

MEMORANDUM

To: LuAron McCormack – Raising Cane’s Restaurants, LLC

From: Rory Fancler, AICP, PTP – Kimley-Horn
Tim Sjogren, P.E., PTOE – Kimley-Horn

Date: May 31, 2019

RE: Parking Summary for Raising Cane’s Outlot Redevelopment
Arlington Heights, Illinois

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Raising Cane’s Restaurants, LLC to perform a parking analysis for the restaurant outlot proposed for the Town & Country Center, located on the southeast quadrant of Arlington Heights Road/Palatine Road in Arlington Heights, Illinois. The parking analysis was completed in order to evaluate existing parking occupancy and assess future parking conditions with the addition of the proposed outlot redevelopment.

Executive Summary

The Town & Country Center currently provides a total of 1,619 parking spaces. With the proposed outlot redevelopment, an overall total of 1,550 spaces would be provided. The proposed parking supply exceeds Village of Arlington Heights Municipal Code requirements. Furthermore, the proposed parking supply is expected to accommodate peak demand for the existing shopping center, future occupancy of currently vacant tenant spaces, and the proposed outlot redevelopment. The conservative analysis that follows suggests that the Town & Country Center would have approximately 667 spaces (44 percent) available during the weekday peak period, and 543 spaces (36 percent) available during the Saturday peak period. Similarly, the Raising Cane’s outlot would have approximately 24 spaces (52 percent) available during the weekday peak period, and 22 spaces (48 percent) available during the Saturday peak period. Establishment of cross-access and shared parking between the Town & Country Center and the proposed outlot redevelopment is recommended in order to facilitate access and circulation, as well as to provide for efficient use of the proposed parking supply.

Existing and Proposed Site Development

The Town & Country Center is a multi-tenant shopping center with both inline and outlot uses. A total of 1,619 parking spaces are currently provided for the Town & Country Center, including 44 ADA spaces. Cross-access and shared parking is provided across the Town & Country Center. An aerial of the existing shopping center, including the proposed outlot redevelopment site is shown in **Exhibit 1**.

Raising Cane’s Restaurants, LLC proposes to redevelop an outlot parcel located along the Palatine Road frontage. The redevelopment would include removal of 115 existing parking spaces to accommodate an approximately 3,700 square-foot restaurant with drive-through window. A total of 46 spaces would be provided for the proposed restaurant, including 2 ADA spaces. The proposed site plan is provided as **Attachment 1**.



EXHIBIT 1
SITE LOCATION MAP

Table 1 summarizes the parking required for the existing Town & Country Center and proposed outlet redevelopment per Section 28.10.4-2 (Off Street Parking and Loading) of the Village of Arlington Heights Municipal Code. As shown in the table, the Town & Country Center is required to provide a total of 1,210 parking spaces, which includes parking required for the currently vacant tenant spaces. The vacant tenant spaces were assumed to be future retail tenants which require 1 space per 300 square feet. Based on the existing supply (1,619 spaces), a parking surplus of 409 spaces is currently provided.

With the proposed outlet redevelopment a total of 115 spaces would be removed and the proposed restaurant would provide a total of 46 spaces. The proposed parking supply exceeds the parking required for the outlet redevelopment. Furthermore, with the proposed modifications, an overall total parking supply of 1,550 spaces would be provided for the Town & Country Center. Per the Code a total of 1,249 spaces is required; therefore, a parking surplus of 301 spaces would be provided.

