



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): Ampler Development LLC (Nick Boyle)

Applicant's Address: 212 Vista Village CV

Applicant's Contact Information: Phone (512) 468-7038 E-Mail nboyle@amplergroup.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: 1) Section 5.4(F)(1)(Table 5-5: RR District Front Setbacks) of which requires a build-to-zone of 2.5 feet along Roosevelt Rd. The proposed setback along Roosevelt Rd. is approximately 39.875 feet. 2) Section 5.4(H)(2)(b)(Table 5-9: RR District RR-T Street Frontage Options) of which requires that a building be built out to the corner of the property and that sixty percent (60%) of the street frontage along Roosevelt Rd. be occupied by the building. The proposed building frontage along Roosevelt Rd. will be approximately 30%.



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): _____

Address/Location of Property in Question: _____

Property Identification Number(s)(PIN): _____

Name of Property Owner(s): _____

Address of Property Owner(s): _____

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): _____

Applicant's Address: _____

Applicant's Contact Information: Phone _____ E-Mail _____

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: 3) Section 5.4(1)(1) (Table 5-11: RR District Required Facade Elements) of which
requires an entry facing Roosevelt Road, that the facade's transparency (windows on the building facade) on
Roosevelt Road shall be 50% and that the side street along Humphrey Avenue shall be 20%. The proposed
building does not have an entry facing Roosevelt Road and the transparency along Roosevelt Road and Humphrey Avenue will be
approximately 9% and 0% respectively.

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(F)(1)(Table 5-5: RR District Front Setbacks)
Article: 5. Commercial Districts Section: 5.4(H)(a)(b)(Table 5-4: RR District RR-T Street Frontage Options)
Article: 5. Commercial Districts Section: 5.4(I)(2)(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/Austin intersection, a drive-through facility makes sense given the higher traffic. According to the Oak Park Zoning Ordinance, the subject property falls within the boundaries of the form-based district, the Roosevelt Road Transitional District. The Transitional District is characterized by uses which have been allowed to accommodate vehicle parking, drive-thrus, 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

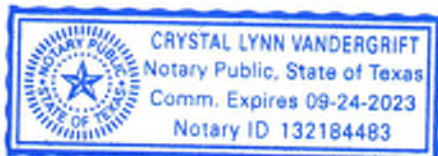
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

18th DAY OF February, 2020

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

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 menuboard face toward Roosevelt. Careful consideration has been made to make sure the menuboard 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.

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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 – 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€ 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(F)(1)(Table 5-5: RR District Front Setbacks) of which requires a build-to-zone setback of 2.5 feet along Roosevelt Road. The proposed setback along Roosevelt is approximately 38.875 feet.

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.”
 - a. Response: The alternative of pushing the building within the limits of the 2.5 feet build-to-zone creates an unfavorable situation for pedestrians crossing the drive-thru driveway. Pedestrians would not be able to see incoming cars until actually reaching the driveway.
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.”
 - a. Response: Adherence to this requirement removes the possibility of recirculation for onsite traffic. Pushing the building away from the setback line allows for flexible and efficient access to and from the site. This is important for a high-traffic intersection like Austin Blvd./Roosevelt Rd.
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.”
 - a. Response: At the first hearing, two of the common concerns shared amongst our neighbors had to do with pedestrian safety and increased traffic. Per approval standard #1, the ability to see incoming cars would be hampered by the building. Creating a return as well as eliminating the drive-thru exit-only situation solves both issues.

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

Variance #2

Article 5. Commercial Districts, Section 5.4(H)(2)(b)(Table 5-9: RR District RR-T Street Frontage Options) of which requires that a building be built out to the corner of the property and that sixty percent (60%) of the street frontage along Roosevelt Road be occupied by the building. The proposed building street frontage along Roosevelt Road will be approximately thirty (30%)

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.”
 - a. Response: The orientation of the building currently maximizes the amount of street frontage possible with this building. Therefore, the strict application of this Ordinance would mean an outright rejection of the proposed business.
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.”
 - a. Response: The unusual length of the site sets a high bar for street frontage. With an overall length of 261.8 feet, the building would need to occupy a minimum of 157.08’ feet. This is not possible for a new freestanding Taco Bell.
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.”
 - a. Response: In this case, the length of the site sets an unrealistic requirement for the proposed use. The strict application of the terms of this Ordinance bars many other building-types, save for perhaps a multi-tenant mixed-use building. However, even if such a building-type were proposed, the site would not be able to handle the higher traffic at this intersection.

Variance #3

Article 5. Commercial Districts, Section 5.4(I)(1)(Table 5-11:RR District Required Façade Elements) of which requires an entry facing Roosevelt Road, that the façade’s transparency (windows on the building façade) on Roosevelt Road shall be fifty percent (50%) and that the side street along Humphrey Avenue shall be twenty percent (20%). The proposed building does not have an entry facing Roosevelt Road and the transparency along Roosevelt Road and Humphrey Avenue will be approximately eight percent (8%) and zero percent (0%) respectively.

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.”
 - a. Response: If strictly followed, this Ordinance would force the installation of glazing on portions of the Roosevelt Road and Humphrey Avenue facades which cannot. The rear of the building is where the kitchen and back-of-house areas are concentrated. While impossible to increase transparency on the Humphrey Avenue façade, transparency has been increased as much as possible from the prototypical

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design along the Roosevelt Road façade.

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.”
 - a. Response: Since this is a corner property, we had chosen to orient the building such that the corner of the building and its main tower element face the Roosevelt. It is only inevitable that the rear of the building face Humphrey Avenue. Per variance request #1, the building was offset farther away from the Ordinance mandated build-to-zone setback line, but as close to the front of the site as possible. It was important to situate parking lot on the North end of the site, rather than on the south. This meant that the drive-thru façade would need to face Roosevelt Road.

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.”
 - a. Response: Per variance requests #1 and #2, the re-orientation of the building was done for several reasons. It is the desire of the applicant to ensure that the safety and interests of the Village and our neighbors are maintained to the best of our ability. We recognize that there is no entrance proposed on the façade facing Roosevelt Road. Having one so close to the drive-thru would not be ideal, not to mention a hazard.

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

Sincerely,
Alfred Teleron
Project Architect
MRV Architects, Inc.

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

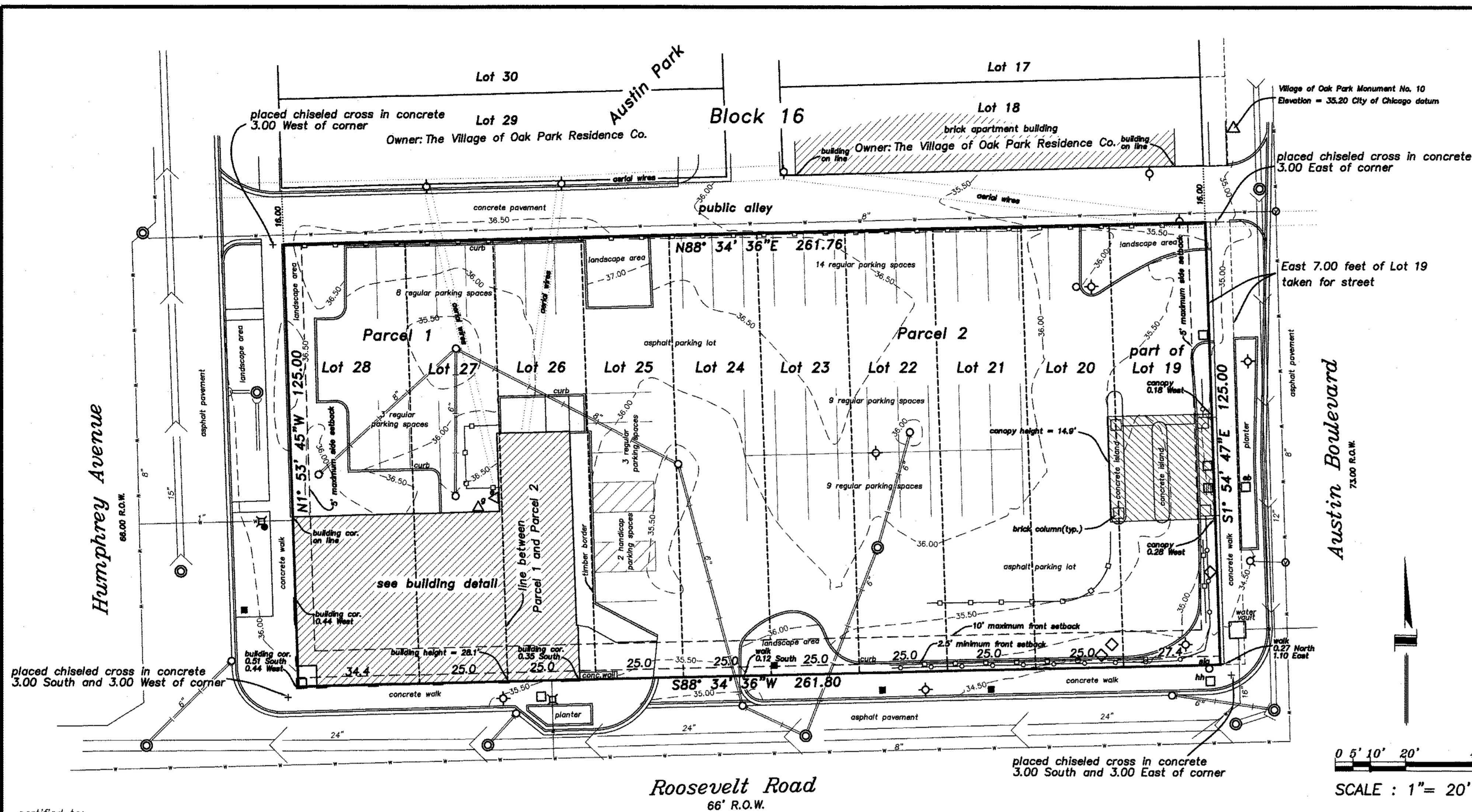
RR DISTRICT REAR SETBACKS: SINGLE-STORY SHOPFRONT-0' GENERAL COMMERCIAL-0' OPEN SPACE/PARKING-0' FOR OPEN SPACE/10' FOR PARKING

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



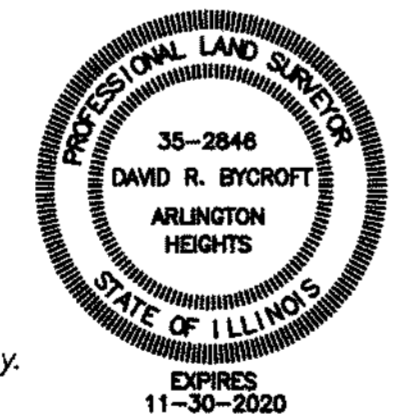
certified to:
AG Bells II LLC
Ampler Development LLC
Union Bank & Trust
First American Title Insurance Company

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



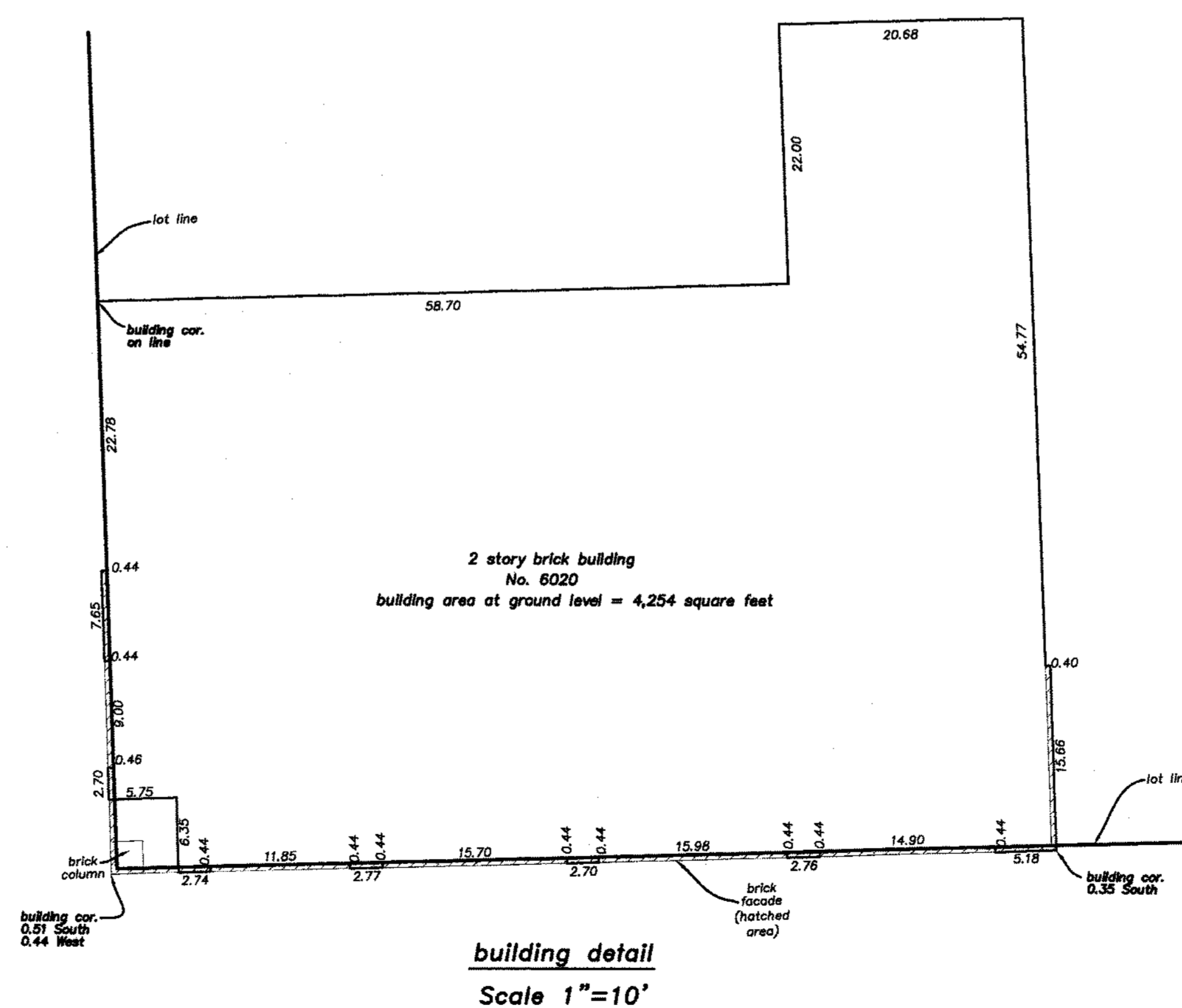
Design Firm #184-005910
Expires April 30, 2021

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

Surveyor's Notes:

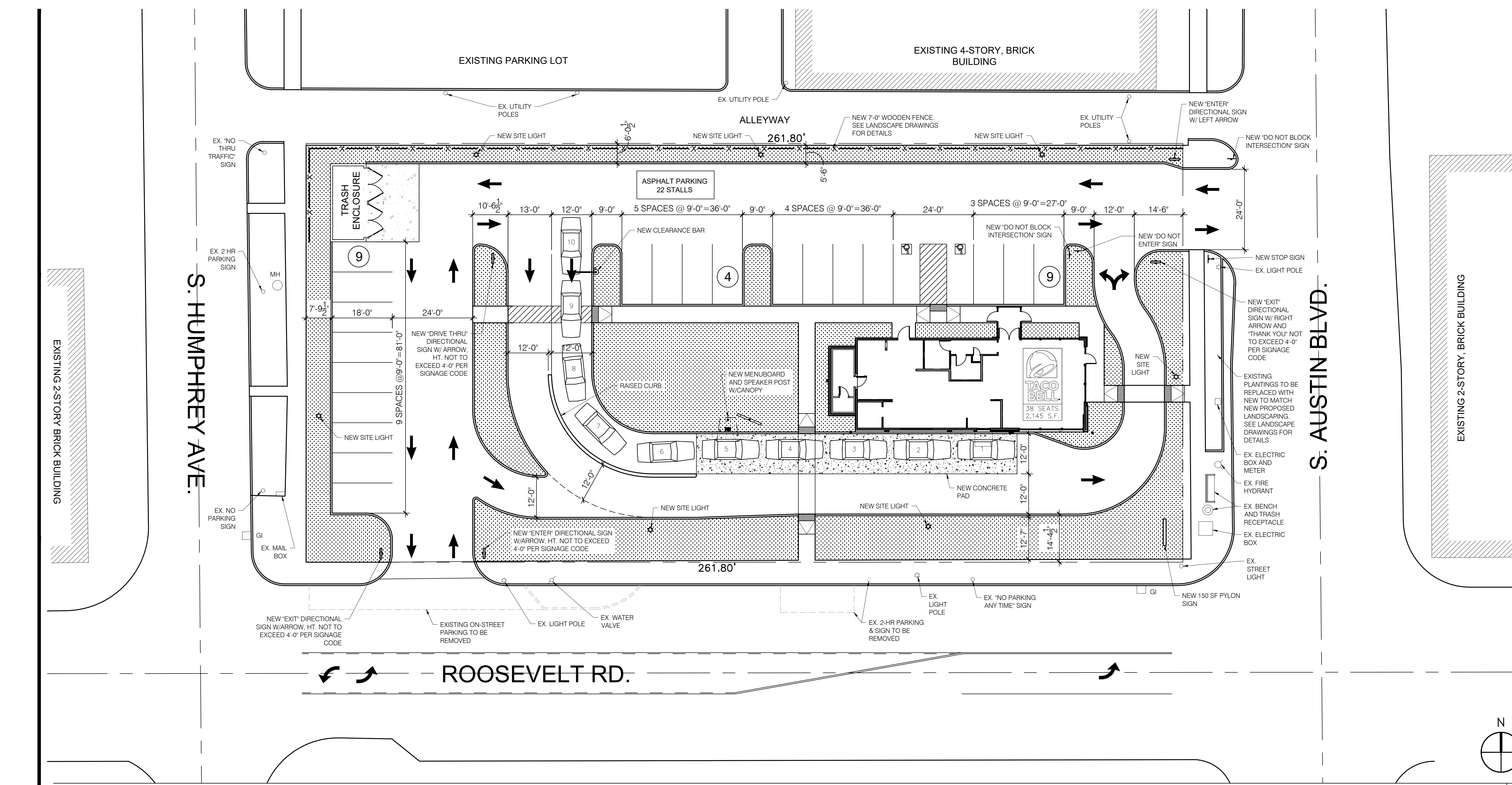
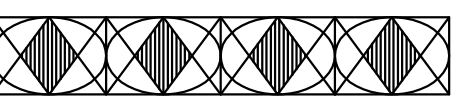
- The land area of the property is 32,722 square feet, being 0.751 acres.
- The Property is not being used as a solid waste dump, sump or sanitary landfill.
- All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
- There is no evidence of new construction 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.

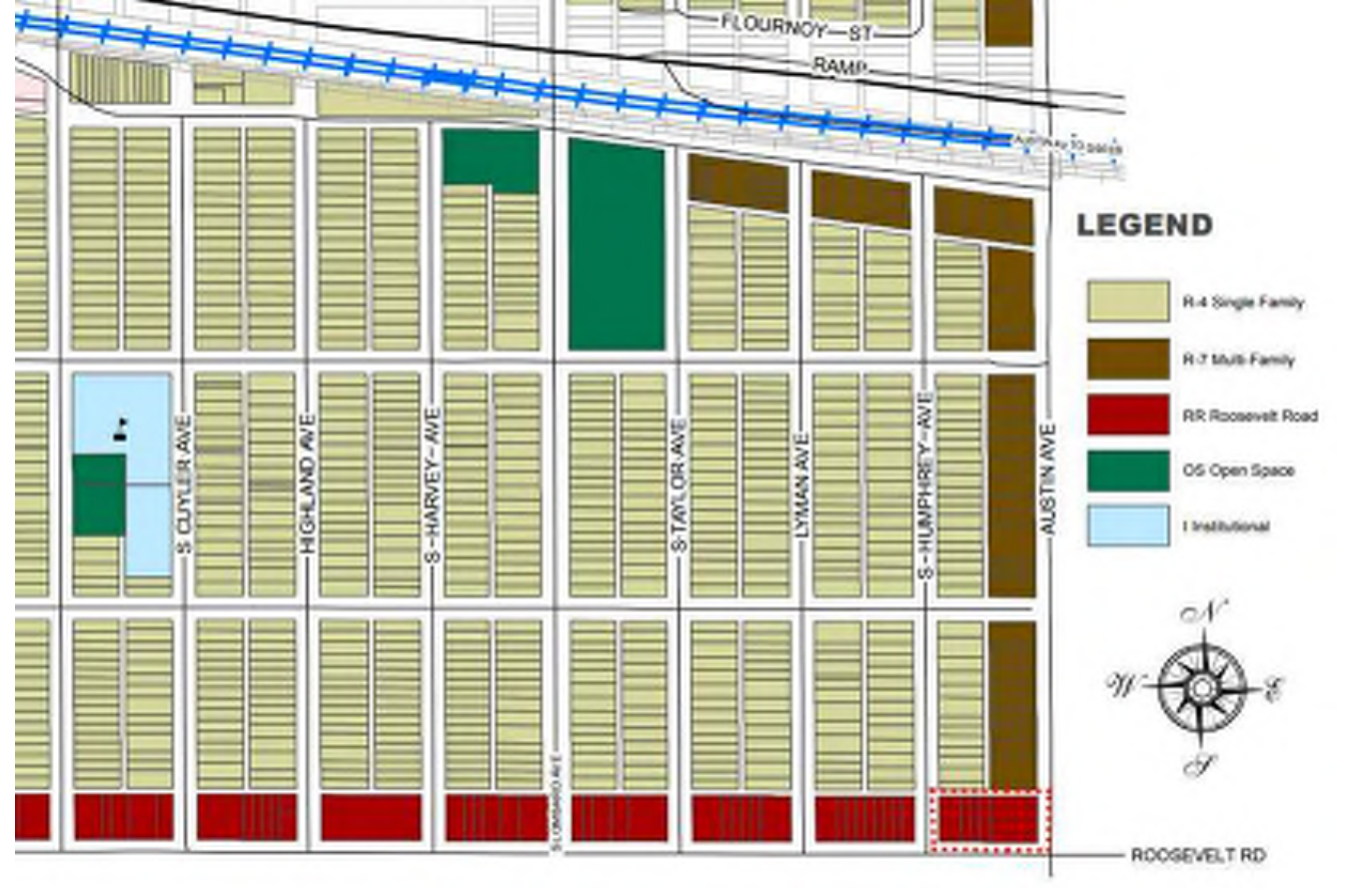


Legend

	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		



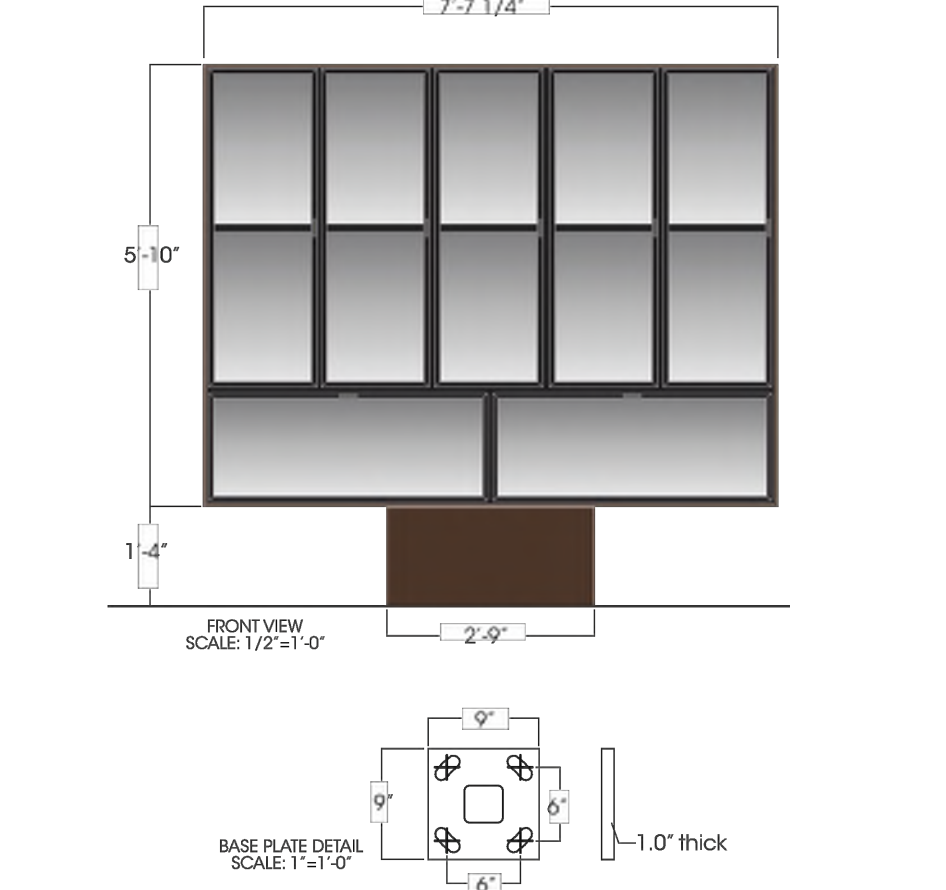
SITE PLAN 1" = 15'-0" **1**



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**

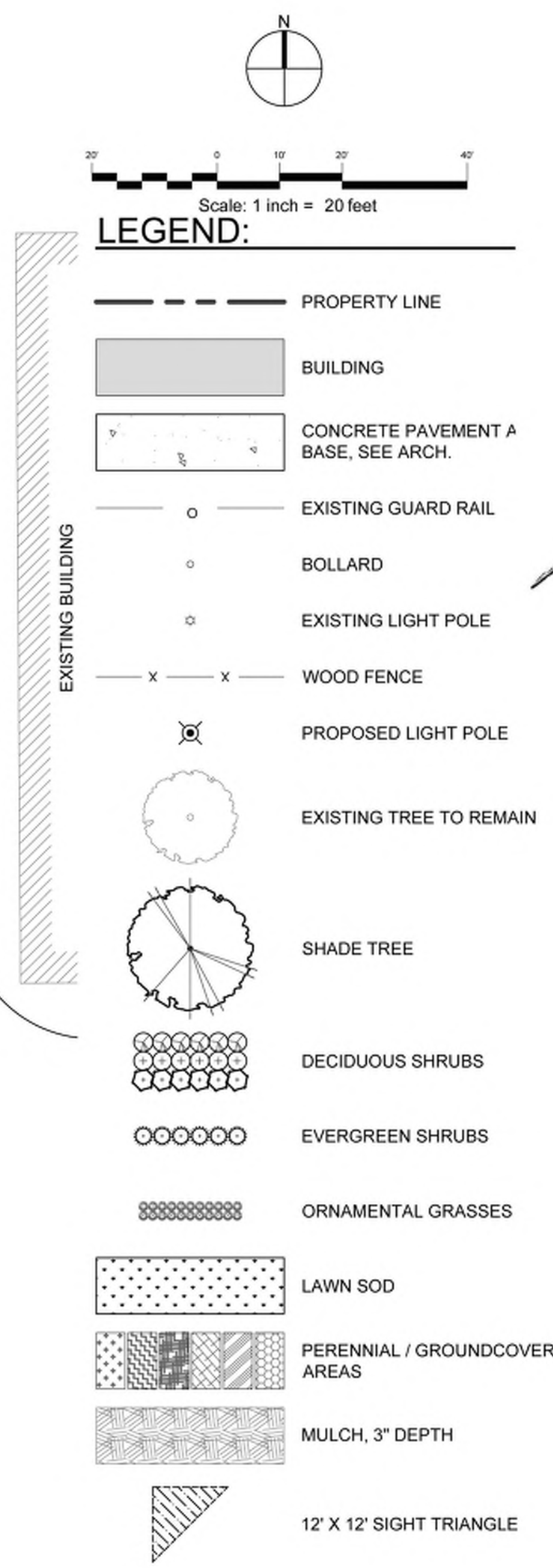
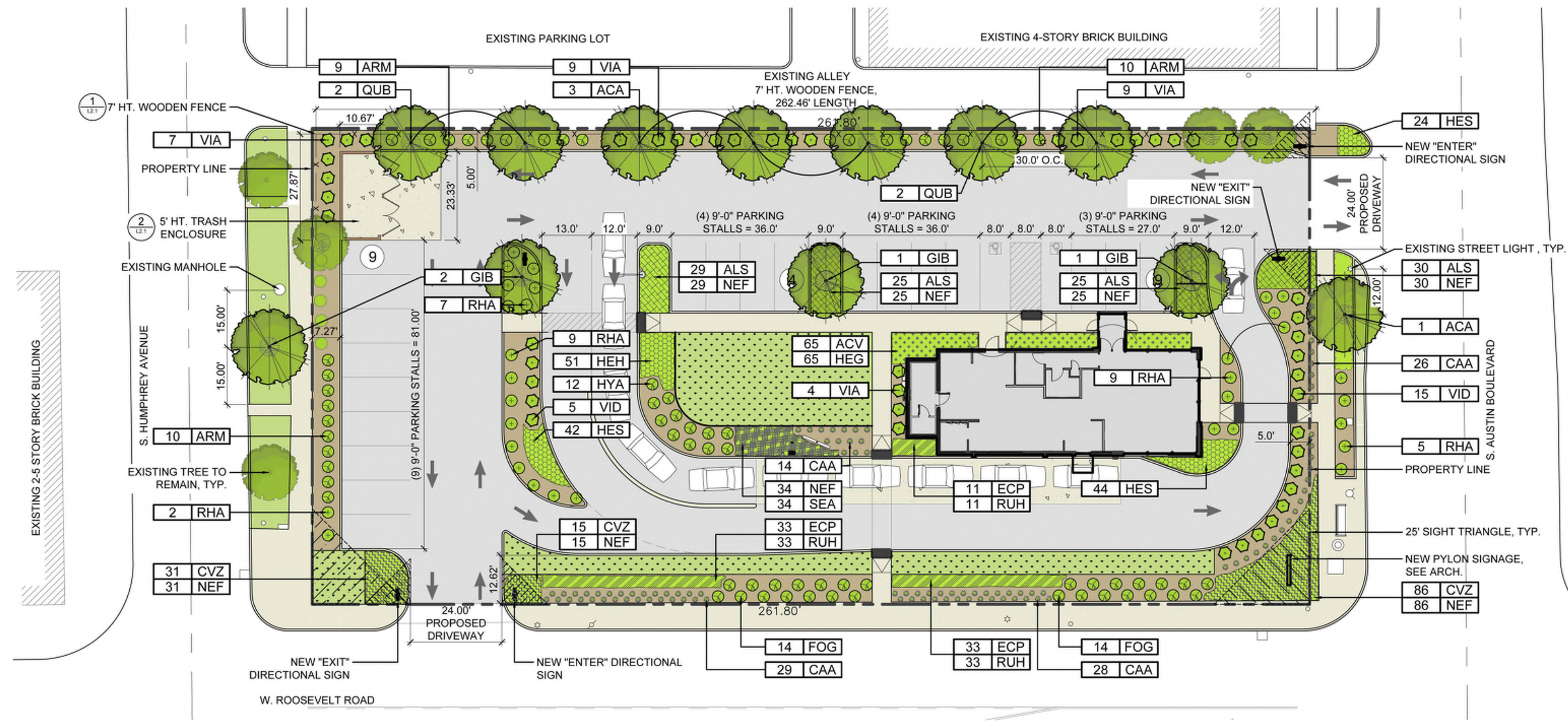
TACO BELL
6000 ROOSEVELT RD
OAK PARK, IL 60304



**EXHIBIT NO. 7
SITE PLAN**

SP1.0

PLOT DATE:



LANDSCAPE ARCHITECT

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

KEVEN GRAHAM
157.000150
State of Illinois

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 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

Plant Schedule

Taco Bell - Oak Park, IL

Qty.	Key	Botanical name	Common name	Min. Size	Notes
SHADE TREES					
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
DECIDUOUS SHRUBS					
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.
PERENNIALS AND GRASSES					
109	ALS	Allium 'Summer Beauty'	Summer Beauty Allium	#1 Cont.	18" O.C.
65	ACV	Astilbe 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.
PERENNIALS AND GRASSES					
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.

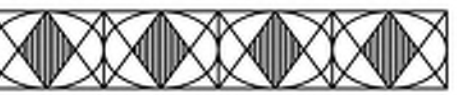
REAR SETBACK BUFFER YARDS
Requirement - 5' ht. fence and (1) shade tree per 30 LF of buffer yard. 263' buffer yard requires (8.78) shade trees
Proposed - (2) existing trees, (7) proposed trees, (37) shrubs

△	12.04.19
△	12.30.19
△	02.21.20
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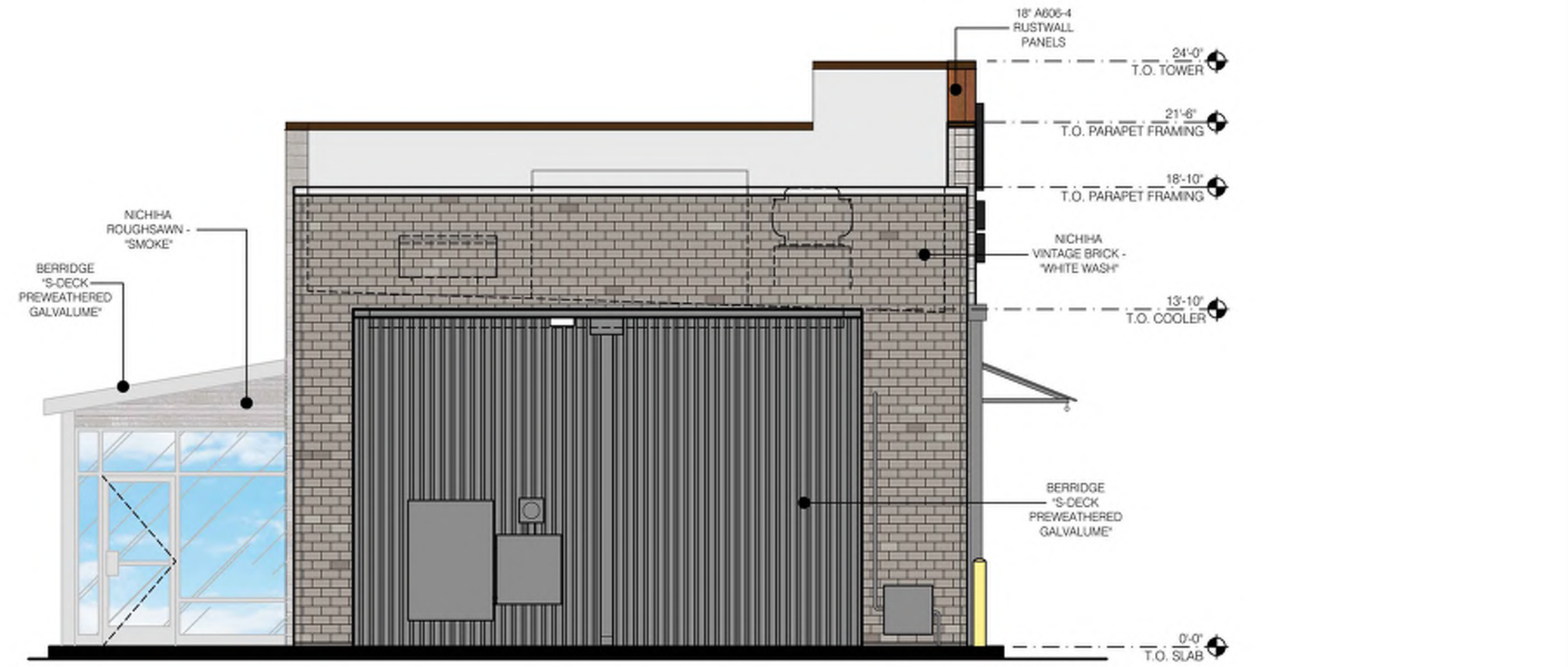
CONTRACT DATE:
BUILDING TYPE: EXPLORER MED40
PLAN VERSION: NOVEMBER 2019
SITE NUMBER:
STORE NUMBER:

TACO BELL
6000 ROOSEVELT RD
OAK PARK, IL 60304





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



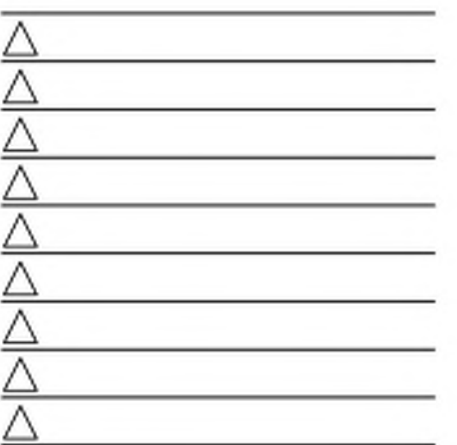
WEST ELEVATION 3/16" = 1'-0" **C**



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:

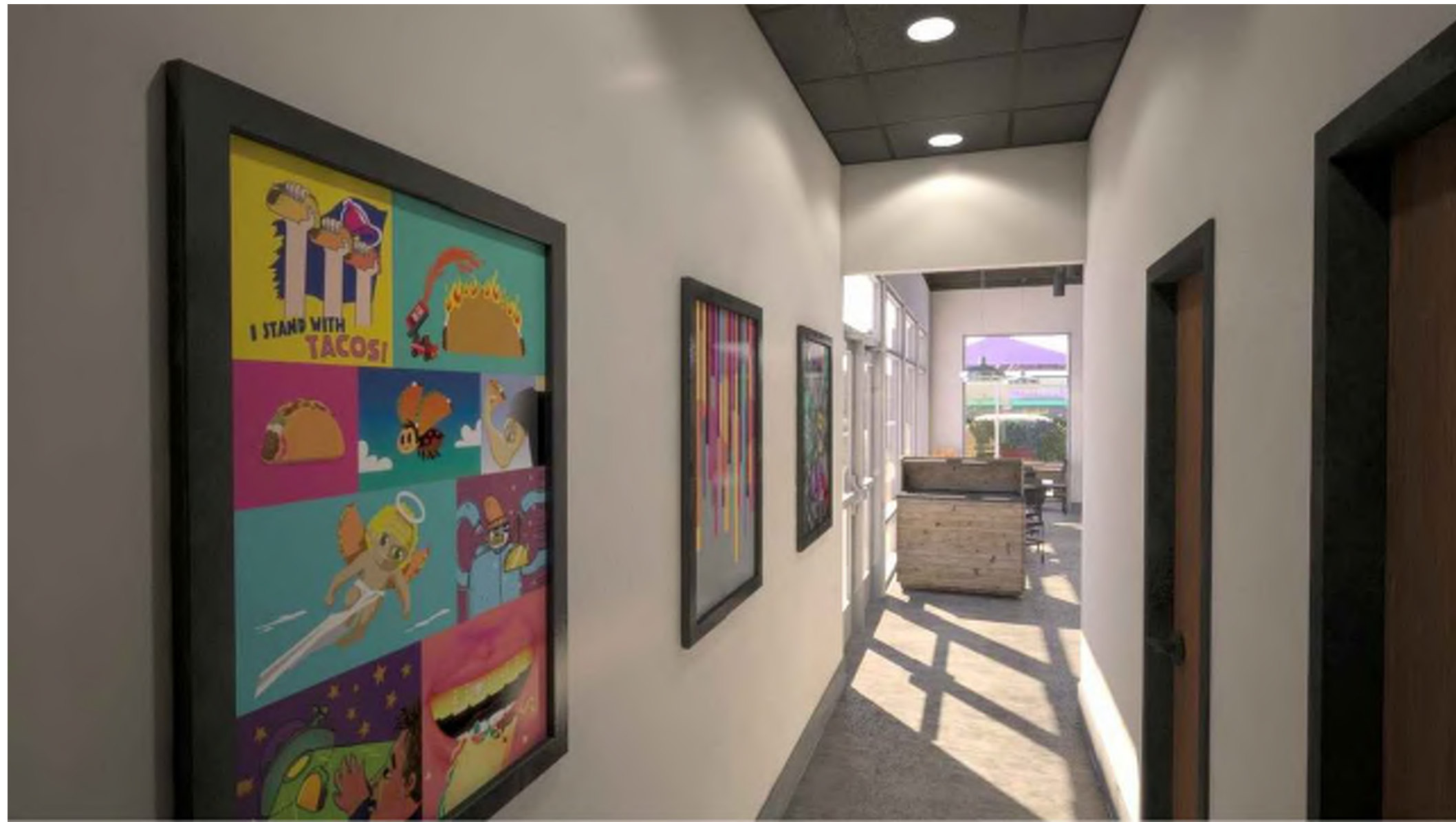
TACO BELL
6000 ROOSEVELT RD
OAK PARK, IL 60304



EXHIBIT NO. 7
COLOR
EXTERIOR
ELEVATIONS

A4.2

PLOT DATE:



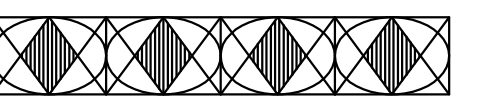
INTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVE

MRV

ARCHITECTS, INC.



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

MRV ARCHITECTS, INC. 2020

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

TACO BELL

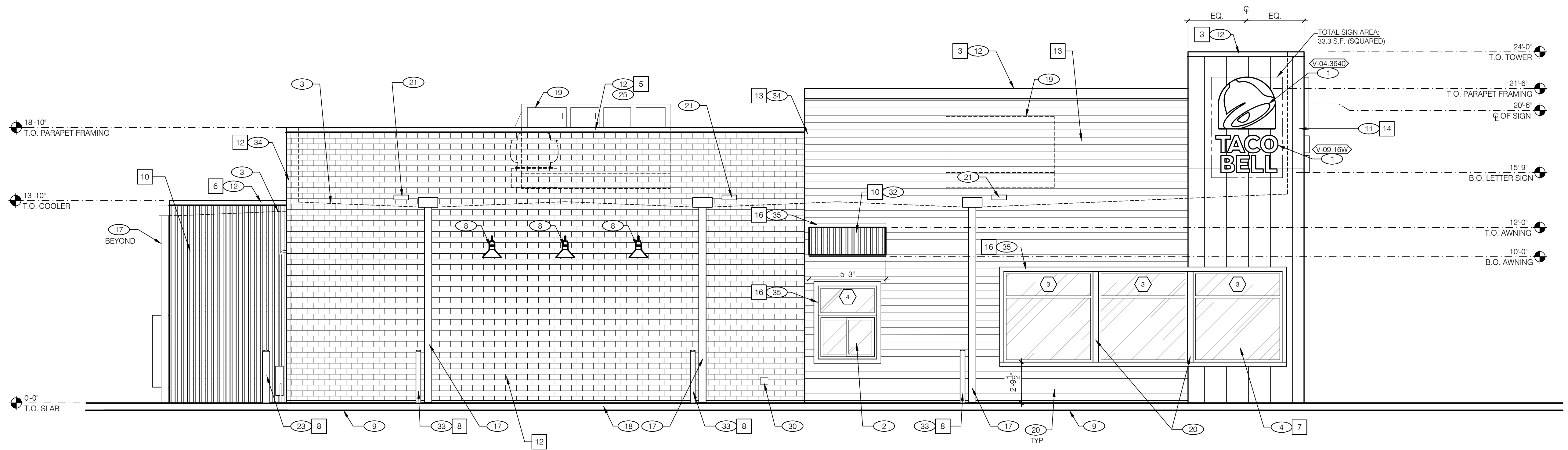
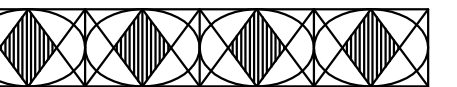
6000 ROOSEVELT RD
 OAK PARK, IL 60304



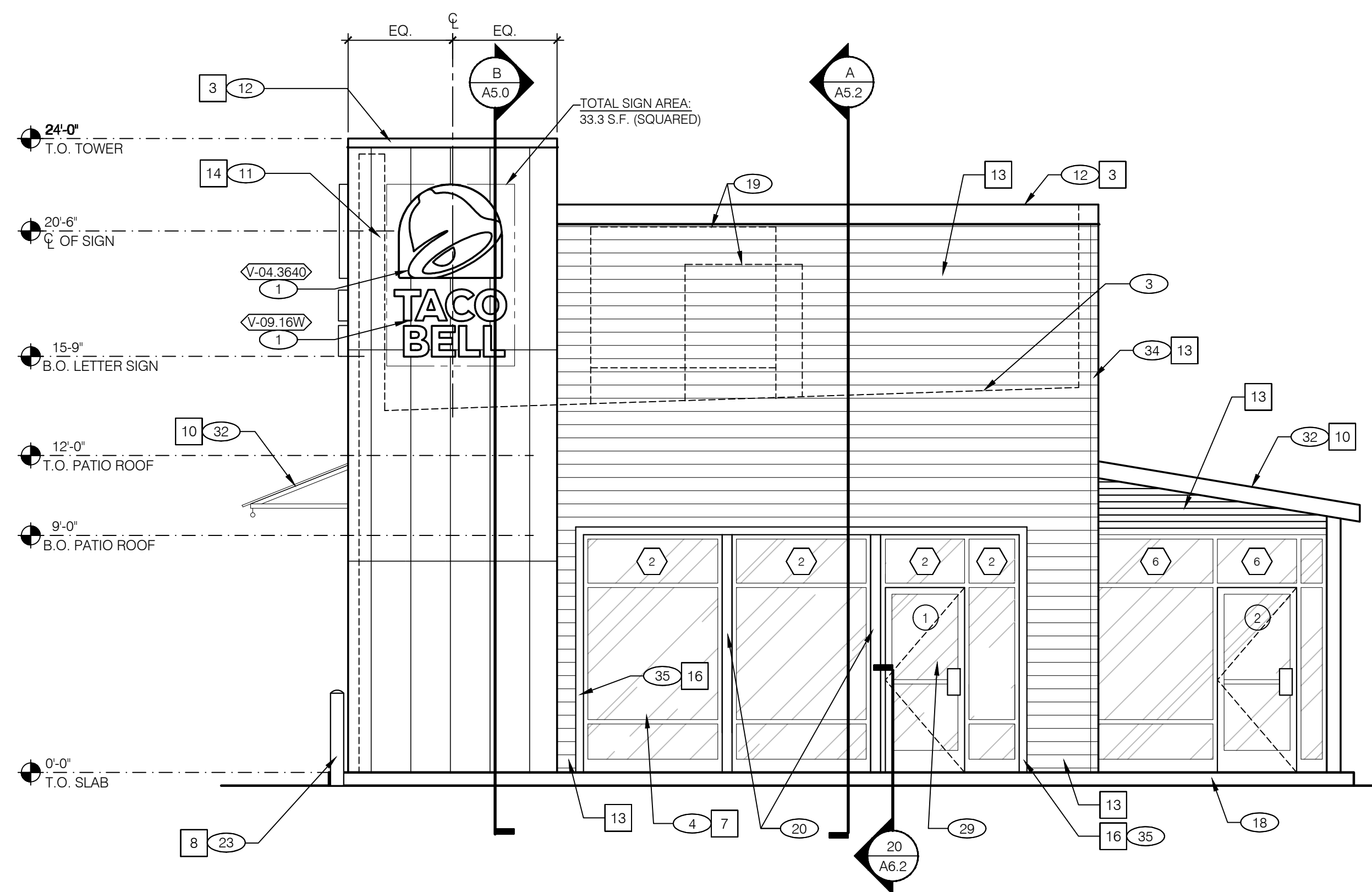
**EXHIBIT NO. 7
 PERSPECTIVE
 RENDERINGS**

A4.3

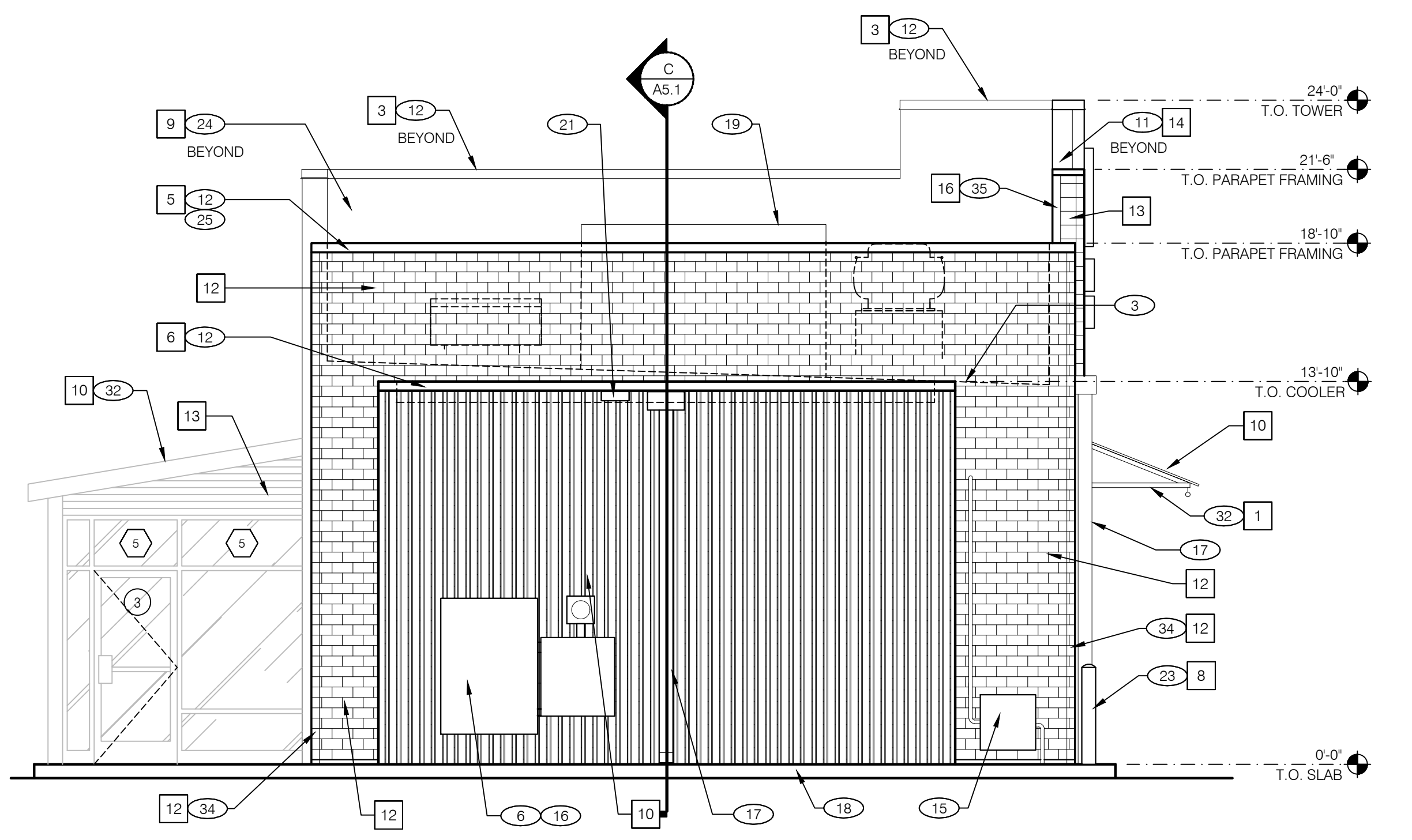
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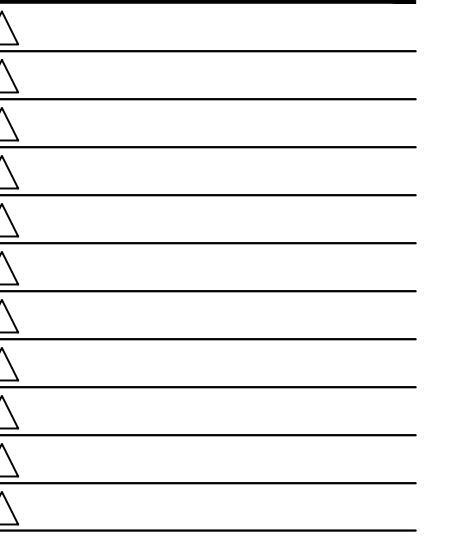
LEFT SIDE ELEVATION 1/4" = 1'-0" **A**



FRONT ELEVATION 1/4" = 1'-0" **C**



REAR ELEVATION 1/4" = 1'-0" **B**



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
EXTERIOR
ELEVATIONS**

A4.1

PLOT DATE: