



**DATE:** Thursday, January 16, 2025

**TIME:** 7:00 PM

**PLACE:** 400 South Vine Street, Urbana, IL 61801

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## AGENDA

- A. Call to Order and Roll Call
- B. Changes to the Agenda
- C. Approval of Minutes of Previous Meeting
- D. Communications
- E. Continued Public Hearings
- F. Old Business
- G. New Public Hearings
- H. New Business

[Plan](#) Case No. 2496-SU-24 - A request by Jonathan Thompson, on behalf of RSCC, LLC, for a Special Use Permit to allow a drive-through for a proposed restaurant at 809 West Green Street in the B-1 (Neighborhood Business) Zoning District.

- I. Audience Participation
- J. Staff Report
- K. Study Session
  - Imagine Urbana Comprehensive Plan Draft*
- L. Adjournment

## **PUBLIC INPUT**

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

### **Email Input**

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: **Planning@urbanail.gov**. The subject line of the email must include the words "PLAN COMMISSION - PUBLIC INPUT" and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

### **Written Input**

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

### **Public Hearing**

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specific to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

### **Verbal Input**

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under “Verbal Input”. Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker’s microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

### **Accommodation**

If an accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: 217.384.2455

Email: **Planning@urbanail.gov**

### **Watching the Meeting via Streaming Services**

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at **<https://www.urbanail.gov/executive-department/page/urbana-public-television>**.



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

### *Planning Division*

### m e m o r a n d u m

**TO:** The Urbana Plan Commission

**FROM:** Kevin Garcia, Principal Planner

**DATE:** January 10, 2025

**SUBJECT:** **Plan Case 2496-SU-24:** A request by Jonathan Thompson, on behalf of RSCC, LLC, for a Special Use Permit to allow a drive through for a proposed restaurant at 809 West Green Street in the B-1 (Neighborhood Business) Zoning District.

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### Introduction

Jonathan Thompson, on behalf of RSCC, LLC, requests a special use permit to allow a drive-through for a proposed restaurant at 809 West Green Street. Section VIII-5.G of the Zoning Ordinance requires a special use permit for any drive-through facility in the B-1, Neighborhood Business, Zoning District. The site was most recently a gas station and convenience store, but that closed in 2021 and the site has been vacant since then.

The property is currently owned by Mac's Convenience Stores, LLC, which also owns the Circle K directly north of the site, across Green Street, as well as the other Circle K stores in the Champaign-Urbana area. The applicant plans to purchase the property if their requests for special and conditional use permits are approved.

Section VIII-5.G states: *“Drive-through facilities for any use in the B-1, Neighborhood Business Zoning District shall be considered accessory to the principal use and shall require the granting of a Special Use Permit...”*

The proposed principal use is a “Fast Food Restaurant”, which requires a conditional use permit from the Zoning Board of Appeals (ZBA). There will be a public hearing for that request at the ZBA meeting on Wednesday, January 15, 2025. It is likely, therefore, that by the time of the Plan Commission hearing, the principal use question will be resolved. Regardless, it is the duty of the Plan Commission to focus on whether or not to recommend a drive-through as an accessory use at this site.

The Plan Commission must review the special use permit application, hold a public hearing, and make a recommendation to the City Council. The City Council must then approve, approve with certain conditions, or deny the request.

### Background

#### Description of the Site and Surrounding Properties

The site is approximately 27,000 square feet (0.62 acres); it is located at the southeast corner of Green Street and Lincoln Avenue. It is directly east of the University of Illinois campus, and sits kitty-corner to Hendrick House. For around 30 years, from the early 1990s to 2021, the site held a gas station and convenience store, most recently a Circle K.

Nearby uses include housing (northwest, northeast, east, and southeast), a gas station/convenience store (north), a church (south), and the University of Illinois (west). The table below shows 2005 Comprehensive Plan future land use designations of the site and surrounding land (Exhibits B and C).

**Table 1. Zoning, Existing Land Use, Future Land Use Designation**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>	B-1, Neighborhood Business	Vacant (former Gas Station/Convenience Store)	Campus Mixed-Use
<b>North</b>	B-1, Neighborhood Business	Gas Station/Convenience Store	Campus Mixed-Use
<b>East</b>	R-5, Medium High Density Multiple-Family Housing	Apartments	Multifamily
<b>South</b>	R-5, Medium High Density Multiple-Family Housing	Church	Campus Mixed-Use
<b>West</b>	R-5, Medium High Density Multiple-Family Housing	Parking / University of Illinois	Institutional

### **Proposed Use/Activities**

The proposed use is for a Dutch Bros coffee shop, which would have walk-up and drive-through service. There will be no interior seating; however, the applicant has stated that there will be exterior seating, and restrooms in the building will be available for customers. According to the application (see Exhibit D), Dutch Bros<sup>1</sup> is the fastest-growing quick-service restaurant in America. They sell coffee and coffee drinks, other soft drinks, and a few snacks.<sup>2</sup>

Typically, Dutch Bros sites are auto-oriented in their design. In preliminary discussions with the applicant, City staff expressed a desire for a more “pedestrian-oriented” and “urban” site plan, given that the location is both zoned for neighborhood business and is in a neighborhood and location where many people walk, bike, ride scooters, and take transit. The proposed site plan is responsive to staff’s desires, with the building placed near the corner of Lincoln Avenue and Green Street, with direct connections between the building and the sidewalk, with parking at the eastern edge of the site, and with the drive-through to the south of the building. While there is no bike parking shown on the plans (which are preliminary), staff recommend that bike parking for at least six bicycles be provided as a condition of approval.<sup>3</sup> Staff also recommend that Plan Commission consider reducing the amount of automobile parking.

### **Discussion**

#### **Comprehensive Plan**

The 2005 Comprehensive Plan designates this property for “Campus Mixed Use” future land use:

*The Campus Mixed-Use classification is intended for limited areas that are close to campus. These areas promote urban-style private development with a mix of uses that commonly include commercial, office and residential. Design Guidelines shall ensure that developments contain a strong urban design that emphasizes a pedestrian scale with buildings close to the street, wide sidewalks, and parking under and behind structures. The design and density of development should capitalize on existing and*

<sup>1</sup> See: <https://www.dutchbros.com/>

<sup>2</sup> See: <https://www.dutchbros.com/menu>

<sup>3</sup> Only one bicycle parking space would be required based on the requirements of the Zoning Ordinance.

