



Commission/Board/Committee Name: _____

Date of Meeting: _____

Time of meeting: _____

Location of Meeting: **Lower Level of Village Hall, 517 Desplaines Avenue, Forest Park, IL 60130**

AGENDA:

Roll Call

Approval of minutes from the meeting of _____

Unfinished Business:

1. _____
2. _____
3. _____
4. _____

New Business:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Public Comment

Adjournment

**Village of Forest Park
Plan Commission Meeting Minutes
Monday, 02 March 2020**

1. Call to Order: The Plan Commission meeting was called to order at 7:00 pm.

2. Establish Quorum:

Present: Barbahen, O'Connell, Harnett

Absent: Brown, East

3. Approval of Minutes. Minutes from January 2019 meeting tabled.

4. PC 2020-01 Approval of Brightleaf's Burkhardt Subdivision

Chair Barbahen opened the hearing and asked PC members for comments or questions. No questions were asked therefore the Chair asked for a motion to approve.

Motion by Harnett, Second by O'Connell, 3-0 approved.

Having no other business and no representatives from the public the Chair asked for a motion to adjourn.

Motion by O'Connell, Second by Harnett, 3-0 approved.

Public Comment:

Motion by East, Second by O'Connell. 4-0 approved.

Respectfully submitted,

Steve Glinke - Director

Village of Forest Park

Memorandum

TO: Zoning Board of Appeals

FROM: Nina Idemudia, AICP, Planning Consultant

RE: ZBA 2020-02: 161 South Harlem Avenue
Petitioner: Ampler Development

DATE OF REPORT: June 15, 2020
DATE OF ZONING BOARD OF APPEALS MEETING: June 20, 2020

PROJECT OVERVIEW: The petitioner is requesting approval for a Site Plan and Conditional Use for drive through facilities per Sections 9-7 and 9-4A-2 of the Village Zoning Code in the B-2 (Community Shopping District) on the following described property:

GENERAL PROPERTY INFORMATION

| | |
|--|---|
| Applicant's Name: | Ampler Development |
| Property Owner's Name: | Barbara Shimkus |
| Common Property Address: | 161 South Harlem Avenue |
| Common Location: | NW side of Harlem Avenue and Randolph Street |
| Neighboring Property Land Use(s): | North – B-2 (Community Shopping District) South – B-2 (Community Shopping District) West – R-2 Medium density/R-3 High Density East – Oak Park |
| Existing Use of Property: | Vacant Carwash |
| Proposed Use of Property: | Restaurant with Drive Through |
| Existing Property Zoning: | B-2 (Community Shopping District) |
| Property Size: | 125' x 135' (16,875 square feet) |

PROJECT DOCUMENTS:

1. Project narrative MRV Architects submitted 6/25/20 dated 6/23/20
2. Site plan final, MRV Architects submitted 6/24/20 and dated June 2020
3. Site elevations, MRV Architects submitted 6/24/20 and dated June 2020
4. Site colored elevations, MRV Architects submitted 6/24/20 and February June 2020
5. Photometric Plans, MRV Architects submitted 6/24/20 and dated June 2020
6. Petitioner application and zoning questionnaire submitted 6/24/20
7. Sign and Striping Plan, MRV Architects submitted 6/24/20 and dated June 2020
8. Landscape plan, MRV Architects submitted 6/24/20 and dated June 2020

9. Traffic Planning Study prepared by Gewalt Hamilton Associates, Inc. submitted 6/25/20 and dated June 22, 2020.



PROJECT DESCRIPTION:

The applicant, Ampler Development, intend to build a new freestanding Taco Bell franchise building with an accessory drive-thru at the above noted location. The applicant states that the franchise group own and operate many drive-thru locations throughout the United States.

The construction site consists of one lot of record that is approximately 123 feet wide by 135 feet deep and 16,447 S.F. in total. The one-story building is proposed to be 1,727 S.F. square feet with 14 parking spaces. The building is expected to be in operation 7 days a week. The dining room will remain open from 7 A.M. daily and close at 10 P.M. daily. On weekdays, the drive-thru shall remain operational until midnight. During the weekend, this would be extended to 2 A.M.

Access to the site would be provided via a full access drive on Harlem Avenue and a right-in/right-out access drive on Randolph Street. 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 the north. The site's current design allows for a 7 car stack. According to the traffic study prepared by Gewalt Hamilton Associates, Inc. the proposed drive-thru stacking should adequately accommodate the peak demand.

ANALYSIS:

As proposed, the existing building and parking lot would be demolished, and a Taco Bell with indoor seating and a drive-thru would be constructed. The site previously served as a carwash which is currently vacant. The new restaurant would serve as a new active use of the parcel in question and its construction would allow several new site improvements. After reviewing the applicants required submission materials, including a traffic study prepared by Gewalt Hamilton Associates, Inc, the request for a site plan approval and conditional use for a drive through is reasonable. As conditioned, the project's impact to the surrounding neighborhood would be less than significant and the proposal complies with all applicable development standards in the zoning code.

STAFF REVIEW AND RECOMMENDATION:

Staff recommends approval of the Site Plan and Conditional Use for drive through facilities per Section 9-4A-2 of the Village Zoning Code in the B-2 (Community Shopping District). If the Zoning Board of Appeals wishes to support the request, the following sample motion is provided:

Based on the submitted petition and testimony provided, I move that the Zoning Board of Appeals recommend to the Village Council approval of the Site Plan and Conditional Use for drive through facilities per Section 9-4A-2 of the Village Zoning Code in the B-2 (Community Shopping District) subject to the following conditions:

- 1. The site shall be constructed in substantial compliance with the "Project Documents" identified in this report and available in the Department of Community Development.*
- 2. All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and Director of Public Health and Safety.*
- 3. Trash facilities must be screened and rodent bait stations maintained on site.*
- 4. Any violation of the above conditions will result in a violation of the Municipal Code of the Village of Forest Park and the owner may be subject to fines, as determined by the Village Council from time to time, for each day said violation exists, as well as a revocation of the conditional use permit.*

Addendum to the staff report:

At the regularly scheduled meeting of the ZBA on Monday 20 June, 2020 the members of the Board unanimously approved the petitioners request for a special use for drive-thru facilities at the subject address.

S. Glinke 21 June 2020

21 June 2020

Mayor Hoskins and Members of the Village Council

At the June regularly scheduled meeting of the ZBA, members of the Board unanimously approved the petitioners request for conditional use approval to operate a drive-thru facility at 161 Harlem Ave. The following summary of issues/concerns were discussed.

Three property owners attended the meeting and expressed concerns about the change in use as it potentially affects their holdings. The owners of 138 Elgin, 152 Elgin and 156 Elgin voiced concerns which were echoed by the members of the ZBA.

Site lighting. The petitioner has submitted photometric plans that are subject to review and/or modification by the Village Engineer and IDOT. The petitioner stated that care was exercised in the lighting plan due to its proximity to residential neighborhoods. Staff is confident the design and 3rd party review will mitigate concerns regarding over-illumination into proximate residential properties.

Separation of the subject property from the public alley. The original proposal calls for landscaping along the west lot line parallel to the alley. Members of the ZBA agreed with those offering public comment that a physical structure be installed and maintained. This has been added as a 5th condition for approval and the petitioner has agreed to work with staff on details for a fence along that west lot line.

Hours of operation. The petitioner is requesting dine-in hours from 7am to 10pm and drive thru operations to midnight on weekdays and 2am on weekends. The petitioner stated that they are requesting nothing more than what has been approved for other drive-thru facilities in Forest Park. The McDonalds at 420 DesPlaines offers drive thru operations until 12am 7 days per week. Staff believes the safeguards offered by the petitioner (electronic order board, alley fence) mitigate concerns regarding potential disturbances caused by drive thru customers. Ultimately the petitioner is responsible for the maintenance of quiet enjoyment by neighbors and subject to penalties and/or fines for infractions caused by their operations.

Traffic. Public comment and members of the ZBA questioned access/egress to the site as well as patron use of the public right of way (alley). Staff always maintained that existing operations (car wash) was a nuisance presence due to their use of the public alley, stacking at peak volume on Randolph and the termination of the wash at the public sidewalk (Harlem frontage). The submitted design eliminates all of those issues. Ultimately the circulation to/from the site will be subject to review and approval by the Illinois Department of Transportation. Staff is pleased with the elimination of the nuisance uses of public right(s) of way and confident IDOT review will be thorough and address any access/egress concerns. The petitioner has also submitted a traffic study which is subject to review/approval by the Village Engineer.

Trash pick up and deliveries. The trash will be fully screened and enclosed on site. Pick-up will be done several times weekly via the public alley. This is a marked reduction in traffic from the car washes use of the alley. The petitioners' agreement to install a fence along the alley will require deliveries to be done on-site. Rodent prevention is a standard condition of approval for all food related conditional uses.

Directors' summary:

While the concerns expressed at the meeting have some merit, the petitioner is an experienced operator of more than 300 fast food restaurants. That scale offers a certain attention to detail and understanding of the maintenance of quiet enjoyment of neighborhoods in proximity to their operations. Staff is comfortable with the petitioners responses to expressed concerns and believes the 3rd party reviews by our Engineer and IDOT will prevent disruption and maintain a quiet balance between the two uses (residential v commercial).

Village of Forest Park Memorandum

TO: Plan Commission

FROM: Steve Glinke, Director

SUBJECT: **PC 2020-03** 161 Harlem Ave.
Petitioner: Ampler Development represented by MRV Architects

DATE OF REPORT: 21 July 2020
DATE OF PLAN COMMISSION MEETING: 03 August 2020

PROJECT OVERVIEW: The petitioner/property owner is requesting site plan approval to construct a new Taco Bell restaurant with drive thru facilities.

PROJECT DOCUMENTS:

The following documents, submitted by the developer.

1. Project narrative MRV Architects submitted 6/25/20 dated 6/23/20
2. Site plan final, MRV Architects submitted 6/24/20 and dated June 2020
3. Site elevations, MRV Architects submitted 6/24/20 and dated June 2020
4. Site colored elevations, MRV Architects submitted 6/24/20 and February June 2020
5. Photometric Plans, MRV Architects submitted 6/24/20 and dated June 2020
6. Petitioner application and zoning questionnaire submitted 6/24/20
7. Sign and Striping Plan, MRV Architects submitted 6/24/20 and dated June 2020
8. Landscape plan, MRV Architects submitted 6/24/20 and dated June 2020

PROJECT DESCRIPTION:

The applicant, Ampler Development, intend to build a new freestanding Taco Bell franchise building with an accessory drive-thru at the above noted location. The petitioner has the subject property under contract for purchase pending a successful request for conditional use approval by the ZBA for drive thru facilities, which occurred in June 2020.

The construction site consists of one lot of record that is approximately 123 feet wide by 135 feet deep and 16,447 S.F. in total. The one-story building is proposed to be 1,727 S.F. square feet with 14 parking spaces. Access to the site would be provided via a full access drive on Harlem Avenue and a right-in/right-out access drive on Randolph Street.

SITE PLAN REVIEW BY THE PLAN COMMISSION: The Plan Commission is asked to aid to the elected officials evaluate whether certain types of additions and new construction is consistent with the Comprehensive Plan as well as to ensure that the project meets the Standards for Site Plan approval found in Chapter 7 of the Zoning Ordinance. Both sets of standards are outlined below and shown in **bold** and are followed by a description of how the proposed plan addresses each standard.

STANDARDS FOR SITE PLAN APPROVAL:

In reviewing and determining whether to approve or disapprove a site plan, the Plan Commission and Village Council shall consider the criteria established in Chapter 7 Site Plan of the Village of Forest Park Zoning Code. The criteria and staff's evaluation of the applications compliance with those criteria are as follows:

A. The application shall comply with the provisions of this chapter and other ordinances of the village.

The application and submitted materials comply with the requirements.

B. The plan shall be in reasonable conformity with the Comprehensive Plan.

The applicant has provided information in their project narrative. Of note, the Comprehensive Plan calls for redevelopment that complies with the zoning code. The proposed development meets all of the currently enforced zoning thresholds. In addition the plan calls for separation of commercial uses buffered by public rights of way (alley) which is accomplished by the petitioners design.

C. Reasonable provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers or septic and schools.

Final building permits are subject to thorough review/approval by Village consultants, IDOT and the Metropolitan Water Reclamation District. Garbage facilities will be corralled and screened.

D. Any building or structure shall be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

Emergency access/egress is adequate to service emergency equipment. New construction required full fire sprinkler protection.

E. Adequate provision shall be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood.

See staff review below.

F. Open space provided is configured to make that open space usable, functional, and appropriate to the development proposed.

The site landscape plan has been reviewed and approved by staff and the Village Planner and is in keeping with the requirements of this section.

G. Streets and sidewalks shall, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

The existing sidewalk network is intact and should remain so through and after construction.

H. Provision shall be made to ensure that adequate access roads or entrance or exit drives will be provided and will be designed and improved so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets.

Approval subject to review and approval from the Illinois Department of Transportation as both Harlem and Randolph are IDOT ROW's.

I. Adequate provision shall be made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

The petitioner has submitted a traffic study for review by Village consultants. The petitioner was able to provide staff with evidence of expected volume which appears to meet on-site parking requirements as well as stacking for the drive thru.

J. Adequate water mains and fire hydrants shall be provided in accessible places in accordance with good firefighting and fire prevention practice.

As mentioned, the structure will be fully fire sprinkler protected.

K. Adequate provision shall be made for the collection and disposition of all on and off site storm water and natural water, including, but not limited to, on site drainage retention facilities.

Engineering plans will be submitted by the developer which will require the review and approval of the Village Engineer.

L. Adequate provision shall be made for the collection and disposition of sanitary sewage.

Same as above.

M. Adequate provision shall be made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage.

The design includes landscaping which will substantially reduce the amount of impervious surface.

N. Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the director of public health and safety to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

This location recently received a NFR letter from the State of Illinois. All hazards previously known have been successfully remediated.

O. Adequate provision shall be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination shall be met.

This project will not produce unusual glare on adjoining property from vehicles or stationary lighting fixtures used on the site. Site photometric plan subject to review/approval by Village Engineer and IDOT. The new fence will substantially block vehicle headlights to nearby residential neighborhood.

P. Adequate provision shall be made to ensure that the location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site and will not have an adverse effect on any adjacent properties.

Acknowledged and subject to the DPHS permitting process.

STAFF REVIEW:

At the regular meeting of the ZBA in June 2020, members heard from a resident and two adjacent property owners who expressed a number of “quality of life” concerns. Although outside the purview of the ZBA the Board allowed testimony which the petitioner and staff agreed, satisfied those concerns.

Traffic Access/Egress. As mentioned, this is an experienced developer who has provided staff with background and data supporting the design and anticipated site volume/capacity. Furthermore multiple 3rd party approvals serve as redundant mechanisms to ensure compliance both on site as well as access and egress. The ZBA has added as a condition of approval a demising fence along the alley frontage completely separating the subject property from the public alley.

Site Lighting. The site plan includes photometric plans designed to minimize over-illumination and are subject to review and approval of by both IDOT and the Village Engineer.

Garbage. Trash facilities are corralled at the rear of the site and rodent control is a requirement of approval for restaurants.

Hours of Operation. The structure will be open from 7am to 10 pm seven days per week. The drive thru will operate until midnight on weeknights and 2am on weekends. This is ultimately a policy decision to be made by the Village Council and staff recommends discussions regarding hours of operation be handled at the Council level. The petitioner has agreed to abide by competitive (other drive thru's) parity.

Staff believes all of these issues have been thoroughly vetted or are subject to additional review as required by the permit process. As this design is part of a corporate driven package staff believes the PC has little influence over that which has already been agreed to as a result of the ZBA hearing. Staff supports the design and recommends that the PC do likewise.

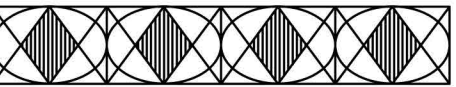
Should the Plan Commission wish to recommend approval of the Site Plan, a sample motion is provided herein.

Based on the submitted petition and testimony provided, I move that the Plan Commission recommend to the Village Council approval of the Site Plan associated with PC 2020-03 subject to the following conditions:

- 1. The site shall be constructed in substantial compliance with the "Project Documents" identified in this report and available in the Department of Public Health and Safety.***
- 2. All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and Director of Public Health and Safety.***
- 3. No building permits and no Certificate of Occupancy for the Subject Property shall be issued by the Department of Public Health and Safety to the Owner unless all debts owed to the Village of Forest Park by the Owner have been paid in full prior to the issuance of such permits or certificate.***
- 4. The applicant shall provide fully-dimensioned elevations to demonstrate compliance with all zoning requirements.***
- 5. The site plan approval shall be valid for one (1) year after its passage and approval unless a building permit has been issued.***
- 6. Any violation of the above conditions will result in a violation of the Municipal code of the Village of Forest Park and the owner may be subject to fines for each day said violation exists.***

MRV

ARCHITECTS, INC.



