



Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): Taco Bell

Address/Location of Property in Question: 6000-6020 Roosevelt Rd., Oak Park, IL 60304

Property Identification Number(s)(PIN): 16-17-331-033, 16-17-331-032, 16-17-331-026, 16-17-331-025, 16-17-331-024

Name of Property Owner(s): U.S. Bank National Association

Address of Property Owner(s): 800 Nicollet Mall, 15th Floor, Minneapolis, MN 55402

E-Mail of Property Owner(s): _____ Phone: _____

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s) (if different than Property Owner): Amplifier Development (Nick Boyle)

Applicant's Address: 212 Vista Village CV

Applicant's Contact Information: Phone (512) 468-7088 E-Mail nboyle@amplifergroup.com

Other: _____

Property Interest of Applicant: _____ Owner _____ Legal Representative Contract Purchaser _____ Other

(If Other - Describe): _____

Property Type: 1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional

Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7

DT (1-2-3) GC HS MS NA NC RR

H OS I

Describe Variance Proposal: Section 5.4(H)(2)(b) (Table 5-9: RR District Street Frontage Options) states that buildings constructed on a corner along Roosevelt Rd. must occupy 60% of the total street frontage. Due to the length of the site, the most that can be managed is 11%. Second, per Article 5. Commercial Districts, section 5.4(I)(1), facades facing a side street must meet the 20% transparency requirement. The most we are able to manage with the proposed is 9%.

Size of Parcel (from Plat of Survey): 32,724 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-4/R-7</u>	<u>Residential</u>
To the South:	<u>N/A</u>	<u>(Outside Village Boundaries)</u>
To the East:	<u>N/A</u>	<u>(Outside Village Boundaries)</u>
To the West:	<u>RR</u>	<u>Mixed-Use</u>

Is the property in question currently in violation of the Zoning Ordinance? ___ Yes No
If Yes, how? _____

Is the property in question currently subject to any zoning relief? ___ Yes No
If Yes, how? _____
If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ___ Yes No
If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 5. Commercial Districts Section: 5.4 (H)(2)(b) (Table 5-9: RR District RR-T Street Frontage Options)
Article: 5. Commercial Districts Section: 5.4 (I)(1) (Table 5-11: RR District Required Facade Elements)
Article: _____ Section: _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

Per the Comprehensive Plan, buildings within the RR Roosevelt Road Transitional District must strive to be pedestrian friendly, while also understanding that higher volumes of automobile traffic are to be expected and accommodated for. The orientation and placement as we have proposed achieves both objectives.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Nicholas H. Boyle
(Printed Name) Applicant

Nicholas H. Boyle
(Signature) Applicant

12/30/19
Date

Nicholas H. Boyle
(Printed Name) Owner

Nicholas H. Boyle
(Signature) Owner

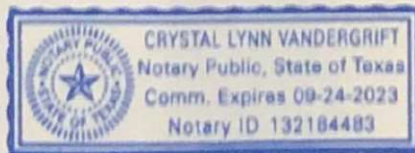
12/30/19
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

30th DAY OF December, 2019

Crystal Lynn Vandergrift
(Notary Public)



MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 Email: alfredt@mrvarch.com

January 2, 2019

Oak Park Board of Appeals
123 Madison St.
Oak Park, IL 60302

Re: **6000-6020 Roosevelt Road – Variance Approval Standards**

Dear Mike Bruce and Project Review Team,

In regards to the Special Use application filed for the 6000-6020 Roosevelt Rd. Taco Bell project, Ampler Development LLC (the “applicant”) is seeking variances as described below. As required by Article 14.3 E of the Village of Oak Park Zoning Ordinance, please see this letter as our written response to the standards listed therein.

Variance #1

Article 5. Commercial Districts, Section 5.4(H)(2)(b) (Table 5-9: RR District RR-T Street Frontage Options) states that “buildings constructed on lots abutting two streets must be built out to the corner and must occupy a certain percentage of the street frontage consistent with the requirements of this section”. In the case of the subject property, 60% of the street frontage along Roosevelt Road must be occupied by the building. Currently, the proposed building street frontage along Roosevelt Road is approximately 11%. Our responses to the standards described in Article 14.3(E):

1. The approval standard per Article 14.3(E)(1)(a) of the Village of Oak Park Zoning Ordinance states, “The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.” Due to the sheer length of the site, the strict adherence to Section 5.4(H)(2)(b) shall deny the applicant from proceeding in the Special Use process. If the building were to be flipped to an East-West orientation, the street frontage would be 29%. But even then, we would be unable to meet the 60% requirement.
2. The approval standard per Article 14.3(E)(1)(b) of the Village of Oak Park Zoning Ordinance states, “The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.” Due to the locations of the site’s two existing drive aprons, cars stacking at the drive-thru lanes could potentially back up into them and causing traffic issues. In addition, since Austin Blvd. and Roosevelt Rd. are both major arterials (with larger volumes of traffic), conceptually it is important to focus all circulation on-site between the two aprons so as to ensure that the flow of the site is unmitigated.
3. The approval standard per Article 14.3(E)(1)(c) of the Village of Oak Park Zoning Ordinance states, “The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person present having a proprietary interest in the property in question.” As discussed through the response to Article 14.3(E)(1)(a), the 261.80 feet length of the site will not allow the proposed building should the Ordinance be strictly enforced.

MRV ARCHITECTS, INC.

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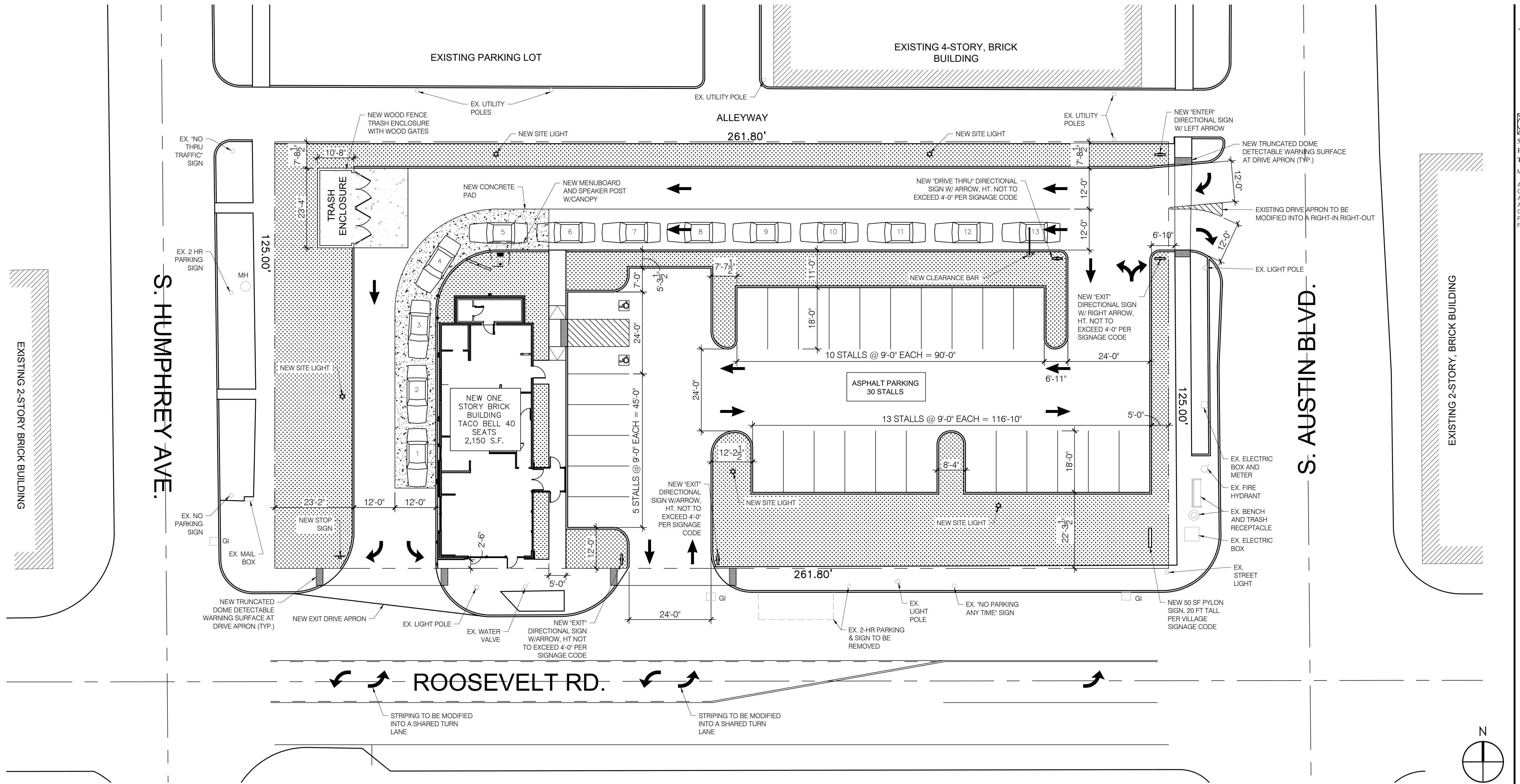
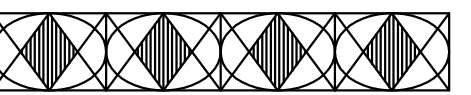
Variance #2

