

MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: February 8, 2019

Relocation of the Stop Sign on the Site Plan for the Proposed Panera Bread Restaurant in Outlot Retail F Building in Deerbrook Shopping Center (Mid America Asset Management & Chicago Bread LLC)

At the February 4, 2019 Board of Trustees meeting, Panera's traffic consultant recommended moving the stop sign and stop bar further west eliminating the potential confusion at the intersection of the east-west circulatory road with the Lake Cook Road easterly right-in/right-out access drive. The Village Board then directed the petitioner to have the Plan Commission do an advisory review, discuss this change and to come back with a recommendation from the Plan Commission prior to the February 19, 2019 Village Board meeting. The petitioner's materials explains the rationale for moving the stop sign and painted stop bar on the pavement, and also provides the site plan showing the location of these items.

MEMORANDUM TO: Mike Rupp
ANSWERS, Inc.

FROM: Javier Millan
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: February 6, 2019

SUBJECT: Striping and Traffic Control Modifications
Proposed Panera Bread Restaurant
Deerfield, Illinois

As requested by the Village of Deerfield, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has prepared exhibits illustrating the recommended traffic control and primary travel paths to/from and within and adjacent to the proposed Panera Bread restaurant.

The original plan contemplated the provision of a north-south crosswalk on the west leg of the circulatory road at its intersection with the easterly right-in/right-out access drive. At the request of the Planning Commission, the crosswalk was moved farther west to better connect the parking area with the restaurant and provide more separation between incoming vehicles and pedestrians. It is further recommended that the stop sign for eastbound traffic be moved west to its original location thus eliminating the potential confusion at the intersection of the east-west circulatory road with the easterly right-in/right-out access drive.

Figure A illustrates the proposed modifications.

Lastly, **Figures B** and **C** show the likely inbound and outbound maneuvers within the Panera Bread restaurant and the adjacent parking areas. As can be seen, the parking areas serving the Panera Bread restaurant will have multiple ways to enter and exit as well as allowing two-way movement thus distributing traffic in an efficient manner and allowing customers maximum ingress/egress flexibility.

LAKE COOK ROAD



SCALE: 1" = 40'

CITY
BARBEQUE

DEERFIELD
PARK PLAZA

REMOVE STOP
BAR AND STOP
SIGN

PROPOSED
PANERA
BREAD

RELOCATE STOP
BAR AND STOP
SIGN

JEWEL OSCO

CONCEPTUAL DESIGN - FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED PANERA BREAD
DEERFIELD, ILLINOIS

PROPOSED SIGNAGE AND STRIPING MODIFICATION

DRAWN: MD
DATE: 02-06-19
PROJECT # 18-159
FIGURE: A

CHECKED: JM
REV:



LAKE COOK ROAD



SCALE: 1" = 40'

DEERFIELD
PARK PLAZA

CITY
BARBEQUE

PROPOSED
PANERA
BREAD

JEWEL OSCO

CONCEPTUAL DESIGN - FOR ILLUSTRATIVE PURPOSES ONLY

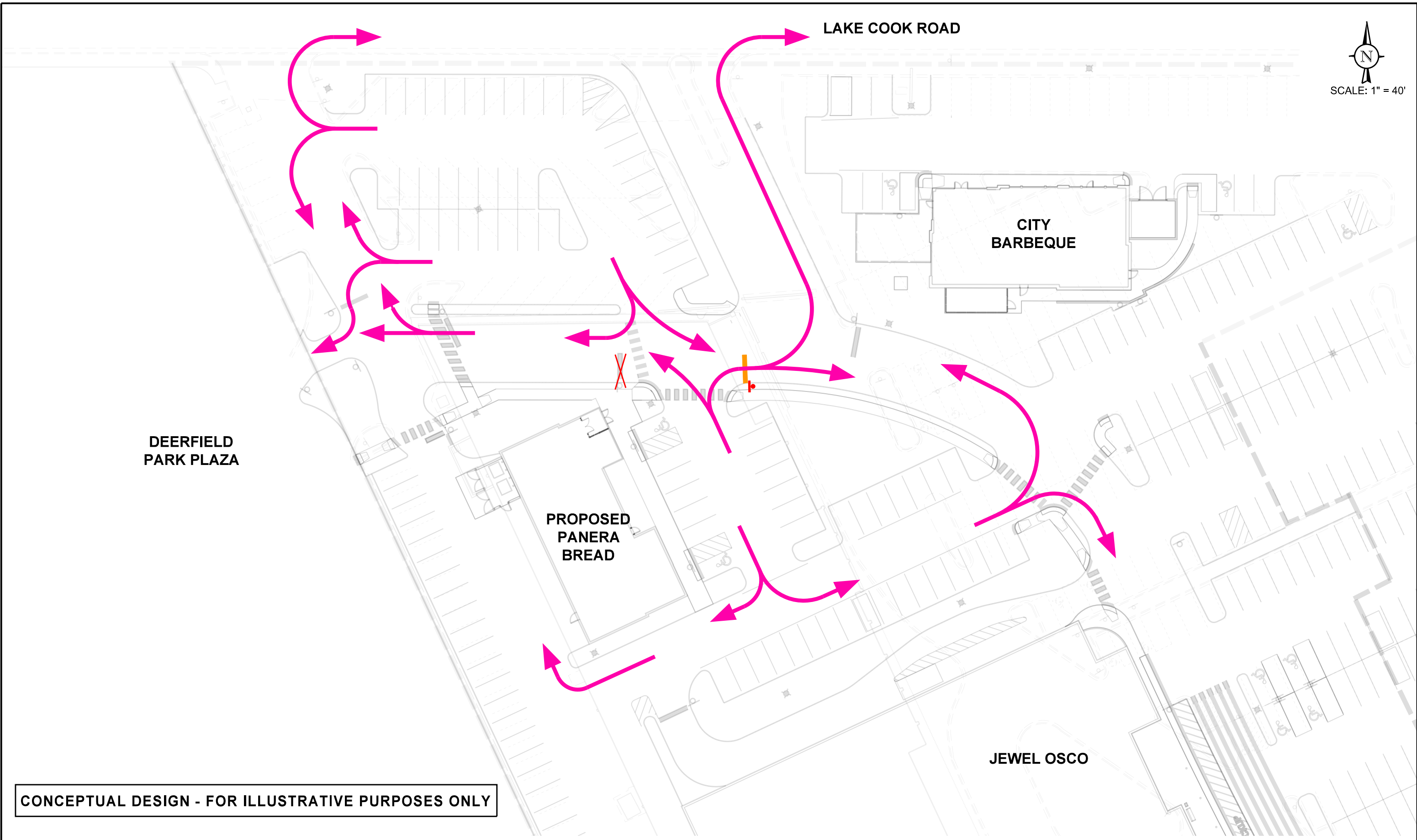
PROPOSED PANERA BREAD
DEERFIELD, ILLINOIS

INBOUND MANEUVERS

DRAWN: MD
DATE: 02-06-19
PROJECT # 18-159
FIGURE: B

CHECKED: JM
REV:





CONCEPTUAL DESIGN - FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED PANERA BREAD
DEERFIELD, ILLINOIS

OUTBOUND MANEUVERS

DRAWN: MD
DATE: 02-06-19
PROJECT # 18-159
FIGURE: C

CHECKED: JM
REV:

