the western aisle to 60-degree angle spaces may allow for a row of angle parking on the east side that would help separate the drive-thru aisle lane from other traffic. In fact, based on current City design standards, there may be an opportunity to provide a row of perpendicular parking on the eastside, which would allow two-way operation of the western circulation aisle to be maintained.

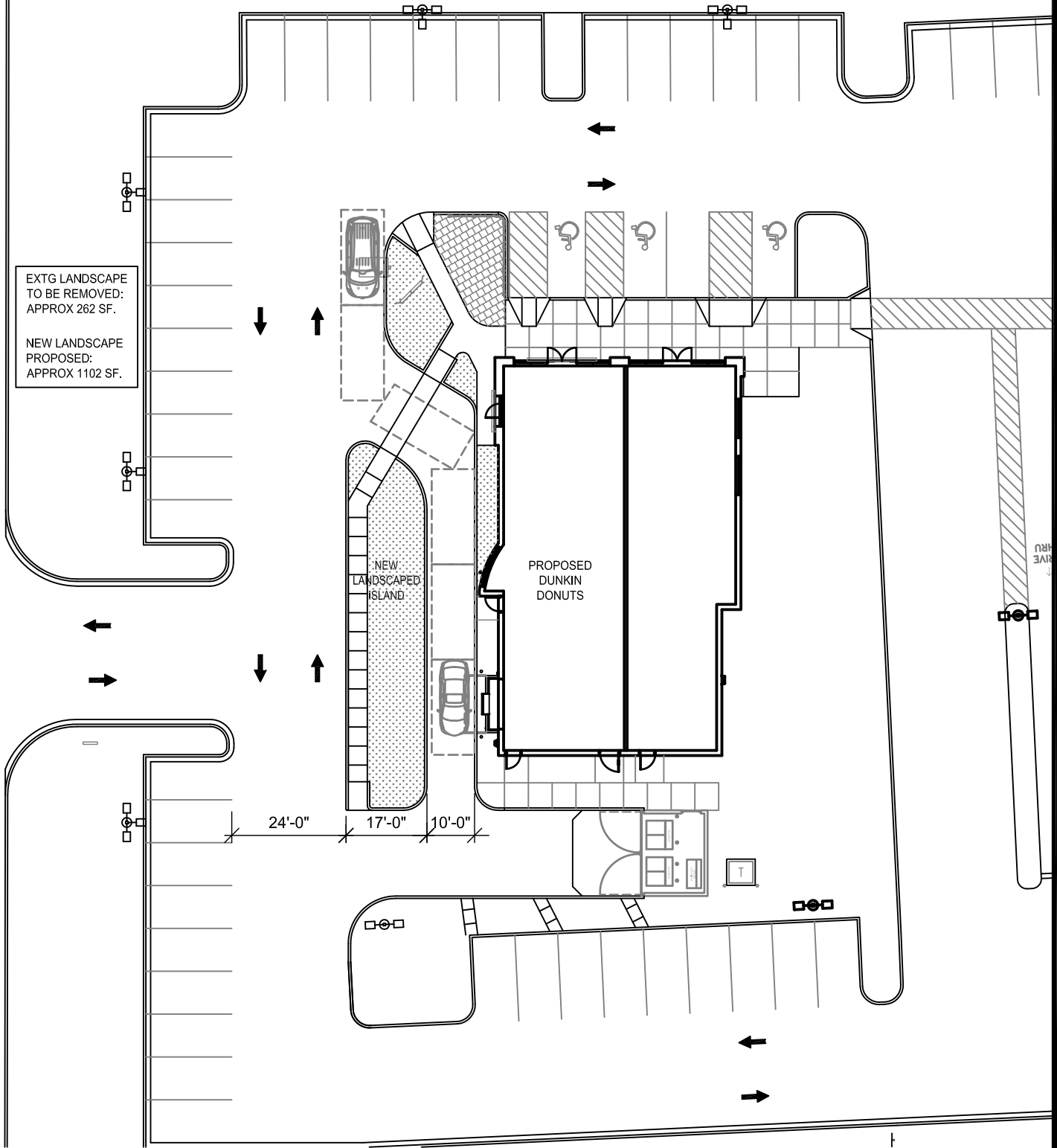
Exhibit A - Dunkin' Donuts Drive-Thru Surveys

1300 Hick Road, Rolling Meadows IL - Observed 7/5/12						
Time	Gas Only	Convenience Only	Gas and Convenience Store	Drive Thru Only	Total	Vehicle Queues
7:00-7:15 AM	4	5	5	5	19	1,0,1,0,0
7:15-7:30 AM	2	4	5	11	22	2,3,1,4,1
7:30-7:45 AM	4	2	4	15	25	1,1,1,2,2
7:45-8:00 AM	2	6	6	9	23	1,0,0,1,4
8:00-8:15 AM	6	4	0	9	19	1,4,1,2,0
8:15-8:30 AM	4	2	4	5	15	1,0,0,0,0
8:30-8:45 AM	2	3	5	6	16	2,0,1,1,0
8:45-9:00 AM	4	3	8	15	30	1,1,2,6,3
TOTAL	28	29	37	75	169	Max Queue = 6

1137 Dundee Avenue, Elgin, IL - Observed 7/5/12						
Time	Gas Only	Convenience Only	Gas and Convenience Store	Drive Thru Only	Total	Vehicle Queues
7:00-7:15 AM	7	5	8	12	32	4,3
7:15-7:30 AM	6	3	3	15	27	4,7
7:30-7:45 AM	6	5	7	13	31	5,4
7:45-8:00 AM	4	5	3	9	21	3,2
8:00-8:15 AM	3	4	3	11	21	4,3,4
8:15-8:30 AM	3	2	4	12	21	3,4
8:30-8:45 AM	3	5	3	11	22	3,2
8:45-9:00 AM	5	8	2	14	29	4,4
TOTAL	37	37	33	97	204	Max Queue = 7

Gewalt Hamilton Associates, Inc.

Original Site Plan 2/4/2014



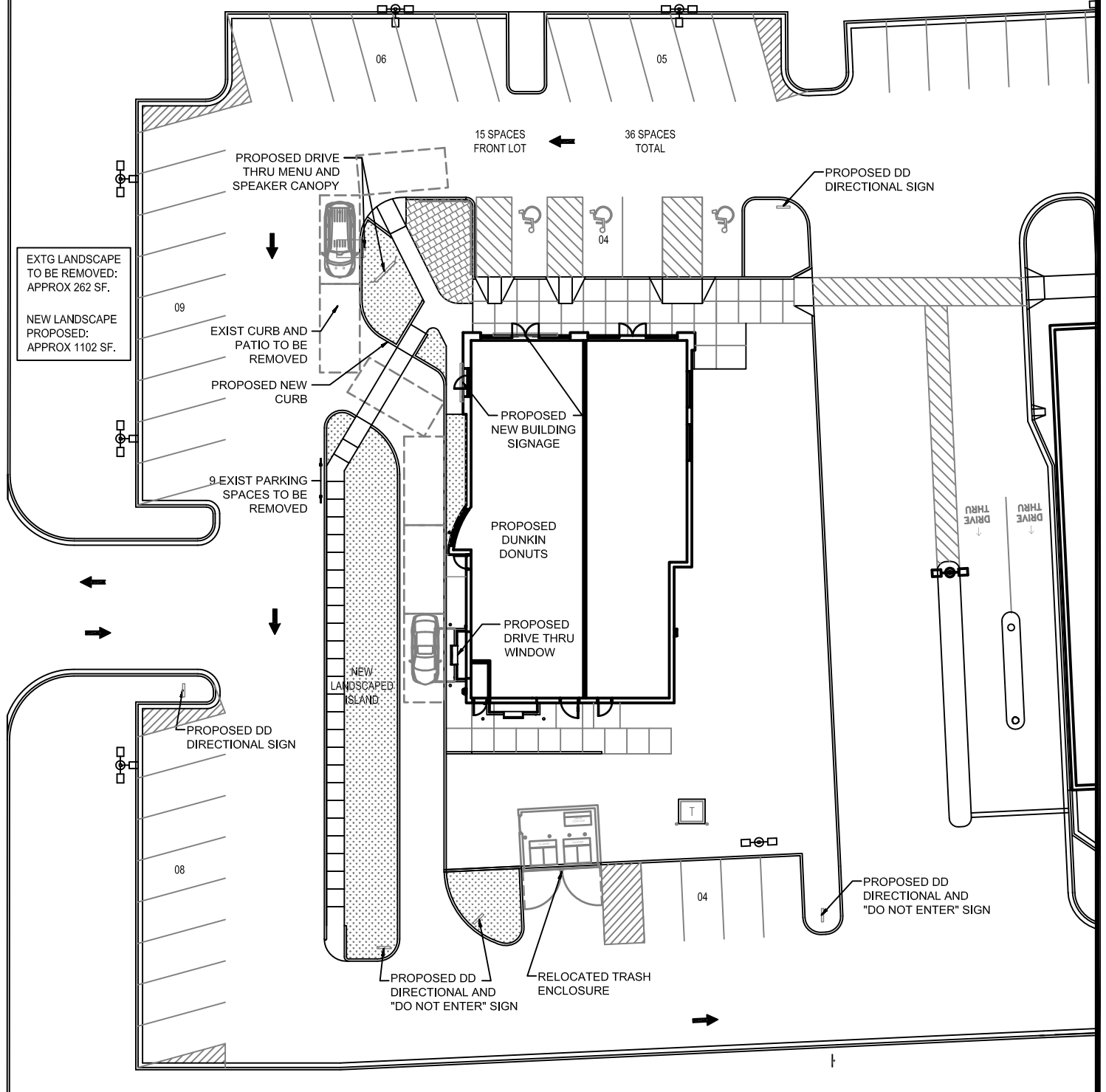
1 SITE PLAN
SCALE: 1" = 30'-0"

ARCHITECT:  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992	PROJECT: Dunkin St. Charles - Qdoba 2701 E Main St. St. Charles, IL 60174	Job No. 1425.009
	SUB-COMPACT SITE PLAN	Issue Date 01/31/2014
		Project Area 2236 SQ. FT.

Revised Site Plan

5/6/2014

EXIST MONUMENT SIGN W/ NEW SIGN PANEL



1 SITE PLAN
SCALE: 1/32" = 1'-0"



ARCHITECT:  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992	PROJECT: Dunkin St. Charles - Qdoba 2701 E Main St. St. Charles, IL 60174	Job No. 1425.009
	PROPOSED SITE PLAN	Issue Date 02/27/2014
		Project Area --

Traffic Planning Project Brief

To: **Karim Khoja**
Northshore Management Group, Inc.

From: Bill Grieve

Date: March 17, 2014

Subject: ***Proposed Dunkin' Donuts Drive-Thru
2701 E. Main Street (IL 64) – St. Charles, Illinois***

850 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031
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53 W. Jackson Blvd., Suite 924, Chicago, IL 60604
TEL 312.329.0577 ■ FAX 312.329.1942

www.gha-engineers.com

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has considered the traffic planning requirements of the above captioned Dunkin' Donuts restaurant location. As proposed, Dunkin' Donuts would occupy the former Qdoba restaurant space at 2701 E. Main Street in St. Charles, Illinois (see *Exhibit 1*). I offer the following information for your consideration.

Drive-Thru Stacking and Parking Demand

- GHA conducted an extensive drive-thru stacking and parking survey on Tuesday, March 11, 2014 at the Dunkin' Donuts located at 1711 W. Main Street in St. Charles. This location was selected because it was cited as being very busy. The drive-thru queue was noted every 5 minutes and the Dunkin' Donuts parking demand was noted every 15 minutes between 7 AM and 10 AM. This time period was selected because Dunkin' Donuts historically does 65% of its business during the morning before 10 AM.
- *Exhibit 2* summarizes the drive-thru queuing and parking data. The queue ranged from 0 to a maximum of 9 cars from the drive-thru window, with an average queue of about 4 cars. In fact, out of the 37 data points, 33 of them showed a queue of 7 cars or less. And the highest parking demand was 11 cars.

Discussion Point. It should be noted that the Dunkin' Donuts at 1711 W. Main Street in St. Charles does much more business than is projected at the proposed site at 2701 E. Main Street. Thus, the drive-thru queue should probably be shorter than surveyed at 1711 W. Main Street.

- GHA also conducted extensive drive-thru stacking surveys in 2012 at two Dunkin' Donuts in Rolling Meadows and Elgin in 2012 from 7 AM to 9 AM. It is our understanding that these two stores have comparable sales as projected at the 2701 E. Main Street store. The Rolling Meadows Dunkin' Donuts had an average queue of less than 2 cars and a maximum queue of 6 cars. The Elgin store had an average queue of less than 4 cars and a maximum queue of 7 cars.
- Finally, Dunkin' Donuts recently added a drive-thru to their store at the Lake Avenue / Waukegan Road intersection in Glenview, Illinois. GHA follow-up observations after the drive-thru opened indicated that the average queue was 4 cars and a maximum queue (one time) of 8 cars was observed.

Kolbrook Design Site Plan

- Per the Kolbrook Design site plan dated February 27, 2014 (see *Exhibit 3*), appropriate signage and pavement striping will be implemented to direct customers to the drive-thru and to let drivers know that the circulation pattern around the building will operate one-way counterclockwise, instead of two-way.
- A landscaped channeling island will separate the drive-thru lane from the travel lane and parking along the western drive aisle. Stacking for 7-8 cars is to be provided before encroaching into the parking next to the building on the north side, which equals or exceeds the observed queues at the several Dunkin' Donuts noted.
- The parking lot will be restriped from perpendicular to angle parking to emphasize that the circulation pattern is one-way counterclockwise. About 25 parking spaces will still be available to customers and employees within the immediate influence area of the Dunkin' Donuts. As noted, a maximum of 11 parking spaces were filled during the morning peak period at the store at 1711 W. Main Street in St. Charles. Employees should be encouraged to park in the more remote spaces to maximize the number of prime parking spaces available for customers.

Key Findings. There are several site enhancements planned that will help ensure that the Dunkin' Donuts drive-thru operation will not detrimentally impact site accessibility and on-site circulation. And based on GHA survey data and observations, adequate drive-thru stacking and parking will be available for Dunkin' Donuts customers and employees.

* * * * *

This Traffic Planning Project Brief prepared by:



William C. Grieve, P.E., PTOE
Senior Transportation Engineer

Exhibit 1
Site Location Aerial
Dunkin' Donuts Drive-Thru; 2701 E. Main Street, St. Charles, Illinois

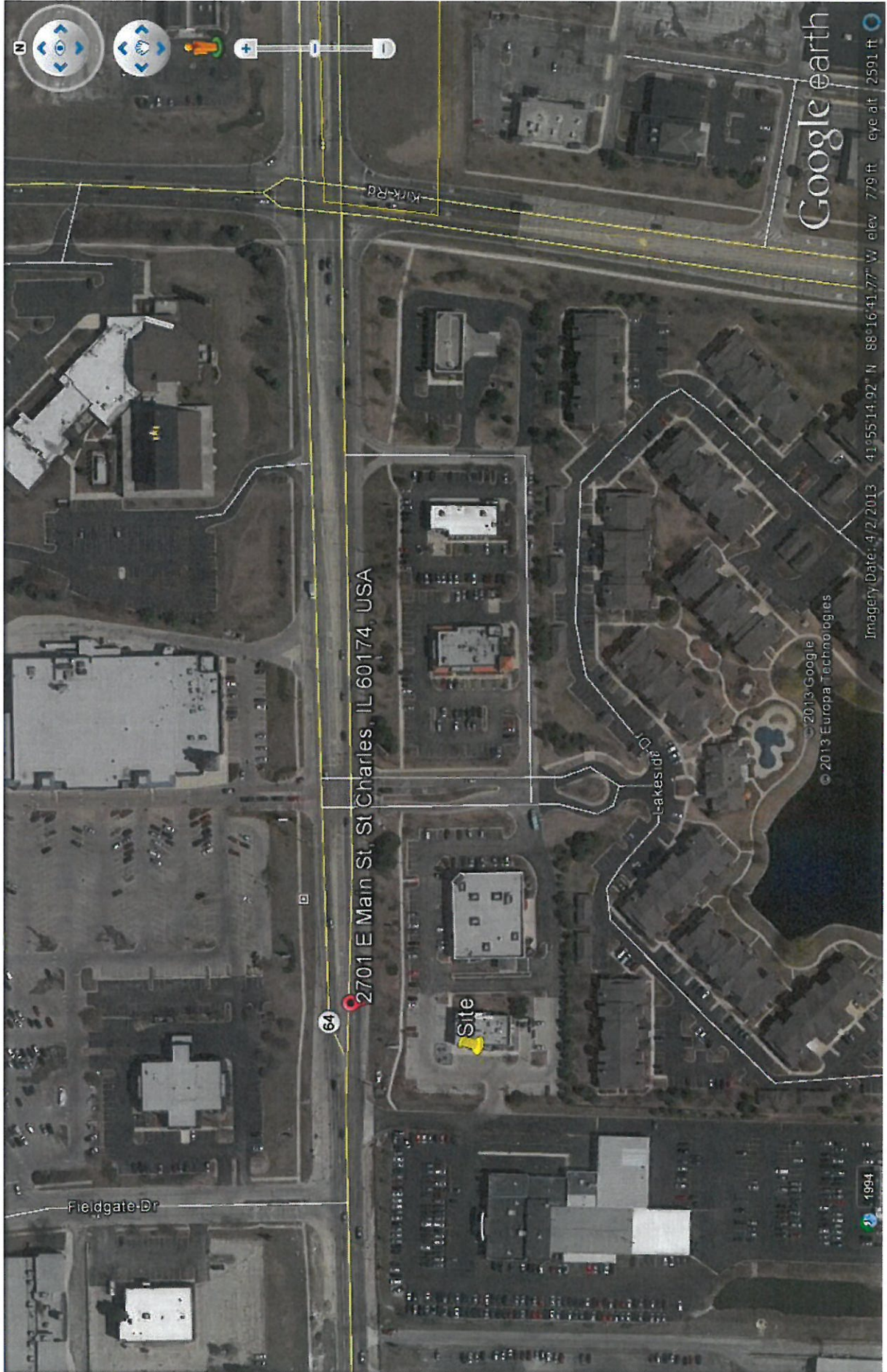
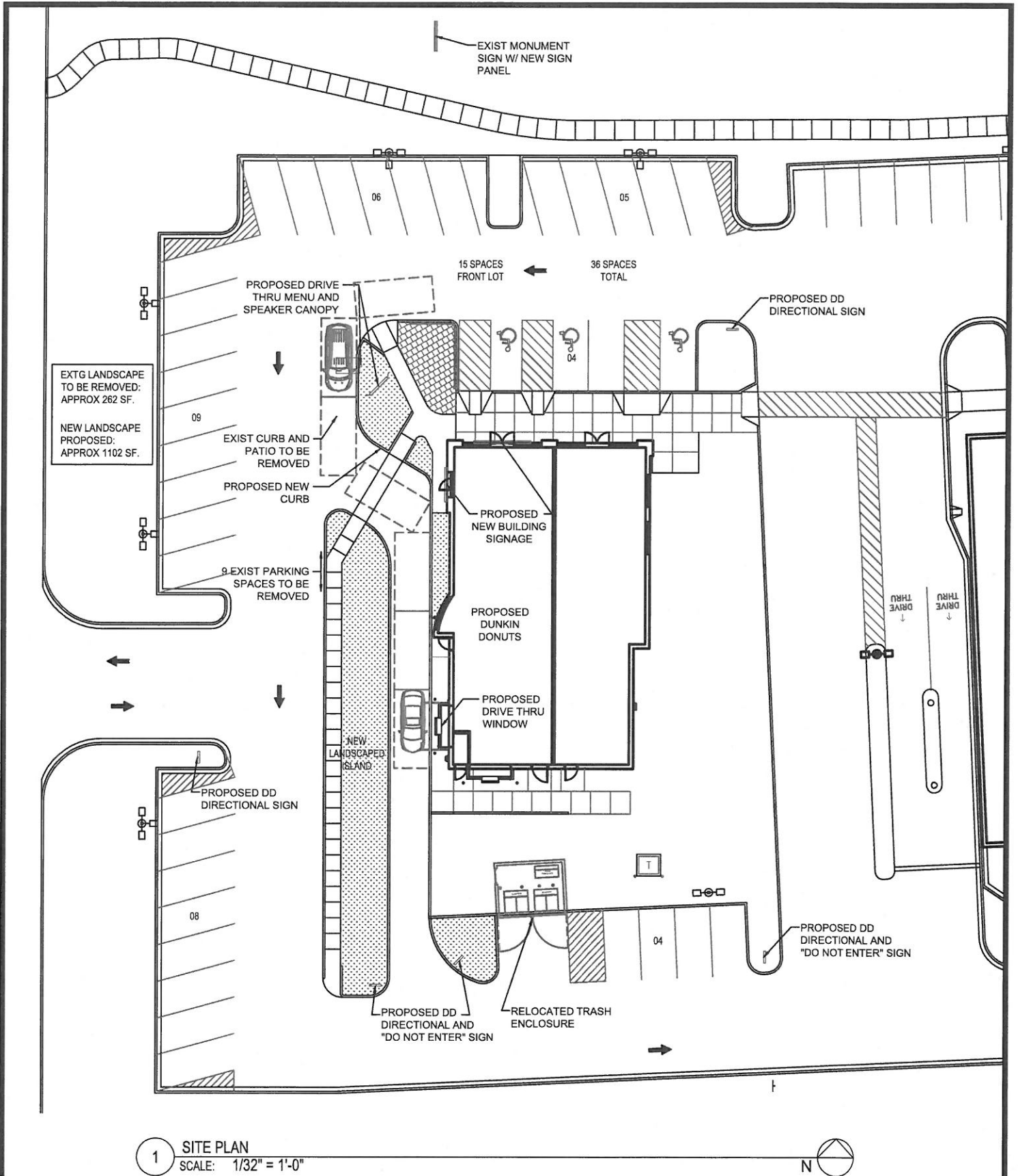


Exhibit 2
Drive-Thru Queueing & Parking Demand
Dunkin' Donuts - 1711 W. Main Street; St. Charles, IL.
Tuesday, March 11, 2014

<u>Time</u>	<u>Drive-Thru Queue</u>	<u>Parked Cars</u>
7:00:00 AM	5	9
7:05:00 AM	4	
7:10:00 AM	4	
7:15:00 AM	8	5
7:20:00 AM	8	
7:25:00 AM	6	
7:30:00 AM	7	10
7:35:00 AM	9	
7:40:00 AM	5	
7:45:00 AM	3	4
7:50:00 AM	6	
7:55:00 AM	6	
8:00:00 AM	5	6
8:05:00 AM	3	
8:10:00 AM	3	
8:15:00 AM	2	5
8:20:00 AM	3	
8:25:00 AM	4	
8:30:00 AM	4	9
8:35:00 AM	4	
8:40:00 AM	3	
8:45:00 AM	3	8
8:50:00 AM	3	
8:55:00 AM	4	
9:00:00 AM	3	5
9:05:00 AM	2	
9:10:00 AM	3	
9:15:00 AM	0	11
9:20:00 AM	1	
9:25:00 AM	1	
9:30:00 AM	4	7
9:35:00 AM	6	
9:40:00 AM	3	
9:45:00 AM	9	8
9:50:00 AM	3	
9:55:00 AM	1	
10:00:00 AM	1	10



1 SITE PLAN
SCALE: 1/32" = 1'-0"

ARCHITECT:  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992	PROJECT: Dunkin St. Charles - Qdoba 2701 E Main St. St. Charles, IL 60174	Job No. 1425.009
	PROPOSED SITE PLAN	Issue Date 02/27/2014
		Project Area --



EXISTING STREET FRONTAGE



EXISTING PYLON SIGN

CONTENTS:

1. COVER SHEET AND SITE PHOTOS
2. ADDITIONAL SITE PHOTOS
3. PLAT OF SURVEY
4. PROPOSED SITE PLAN
5. EXISTING ELEVATIONS
6. EXISTING ELEVATIONS
7. PROPOSED ELEVATIONS
8. PROPOSED ELEVATIONS
9. DRIVE THRU SIGNS
10. DRIVE THRU MENU
11. BUILDING SIGNAGE

ARCHITECT:

kolbrook design

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SUITE 300
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PH 847.492.1992

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Dunkin' Donuts - St. Charles
2701 E Main Street
St. Charles, IL 60174

COVER SHEET AND
SITE PHOTOS

Project Number

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EXISTING CORNER MONOLITH



EXISTING TENANT SIDE



EXISTING SIDE ENTRANCE



EXISTING REAR EXIT

ARCHITECT:

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PROJECT:

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St. Charles, IL 60174

ADDITIONAL SITE
PHOTOS

Project Number

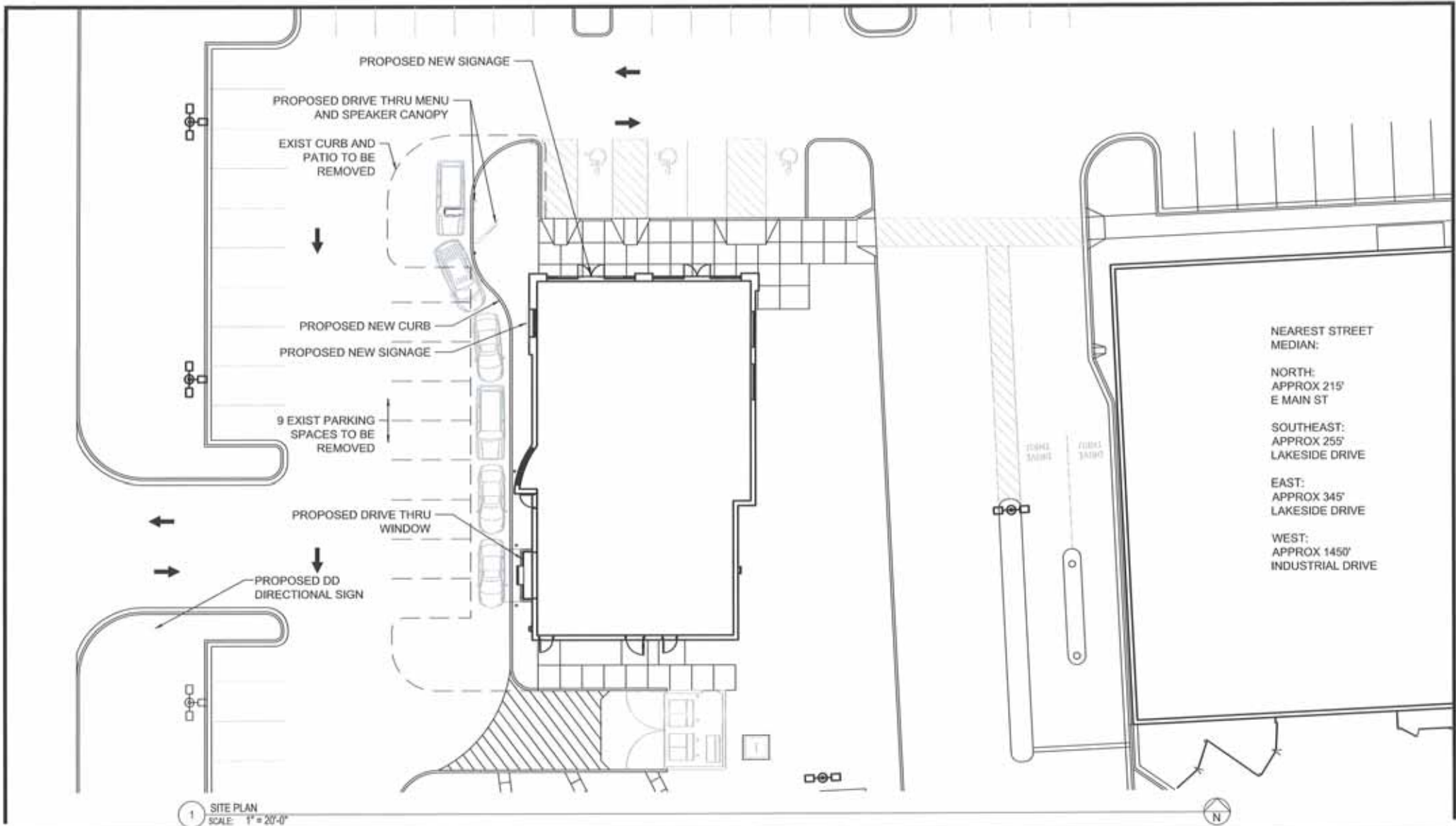
1425.009

Issue Date

01/14/2014

Page Number

02



1 SITE PLAN
SCALE: 1" = 20'-0"

ARCHITECT:

 628 DAVIS STREET
 SUITE 300
 EVANSTON, IL 60201
 PH: 847 492 1392

PROJECT:
 Dunkin' Donuts - St. Charles
 2701 E Main Street
 St. Charles, IL 60174

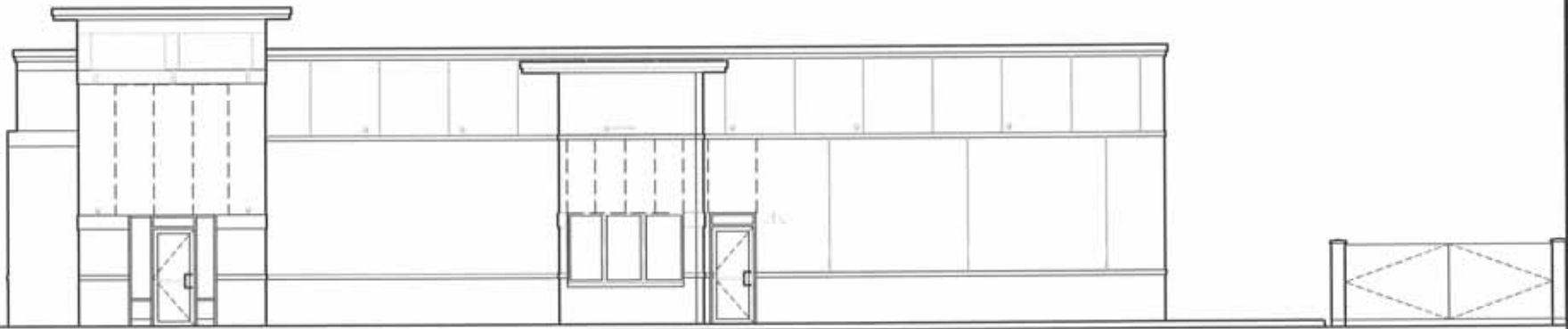
PROPOSED SITE
 PLAN

Project Number	1425.009
Issue Date	01/14/2014
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2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT:

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SUITE 300
EVANSTON, IL 60201
PH: 847.492.1992

PROJECT:

Dunkin Donuts - St. Charles
2701 E Main Street
St. Charles, IL 60174

EXISTING ELEVATIONS

Project Number

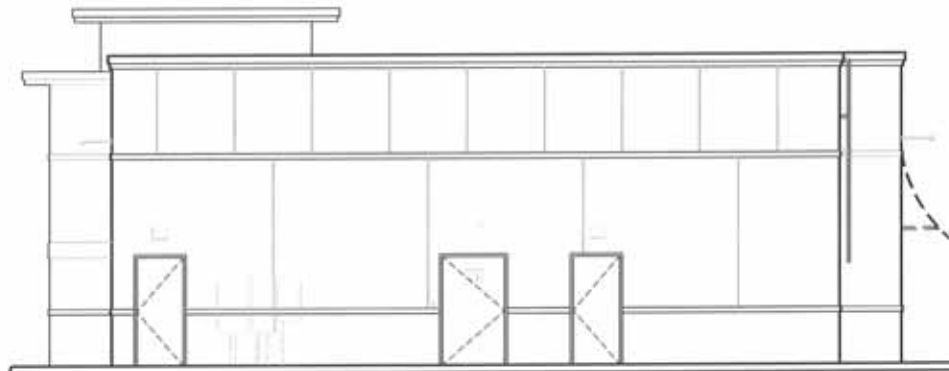
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Issue Date

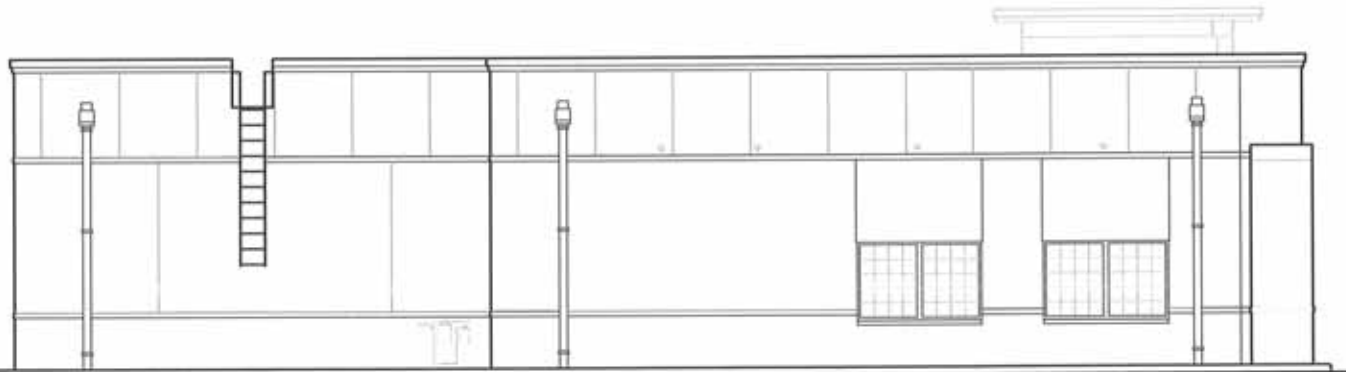
01/14/2014

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2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT:

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 EVANSTON, IL 60201
 PH 847 492 1992

PROJECT:
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 St. Charles, IL 60174

EXISTING ELEVATIONS

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Issue Date	01/14/2014
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2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT:

 828 DAVIS STREET
 SUITE 300
 EVANSTON, IL 60201
 PH 847 492 1992

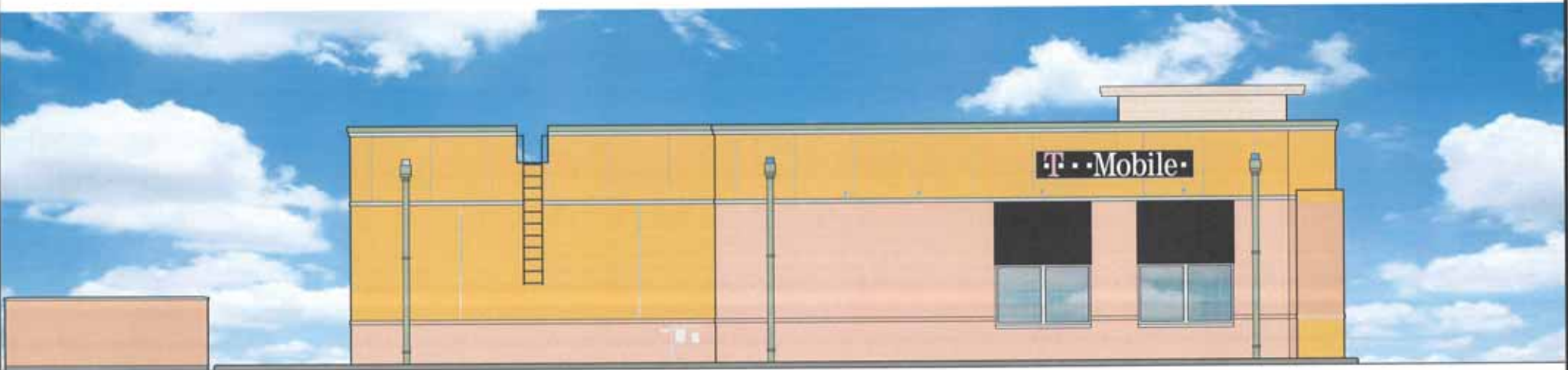
PROJECT:
 Dunkin Donuts - St. Charles
 2701 E Main Street
 St. Charles, IL 60174

PROPOSED ELEVATIONS

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Issue Date	01/14/2014
Page Number	07



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

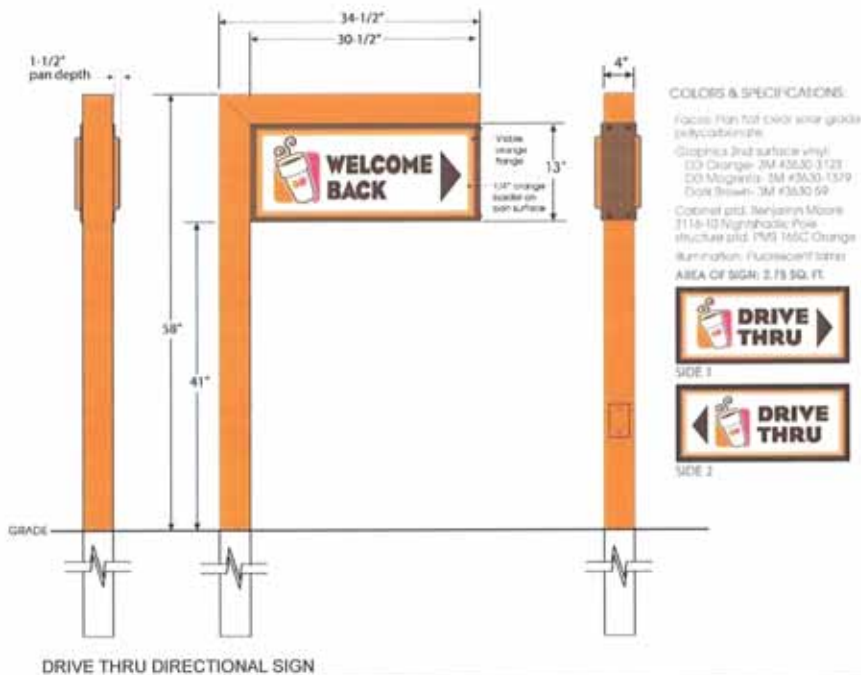
ARCHITECT:

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PROJECT:
 Dunkin Donuts - St. Charles
 2701 E Main Street
 St. Charles, IL 60174

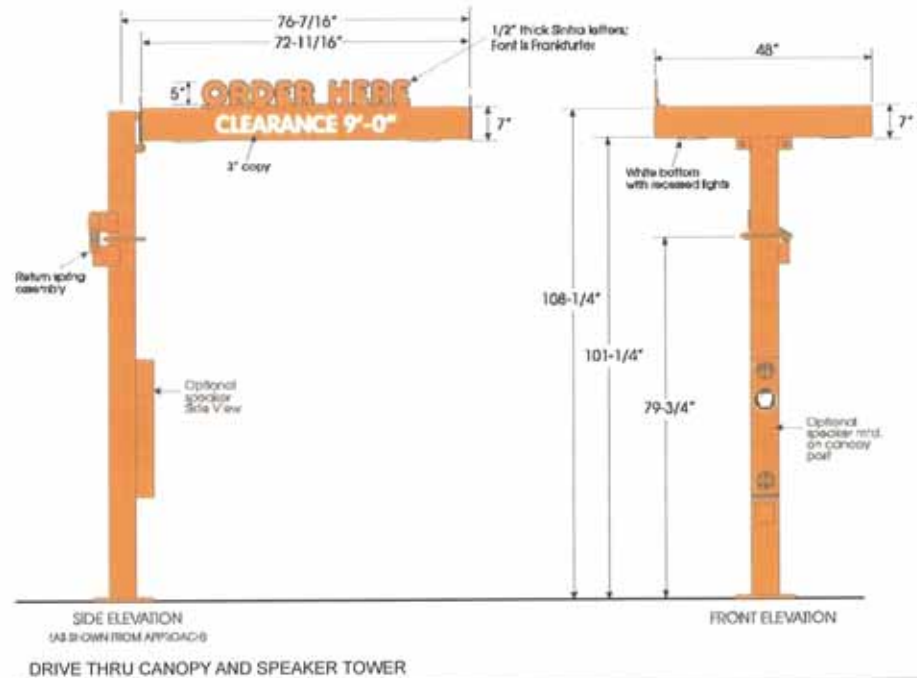
PROPOSED ELEVATIONS

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COLORS & SPECIFICATIONS:

Facel: Pan top color white grade polycarbonate
 Graphics 2nd surface vinyl
 CO Orange- 2M #3530-1123
 DO Magenta- 3M #3530-1379
 Dark Brown- 3M #3530-69
 Cabinet mat: Benjamin Moore
 1116-10 Nightshade Pale
 structure and PMB 165C Orange
 Illumination: Fluorescent tubes
 AREA OF SIGN: 2.75 SQ. FT.



ARCHITECT:
kolbrook design

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 Ph 847 492 1992

PROJECT:
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DRIVE THRU SIGNS

Project Number
1425.009

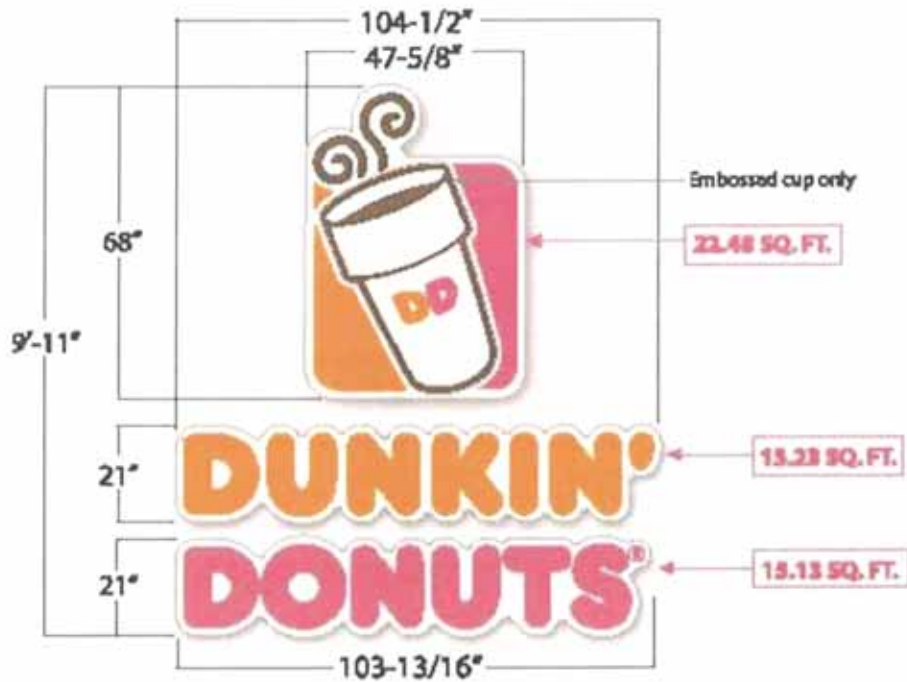
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DRIVE THRU MENU BOARD

L: 112.25' AREA: 64.65 SF.
 W: 10'
 H: 86'



DUNKIN DONUTS DD ICON CUP OVER LOGO 21" LETTERS

L: 21"
W: 104.5"
H: 119"
Area: 41.24 SF.



DUNKIN DONUTS "IN-LINE" LOGO LED CLOUD SIGN 15" LETTER

L: 15"
W: 174.5"
H: 34"
Area: 41.24 SF.