Table 1. Village of Arlington Heights Required Parking

Land Use	Floor Area (sq. ft.)		Land Use	Parking Ratio	Required Spaces
	Total	Parking Calculation ¹			
Existing					
Walgreen's	17,498	17,498	Retail	1 / 300 sq. ft.	58
LA Fitness	50,003	50,003	Health Club	1 / 250 sq. ft.	200
Great Clips	1,056	1,056	Beauty Shop	1 / 250 sq. ft.	4
Sally Beauty Supply	1,965	1,965	Retail	1 / 300 sq. ft.	7
Jo-Ann Fabrics	29,887	36,796	Retail	1 / 300 sq. ft.	123
Palm Beach Tan	2,602	2,602	Beauty Shop	1 / 250 sq. ft.	10
Dick's Sporting Goods	51,330	51,330	Retail	1 / 300 sq. ft.	171
Catherine's	6,073	6,073	Retail	1 / 300 sq. ft.	20
Golden Corral	10,618	4,080	Restaurant	1 / 45 sq. ft.	91
Vision Works	3,528	3,528	Retail	1 / 300 sq. ft.	12
Best Buy	44,365	44,365	Retail	1 / 300 sq. ft.	148
Burger King	2,995	1,260	Restaurant	1 / 45 sq. ft.	28
BMO Harris	4,146	4,146	Retail	1 / 300 sq. ft.	14
Verizon	4,220	4,220	Retail	1 / 300 sq. ft.	14
Existing Required Parking					900
Existing Parking Supply					1,619
Parking Surplus (+) / Deficit (-)					+719
Vacant (Future Occupancy)					
Vacant	1,294	1,294	Vacant ²	1 / 300 sq. ft.	4
Vacant	15,041	15,041	Vacant ²	1 / 300 sq. ft.	50
	35,000	35,000	Vacant (Grocery Store) ³	1 / 300 sq. ft.	117
Vacant	41,722	41,722	Vacant ²	1 / 300 sq. ft.	139
Total Town & Country Center Required Parking (with Future Occupancy)					1,210
Existing Parking Supply					1,619
Parking Surplus (+) / Deficit (-)					+409
Proposed					
Raising Cane's	3,736	1,754	Restaurant	1 / 45 sq. ft.	39
Future Required Parking					1,249
Future Parking Supply					1,550
Parking Surplus (+) / Deficit (-)					+301

¹ Per Section 28-3(47) (Definitions) of the Village of Arlington Heights Municipal Code, for determining off-street parking requirements, floor area is calculated as the "sum of the gross horizontal areas of several floors of the building, or portion thereof, devoted to such use, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings."

² For purposes of this analysis, vacant tenant spaces were assumed to be occupied by future retail uses with a required parking ratio of 1 / 300 sq. ft.

³ Based on input from the Village of Arlington Heights, approximately 35,000 square feet is assumed to be a future grocery store.

Existing Parking Demand

To determine actual parking demand for the existing Town & Country Center, Kimley-Horn conducted hourly parking occupancy counts during two typical weekdays and one Saturday as follows. The count dates were selected in coordination with Village of Arlington Heights staff.

- Thursday, January 10, 2019, from 11:00AM to 8:00PM
- Saturday, January 12, 2019, from 11:00AM to 7:00PM
- Tuesday, January 15, 2019, from 11:00AM to 8:00PM

The count periods captured the peak periods of parking demand for the existing shopping center and were identified based on data provided by the Urban Land Institute (ULI) Shared Parking, Second Edition. During the study periods, the existing parking supply was verified, and the number of parked vehicles were documented. Other observations regarding curbside and delivery truck loading activity were noted.

The Town & Country Center currently provides a total of 1,619 spaces, including 44 ADA spaces and 115 standard spaces on the subject outlot. **Table 3** summarizes the observed parking occupancy for the Town & Country Center. During the weekday, the peak occurred at 6:00PM with approximately 444 occupied spaces (27 percent) on Thursday and 446 occupied spaces (28 percent) on Tuesday. On Saturday, the peak occurred at 11:00AM with approximately 515 occupied spaces (32 percent).

During the observation periods, the outlot was generally not used for employee or customer parking. On Thursday and Saturday, a maximum of two (2) vehicles were observed parked in the outlot. During the Tuesday observation period, a total of four (4) vehicles were parked in the outlot. These vehicles were parked continuously from 11:00AM to 8:00PM indicating use for long-term storage rather than active employee or customer parking. Parking occupancy for the outlot is included in the data presented in Table 3.