Article 5. Commercial Districts, Section 5.4(I)(1) (Table 5-11: RR District Required Façade Elements) states that buildings built within the Roosevelt Road Transitional District must be at a minimum 20% transparent on the façade which faces any side street. On the side street along Humphrey Avenue, the proposed is 9% transparent.

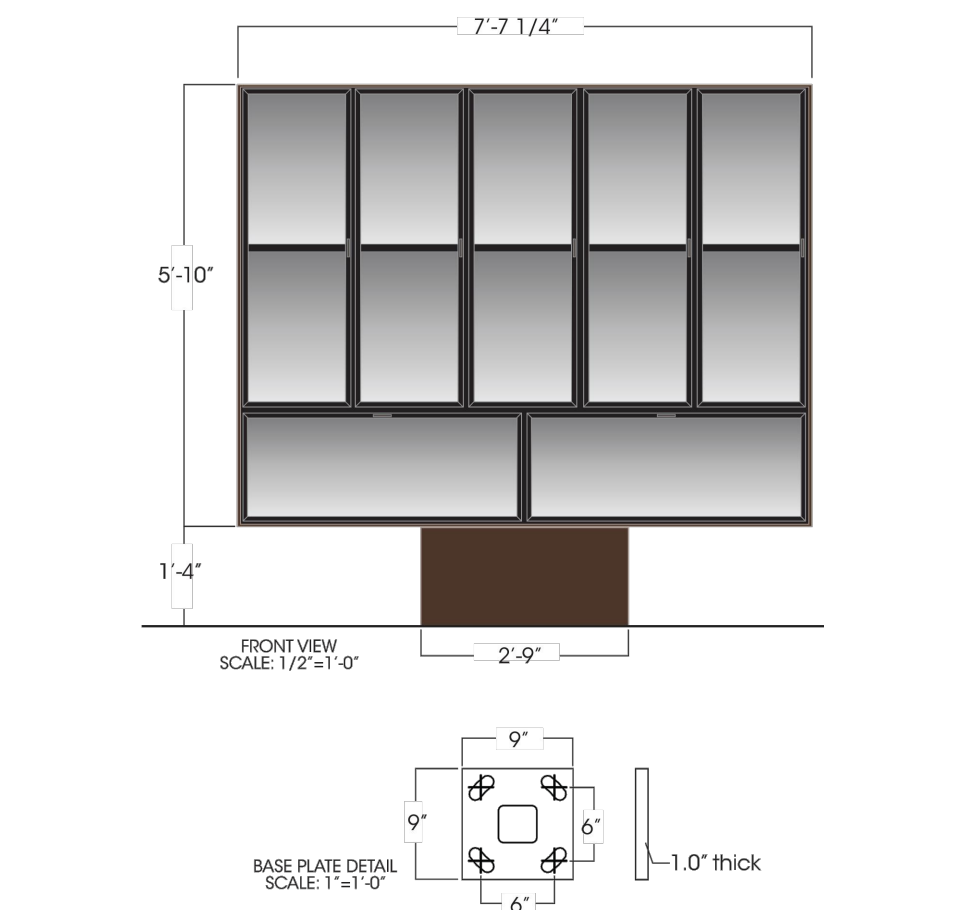
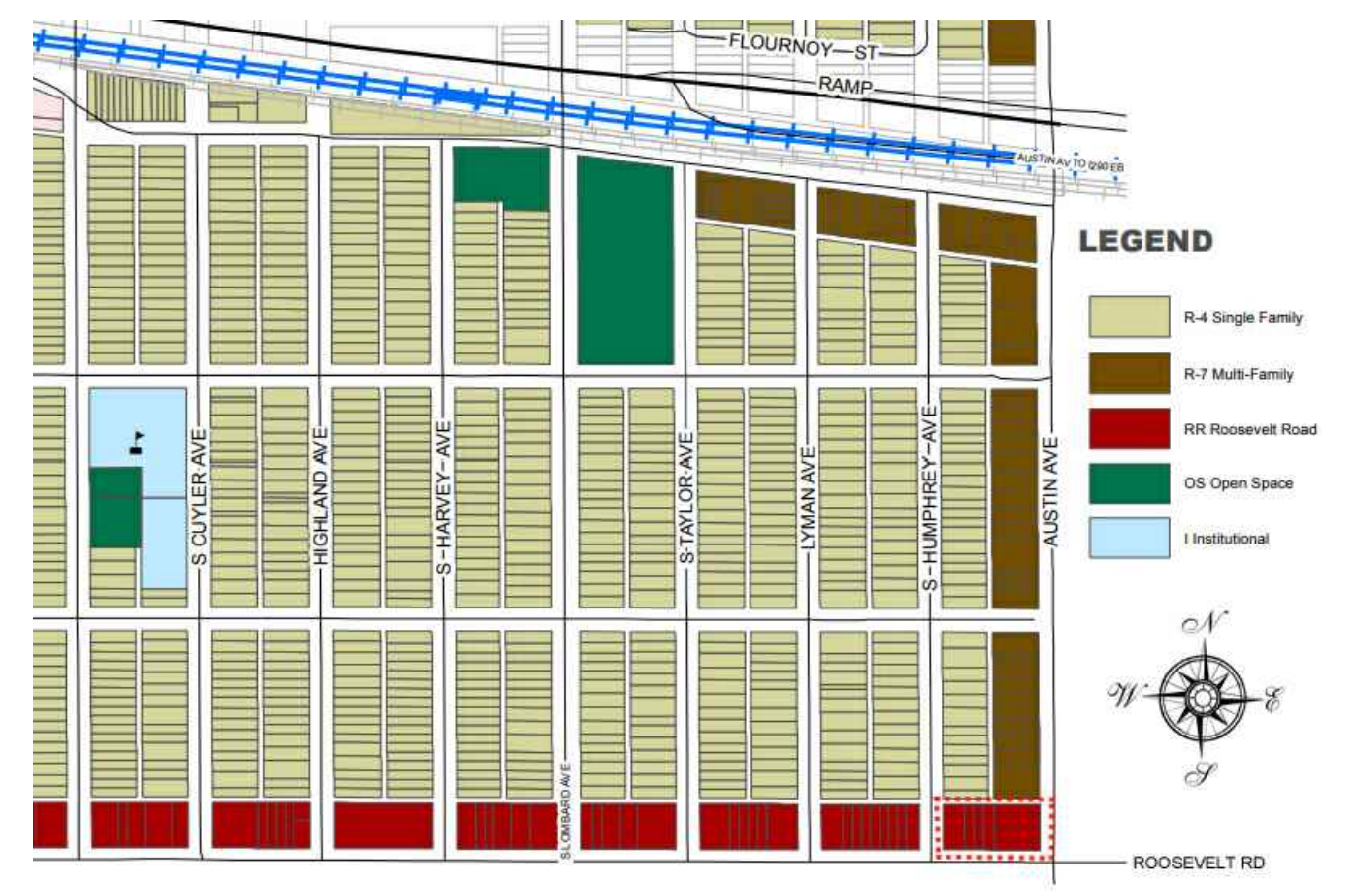
1. The approval standard per Article 14.3(E)(1)(a) of the Village of Oak Park Zoning Ordinance states, “The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.” Due to the amount of space dedicated to kitchen and back-of-house operations, additional windows would not be feasible when much of the back half of the building’s exterior walls are dedicated to equipment. Allocating more space to the dining area so that more windows installed would result in a loss in storage space and a far more inefficient kitchen and back-of-house.
2. The approval standard per Article 14.3(E)(1)(b) of the Village of Oak Park Zoning Ordinance states, “The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.” Because the building is situated on the southwest corner of the site, it makes sense that the main tower element is also located at the southwest corner of the building. Since the tower is meant to be seen as the focal point of the building’s design, unfortunately this also means that no windows can be installed in its place. It is important that the tower is continuous per the brand’s standards.
3. The approval standard per Article 14.3(E)(1)(c) of the Village of Oak Park Zoning Ordinance states, “The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person present having a proprietary interest in the property in question.” The strict adherence to Section 5.4(I)(1) (Table 5-11: RR District Required Façade Elements) means that the building would need to be mirrored, effectively making it so the drive-thru faces inward towards the site rather than outwards facing the side street. In our opinion, there are two major issues in going this route. 1) Customers who park on-site will be required to cross the drive-thru lane(s). 2) The main entrance would face away from the parking lot. In the proposed layout, both entrances are accessible to pedestrians and to customers parked at a stall.

Please feel free to reply or call with any questions you may have.

Sincerely,
Alfred Teleron
Project Architect
MRV Architects, Inc.



SITE PLAN 1" = 15'-0" 1



ZONING ANALYSIS

Adopted September 18, 2017

ZONING:
Proposed development is currently zoned as RR-T Form based Zone - Roosevelt Road Transitional District

USE:
General commercial is PERMITTED

DIMENSIONAL AND DESIGN STANDARDS:
Maximum Height - 3 stories & 40'
Proposed - 24'

BUILDING PLACEMENT:
Front setback (Roosevelt Road) - 2.5'
Proposed - 2.5'

Side and rear setbacks - 0' (Min)
Proposed side setbacks - 47'-9" (West) / 185'-8 1/2" (East)
Proposed rear setback - 38'-6 1/2"

PARKING PLACEMENT:
Minimum front setback for parking spaces located adjacent to buildings - 7'
Provided - 10'

OFF-STREET PARKING DESIGN STANDARDS
Required parking for restaurants - 1 per 500sf GFA (2150) = 5
Provided - 31

ZONING INFORMATION 2

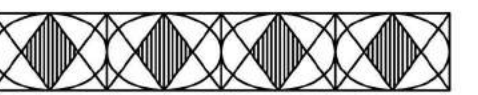
TACO BELL
6000 ROOSEVELT RD
OAK PARK, IL 60304



**EXHIBIT NO. 7
SITE PLAN**

SP1.0

PLOT DATE:



EAST ELEVATION 3/16"=1'-0" **A**



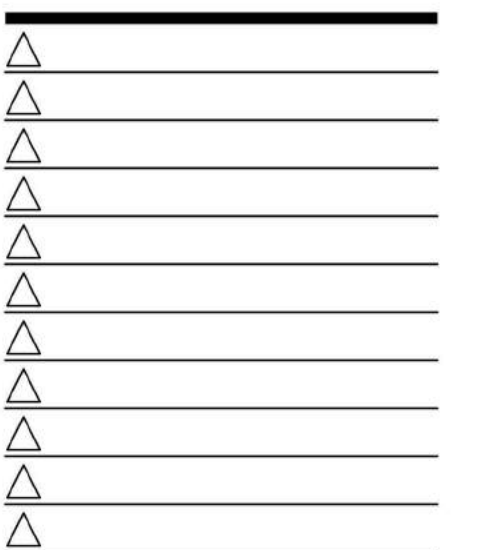
NORTH ELEVATION 3/16"=1'-0" **C**



SOUTH ELEVATION 3/16"=1'-0" **B**



WEST ELEVATION 3/16"=1'-0" **D**



CONTRACT DATE:
BUILDING TYPE: EXPLORER MED40
PLAN VERSION: AUGUST 2019
SITE NUMBER:
STORE NUMBER:

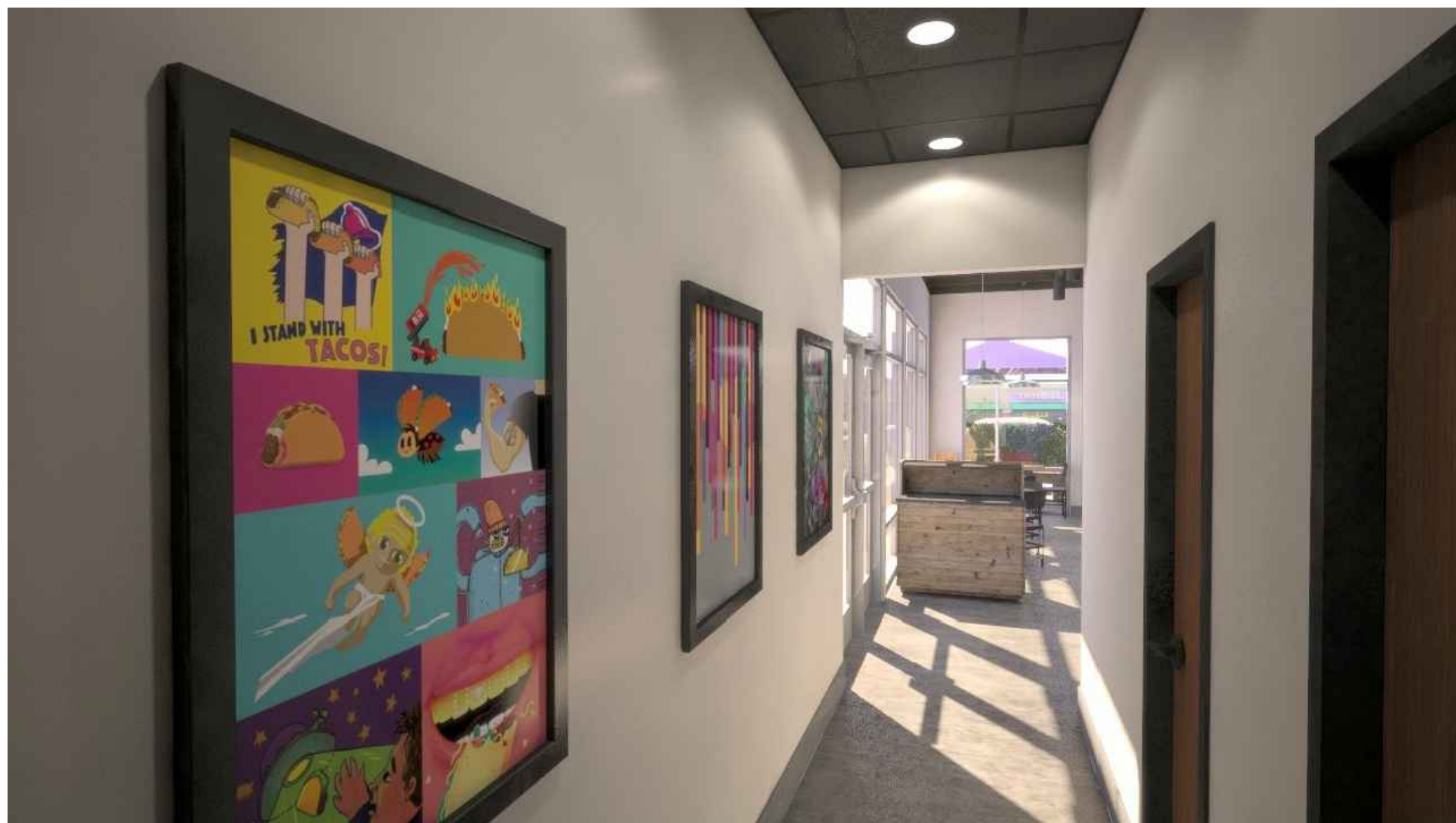
TACO BELL
6000 ROOSEVELT RD
OAK PARK, IL 60304



EXHIBIT NO. 7
COLOR
EXTERIOR
ELEVATIONS

A4.2

PLOT DATE:



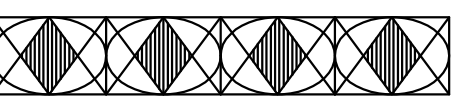
INTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVE

MRV

ARCHITECTS, INC.



5105 TOLLVIEW DR., SUITE 197
 ROLLING MEADOWS, IL 60008
 TEL: 224-318-2140

MRV ARCHITECTS, INC. 2019

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 BUILDING TYPE: EXPLORER MED40
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TACO BELL