*future transit routes in the area. Large-scale developments containing only single uses are discouraged within this classification.*

The proposal aligns to some extent with the future land use description. It provides a commercial use in close proximity to residential uses (i.e., a “horizontal” rather than “vertical” mix). While the proposed building is relatively small with respect to size of the lot, and does not provide the density of development envisioned by the future land use description, its placement on the site and the overall site design are responsive to the desire for pedestrian-scale buildings close to the street. The parking is not behind or under the building, but it is placed to the eastern edge and to the interior of the site, rather than adjacent to the street. The amount of parking proposed is 60 percent higher than required; this could be reduced to the minimum to better match the intent of the Comprehensive Plan and the B-1 district (see “Parking” section below).

Furthermore, given the development regulations of the B-1 district and minimum parking requirements, it would be difficult to build a vertical mixed-use building, or anything else that is very dense, on the site.

## **Site Plans**

### ***Access***

Currently, the site is designed almost exclusively for access by car. The frontages along Green Street and Lincoln Avenue are, to a large extent, very wide driveways, so there are many potential conflict points between people driving and people walking on the sidewalk, or biking in the bike lane along Green Street, and between people pulling out of the site onto Lincoln Avenue. The proposed site plan would eliminate many of those conflict points by consolidating automobile access to one point along Green Street. This should make it safer to walk, bike, and drive to the site, and past the site, and would entirely eliminate any conflict points along Lincoln Avenue. Furthermore, by placing the building close to the corner of Lincoln Avenue and Green Street, it will make walking and biking to the site more convenient.

### ***Drive-Through***

The proposed drive-through has two lanes, which is typical for Dutch Bros locations. Dutch Bros uses two lanes to reduce wait times for customers, with the setup allowing employees to take orders from both lanes before merging into a single line for order pickup.<sup>4</sup> This is similar to other fast-food chains, including the 7Brew location at University Avenue and Broadway Avenue in Urbana.

While a two-lane drive-through may appear to be less desirable than a single-lane drive-through when first considered, two lanes will allow more queueing of cars on-site and will reduce the likelihood that cars queue so much that the driveway, sidewalk, bike lanes, or travel lanes along Green Street are blocked. In Urbana, the single-lane drive-throughs at Starbucks (at Schnucks) and Jimmy John’s (at Broadway and University Avenues) have consistently had such stacking issues over the years. In this case, a two-lane drive-through is preferable, given the amount of traffic (i.e., people) that pass by the site.

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<sup>4</sup> See “Site Plan w/Cars” in Exhibit E for how this would work on the site.

### ***Parking***

The proposed site plan includes 16 parking spaces, which is six more than the 10 that are required for a 950-square-foot restaurant.<sup>5</sup> Most of the parking is along the east side of the lot, and would need to be screened with a fence or landscaping since there are apartments on the lot to the east.<sup>6</sup>

Urbana's parking requirements for restaurants are the same regardless of whether a restaurant is a "sit-down" or "fast-food" restaurant, which has historically resulted in fast-food restaurants being required to provide more parking than they need.<sup>7</sup> In addition, the proposed fast-food restaurant will not have any indoor seating, so the need for parking would likely be even less than for a fast-food restaurant with indoor seating. Providing 10 parking spaces would likely be adequate; providing 16 spaces, as proposed, does not appear to be justified.

The Zoning Ordinance requires one bike parking space for the site, based on the size of the building. While not shown on the plans, which are preliminary, staff recommend parking for at least six bicycles, given the location and amount of bike traffic in the surrounding area.

### ***Open Space and Landscaping***

The site currently has no usable open space. While the B-1 district does not require any open space, the proposed site plan would add some usable open space to the northwest corner of the site, which is the most desirable location for it, being near the intersection of two important streets.

Staff recommend that, as a condition of approval, a landscaping plan be required prior to construction. The Plan Commission may suggest elements that the plan should include, at a minimum, some combination of bushes and shrubbery should be provided on the western side of the lot, between the right-of-way and the drive-through.

### **Requirements for a Special Use Permit**

According to Section VII-4.A. of the Urbana Zoning Ordinance, an application for a special use permit shall demonstrate the following:

- 1. That the proposed use is conducive to the public convenience at that location.*

The proposed use is conducive to the public convenience. The site location, at the corner of two prominent streets, and the site design make it easily accessible by people walking, biking, driving, or taking the bus. The placement of the building near the corner of Lincoln Avenue and Green Street and connecting the outdoor seating and walk-up ordering area to the sidewalk along Green Street, will make it especially convenient for people walking or biking to the site. The two-lane drive-through, and the closing of access from Lincoln Avenue, should also minimize *inconvenience* to the public.

Staff find this criterion met.

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<sup>5</sup> All restaurants require one parking space per 100 ft<sup>2</sup> of floor area within the building (exterior seating areas are excluded).

<sup>6</sup> There is currently a fence along that property line that could be retained to provide the required screening.

<sup>7</sup> More parking spaces tend to be used, and for a longer period of time, at "sit-down" versus "fast-food" restaurants, due to the nature of the businesses.

*2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed drive-through use is designed so that it will not be unreasonably injurious or detrimental to the public. First, it is a two-lane drive-through, which will minimize the chances that cars will queue in a detrimental way (e.g., by blocking the sidewalk). Second, it has been designed to eliminate automobile access on Lincoln Avenue, which has more traffic (and thus, more potential for public harm) than Green Street. Finally, it has been designed so that automobile access to the drive-through is from the northeastern corner of the site, which is the least-problematic place to put it.

Staff find this criterion met.

*3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The B-1 district "...is intended to provide commercial areas of limited size...for the convenience of adjacent residential areas, for needs occurring regularly or frequently." For those who drink them, coffee and other caffeinated beverages are frequent needs (daily, sometimes multiple times daily). While a drive-through would certainly serve customers who do not necessarily live adjacent to the site, the site had been designed in such a way that nearby residents who walk or bike to the site will have the most convenient access to it.

In addition, the site is located on a prominent street corner where many people pass by every day who do not live in the immediate area; that should not preclude a use that serves those people in addition to the immediate neighborhood, despite the intent of the district being focused on serving nearby residents.

The accessory use drive-through (and principal use fast-food restaurant) both meet the applicable regulations and standards of the district.

Staff find these criteria met.

In response to the requirements in Section VII-4.A. of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size or yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting; and
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

## Summary of Findings

1. The proposed use would be conducive to the public convenience, as the site design and placement of the drive-through would make it easily accessible by people walking, biking, driving, or taking the bus.
2. The proposed project would not be injurious or detrimental to the B-1 zoning district, or injurious to the general public, as it will minimize the chances that cars will queue in a detrimental way, will eliminate automobile access on Lincoln Avenue, and has been designed so that automobile access to the drive-through is from the northeastern corner of the site, which is the least-problematic place for access.
3. The proposed project would conform to the regulations and standards of, and preserve the essential character of, the B-1 zoning district.
4. The proposed project is generally consistent with the 2005 Comprehensive Plan and the future land use designation of Campus Mixed-Use.

## Options

The Plan Commission has the following options in Plan Case 2496-SU-24:

1. Recommend approval of the special use permit without any conditions.
2. Recommend approval of the special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the City's municipal code.
3. Recommend denial of the special use permit. If the Plan Commission elects to do so, it must articulate the findings supporting its denial.

## Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed special use permit in Plan Case No. 2496-SU-24, with the following conditions:

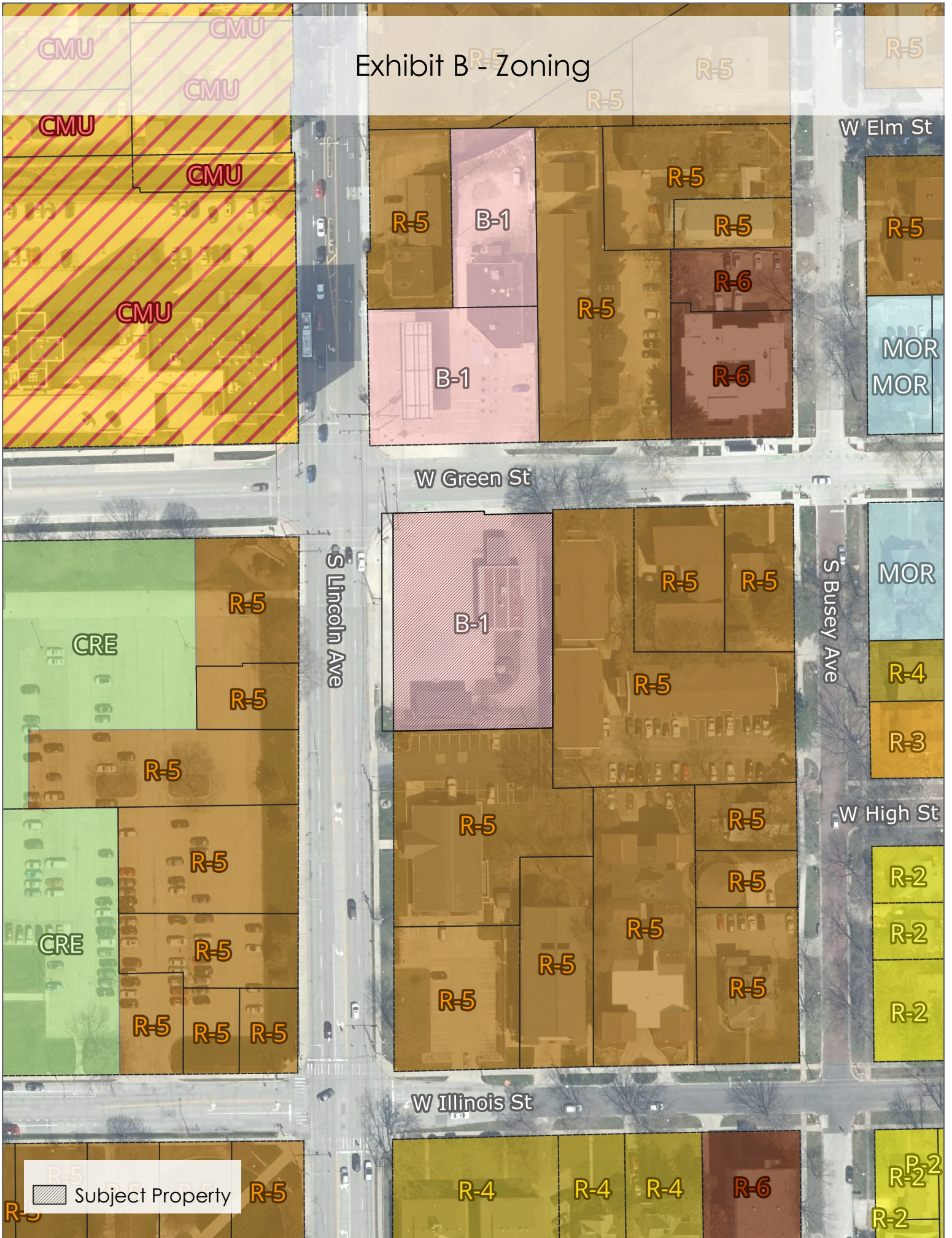
1. The development shall generally conform to the submitted site plans.
2. The number of automobile parking spaces shall be reduced to 10.
3. At least six bicycle parking spaces be provided.
4. A landscaping plan is required prior to construction. At a minimum, the plan should include some combination of bushes and shrubbery on the western side of the lot, between the right-of-way and the drive-through lanes.

Attachments:

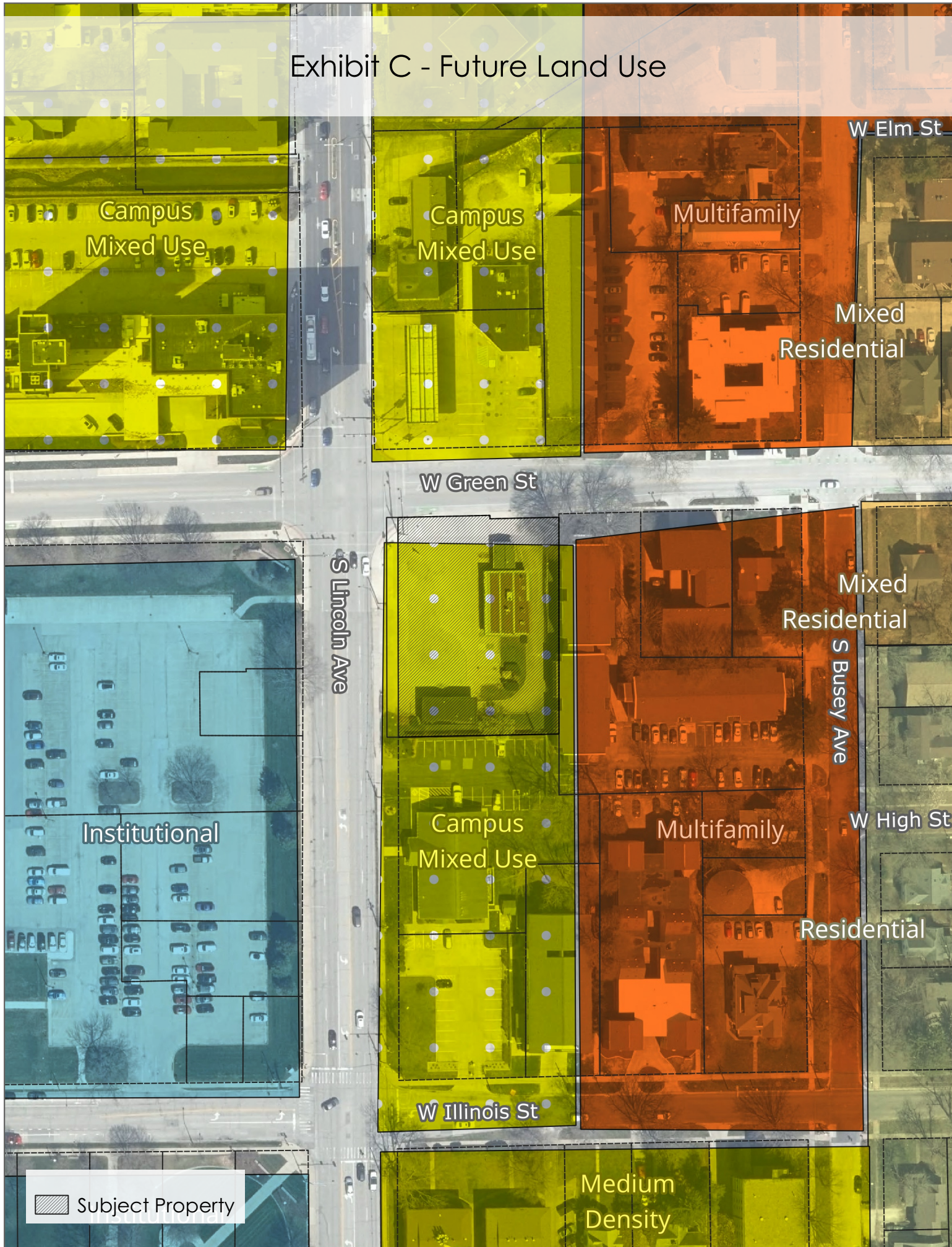
- Exhibit A: Location Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Application for Special Use Permit
- Exhibit E: Site Plans
- Exhibit F: Elevations
- Exhibit G: Site Photos



# Exhibit B - Zoning



# Exhibit C - Future Land Use







Navigate to...





## VIEW PERMIT

Home / Services / Development Permits / View Permit

 Make a payment

 Request an inspection

 Upload documents

 Leave message

**Permit #:** SUP24-000004

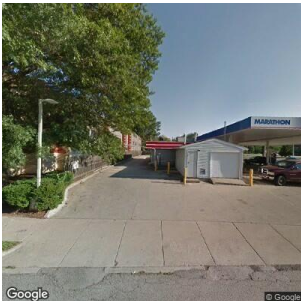
**Project #:** 24-003719

**Status:** Online Application Received

**Balance Due:** \$208.00

**Address:** 809 West Green Street 

**Description:** Coffee Shop with drive through



Permit

Reviews

Documents

Inspections

# Exhibit D - Application

**Permit #:****SUP24-000004**

Permit Type:

Special Use Permit

Sub Type:

Special Use

Issue Date:

Expiration Date:

The application fee must be paid when submitting the application. For the current fee amount, please refer to the most recent version of the City's 'Schedule of Fees - Excluding Liquor License Fees', which can be found at <https://www.urbanaininois.us/fees> (<https://www.urbanaininois.us/fees>).

The applicant is also responsible for paying the cost of the legal ad publication fees. The News-Gazette will bill the applicant directly. Legal ad publication fees vary from \$75.00 and up.

If you need assistance completing this form, please contact the Planning Department at [Planning@urbanaininois.us](mailto:Planning@urbanaininois.us) (<mailto:planning@urbanaininois.us>) or (217) 384-2440.

**PROPOSED USE**

Describe the proposed use and its activities. In other words, what do you plan to do? Are there existing buildings you will use, change, or demolish? Will you build new buildings? What activities will take place on site, and where? If you are planning a business, what will your hours of operation be?

Current Zoning District:

B-1 - Neighborhood Business

Current Land Use:

Vacant, former operating gas station

Proposed Use:

Coffee shop with drive through

**PROPERTY LEGAL DESCRIPTION**

A legal description is the geographical description of a real estate property for the purpose of identifying the property for legal transactions such as deeds, mortgages and other legal documents. A legal description will refer to the name of the subdivision and the lot number.

If your legal description is long, please type "See Attached Legal Description," in the Legal Description Provided by Applicant field and upload a separate document with legal description.

Legal Description Provided by Applicant:

See File

Legal Description attachment:

809 W. Green St., Urbana Legal Description.pdf

**PERMIT INFORMATION**

Purpose for Request:

## Exhibit D - Application

To allow for a drive through service

Number of Applicants:

1

Applicant Name:

RSCC Group, Inc.

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### OWNER INFORMATION

If the applicant is not the sole owner, please attach documentation for contact information including **name, email and phone numbers** of every owner.:

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### CONSULTANT INFORMATION

If you are working with an architect, engineer, surveyor, site planner, or attorney, please fill in their information below.

Architect Name, Email and Phone:

Edin Coralic edin@coralicarchitecture.com 314.578.4953

Engineer Name, Email and Phone:

Ryan Lancour ryan.lancour@rasmith.com 262.317.3259

Surveyor Name, Email and Phone:

RA Smith ryan.lancour@rasmith.com 262.317.3259

Site Planner Name, Email and Phone:

RA Smith ryan.lancour@rasmith.com 262.317.3259

Attorney Name, Email and Phone:

Jonathan Thompson jthompson@rockfordstructures.com 217.649.9222

### REASONS FOR SPECIAL USE PERMIT

Below are the criteria that the Zoning Board of Appeals will base their decision on. Your answers should be as detailed as possible.

**Explain how the proposed use is conducive to the public convenience at the location of the property.** In other words, why is this a good location for what you are proposing, for the overall good of the community and for people coming to the property? Is it easy to get to? Does it fill a need that is missing in the neighborhood? Are there other similar or complementary uses nearby?:

Dutch Bros is the fastest growing QSR in the United States. The proposed lot has sat empty for several years. With some 40,000 students at the U of I, this amenity would be welcome. Dutch Bros offers a different product than is typical from other coffee shops focusing on specialty drinks for people on the go. They also invest in sustainability, diversity and inclusion, and philanthropy.

**Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public**

## Exhibit D - Application

**welfare.** In other words, how will the building and site design, and the operation of the proposed use be done so they do not cause a nuisance to the neighborhood and the community in general? Will it operate at hours similar to surrounding uses? Will it generate excessive noise, light, odor, waste, or traffic, and if so, how do you plan to deal with it?:

We went to an Urban design to fit it specifically into the use as identified in planning. While, the site has a drive-through, it is has an internal loop which should limit traffic congestion. Dutch runs their shops efficiently to minimize the impact of neighboring properties. Hours of operation will be similar to surrounding businesses, will offer no more excessive noise, light, or odor than already exists.

**Explain how the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located.** In other words, how well will the proposed use fit into the neighborhood? Will buildings be similar in size and scale to others in the area? Does the site layout (e.g. location of buildings and parking areas) fit in with surrounding properties?:

It is complimentary to the neighborhood. An amenity to the students that is desirable. Previous use was a car wash and gas station. We believe it is an upgrade compared to what was previously on the lot. We have worked hard to make sure that the building fits in with a more urban feel as to fit the neighborhood.

### ATTACHMENTS

Please include any attachments relevant to your special use permit request: supporting documents, site plans, photos, etc.:

Dutch Urbana Site Plan.pdf

IL0301\_A1\_Prototype-A6.1 BLDG ELEVS-Color-A1.pdf

### CERTIFICATION

I am:

1. The property owner.

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief.

Agree:

Yes

I acknowledge that my electronic or digital signature on this application has the full legal effect as that of my written signature.

Agree:

Yes

I grant permission for City staff to post a temporary yard sign on the subject property announcing the public hearing to be held for my request.

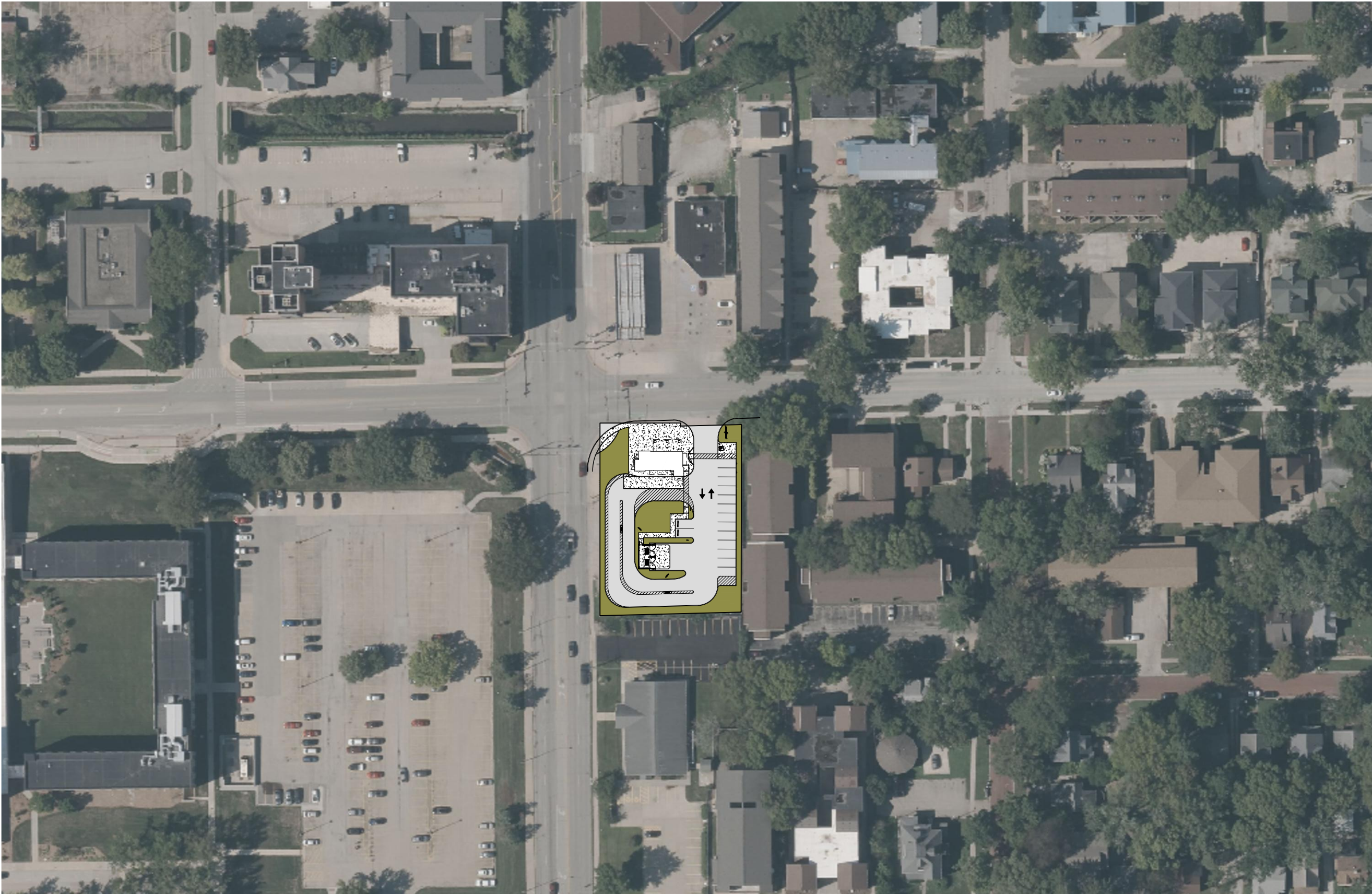
Agree:

Yes

Applicant Signature Upload:

Signer Name:

Jonathan Thompson



**SITE INFORMATION**

BUILDING SQ. FT.:	950 S.F.
PARKING STALLS:	16 SPACES
PROTECTED QUEUING:	21 CARS
SITE ACREAGE#:	±.61 AC.
SITE SQ. FT.±:	±26,696.92 S.F.