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

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

A



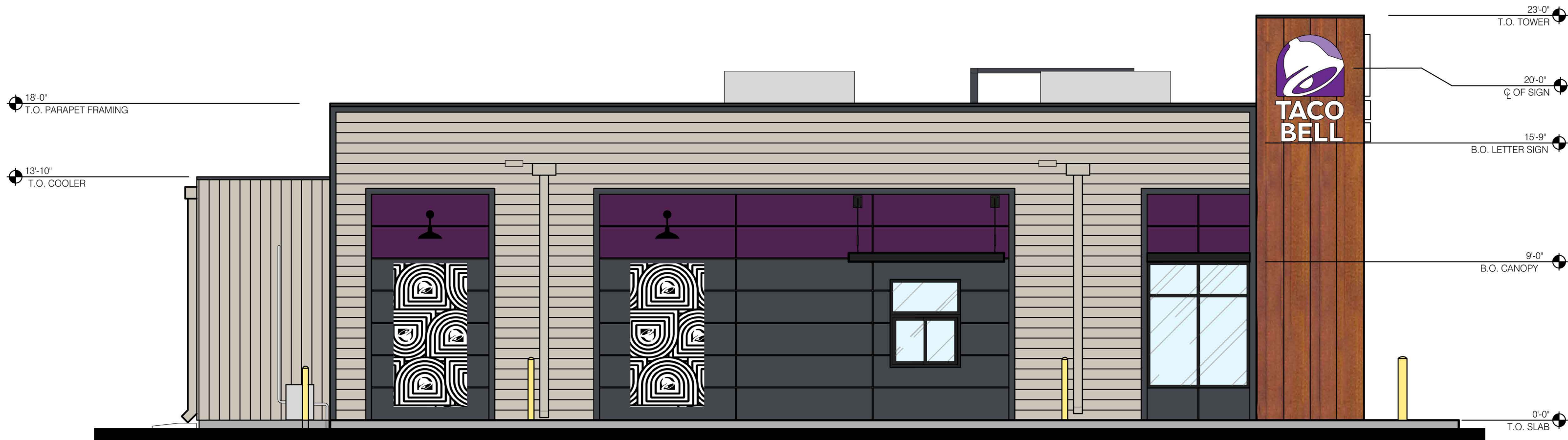
SOUTH ELEVATION 3/16" = 1'-0"

C



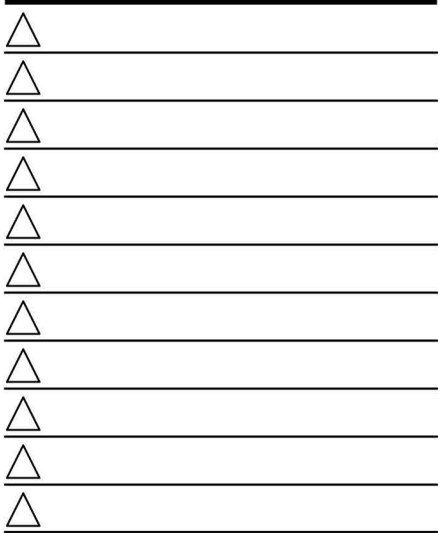
NORTH ELEVATION 3/16" = 1'-0"

B



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

D



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

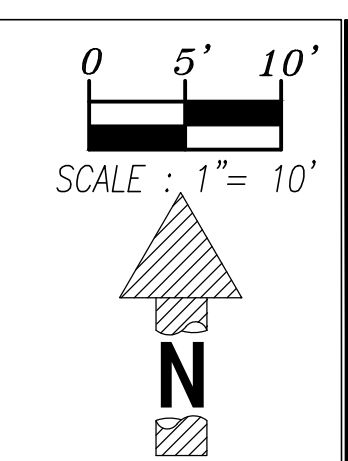
TACO BELL
161 S HARLEM AVE
FOREST PARK, IL 60130



COLORED
ELEVATIONS

A4.2

PLOT DATE:



MRV

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MRV ARCHITECTS, INC. 2020

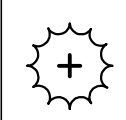
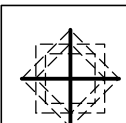
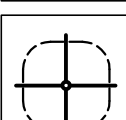
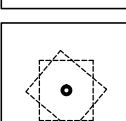
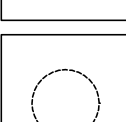
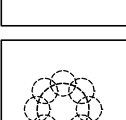
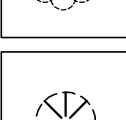
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PLANTING LEGEND

TREES

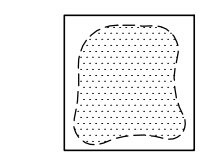
| | |
|---|---|
|  | <p>ARMSTRONG FREEMAN'S MAPLE TREE (FM)</p> <p>(<i>Acer x freemanii</i> 'Armstrong')</p> <p>7 TREES (Min. 2-1/2" cal.)</p> |
|  | <p>AMERICAN SENTRY LINDEN TREE (AS)</p> <p>(<i>Tilia americana</i> 'McKsentry')</p> <p>3 TREES (Min. 2-1/2" cal.)</p> |
|  | <p>NEW HORIZON TREE (NH)</p> <p>(<i>Ulmus</i> 'New Horizon')</p> <p>7 TREES (Min. 3" cal.)</p> |

SHRUBS

| | | |
|---|---|----------------|
|  | <p>MISS KIM DWARF LILAC (MK) <i>(Syringa patula 'Miss Kim')</i> 17 shrubs @ 48" centers</p> | (Min. 36" ht.) |
|  | <p>GINGER WINE NINEBARK (GW) <i>(Physocarpus opulifolius 'SMNBOPLR')</i> 3 shrubs @ 60" centers</p> | (Min. 36" ht.) |
|  | <p>DOUBLE PLAY GOLD SPIREA (DP) <i>(Spirea japonica 'Yan')</i> 20 shrubs @ 24" centers</p> | (Min. 18" ht.) |
|  | <p>SUNJOY GOLD PILLAR BARBERRY (SJ) <i>(Berberis thunbergii 'Maria')</i> 16 shrubs @ 24" centers</p> | (Min. 36" ht.) |
|  | <p>SPILLED WINE WEIGELA (SW) <i>(Weigela florida 'Bokraspiwi')</i> 11 shrubs @ 36" centers</p> | (Min. 18" ht.) |
|  | <p>CRANBERRY COTONEASTER (CC) <i>(Cotoneaster apiculata)</i> 6 shrubs @ 48" centers</p> | (Min. 18" ht.) |
|  | <p>LINESVILLE ARBORVITAE (LA) <i>(Thuja occidentalis 'Linesville')</i> 8 shrubs @ 48" centers</p> | (Min. 18" ht.) |

****NOTES:**

- ALL PLANTING AREAS ARE TO BE FINISHED WITH HARDWOOD MULCH AT MINIMUM 3" DEPTH.
- ALL REMAINING PVIOUS SURFACES TO BE FINISHED WITH 4" TOPSOIL & SEED.



HARDWOOD MULCH & PLANING BED LIMITS

PROJECT PARCEL ZONING DISTRICT: B2 COMMUNITY SHOPPING

PROJECT BENCH MARK:
FIRE HYDRANT-UPPER FLANGE
NW-BOLT ELEVATION- 623.94

CONTRACT DATE:

BUILDING TYPE: EXPLORER

BUILDING TYPE: EXPLORER
PLAN VERSION: JUNE 2020

SITE NUMBER:
STORE NUMBER:

STORE NUMBER. _____

TACO BELL

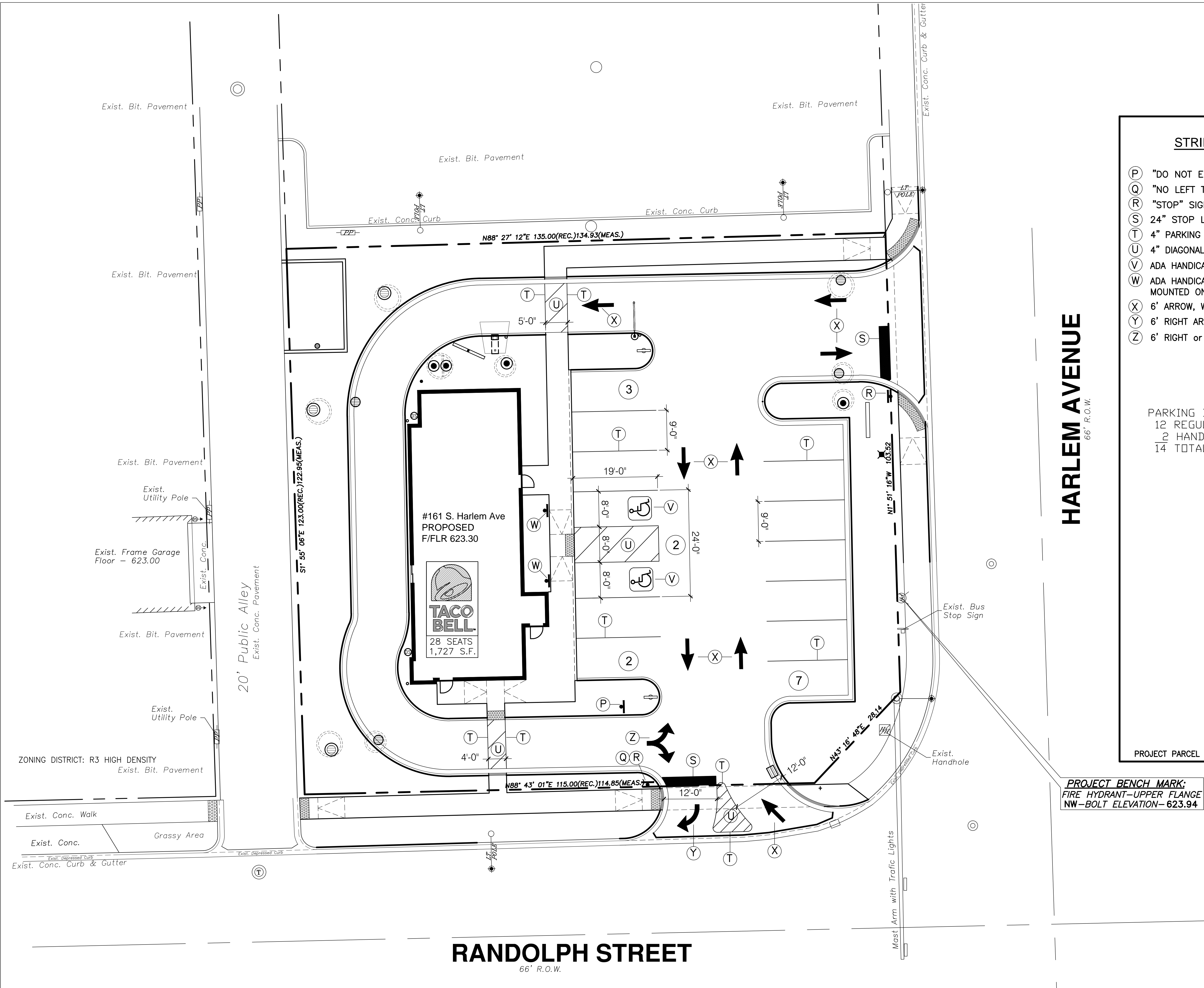
161 S HARLEM AVE
FOREST PARK, IL 60130



LANDSCAPE PLAN

L-1

PLOT DATE: 06-19-20



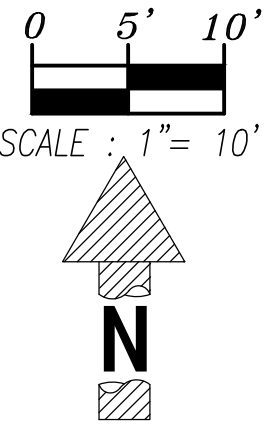
STRIPING & SIGN LEGEND

- (P) "DO NOT ENTER" SIGN MOUNTED ON STEEL POST
- (Q) "NO LEFT TURN" SIGN MOUNTED ON STEEL POST
- (R) "STOP" SIGN MOUNTED ON STEEL POST
- (S) 24" STOP LINE, WHITE THERMOPLASTIC
- (T) 4" PARKING LINE, YELLOW PAINT
- (U) 4" DIAGONAL STRIPING @ 4' CENTERS, YELLOW PAINT
- (V) ADA HANDICAP SYMBOL, YELLOW PAINT
- (W) ADA HANDICAP SIGN & \$250 FINE MOUNTED ON STEEL POST
- (X) 6' ARROW, WHITE PAINT
- (Y) 6' RIGHT ARROW, WHITE PAINT
- (Z) 6' RIGHT or LEFT ARROW, WHITE PAINT

PARKING DATA:
12 REGULAR STALLS (9'-0")
2 HANDICAP STALLS (16'-0")
14 TOTAL PARKING STALLS

PROJECT PARCEL ZONING DISTRICT: B2 COMMUNITY SHOPPING

PROJECT BENCH MARK:
FIRE HYDRANT-UPPER FLANGE
NW-BOLT ELEVATION- 623.94



MRV

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CONTRACT DATE: _____

BUILDING TYPE: EXPLORER

PLAN VERSION: JUNE 2020

SITE NUMBER: _____

STORE NUMBER: _____

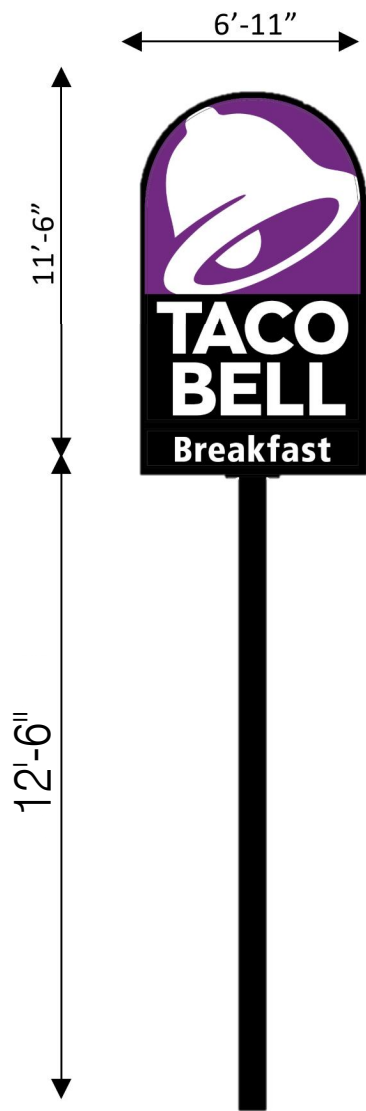
TACO BELL

161 S HARLEM AVE
FOREST PARK, IL 60130

SIGN & STRIPING PLAN

C-5

PLOT DATE: 06-19-20



V-01.75

DESCRIPTION:
Pylon Sign 75 SF
with Breakfast

Area: 75 SF

Optional messaging:
We Deliver

PYLON SIGN DETAIL

C

V-03

DESCRIPTION:
Directional Sign 3.98 SF

Area: 3.98 SF

OPTIONS:



DIRECTIONAL SIGN DETAIL

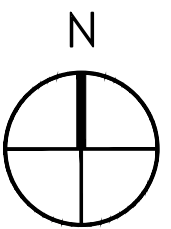
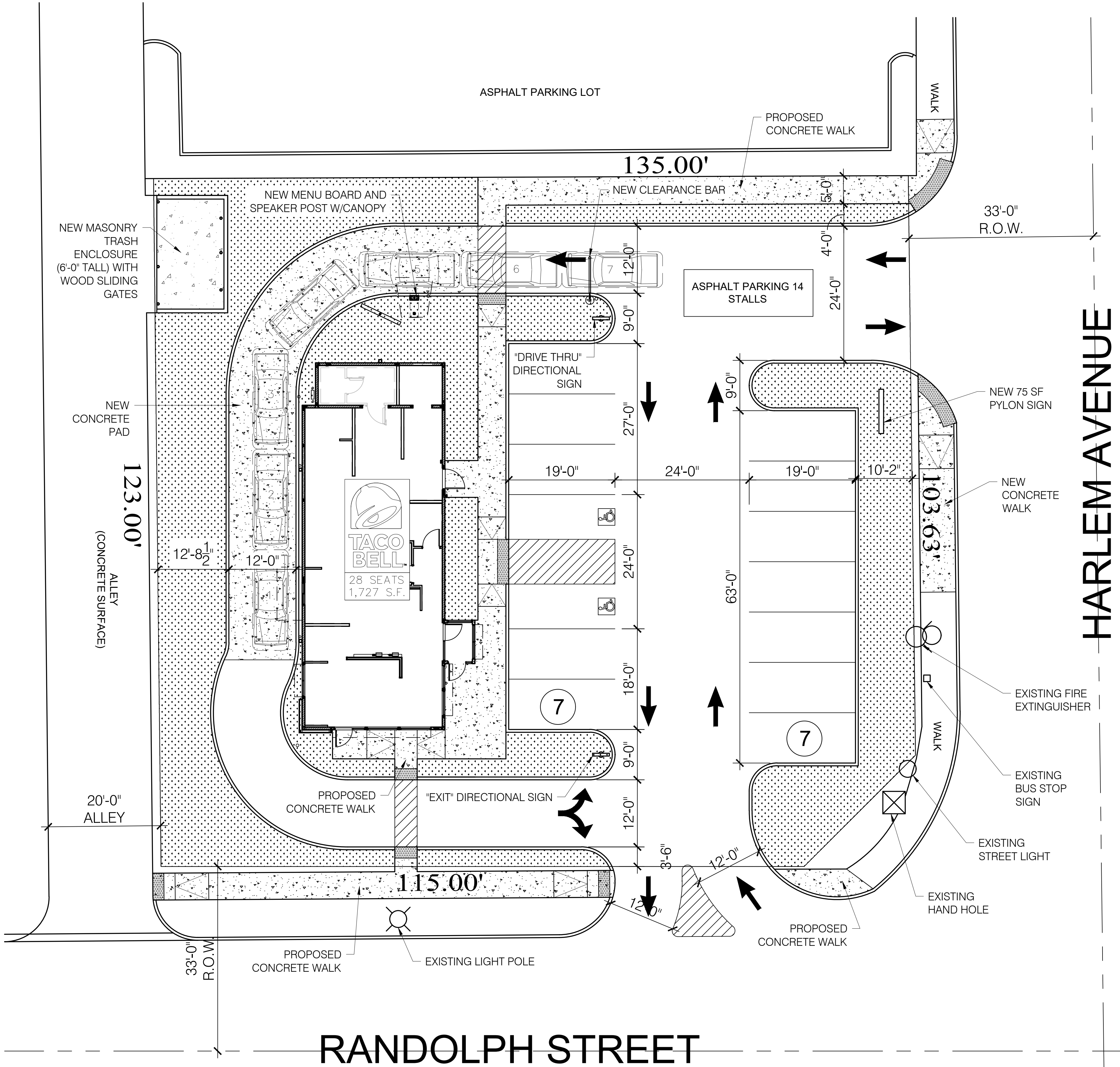
B

ZONING INFORMATION

| | |
|--|--|
| ZONING: | B-2 COMMUNITY SHOPPING DISTRICT |
| SITE AREA: | 16,447 S.F. / 0.378 ACRES |
| BUILDING AREA: | 1,727 S.F. |
| DRIVE-THRU STACKING: | 7 CARS |
| PARKING CALCULATION: | REQUIRED: 1 SPACE / 50 SQFT (EXCLUSIVE OF KITCHEN, RESTROOM AND STORAGE AREA) 622 SF / 50 = 13 SPACES PROPOSED: 14 SPACES (2 ACCESSIBLE SPACES) |
| IMPERVIOUS SURFACE AREA/PERCENTAGE OF SITE AREA: | PROPOSED: 4,445 SF (PERVIOUS) + 12,002 SF (IMPERVIOUS) = 16,447 SF (TOTAL) 27% IMPERVIOUS SURFACE. |
| LEGAL DESCRIPTION: | LOT 4 (EXCEPT THE NORTH 9 FEET THEREOF) AND LOT 5 (EXCEPT THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 IN BLOCK 13 IN RAILROAD ADDITION TO HARLEM: THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 4.50 FEET TO A POINT, THENCE NORTH 89 DEGREES 39 MINUTES 56 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 41 DEGREES 46 MINUTES 53 SECONDS WEST 6.00 TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 39 MINUTES 56 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING) IN BLOCK 13 AND EXCEPT THAT PART CONDEMNED FOR STREET IN CASE NUMBER 9650690 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. |

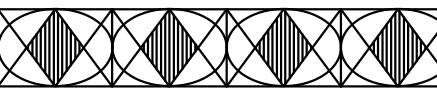
SITE INFORMATION

A



SITE PLAN 1" = 10' **1**

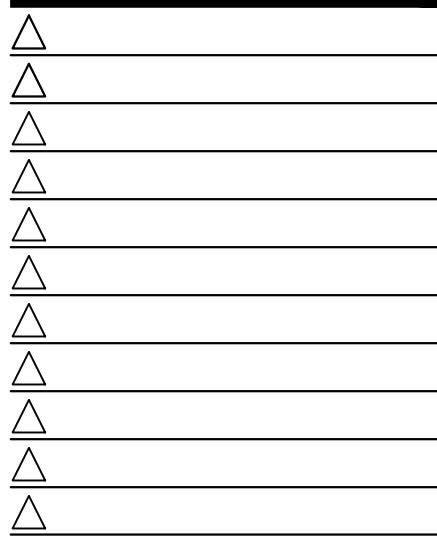
MRV
ARCHITECTS, INC.