Table 3. Observed Parking Occupancy – Town & Country Center

Time of Day	Thursday, January 10, 2019		Saturday, January 12, 2019		Tuesday, January 15, 2019	
	Occupied Spaces	Percent Occupied	Occupied Spaces	Percent Occupied	Occupied Spaces	Percent Occupied
11:00AM	320	20%	515	32%	312	19%
12:00PM	327	20%	501	31%	337	21%
1:00PM	312	19%	470	29%	341	21%
2:00PM	338	21%	449	28%	315	20%
3:00PM	349	22%	411	25%	309	19%
4:00PM	375	23%	371	23%	379	23%
5:00PM	443	27%	347	21%	425	26%
6:00PM	444	27%	316	20%	446	28%
7:00PM	408	25%	302	19%	444	27%
8:00PM	325	20%	--	--	352	22%
Average	364	22%	409	25%	366	23%

As shown in Table 3, during the weekday peak hour (6:00PM), the overall Town & Country Center is approximately 27 to 28 percent occupied. During this period, approximately 1,175 spaces are available for employees and customers. During the Saturday peak hour (11:00AM), a total of 1,104 spaces remain available for employees and customers. Spillover parking to adjacent residential neighborhoods or commercial centers was not observed during the count periods.

Future Parking Demand

In order to evaluate future parking conditions with occupancy of existing vacant tenant spaces and redevelopment of the proposed Raising Cane’s outlot, a future parking analysis was performed for Town & Country Center.

Vacant Retail Uses

As shown in Table 1, a total of 93,057 square feet of retail use is currently vacant. Per direction from Village of Arlington Heights staff, of the total vacant retail square footage approximately 35,000 square feet was assumed to be a future grocery store and the remaining square footage was assumed to be other retail uses. In order to project future parking demand for the vacant tenant spaces, the Urban Land Institute (ULI) Shared Parking, 2nd Edition and Institute of Engineers (ITE) Parking Generation Manual, 5th Edition were referenced. These manuals provide base parking ratios reflecting 85th percentile conditions. A summary of the parking demand ratios for retail and grocery store uses is outlined in **Table 4**.

Table 4. Peak Parking Demand Ratios

Land Use	Parking Demand Ratio (per 1,000 square feet)					
	Weekday			Saturday		
	Visitor	Employee	Total	Visitor	Employee	Total
Retail ¹	2.9	0.7	3.6	3.2	0.8	4.0
Grocery Store ²	3.28	0.79	4.07	3.86	0.96	4.82

¹Based on ULI data for Community Shopping Center (<400,000 square feet).

²ULI data not provided specific to grocery store; therefore, 85th percentile parking demand rates from the ITE Parking Generation Manual, 5th Edition manual was assumed. ITE provides a total parking demand rate. The customer and employee rates were estimated based on the ratio of ULI parking demand rates provided for customers and employees for the general retail use.

Next, hourly parking demand was calculated using the time-of-day factors provided in the ULI manual as summarized in **Table 5**. Based on available data, the time-of-day factors for a shopping center were assumed for the retail and grocery store uses.

Table 5. Time-of-Day Factors for Parking Demand¹

Time of Day	Weekday		Saturday	
	Visitor	Employee	Visitor	Employee
11:00AM	85%	95%	65%	95%
12:00PM	95%	100%	80%	100%
1:00PM	100%	100%	90%	100%
2:00PM	95%	100%	100%	100%
3:00PM	90%	100%	100%	100%
4:00PM	90%	100%	95%	100%
5:00PM	95%	95%	90%	95%
6:00PM	95%	95%	80%	85%
7:00PM	95%	95%	75%	80%
8:00PM	80%	90%	65%	75%

¹Referenced from ULI's Shared Parking as a percentage of peak parking demand.

The peak parking demand ratios (Table 4) and time-of-day factors (Table 5) were used to calculate new parking demand projections for the currently vacant tenant spaces at the Town & Country Center. The peak parking demand ratios were adjusted to reflect a 90 percent effective capacity ratio which accounts for vehicle circulation convenience and operational fluctuations, including snow cover, vehicles encroaching into adjacent spaces, maintenance, and vacant spaces designated for specific user groups such as accessible parking or valet parking. Based on these assumptions, the projected future parking demand is presented in **Table 6**.

Table 6. Projected Parking Occupancy – Vacant Tenant Spaces

Time of Day	Projected Future Demand					
	Weekday			Saturday		
	Visitor	Employee	Total	Visitor	Employee	Total
11:00AM	268	72	340	232	85	316
12:00PM	299	76	375	285	89	374
1:00PM	315	76	391	321	89	410
2:00PM	299	76	375	357	89	446
3:00PM	283	76	359	357	89	446
4:00PM	283	76	359	339	89	428
5:00PM	299	72	371	321	85	406
6:00PM	299	72	371	285	76	361
7:00PM	299	72	371	267	71	339
8:00PM	252	68	320	232	67	299

As shown above, the currently vacant tenant spaces are projected to generate demand for approximately 391 spaces under peak weekday conditions (1:00PM). Under Saturday conditions, the peak is expected to occur from 2:00PM to 4:00PM with approximately 446 spaces occupied.

Proposed Raising Cane's Restaurant

Based on input from the Village of Arlington Heights, supplemental parking counts were conducted at the existing Raising Cane's in Oak Lawn, Illinois in order to address potential concerns that the proposed Raising Cane's outlot redevelopment may generate parking demand at different rates than a typical restaurant. This supplemental count was conducted to estimate parking demand generated by the proposed outlot redevelopment. The existing Raising Cane's in Oak Lawn was selected based on the following considerations:

- Suburban setting
- Frontage along major arterial roadway with similar average daily traffic volumes (39,000 average daily vehicles along Palatine Road in Arlington Heights; 45,800 average daily vehicles on Cicero Avenue in Oak Lawn)
- Outlot in an existing commercial shopping center
- Similar building size (3,736 square feet is proposed in Arlington Heights; 3,575 square feet is developed in Oak Lawn)

Kimley-Horn conducted hourly parking occupancy counts at the Oak Lawn site during a typical weekday and weekend as follows:

- Thursday, January 10, 2019, from 11:00AM to 8:00PM
- Saturday, January 12, 2019, from 11:00AM to 7:00PM

The Raising Cane's Oak Lawn development provides a total parking supply of 41 spaces. A summary of the observed parking occupancy is provided in **Table 7**. During the weekday, the peak occurred at 4:00PM with approximately 24 occupied spaces (59 percent). On Saturday, the peak occurred at 4:00PM with approximately 26 occupied spaces (63 percent).

Table 7. Observed Parking Occupancy – Raising Cane’s Oak Lawn

Time of Day	Thursday, January 10, 2019		Saturday, January 12, 2019	
	Occupied Spaces	Percent Occupied	Occupied Spaces	Percent Occupied
11:00AM	7	17%	10	24%
12:00PM	26	63%	14	34%
1:00PM	18	44%	17	42%
2:00PM	20	49%	18	44%
3:00PM	17	42%	18	44%
4:00PM	24	59%	26	63%
5:00PM	18	44%	20	49%
6:00PM	14	34%	18	44%
7:00PM	19	46%	11	27%
8:00PM	18	44%	--	--
Average	18	44%	17	41%

The Raising Cane’s in Oak Lawn includes approximately 3,575 square feet of gross floor area. The proposed Raising Cane’s outlet redevelopment would be similar, with a total of 3,736 square feet of gross floor area (1,754 square feet net seating area); and therefore, the peak demand observed at the Oak Lawn Raising Cane’s development was assumed for the proposed Arlington Heights outlet redevelopment.

The proposed redevelopment would provide 46 parking spaces for restaurant employees and customers; therefore, peak parking demand (26 spaces) would be accommodated onsite without spillover to the Town & Country Center. Although parking demand is expected to be accommodated onsite, cross-access and shared parking would be provided between the proposed Raising Cane’s restaurant and the overall Town & Country Center.

Overall Town & Country Center

In order to evaluate peak parking conditions for the overall Town & Country Center, parking demand for existing tenants (Table 3), currently vacant tenant spaces (Table 6), and the proposed restaurant outlet (Table 7) were considered. A summary of projected weekday parking conditions is presented in **Table 8**; Saturday conditions are presented in **Table 9**.

Table 8. Projected Parking Occupancy – Overall Town & Country Center (Weekday)

Time of Day	Weekday				
	Existing Demand ¹	Projected Future Demand			Percent Occupied
	Occupied Spaces	Vacant Tenants	Raising Cane's	Total	
11:00AM	312	340	7	659	43%
12:00PM	337	375	26	738	48%
1:00PM	341	391	18	750	48%
2:00PM	315	375	20	710	46%
3:00PM	309	359	17	685	44%
4:00PM	379	359	24	762	49%
5:00PM	425	371	18	814	53%
6:00PM	446	371	14	831	54%
7:00PM	444	371	19	834	54%
8:00PM	352	320	18	690	45%

¹ Assumed data from Tuesday, January 15, 2019 for purposes of a conservative analysis.

As shown above, peak weekday conditions are projected to occur at 7:00PM with 834 spaces occupied, which reflects an approximately 54 percent occupancy rate. Under peak conditions, approximately 716 spaces would be available.

Table 9. Projected Parking Occupancy – Overall Town & Country Center (Saturday)

Time of Day	Saturday				
	Existing Demand	Projected Future Demand			Percent Occupied
	Occupied Spaces	Vacant Tenants	Raising Cane's	Total	
11:00AM	515	316	10	841	54%
12:00PM	501	374	14	889	57%
1:00PM	470	410	17	897	58%
2:00PM	449	446	18	913	59%
3:00PM	411	446	18	875	56%
4:00PM	371	428	26	825	53%
5:00PM	347	406	20	773	50%
6:00PM	316	361	18	695	45%
7:00PM	302	339	11	652	42%

As shown above, peak Saturday conditions are projected to occur at 2:00PM with 913 spaces occupied, which reflects an approximately 59 percent occupancy rate. Under peak conditions, approximately 637 spaces would be available.

Proposed Parking Supply Evaluation

Based on existing parking occupancy and future parking projections, the individual peak demand for the Town & Country Center, currently vacant tenant spaces, and the proposed outlet redevelopment occur at different times which provides an opportunity for shared parking between uses. During the weekday, peak parking demand for the Town & Country Center occurs at 6:00PM (446 spaces), whereas the weekday peak for the currently vacant tenant spaces is projected to occur at 1:00PM (391 spaces) and peak demand for Raising Cane's occurs at 4:00PM (24

spaces). On Saturday, peak parking demand for the Town & Country Center occurs at 11:00AM (515 spaces), whereas the peak for the currently vacant tenant spaces is projected to occur from 2:00PM to 4:00PM (446 spaces) and peak demand for Raising Cane’s occurs at 4:00PM (26 spaces).

A summary of the overall peak parking conditions (highlighted in Table 8 and Table 9) for the Town & Country Center is provided in **Table 10**.

Table 10. Summary of Overall Town & Country Parking Conditions

Land Use	Future Parking Supply	Village Code Requirements		Overall Peak Demand Scenario (based on empirical data)			
		Required Spaces	Δ	Weekday		Saturday	
				Peak Demand	Δ	Peak Demand	Δ
Existing	1,504	900	+294	444	+689	449	+609
Future Retail Tenants		310		371		446	
Raising Cane’s Outlot	46	39	+7	19	+27	18	+28
Total	1,550	1,249	+301	834	+716	913	+637

As shown above, peak demand for the overall Town & Country Center is approximately 834 spaces during a typical weekday. Based on the future parking supply of 1,550 spaces, a surplus of 716 spaces is anticipated during peak weekday conditions. On Saturday, peak demand is projected to be approximately 913 spaces. Under peak Saturday conditions, approximately 637 spaces would be available. Therefore, the proposed parking supply is expected to accommodate peak parking demand for the Town & Country Center.

Conclusion

The Town & Country Center currently provides a total of 1,619 spaces. With the proposed outlot redevelopment, 115 spaces would be removed, and 46 spaces would be provided for the Raising Cane’s restaurant. The parking supply proposed for the Raising Cane’s restaurant (46 spaces) exceeds the Village of Arlington Heights parking requirements. Furthermore, the overall parking supply of 1,550 spaces planned for the Town & Country Center exceeds the Village parking requirements.

Based on the observed peak parking demand for the existing Town & Country Center, observed peak parking demand for a comparable Raising Cane’s location, and projected parking demand for currently vacant tenant spaces, the proposed parking supply is expected to be more than sufficient. Based on this analysis, the Town & Country Center is expected to continue to operate with surplus parking, and spillover parking to adjacent residential neighborhoods or commercial centers is not anticipated. Establishment of cross-access and shared parking between the Town & Country Center and the proposed outlot redevelopment is recommended in order to facilitate access and circulation, as well as to provide for efficient use of the proposed parking supply.

Please do not hesitate to contact us with any questions related to the information in this memorandum.

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20-42-11

PALATINE ROAD

**RAISING CANES
PROTOTYPE 1
WITH VESTIBULE
ARLINGTON HEIGHTS, IL
3,736 GROSS S.F.
FFE: 69,385**

SITE LEGEND

- 1. 6" x 12" PARALLEL CURB AND GUTTER, SEE CONSTRUCTION DETAILS.
- 2. CHAINING MULTITENANT SIGN, SEE CONSTRUCTION DETAILS.
- 3. RECYCLING TRASH COMPACTOR LOCATION, SEE ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
- 4. SITE DIRECTIONAL SIGN, SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- 5. DIRECTIONAL PAVEMENT MARKING, SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- 6. SANDHUR FIBER HAMP, SEE CONSTRUCTION DETAILS.
- 7. CONCRETE SIDEWALK, SEE CONSTRUCTION DETAILS.
- 8. LANDSCAPE VIEW, SEE LANDSCAPE PLANS FOR DETAILS.
- 9. ACCESSORY PARKING SIGN.
- 10. 8" FIBER BOLLARD, SEE CONSTRUCTION DETAILS.
- 11. DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT SIGNAGE, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 12. BIKE RACK, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 13. PAVEMENT STRIPING, SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- 14. PROPOSED FIRE TYRANT, SEE SHEET C5.2 - UTILITY PLAN FOR DETAILS, NOT USED.
- 15. BIKERETIION FACILITY, SEE CONSTRUCTION DETAILS.
- 16. IN PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH SMOOTH, CONTINUOUS TRANSITIONS.
- 17. SAVOIR LINE.
- 18. STANDARD DUTY ASPHALT PAVEMENT, SEE CONSTRUCTION DETAILS.
- 19. HEAVY DUTY ASPHALT PAVEMENT, SEE CONSTRUCTION DETAILS.
- 20. HEAVY DUTY INTERIOR COLORED CONCRETE PAVEMENT, SEE CONSTRUCTION DETAILS AND GENERAL NOTES.
- 21. STANDARD DUTY CONCRETE PAVEMENT, FOR SIDEWALK, SEE CONSTRUCTION DETAILS.
- 22. PATIO AREA PAVING, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 23. HEAVY DUTY INTERIOR COLORED CONCRETE PAVEMENT AT TRASH ENCLOSURE, SEE CONSTRUCTION DETAILS.
- 24. TRANSFORMER PAD LOCATION, SEE ELECTRICAL PLANS FOR DETAILS.
- 25. HALLA TILES, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 26. LIGHT POLE, SEE LIGHTING PLANS FOR DETAILS.
- 27. CURB CUT, SEE SHEET C5.2 - GRADING PLAN FOR DETAILS.
- 28. TRASH PAD, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 29. GLASS PAUL IN CURB, SEE ARCHITECTURAL PLANS FOR DETAILS (NOT USED).
- 30. COVERED PATIO, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 31. CONCRETE W/ EEL STIPS, SEE CONSTRUCTION DETAILS.

LEGEND

- LEASE LINE
- - - ADJACENT PROPERTY LINE
- [Symbol] PROPOSED CONCRETE CURB & GUTTER
- [Symbol] EXISTING CURB & GUTTER
- [Symbol] PROPOSED PARKING COUNT
- [Symbol] STANDARD DUTY ASPHALT PAVEMENT, SEE CONSTRUCTION DETAILS.
- [Symbol] HEAVY DUTY ASPHALT PAVEMENT, SEE CONSTRUCTION DETAILS.
- [Symbol] HEAVY DUTY CONCRETE PAVEMENT, INTERIOR COLORED OR GRANITE BROWN ORTAL, SEE GENERAL NOTES - PAVING NOTES.
- [Symbol] STANDARD DUTY CONCRETE FOR SIDEWALKS, SEE CONSTRUCTION DETAILS.
- [Symbol] PATIO PAVEMENT, SEE ARCHITECTURAL PLANS.
- [Symbol] HEAVY DUTY CONCRETE PAVEMENT AT TRASH PAD ENCLOSURE, INTERIOR COLORED GRANITE FOR ORTAL, SEE CONSTRUCTION DETAILS.
- [Symbol] BIKE RETENTION FACILITY, SEE CONSTRUCTION DETAILS.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ILLINOIS COUNTY RESOLUTIONS AND ORDINANCES.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ARCHITECTURAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER PAD CURB DETAILS.
- EXISTING STRIPING WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY, ALL COSTS SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNALS, TRAFFIC SIGNALS, POLICE, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE AUTHORITIES REQUIREMENTS AND PROJECT SITE VARY SPECIFICATIONS AND SHALL BE APPROVED AT EACH ALL COSTS SHALL BE INCLUDED IN BASE BID.
- EXISTING SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY COMPASS SURVEYING, LTD. DATED DECEMBER 17TH 2018, AND REVISED MARCH 11, 2019.
- TOTAL LAND AREAS 1.02 ACRES.
- ALL PROPOSED PAVEMENT SHALL BE TO MATCH EXISTING PAVEMENT TO MATCH EXISTING GRADE.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RISERS, ETC. AS NECESSARY TO MATCH EXISTING GRADE.
- REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
- THERE ARE EXISTING TREES ON SITE, REFER TO LANDSCAPE PLAN AND TREE PRESERVATION PLAN FOR TREES TO REMAIN.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PAVEMENT TO PROVIDE CLEAN UNIFORM SURFACE TO BE INTO PROPOSED PAVEMENT.

SITE ANALYSIS TABLE

TOWN AND COUNTRY CENTER

EXISTING ZONING	R2 - GENERAL RESIDENTIAL
PROPOSED USE	RESTAURANT WITH DRIVE THRU
LOT AREA	44,234 SF / 1.02 AC
GROSS BUILDING AREA	3,736 SF
NET SEATING AREA	1,234 SF
TOTAL PARKING	39 SPACES / 46 SPACES
ACCESSIBLE	2 SPACES / 2 SPACES

BENCHMARKS
TYPICAL SHOWN ON SURVEY

REFERENCE BENCHMARK
COOK COUNTY BENCHMARK DV 2985, LOCATED IN PALATINE, 38 FEET NORTH OF THE CENTERLINE OF PALATINE DRIVE, 7.5 FEET EAST OF THE CENTERLINE OF PALATINE DRIVE, 25 FEET WEST OF BACK OF SIDEWALK.
GDTW = 115.058 ELEVATION = 715.00

SITE BENCHMARKS

SITE BENCHMARK #1
SOUTHWEST CORNER OF FIRE HYDRANT AT THE NORTHWEST CORNER OF SITE
ELEVATION = 716.74

SITE BENCHMARK #2
SOUTHWEST CORNER OF FIRE HYDRANT AT THE ENTRANCE TO MAIL, NEAR THE NORTHEAST CORNER OF SITE.
ELEVATION = 715.09



RAISING CANES #484
225 E. PALETINE ROAD
ARLINGTON HEIGHTS, IL

ARCHITECTS, INC.
17710 Grand Avenue, Lombard, IL 60148
Phone (708) 625-1154 Fax (708) 621-4824
www.cjarchitects.com

Site Information:
Seal / Issue Date:
ADA Project Manager: JEFF POLA, LEU

Engineer's Information:
Kimley-Horn
1001 WARRICKVILLE ROAD, SUITE 200, IL 60632
PHONE: 630-487-8800
WWW.KIMLEY-HORN.COM

PRELIMINARY ENGINEERING

Sheet No.	Date	Description
1	02/12/2019	PRELIMINARY ENGINEERING

Site Title:
SITE KEYNOTE PLAN

Date: 04/12/2019
Project Number: 168418012
Drawn By: AEK
Checked By: JCC
Scale: N/A



CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

C5.0