**DEVELOPER**

COMPANY:	DUTCH BROS COFFEE
NAME:	CODY HERBSTER
PHONE:	312.859.8328

**DESIGNER**

COMPANY:	CORALIC, LLC
NAME:	EDIN CORALIC
PHONE:	314.578.4953

**ARCHITECT**

COMPANY:	CORALIC, LLC
NAME:	EDIN CORALIC
PHONE:	314.578.4953

**DISCLAIMER**

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

Exhibit E - Site Plans



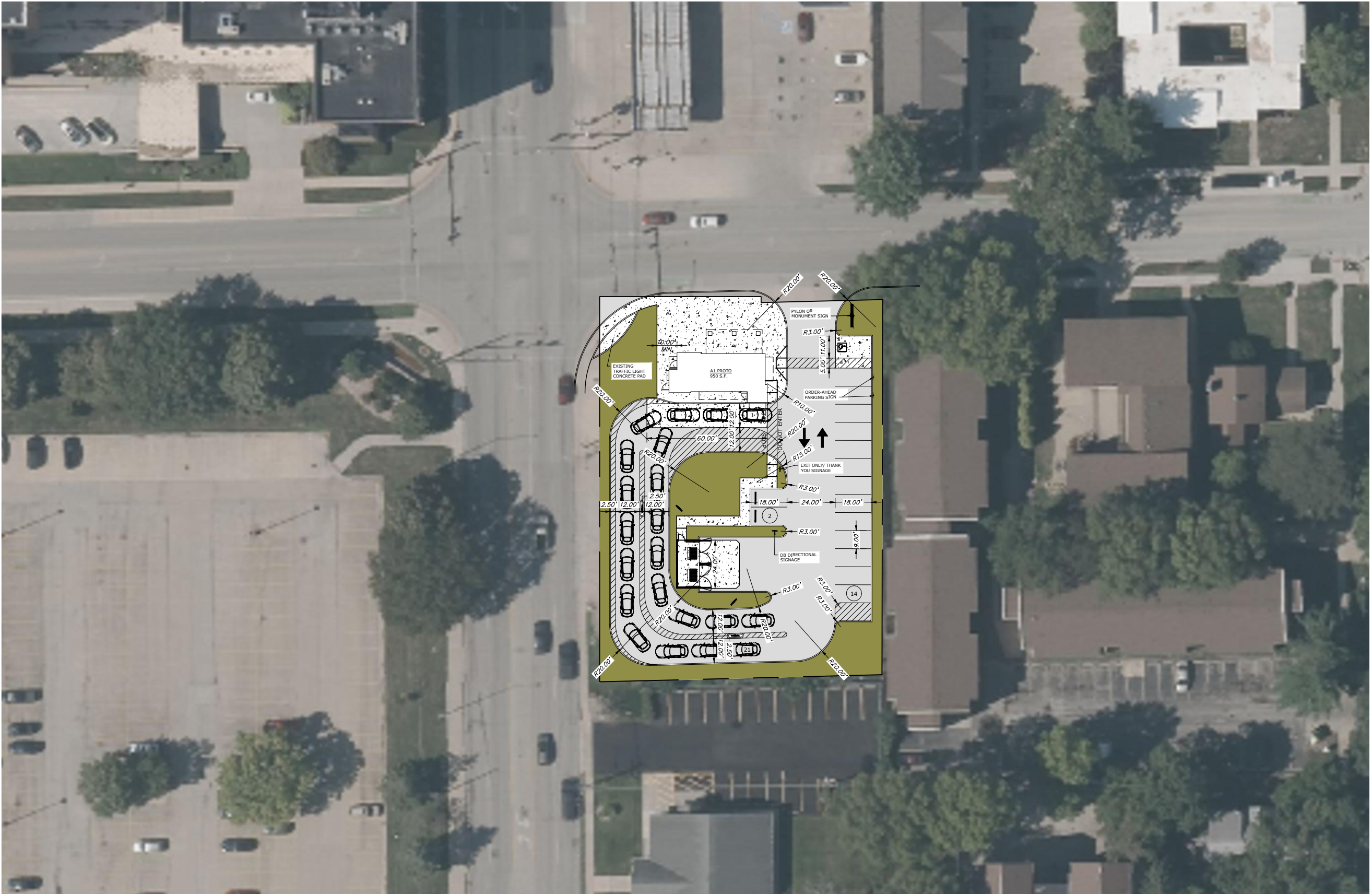
OVERALL SITE PLAN

# Dutch Bros. Coffee

IL0301\_Urbana (809 W Green St)

12/6/2024





**SITE INFORMATION**

BUILDING SQ. FT.:	950 S.F.
PARKING STALLS:	16 SPACES
PROTECTED QUEUING:	21 CARS
SITE ACREAGE#:	±.61 AC.
SITE SQ. FT.±:	±26,696.92 S.F.

**DEVELOPER**

COMPANY:	DUTCH BROS COFFEE
NAME:	CODY HERBSTER
PHONE:	312.859.8328

**DESIGNER**

COMPANY:	CORALIC, LLC
NAME:	EDIN CORALIC
PHONE:	314.578.4953

**ARCHITECT**

COMPANY:	CORALIC, LLC
NAME:	EDIN CORALIC
PHONE:	314.578.4953

**DISCLAIMER**

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Exhibit E - Site Plans



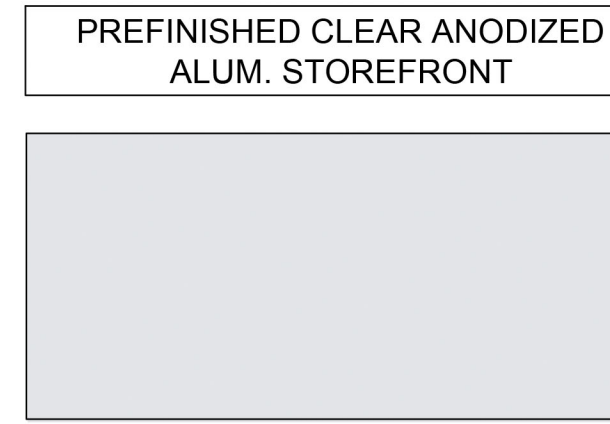
SITE PLAN  
W/ CARS

# Dutch Bros. Coffee

IL0301\_Urbana (809 W Green St)

12/6/2024





EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: BLDG DB DARK GRAY
1B	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHHA	ILLUMINATION AWP 1818 W/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	BRICK VENEER AND SILL	INTERSTATE BRICK	MODULAR 3 5/8"-2 1/4"-7 5/8"	COLOR: MIDNIGHT BLACK - TO MATCH DEVELOPMENT STANDARDS
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	COLUMNS	INTERSTATE BRICK	MODULAR 3 5/8"-2 1/4"-7 5/8"	COLOR: MIDNIGHT BLACK - TO MATCH DEVELOPMENT STANDARDS

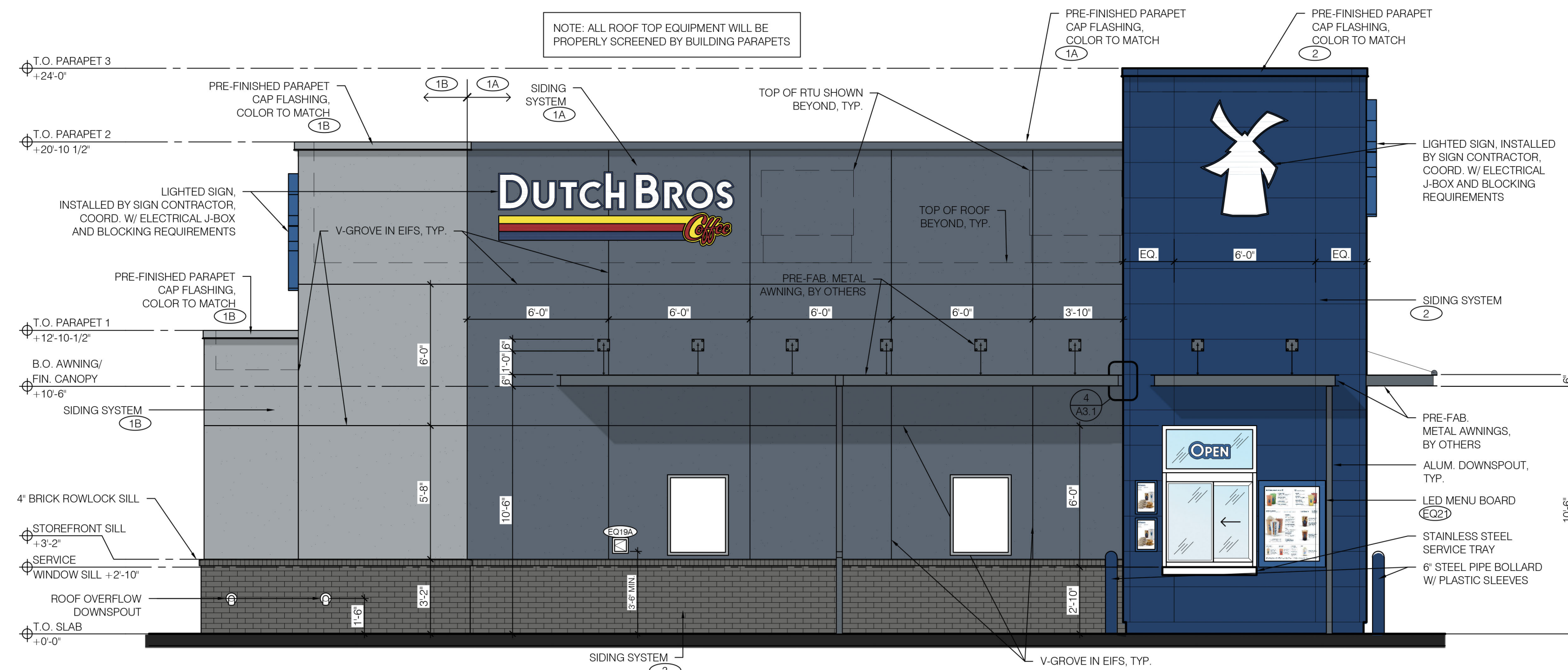
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY



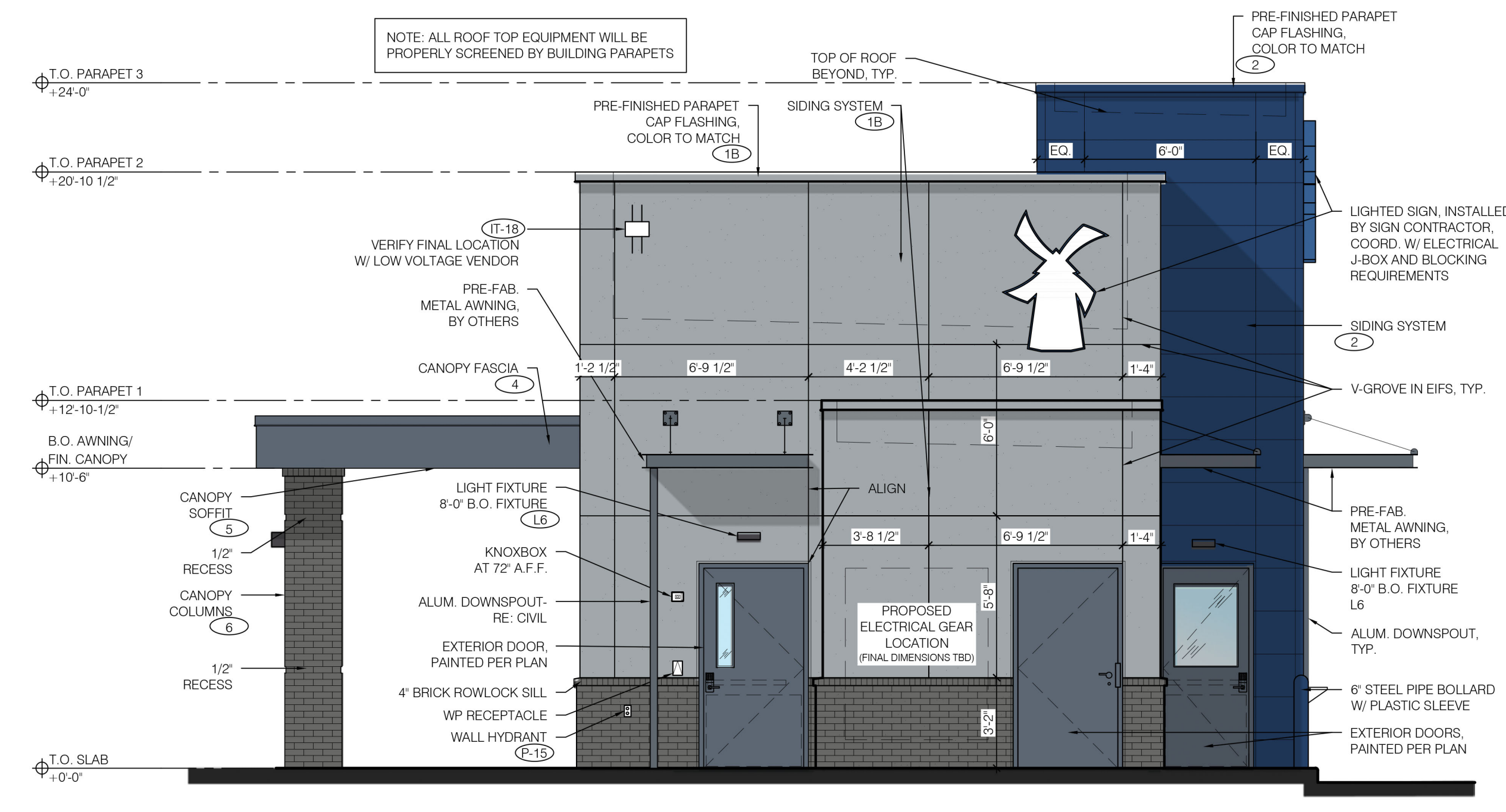
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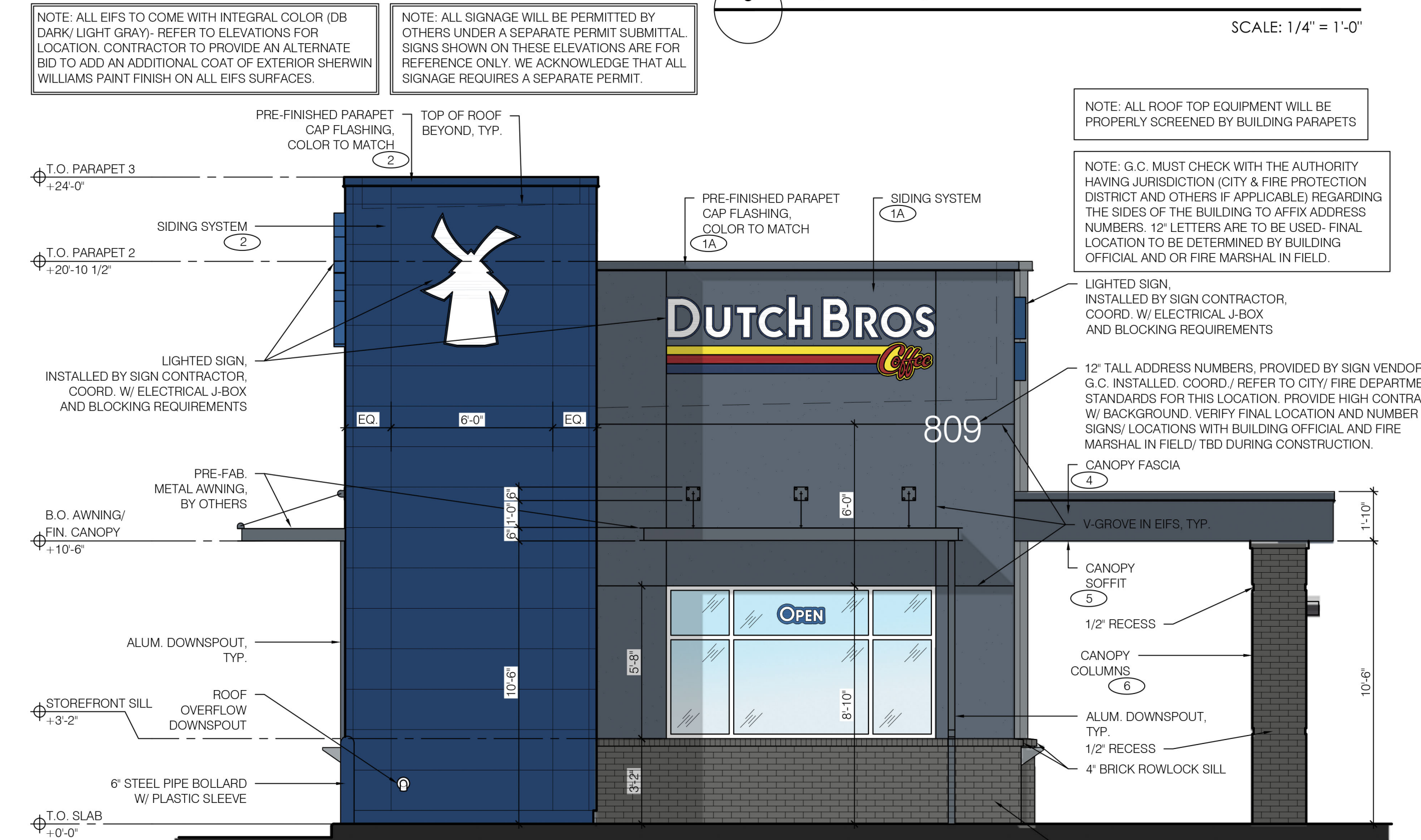
4 SOUTH ELEVATION - DRIVE-THRU WINDOW SCALE: 1/4" = 1'-0"



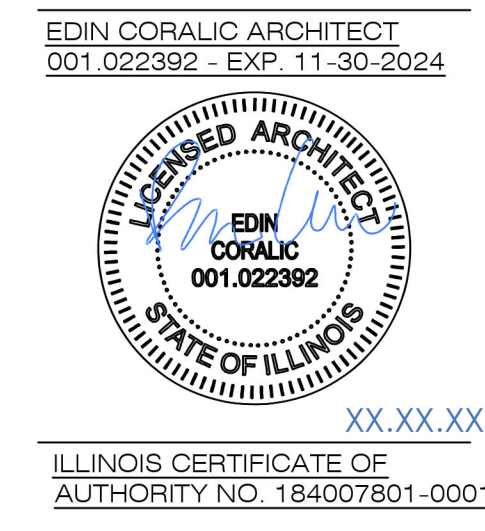
3 WEST ELEVATION SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - WALK-UP WINDOW SCALE: 1/4" = 1'-0"



1 EAST ELEVATION SCALE: 1/4" = 1'-0"



**Project No: IL0301**  
Dutch Bros Coffee  
New Freestanding Store  
809 W GREEN STREET,  
URBANA, IL 61801  
for: Dutch Bros Coffee  
110 SW 4th St, Grants Pass, OR 97526

ISSUED FOR PERMIT  
XX.XX.XX

REV.	DATE	DESCRIPTION

SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A6.1

\*The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros, including but not limited to the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

Exhibit G - Site Photos



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