5105 TOLLVIEW DR., SUITE 197
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CONTRACT DATE:
BUILDING TYPE: EXPLORER
PLAN VERSION: JUNE 2020
SITE NUMBER:
STORE NUMBER:

TACO BELL

161 S HARLEM AVE
FOREST PARK, IL 60130



SITE DETAILS

SP1.0

PLOT DATE:

Traffic Planning Study

To: **Nick Boyle**
Ampler Development LLC

From: Bill Grieve, P.E., PTOE
Senior Transportation Engineer

Antonio Maravillas, E.I.T.
Transportation Engineer

Date: June 22, 2020

Subject: ***Proposed Taco Bell***
161 S. Harlem Avenue
Forest Park, Illinois

Part I. Project Context and Summary Statement

Gewalt Hamilton Associates, Inc. (GHA) has conducted a traffic planning study for the above captioned project located on the northwest corner of the Harlem Avenue (IL Route 43) and Randolph Street intersection in Forest Park, Illinois. The site currently contains a car wash and detail center with access provided off Harlem Avenue, Randolph Street, and the adjacent north-south alleyway.

As proposed, the existing building and parking lot would be demolished, and a Taco Bell with indoor seating and a drive-thru would be constructed. Access to the site is proposed via a full access driveway on Harlem Avenue and a right-in/right-out only driveway on Randolph Street.

The following summarizes our findings and provides various recommendations for your consideration. *Exhibits* and *Appendices* referenced are centrally located at the end of this document.

Part II. Background Information

Site Location Map, Existing Traffic Operations, and Roadway Inventory

Exhibit 1 provides a site location map, ***Exhibit 2*** illustrates the existing traffic operations, and ***Appendix A*** provides a photo inventory of the site vicinity. Pertinent comments regarding land-uses in the site vicinity and transportation components, both vehicular and non-auto mobility include:

Area Land Uses

- The site currently contains a car wash and detail center.
- The Harlem Avenue corridor consists of a mix of commercial and residential uses.
- A church is located directly north of the site, and a 7-Eleven gas station and convenience store is located south of the site, across Randolph Street.
- Randolph Street consists of mostly residential uses within the site area.

Roadway Inventory

Harlem Avenue (IL Route 43)

- Harlem Avenue is a north-south Principal Arterial roadway under the jurisdiction of the Illinois Department of Transportation (IDOT) and is designated as Illinois Route 43.
- Harlem Avenue is designated as a Strategic Regional Arterial (SRA) route. SRA routes are designed to carry higher traffic volumes at higher travel speeds through access control and traffic signal installation / spacing. It is also designated as a Class II Truck route.
- Harlem Avenue generally provides a four-lane urban cross-section with two travel lanes in each direction. On-street parking is prohibited along both sides of the roadway.
- At its signalized intersection with Randolph Street, Harlem Avenue provides a separate left-turn lane on both approaches.
- Harlem Avenue has a posted speed limit of 30 miles-per-hour (mph).
- The Annual Average Daily Traffic (AADT) volumes along Harlem Avenue as of 2019 are 35,300 vehicles per day (vdp) north of Randolph Street, and 35,400 vdp south of Randolph Street.

Randolph Street

- Randolph Street is an east-west roadway that is classified as a Major Collector west of Harlem Avenue and as a Local street east of Harlem Avenue.
- Randolph Street is under the jurisdiction of IDOT between Lathrop Avenue and Harlem Avenue. East of Harlem Avenue, Randolph Street is under the jurisdiction of the Village of Oak Park.
- Randolph Street provides an urban cross-section with one travel lane in each direction. Parking is prohibited along both sides of the roadway between Harlem Avenue and Elgin Avenue.
- At its signalized intersection with Harlem Avenue, Randolph Street provides a separate left-turn lane on both approaches.
- Randolph Street has a posted speed limit of 25 mph.
- The AADT volume along Randolph Street is 8,550 vpd west of Harlem Avenue as of 2018.

Public Transportation / Pedestrian Mobility

- Pace operates bus route 307 (Harlem) and 318 (West North Avenue) along Harlem Avenue within the site vicinity with stops along both sides of the roadway north of the Randolph Street intersection.
- Sidewalks are provided along both sides of the roadway for all roadways within the study area.
- Pedestrian crosswalks are provided on all approaches of the Harlem Avenue and Randolph Street intersection. Pedestrian countdown signals are also provided at each approach.

Existing Traffic

Peak period count data along Harlem Avenue and Randolph Street were obtained from IDOT's Traffic Count Database System. Based on June 2019 counts for Harlem Avenue, the weekday morning peak hour occurred from 7:00 to 8:00 AM, and the weekday afternoon/evening peak hour occurred from 2:00 to 3:00 PM. Similarly, based on June 2018 counts for Randolph Street, the weekday morning peak hour occurred from 8:00 to 9:00 AM, and the weekday afternoon/evening peak hour occurred from 5:00-6:00 PM.

During the AM peak hour, there were 2,511 vehicles traveling along Harlem Avenue and 776 vehicles traveling along Randolph Street. During the PM peak hour, there were 2,567 vehicles traveling along Harlem Avenue and 958 vehicles traveling along Randolph Street.

Summaries of the IDOT traffic counts can be found in **Appendix B**. *Note: the traffic volumes presented in Appendix B represent “raw”, unadjusted data. These volumes are adjusted based on day of week and month of year factors, resulting in an AADT which is lower than the total.*

Crash Analysis

Observing the most recent available crash history can determine if any roadway improvements are needed to improve safety along the surrounding roadways. Crash data from 2014-2018 was obtained from the IDOT Bureau of Data Collection for Harlem Avenue and Randolph Street within the site vicinity. **Appendix C** provides a crash map showing all crashes in the study area during the 5-year period. **Appendix C** also summarizes the 5-year (2014-2018) crash history at the Harlem Avenue intersection with Randolph Street.

As can be seen, 70 crashes occurred at the Harlem Avenue and Randolph Street intersection during the 5-year study period. The most prominent crash pattern was rear end collisions, which accounted for 42% of all crashes. 14 of the 70 total crashes involved injuries with the highest severity crash being an incapacitating (serious injury).

Part III. Project Traffic Characteristics

Site Plan

Per the preliminary site plan provided by MRV Architects, Inc. (see **Exhibit 3**), the existing car wash would be razed, and a 2,129 S.F. Taco Bell with indoor seating and a drive-thru would be constructed. The site would be served by 14 parking spaces, including 2 ADA accessible space. Access to the site would be provided via a full access drive on Harlem Avenue and a right-in/right-out access drive on Randolph Street. Trash removal/pick-up would occur along the adjacent alleyway.

Traffic Generations and Trip Distribution

Exhibit 4 – Part A summarizes the weekday morning, midday, and evening peak hour trip generations that were based on transaction information provided from Taco Bell. (see **Appendix D**).

Discussion: About 65% of Taco Bell trips could be “pass-by”, meaning trips involving vehicles that were already traveling along the surrounding roadways. In addition, the transaction data should probably be reduced to reflect more than one customer per vehicle entering the restaurant. Thus, the trips shown are likely overstated.

Discussion: The existing car wash trips were not discounted, so as to help ensure that the maximum site trips were generally evaluated.

Exhibit 4 – Part B lists the trip distribution and reflects the anticipated travel patterns to/from the site. As anticipated, the majority of trips are expected to be oriented on Harlem Avenue.

Traffic Impact Discussion

Taco Bell follows the pattern of many fast-food restaurants with the “Rule of 65s”:

- Per the above, about 65% of customer trips are pass-by.
- 65% or more of customers use the convenience of the drive-thru.
- 65% or more of exiting trips are right turns, which helps to minimize the traffic impacts on the adjacent streets.

Per the IDOT traffic counts (see *Appendix B*), there are about 3,287 vehicles currently traveling along the site on Harlem Avenue and Randolph Street during the weekday morning peak hour (combined), 2,895 vehicles during the lunch (12-1 PM) peak hour, and there are 3,525 vehicles traveling along the site during the weekday evening peak hour. Taco Bell will add only about 1 new trip or fewer every 2 minutes during any of the three peak hours.

Key Finding: Based on the above, the site impacts on area operations will be limited. No road improvements are specifically required to accommodate Taco Bell. Thus, our recommendations focus on the access operations and site plan components.

Part IV. Recommendations

On-Site Planning

Drive-Thru Stacking

- GHA observed drive-thru stacking at various Taco Bell restaurants in January 2018 for the weekday midday, weekday evening, and Saturday midday peak periods. Also, GHA collected additional data during the weekday midday and weekday evening peak periods in June and July of 2019 at various Taco Bell restaurants. The data from those studies are provided in ***Appendix E***.
- From the drive-thru studies conducted by GHA, the maximum observed drive-thru queue (stacking) was 7 vehicles while the average drive-thru queue was typically 2-3 vehicles.
- Per the site plan, a storage of 5 vehicles is provided from the pick-up window to the order board. Additional space for two more vehicle can be accommodated before disrupting on-site circulation for a total stacking space of 7 vehicles.

Key Finding: The proposed drive-thru stacking should adequately accommodate the peak demand.

Parking

- GHA conducted parking surveys at the same locations as above during January 2018 and June/July 2019. The data from those studies are also included in ***Appendix E***.
- From the parking studies conducted by GHA in 2019, the maximum observed parking demand was 18 vehicles which occurred in Glenview. The average maximum observed parking demand at the other locations was 10-11 vehicles. Accordingly, the data from the Glenview location is likely an outlier.
- Per the site plan, 14 parking spaces are provided, which includes 2 ADA accessible spaces.

Key Finding: The parking supply should adequately accommodate the typical peak customer and employee demands.

Site Operations

- Both site access drives should have stop sign control. 'No Left Turn' signage should be posted at the drive along Randolph Street. A channeling island should be provided to help visually and physically prohibit left turns out.
- Trash removal/pickup will occur along the alleyway, so as to not impact on-site traffic circulation.
- To the extent feasible, on-site deliveries should occur during off-peak hours.
- Sidewalk that is disrupted should be replaced as part of the site drive designs.
- A bike rack should be provided on-site to encourage non-auto trips.

Part VI. Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

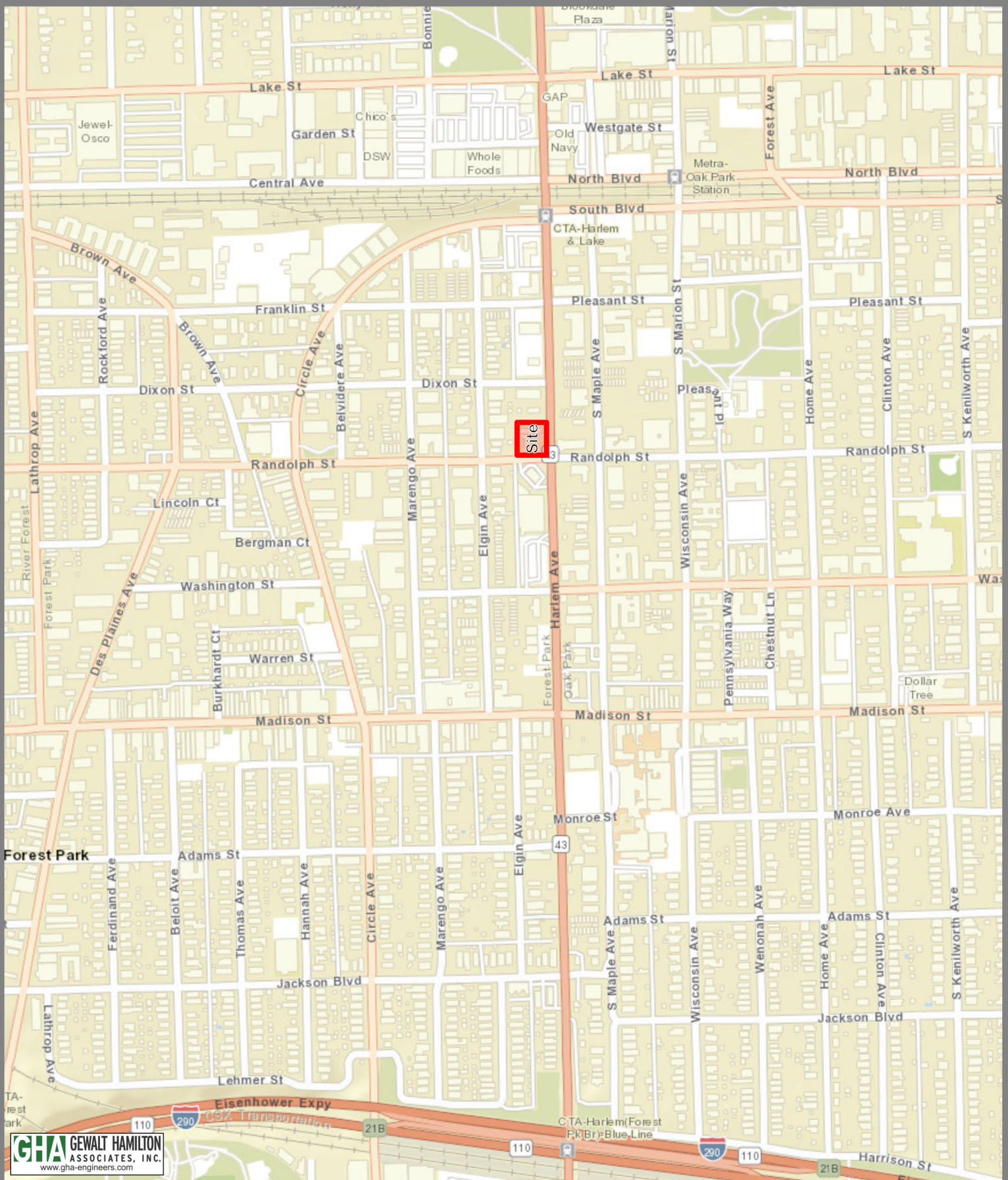
Exhibits

1. Site Location Map
2. Existing Traffic Operations
3. Site Plan
4. Project Traffic Characteristics

Appendices

- A. Photo Inventory
- B. IDOT Traffic Count Summary Sheets
- C. 5-Year Crash Summary
- D. Taco Bell Sales Data
- E. GHA Taco Bell Survey Data

