



# Application for Public Hearing SPECIAL USE PERMITS

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 Road, Oak Park, IL 60304

Property Identification Number(s)(PIN): 16-17-331-023, 16-17-331-022, 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): Amplor Development LLC (Nick Boyle)

Applicant's Address: 212 Vista Village Cv, Austin TX, 78738

Applicant's Phone Number: Office (512) 465-2088 E-Mail nboyle@amplorgroup.com

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) MRY Architects, Inc. (Alfred Teleron)

Contact's Address: 5105 Tollview Drive, Suite 197, Rolling Meadows, IL 60008

Contact's Phone Number: Office (824) 318-2140 E-Mail alfredt@mryarch.com

Other: \_\_\_\_\_

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): \_\_\_\_\_

Existing Zoning: RR Roosevelt Road Describe Proposal: The owner, Amplor Development intends to

redevelop the subject property for the purpose of constructing a new freestanding

Taco Bell franchise restaurant with an accessory drive-thru. While the current zoning

permits the operation of the restaurant, the drive-thru will be required to be approved

via special use.

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>

How the property in question is currently improved?

Residential  Non-Residential  Mixed Use  OTHER: \_\_\_\_\_

Describe Improvement: \_\_\_\_\_

Is the property in question currently in violation of the Zoning Ordinance? \_\_\_ Yes X No

If Yes, how? \_\_\_\_\_

Is the property in question presently subject to a Special Use Permit? \_\_\_ Yes X No

If Yes, how? \_\_\_\_\_

If Yes, please provide relevant Ordinance No.'s \_\_\_\_\_

Is the subject property located within any Historic District? \_\_\_ Yes X 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(F)(1)(Table 5-5: RR District Front Setbacks)

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)

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;

Because of its immediate adjacency to the Roosevelt Rd./Austin Blvd. intersection, a drive-through facility makes sense given the higher vehicle traffic. According to the Oak Park Zoning Ordinance, the subject property falls within the boundaries of the farm-based district, the Roosevelt Road Transitional District. The Transitional District is characterized by areas which have been altered to accommodate vehicle parking, driveways, and other auto-oriented features. Therefore, we believe that a drive-through would be a natural fit for the district.

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

2/18/20

Date

\_\_\_\_\_  
(Printed Name) Owner

\_\_\_\_\_  
(Signature) Owner

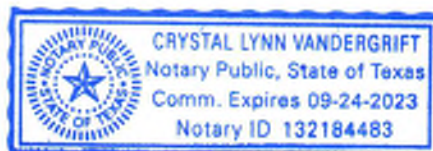
\_\_\_\_\_  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

18<sup>th</sup> DAY OF February, 2020

Crystal Lynn Vandergrift  
(Notary Public)



Updated September 2017

# *MRV* ARCHITECTS, INC.

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

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

February 24, 2020

## **Statement of Intent**

The applicant, Ampler Development, intend to build a new freestanding Taco Bell franchise building with an accessory drive-thru at the above noted location. Although the proposed use is permitted through its current zoning, we would like to request an appearance before the Zoning Board of Appeals to allow for the operation of a drive-thru.

The franchise group own and operate many drive-thru locations throughout the United States. Many of which are Taco Bells, along with other well-established quick service restaurants.

We understand the sensitivity to create a building with an architecturally pleasing exterior appearance and comfortable, while functional, interior experience. The introduction of more modern elements to the exterior work are complemented by the more natural tones found in the interior. In general, the use of quality construction materials sets these buildings apart from other brands and represents a much more customer-minded approach to building and interior design.

Due to the nature of the property, it was important that the placement of the building took full advantage of being within the RR Roosevelt Road District. As pedestrian safety is always considered, warning stripes shall be painted wherever pedestrian walkways come into contact with automobile traffic. The building has been oriented such that customers leaving the drive-thru are not forced to exit straight into Roosevelt Rd. or Austin Blvd. and instead may recirculate back into the site before exiting. While this does mean that the applicant must seek relief from the Village Ordinance's setback requirements, the applicant feels that the advantages far outweigh the additional variance.

With the design of any site layout, it is important to remain cognizant of the drive-thru's proximity to neighboring residential properties. To ensure that sound at the drive-thru is directed away from neighbors, the building has been oriented such that the speakers at the menu board face toward Roosevelt. Careful consideration has been made to make sure the menu board not only faces Roosevelt, but is placed closer to the street. In the proposed layout, the order taking point is now 96 feet south of the nearest residential property.

Having access to not one but two major arterials such as Austin Blvd. and Roosevelt Rd. presents the challenge of designing a well-functioning drive-thru able to withstand the higher volumes of traffic. With this in mind, the site's current design allows for a 10 car stack with full bypass lane.

Regarding the business' hours of operation – the building is expected to be in operation 7 days a week. The store's hours of operation would begin at 7 A.M. and close at 1 A.M. from Sunday-Thursday. On weekends however, closing time would most likely be extended to 2 A.M. The dining room shall close at 11 P.M. daily, while the drive-thru window would operate until closing.

*MRV* ARCHITECTS, INC.

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

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

Considering the site's present condition, we feel that the landscape improvements proposed to be a noticeable improvement. The applicant recognizes that the site is one of the Village's major corners and is prepared to make these enhancements. One of the proposed improvements includes the existing planter along Austin Blvd., which will also be touched-up with new plantings so that there is a harmonious relationship with the proposed landscape on-site.

Overall, the addition of this building and drive-thru will prove beneficial to the community by providing a valuable service. Taco Bell will be able to accommodate the customers as needed without posing as a disruption to the surrounding area. We look forward to presenting this project to you and hearing your feedback.

Please feel free to contact me with any further questions regarding the request for review.

Sincerely,  
Alfred Teleron  
Project Architect  
MRV Architects, Inc.

# *MRV* ARCHITECTS, INC.

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

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

February 24, 2020

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

Re: **6000-6020 Roosevelt Road – Special Use 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 Special Use approval for the operation of a Drive-Thru. Per Section 14.2(E) of the Village Zoning Ordinance, please see this letter as our response to the approval standards listed below.

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
  - a. Response: The operation and maintenance of the proposed special use will bring activity to a property which has stood unimproved and vacant for an extended amount of time. With employees to monitor the site, loiterers would be discouraged from hanging out at later hours.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
  - a. Response: The Roosevelt/Austin intersection is characterized by commercial properties at every corner. Furthermore, the various restaurants and automobile-centric businesses across the street suggests that a drive-thru is more than compatible with the character of the immediate area.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.
  - a. Response: Per Section 5.4(B)(2), “the Roosevelt Road Transitional District is intended to encourage pedestrian-oriented development and design along Roosevelt Road while recognizing that many of these transitional areas have been significantly altered to accommodate vehicle parking, driveways, and other auto-oriented site features”. The proposed site plan recognizes the issues related to pedestrian safety and have re-oriented the building accordingly to address those issues. The zoning ordinance requires that new buildings along the Roosevelt Road corridor to adhere to a 2.5 feet (maximum) setback. However, doing so with quick service restaurants with drive-thrus creates a potentially hazardous situation for pedestrians looking to cross the drive-thru driveway. Therefore, we had decided to prioritize pedestrian safety rather than pedestrian accessibility. This was achieved by reorienting the building and allowing drive-thru customers to recirculate back into the site. And while the building is not immediately accessed at the sidewalk, the use of proper pedestrian crossings keeps the restaurant easily reachable by pedestrians.

*MRV* ARCHITECTS, INC.

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

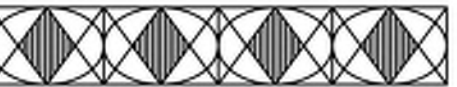
Ph. (224) 318-2140 Email: alfredt@mrvarch.com

4. The special use meets the requirements for such classification in this Ordinance.
  - a. Response: The proposed drive-through exceeds the minimum requirement for three stacking spaces and meets the dimensional standards stated in the Ordinance. The drive-through does have bail-out capability for all vehicles that have entered the drive through lane.

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

Sincerely,  
Alfred Teleron  
Project Architect  
MRV Architects, Inc.





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



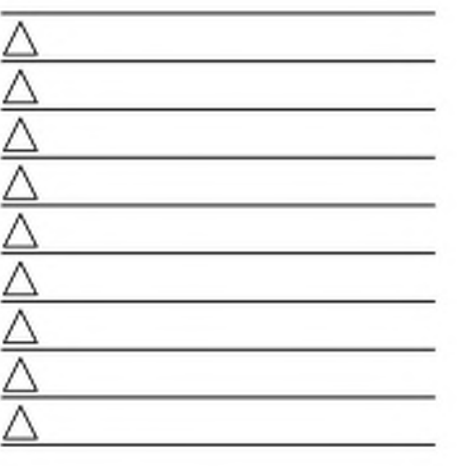
**WEST ELEVATION** 3/16" = 1'-0" **C**



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



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



CONTRACT DATE:  
BUILDING TYPE: EXPLORER MED40  
PLAN VERSION: FEBRUARY 2020  
SITE NUMBER:  
STORE NUMBER:

**TACO BELL**  
6000 ROOSEVELT RD  
OAK PARK, IL 60304

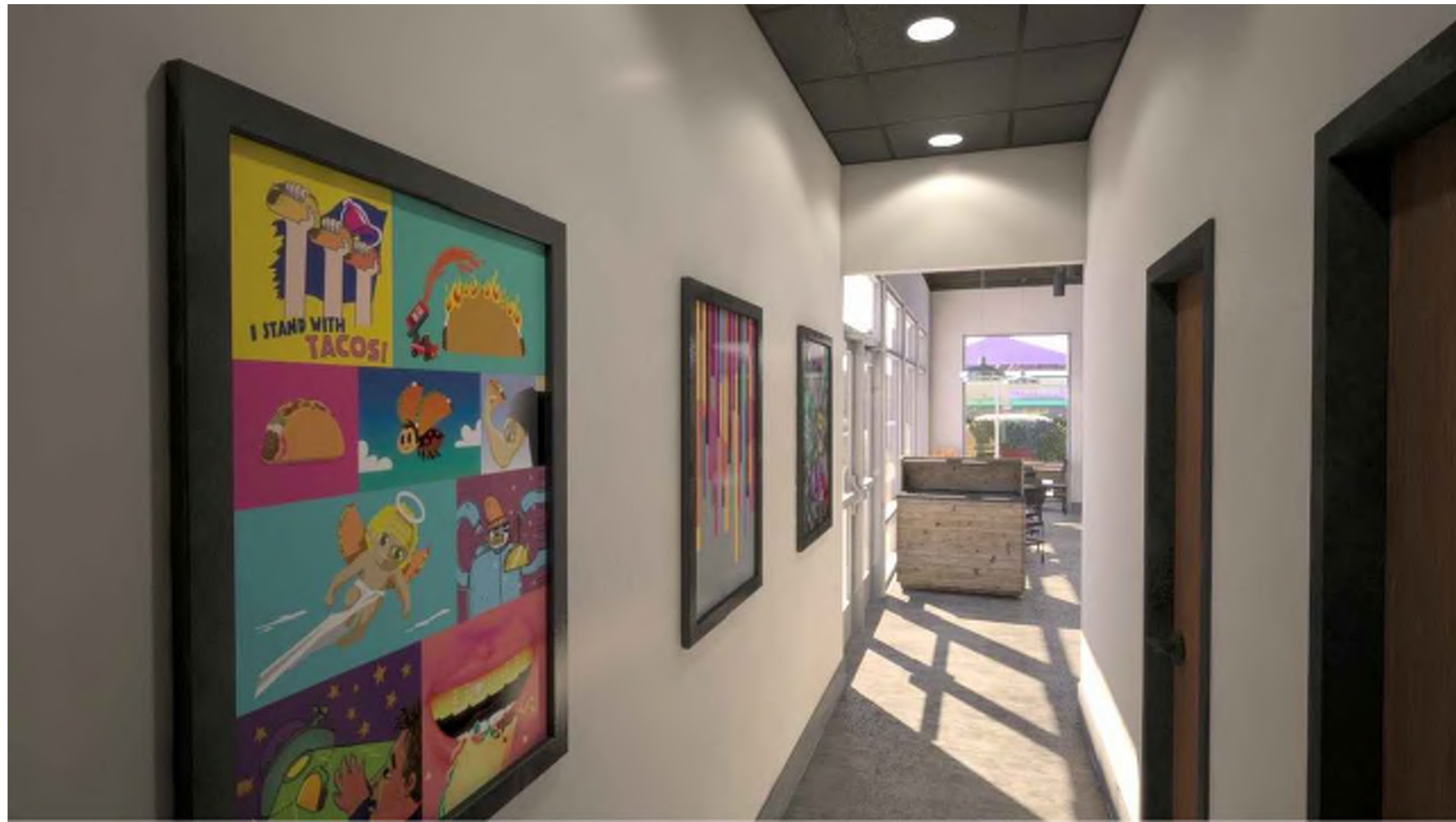


**EXHIBIT NO. 7**  
**COLOR**  
**EXTERIOR**  
**ELEVATIONS**

# A4.2

PLOT DATE:





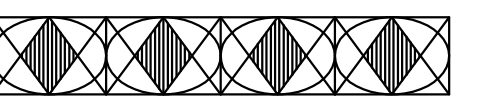
INTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVE

MRV

ARCHITECTS, INC.



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

MRV ARCHITECTS, INC. 2020

ALL DRAWINGS, SPECIFICATIONS, PLANS AND CONCEPTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT FROM MRV ARCHITECTS, INC.

- △
- △
- △
- △
- △
- △
- △
- △
- △
- △
- △
- △

CONTRACT DATE:  
BUILDING TYPE: EXPLORER MED40  
PLAN VERSION: FEBRUARY 2020  
SITE NUMBER:  
STORE NUMBER:

TACO BELL

6000 ROOSEVELT RD  
OAK PARK, IL 60304



**EXHIBIT NO. 7  
PERSPECTIVE  
RENDERINGS**

**A4.3**

PLOT DATE:



# ALTA/NSPS LAND TITLE SURVEY

of

**PARCEL 1:**  
 LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK SIXTEEN (16) IN AUSTIN PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
 LOT 19, EXCEPT THAT PART TAKEN FOR STREET, AND LOTS 20 TO 26 BOTH INCLUSIVE IN BLOCK 16 IN AUSTIN PARK A SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6000-6020 ROOSEVELT ROAD, OAK PARK, ILLINOIS

P.I.N. 16-17-331-033-0000, 16-17-331-032-0000, 16-17-331-026-0000,  
 16-17-331-025-0000, 16-17-331-024-0000

MATTERS DISCLOSED IN SCHEDULE B, PART II OF TITLE COMMITMENT NO. NCS-954150-MPLS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 09, 2019

PART ONE:  
 ITEM(1) THROUGH ITEM (6) ARE NOT SURVEY MATTERS

PART TWO:  
 ITEM (1) THROUGH ITEM (7) ARE NOT SURVEY MATTERS

ITEM (8) THE PLAT THAT WAS PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES WAS REVIEWED, BUILDINGS WERE LOCATED AND PLOTTED HEREON

ITEM (9) IS NOT A SURVEY MATTER

INFORMATION SHOWN ON ZONING REPORT PREPARED BY: MRV ARCHITECTS, INC. 5105 TOLLVIEW DRIVE ROLLING MEADOWS, ILLINOIS

CURRENT ZONING CLASSIFICATION: RR ROOSEVELT DISTRICT

BOUNDARIES AND FORM-BASED ZONE: ROOSEVELT ROAD TRANSITIONAL DISTRICT (RR-T)

BUILDING AND DEVELOPMENT TYPES(RR-T): SINGLE-STORY SHOPFRONT-PERMITTED GENERAL COMMERCIAL-PERMITTED OPEN SPACE/PARKING-SPECIAL USE

RR DISTRICT MAXIMUM BUILDING HEIGHTS: SINGLE-USE BUILDING-3 STORIES & 40'

RR DISTRICT FRONT SETBACKS-BUILD-TO-ZONE (MIN./MAX.): ROOSEVELT ROAD-2.5/10' SIDE STREET SETBACK-0/5' ACCESSORY PARKING:ROOSEVELT ROAD-7'/NO MAX ACCESSORY PARKING:SIDE STREET OR ALLEY-5'/NO MAX

RR DISTRICT SIDE SETBACKS: SINGLE-STORY SHOPFRONT-0' GENERAL COMMERCIAL-0' OPEN SPACE/PARKING-0' FOR OPEN SPACE/10' FOR PARKING

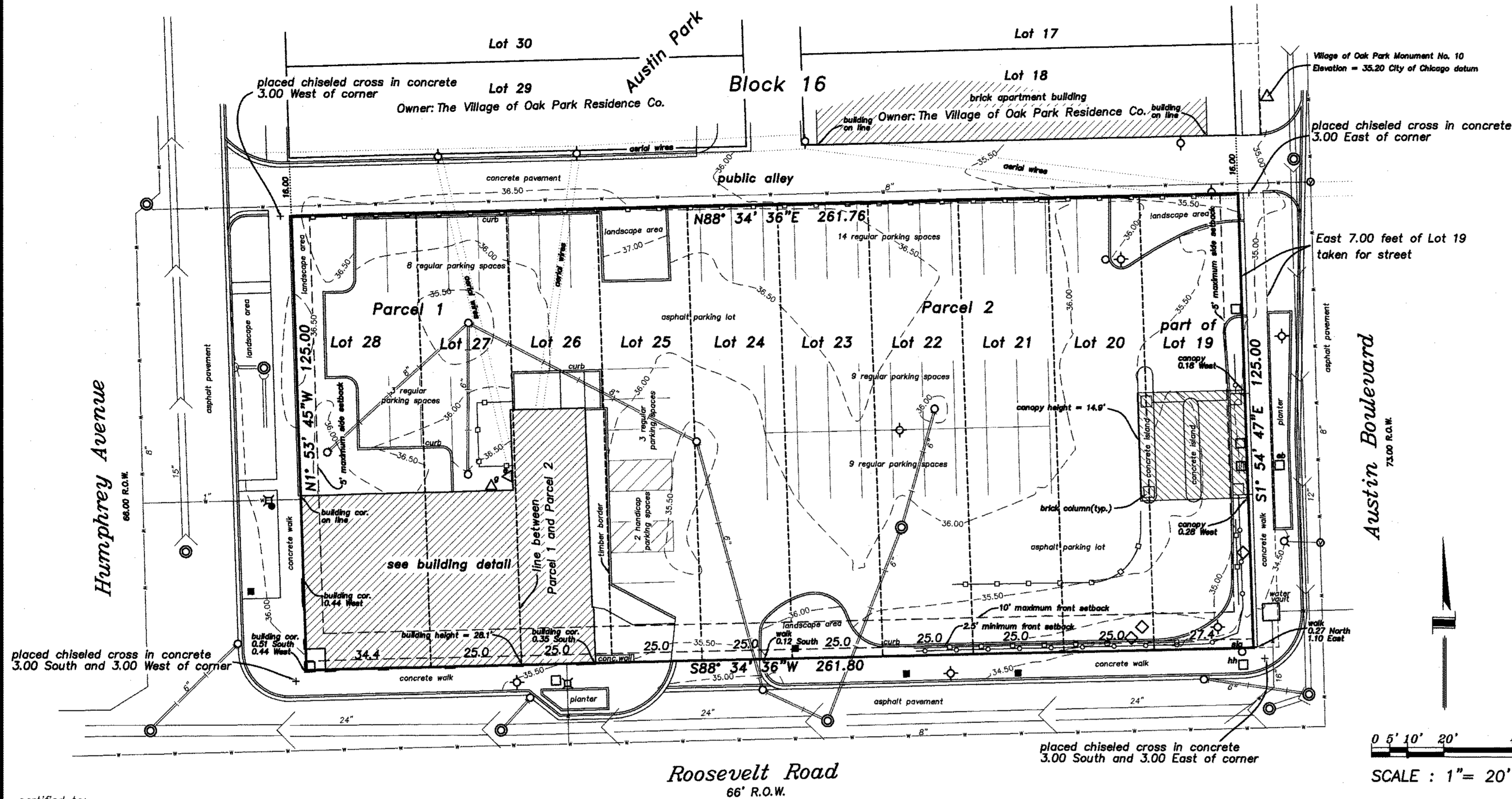
RR DISTRICT REAR SETBACKS: SINGLE-STORY SHOPFRONT-0' GENERAL COMMERCIAL-0' OPEN SPACE/PARKING-0' FOR OPEN SPACE/10' FOR PARKING

OFF-STREET PARKING DIMENSIONS-90 DEGREE(STANDARD) STALL WIDTH-8'3" STALL DEPTH-18' AISLE WIDTH-22' MODULE-58' VERTICAL CLEARANCE-7'6"

OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS (RESTAURANT) MINIMUM REQUIRED VEHICLE SPACES-1 PER 500SF GFA MINIMUM REQUIRED BICYCLE SPACES-OVER 5000SF GFA: 1 PER 1,500SF GFA

for:  
**MRV Architects, Inc.**  
 5105 Tollview Drive  
 Rolling Meadows, Illinois

from the office of:  
**Norman J. Toberman and Associates**  
 115 South Wilke Road  
 Suite 301  
 Arlington Heights, Illinois  
 847-439-8225



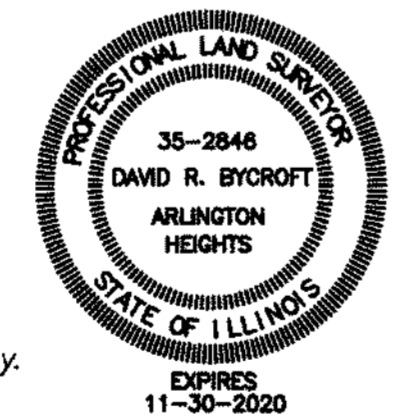
certified to:  
 AG Bells II LLC  
 Ampler Development LLC  
 Union Bank & Trust  
 First American Title Insurance Company

State of Illinois } ss.  
 County of Cook }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a)(b)(c), 8, 9, 11, 13, 14, and 16 of Table A thereof. The field work completed December 30, 2019.

dated at Arlington Heights, Illinois, this 14th day of February, 2020

by D.R.B.  
 as Illinois Professional Land Surveyor No. 2846



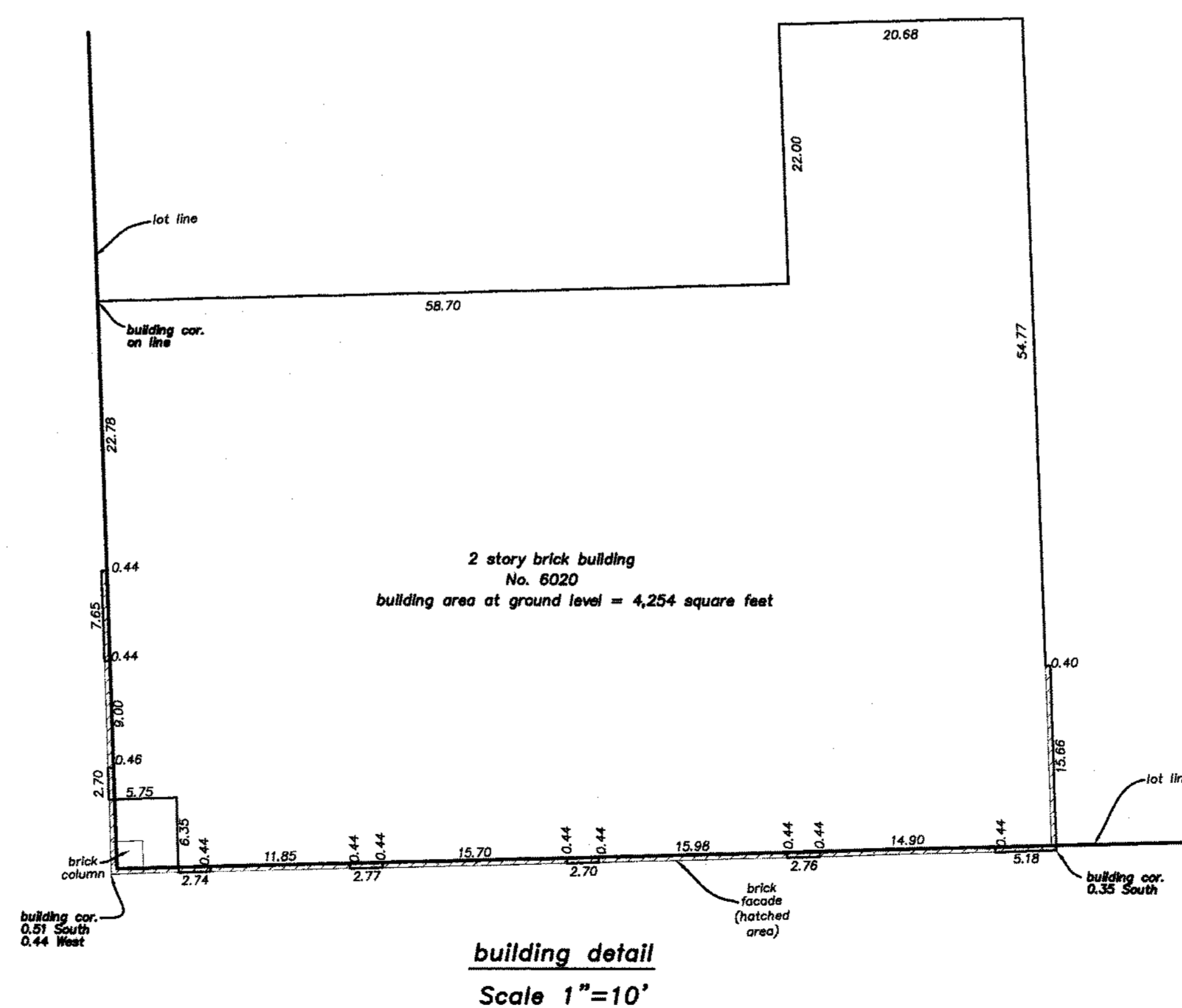
Design Firm #184-005910  
 Expires April 30, 2021

This professional service conforms to the current Illinois minimum standards for a boundary survey.

**Surveyor's Notes:**

- The land area of the property is 32,722 square feet, being 0.751 acres.
- The Property is not being used as a solid waste dump, sump or sanitary landfill.
- All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
- There is no evidence of new construction on the subject property at this time.
- Elevations shown hereon are based on the City of Chicago datum and obtained by a ground survey.
- Bearings shown hereon are based on the NAD83, Illinois State Plane coordinate system, East Zone.
- There are a total of 46 regular parking spaces and 3 handicap parking spaces on the subject property and are plotted hereon.
- Underground utilities shown hereon are based on a ground survey and atlas information from the Village of Oak Park.

**FLOOD ZONE INFORMATION**  
 According to FEMA Map No. 17031C0485J, effective date August 19, 2008, the property is in Zone X, which is an area determined to be outside the 0.2% annual chance flood plain.

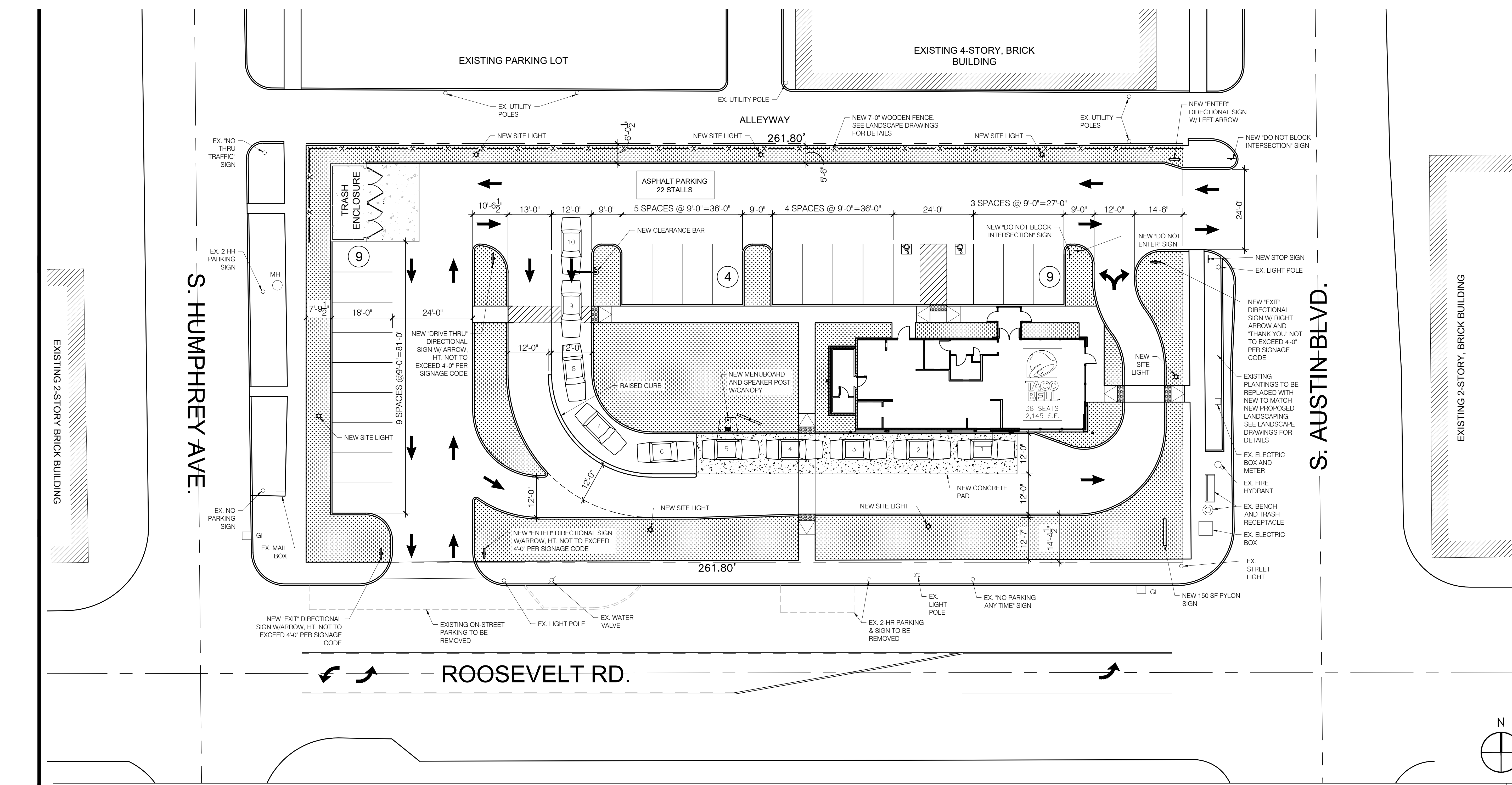
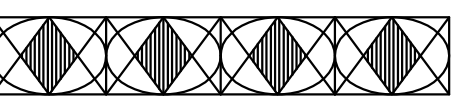


**Legend**

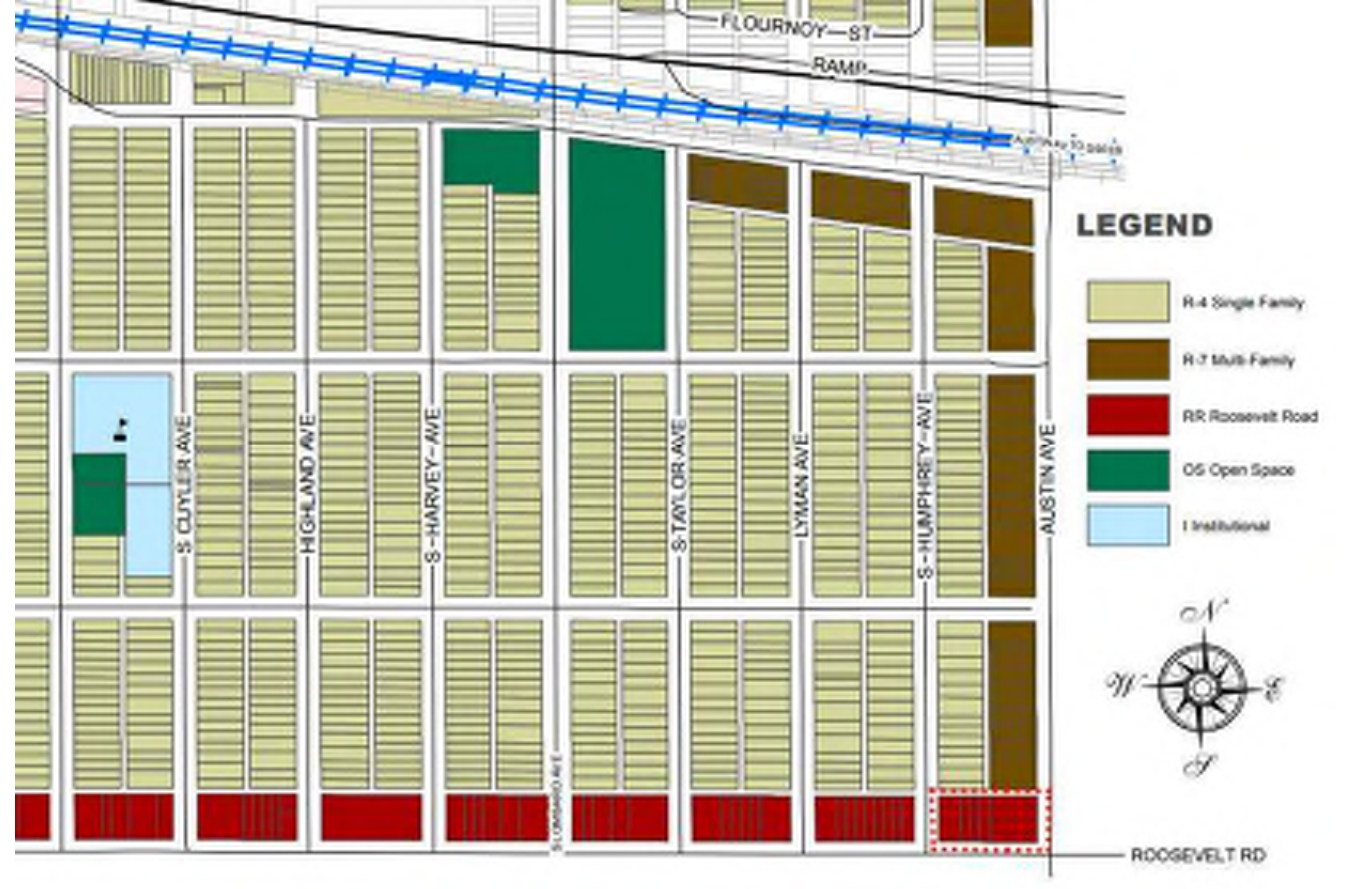
	gas meter		utility vault
	electric meter		water valve box
	electric box		manhole
	traffic hand hole		utility pole
	traffic signal pole		catch basin
	water service b-box		light
	clean out		fire hydrant
	fence		sign
	guard rail		
	combined sewer		
	storm sewer		
	water line		
	sanitary sewer		

building detail  
 Scale 1"=10'





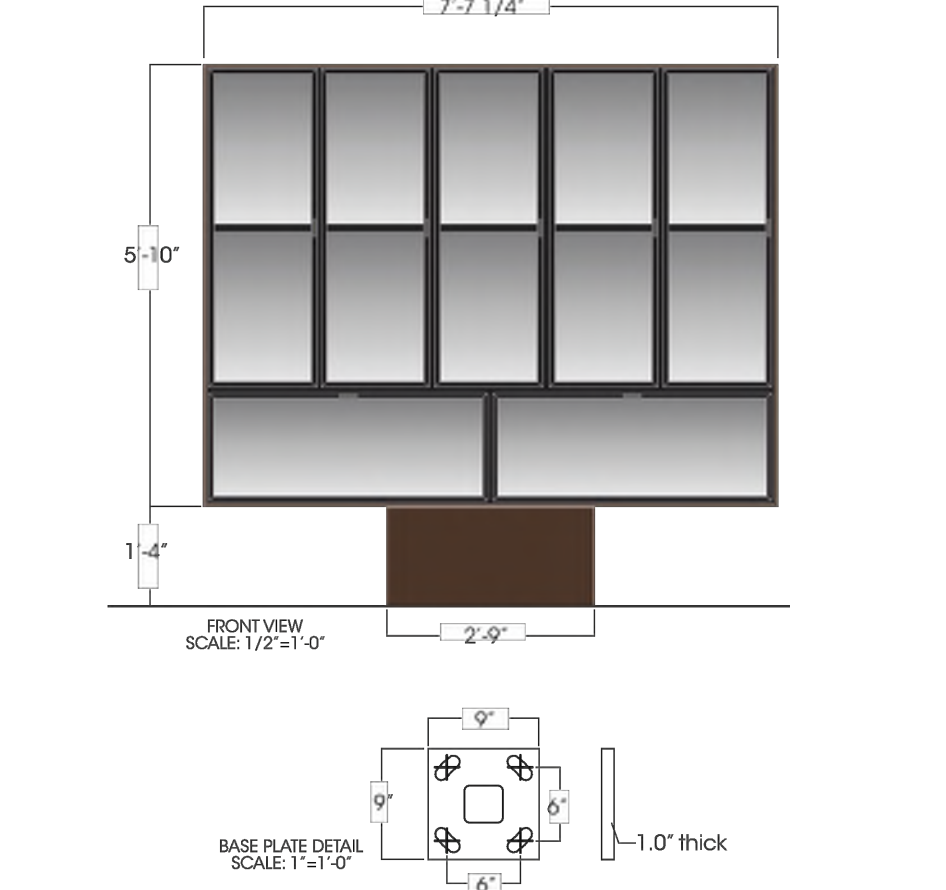
**SITE PLAN** 1" = 15'-0" **1**



**ZONING MAP (REF. 2018 VILLAGE ZONING MAP)** N.T.S. **5**



**LOCATION MAP** N.T.S. **4**



**MENUBOARD DETAIL** N.T.S. **3**

**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'

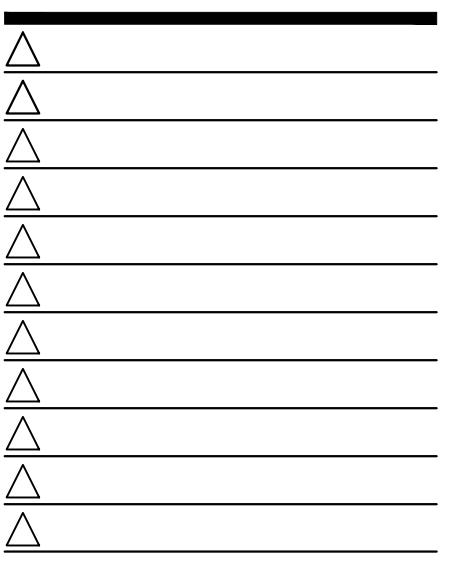
**BUILDING PLACEMENT:**  
Front setback (Roosevelt Road) - 2.5'  
Proposed - 2.5'

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**



CONTRACT DATE:  
BUILDING TYPE: EXPLORER MED40  
PLAN VERSION: FEBRUARY 2020  
SITE NUMBER:  
STORE NUMBER:

**TACO BELL**  
6000 ROOSEVELT RD  
OAK PARK, IL 60304



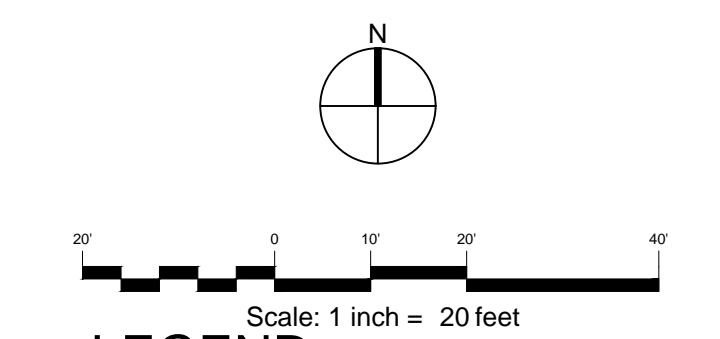
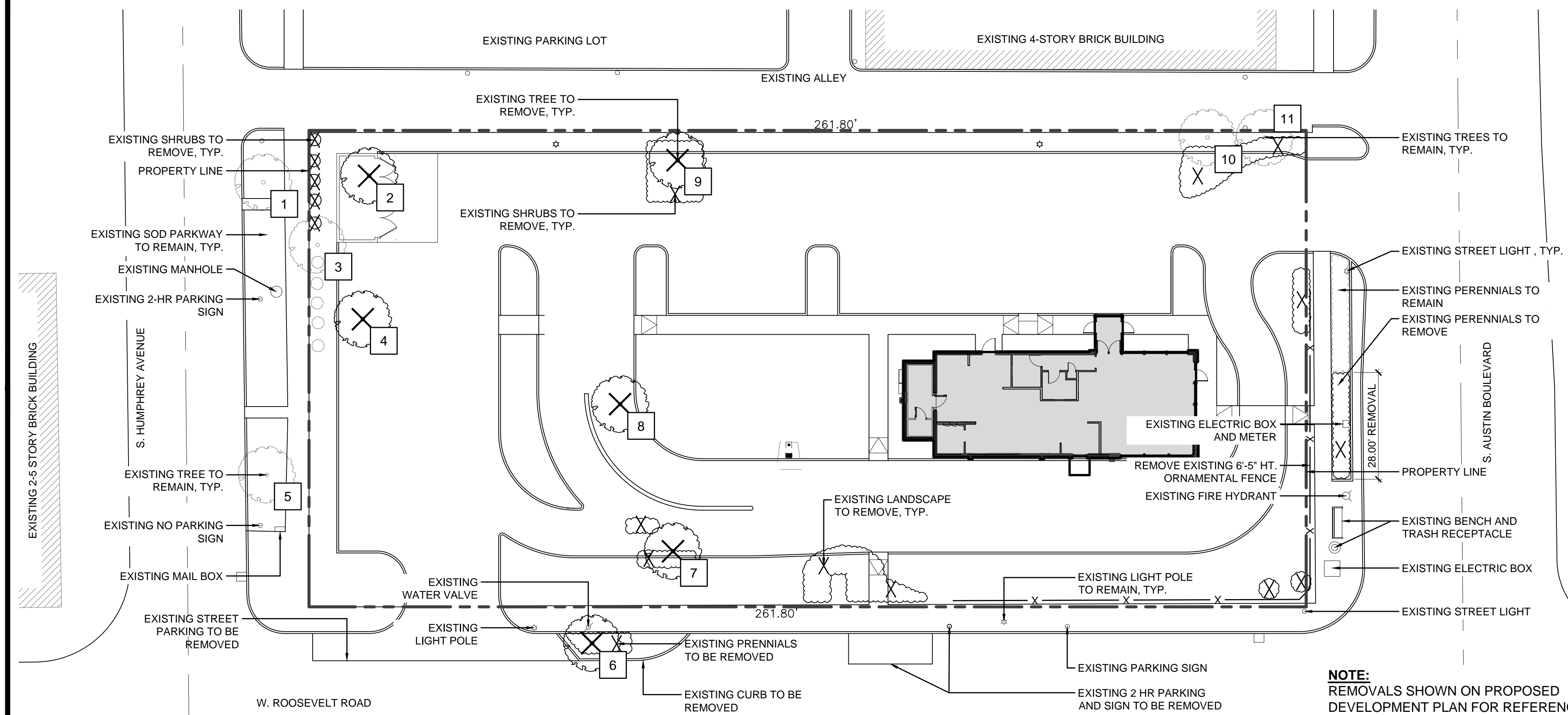
**EXHIBIT NO. 7**  
**SITE PLAN**  
**SP1.0**

PLOT DATE:





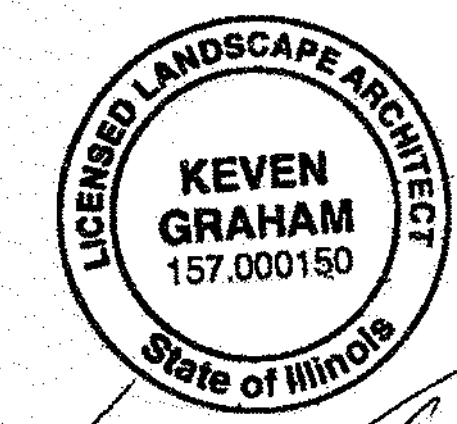




- LEGEND:**
- PROPERTY LINE
  - [Hatched Box] EXISTING BUILDING
  - [Solid Box] BUILDING
  - EXISTING GUARD RAIL
  - ⊙ EXISTING LIGHT POLE
  - DHW --- EXISTING OVER HEAD WIRE
  - X --- REMOVE FENCE, POSTS, GATES, AND FOUNDATIONS
  - EXISTING TREE TO REMAIN
  - ⊗ EXISTING TREE TO BE REMOVED
  - [Dotted Area] EXISTING LANDSCAPE TO REMAIN
  - [Crossed Area] EXISTING LANDSCAPE TO REMOVE

**NOTE:**  
REMOVALS SHOWN ON PROPOSED DEVELOPMENT PLAN FOR REFERENCE.

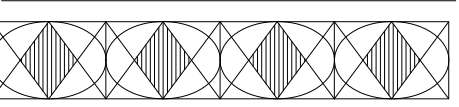
LANDSCAPE ARCHITECT  
**TERRA ENGINEERING LTD.**  
225 W Ohio Street - Suite 400, Chicago, IL 60654  
(T) 312-467-0123 | (F) 312-467-0220



*Keven Graham*

**MRV**

ARCHITECTS, INC.



5105 TOLLVIEW DR., SUITE 197  
ROLLING MEADOWS, IL 60008  
TEL: 224-318-2140  
MRV ARCHITECTS, INC. 2019

ALL DRAWINGS, SPECIFICATIONS, PLANS AND CONCEPTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT FROM MRV ARCHITECTS, INC.

**1 TREE REMOVAL PLAN**

SCALE: 1" = 20'-0"

**6000 Roosevelt Rd. Tree Survey**

#	TREE NAME	SIZE (IN.)	CONDITION	NOTES	REMOVAL	REPLACEMENT REQUIREMENT
1	London Plan	4"	Good		No	
2	Honey Locust	7"	Good	Removal for proposed trash enclosure	Yes	14"
3	Honey Locust	7"	Good		No	
4	Honey Locust	6"	Good	Removal for proposed drive	Yes	12"
5	London Plan	4.5"	Good		No	
6	Linden	4.5"	Good	Removal of street parking and curb	Yes	
7	Crabapple	4", 6", 5.5", 4.5"	Fair	Removal for proposed parking.	Yes	Exempt - undesirable species
8	Crabapple	5.5", 4"	Fair	Removal for proposed building	Yes	Exempt - undesirable species
9	Norway Spruce	8"	Poor	Removal for proposed drive	Yes	Exempt - dying
10	River Birch	6", 5", 4.5", 4.5", 3"	Good		No	
11	River Birch	5", 4", 5.5", 6", 5.5", 6"	Good		No	

\*Note - Trees noted as exempt are either a invasive / undesirable species, damaged or dying.

Interior Trees removed - 13 Caliper inches  
Interior Tree Replacement Requirement On Site (2:1 Ratio) - 13 Caliper inches x 2 = 26 Caliper inches required (on site)  
Interior Tree Replacement Proposed - 30 Caliper inches provided



**1** PLATANUS x ACERIFOLIA LONDON PLANE TO REMAIN



**2** GLEDITSIA TRIACANTHOS HONEY LOCUST TO REMOVE



**3** GLEDITSIA TRIACANTHOS HONEY LOCUST TO REMAIN



**4** GLEDITSIA TRIACANTHOS HONEY LOCUST TO REMOVE



**5** PLATANUS x ACERIFOLIA LONDON PLANE TO REMAIN



**6** TILIA AMURENSIS LINDEN TO REMOVE



**7** MALUS FLORIBUNDA CRABAPPLE TO REMOVE



**8** MALUS FLORIBUNDA CRABAPPLE TO REMOVE



**9** PICEA ABIES NORWAY SPRUCE TO REMOVE



**10** BETULA NIGRA RIVER BIRCH TO REMAIN



**11** BETULA NIGRA RIVER BIRCH TO REMAIN

- △ 12.04.19
- △ 12.30.19
- △ 02.21.20
- △
- △
- △
- △
- △
- △
- △

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

**TACO BELL**  
6000 ROOSEVELT RD  
OAK PARK, IL 60304

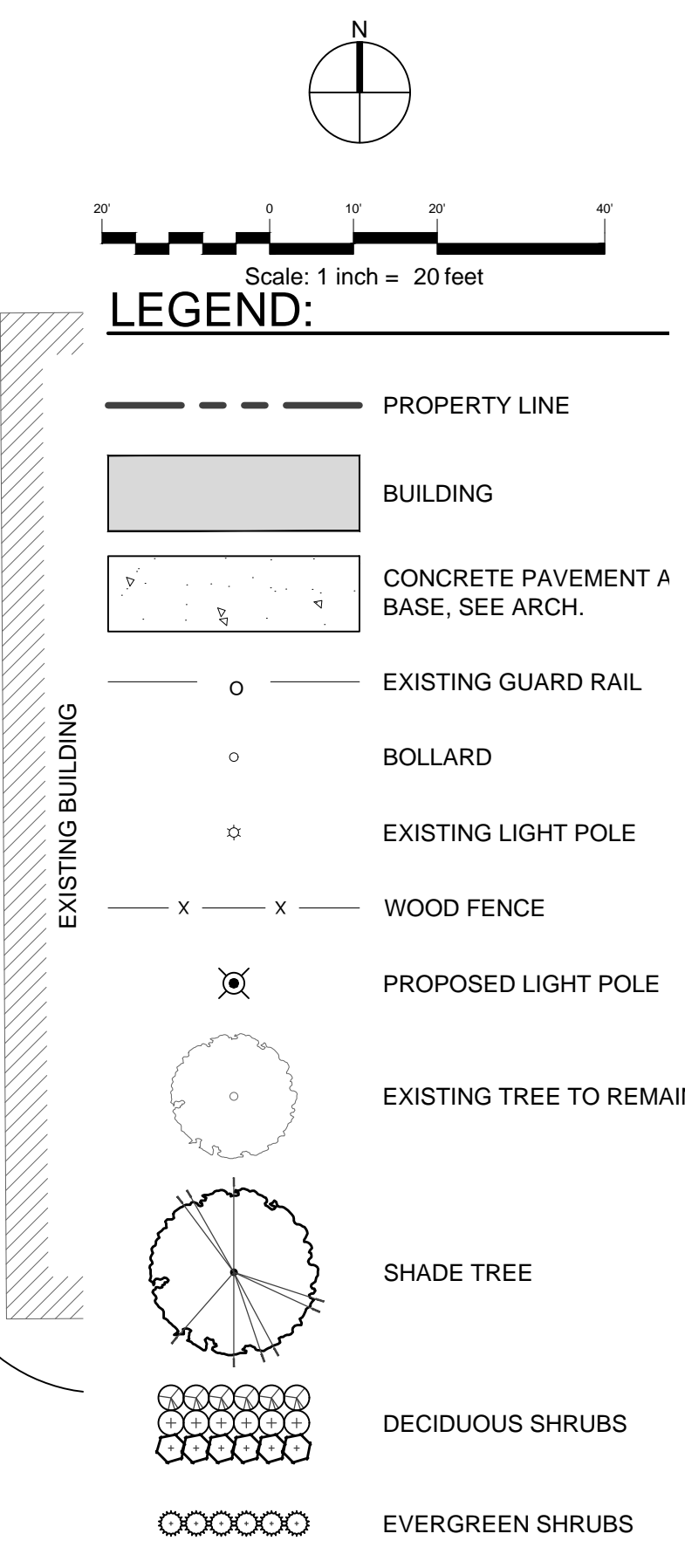
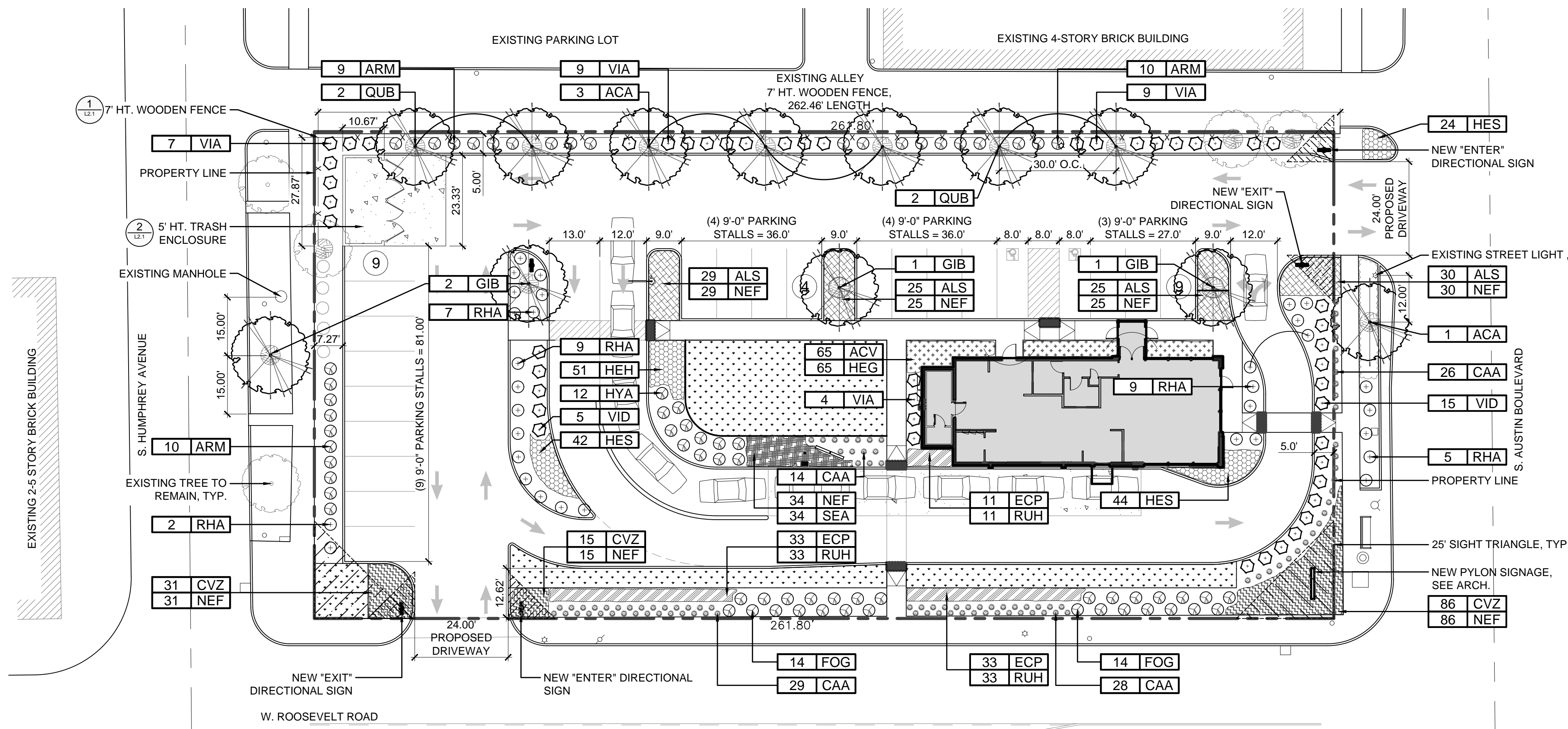


TREE REMOVAL PLAN

**L1.0**

PLOT DATE:





LANDSCAPE ARCHITECT

**TERRA**  
ENGINEERING LTD.  
225 W Ohio Street - Suite 400, Chicago, IL 60654  
(T) 312-467-0123 | (F) 312-467-0220

**MRV**  
ARCHITECTS, INC.  
5105 TOLLVIEW DR., SUITE 197  
ROLLING MEADOWS, IL 60008  
TEL: 224-318-2140  
MRV ARCHITECTS, INC. 2019

ALL DRAWINGS, SPECIFICATIONS, PLANS AND CONCEPTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT FROM MRV ARCHITECTS, INC.

**KEVEN GRAHAM**  
157.000150  
State of Illinois

CONTRACT DATE: 12.04.19  
BUILDING TYPE: EXPLORER MED40  
PLAN VERSION: NOVEMBER 2019  
SITE NUMBER:  
STORE NUMBER:

# 1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

**Plant Schedule**  
Taco Bell - Oak Park, IL

Qty.	Key	Botanical name	Common name	Min. Size	Notes
<b>SHADE TREES</b>					
4	ACA	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" B&B	Central Leader
4	GIB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3" B&B	Central Leader
4	QUB	Quercus bicolor	Swamp White Oak	3" B&B	Central Leader
<b>DECIDUOUS SHRUBS</b>					
29	ARM	Aronia melanocarpa	Black Chokeberry	30" B&B	4.5' O.C.
28	FOG	Fothergilla gardenii	Dwarf Fothergilla	30" B&B	4' O.C.
12	HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	4' O.C.
32	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#5 Cont.	5' O.C.
20	VIA	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	30" B&B	5' O.C.
20	VID	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	36" B&B	5' O.C.
<b>PERENNIALS AND GRASSES</b>					
109	ALS	Allium 'Summer Beauty'	Summer Beauty Allium	#1 Cont.	18" O.C.
65	ACV	Astible chinensis 'Visions in Pink'	Visions in Pink Astilbe	#1 Cont.	18" O.C.
132	CVZ	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	#1 Cont.	12" O.C.
77	ECP	Echinacea purpurea 'Magnus'	Echinacea Magnus	#1 Cont.	18" O.C.
161	HES	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 Cont.	18" O.C.
65	HEG	Heuchera 'Georgia Peach'	Georgia Peach Heuchera Coralbells	#1 Cont.	18" O.C.
275	NEF	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" O.C.
77	RUH	Rudbeckia hirta	Black-eyed Susan	#1 Cont.	18" O.C.
<b>PERENNIALS AND GRASSES</b>					
97	CAA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	#1 Cont.	3' O.C.
34	SEA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	3' O.C.

**Landscape Requirements**  
Taco Bell - Oak Park, IL  
Zoning RR Roosevelt Road

**PARKWAY LANDSCAPE**  
Requirement - Match existing parkway  
S. Humphrey Ave. Proposed - (1) proposed shade tree, (2) existing trees  
S. Austin Blvd. Proposed - (1) proposed shade tree

**PARKING LOT LANDSCAPE ABUTTING A STREET**  
Screening Requirement - 5' wide screening along street with min. (1) shrub must reach a minimum of three feet in height at maturity and must be planted for every three linear feet.  
S. Austin Blvd. Proposed - (19) shrubs, (26) ornamental grasses. 70.32 LF.  
W. Roosevelt Rd. Proposed - (28) shrubs, (57) ornamental grasses. 213.51 LF.  
S. Humphrey Ave. Proposed - (5) existing shrubs, (12) shrubs. 81 LF.

**PARKING LOT INTERIOR**  
Requirement - Parking lot islands every (10) parking stalls to be landscaped, (2.4) interior islands required.  
Proposed - (3) trees, (7) shrubs, and perennials in tree islands.

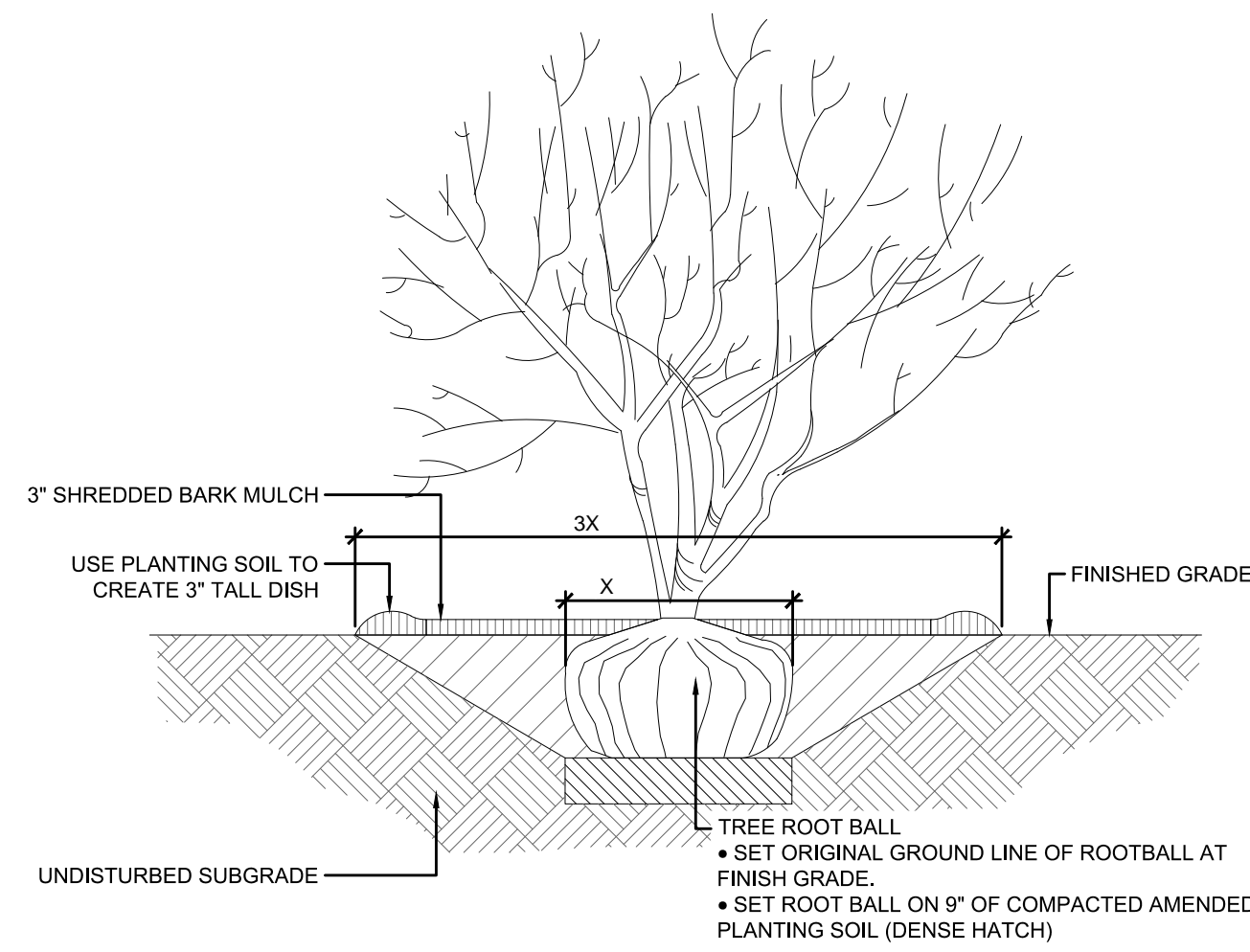
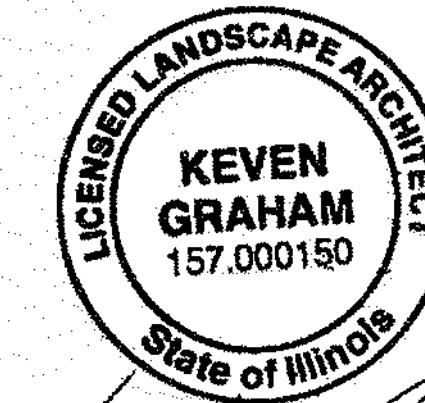
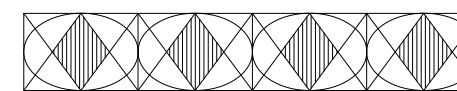
**REAR SETBACK BUFFER YARDS**  
Requirement - 5' ht. fence and (1) shade tree per 30 LF of buffer yard. 263' buffer yard requires (8.78) shade trees  
Proposed - (2) existing trees, (7) proposed trees, (37) shrubs

△	12.04.19
△	12.30.19
△	02.21.20
△	
△	
△	
△	
△	
△	
△	

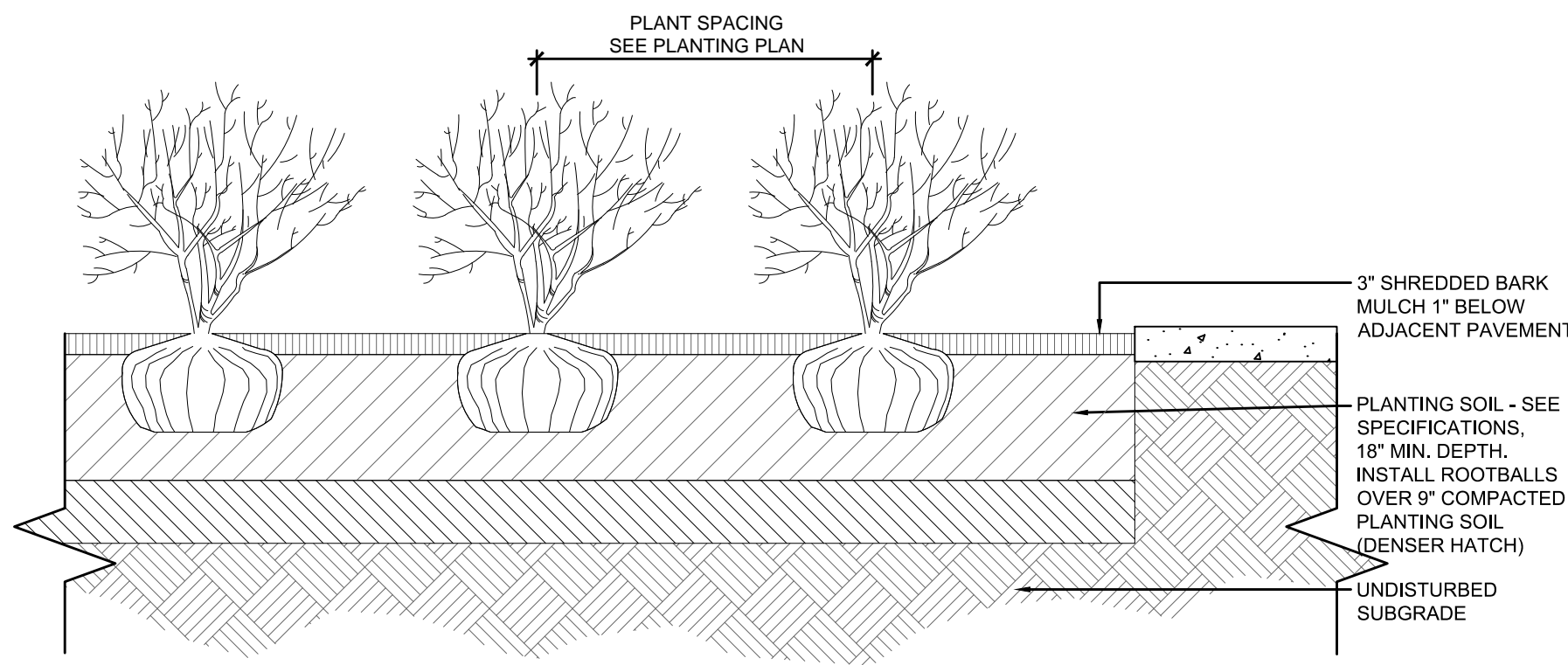
**TACO BELL**

6000 ROOSEVELT RD  
OAK PARK, IL 60304

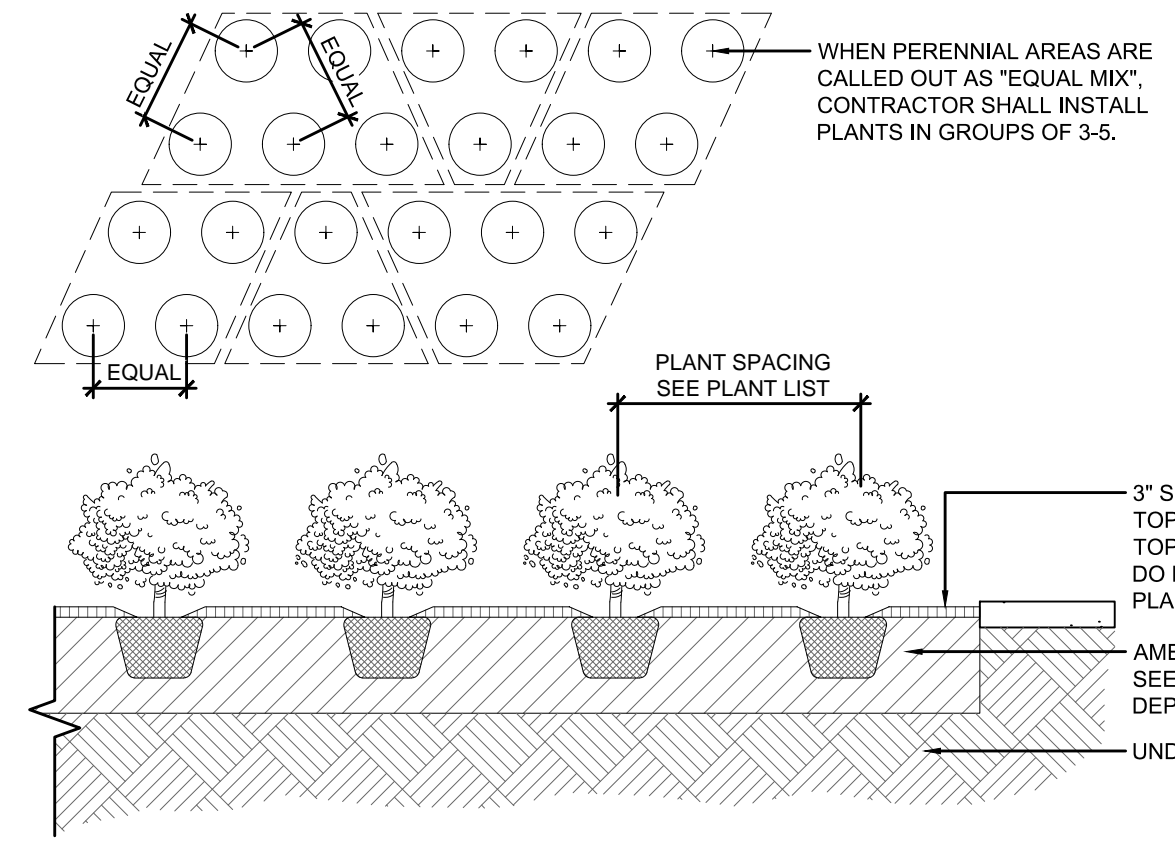




**1** SHADE TREE PLANTING DETAIL  
SCALE: NTS



**2** SHRUB PLANTING DETAIL  
SCALE: NTS



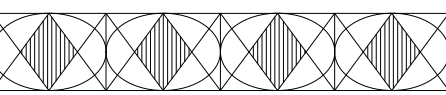
**3** GROUNDCOVER / PERENNIAL PLANTING DETAIL  
SCALE: NTS

△	12.04.19
△	12.30.19
△	02.21.20
△	
△	
△	
△	
△	
△	
△	

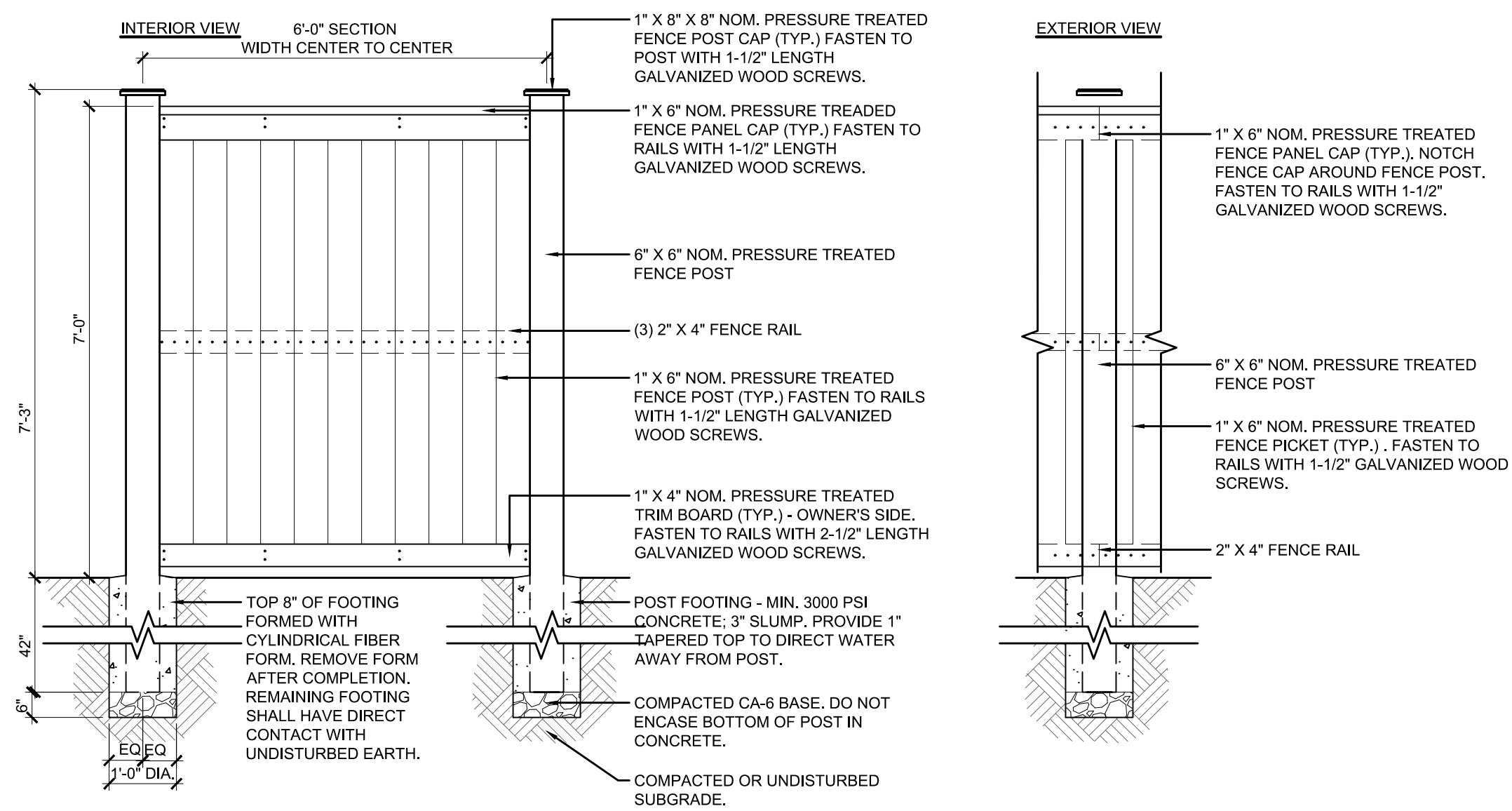
CONTRACT DATE:  
BUILDING TYPE: EXPLORER MED40  
PLAN VERSION: NOVEMBER 2019  
SITE NUMBER:  
STORE NUMBER:

**TACO BELL**  
6000 ROOSEVELT RD  
OAK PARK, IL 60304



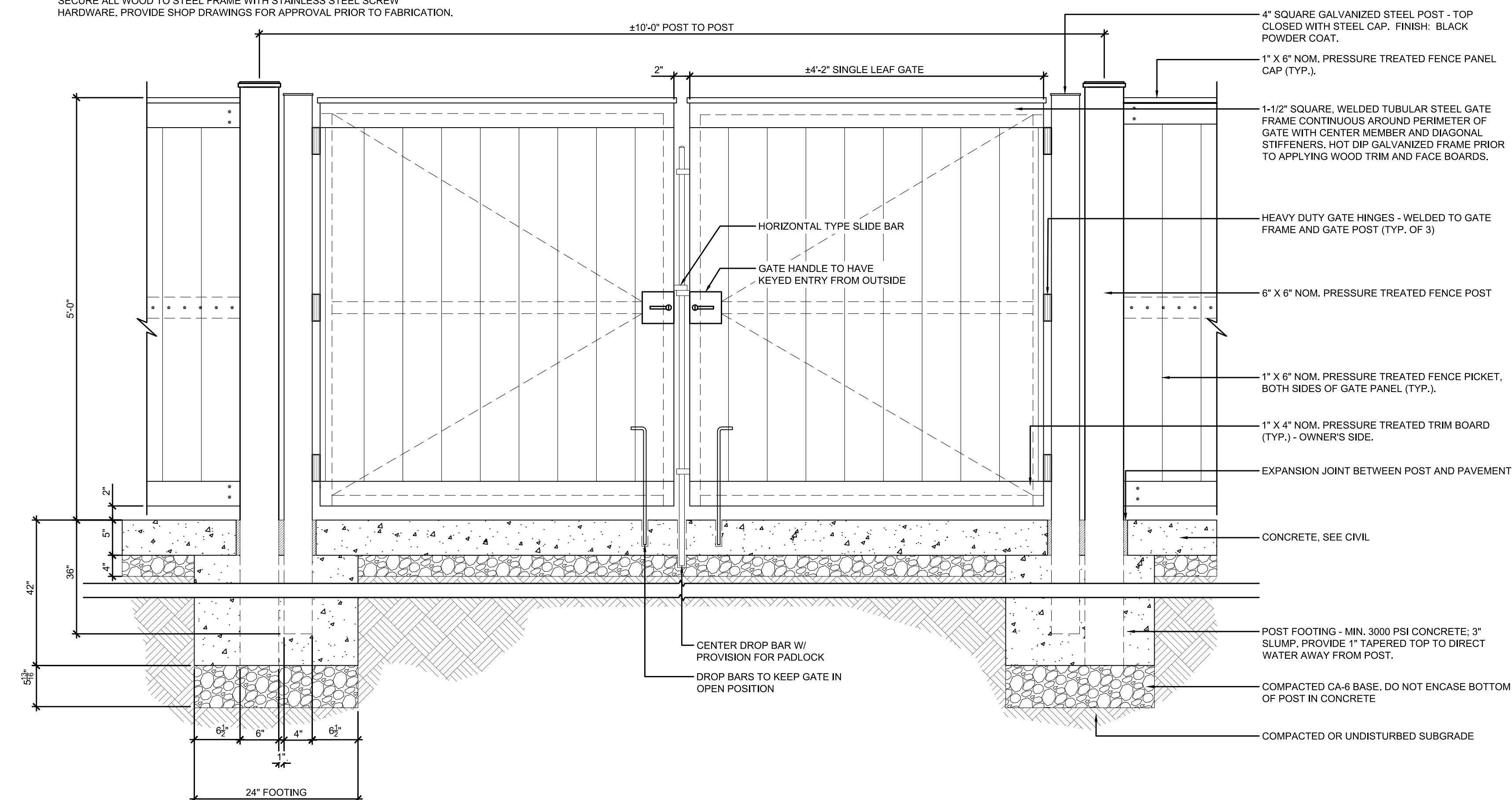


*Keven Graham*



**1 WOOD FENCE - TYPICAL PANEL DETAIL**  
SCALE: 1/2" = 1'-0"

NOTE:  
SECURE ALL WOOD TO STEEL FRAME WITH STAINLESS STEEL SCREW HARDWARE. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.



**2 WOOD GATE - TRASH ENCLOSURE**  
SCALE: 1" = 1'-0"

△	12.04.19
△	12.30.19
△	02.21.20
△	
△	
△	
△	
△	
△	
△	

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

**TACO BELL**

6000 ROOSEVELT RD  
OAK PARK, IL 60304







# — CATALOG —

SEPTEMBER 2019



## SIGNAGE

📍 1 Glen Bell Way, Irvine, CA 92618

🌐 [Tacobellplans.com/library/catalogs/building signage](https://tacobellplans.com/library/catalogs/building%20signage)



## SITE

---

# PYLON



V-01.50

**DESCRIPTION:**  
Pylon Sign 50 SF  
with Breakfast

Area: 50 SF

Optional messaging:

**We Deliver**



V-01.75

**DESCRIPTION:**  
Pylon Sign 75 SF  
with Breakfast

Area: 75 SF

Optional messaging:

**We Deliver**



V-01.100

**DESCRIPTION:**  
Pylon Sign 100 SF  
with Breakfast

Area: 100 SF

Optional messaging:

**We Deliver**



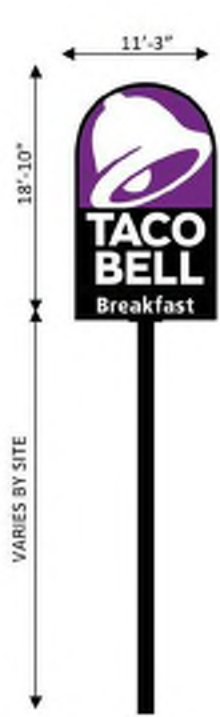
V-01.150

**DESCRIPTION:**  
Pylon Sign 150 SF  
with Breakfast

Area: 150 SF

Optional messaging:

**We Deliver**



V-01.213

**DESCRIPTION:**  
Pylon Sign 213 SF  
with Breakfast

Area: 213 SF

Optional messaging:

**We Deliver**



## MONUMENT & DIRECTIONAL



V-02.19

**DESCRIPTION:**  
Monument Sign 19 SF  
with Breakfast

Area: 19 SF



V-02.33

**DESCRIPTION:**  
Monument Sign 33 SF  
with Breakfast

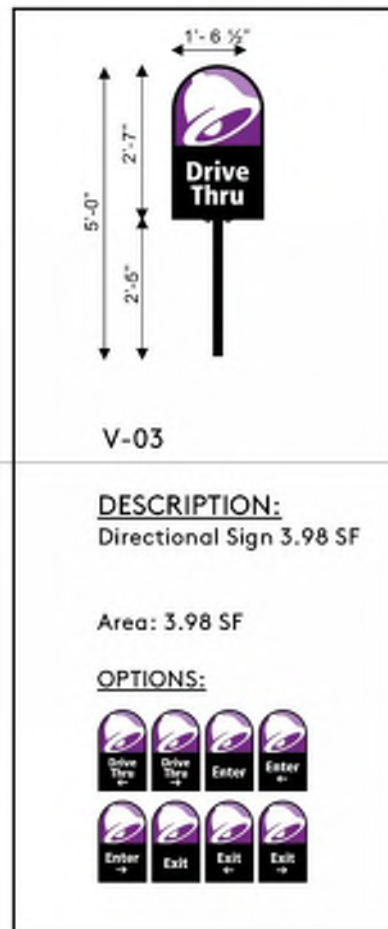
Area: 33 SF



V-02.52

**DESCRIPTION:**  
Monument Sign 52 SF  
with Breakfast

Area: 52 SF



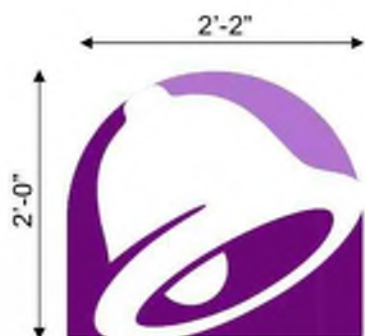


**BUILDING**

---

**LOGO ID**

## LOGO ID SWINGING BELL – PURPLE FACE LIT



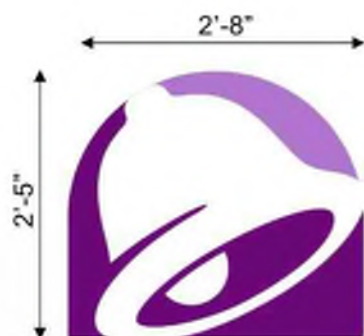
V-04.2022

**DESCRIPTION:**

X-Small Swinging Bell  
Purple logo – Face Lit  
2'-0" x 2'-2"

Area:  
Squared 4.46 SF

Lock-up guidelines:  
X-Small Bell to be used  
with X-Small TB  
internally illuminated  
letters



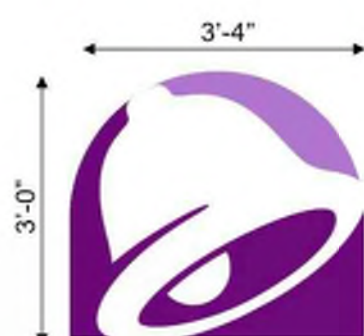
V-04.2528

**DESCRIPTION:**

Small Swinging Bell  
Purple logo – Face Lit  
2'-5" x 2'-8"

Area:  
Squared 6.45 SF

Lock-up guidelines:  
Small Bell to be used  
with Small TB internally  
illuminated letters



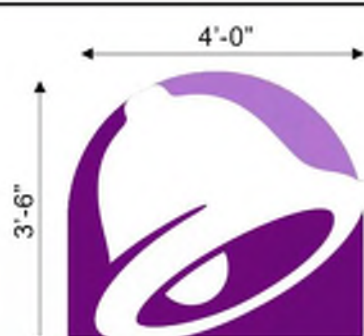
V-04.3034

**DESCRIPTION:**

Medium Swinging Bell  
Purple logo – Face Lit  
3'-0" x 3'-4"

Area:  
Squared 9.94 SF

Lock-up guidelines:  
Medium Bell to be used  
with Medium TB  
internally illuminated  
letters



V-04.3640

**DESCRIPTION:**

Large Swinging Bell  
Purple logo – Face Lit  
3'-6" x 4'-0"

Area:  
Squared 13.53 SF

Lock-up guidelines:  
Large Bell to be used  
with Large TB internally  
illuminated letters



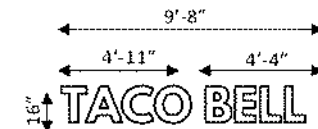
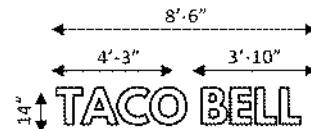
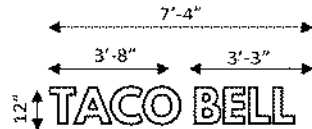
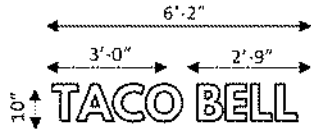


**BUILDING**

---

**LETTERS**

# LETTERS WHITE CHANNEL LETTERS – WALL MOUNTED



V-09.10W

V-09.12W

V-09.14W

V-09.16W

**DESCRIPTION:**

X-Small TB 10" White Channel Letters – Linear or Stacked

Application: Wall Mounted

Lock-up guidelines:  
X-Small Letters to be used with X-Small internally illuminated Bell Logo Id

Area:  
Squared 5.08 SF

**DESCRIPTION:**

Small TB 12" White Channel Letters – Linear or Stacked

Application: Wall Mounted

Lock-up guidelines:  
Small Letters to be used with Small internally illuminated Bell Logo Id

Area:  
Squared 7.32 SF

**DESCRIPTION:**

Medium TB 14" White Channel Letters – Linear or Stacked

Application: Wall Mounted

Lock-up guidelines:  
Medium Letters to be used with Medium internally illuminated Bell Logo Id

Area:  
Squared 9.92 SF

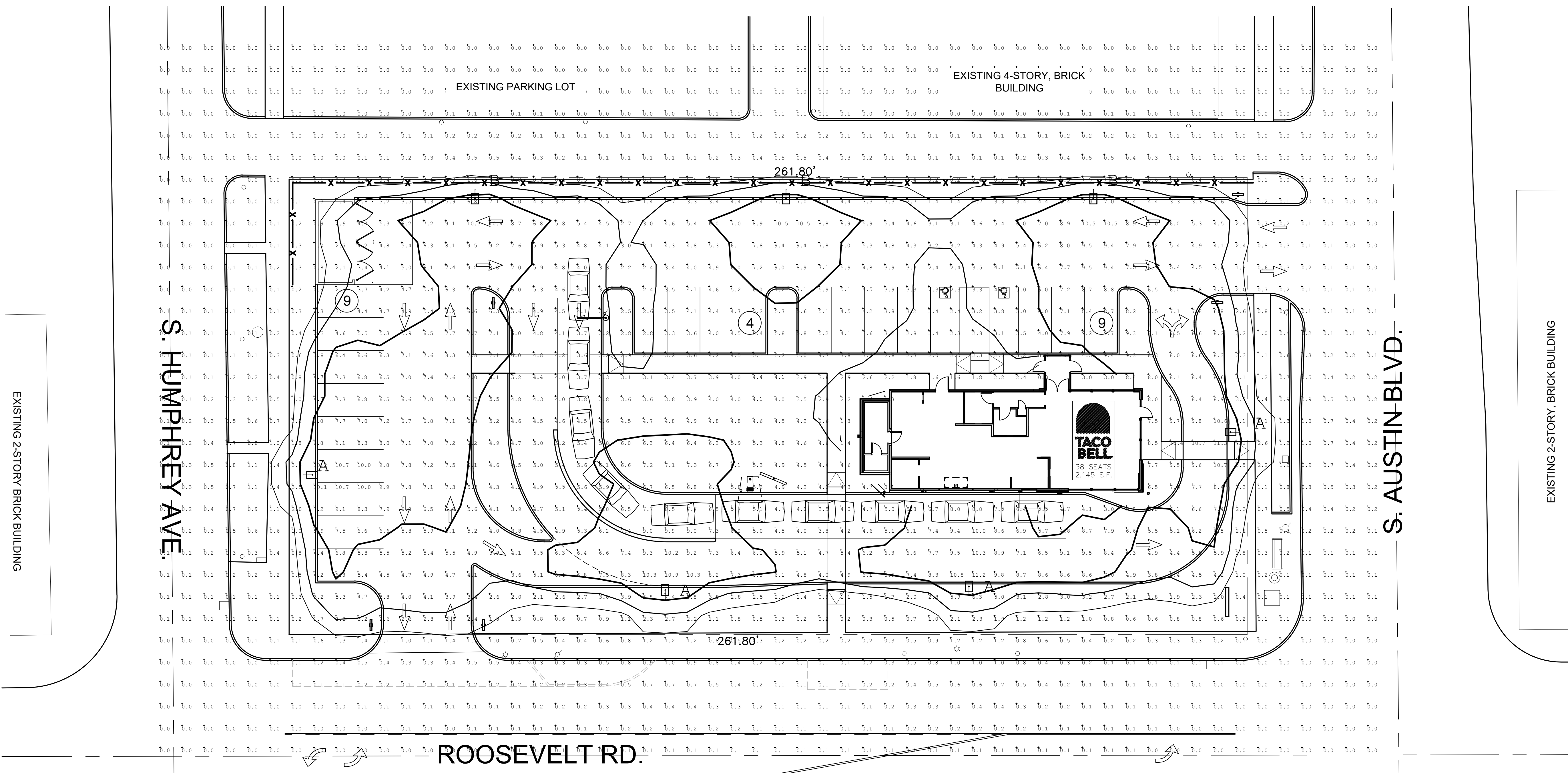
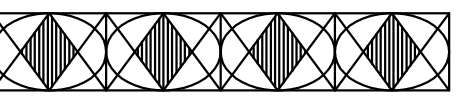
**DESCRIPTION:**

Large TB 16" White Channel Letters – Linear or Stacked

Application: Wall Mounted

Lock-up guidelines:  
Large Letters to be used with Large internally illuminated Bell Logo Id

Area:  
Squared 12.89 SF



TACO BELL  
6000 ROOSEVELT RD.  
OAK PARK, IL  
PREPARED BY: JOHN BUJAKE  
ACCUSERV LIGHTING & EQUIPMENT  
877-707-7378  
jbujake@accu-serv.com  
FEBRUARY 11, 2020

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	2.45	11.3	0.0	N.A.	N.A.
PARKING LOT & DRIVE-THRU SURFACE	5.91	11.3	1.9	3.11	5.95

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
⊞	4	A	SINGLE	31889	0.900	277	VPL-96L-280-4K7-4-UNV-A-DB / SES-17.5-40-01-A-B3-DB
⊞	3	B	SINGLE	24716	0.900	277	VPL-96L-280-4K7-4-UNV-A-DB-BC / SES-17.5-40-01-A-B3-DB

NOTE: FIXTURE HEIGHT NOT TO EXCEED 20' A.F.G.  
MINIMAL LIGHT TRESPASS BEYOND THE NORTH PROPERTY LINE  
FIXTURES ARE 277W 4000K LED  
FIXTURE B HAS A BACKLIGHT SHIELD  
POLES ARE 17'-6" FOR AN OVERALL FIXTURE HEIGHT OF 20'-0" A.F.G.

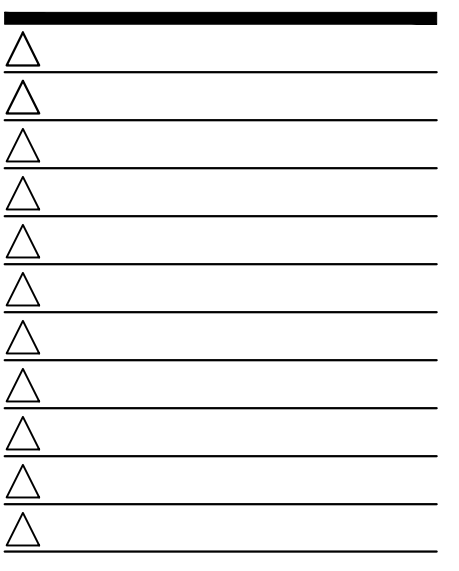
EXISTING 2-STORY, BRICK BUILDING

EXISTING 2-STORY BRICK BUILDING

S. HUMPHREY AVE.

S. AUSTIN BLVD.

ROOSEVELT RD.



CONTRACT DATE:  
BUILDING TYPE: EXPLORER MED40  
PLAN VERSION: FEBRUARY 2020  
SITE NUMBER:  
STORE NUMBER:

TACO BELL  
6000 ROOSEVELT RD  
OAK PARK, IL 60304



**EXHIBIT NO. 7  
PHOTOMETRIC  
PLAN**

**SP2.0**

PLOT DATE:

