

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

SPECIAL USE APPLICATION

RECEIVED Received Date
St. Charles, IL

DEC 22 2014

CDD
Planning Division

CITYVIEW	
Project Name:	1566 E. Main St. - Dunkin' Donuts - Special Use
Project Number:	2014 -PR- 021
Application Number:	2014 -AP- 040

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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): 09-26-326-024	
	Street Address (or common location if no address is assigned): 1566 E. Main Street, St. Charles, IL 60174	
2. Applicant Information:	Name Steven Kolber (Kolbrook Design, Inc.; Architect)	Phone 847-492-1992
	Address 828 Davis St., Suite 300 Evanston, IL 60201	Fax 312-453-0699
		Email SKolber@kolbrook.com
3. Record Owner Information:	Name Chicago Title Land Trust Co. (as successor trustee under Trust 120596-06)	Phone 847-531-4450
	Address c/o Centerline Real Estate Services 645 Tollgate Rd., Ste. 110 Elgin, IL 60123	Fax 847-531-4444
		Email scott@ctr-line.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Kolbrook Design, Inc. (Attn: Peggy Kolber)	Phone 847-492-1992 (ext 6#)
	Address 828 Davis St., Suite 300 Evanston, IL 60201	Fax 312-453-0699
		Email pkolber@kolbrook.com

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: Commercial

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BC - Community Business

What is the property currently used for? Vacant- former bank/credit union

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

Retail Service & Use - Drive-through facility in the BC Community Business District

If the proposed Special Use is approved, what improvements or construction are planned?

Fast Food Restaurant w/ Drive Through

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. _____

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

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 1/2 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.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

❑ **TRAFFIC STUDY:** If requested by the Director of Community Development.

❑ **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.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

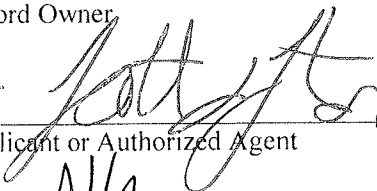

❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance

17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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.

Record Owner	Date
	12/8/14
Applicant or Authorized Agent	Date
	12/9/14

FINDINGS OF FACT SHEET – SPECIAL USE

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.



Dunkin Donuts - Tin Cup

1566 E. Main St.

Project Name or Address

12-1-2014

Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed alterations (interior, exterior, and site; including in corporation of a drive-through) will benefit and serve as a convenience to Dunkin Donuts patrons as well as those of the surrounding commercial tenants. These modifications will result in bringing onboard an internationally recognized franchise and offer the public a convenient means toward enjoying a world class product. Because the site utilizes a shared entrance off of US Rte. 64 (Main St.), the site plan changes and addition of the proposed drive through will promote more patron traffic through the commercial area at the Tin Cup development

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The modifications being proposed are to a site that already occupies an infrastructure intended for commercial use. Utilities, access roads, drainage, and facilities are already in place and are suitable to meet the needs. Upgrades to utilities (if deemed necessary) will comply with development and city standards.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Incorporation of a drive through and the site improvements being made to accommodate such proposal are being made in such a way that it will not negatively influence any of the development's surrounding tenants.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The operation of a fast food development with a drive through will not prevent adjacent properties from expansion or renovation of their own properties. The changes to the site plan result in a reduction of (8) parking spots; all of which occur on the subject property and whose lack of can be made up for with the large adjacent parking lot shared by the development

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The use of the tenant space as a coffee shop and its proposed drive through will not hinder or impede future development or the use of adjacent land. Because the drive through is located tight against the north side of the building, its only impact is to that of the adjacent parking aisle. A total of (8) parking spaces will be removed, but should be made up for by the large parking lot shared by the development

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.


The request for this special does not conflict with any additional Federal, State, or local legislations.

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

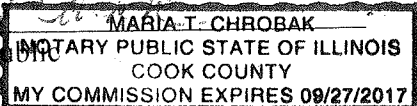
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Scott J. Crompton, being first duly sworn on oath depose and say that I am
Manager of Centerline Real Estate Services, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|--------------------------|-------|
| <u>Scott J. Crompton</u> | _____ |
| <u>Casey A. Panichi</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: , Manager

Subscribed and Sworn before me this 5th day of
DECEMBER, 2014.

Maria T. Chrobak
Notary Public




CENTERLINE

REAL ESTATE SERVICES L.L.C.

645 Tollgate Road, Suite 110
Elgin, IL 60123

847 531-4450 Fax 847 531-4444

December 29, 2014

City of St. Charles
Attn: Permit Department
2 East Main Street
St. Charles, IL 60174-1984

Re: 1566 E. Main Street, St. Charles
Proposed Dunkin Donuts Unit

Centerline Real Estate Services, LLC is the property management company for the Tin Cup Pass property in St. Charles. The owner, James Ulmann, has authorized Centerline to grant Kolbrook Design, Inc. to act on his behalf during the special use process.

If you have any questions or need any additional information, please feel free to call me (x22) or Andrea Panichi (x26)

Sincerely,

Scott J. Crompton



December 29, 2014

To Whom It May Concern

Re: Dunkin Donuts – St. Charles, IL (Tin Cup)
1566 E. Main Street, St. Charles, IL 601074
Kolbrook Project No. 1425.011

Below is the Legal Description for the above referenced property:

Parcel #1:

That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly corner of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 355.0 feet for a point of beginning; thence southerly parallel with said west line 40.30 feet to a point that is 50.0 feet northerly of said center line (measured at right angles thereto); thence easterly parallel with said center line 127.65 feet; thence northerly parallel with said west line 335.23 feet to the north line of said Lot 19; thence westerly along said north line 126.70 feet to a line drawn parallel with said west line 310.37 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

Parcel #2:

That part of Lots 19, 21, and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois described as follows: Beginning at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20, thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 225.0 feet; thence northerly parallel with said west line 294.64 feet to the north line of said Lot 19; thence easterly along said north line 532.60 feet to a northeasterly corner of said Lot 19; thence southerly along an east line of said Lot 19, 35.0 feet to the northeast corner of said Lot 20; thence westerly along the north line of said Lot 20; 310.0 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

Parcel #3:

That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 227.35 feet for a point of beginning; thence northerly parallel with said west line 294.93 feet to the north line of said Lot 19, thence easterly along said north line 2.33 feet; thence southerly parallel with said west line 294.64 feet to a point that is 90.0 feet northerly of said center line (measured at right angles thereto); thence southerly radial to the last described course at the last described point 40.0 feet to a point that is 50.0 feet northerly of said

center line (measured radially therefrom); thence westerly concentric and parallel with said center line 147.52 feet to a line drawn parallel with said west line from the point of beginning; thence northerly parallel with said west line 40.30 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

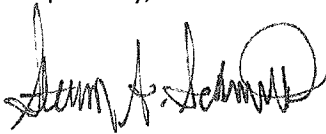
Parcel #4:

Lot 20 in Block 3 of Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois

Parcel #5:

That part of Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20; 227.18 feet to the southwest corner of said Lot 20 for a point of beginning; thence westerly along a line drawn concentric with and 90.0 feet northerly of the center line (measured radially thereto) of East Main Street 85.93; thence southerly radial to said center line 40.0 feet to a point that is 50.0 feet northerly of said center line (measured radially thereto); thence easterly concentric with said center line 395.47 feet to a point of curvature in the southerly line of said Vacated Frontage Road; thence northeasterly and northerly along a southeasterly line of said Vacated Frontage Road being a curve to the left having a radius of 15.0 feet, 20.92 feet to a point of tangency; thence northerly along the easterly line of said Vacated Frontage Road 28.12 feet to the southeast corner of said Lot 20; thence westerly along the southerly line of said Lot 20, 325.30 feet to the point of beginning, in the City of S. Charles, Kane County, Illinois.

Respectfully,

A handwritten signature in black ink, appearing to read "Steven Schmitt". The signature is fluid and cursive, with a large loop at the end.

Steven Schmitt, LEED-AP
Project Manager

Lot 20 and Part of Lots 19, 21 and Vacated Frontage Road Block 3 Surrey Hill Unit No. 2
St. Charles Kane County Illinois

Surrey Hill

Apartment Subdivision

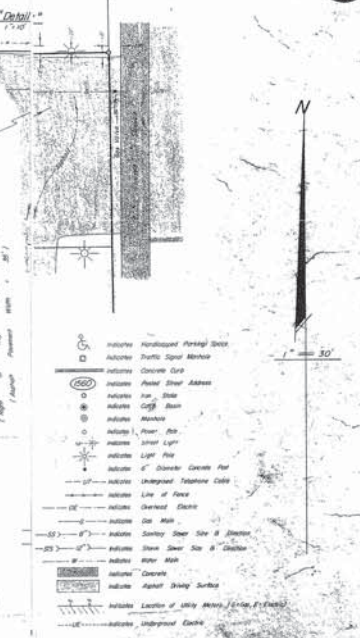
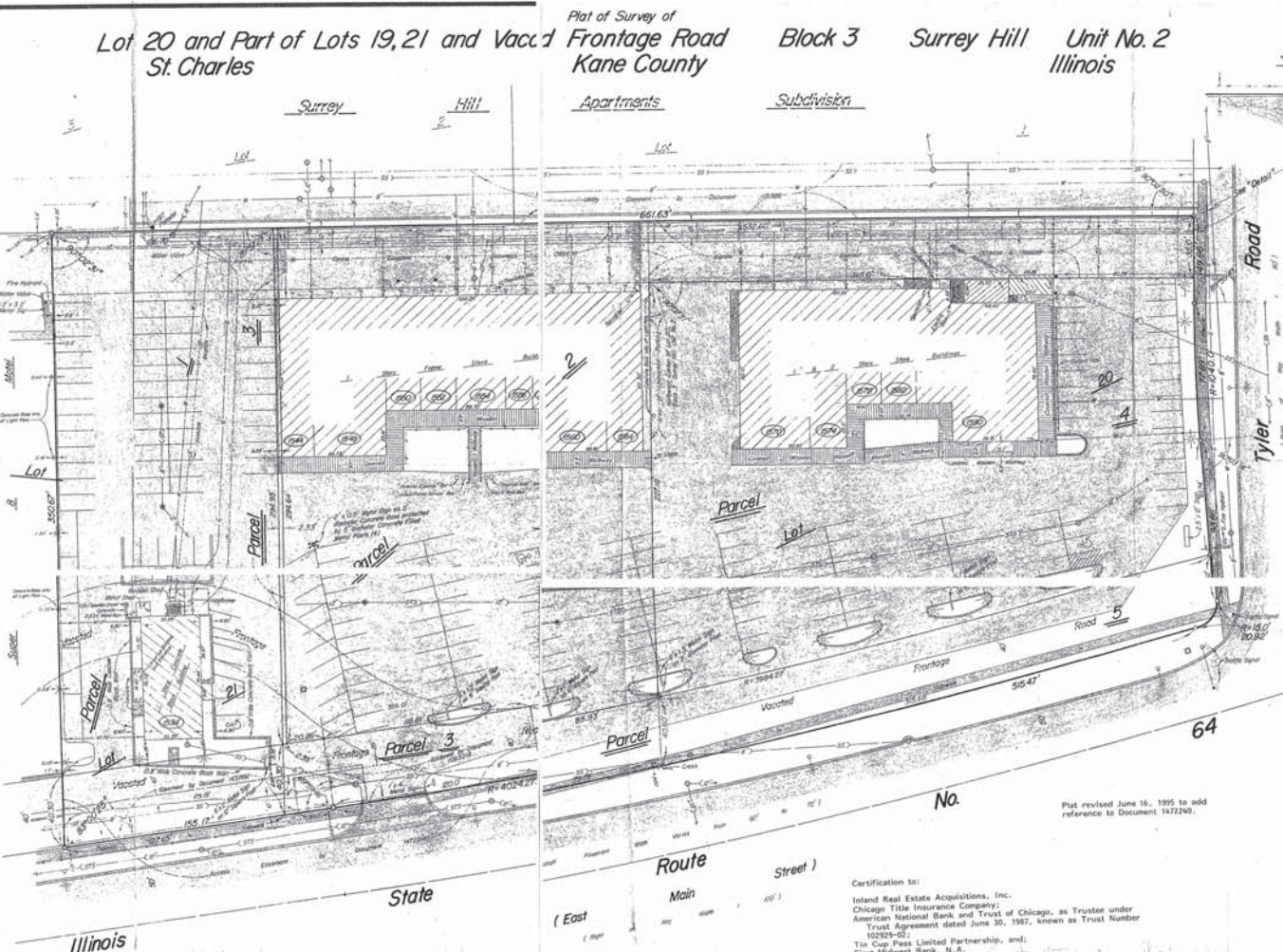
PARCEL 1
That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 395.0 feet for a point of beginning; thence southerly parallel with said west line 40.30 feet to a point that is 50.0 feet northerly of said center line (measured at right angles thereto); thence easterly parallel with said center line 127.65 feet; thence northerly parallel with said west line 135.23 feet to the north line of said Lot 19; thence westerly along said north line 116.70 feet to a line drawn parallel with said west line from the point of beginning; thence southerly parallel with said west line 310.37 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

PARCEL 2
That part of Lots 19, 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Beginning at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 275.0 feet; thence northerly parallel with said west line 296.64 feet to the north line of said Lot 19; thence easterly along said north line 527.40 feet to a point of beginning; thence southerly parallel with said west line 310.37 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

PARCEL 3
That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 227.35 feet for a point of beginning; thence southerly parallel with said west line 296.64 feet to a point that is 90.0 feet northerly of said center line (measured at right angles thereto); thence easterly parallel and concentric with said center line 139.97 feet; thence southerly radial to the last described course at the last described point 40.0 feet to a point that is 90.0 feet northerly of said center line (measured radially and at right angles thereto); thence westerly concentric and parallel with said center line 147.52 feet to a line drawn parallel with said west line from the point of beginning; thence northerly parallel with said west line 40.30 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

PARCEL 4
Lot 20 in Block 3 of Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois.

PARCEL 5
That part of Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Commencing at the northeast corner of Lot 20 in said Block 3; thence southerly along the east line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20 for a point of beginning; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 85.93 feet; thence southerly radial to said center line 90.0 feet to a point that is 50.0 feet northerly of said center line (measured radially thereto); thence easterly concentric with said center line 395.47 feet to a point of tangency in the southerly line of said Vacated Frontage Road; thence northerly and northerly along a southerly line of said Vacated Frontage Road being a curve to the left having a radius of 15.0 feet; 30.20 feet to a point of tangency; thence northerly along the easterly line of said Vacated Frontage Road 28.12 feet to the southeast corner of said Lot 20; thence westerly along the southerly line of said Lot 20, 225.30 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.



- ⊙ indicates Hypothetical Parking Space
- ⊙ indicates Drive Space Marker
- ⊙ indicates Curved Drive
- ⊙ indicates Parallel Street Address
- ⊙ indicates Run, Stop
- ⊙ indicates Curb, Stop
- ⊙ indicates Access
- ⊙ indicates Floor, Stop
- ⊙ indicates Drive Light
- ⊙ indicates Light Pole
- ⊙ indicates 4' Access, Curved Path
- ⊙ indicates Unpaved, Temporary Curb
- ⊙ indicates Line of Fence
- ⊙ indicates Graveled, Driveway
- ⊙ indicates Driveway
- ⊙ indicates Survey, Stop, Site of Station
- ⊙ indicates Drive, Stop, Site of Station
- ⊙ indicates Drive, Stop
- ⊙ indicates Concrete
- ⊙ indicates Asphalt Driveway Surface
- ⊙ indicates Location of Utility Meter, Electric, Gas
- ⊙ indicates Unpaved, Driveway

NOTE:
City of St. Charles Ordinance 1977-M-36, recorded as Document 8426792, and subsequently modified by Document 1557793, vacated the 40 foot-wide frontage road but established an easement for ingress and egress over the entire 40 feet width thereof. Documents 1182148 and 1182149 previously recorded that portion of the original frontage road lying northerly of Lot 21 and dedicated the southerly 40.0 feet of said Lot 21.

Total Area = 200,482 Square Feet

Site Contains:
215 Regular Striped Parking Spaces
4 Handicap Striped Parking Spaces
219 Total Striped Parking Spaces

Plat revised June 16, 1995 to add reference to Document 1472249.

Certification to:
Inland Real Estate Acquisitions, Inc.
Chicago Title Insurance Company;
American National Bank and Trust of Chicago, as Trustee under Trust Agreement dated June 30, 1987, known as Trust Number 102929-02;
The Cup Pass Limited Partnership, and;
First Midwest Bank, N.A.

Prepared By:
Donahue and Thornhill, Inc.

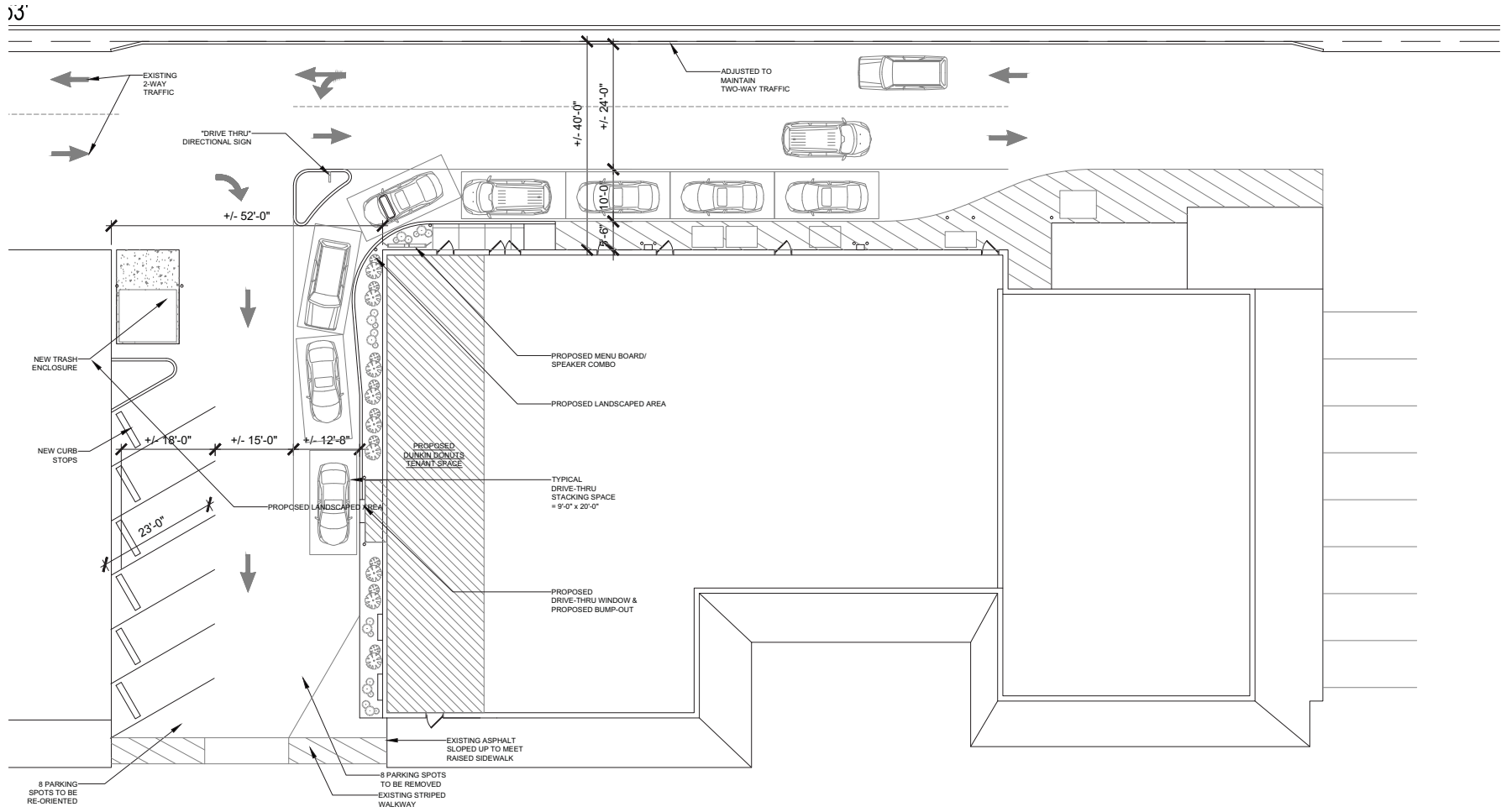
7 Richards Street
Geneva, Illinois 60134
(708) 232-7418

State of Illinois
I, John A. Thornhill, Jr., an Illinois Professional Land Surveyor of Donahue and Thornhill, Inc. have surveyed and located the improvements on Parcels 1, 2, 3, 4 and 5 shown herein, in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, except for underground utilities not visible by surface inspection, to the satisfaction of said title insurance company, and pursuant to the accuracy standards of an Urban Survey, all as shown by the plat herein drawn which is a correct representation of said survey and location. Based upon review of the Federal Emergency Management Agency, Flood Insurance Rate Map, Panel 5 of 5, Community Panel Number 170330 005 C, effective September 2, 1981, said property is located within Zone C, areas of minimal flooding. All distances are given in feet and decimal parts thereof.

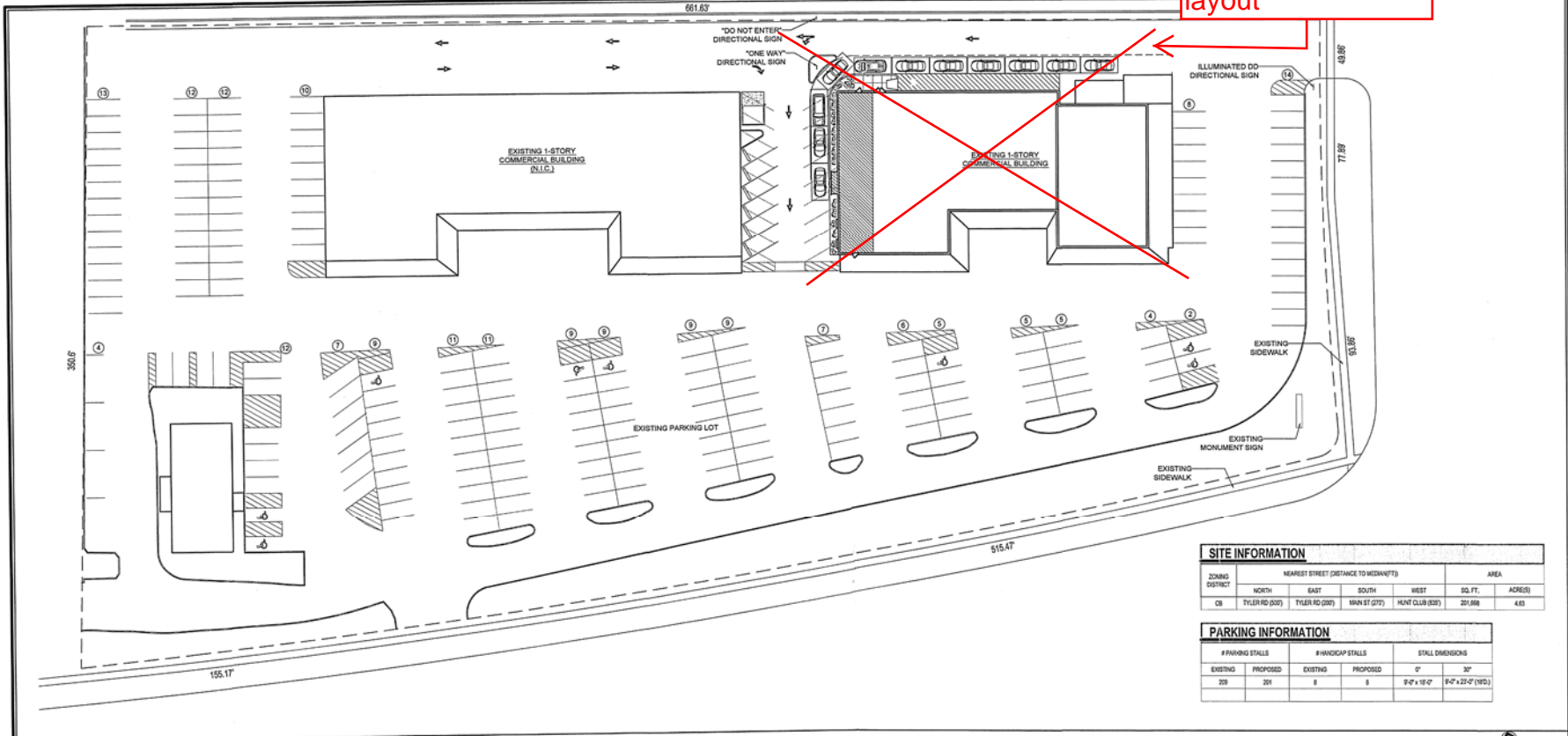
Dated at Geneva, Illinois, January 21, 1995
John A. Thornhill, Jr.
Illinois Professional Land Surveyor No. 1740

REVISED SITE PLAN SHOWING TWO-WAY DRIVE AISLE & 8 STACKING SPACES

1/15/15



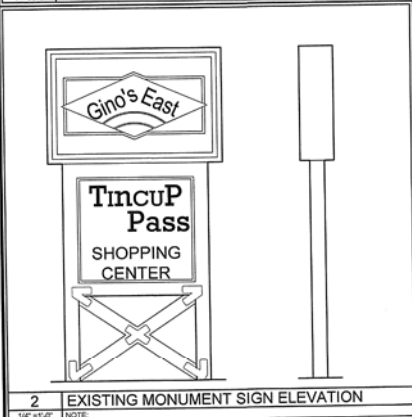
See Revised plan for drive-through layout



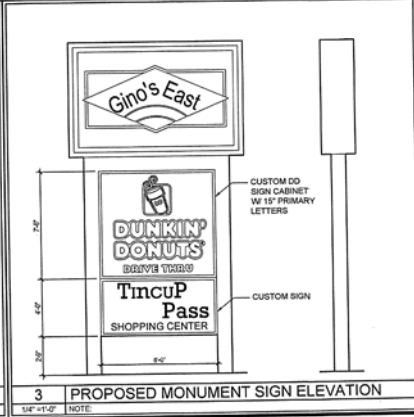
SITE INFORMATION						
ZONING DISTRICT	NEAREST STREET (DISTANCE TO MIDWAY FT)				AREA	
	NORTH	EAST	SOUTH	WEST	SQ. FT.	ACRES
CS	TYLER RD (200')	TYLER RD (200')	MAIN ST (275')	HEAT CLUB (320')	201,668	4.63

PARKING INFORMATION					
# PARKING STALLS		# HANDICAP STALLS		STALL DIMENSIONS	
EXISTING	PROPOSED	EXISTING	PROPOSED	1'	3'
208	201	8	8	9'-0" x 18'-0"	9'-0" x 22'-0" (W/O)

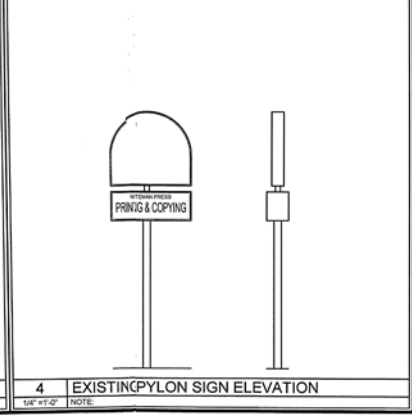
1 SITE PLAN
1" = 30'-0" NOTE



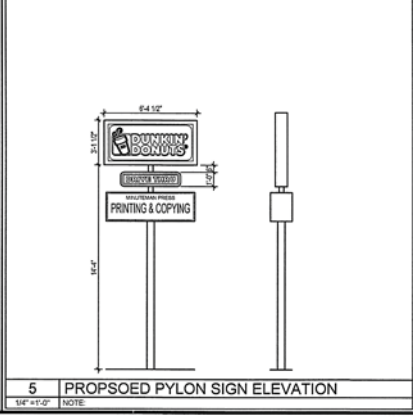
2 EXISTING MONUMENT SIGN ELEVATION
1/4" = 1'-0" NOTE



3 PROPOSED MONUMENT SIGN ELEVATION
1/4" = 1'-0" NOTE



4 EXISTING PYLON SIGN ELEVATION
1/4" = 1'-0" NOTE



5 PROPOSED PYLON SIGN ELEVATION
1/4" = 1'-0" NOTE



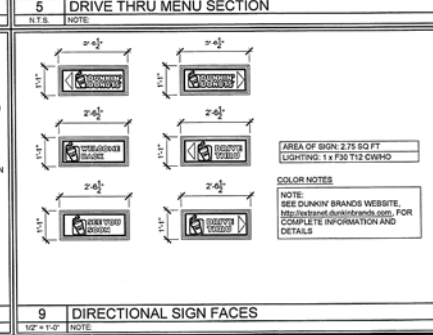
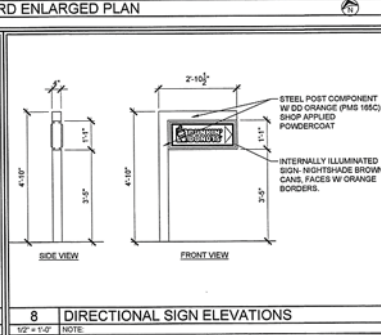
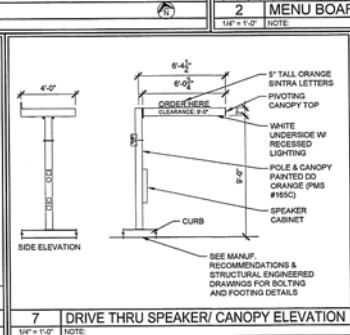
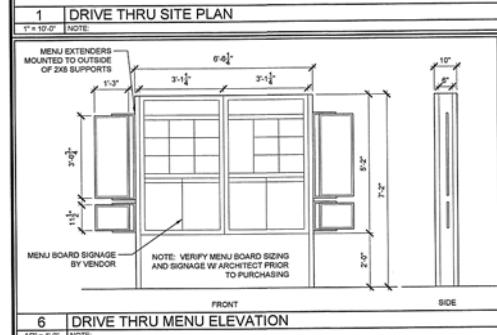
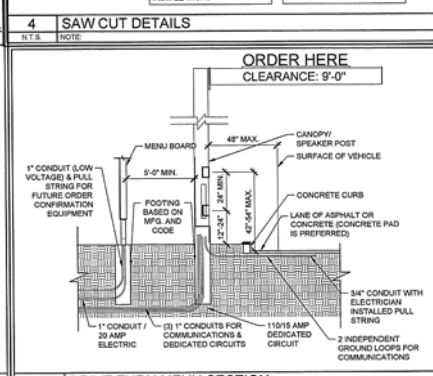
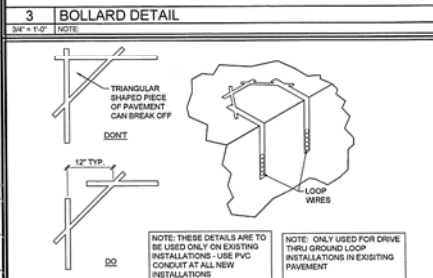
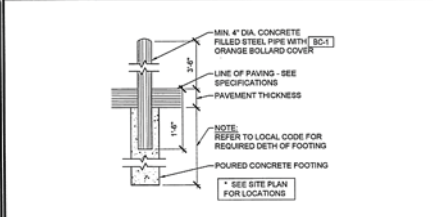
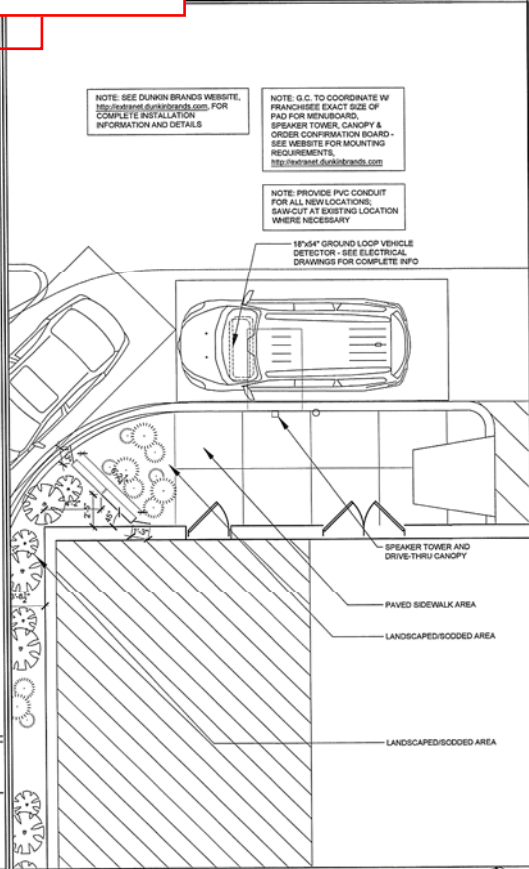
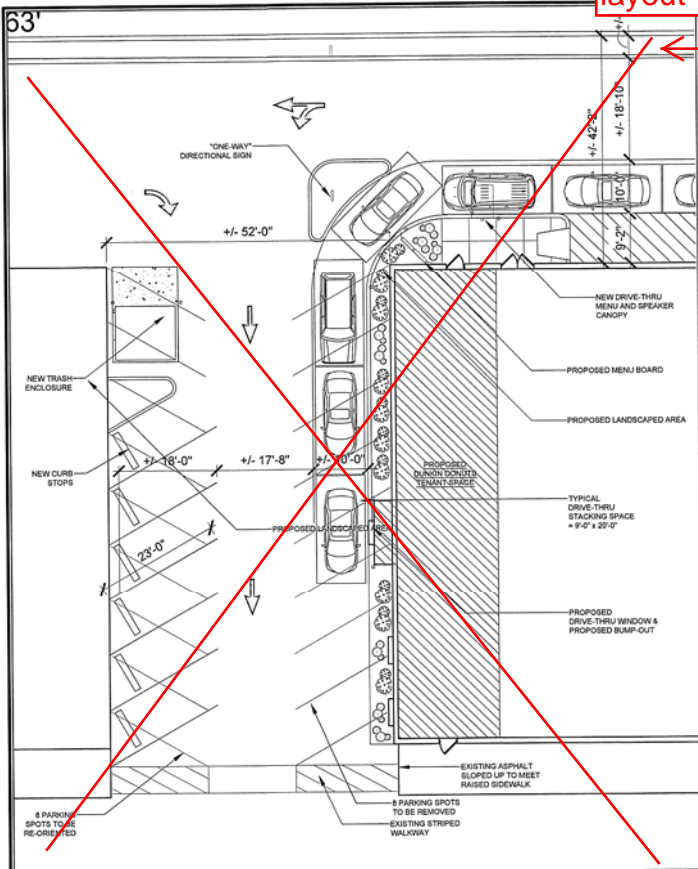
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NO	DESCRIPTION	DATE	ISSUE / REVISIONS			
			DATE	SCALE	DRAWN	CHKD
1	SPECIAL USE APPLICATION	02/15/14				

FRESH BREW REMODEL - ST. CHARLES, IL
1566 E. MAIN ST. 60174
OVERALL SITE PLAN AND SIGNAGE DETAILS
PC #: 352498 DESIGN JOB #: 1425.011

SP-1

See revised plan for drive-through layout



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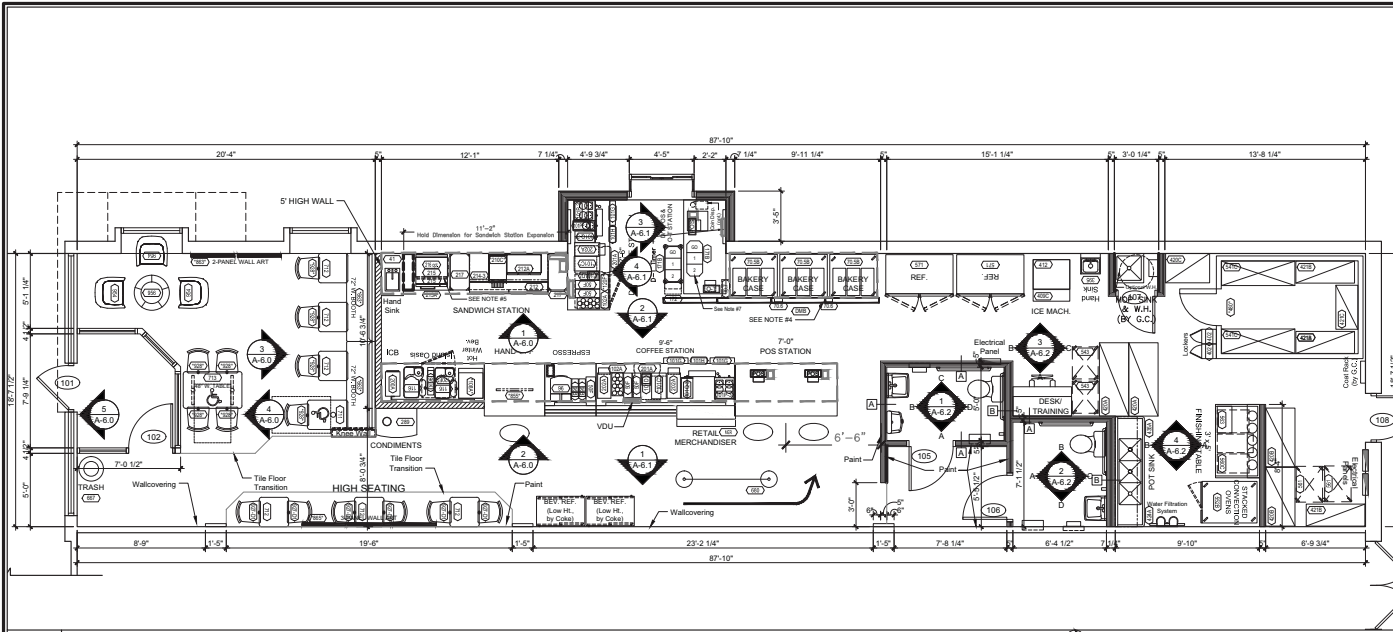
NO.	DESCRIPTION	DATE	ISSUE / REVISIONS	SCALE	DRAWN	CHKD	APPD
1	SPECIAL USE APPLICATION	12/15/24					

FRESH BREW REMODEL - ST. CHARLES, IL
1566 E. MAIN ST. 60774

PROPOSED SITE PLANS AND DETAILS

PC #. 352498 DESIGN JOB #: 1425.011

SP-2



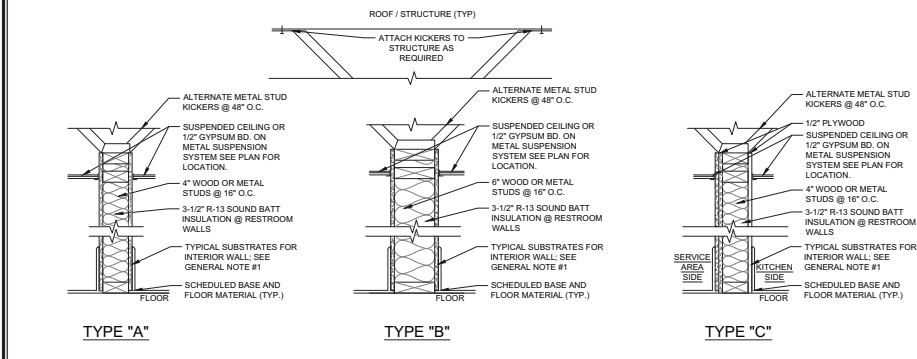
1 FLOOR PLAN
1/4" = 1'-0" NOTE:

- GENERAL NOTES:**
- TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS:
KITCHEN AND STORAGE AREAS: 7'-0" TO 3'-0" - 1/2" DUROCK CEMENT BOARD, 3'-0" AND ABOVE: 1/2" PLYWOOD
SERVICE AREA: 1/2" MIN. PLYWOOD
SALES AND SEATING AREAS: 1/2" GYPSUM BOARD
GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING IN BATHROOMS FOR GRAB BARS, LAVATORY, HAND DRYERS, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AS REQUIRED UNLESS OTHERWISE NOTED.
 - DIMENSIONS SHOWN ARE TO THE FACE OF FINISH.
 - REFER TO EQUIPMENT "K" SHEETS FOR INFORMATION REGARDING THE EQUIPMENT AND EQUIPMENT LAYOUT. EQUIPMENT SUPPLIER TO PLACE ALL NEW EQUIPMENT.
 - SEE 3.5 / A-1.1 FOR DOOR SCHEDULE AND DOOR & FRAME TYPES.
 - PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HUNG, TOP @ 5'-0" A.F.F. (BY G.C.) - NUMBER AND LOCATION AS DETERMINED BY LOCAL CODE.
 - GENERAL CONTRACTOR TO MAKE ALL MECHANICAL, PLUMBING AND ELECTRICAL CONNECTIONS FOR ALL EQUIPMENT AS INDICATED ON EQUIPMENT PLAN.
 - GENERAL CONTRACTOR TO DISCONNECT ALL EXISTING EQUIPMENT AS REQUIRED PER SCOPE OF OUTLINED WORK. SHUTDOWNS MAY BE STAGED, UNLESS MAJOR ELECTRICAL OR PLUMBING WORK IS REQUIRED THAT COULD CAUSE DAMAGE TO EQUIPMENT THAT IS CONNECTED.
 - G.C. TO COORDINATE PERMIT, APPROVALS, AND LOCATION OF DUMPSTER AND STORAGE UNIT.

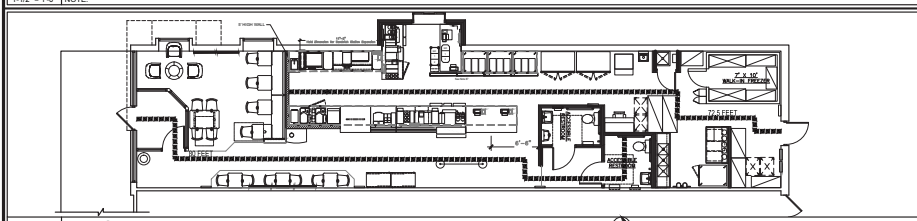
- PLAN NOTES:**
- CASEWORK BY OTHERS.
 - JANITORS SINK - PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR. SEE DETAIL 10P3 BY EXCEL DRYER INC. SEE NATIONAL ACCOUNTS: (413-525-4331)
 - P.O.S. OUTLET BOX (48" A.F.F.) WITH 3/4" CONDUIT W/ PULLSTRIPS TO CEILING
 - WATER HEATER
 - SEE NATIONAL ACCOUNTS FOR WALL ART INFORMATION.
 - AT 3 COMPARTMENT SINK, PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR. SEE DETAIL 9P3
 - 2" X 2" BRUSHED ALUMINUM CORNER GUARDS, 6'-2" LONG (TYPICAL THROUGHOUT KITCHEN)
 - NEW ELECTRICAL PANELS; SEE ELECTRICAL SHEETS
 - HAND SINKS ARE REQUIRED WITHIN A 25 FT. RADIUS OF ALL WORK STATIONS IN SERVICE AREAS AND KITCHEN (OR PER LOCAL CODE IF MORE STRINGENT)
 - PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM HWN TO ALL HAND WASHING SINKS
 - TANK TYPE HOT WATER HEATER (SEE SPECS.) MAY BE USED IN PLACE OF RINNAL UNIT - COORDINATE EXACT SIZE W/ LOCAL REQUIREMENTS. SEE P-3 FOR CONTACT INFO
 - G.C. TO PROVIDE ANCHOR BOLTS FOR SLAB MOUNTED SAFE IN OFFICE. REFER TO SPECIFICATIONS TO BE PROVIDED BY FRANCHISEE.
 - WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, ICE MACHINES, LOCATE ABOVE WATER METER
 - OPTIONAL ROLL DOWN SOLAR SHADES AT GLAZING, BRONZE COLOR. PHIFER SHERIDAN #E209
 - 1/2" BRUSHED ALUMINUM CORNER GUARD
 - CORE DRILL, SEE DETAIL 3 / A3.0
 - PROVIDE SOLID BLOCKING IN WALL AT SWING GATE AS REQUIRED
 - PROVIDE SOLID BLOCKING FOR HAND DRYER INSTALLATION.
 - NEW SLIDING DRIVE THRU WINDOW BY VENDOR
 - VDU TO BE PROVIDED WHEN ASSOCIATED 2ND POS TERMINAL IS INSTALLED WITHOUT 2ND COFFEE STATION
 - PROVIDE OPTION FOR OPAQUE VINYL WINDOW GRAPHIC TO INSIDE OF GLAZING, PROVIDED BY SIGN VENDOR. GRAPHICS TO FACE DINING AREA

- LAYOUT NOTES:**
- ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
 - PROVIDE FLOOR DRAIN WITHIN 5 FT. OF WALK-IN FOR CONDENSATE DRAIN CONNECTION FROM INTERIOR OF WALK-IN (TYP.)
 - PROVIDE 2" MIN. AIR SPACE BETWEEN WALK-IN AND ALL ADJACENT WALLS.
 - FOR NON-DRESSED SLAB FOR WALK-IN BOX AN INTERIOR RAMP SHALL BE PROVIDED
 - CORE DRILL TABLES SHOWN ON PLAN TO BE LOCATED AT END OF SEATING AREA TO ACT AS "CONTROL" TABLES

- ADA NOTES:**
- THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS:
- DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
 - TOILETS:
 - LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
 - A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE BARRIER FREE WALL DOOR.
 - LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. FLUSH HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET
 - PROVIDE ONE 42" AND ONE 36" LONG X 1 1/2" OUTSIDE DIAMETER PREENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR.
 - LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" MIN WIDTH AND 27" IN CLEAR HEIGHT, (29" CLEAR UNDER FRONT EDGE)
 - INSTALL MIRROR 40" MAX. ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
 - DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.
 - TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.



2 PARTITION TYPES
1-1/2" = 1'-0" NOTE:



4 LIFE SAFETY PLAN
N.A. NOTE:

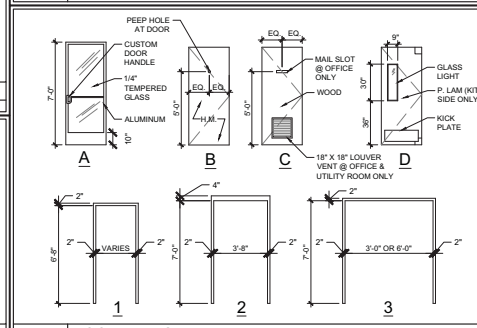
DOOR SCHEDULE

NO.	DOOR DATA			FINISH		FRAME DATA		FINISH		NOTES
	LOCATION	SIZE	MATERIAL	TYPE	INT/EXT	MATERIAL	TYPE	INT/EXT	NOTES	
101	VESTIBULE	3'-0" X 7'-0" X 1 3/4"	ALUM/GL	A	FACT	ALUM	3	FACT	1,5	
102	VESTIBULE	3'-0" X 7'-0" X 1 3/4"	ALUM/GL	A	FACT	ALUM	3	FACT	1,5	
105	MEN'S TOILET	3'-0" X 6'-8" X 1 3/4"	WOOD	C	NOTE #2	H.M.	1	PT-02	2,3,5	
106	WOMEN'S TOILET	3'-0" X 6'-8" X 1 3/4"	WOOD	C	NOTE #2	H.M.	1	PT-02	2,3,5	
107	STORAGE	3'-0" X 6'-8" X 1 3/4"	WOOD	C	NOTE #2	H.M.	1	PT-02	2,5,6	
108	REAR DOOR	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	7	

NOTES

- PROVIDE 1" INSULATED & TEMPERED GLASS; FRAME TO MATCH STOREFRONT COLOR
- FINISH TO BE PT-05
- UNDERCUT DOOR #1
- PROVIDE 30 DEGREE DOOR VIEWER CENTERED IN DOOR @ 5'-0" A.F.F. - MODEL: SSVLAB FROM DAVSTAR SECURITY
- REFER TO DUNKIN BRANDS SPECIFICATIONS FOR HARDWARE SCHEDULE FOR ALL DOORS.
- PROVIDE LOUVERED VENT @ EACH DOOR FOR REFER TO LOCAL CODES FOR FIRE RATING OF DOORS
- PROVIDE NEW PEEPHOLE IN EXISTING REAR DOOR

3 DOOR SCHEDULE
N.A. NOTE:



5 DOOR TYPES
1/4" = 1'-0" NOTE:

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" X 17"

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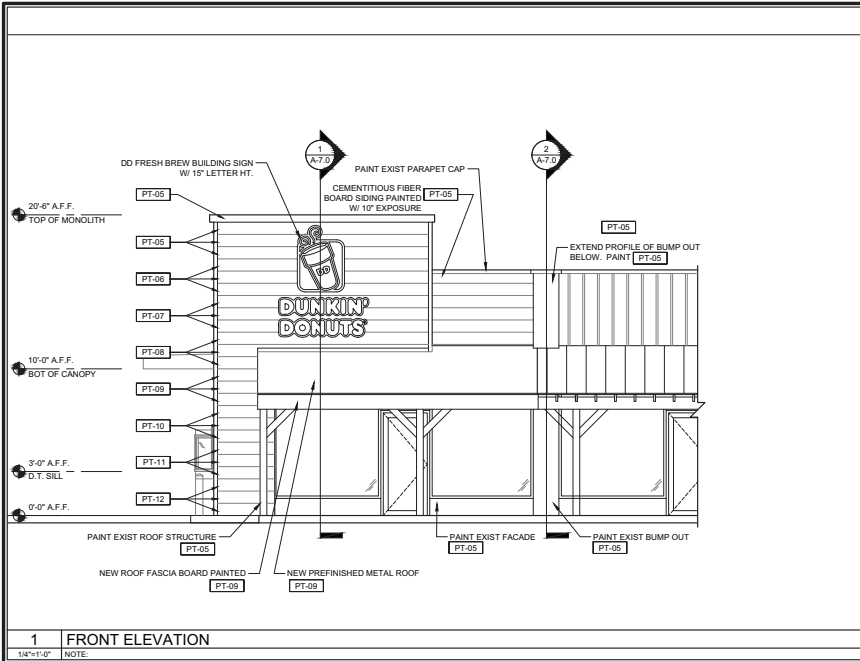
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						DATE	DESCRIPTION
1	12/15/14						

FRESH BREW REMODEL - ST. CHARLES, IL
1566 E. MAIN ST. 60174

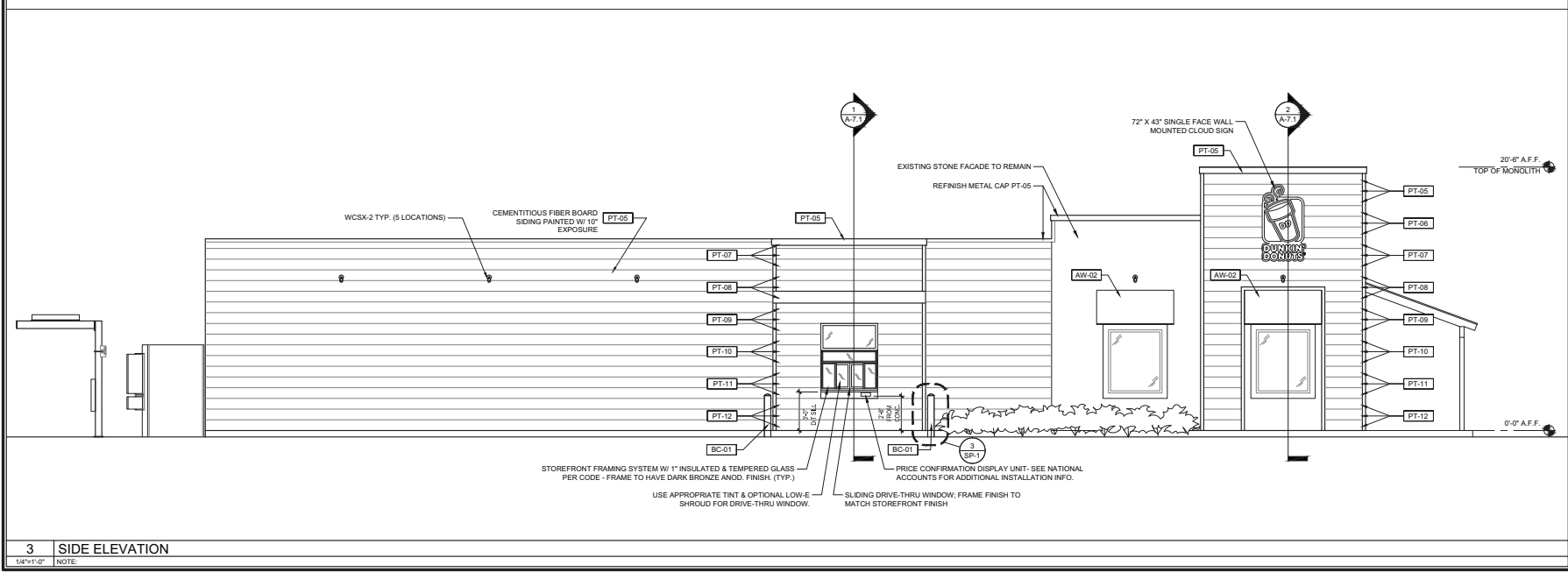
FLOOR PLAN, LIFE SAFETY PLAN, NOTES AND DETAILS

PC #: 352498 DESIGN JOB #: 1425.011

A-1.1



1 FRONT ELEVATION
1/8"=1'-0" NOTE:



3 SIDE ELEVATION
1/8"=1'-0" NOTE:

EXTERIOR FINISH MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION	REMARKS
AW-01	AWNING	ARLON	DD FRESH BREW AWNING	BROWN AWNING WITH FRESH BREW MESSAGING	STANDARD AWNING FOR FRESH BREW DESIGNS W/ ORANGE BAND
AW-01AL	AWNING	ARLON	DD FRESH BREW AWNING	BROWN AWNING - PLAIN MATERIAL	STANDARD PLAIN MATERIAL FOR FIELD (RADIATION OF CUR ICON AND COFFEE & MOHE MESSAGE)
AW-02	AWNING	ARLON	DD FRESH BREW AWNING	ORANGE AWNING WITH FRESH BREW MESSAGING	ALTERNATE AWNING FOR FB DESIGNS WHERE ORANGE BAND IS NOT ALLOWED OR PRACTICAL TO OPTIMAL DESIGN
AW-02AL	AWNING	ARLON	DD FRESH BREW AWNING	ORANGE AWNING - PLAIN MATERIAL	STANDARD PLAIN MATERIAL FOR FIELD (RADIATION OF CUR ICON AND COFFEE & MOHE MESSAGE)
AW-03	AWNING	ARLON	BR FLAVORS AWNING	PINK AWNING	STANDARD AWNING FOR BR FLAVOR DESIGNS W/BLUE BAND
BC-1	BOLLARD COVERS	IDEAL SHIELD	BC-1-CC-4-52-5	4"W X 52"H ORANGE BOLLARD SLEEVE	
EPF-01	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	PAINIT DDO ORANGE PMS 385C	ORANGE BAND MATERIAL
EPF-02	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	PAINIT COLORS TO MATCH MONOLITH SCHEME	*ALTERNATE MATERIAL TO HARDPLANK BOARDS ON MONOLITHS
EPF-03	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	MATCH SHERWIN WILLIAMS 7536 "BITTERSWEET STEM"	*ALTERNATE BUILDING MATERIAL TO HARDPLANK FIELD SIDING (NON-MONOLITHS)
EPF-04	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	MATCH PMS #2186 (BR BLUE)	BLUE BAND MATERIAL
EPF-05	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	MATCH SHERWIN WILLIAMS 7006 "EXTRA WHITE"	*ALTERNATE BUILDING MATERIAL TO HARDPLANK SIDING (BR SEGMENT OF COMBO DRIV)
PT-01	PAINT	SHERWIN WILLIAMS	6372	"WHITING IVORY"	SATIN
PT-02	PAINT	SHERWIN WILLIAMS	6884	"OBSTINATE ORANGE"	SATIN
PT-03	PAINT	SHERWIN WILLIAMS	6340	"MODERATE WHITE"	SATIN
PT-04	PAINT	SHERWIN WILLIAMS	6099	"SAND DOLLAR"	SATIN
PT-05	PAINT	SHERWIN WILLIAMS	7936	"BITTERSWEET STEM"	SATIN
PT-06	PAINT	SHERWIN WILLIAMS	7724	"CANDICE"	SATIN
PT-07	PAINT	SHERWIN WILLIAMS	6317	"SMOKEY TOPAZ"	SATIN
PT-08	PAINT	SHERWIN WILLIAMS	6096	"LUTE BROWN"	SATIN
PT-09	PAINT	SHERWIN WILLIAMS	6097	"STURDY BROWN"	SATIN
PT-10	PAINT	SHERWIN WILLIAMS	6090	"JAVA"	SATIN
PT-11	PAINT	SHERWIN WILLIAMS	6069	"FRENCH ROAST"	SATIN
PT-12	PAINT	SHERWIN WILLIAMS	6009	"BLACK BEAN"	SATIN
PT-13	PAINT	SHERWIN WILLIAMS	7006	"EXTRA WHITE"	SATIN (COMBO - BR FIELD)

dunkin'
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1	SPECIAL USE APPLICATION	12/15/14				

ISSUE / REVISIONS

FRESH BREW REMODEL - ST. CHARLES, IL
1566 E. MAIN ST. 60174

PROPOSED ELEVATIONS
AND FINISHES

PC # 352498 DESIGN JOB # 1425.011

A-5.0

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

Traffic Planning Project Brief

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

From: Bill Grieve

Date: December 31, 2014

Subject: ***Proposed Dunkin Donuts Drive-Thru
1566 E. Main Street (IL 64) – St. Charles, Illinois***

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 commercial tenant space at 1566 E. Main Street in St. Charles, Illinois (see *Exhibit 1*). I offer the following information for your consideration.

Traffic Characteristics

- *Exhibit 2* summarizes recent traffic count data conducted by GHA near the site on North Avenue (IL 64). The hourly volumes are listed from 5 AM to 11 AM, which is the time period Dunkin' Donuts does the vast majority of its business.
- As can be seen from *Exhibit 2*, there are almost 11,000 vehicles traveling by the site on North Avenue during the morning hours. The convenience of the traffic signal at the North Avenue / Tyler Road intersection will provide excellent site accessibility, especially for those customers traveling eastbound.

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 4* 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 1566 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 1566 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.

Dunkin' Donuts
1566 E. Main Street – St. Charles, Illinois

- 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 December 26, 2013 (see *Exhibit 4*), 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.
- Stacking for 9-10 cars is to be provided before encroaching behind the building on the east side, which equals or exceeds the observed queues at the several Dunkin' Donuts noted.
- The parking on the west side of the building 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
bgrieve@gha-engineers.com

Exhibit 1
Site Location Aerial – 1566 E. Main Street
Dunkin' Donuts – St. Charles, IL.

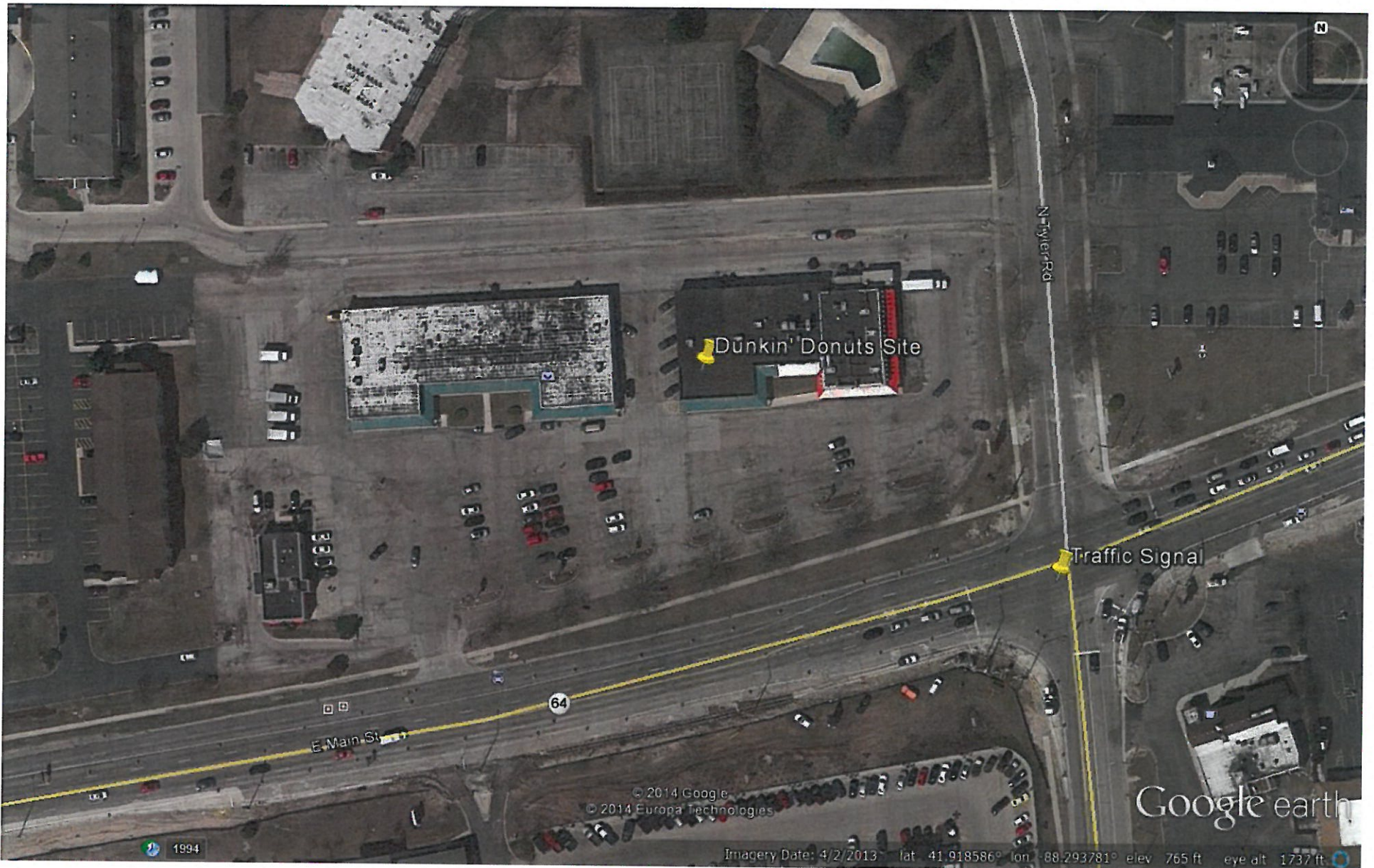


Exhibit 2
Proposed Dunkin' Donuts - Traffic Count Data
St. Charles, Illinois

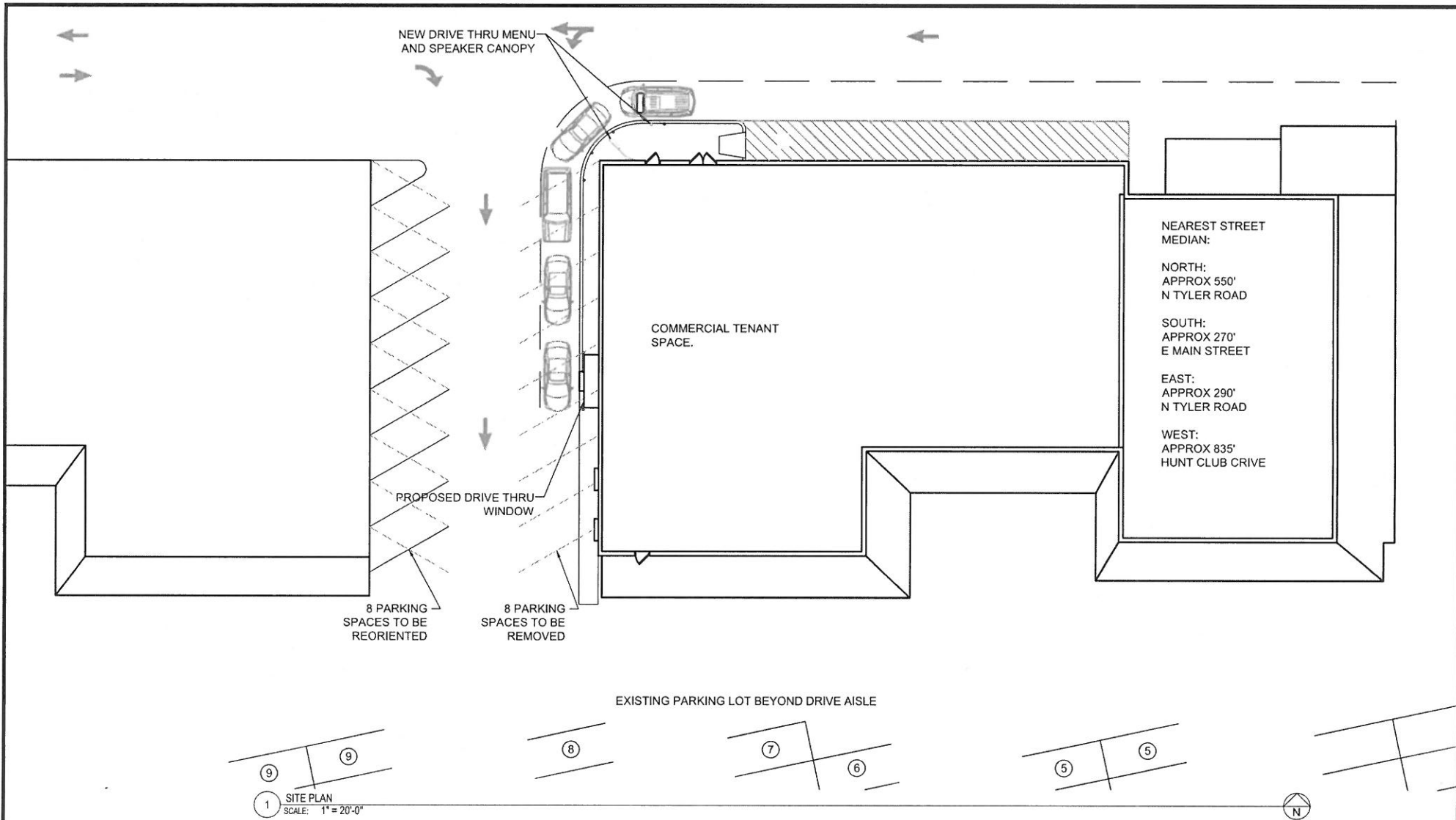
1566 E. Main Street (IL 64)

Time Begin	Eastbound		Westbound		Total
	Volume	% Total	Volume	% Total	
5:00 AM	616	66%	311	34%	927
6:00 AM	1097	66%	563	34%	1660
7:00 AM	1453	62%	887	38%	2340
8:00 AM	1230	60%	812	40%	2042
9:00 AM	1098	53%	960	47%	2058
10:00 AM	1063	54%	904	46%	1967
Totals =	6557	60%	4437	40%	10994




Exhibit 3
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" = 20'-0"

ARCHITECT:  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992 <small>Copyright © 2013 Kolbrook Design, Inc.</small>	PROJECT: Dunkin Donuts - St. Charles 1566 E Main Street St. Charles, IL 60174	Project Number 1425.011
	PROPOSED SITE PLAN	Issue Date 12/26/2013
		Page Number 04



January 15, 2015

Mrs. Ellen Johnson
City of St. Charles Planning Division
2 E. Main Street
St. Charles, IL 60174

Re: Dunkin Donuts - Special Use - 1566 E. Main St. - Tin Cup Pass

Dear Mrs. Johnson;

Per the research and analysis provided by Gewalt Hamilton Associates, Inc. (GHA) dated December 31, 2014 the following information is summarized for your consideration.

The research in the document referenced above is from observations of a similar Dunkin Donuts site located at 1711 W. Main Street in St. Charles. The peak hours of operation as described are between 7am and 10am. The corresponding E. Main Street traffic volume during the hours is also documented for your consideration.

Drive thru queue and parked cars were recorded every 15 minutes during these peak hours. A maximum drive in queue of 9 was recorded and 11 parked cars. The site observed is believed to be slightly busier than that of the proposed location at 1566 E. Main Street. Currently the site plan for the 1566 E. Main Street location allows for 8 cars in queue.

As for parking, it was brought to our attention by your office that the Tin Cup Pass retail center is currently under-parked per ordinance. We would like to propose the concept of "shared parking" is employed when considering parking requirements for the Dunkin Donuts operation. Our research shows that only Minuteman Printing, Budget Rent-a-Car and Curves are open during the peak hours. Every other current tenant opens for operation between the hours of 10:00 am and 11:00 am.

From this acquired research we are confident that the traffic of egress in this business parking lot will be of no inconvenience to the surrounded businesses.

Sincerely,

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

Steven Kolber, AIA
President / Principal
skolber@kolbrook.com

St. Charles, IL (East Main Street)					
Tenant Space	Street No.	Tenant	Use	Sq. Ft.	Hours of Operation
1	1534	Arbys	Restaurant (w/ Drive Thru)	2,448	Mon-Sat: 10am-9pm Sun: 10am-6pm
2	1544	Dunham	Personal Services	1,800	
3	1546/1548	n/a	n/a	3,600	
4	1550	Day Spa	Personal Services	1,300	
5	1552	n/a	n/a	1,300	
6	1554	Liu Brothers Asian Bistro	Restaurant	1,990	Thurs-Sat: 11am-9:30pm Sun: 12pm-9pm
7	1556	Tobacco & Gifts	Retail	1,001	
8	1558	Budget Rent-a-Car	Motor Vehicle Sales & Leasing	1,053	Mon-Fri: 7:30am-6pm Sat: 8am-2pm Sun: 9am-1pm
9	1560/1562	n/a	n/a	3,600	
10	1564	4 Season Nails	Personal Services	1,900	Mon-Sat: 10:30am-7:30pm
11	1566	SUBJECT PROPERTY	Restaurant (w/ Drive Thru)	3,956	
12	1570	Minuteman	Personal Services	1,444	Mon-Fri: 8am-5:30pm
13	1578	Curves	Personal Services	1,300	Mon-Fri: 5:30am-12:30pm / 3pm-7pm Sat: 7:30am-11am
14	1582/1590	Ginos East	Restaurant	6,678	Mon-Fri: 11am-9pm Sat: 11am-10pm
Total				33,370	