EXHIBITS








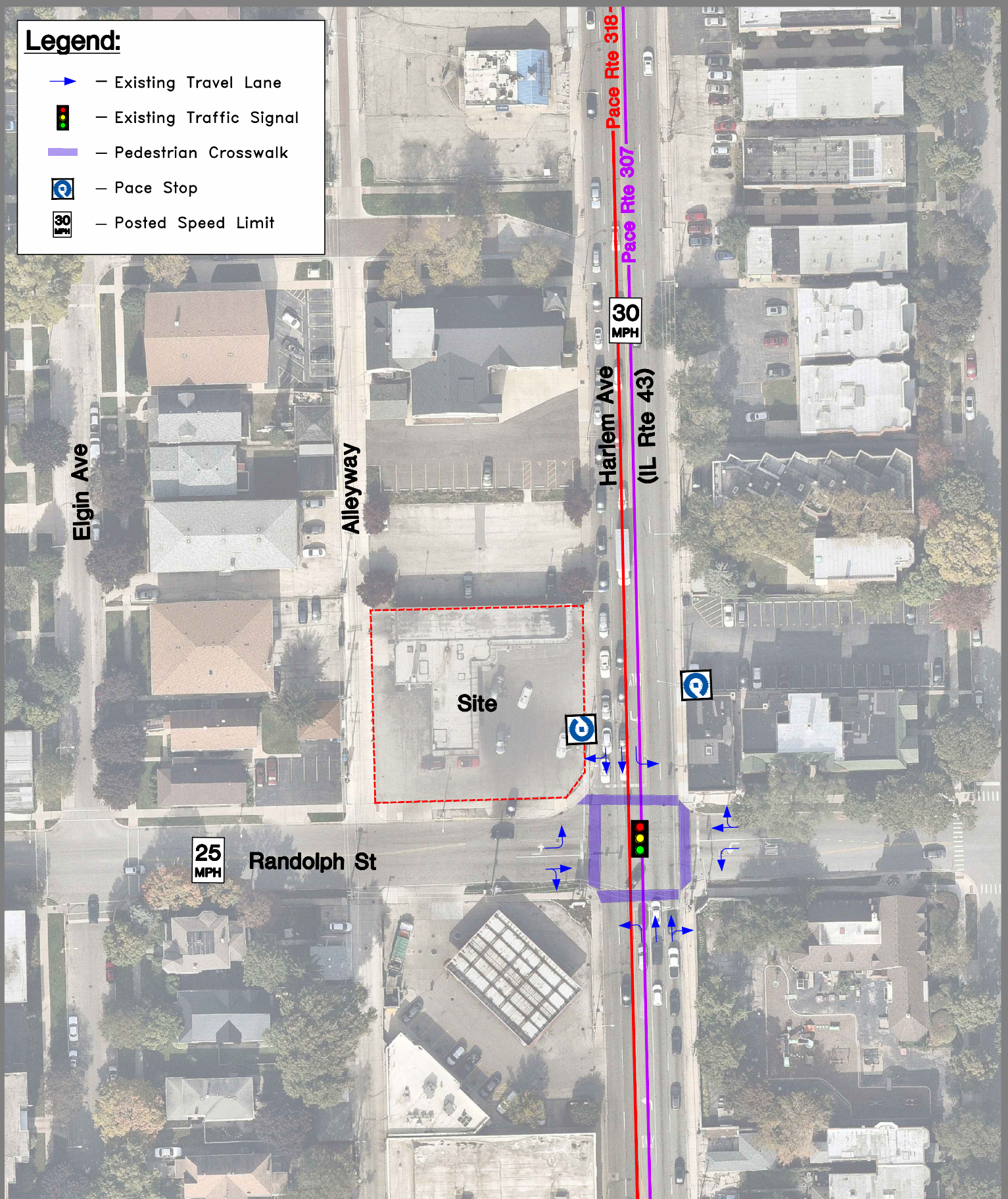
1 inch = 875 Feet

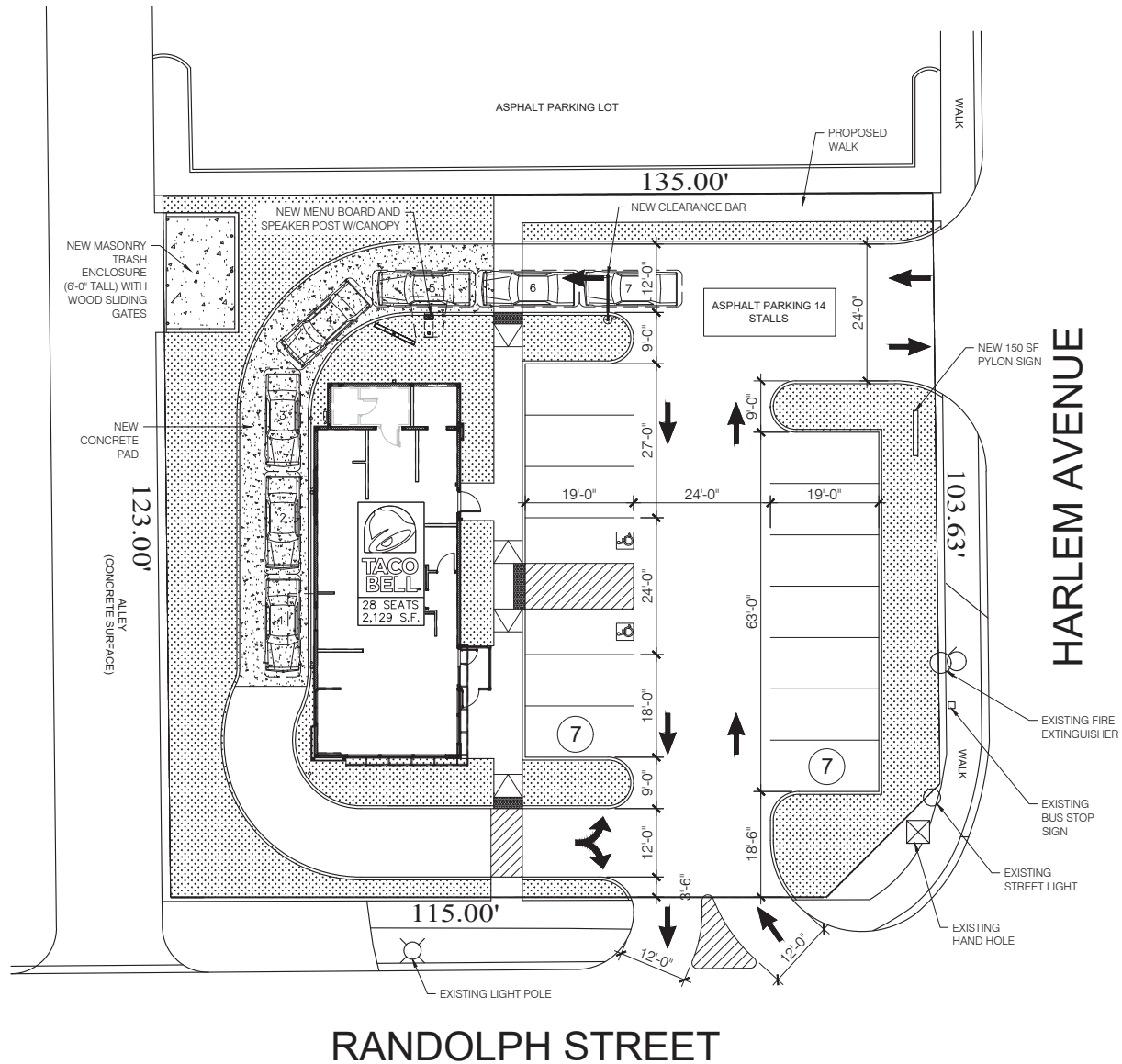
Exhibit 1 - Location Map

Proposed Taco Bell
161 S. Harlem Avenue, Forest Park, IL

Legend:

-  — Existing Travel Lane
-  — Existing Traffic Signal
-  — Pedestrian Crosswalk
-  — Pace Stop
-  — Posted Speed Limit





SITE PLAN 1"=10' 1

MRV

ARCHITECTS, INC.



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

TACO BELL
161 S HARLEM AVE
FOREST PARK, IL 60130



SITE DETAILS

SP1.0

PLOT DATE:

Exhibit 3

Exhibit 4
Project Traffic Characteristics
Proposed Taco Bell - 161 S. Harlem Avenue, Forest Park, IL

Part A. Traffic Generation Calculations

| | | Weekday Peak Hours | | | | | | | | | | | |
|--------------|------------|--------------------|----------|-----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | Morning | | | | Midday | | | | Evening | | | |
| | Size | In | Out | Sum | New | In | Out | Sum | New | In | Out | Sum | New |
| Taco Bell | 2,129 S.F. | | | | | | | | | | | | |
| -Drive Thru | | 6 | 6 | 12 | | 27 | 27 | 54 | | 21 | 21 | 42 | |
| -Dine-In | | 3 | 3 | 6 | | 17 | 17 | 34 | | 12 | 12 | 24 | |
| Total | | 9 | 9 | 18 | 9 | 44 | 44 | 88 | 44 | 33 | 33 | 66 | 33 |

Notes:

-Information provided from Taco Bell.

-Per ITE, up to 50% of trips could be pass-by in nature.

Part B. Trip Distribution

| Route & Direction | Arrive From | Depart To |
|----------------------------|-------------|-----------|
| Harlem Avenue | | |
| - North of Site | 50% | 20% |
| - South of Randolph Street | 20% | 50% |
| Randolph Street | | |
| - East of Harlem Avenue | 15% | 15% |
| - West of Site | 15% | 15% |
| | 100% | 100% |

APPENDIX A

Photo Inventory



**Northbound Harlem Avenue
(Randolph Street intersection)**



**Southbound Harlem Avenue
(Randolph Street intersection)**



**Eastbound Randolph Street
(Harlem Avenue intersection)**



**Westbound Randolph Street
(Harlem Avenue intersection)**



**Northbound Harlem Avenue
(East of Site, North of Randolph Street)**



**Southbound Harlem Avenue
(East of Site)**



**Eastbound Randolph Street
(South of Site)**



**Westbound Randolph Street
(South of Site, West of Harlem Avenue)**

APPENDIX B

IDOT Traffic Count Summary Sheets



Volume Count Report

| LOCATION INFO | |
|---------------|--------------|
| Location ID | 016 0402 |
| Type | LINK |
| Funct'l Class | 3 |
| Located On | Harlem Ave |
| From Road | Lake St |
| To Road | Circle Ave |
| Direction | 2-WAY |
| County | Cook |
| Community | OAK PARK |
| MPO ID | |
| HPMS ID | |
| Agency | Illinois DOT |

| COUNT DATA INFO | |
|--------------------|--------------------------------|
| Count Status | Accepted |
| Start Date | Tue 6/25/2019 |
| End Date | Wed 6/26/2019 |
| Start Time | 1:00:00 PM |
| End Time | 1:00:00 PM |
| Direction | 2-WAY |
| Notes | |
| Station | IL 43 |
| Study | |
| Speed Limit | |
| Description | |
| Sensor Type | |
| Source | CombineVolumeCountsIncremental |
| Latitude,Longitude | |

| INTERVAL:60-MIN | |
|-----------------|----------------------|
| Time | Hourly Count |
| 0:00-1:00 | 669 |
| 1:00-2:00 | 353 |
| 2:00-3:00 | 231 |
| 3:00-4:00 | 279 |
| 4:00-5:00 | 553 |
| 5:00-6:00 | 1,334 |
| 6:00-7:00 | 2,103 |
| 7:00-8:00 | 2,511 |
| 8:00-9:00 | 2,492 |
| 9:00-10:00 | 2,370 |
| 10:00-11:00 | 2,243 |
| 11:00-12:00 | 2,238 |
| 12:00-13:00 | 2,342 |
| 13:00-14:00 | 2,318 |
| 14:00-15:00 | 2,567 |
| 15:00-16:00 | 2,559 |
| 16:00-17:00 | 2,561 |
| 17:00-18:00 | 2,559 |
| 18:00-19:00 | 2,552 |
| 19:00-20:00 | 2,389 |
| 20:00-21:00 | 2,177 |
| 21:00-22:00 | 1,790 |
| 22:00-23:00 | 1,379 |
| 23:00-24:00 | 1,011 |
| Total | 43,580 |
| AM Peak | 07:00-08:00 2,511 |
| PM Peak | 14:00-15:00 2,567 |



Volume Count Report

| LOCATION INFO | |
|---------------|--------------|
| Location ID | 016 0402_NB |
| Type | LINK |
| Funct'l Class | 3 |
| Located On | Harlem Ave |
| From Road | Lake St |
| To Road | Circle Ave |
| Direction | NB |
| County | Cook |
| Community | OAK PARK |
| MPO ID | |
| HPMS ID | |
| Agency | Illinois DOT |

| COUNT DATA INFO | |
|--------------------|--------------------------------|
| Count Status | Accepted |
| Start Date | Tue 6/25/2019 |
| End Date | Wed 6/26/2019 |
| Start Time | 1:00:00 PM |
| End Time | 1:00:00 PM |
| Direction | NB |
| Notes | |
| Station | IL 43 |
| Study | |
| Speed Limit | |
| Description | |
| Sensor Type | |
| Source | CombineVolumeCountsIncremental |
| Latitude,Longitude | |

| INTERVAL:60-MIN | |
|-----------------|----------------------|
| Time | Hourly Count |
| 0:00-1:00 | 414 |
| 1:00-2:00 | 199 |
| 2:00-3:00 | 127 |
| 3:00-4:00 | 140 |
| 4:00-5:00 | 227 |
| 5:00-6:00 | 574 |
| 6:00-7:00 | 908 |
| 7:00-8:00 | 1,180 |
| 8:00-9:00 | 1,210 |
| 9:00-10:00 | 1,178 |
| 10:00-11:00 | 1,106 |
| 11:00-12:00 | 1,072 |
| 12:00-13:00 | 1,100 |
| 13:00-14:00 | 1,111 |
| 14:00-15:00 | 1,233 |
| 15:00-16:00 | 1,144 |
| 16:00-17:00 | 1,172 |
| 17:00-18:00 | 1,230 |
| 18:00-19:00 | 1,232 |
| 19:00-20:00 | 1,191 |
| 20:00-21:00 | 1,090 |
| 21:00-22:00 | 930 |
| 22:00-23:00 | 690 |
| 23:00-24:00 | 493 |
| Total | 20,951 |
| AM Peak | 08:00-09:00 1,210 |
| PM Peak | 14:00-15:00 1,233 |



Volume Count Report

| LOCATION INFO | |
|---------------|--------------|
| Location ID | 016 0402_SB |
| Type | LINK |
| Funct'l Class | 3 |
| Located On | Harlem Ave |
| From Road | Lake St |
| To Road | Circle Ave |
| Direction | SB |
| County | Cook |
| Community | OAK PARK |
| MPO ID | |
| HPMS ID | |
| Agency | Illinois DOT |

| COUNT DATA INFO | |
|--------------------|--------------------------------|
| Count Status | Accepted |
| Start Date | Tue 6/25/2019 |
| End Date | Wed 6/26/2019 |
| Start Time | 1:00:00 PM |
| End Time | 1:00:00 PM |
| Direction | SB |
| Notes | |
| Station | IL 43 |
| Study | |
| Speed Limit | |
| Description | |
| Sensor Type | |
| Source | CombineVolumeCountsIncremental |
| Latitude,Longitude | |

| INTERVAL:60-MIN | |
|-----------------|----------------------|
| Time | Hourly Count |
| 0:00-1:00 | 255 |
| 1:00-2:00 | 154 |
| 2:00-3:00 | 104 |
| 3:00-4:00 | 139 |
| 4:00-5:00 | 326 |
| 5:00-6:00 | 760 |
| 6:00-7:00 | 1,195 |
| 7:00-8:00 | 1,331 |
| 8:00-9:00 | 1,282 |
| 9:00-10:00 | 1,192 |
| 10:00-11:00 | 1,137 |
| 11:00-12:00 | 1,166 |
| 12:00-13:00 | 1,242 |
| 13:00-14:00 | 1,207 |
| 14:00-15:00 | 1,334 |
| 15:00-16:00 | 1,415 |
| 16:00-17:00 | 1,389 |
| 17:00-18:00 | 1,329 |
| 18:00-19:00 | 1,320 |
| 19:00-20:00 | 1,198 |
| 20:00-21:00 | 1,087 |
| 21:00-22:00 | 860 |
| 22:00-23:00 | 689 |
| 23:00-24:00 | 518 |
| Total | 22,629 |
| AM Peak | 07:00-08:00 1,331 |
| PM Peak | 15:00-16:00 1,415 |



Volume Count Report

| LOCATION INFO | |
|---------------|--------------|
| Location ID | 016 4846 |
| Type | LINK |
| Funct'l Class | 5 |
| Located On | Randolph St |
| From Road | Lathrop Ave |
| To Road | Harlem Ave |
| Direction | 2-WAY |
| County | Cook |
| Community | RIVER FOREST |
| MPO ID | |
| HPMS ID | |
| Agency | Illinois DOT |

| COUNT DATA INFO | |
|--------------------|--------------------------------|
| Count Status | Accepted |
| Start Date | Tue 6/26/2018 |
| End Date | Wed 6/27/2018 |
| Start Time | 8:00:00 PM |
| End Time | 8:00:00 PM |
| Direction | 2-WAY |
| Notes | |
| Station | RANDOLPH ST |
| Study | |
| Speed Limit | |
| Description | |
| Sensor Type | |
| Source | CombineVolumeCountsIncremental |
| Latitude,Longitude | |

| INTERVAL:60-MIN | |
|-----------------|--------------------|
| Time | Hourly Count |
| 0:00-1:00 | 74 |
| 1:00-2:00 | 45 |
| 2:00-3:00 | 19 |
| 3:00-4:00 | 15 |
| 4:00-5:00 | 44 |
| 5:00-6:00 | 122 |
| 6:00-7:00 | 430 |
| 7:00-8:00 | 768 |
| 8:00-9:00 | 776 |
| 9:00-10:00 | 480 |
| 10:00-11:00 | 424 |
| 11:00-12:00 | 529 |
| 12:00-13:00 | 553 |
| 13:00-14:00 | 612 |
| 14:00-15:00 | 588 |
| 15:00-16:00 | 792 |
| 16:00-17:00 | 887 |
| 17:00-18:00 | 958 |
| 18:00-19:00 | 852 |
| 19:00-20:00 | 586 |
| 20:00-21:00 | 346 |
| 21:00-22:00 | 247 |
| 22:00-23:00 | 172 |
| 23:00-24:00 | 119 |
| Total | 10,438 |
| AM Peak | 08:00-09:00 776 |
| PM Peak | 17:00-18:00 958 |



Volume Count Report

| LOCATION INFO | |
|---------------|--------------|
| Location ID | 016 4846_EB |
| Type | LINK |
| Funct'l Class | 5 |
| Located On | Randolph St |
| From Road | Lathrop Ave |
| To Road | Harlem Ave |
| Direction | EB |
| County | Cook |
| Community | RIVER FOREST |
| MPO ID | |
| HPMS ID | |
| Agency | Illinois DOT |

| COUNT DATA INFO | |
|--------------------|--------------------------------|
| Count Status | Accepted |
| Start Date | Tue 6/26/2018 |
| End Date | Wed 6/27/2018 |
| Start Time | 8:00:00 PM |
| End Time | 8:00:00 PM |
| Direction | EB |
| Notes | |
| Station | RANDOLPH ST |
| Study | |
| Speed Limit | |
| Description | |
| Sensor Type | |
| Source | CombineVolumeCountsIncremental |
| Latitude,Longitude | |

| INTERVAL:60-MIN | |
|-----------------|--------------------|
| Time | Hourly Count |
| 0:00-1:00 | 39 |
| 1:00-2:00 | 25 |
| 2:00-3:00 | 12 |
| 3:00-4:00 | 8 |
| 4:00-5:00 | 22 |
| 5:00-6:00 | 70 |
| 6:00-7:00 | 236 |
| 7:00-8:00 | 383 |
| 8:00-9:00 | 390 |
| 9:00-10:00 | 263 |
| 10:00-11:00 | 232 |
| 11:00-12:00 | 264 |
| 12:00-13:00 | 292 |
| 13:00-14:00 | 304 |
| 14:00-15:00 | 291 |
| 15:00-16:00 | 397 |
| 16:00-17:00 | 495 |
| 17:00-18:00 | 500 |
| 18:00-19:00 | 476 |
| 19:00-20:00 | 332 |
| 20:00-21:00 | 182 |
| 21:00-22:00 | 116 |
| 22:00-23:00 | 78 |
| 23:00-24:00 | 55 |
| Total | 5,462 |
| AM Peak | 08:00-09:00 390 |
| PM Peak | 17:00-18:00 500 |



Volume Count Report

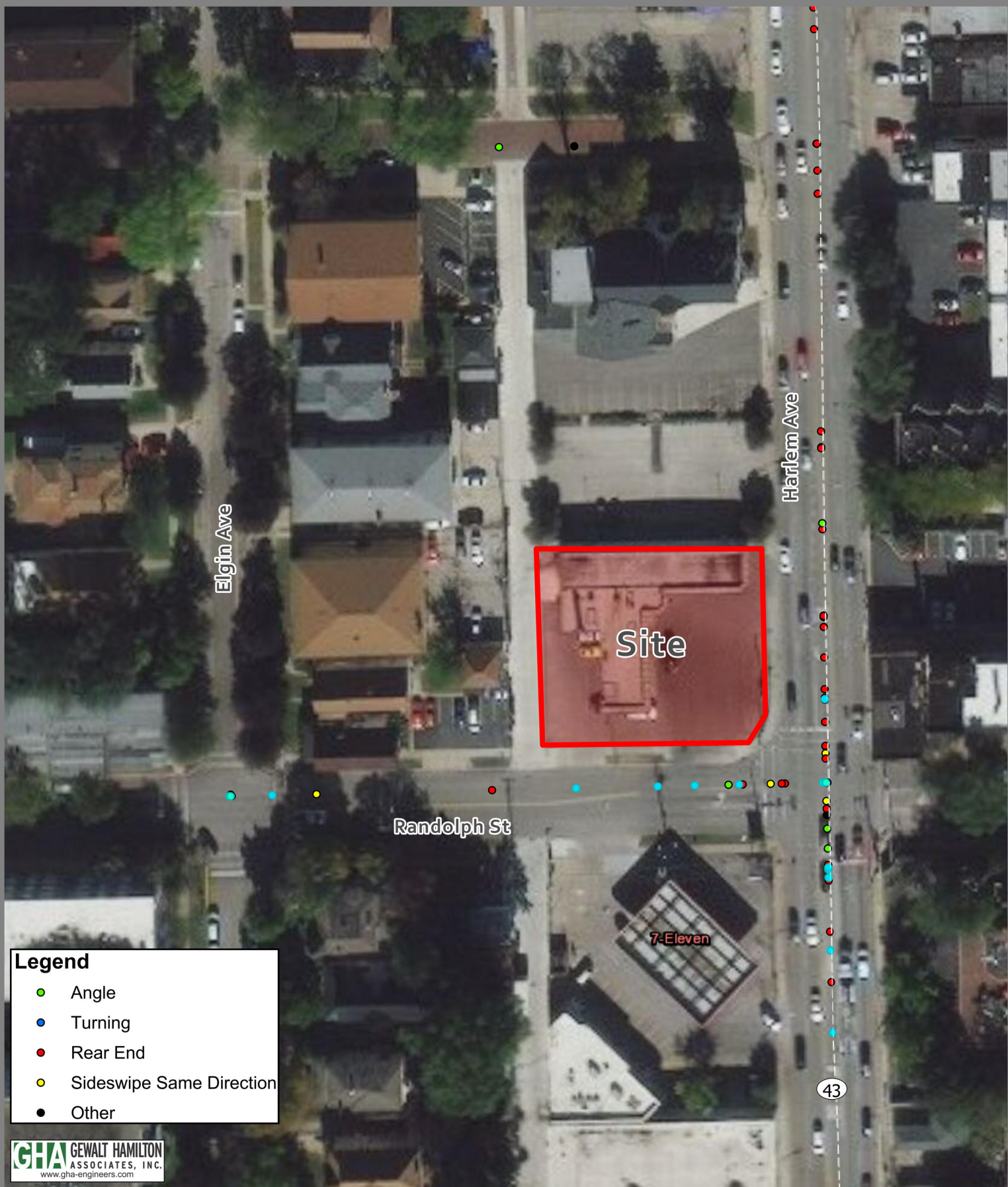
| LOCATION INFO | |
|---------------|--------------|
| Location ID | 016 4846_WB |
| Type | LINK |
| Funct'l Class | 5 |
| Located On | Randolph St |
| From Road | Lathrop Ave |
| To Road | Harlem Ave |
| Direction | WB |
| County | Cook |
| Community | RIVER FOREST |
| MPO ID | |
| HPMS ID | |
| Agency | Illinois DOT |

| COUNT DATA INFO | |
|--------------------|--------------------------------|
| Count Status | Accepted |
| Start Date | Tue 6/26/2018 |
| End Date | Wed 6/27/2018 |
| Start Time | 8:00:00 PM |
| End Time | 8:00:00 PM |
| Direction | WB |
| Notes | |
| Station | RANDOLPH ST |
| Study | |
| Speed Limit | |
| Description | |
| Sensor Type | |
| Source | CombineVolumeCountsIncremental |
| Latitude,Longitude | |

| INTERVAL:60-MIN | |
|-----------------|--------------------|
| Time | Hourly Count |
| 0:00-1:00 | 35 |
| 1:00-2:00 | 20 |
| 2:00-3:00 | 7 |
| 3:00-4:00 | 7 |
| 4:00-5:00 | 22 |
| 5:00-6:00 | 52 |
| 6:00-7:00 | 194 |
| 7:00-8:00 | 385 |
| 8:00-9:00 | 386 |
| 9:00-10:00 | 217 |
| 10:00-11:00 | 192 |
| 11:00-12:00 | 265 |
| 12:00-13:00 | 261 |
| 13:00-14:00 | 308 |
| 14:00-15:00 | 297 |
| 15:00-16:00 | 395 |
| 16:00-17:00 | 392 |
| 17:00-18:00 | 458 |
| 18:00-19:00 | 376 |
| 19:00-20:00 | 254 |
| 20:00-21:00 | 164 |
| 21:00-22:00 | 131 |
| 22:00-23:00 | 94 |
| 23:00-24:00 | 64 |
| Total | 4,976 |
| AM Peak | 08:00-09:00 386 |
| PM Peak | 17:00-18:00 458 |

APPENDIX C

5-year Crash Summary



Appendix C

5-Year (2014-2018) Crash Map

Appendix C
Crash Data Summary
Harlem Avenue at Randolph Street, Forest Park, IL
(within 150 feet of intersection)

| Type of Crash | 2014 | | 2015 | | 2016 | | 2017 | | 2018 | |
|----------------------------|------|-----|------|-----|------|-----|------|------|------|-----|
| | No. | % | No. | % | No. | % | No. | % | No. | % |
| Angle | 1 | 11% | 1 | 6% | 1 | 6% | - | - | 4 | 22% |
| Turning | 3 | 33% | 4 | 25% | 6 | 38% | 4 | 36% | 5 | 28% |
| Rear End | 5 | 56% | 8 | 50% | 6 | 38% | 4 | 36% | 6 | 33% |
| Head On | - | - | 1 | 6% | - | - | - | - | - | - |
| Sideswipe Same Direction | - | - | 2 | 13% | 2 | 12% | 2 | 19% | 3 | 17% |
| Pedestrian / Pedalcyclist | - | - | - | - | 1 | 6% | 1 | 9% | - | - |
| Pavement Conditions | | | | | | | | | | |
| Snowy or Icy Conditions | 3 | 33% | 2 | 13% | - | - | - | - | 1 | 5% |
| Wet Conditions | 2 | 22% | 1 | 6% | 3 | 19% | - | - | 5 | 28% |
| Dry Conditions | 4 | 45% | 13 | 81% | 13 | 81% | 11 | 100% | 12 | 67% |
| Light Conditions | | | | | | | | | | |
| Dawn or Dusk Conditions | - | - | - | - | - | - | - | - | 2 | 11% |
| Night Conditions | 3 | 33% | 6 | 37% | 3 | 19% | 2 | 18% | 5 | 28% |
| Day Conditions | 6 | 67% | 10 | 63% | 13 | 81% | 9 | 82% | 11 | 61% |
| Crash Severity | | | | | | | | | | |
| Fatal | - | - | - | - | - | - | - | - | - | - |
| Injury | | | | | | | | | | |
| -A (Incapacitating) | - | - | - | - | 1 | 6% | 1 | 9% | - | - |
| -B (Non-incapacitating) | - | - | 1 | 6% | 1 | 6% | - | - | 2 | 11% |
| -C (Reported/Not evident) | 1 | 11% | 2 | 13% | 2 | 13% | 2 | 18% | 1 | 6% |
| Property Damage Only | 8 | 89% | 13 | 81% | 12 | 75% | 8 | 73% | 15 | 83% |
| Total Crashes | | | | | | | | | | |
| | 9 | | 16 | | 16 | | 11 | | 18 | |

| 5-Year Crash Summary | 2014-2018 | |
|----------------------------|-----------|-----|
| | No. | % |
| Total Crashes | 70 | |
| Type of Crash | | |
| -Angle | 7 | 10% |
| -Turning | 22 | 31% |
| -Rear End | 29 | 42% |
| -Head On | 1 | 1% |
| -Sideswipe Same Direction | 9 | 13% |
| -Pedestrian / Pedalcyclist | 2 | 3% |
| Pavement Condition | | |
| -Dry | 53 | 76% |
| -Wet/Snow/Ice | 17 | 24% |
| Light Condition | | |
| -Daylight | 49 | 70% |
| -Dark | 21 | 30% |
| Crash Severity | | |
| -Fatal | 0 | 0% |
| -Injury | 14 | 20% |
| -PDO | 56 | 80% |

APPENDIX D

Taco Bell Sales Data

Appendix D

| Transactions | May | | June | | July | | August | | September | | October | | November | |
|-------------------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|
| | Drive Thru | Dine In | Drive Thru | Dine In | Drive Thru | Dine In | Drive Thru | Dine In | Drive Thru | Dine In | Drive Thru | Dine In | Drive Thru | Dine In |
| 12:00AM - 1:00AM | 743 | 14 | 295 | 9 | 326 | 9 | 659 | 18 | 222 | 12 | 242 | 14 | 567 | 16 |
| 1:00AM - 2:00AM | 351 | 4 | 108 | 1 | 116 | 7 | 317 | 10 | 52 | 8 | 69 | 8 | 286 | 10 |
| 2:00AM - 3:00AM | 100 | 1 | 3 | 1 | 3 | 1 | 108 | 1 | 2 | 1 | 13 | - | 90 | 2 |
| 3:00AM - 4:00AM | 1 | 1 | - | - | - | - | 1 | - | - | - | - | - | 2 | - |
| 4:00AM - 5:00AM | - | 2 | - | - | - | - | 1 | - | - | - | - | - | - | - |
| 5:00AM - 6:00AM | - | 1 | - | - | - | - | - | - | - | - | - | - | - | - |
| 6:00AM - 7:00AM | 21 | 37 | 4 | 5 | 23 | 21 | 9 | 3 | 28 | 10 | 18 | 14 | 13 | 5 |
| 7:00AM - 8:00AM | 322 | 81 | 98 | 36 | 250 | 86 | 158 | 50 | 228 | 82 | 209 | 78 | 126 | 44 |
| 8:00AM - 9:00AM | 336 | 166 | 176 | 75 | 290 | 142 | 266 | 112 | 290 | 107 | 308 | 116 | 188 | 79 |
| 9:00AM - 10:00AM | 323 | 252 | 242 | 145 | 283 | 169 | 367 | 170 | 310 | 144 | 275 | 144 | 263 | 124 |
| 10:00AM - 11:00AM | 449 | 293 | 416 | 216 | 399 | 299 | 452 | 205 | 386 | 278 | 352 | 222 | 369 | 181 |
| 11:00AM - 12:00PM | 992 | 751 | 600 | 372 | 840 | 665 | 674 | 384 | 900 | 623 | 782 | 527 | 644 | 319 |
| 12:00PM - 1:00PM | 1,445 | 1,043 | 861 | 573 | 1,425 | 986 | 958 | 609 | 1,436 | 921 | 1,169 | 554 | 809 | 450 |
| 1:00PM - 2:00PM | 1,140 | 725 | 893 | 565 | 1,129 | 676 | 962 | 620 | 1,088 | 598 | 848 | 380 | 924 | 476 |
| 2:00PM - 3:00PM | 1,018 | 563 | 920 | 499 | 863 | 442 | 921 | 528 | 837 | 460 | 717 | 299 | 851 | 433 |
| 3:00PM - 4:00PM | 872 | 518 | 852 | 409 | 763 | 424 | 765 | 469 | 886 | 481 | 740 | 291 | 690 | 339 |
| 4:00PM - 5:00PM | 900 | 615 | 747 | 475 | 795 | 447 | 732 | 413 | 864 | 508 | 726 | 338 | 732 | 371 |
| 5:00PM - 6:00PM | 972 | 587 | 801 | 440 | 880 | 511 | 758 | 500 | 886 | 522 | 746 | 316 | 755 | 432 |
| 6:00PM - 7:00PM | 1,058 | 665 | 821 | 423 | 1,033 | 573 | 846 | 476 | 1,069 | 507 | 773 | 369 | 764 | 402 |
| 7:00PM - 8:00PM | 1,071 | 598 | 789 | 433 | 934 | 502 | 766 | 499 | 1,046 | 569 | 822 | 380 | 684 | 350 |
| 8:00PM - 9:00PM | 1,044 | 549 | 808 | 357 | 888 | 436 | 826 | 405 | 902 | 338 | 649 | 335 | 616 | 317 |
| 9:00PM - 10:00PM | 976 | 436 | 793 | 293 | 976 | 367 | 807 | 348 | 728 | 211 | 585 | 192 | 633 | 288 |
| 10:00PM - 11:00PM | 1,072 | 177 | 751 | 99 | 945 | 115 | 828 | 145 | 737 | 66 | 589 | 68 | 795 | 159 |
| 11:00PM - 12:00AM | 952 | 59 | 609 | 16 | 702 | 31 | 789 | 56 | 514 | 14 | 461 | 21 | 738 | 58 |
| Total | 16,158 | 8,138 | 11,587 | 5,442 | 13,863 | 6,909 | 12,970 | 6,021 | 13,411 | 6,460 | 11,093 | 4,666 | 11,539 | 4,855 |

| | December | | January | | February | | Total | | Total | | |
|-------------------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|---------|
| | Drive Thru | Dine In | Drive Thru | Dine In | Drive Thru | Dine In | Drive Thru | Dine In | Drive Thru | Dine In | Total % |
| 12:00AM - 1:00AM | 163 | 15 | 552 | 28 | 527 | 28 | 4,296 | 163 | 3.38% | 0.27% | 2.38% |
| 1:00AM - 2:00AM | 92 | 14 | 235 | 11 | 293 | 8 | 1,919 | 81 | 1.51% | 0.13% | 1.07% |
| 2:00AM - 3:00AM | 1 | 8 | 66 | 3 | 61 | 1 | 447 | 19 | 0.35% | 0.03% | 0.25% |
| 3:00AM - 4:00AM | - | - | 1 | 1 | 2 | - | 7 | 2 | 0.01% | 0.00% | 0.00% |
| 4:00AM - 5:00AM | - | - | - | - | - | - | 1 | 2 | 0.00% | 0.00% | 0.00% |
| 5:00AM - 6:00AM | - | - | - | - | 1 | - | 1 | 1 | 0.00% | 0.00% | 0.00% |
| 6:00AM - 7:00AM | 12 | 4 | 32 | 12 | 11 | 3 | 171 | 114 | 0.13% | 0.19% | 0.15% |
| 7:00AM - 8:00AM | 156 | 40 | 256 | 74 | 142 | 56 | 1,945 | 627 | 1.53% | 1.04% | 1.37% |
| 8:00AM - 9:00AM | 192 | 59 | 310 | 134 | 245 | 104 | 2,601 | 1,094 | 2.04% | 1.82% | 1.97% |
| 9:00AM - 10:00AM | 249 | 131 | 301 | 190 | 342 | 161 | 2,955 | 1,630 | 2.32% | 2.71% | 2.45% |
| 10:00AM - 11:00AM | 341 | 194 | 399 | 360 | 440 | 266 | 4,003 | 2,514 | 3.15% | 4.18% | 3.48% |
| 11:00AM - 12:00PM | 657 | 416 | 925 | 715 | 631 | 439 | 7,645 | 5,211 | 6.01% | 8.66% | 6.86% |
| 12:00PM - 1:00PM | 1,129 | 645 | 1,386 | 849 | 923 | 624 | 11,541 | 7,254 | 9.07% | 12.06% | 10.03% |
| 1:00PM - 2:00PM | 980 | 482 | 1,061 | 569 | 975 | 544 | 10,000 | 5,635 | 7.86% | 9.37% | 8.34% |
| 2:00PM - 3:00PM | 875 | 431 | 888 | 449 | 887 | 516 | 8,777 | 4,620 | 6.90% | 7.68% | 7.15% |
| 3:00PM - 4:00PM | 727 | 388 | 884 | 463 | 758 | 463 | 7,937 | 4,245 | 6.24% | 7.06% | 6.50% |
| 4:00PM - 5:00PM | 720 | 386 | 799 | 482 | 770 | 474 | 7,785 | 4,509 | 6.12% | 7.50% | 6.56% |
| 5:00PM - 6:00PM | 673 | 320 | 961 | 592 | 766 | 489 | 8,198 | 4,709 | 6.44% | 7.83% | 6.89% |
| 6:00PM - 7:00PM | 631 | 311 | 1,077 | 666 | 852 | 491 | 8,924 | 4,883 | 7.01% | 8.12% | 7.37% |
| 7:00PM - 8:00PM | 486 | 299 | 924 | 534 | 745 | 459 | 8,267 | 4,623 | 6.50% | 7.68% | 6.88% |
| 8:00PM - 9:00PM | 496 | 200 | 844 | 440 | 751 | 337 | 7,824 | 3,714 | 6.15% | 6.17% | 6.16% |
| 9:00PM - 10:00PM | 522 | 174 | 876 | 354 | 750 | 262 | 7,646 | 2,925 | 6.01% | 4.86% | 5.64% |
| 10:00PM - 11:00PM | 445 | 82 | 921 | 206 | 735 | 89 | 7,818 | 1,206 | 6.15% | 2.00% | 4.82% |
| 11:00PM - 12:00AM | 342 | 40 | 724 | 31 | 679 | 52 | 6,510 | 378 | 5.12% | 0.63% | 3.68% |
| Total | 9,889 | 4,639 | 14,422 | 7,163 | 12,286 | 5,866 | 127,218 | 60,159 | 100.00% | 100.00% | 100.00% |

| Transactions | | | | |
|--|--------------|--------------|-----------|---------|
| Day Part | Time | Drive Thru % | Dine In % | Total % |
| Bfast Lunch Dinner Late Night | 5 AM - 11 AM | 9.18% | 9.94% | 9.42% |
| | 11 AM - 5 PM | 42.20% | 52.32% | 45.45% |
| | 5 pm - 10 pm | 32.12% | 34.66% | 32.94% |
| | 10 pm - 3 AM | 16.50% | 3.07% | 12.19% |
| Drive-Thru | 67.89% | | | |
| Dine In | 32.11% | | | |

Source: Taco Bell sales information for 43 Chicagoland locations

APPENDIX E

GHA Taco Bell Survey Data

Appendix E

Taco Bell Survey Data Summary - January 2018

Group 1 - Weekday Midday Peak Period (11 AM to 1 PM)

| Location | Parking Demand Maximum | Drive-Thru Queue Maximum | Average | Annual Average Daily Traffic (Year) | Notes |
|--|---------------------------|-----------------------------|---------|--|------------------------------------|
| Mundelein, IL 2015 South Lake (US 45) | 10 | 4 | 2 | 27,800 (2015) | Also contains a Long John Silvers. |
| Libertyville, IL 1308 North Milwaukee (IL 21) | 16 | 3 | 2 | 23,100 (2015) | Also contains a Pizza Hut. |
| Glenview, IL 1757 Waukegan Road (IL 43) | 6 | 4 | 2 | 21,800 (2015) | |
| Niles, IL 7535 North Harlem Avenue (IL 43) | 8 | 3 | 1 | 22,800 (2013) | |

Group 2 - Weekday Evening Peak Period (4 to 6 PM)

| Location | Parking Demand Maximum | Drive-Thru Queue Maximum | Average | Annual Average Daily Traffic (Year) |
|---|---------------------------|-----------------------------|---------|--|
| Mundelein, IL 900 Route 83 | 4 | 2 | 1 | 16,100 (2015) |
| Lake Zurich, IL 801 West Main Street (IL 22) | 6 | 3 | 1 | 19,800 (2015) |

Group 3 - Saturday Midday Peak Period (11 AM to 1 PM)

| Location | Parking Demand Maximum | Drive-Thru Queue Maximum | Average | Annual Average Daily Traffic (Year) |
|------------------------------------|---------------------------|-----------------------------|---------|--|
| Mundelein, IL 900 Route 83 | 6 | 2 | 1 | 16,100 (2015) |
| Chicago, IL 3511 West Devon Ave | 8 | 5 | 3 | 24,800 (2014) |

Appendix E

Taco Bell Survey Data Summary - June/July 2019

| Taco Bell Weekday Midday Peak Hour Comparison (11 AM to 1 PM) | | | | | | | | | | | | | |
|---|----------------|------------|----------|-------|------------------------------|------------------------------|---------------------------|--------------------------------|-----------------------------|------------------|--------------|---------------------------------------|--------------------------|
| Location | Peak Hour | Drive-Thru | In Store | Total | Average Parking Supply | Average Parking Demand | Max. Parking Demand | Average Occupied Parking | Max. Occupied Parking | Average Queue | Max Queue | Average Daily Traffic Source: IDOT | |
| | | | | | | | | | | | | Major | Minor |
| Chicago, IL 3511 W Devon Ave | 11:45-12:45 PM | 26 | 21 | 47 | 20 | 12 | 13 | 60% | 65% | 3 | 5 | 24,800 (Devon) (2018) | |
| Glenview, IL 1757 Waukegan Rd | 11:30-12:30 PM | 35 | 36 | 71 | 30 | 12 | 18 | 40% | 60% | 4 | 5 | 25,100 (Waukegan) (2017) | 11,400 (Chestnut) (2018) |
| Lake Zurich, IL 801 W Main St | 12:00-1:00 PM | 33 | 25 | 58 | 24 | 9 | 11 | 38% | 46% | 4 | 5 | 19,500 (Main) (2017) | |
| Libertyville, IL 1308 N Milwaukee | 11:30-12:30 PM | 34 | 22 | 56 | 30 | 6 | 8 | 20% | 27% | 4 | 7 | 26,800 (Milwaukee) (2017) | |
| Mundelein, IL 2015 S Lake St | 11:45-12:45 PM | 26 | 29 | 55 | 31 | 8 | 10 | 26% | 32% | 6 | 7 | 28,200 (Lake) (2017) | |
| Mundelein, IL 900 Rte 83 | 11:45-12:45 PM | 39 | 31 | 70 | 37 | 8 | 9 | 22% | 24% | 2 | 2 | 15,700 (IL 83) (2017) | |
| Niles, IL 7535 N Harlem Ave | 12:00-1:00 PM | 34 | 24 | 58 | 36 | 8 | 10 | 22% | 28% | 2 | 5 | 17,600 (Harlem) (2017) | |

| Taco Bell Weekday Evening Peak Hour Comparison (4 to 6 PM) | | | | | | | | | | | | | |
|--|--------------|------------|----------|-------|------------------------------|------------------------------|---------------------------|--------------------------------|-----------------------------|------------------|--------------|---------------------------------------|-------|
| Location | Peak Hour | Drive-Thru | In Store | Total | Average Parking Supply | Average Parking Demand | Max. Parking Demand | Average Occupied Parking | Max. Occupied Parking | Average Queue | Max Queue | Average Daily Traffic Source: IDOT | |
| | | | | | | | | | | | | Major | Minor |
| Lake Zurich, IL 801 W Main St | 4:45-5:45 PM | 23 | 10 | 33 | 24 | 8 | 9 | 33% | 38% | 3 | 4 | 19,500 (Main) (2017) | |
| Libertyville, IL 1308 N Milwaukee | 5:00-6:00 PM | 11 | 11 | 22 | 30 | 3 | 4 | 10% | 13% | 1 | 2 | 26,800 (Milwaukee) (2017) | |
| Mundelein, IL 900 Rte 83 | 4:45-5:45 PM | 22 | 24 | 46 | 37 | 6 | 8 | 16% | 22% | 2 | 3 | 15,700 (IL 83) (2017) | |

Village of Forest Park Memorandum

TO: Plan Commission

FROM: Steve Glinke

SUBJECT: **PC 2020-02 7428 Franklin Ave.**
Petitioner: David Northey

DATE OF REPORT: 23 July 2020
DATE OF PLAN COMMISSION MEETING: 03 August 2020

PROJECT OVERVIEW: The petitioner/property owner is requesting site plan approval to construct three townhomes. The existing structure is a single-family dwelling.

GENERAL PROPERTY INFORMATION



Applicant's Name: David Northey
Property Owner's Name: Same
Common Property Address: 7428 Franklin Street
Common Location: On the North side of Franklin St. between Circle Ave and Brown St.
Neighboring Property Zoning:
North – I-1 Light Industrial
South – R-2/Medium Density Residential
West – R-3/High Density Residential

Comprehensive Plan Designation:

Existing Use of Property:

Proposed Use of Property:

Existing Property Zoning:

Property Size:

Total Lot Coverage as Existing:

East – R-3 High Density Residential

Single-Family Residential

Single-Family Dwelling

Townhomes (3)

R-3 – High Density Residential

155.09' x 50' (7,754.5 sq)

N/A

Bulk Area Regulations:

| Regulation | Requirement | Proposed |
|---------------------------------|--------------------------|----------------|
| Front yard setback | 20'/15%/average of block | 23' |
| Rear yard setback | None required | 21' 10 ¾" |
| Side/East setback | None required | 3' |
| Side/West setback | None required | 3' |
| Min. Lot Area/Dwelling | 2,500 | Meets required |
| Lot Coverage (with residential) | 40% | 39.1% |
| Minimum Dwelling Unit Size | n/a | n/a |
| Building height | 5 stories or 60' | 49' 6" |
| Off-street parking | 2/unit | 6 |

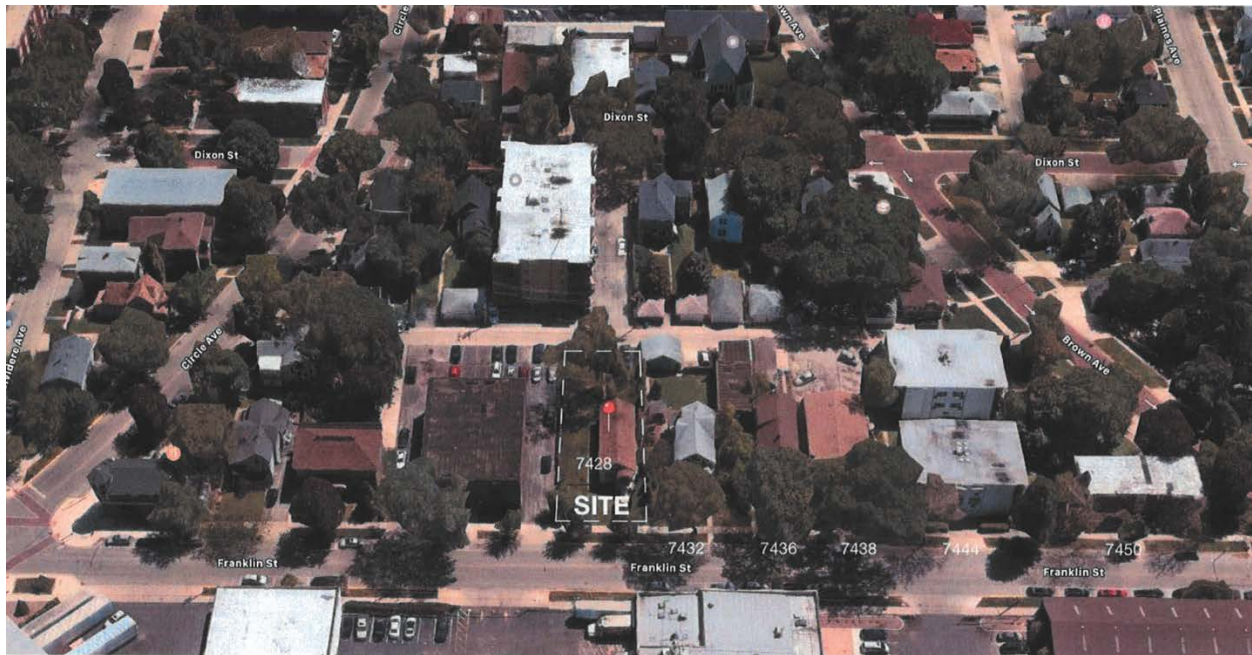
PROJECT DOCUMENTS:

The following documents were submitted by the developer and are attached to this report as Exhibit 1.

1. Application for Zoning Action dated 3/16/2020
2. Plat of Survey (existing conditions) from United Survey dated 3/13/2020
3. Project Narrative "Write Up" from J. Scheiss Architects dated 3/16/2020
4. Proposed Site Plan (T1.1) J. Scheiss Architects dated 3/16/2020
5. Proposed Landscape Plan (T1.1) J. Scheiss Architects dated 3/16/2020
6. Proposed Photometric Plan (T1.1) J. Scheiss Architects dated 3/16/2020
7. Shade Study from J. Scheiss Architects sheets SK6.1, SK6.2, SK6.3, SK 6.4 dated 06/22/20
8. Block Characteristics submitted by J. Scheiss Architects, Sheets SK1.1,SK1.2, SK1.3 dated 5/26/2019
9. Elevations from J. Scheiss Architects Sheet A3.1

PROJECT DESCRIPTION AND BACKGROUND:

The petitioner is proposing the construction of three 2,595 SF townhomes with a one story three car garage and six off street parking spaces on an approximately 7,754 square foot lot. The property is currently zoned R-3 which allows row-house dwellings and townhomes by right. The proposals involve the demolition of the existing single-family dwelling which is currently vacant.



The surrounding properties are predominantly multi-family buildings of various heights and intensities or industrial buildings. There are currently 3 single family dwellings on the block including the subject property. All are currently non-conforming to the zoned district.

SITE PLAN REVIEW BY THE PLAN COMMISSION:

The Plan Commission is asked to aid the elected officials and evaluate whether certain types of additions and new construction are consistent with the Comprehensive Plan as well as to ensure that the project meets the Standards for Site Plan approval found in Chapter 7 of the Zoning Ordinance. Both sets of standards are outlined below and shown in **bold** and are followed by a description of how the proposed plan addresses each standard.

STANDARDS FOR SITE PLAN APPROVAL:

In reviewing and determining whether to approve or disapprove a site plan, the Plan Commission and Village Council shall consider the criteria established in Chapter 7 Site Plan of the Village of Forest Park Zoning Code. The criteria and staff's evaluation of the applications compliance with those criteria are as follows:

A. The application shall comply with the provisions of this chapter and other ordinances of the village.

The application and submitted materials comply with the requirements.

B. The plan shall be in reasonable conformity with the Comprehensive Plan.

The proposal maintains a residential use on the lot which is outlined in the Comprehensive plan. Land use goal 3 within the plan states that the Village desires to "Maintain a balanced and diverse housing mix that meets the current and future needs of Forest Park residents". The current R-3

zoning allows for a higher density development with single family features. Each townhome will have its own dedicated entrance and separate open space in the form of a rear yard.

C. Reasonable provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers or septic and schools.

Essential services not adversely affected by plans.

D. Any building or structure shall be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

The new construction will be fully sprinkler protected. Access by other emergency personnel is not impeded by design.

E. Adequate provision shall be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood.

The surrounding properties are predominantly multi-family buildings of various heights and intensities or industrial buildings. There are currently 3 single family dwellings on the block including the subject property. All are currently non-conforming to the zoned district. The proposed project, if approved, would comply with current zoning requirements without need for any relief.

F. Open space provided is configured to make that open space usable, functional, and appropriate to the development proposed.

Each unit offers private enclosed open space for each dwelling unit.

G. Streets and sidewalks shall, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

The proposed site plan offers walkways on both the east and west boundaries and do not impede on any existing walkways in the right of way.

H. Provision shall be made to ensure that adequate access roads or entrance or exit drives will be provided and will be designed and improved so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets.

The proposed design is serviced by a public alley. Access is unimpeded and sight lines are more than adequate for access and egress.

I. Adequate provision shall be made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

The proposed garage/parking design offers adequate sight lines for access and egress.

J. Adequate water mains and fire hydrants shall be provided in accessible places in accordance with good firefighting and fire prevention practice.

Village water supply is more than adequate to support the proposed design. Each unit will be protected from fire by an automatic fire sprinkler system.

K. Adequate provision shall be made for the collection and disposition of all on and off site storm water and natural water, including, but not limited to, on site drainage retention facilities.

Site engineering shall be reviewed and approved by the Village engineer in accordance with industry best practices and MWRD requirements.

L. Adequate provision shall be made for the collection and disposition of sanitary sewage.

Approved totters will be provided in accordance with local code for waste disposal.

M. Adequate provision shall be made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage.

See item "K" above.

N. Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the director of public health and safety to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

There are not records of contamination at this location.

O. Adequate provision shall be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination shall be met.

Photometrics provided in the submittals shall be reviewed/approved by the Village engineer.

P. Adequate provision shall be made to ensure that the location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site and will not have an adverse effect on any adjacent properties.

No signage is proposed.

STAFF REVIEW:

The 7400 block of Franklin St. is zoned R-3 High Density Residential and is predominately made up of existing multi-family developments. The proposed development meets all of the

bulk zoning requirements in that zoned district. New construction of multi-family development requires site plan approval per the code.

Should the Plan Commission wish to recommend approval of the Site Plan, a sample motion is provided herein.

Based on the submitted petition and testimony provided, I move that the Plan Commission recommend to the Village Council approval of the Site Plan associated with PC 2020-02 subject to the following conditions:

- 1. The site shall be constructed in substantial compliance with the "Project Documents" identified in this report and available in the Department of Public Health and Safety.***
- 2. All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and Director of Public Health and Safety.***
- 3. A declaration of covenants, conditions, and restrictions governing the town home association shall be submitted for review by the Director of Public Health and Safety.***
- 4. No building permits and no Certificate of Occupancy for the Subject Property shall be issued by the Department of Public Health and Safety to the Owner unless all debts owed to the Village of Forest Park by the Owner have been paid in full prior to the issuance of such permits or certificate.***
- 5. Unit address numbering is subject to approval by the Director of Public Health and Safety.***
- 6. The applicant shall provide a revised site plan with the following:***
 - a. Mailbox location and type (per USPS requirements)***
 - b. Trash collection***
- 7. The site plan approval shall be valid for one (1) year after its passage and approval unless a building permit has been issued.***
- 8. Any violation of the above conditions will result in a violation of the Municipal code of the Village of Forest Park and the owner may be subject to fines for each day said violation exists.***

john conrad schiess architect, ltd

7706 Central Avenue

River Forest, IL 60305

Tel 708.366.1500

john@jcsarchitect.com

March 16, 2020

Mr. Steve Glinke, Community + Safety Officer
Village of Forest Park
517 Des Plaines Avenue
Forest Park, Illinois

Re: 7428 Franklin

Pursuant to Section 9-7-5: CONTENTS OF SITE PLAN, attached you will find the following:

1. Site Plan, data and Landscape Plan as prepared by John Conrad Schiess Architect, Ltd. dated March 13, 2020
2. Preliminary Elevations as prepared by John Conrad Schiess Architect, Ltd dated March 13, 2020
3. Survey with grading contours as prepared by Landmark Engineering dated August 6, 2019.
4. Plat of survey as prepared by United Survey Service, LLC dated March 13, 2020
5. Preliminary Plat of Subdivision as prepared by United Survey Service, LLC dated March 13, 2020

Listed below are the requirements per Section as cited above along with a response to the data requests:

A. Completed application form provided by the village.

[See Attached Application form.](#)

B. Each application shall include twenty five (25) copies of all full sized documents and drawings. For all graphic and plan drawings, a scale of not less than one inch equals one hundred feet (1" = 100') shall be used. Individual sheets or drawings may not exceed thirty inches by thirty six inches (30" x 36"). In addition, one set of reduced copies sized at eleven inches by seventeen inches (11" x 17") shall be submitted. All sets of drawings submitted shall be folded.

[See Sheet T1.1 dated March 13, 2020](#)

C. The names and addresses of persons and/or firm responsible for preparing the plan.

[See Sheet T1.1 dated March 13, 2020](#)

D. A site plan drawing including the following:

1. Date of preparation of original drawings and any revisions, north point and scale;

[See Sheet T1.1 dated March 13, 2020](#)

2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties and buildings within one hundred feet (100');

[See Sheet T1.1 dated March 13, 2020](#)

3. Legal description of the parcel;

[See Survey dated March 13, 2020](#)

4. Existing and proposed topography with contours at two foot (2') intervals;

[See Site Plan with contours by Landmark Engineering dated August 6, 2019](#)

5. Existing and proposed easements;

[See Survey and proposed Plat of Subdivision dated March 13, 2020.](#)

6. The location of existing and/or proposed fire hydrants;

[See Sheet T1.1 dated March 13, 2020](#)

7. For a site which includes existing structures or improvements, an indication of those improvements that are to remain and those which will be removed;

[See Sheet T1.1 dated March 13, 2020](#)

8. Underground storage tanks, if any;

[None. Not Applicable](#)

9. General alignment and lengths of all streets and all property lines;

[See Sheet T1.1 dated March 13, 2020 and Survey dated March 13, 2020](#)

10. All building restriction lines, highway setback lines, easements, covenants, reservations and rights of way;

[See Sheet T1.1 dated March 13, 2020](#)

11. Streets, alleys, easements and utilities, including street lighting and underground conduits for street lighting;

[See Sheet T1.1 dated March 13, 2020 and Survey dated March 13, 2020 and Landmark Engineering plans dated August 6, 2019](#)

12. Driveways, entrances, exits, parking areas and sidewalks;

[See Sheet T1.1 dated March 13, 2020](#)

13. Calculations of the following, as applicable:

a. Total lot acreage;

[See Sheet T1.1 dated March 13, 2020](#)

b. Number of dwelling units or square footage of nonresidential uses;

[See Sheet T1.1 dated March 13, 2020](#)

c. Number of parking spaces;

[See Sheet T1.1 dated March 13, 2020](#)

d. Number of handicapped accessible parking spaces;

[Not Applicable](#)

e. Number of loading spaces; and

[Not Applicable](#)

f. Total lot coverage.

[See Sheet T1.1 dated March 13, 2020](#)

14. A lighting and photometric plan indicating all exterior building mounted and freestanding lights and structures including overall height, type of lamp, luminaries;

[See Sheet T1.1 dated March 13, 2020](#)

15. Preliminary exterior building elevations of all proposed structures and exterior elevations of existing buildings when existing buildings are proposed to be structurally altered. Elevations shall indicate the materials to be used in the design of the structure and the proposed color scheme;

[See Sheet A3.1 dated March 13, 2020](#)

16. Elevations of proposed signs as well as the materials and colors intended for the sign. Typical elevations shall be provided for wall mounted signs including renderings of all sign faces; views of supporting members, poles, bases and pedestals; side views which indicate both signage depth and projections; method of illumination, materials indications, and dimensions of all sign elements;

[Not Applicable](#)

17. Supplementary explanation of the specific type(s) of activities proposed on the site. Such information shall include, but is not limited to:

a. Estimated number of employees, resident shoppers, residents, etc.;

Not Applicable

b. Hours of operation;

Not Applicable

c. Any changes anticipated in terms of dust, odor, smoke, fumes, noise, light, etc.;

Not Applicable

d. Modifications to vegetative cover, drainage patterns, earthwork, problem areas;

See Sheet T1.1 dated March 13, 2020

e. Any ancillary improvements that the applicant proposed to remedy or prevent problems created by the development; and

Not Applicable

f. Draft version of any covenants and design guidelines, if applicable. (Ord. O-44-02, 8-12-2002)

Deferred Submittal to Building Permit

E. Landscaping Plan: A landscape plan shall be required for all developments requiring site plan approval, except for permitted uses in the DBD downtown business district. Such landscape plan shall conform with the requirements specified in this subsection; provided, however, that such requirements may be modified on a case by case basis as part of the site plan approval process by the plan commission and village council after considering site conditions and special circumstances.

See Sheet T1.1 dated March 13, 2020

1. Entryways And Building Perimeter Landscaping: Entryways and the perimeter within the development shall be landscaped. The scale and nature of landscaping materials shall be appropriate to the size of the structures. Large scale buildings, for example, should generally be complemented by larger scaled plants. Plant material shall be selected for its form, texture, color, pattern of growth and adaptability to local conditions.

See Sheet T1.1 dated March 13, 2020

2. Site Perimeter Landscaping: Shade trees shall be provided around the perimeter of the site. Tree spacing along the front lot line shall be at a rate of the greater of one tree or one tree for every forty (40) linear feet within a minimum five feet (5') wide planting area; and spacing along each of the side lot lines and the rear lot line combined shall be at a rate of one tree for every seventy five (75) linear feet within a minimum three foot (3') planting area. The required number of trees based on the length of the side and rear property lines may be grouped anywhere on the perimeter where space is available subject to the review and approval as part of the site plan approval process. Approved driveways and other features approved by the plan commission and the village council that interfere with required landscaping may be excluded when calculating the linear footage of any lot line.

See Sheet T1.1 dated March 13, 2020

3. Parking Lot Landscaping: For proposed off street parking areas, the following landscape requirements are intended to screen parking areas from adjoining use areas and prevent the creation of large expanses of unlandscaped parking surfaces. The approval of any such alternative groupings of landscaping shall be subject to discretionary approval as part of the site plan approval process by the plan commission and the village council. The requirements are established for two (2) areas, the parking lot landscape islands and the parking lot perimeter:

Not Applicable

- a. Parking Lot Landscape Islands:

Not Applicable

- (1) Parking lot landscape islands are encouraged in parking lots greater than twenty (20) spaces in size at the end of each parking row, and one every twenty (20) spaces when rows have forty (40) or more parking spaces.

Not Applicable

- (2) When provided, parking lot landscape islands shall be the same size as a parking space and planted with one shade tree and shall be provided with suitable ground cover.

Not Applicable

- (3) No landscaping within the landscape islands may obstruct visibility for vehicles entering, maneuvering in or exiting the parking area.

Not Applicable

b. Perimeter Parking Lot Landscaping:

(1) A perimeter parking lot landscape area shall be at least three feet (3') wide and extending the full length of the landscaped area.

(2) Landscaped areas outside of shrub masses shall be planted with grass or other ground cover.

[Not Applicable](#)

c. Across From Or Adjoining Nonresidential Property: Where a parking lot is located across a dedicated public right of way from or adjoins property zoned for a nonresidential use, or designated for nonresidential use in the comprehensive plan, landscaping shall be provided across fifty percent (50%) of the street frontage to a minimum of three feet (3') in height at maturity. Such landscaping may consist of shrubbery, decorative masonry walls or decorative fencing (excluding wood and chainlink).

[Not Applicable](#)

d. Across From Residential Property: Where a parking lot is located across a dedicated public right of way from property zoned for a residential district, or designated for a residential use in the comprehensive plan, landscaping shall be provided across one hundred percent (100%) of the parking lot perimeter facing the public street (except for intersecting drives, signs and other obstructions to landscaping) to a minimum of three feet (3') in height at maturity. Such landscaping may consist of shrubbery, decorative masonry walls or decorative fencing (excluding wood and chainlink).

[Not Applicable](#)

4. Contents Of Landscape Plan: All landscape plans submitted for approval shall contain or have attached thereto the following information:

[See Sheet T1.1 dated March 13, 2020](#)

a. The location, quantity, size and name, both botanical and common names, of all proposed planting materials;

b. Proposed grading of any berms at one foot (1') intervals;

- c. Specifications of the type and boundaries of all proposed ground cover;
- d. Elevations of all fences proposed for location on the site;
- e. Elevations, cross sections and other details as determined by the director of public health and safety. (Ord. O-71-09, 12-14-2009)

F. Additional Information: Other information that may reasonably be required by the director of public health and safety, plan commission or village council to adequately assess the proposal which may include: (Ord. O-44-02, 8-12-2002; amd. Ord. O-24-05, 6-13-2005)

Acknowledged

END OF RESPONSES

Village of Forest Park
Application for Zoning Action

Application For (check all that apply):

Site Plan Approval X Preliminary Planned Development _____ Rezoning _____
Variation _____ Conditional Use _____ Zoning Relief _____
Text Amendment _____ Final Planned Development _____ Administrative Appeal _____

Subject Property Information:

Street Address: 7428 FRANKLIN AVENUE
PDN#: 15-12-409-005-0000
Current Zoning District (circle): R-1 R-2 R-3 B-1 B-2 DBD I-1 I-2
Legal Description (attached separate sheet if necessary): SEE ATTACHED PLAT OF SURVEY
COMPLETED BY UNITED SURVEY SERVICE, LLC DATED
MARCH 13, 2020

Applicant Information:

Name: JOHN C. SCHLESS, ARCHITECT
Address: 7706 CENTRAL AVE
City, State, Zip: RIVOL FOREST, IL 60305
Phone: 708-383-5822
Fax: _____

Owner Information (if different from applicant)

Name: GORDON JONES, LLC
Address: 117 N. MONROE ST
City, State, Zip: HINSDALE, IL 60521
Phone: 630-209-5441
Fax: 630-654-4091

Applicant Relationship to Property (ie Owner, Architect, Attorney): ARCHITECT

Description of Request for Approval (use additional sheet if necessary): SITE PLAN REVIEW
AND REVIEW OF PRELIMINARY PLAT OF SUBDIVISION

If Application involves Rezoning/Variations/Appeal, List all Section of Zoning Ordinance from which relief is requested (use additional sheets if necessary):

NO ZONING VARIATIONS REQUESTED

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

With the submittal of this application, I hereby request that the Mayor and Village Council of the Village of Forest Park grant approval of the relief identified in the Application for Zoning Action for the proposed site development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. Proof of ownership must be attached to your application and may include a current title policy report or a deed and a current title search. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

John C. Schless
Signature of Applicant

3/13/20
Date

Gordon Jones
Signature of Owner

3/16/20
Date

JOHN CONRAD SCHLESS
ARCHITECT, LTD.

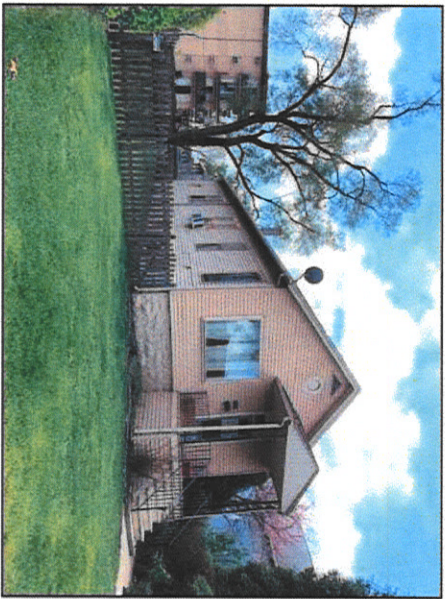
Subscribed and sworn to before me this 16 day of
MARCH 2020

Chloe
Notary Public

OFFICIAL SEAL
MANUEL M. GANADEN
Notary Public - State of Illinois
My Commission Expires 12/08/2020

For Office Use Only: Filing Fee: _____ Paid Date: _____ Public Hearing Date: _____

A PARTIAL WOOD FENCE ELEVATION
SCALE: 3/8" = 1'-0"

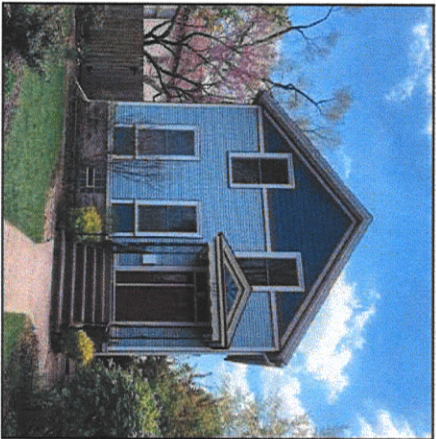


7428 FRANKLIN (single family)

PROPOSED SITE



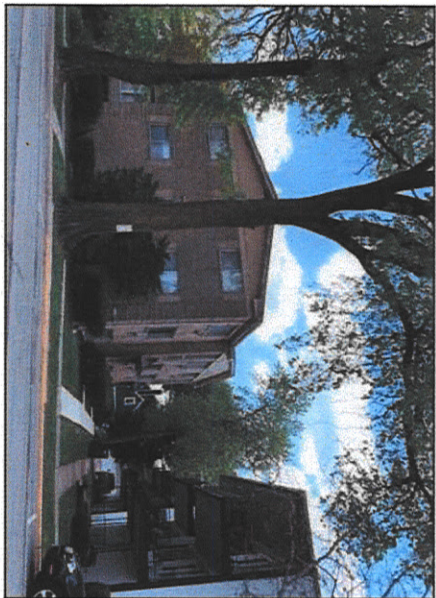
*NUMBER OF UNITS ESTIMATED BASED ON VISIBLE MAIL BOXES AND DOOR BELLS



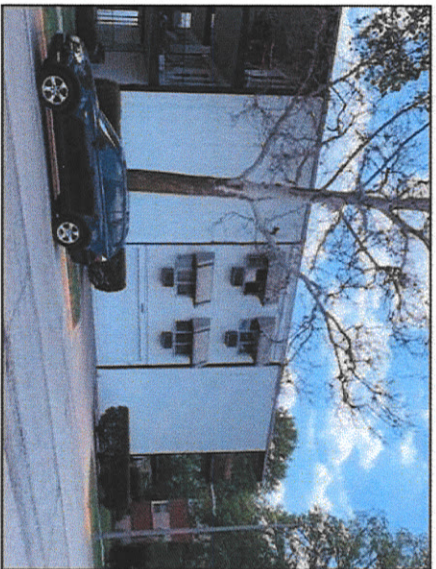
7432 FRANKLIN (single family)



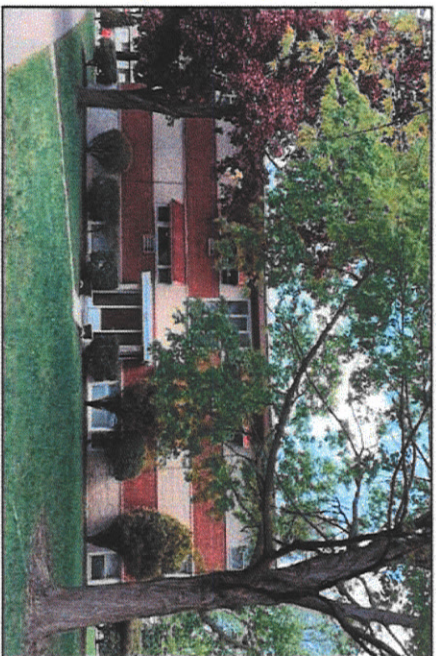
7436 FRANKLIN (2 units)



7438 FRANKLIN (6 units)



7444 FRANKLIN (16 units)



7450 FRANKLIN (12 units)

john conrad schless architect , ltd.

400 Ashland Avenue River Forest Illinois 60305
tel. 708.366.1500 john@jcsarchitect.com

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PROPERTY OWNER:

GORDON JONES, LLC.
117 N. Monroe Street
Hinsdale, Illinois 60521
phone: 630.209.5441
fax: 630-6544091

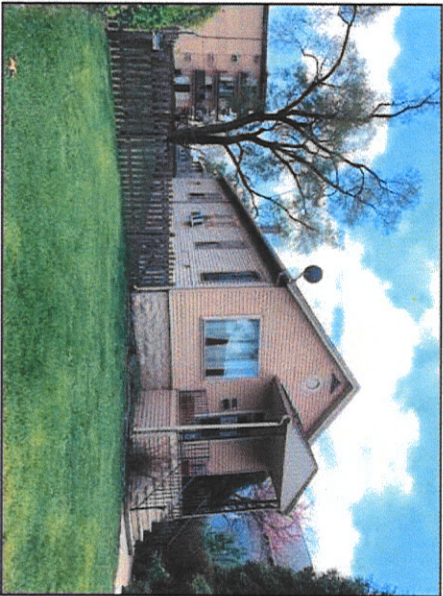
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|--------------------------|----------|
| Issued for Zoning Review | 05.20.19 |
| Revised for Review | 05.15.19 |
| Revised for Review | 05.13.19 |
| Issued for Review | 05.08.19 |
| Issued for Review | 05.26.19 |

FRANKLIN DEVELOPMENT
7428 Franklin Avenue
Forest Park, Illinois

Sheet Title
PHOTOS - EXISTING
CONDITIONS

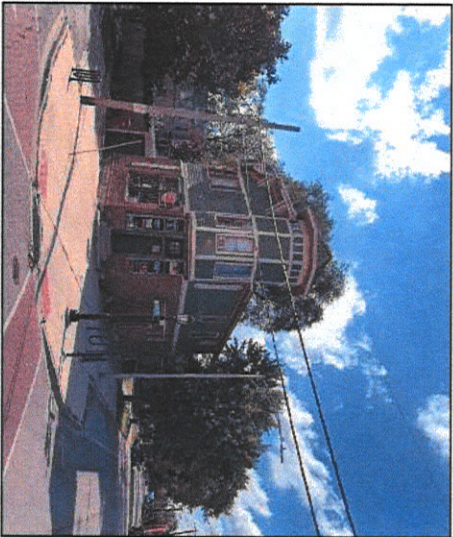
SK1.1

Sheet No.



7428 FRANKLIN (single family)

PROPOSED SITE



101 Circle Avenue (commercial)



7410 FRANKLIN (2 units)



7414 FRANKLIN (2 units)



7416 FRANKLIN (12 units)



*NUMBER OF UNITS ESTIMATED BASED ON VISIBLE MAIL BOXES AND DOOR BELLS

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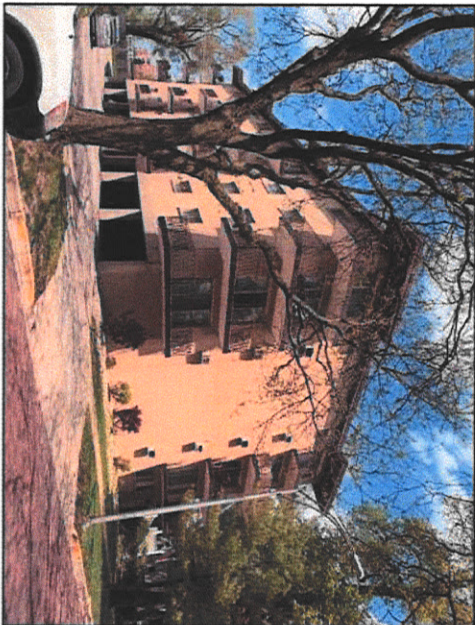
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| Issued for Zoning Review | 05.20.19 |
| Revised for Review | 05.15.19 |
| Revised for Review | 05.13.19 |
| Issued for Review | 05.08.19 |
| Issued for Review | 05.26.19 |
| Date | |

FRANKLIN DEVELOPMENT
7428 Franklin Avenue
Forest Park, Illinois

Sheet Title
PROPOSED SITE PLAN
SK1.2
Sheet No.



7401 DIXON ST (2 units)



7413 DIXON ST (5 STORY - 36 units)



7415 DIXON ST (3 units)



7427 DIXON ST (6 units)



7428 FRANKLIN (single family)

PROPOSED SITE



NUMBER OF UNITS ESTIMATED BASED ON VISIBLE MAIL BOXES AND DOOR BELLS

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tel. 708.366.1500 john@jcsarchitect.com

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| Revised for Review | 05.15.19 |
| Revised for Review | 05.13.19 |
| Issued for Review | 05.08.19 |
| Issued for Review | 05.26.19 |

Date

FRANKLIN DEVELOPMENT

7428 Franklin Avenue
Forest Park, Illinois

Sheet Title
PROPOSED SITE PLAN

SK1.3

Sheet No.



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

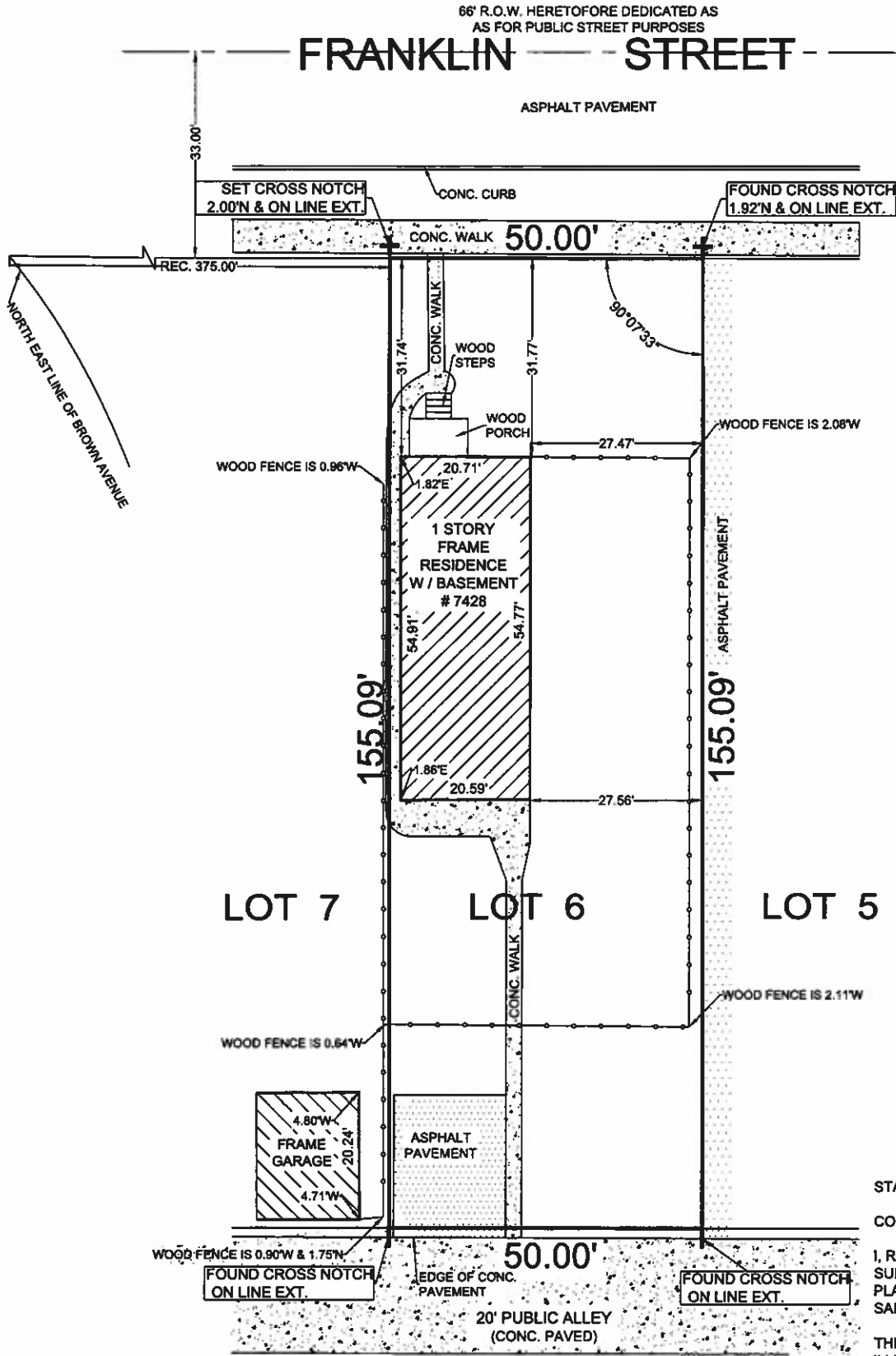
PLAT OF SURVEY
OF

LOT 6 IN BLOCK 1 IN THE SUBDIVISION BY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY OF PART OF THE RESERVATION FOR RAILROAD PURPOSES AS SHOWN ON THE PLAT OF RAILROAD ADDITION TO THE TOWN OF HARLEM IN THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 26, 1858 IN BOOK 160 OF MAPS, PAGE 5, ACCORDING TO THE PLAT OF SAID FIRST MENTIONED SUBDIVISION, RECORDED NOVEMBER 14, 1881 IN BOOK 16 OF PLATS, PAGE 45, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 7428 FRANKLIN STREET, FOREST PARK, ILLINOIS

PERMANENT INDEX NUMBER: 15 - 12 - 409 - 005 - 0000

AREA = 7,754 SQFT OR 0.178 ACRES



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, MARCH 13, A.D. 2020.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021



ORDERED BY:
GORDON JONES, LLC

SCALE : 1" = 15'

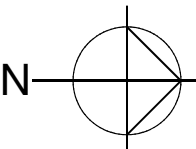
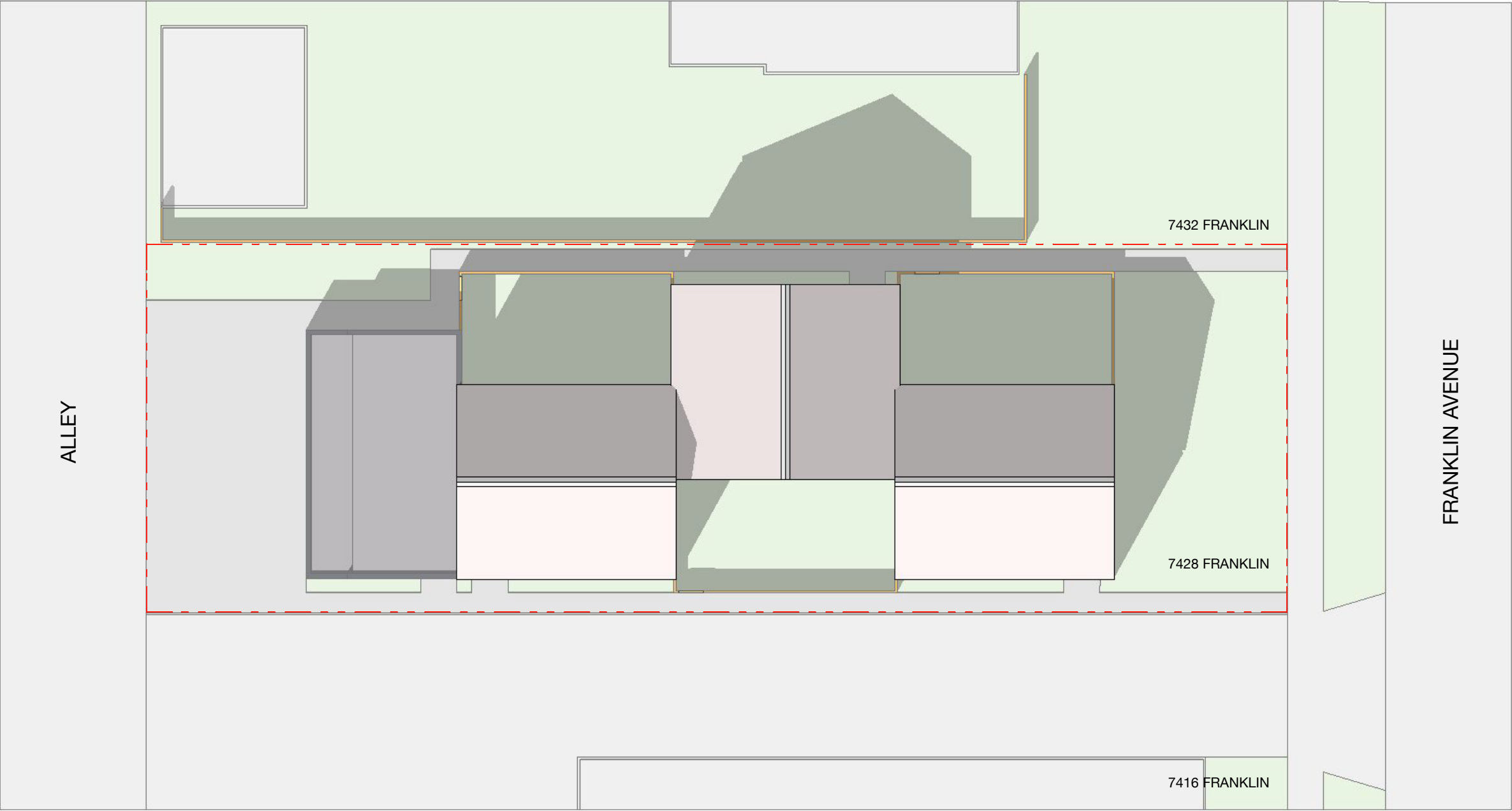
DATE : MARCH 13, 2020

FILE No.:

2020 - 27443

DATE

REVISION



SHADOW STUDY JUNE 22 @ 10 AM

john conrad schiess architect , ltd.

7706 Central Avenue River Forest Illinois 60305
tel. 708.366.1500 john@jcsarchitect.com

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PROPERTY OWNER:
GORDON JONES, LLC.
117 N. Monroe Street
Hinsdale, Illinois 60521
phone: 630.209.5441
fax: 630-6544091

Issued for
Site Review | 07.20.20
Date

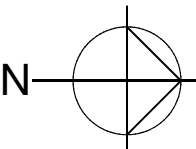
THE HOMES
@ FRANKLIN

7428 Franklin Avenue
Forest Park, Illinois

Sheet Title
SHADOW STUDY

SK6.1

Sheet No.



SHADOW STUDY JUNE 22 @ 2 PM

john conrad schiess architect , ltd.

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tel. 708.366.1500 john@jcsarchitect.com

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Issued for
Site Review | 07.20.20
Date

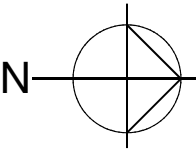
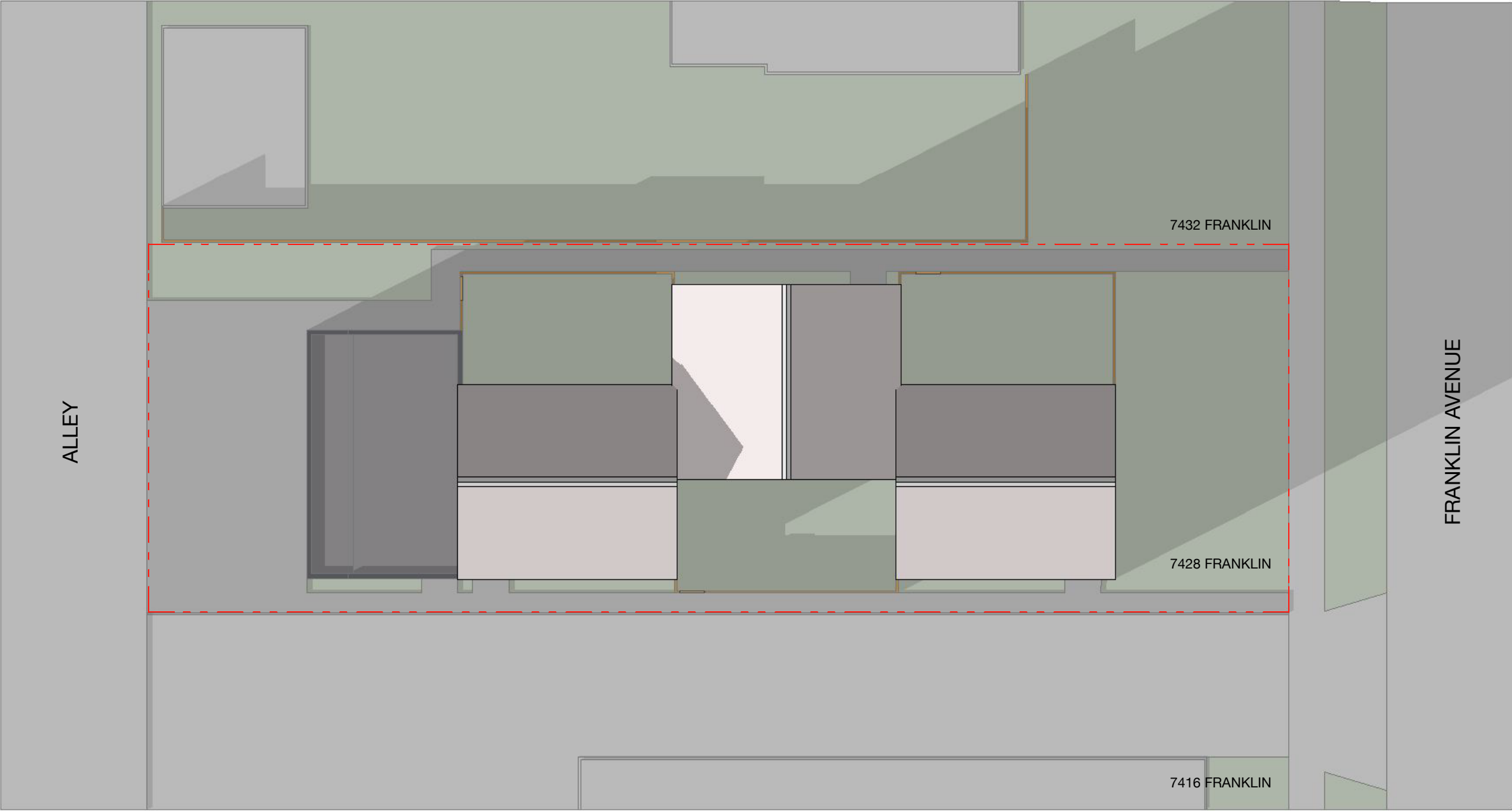
THE HOMES
@ FRANKLIN

7428 Franklin Avenue
Forest Park, Illinois

Sheet Title
SHADOW STUDY

SK6.2

Sheet No.



SHADOW STUDY DECEMBER 22 @ 10 AM

john conrad schiess architect , ltd.

7706 Central Avenue River Forest Illinois 60305
tel. 708.366.1500 john@jcsarchitect.com

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117 N. Monroe Street
Hinsdale, Illinois 60521
phone: 630.209.5441
fax: 630-6544091

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| Issued for | | |
| Site Review | | 07.20.20 |
| | | Date |

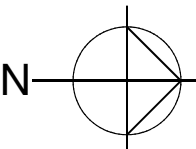
**THE HOMES
@ FRANKLIN**

7428 Franklin Avenue
Forest Park, Illinois

Sheet Title
SHADOW STUDY

SK6.3

Sheet No.



SHADOW STUDY DECEMBER 22 @ 2PM

john conrad schiess architect , ltd.
7706 Central Avenue River Forest Illinois 60305
tel. 708.366.1500 john@jcsarchitect.com

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PROPERTY OWNER:
GORDON JONES, LLC.
117 N. Monroe Street
Hinsdale, Illinois 60521
phone: 630.209.5441
fax: 630-6544091

Issued for
Site Review | 07.20.20
Date

THE HOMES
@ FRANKLIN
7428 Franklin Avenue
Forest Park, Illinois

Sheet Title
SHADOW STUDY

SK6.4

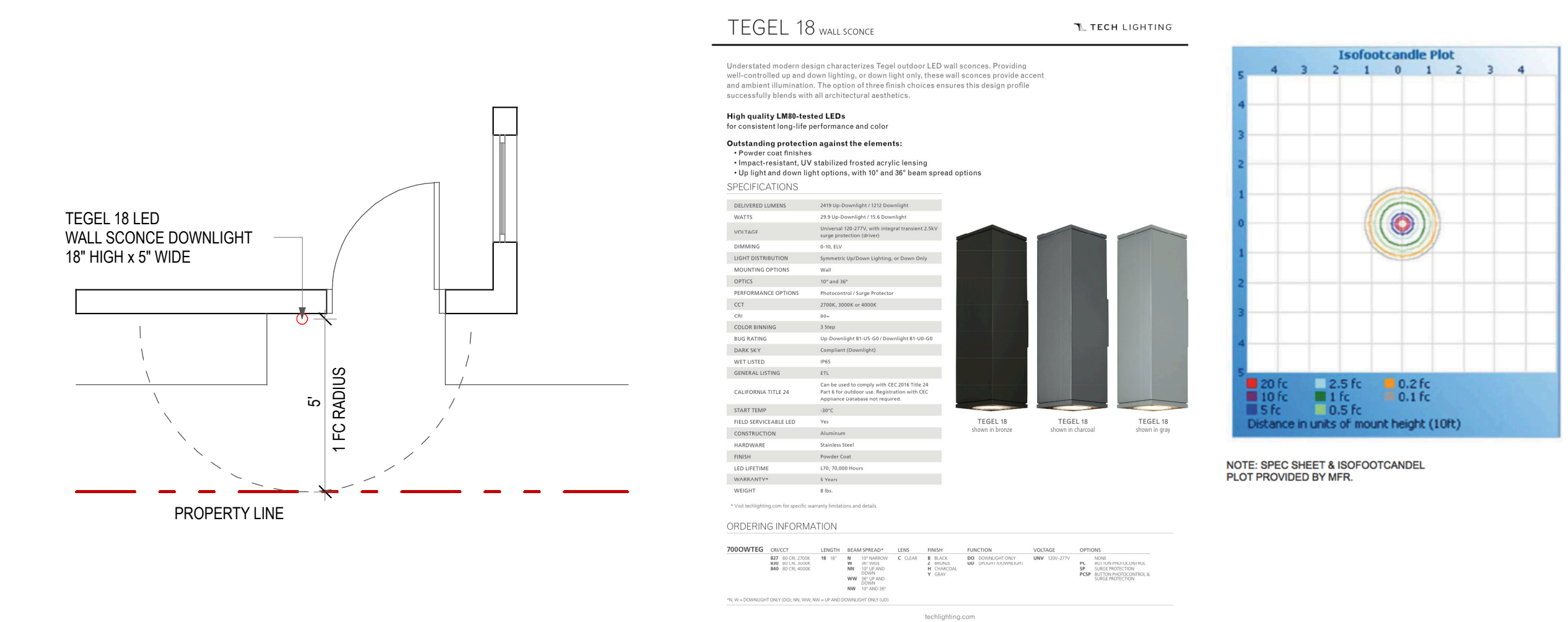
Sheet No.

- CONSTRUCT NEW 3 STORY 3 RESIDENTIAL UNIT TOWNHOMES WITH ATTACHED 3 CAR GARAGE AND 6 OFF STREET PARKING SPACES

T1.1 COVER + SITE PLAN + DATA + LANDSCAPE PLAN + GRADING PLAN
+ PHOTOMETRIC DIAGRAM + HYDRANT LOCATION + LOCATION MAP

- INTERNATIONAL BUILDING CODE/2009
- NATIONAL ELECTRICAL CODE/2008
- INTERNATIONAL MECHANICAL CODE/2009
- INTERNATIONAL PLUMBING CODE/2014
- INTERNATIONAL FUEL GAS CODE/2009
- INTERNATIONAL ENERGY CONSERVATION CODE/ 2009

- ZONE DISTRICT _____ R-3 (TOWNHOMES / ROWHOUSES) (section 9-3C-1)
- PROPOSED USE _____ R-3 (TOWNHOMES)
- LOT SIZE _____ 155.57' X 50.0'
- LOT AREA _____ 7,754 SF or 0.178 acres per United Survey Service
- MAXIMUM ALLOWED LOT COVERAGE (40%) _____ 3,114 SF (section 9-3C-3:2)
- PROPOSED LOT COVERAGE (40%) _____ 3,110 SF
- MINIMUM LOT AREA PER UNIT _____ 2,000 SF (section 9-3C-3:B.3)
- PROPOSED LOT AREA PER UNIT _____ 2,595 SF
- MAXIMUM NUMBER OF UNITS _____ 3 DWELLING UNITS
- PROPOSED NUMBER OF UNITS _____ 3 DWELLING UNITS
- ALLOWABLE HEIGHT _____ 5 STORIES OR 60'-0" MAX. (section 9-3C:3:A)
- PROPOSED BLDG. HEIGHT _____ 50'-0"
- REQUIRED OFF STREET PARKING _____ 2 SPACES PER UNIT (section 9-8-2)
- PROPOSED OFF STREET PARKING _____ 6 SPACES / 2 PER UNIT
- SETBACKS
 - FRONT _____ 23 FEET (section 9-3C-C)
 - REAR _____ 21' - 10 3/4" FEET (section 9-3A-1:C.3)
 - SIDE (east) _____ 5 FEET (section 9-3A-1:C.2)
 - SIDE (west) _____ 5 FEET (section 9-3A-1:C.2)
- CONSTRUCTION TYPE _____ 5B



PHOTOMETRIC DIAGRAM - TYPICAL LIGHT CONDITION AT EAST AND WEST PROPERTY LINE



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I hereby certify that these plans were prepared under my direction and, to the best of my knowledge and belief, conform to the applicable Codes and Ordinances of the VILLAGE OF FOREST PARK, Illinois.



Expiration 11/30/20

Design Firm License No: 184.007511-0001

| | |
|-------------------|------------------|
| MARCH 13, 2020 | REV. SITE REVIEW |
| FEBRUARY 21, 2020 | REV. SITE REVIEW |
| JANUARY 31, 2020 | SITE REVIEW |
| JANUARY 29, 2020 | REV. REVIEW |
| JANUARY 28, 2020 | REV. REVIEW |
| JANUARY 8, 2020 | ZONING REVIEW |

Issued for

THE HOMES
at
FRANKLIN
7428
Franklin Ave
Forest Park, Illinois

Sheet Title
SITE PLAN + DATA +
LANDSCAPING PLAN

T1.1

Sheet No.