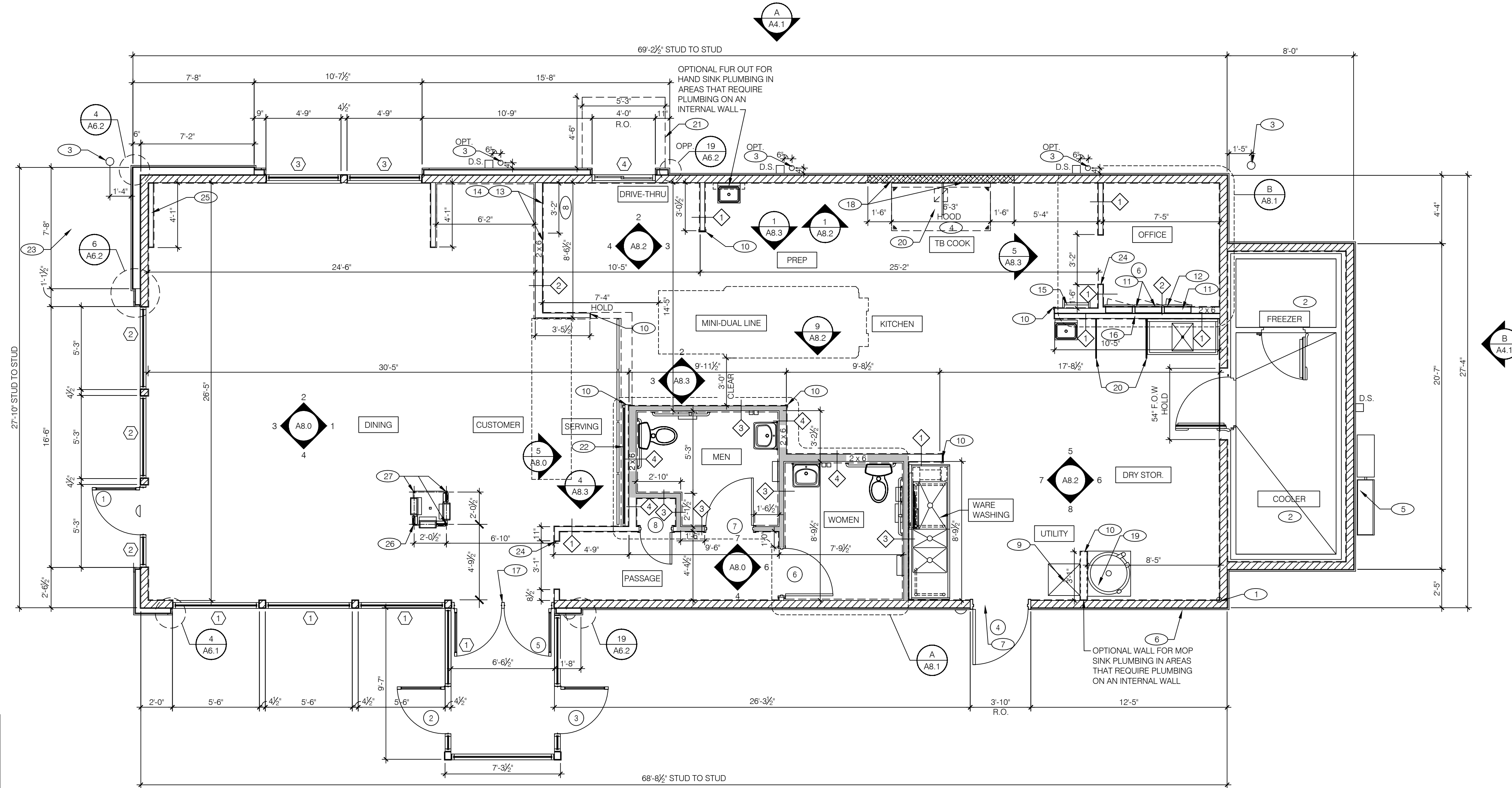
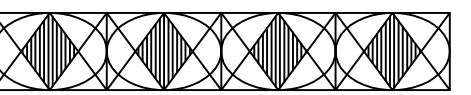
6000 ROOSEVELT RD
 OAK PARK, IL 60304



**EXHIBIT NO. 7
 PERSPECTIVE
 RENDERINGS**

A4.3

PLOT DATE:



FLOOR AREA BY USE (SF):	
- DINING ROOM	650
- QUEING	40
- KITCHEN	887
- OFFICE	73
- ACCESSORY STORAGE	173
- RESTROOMS/PASSAGE/VESTIBULE	293
TOTAL GROSS SF OF DEVELOPMENT:	2154

FLOOR PLAN 1/4"=1'-0" **A**

WALL LEGEND		E	
	TYPICAL EXTERIOR WALL: 2x6 WD STUDS AT 16" O.C. W/ SHEATHING AS SCHEDULED (SEE STRUCT. DWGS.) AND R-19 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N. BLUESKIN VP WATER RESISTIVE AIR BARRIER MEMBRANE OVER SHEATHING.		INTERIOR SOUND-RATED WALL: TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.
	TYPICAL INTERIOR WALL: WD STUDS AT 16" O.C. AS INDICATED		HOOD WALL: EXTERIOR WALL WITH 20 GA. S.S. PANEL BEHIND HOOD. EXTEND MIN. 18" BEYOND END OF HOOD. REFER TO DETAIL 2/M3.0 FOR EXTENT OF S.S. PANEL.
	2x4 WOOD STUDS		2x6 WOOD STUDS
	2x6 WOOD STUDS		DASHED LINE INDICATES INTERIOR SUBSTRATE LOCATION.
WALL HEIGHTS: ALL INTERIOR NON-BEARING WALLS GO TO BOTTOM OF TRUSS, U.O.N. REFER TO STRUCTURE.			
WALL SUBSTRATES: - DINING ROOM: 1/2" GYPSUM WALLBOARD FROM FLOOR SLAB TO 6" ABOVE CEILING HEIGHT U.O.N. SEE 6, 8 & 16 / A6.3. (NOTE: THE CEMENT BOARD SPECIFICATION IS DESIGNED TO ALLOW THE G.C. FLEXIBILITY.) - KITCHEN WALLS AND DINING ROOM CLOSET: 1/2" CEMENT WALLBOARD FROM T.O. SLAB TO 12" AFF. AT 12" AFF. USE 1/2" CDX PLYWOOD W/FRP SURFACE FINISH TO 6" ABOVE CEILING HEIGHT U.O.N. IF DOUBLE SIDED SHEAR WALL PLYWD IS SPECIFIED THE PLYWOOD SHALL BE CONTINUOUS FROM SILL PLATE TO TOP PLATE. SEE 4, & 11 / A6.3. - RESTROOM WALLS: 5/8" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F. WITH 5/8" HI-IMPACT BRAND XP WALLBOARD, TYPE X CORE FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED. SEE 11 (SIM), 12 / A6.3. - ALL OTHER FRAME WALL CONDITIONS: 1/2" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 1/2" GYPSUM WALLBOARD FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. FINISH AS SCHEDULED.			

FLOOR PLAN NOTES		D	
DIMENSIONS:			
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.			
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.			
WINDOWS / DOORS:			
A. SEE SHT. A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.			
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.			
FINISH SUBSTRATES:			
A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.			
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.			
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.			
DECOR:			
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.			
B. SEE A7.0 FOR FLOOR FINISHES.			
C. SEE A8.0 - A8.3 FOR WALL FINISHES.			
D. SEE A7.1 FOR CEILING FINISHES.			
GENERAL:			
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC and (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.			
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.			
C. ALL ATTACHMENTS MADE THROUGH E.I.F.S. SHALL BE BUSHED TO PREVENT DAMAGE TO THE FINISH. PER 9/A6.2.			
D. ALL PENETRATIONS THROUGH E.I.F.S. SHALL BE SEALED USING MFRS. APPROVED METHOD.			

KEY NOTES		B	
	STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS).		ROOF LADDER SEE 4/A6.0
	NO FRP BEHIND W-059 WALK-IN COOLER/FREEZER.		ADD SECOND 2X4 WALL ON KITCHEN SIDE.
	PIPE BOLLARD. SEE DETAIL 8/C1.0.		REMOVABLE ASTRAGAL FROM INSIDE ONLY.
	HOOD WALL, SEE WALL LEGEND.		METAL STUDS REQUIRED PER LOCAL CODES.
	ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.		INDICATES WATER HEATER LOCATION.
	CO2 FILL BOX LOCATION.		SPLASH GUARD. SEE DETAIL 9/A6.3.
	TILE TO METAL THRESHOLD.		LINE OF CANOPY ABOVE
	KEEP CLEAR FOR UTILITIES & SYRUP LINES. SEE DETAIL 14 & 19/A6.4 FOR STUD LAYOUT REQUIREMENTS.		LIGHTED WALL. REFER TO DETAIL 5/A8.0
	MOP SINK. REFER TO SHEET A2.0 & A2.1.		LANDSCAPE AREA AT PATIO
	S.S. CORNER GUARD / WALL CAP [TM-2], TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 19/A6.3.		CASED OPENING. REFER TO DETAIL 7/A6.4.
	ELECT. PANELS RECESSED IN 2x6 WALL.		FUR OUT WALL AS INDICATED WTH 2X4 WOOD STUDS AT 16" O.C.
	LIGHTING CONTROL PANEL RECESSED. REFER TO ELECT. DWGS.		KIOSK POWER STUB LOCATION TO RUN WITHIN LEG OF KIOSK
	SYRUP LINE CHASE (ABOVE). SEE DETAIL 19/A6.4.		KIOSK DATA STUB LOCATION TO RUN WITHIN LEG OF KIOSK
	14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 11/A6.4.		

TACO BELL
6000 ROOSEVELT RD
OAK PARK, IL 60304



FLOOR PLAN

A1.0

PLOT DATE: