
**VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS**

ORDINANCE NO. 21 - 06

**AN ORDINANCE GRANTING PLANNED DEVELOPMENT PERMIT APPROVAL TO
AMPLER DEVELOPMENT LLC, AUTHORIZING THE DEVELOPMENT AND
OPERATION OF A TACO BELL AT 5050 N. HARLEM AVENUE**

(Taco Bell, 5050 N. Harlem Avenue)

Passed by the Board of Trustees, April 8, 2021

Printed and Published, April 8, 2021

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By Authority of the Village Board of Trustees

VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS

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I hereby certify that this document was properly published in pamphlet form by the authority of the President and Board of Trustees of the Village of Harwood Heights, Cook County, Illinois on the date stated above.


Village Clerk

VILLAGE OF HARWOOD HEIGHTS

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AMPLER DEVELOPMENT LLC, AUTHORIZING THE DEVELOPMENT AND
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(Taco Bell, 5050 N. Harlem Avenue)

WHEREAS, the Village of Harwood Heights (the “Village”) is an Illinois municipal corporation organized and operating pursuant to authority granted by the Constitution and Laws of the State of Illinois;

WHEREAS, the Village, as a home rule unit of government, may exercise any power and perform any function pertaining to its government affairs;

WHEREAS, the Village Board has a duty pursuant to Section 17.56.200(E)(5) of the Village of Harwood Heights Code of Ordinances to act as the final decision-making body for planned development permit petitions and in that capacity, must either approve, approve subject to conditions, deny the planned development permit, or refer the application back to the PZC for further review;

WHEREAS, CAMK On Harlem, Inc. (“Owner”) is the beneficial owner of 5050 N. Harlem Avenue, Harwood Heights, Cook County, Illinois, bearing property index number 12-12-414-011-0000, and legally described as follows:

PARCEL 1:

**THE EAST HALF OF LOT 1 IN BLOCK 4 IN HARRIS FIRST SUBDMSION,
BEING A SUBDIVISION OF THAT PORTION LYING NORTH OF THE
SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 12 OF LOT 1 IN CIRCUIT COURT PARTITION OF
THE EAST HALF OF THE SOUTHEAST QUARTER OF PART OF THE WEST
HALF OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK**

COUNTY, ILLINOIS.

PARCEL 2:

LOTS 167, 168 AND 169 IN VOLK BROTHERS FIRST ADDITION TO GREATER HARLEM AVENUE SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1929 AS DOCUMENT 10358672, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 167, 168 AND 169 IN VOLK BROTHERS FIRST ADDITION TO GREATER HARLEM AVENUE SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1929 AS DOCUMENT 10358672, IN COOK COUNTY, ILLINOIS.

The above shall be known as the “Property”;

WHEREAS, Ampler Development LLC (“Ampler”) is under contract to lease the Property from Owner (Ampler and Owner are referred to cumulatively as “Petitioner”);

WHEREAS, the Property consists of an aggregate 27,707 square feet and therefore requires the issuance of a planned development permit by the Village to enable the proposed redevelopment project, pursuant to Section 17.56.200(B)(1) of the Village Code;

WHEREAS, Petitioner has jointly applied for planned development (“PUD”) approval to construct, manage and operate an approximately 2,148 square foot Taco Bell dine-in and drive-through restaurant (“Restaurant”) and associated improvements, including parking, signage, lighting, fencing, drainage, and landscaping improvements (cumulatively, the “Project”), all as shown more particularly in the exhibits appended to the Planning and Zoning Committee’s Findings and Recommendation dated April 5, 2021 (“PZC Report”);

WHEREAS, pursuant to powers granted to it by Section 17.56.020(A)(3) of the Village Code, the PZC serves as the advisory body to the Village Board of Trustees regarding applications for planned developments;

WHEREAS, pursuant to Section 17.56.200(E)(4) of the Village Code, the PZC has jurisdiction to hold a public hearing to consider Petitioner's PUD application and, in its capacity as an advisory body, make a recommendation thereon to the Village Board, and the Village Board has final authority to approve, deny, approve subject to conditions, or remand the matter back to the PZC for further review or to postpone action until receiving additional information as provided in Section 17.56.200(E)(5) of the Village Code;

WHEREAS, the Village Board finds that the PZC convened a duly noticed public hearing (Hearing 21-01) on February 24, 2021 and concluded on March 24, 2021 (the "Hearing") to consider Petitioner's application for PUD approval in accordance with Section 17.56.200(E) of the Village Code;

WHEREAS, following the close of the Hearing, the PZC unanimously recommended conditional PUD approval of the Plans on the Property (the "Project") in accordance with the exhibits presented and application materials submitted by Petitioner, adopting certain factual findings and conclusions as set forth more particularly in the PZC Report;

WHEREAS, the Village Board reviewed and considered Petitioner's plans, PZC Report, a transcript of the Hearing and the legal standards and criteria by which the requested planned development permit is to be judged as set forth in the Village Code;

WHEREAS, the Corporate Authorities find and determine that Petitioner, upon fulfillment of the conditions appended hereto, will satisfy each of the planned development evaluative criteria set forth in Section 17.56.200(C) of the Village of Harwood Heights Zoning

Code; and

WHEREAS, except as otherwise noted herein, the Village Board concurs with the factual findings and legal conclusions rendered by the PZC and substantially agrees with the recommendations made by that body as set forth in the PZC Report with respect to the approval and issuance of the requested planned development permit, subject to and contingent upon the conditions set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Harwood Heights, County of Cook, Illinois, as follows:

SECTION 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2. Enactment.

A. Incorporation of Exhibit. Exhibit 1 attached to this Ordinance is, by this reference, incorporated in, and made a part of this Ordinance as though fully set forth at length herein.

B. Planned Development Conditional Approval. Pursuant to the authority granted by Sections 17.56.010(A)(3) and 17.56.200(E)(5) of the Village Code, and subject to and contingent upon fulfillment of the conditions set forth hereinbelow, the Corporate Authorities shall and do hereby approve issuance of a planned development permit to Petitioner, authorizing the development of the Project on the Property in accordance with the Plans, subject to the following express conditions set forth in this Subsection 2.B.

The approval granted herein is expressly subject to and contingent upon each and every term, condition, and restriction herein specified. Without excluding any other remedy which may be available to the Village, failure or refusal of full compliance by Petitioner or any user of the Property with the conditions, restrictions, or provisions of this Ordinance shall constitute a zoning violation, with each and every day on which the noncompliance continues constituting a separate and distinct zoning violation. In addition, upon failure or refusal of full compliance by Petitioner or any operator on the Property with the conditions, restrictions, or provisions of this Ordinance, the conditional approval rendered herein will, at the sole discretion of the Corporate Authorities by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village will not revoke such approval unless it first provides Petitioner with an opportunity to be heard to be heard at a regular or special meeting of the Village Board, as provided for in Section 17.56.170(M) of the Village Code. The planned development permit approval herein granted is premised on and expressly subject to full compliance by Petitioner, and any other operators or tenants and any successor owners, landlords, lessees, operators, and assigns with the following conditions:

- i. That Petitioner and end users shall, prior to commencing build-out, occupancy or operations on the Property as applicable, obtain all necessary permits, certificates, consents, authorizations and approvals of any kind or nature as may be required by local, state or federal laws or regulations from all governmental bodies with jurisdiction over the Project or any element thereof, including without limitation the Village, the Metropolitan Water Reclamation District of Greater Chicago, and the Illinois Department of Transportation in order to construct, complete, use

and occupy the Project;

- ii. That the Project be constructed in full accordance with the most recent iteration of the respective plans, drawings and documents appended hereto, subject to any approved or required modifications thereof as may be permitted or directed by the Village in accordance with the procedures for minor and/or major alterations as set forth in Section 17.56.180(I) of the Village Code. It is understood and agreed that the Plans are preliminary and that minor changes, revisions, refinements and other non-substantial deviations of a technical nature are likely to occur and that such technical, minor changes may be approved by the Village's Building Commissioner following internal or third-party review without additional action by the PZC or the Corporate Authorities of the Village. Changes that are not of a technical nature and which involve a significant deviation from the plans approved herein by the Village Board, as determined by the Building Commissioner, shall be referred back to the PZC for recommendation and the Village Board for final approval;
- iii. That the Project shall comply with all building, fire and related technical code requirements, with compliance to be determined by the Village Building Commissioner, Norwood Park Fire Protection District, and any third-party technical consultants retained by the Village for the purpose of reviewing any permit applications for conformity to technical code requirements;
- iv. That Petitioner shall adjust the lighting or signage illumination presented

in the Plans, including after initial installation and issuance of a certificate of occupancy, as may be reasonably required by the Village, to ensure that the light sources are properly screened and signage illumination is designed to minimize glare and spillage onto adjacent properties;

- v. That Petitioner enter into and execute a development agreement with the Village governing the respective rights and responsibilities of Petitioner and the Village with respect to the Project within sixty (60) days of the adoption of this Ordinance. If such development agreement is not executed within said timeframe and the Property not developed in accordance therewith, this Ordinance shall be null and void and of no further effect without any further action by the Village;
- vi. That this planned development permit approval shall be effective for 365 days from the date of passage of this Ordinance, during which time a building permit shall be obtained. This planned development permit approval shall remain effective provided that Petitioner commences construction within two (2) years from the date of passage of this Ordinance. Once commenced, construction of the Project shall proceed diligently and continue in good faith until completion. Failure to comply with the provisions of this paragraph within the time periods provided for may result in a revocation of all or part of this planned development permit approval by the Village and the issuance of an immediate stop work order for any work in progress. In the event of such a revocation, no additional work shall be undertaken without first being authorized by the

Village Board of Trustees in the form of a new planned development permit approval.

C. Binding on Successors and Assigns. The terms and conditions of this Ordinance shall be binding upon Petitioner, and his/her/its/their successors, affiliates, assigns, heirs or devisees.

D. No Authorization of Work. This Ordinance does not authorize the commencement of any work or other site development activities on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced upon the Property until all conditions precedent set forth in this Ordinance for such work to proceed have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable laws.

SECTION 3. RESOLUTION OF CONFLICTS.

All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SAVING CLAUSE.

If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval, and

publication in the manner provided by law.

VOTES

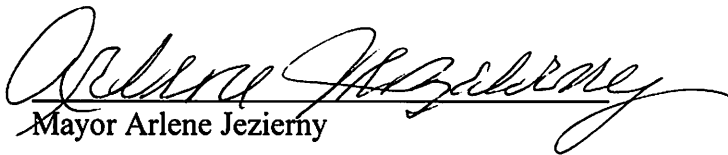
AYES: Trustee Schuepfer, Steiner, Brzezniak-Volpe, Brzozowski-Wegrecki, Zerillo, Lewandowski

NAYS:

ABSENT:

ABSTAIN:

Passed and Approved this 8th day of April, 2021.


Mayor Arlene Jezierny

ATTEST:

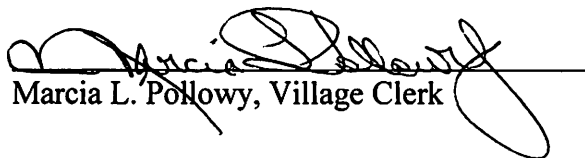

Marcia L. Pollowy, Village Clerk

EXHIBIT 1

**VILLAGE OF HARWOOD HEIGHTS, COOK COUNTY, ILLINOIS
PLANNING AND ZONING COMMISSION**

In Re the Matter of:)	
Ampler Development)	
Application for PUD Approval)	No. 21-01
for Taco Bell Restaurant at 5050 N. Harlem)	
Avenue)	

REPORT OF FINDINGS OF FACT AND RECOMMENDATION
TO THE VILLAGE BOARD OF TRUSTEES
FOR PLANNED DEVELOPMENT AMENDMENT APPROVAL

ATTACHED ON FOLLOWING PAGES.

**VILLAGE OF HARWOOD HEIGHTS, COOK COUNTY, ILLINOIS
PLANNING AND ZONING COMMISSION**

In Re the Matter of:)	
Ampler Development)	
Application for PUD Approval)	No. 21-01
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REPORT OF FINDINGS OF FACT AND RECOMMENDATION
TO THE VILLAGE BOARD OF TRUSTEES
FOR PLANNED DEVELOPMENT AMENDMENT APPROVAL

I. BACKGROUND

A. PETITIONER

Chris Carson is the president of CAMK On Harlem, Inc. ("Owner"), which is the beneficial owner 5050 N. Harlem Avenue, Harwood Heights, Cook County, Illinois (the "Property"). Ampler Development LLC ("Ampler") is under contract to lease the Property from Owner. Owner and Ampler are referred to cumulatively as "Petitioner." Ampler operates 300-some restaurant locations nationwide, primarily in Ohio and Illinois, including Taco Bell, Church's Chickens, Little Caesar's, and Burger King.

B. PROPERTY

The Property is located on the west side of Harlem Avenue, bounded to the south by McDonald's, to the north by Carmen Avenue (Barrel House Kitchen & Tap lies immediately across Carmen Avenue to the north of the Property), to the west by single-family residential housing and to the east by Harlem Avenue. The Property is the former home of Carson's Ribs until the restaurant closed, remained vacant for several years and then was torn down in 2015. Previous to the pending application, the Property has been the site of two approved restaurant projects that were never developed. In 2016, the Village granted planned development (PUD) approval for a 4,232 square foot Culver's dine-in and drive-through restaurant on the site in 2016. In 2019, the Village Board approved a 5,400 square foot Carson's Ribs on the Property. The Property is 27,707 square feet and is zoned B-1, Neighborhood Shopping District ("B1").

The Property bears property index number 12-12-414-011-0000 and is legally described as follows:

PARCEL 1:

**THE EAST HALF OF LOT 1 IN BLOCK 4 IN HARRIS FIRST SUBDIVISION,
BEING A SUBDIVISION OF THAT PORTION LYING NORTH OF THE
SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 12 OF LOT 1 IN CIRCUIT COURT PARTITION OF**

THE EAST HALF OF THE SOUTHEAST QUARTER OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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C. DEVELOPMENT PLANS

Petitioner is seeking PUD approval of a 2,148 square foot Taco Bell dine-in and drive-through restaurant ("Restaurant") and associated improvements, including parking, signage, lighting, fencing, drainage, and landscaping improvements (cumulatively, the "Project"), all as shown more particularly in the application materials currently on file with the Village. Following its initial application for PUD approval, Petitioner revised its technical drawings, site plan and building elevations on February 18, 2021 in response to certain concerns and comments raised by the Village Board at a Committee of the Whole presentation by Petitioner in which the plans were informally presented to the Village Board as a required preliminary step in the Village's PUD process. Following the first night of a two-night public hearing, Petitioner further revised its site plan (SP1.0 by MRV Architects, Inc. dated June 2020) to depict West Carmen Avenue in its existing, one-way eastbound traffic only configuration and withdrew its request to have Carmen Avenue modified to allow two-way traffic up to the alley. This change was in response to PZC Chairman White noting at the first night of the public hearing that he was unaware of any plans by the Village to alter the Carmen Avenue traffic flow.

D. REQUEST FOR RELIEF

Section 17.56.200(B)(1) of the Village Zoning Code requires that the development of any property exceeding 25,000 square feet go through the planned development permit process. In

this case, the property that is subject to the pending application is 27,707 square feet, eclipsing the minimum size requirements that trigger the requirement that a planned development permit (“PUD”) be obtained in order for development to proceed.

E. EXISTING ZONING

The Property is zoned B-1 - Neighborhood Shopping District (“B1”). The B1 zoning classification is intended for a range of shopping and personal services-type commercial establishments including restaurants. Pursuant to a relatively recent amendment to the Village’s Zoning Code, drive-thru uses are now special uses in the B1 district, meaning that they are not allowed as of right, but require special use approval by the Village Board following a PZC hearing. In this case, the size of the site dictates that PUD approval is required, which subsumes and obviates the need for separate special use approval for the Project.

F. JURISDICTION

Pursuant to powers granted to it by Section 17.56.020(A)(3) of the Village Code, the PZC has jurisdiction to hear requests for planned developments and act in its capacity as an advisory body to recommend to the Village Board whether to approve, conditionally approve, or deny the proposed planned development. In order to obtain a planned development permit to proceed with the Project, Petitioner must demonstrate to the PZC that its plans satisfy the criteria for a planned development permit set forth in Section 17.56.200(C) of the Village’s Zoning Code to the satisfaction of the PZC and, eventually, the Village Board.

G. NOTICE

Notice of the public hearing was properly provided by (i) the Village publishing notice in the *Pioneer Press* between 4 and 20 days prior to the PZC hearing and (ii) the Petitioner posting signage on the Property fifteen (15) days or more in advance of the PZC public hearing. Section 17.56.200(E)(4)(c) of the Code additionally requires that notice be sent via certified U.S. mail to the taxpayers of record, owners of record and occupants of all properties located within five hundred (500) feet of the Property. Because Petitioner only provided address information for notice recipients within 250 feet of the Property and the Village transmitted the certified mail notice accordingly, the public hearing was entered and continued from February 24, 2021 to conclude on March 24, 2021 to enable certified mailing notice to be sent to all of the property owners, taxpayers of record and occupants of properties located within 250 feet and 500 feet of the Property in order to remedy the initially deficient notice. Such updated notice was sent via certified mail between four and 20 days prior to the continued hearing date of March 24, 2021. In addition, the signage on the Property was updated to reflect the second night of the two-night public hearing. In this manner, the PZC found that notice of the public hearing was ultimately properly provided and that all persons entitled to notice received such notice and a meaningful opportunity to actively participate in the public hearing.

H. VILLAGE PRELIMINARY APPLICATION REVIEW

The Petitioner presented to the Village of Harwood Heights Committee of the Whole on February 4, 2021, received feedback and revised its plans to accommodate comments received regarding the building façade and Carmen Avenue configuration.

I. PUBLIC HEARING

Prior to hosting the public hearing, the PZC reviewed the application materials and received a memorandum from the Village attorney setting forth the procedures and criteria governing planned development review under the Village Zoning Code.

After reviewing the application for a planned development permit and associated site plans, a plat of survey, architectural elevations of the exterior of the Restaurant, floor plans, a landscaping plan, photometric plan and other materials submitted by Petitioner (as supplemented and amended, the application, ALTA land title survey, and drawings SP1.0 – A4.2 by MRV Architects, Inc. are cumulatively attached hereto as **Exhibit A** and shall be known as the “*Application Materials*”) and attorney comments, the Harwood Heights PZC conducted a public hearing commencing on February 24, 2021 and concluding on March 24, 2021 to consider Petitioner’s PUD application (the “*Hearing*”). At the Hearing, Petitioner was represented by Mario Valentini and Alfred Teleron of MRV Architects. The PZC listened to testimony and evidence presented by Petitioner in support of the requested planned development permit, questioned the Petitioner, invited questions and comments from members of the public generally, and deliberated on the merits of Petitioner’s request for PUD approval.

Ten members of the PZC were present for the February 24, 2021 session of the Hearing and all eleven attended the second night of the Hearing on March 24, 2021. Mario Valentini and Alfred Teleron of MRV Architects presented for the Petitioner. Neighboring residents attended and actively participated in both sessions of the Hearing by offering testimony and posing questions. All of the testimony and evidence are set forth in the hearing transcript and exhibits, which are available for review at Village Hall.

J. CRITERIA

Planned developments are governed by Section 17.56.200 of the Zoning Code. The purpose of the planned development approval procedure is to provide a more flexible zoning procedure in which land can be developed in a more innovative way that encourages better design and planning for large-scale developments than would otherwise be possible under straightforward application of typical zoning regulations.

The PZC confined its review of Petitioner’s petition, the conduct of its public hearing, and the findings and recommendations set forth herein, to the issues, concerns and criteria governing planned developments in the Village. Pursuant to Section 17.56.200(C) of the Village Code, the specific factors considered by the PZC in formulating its recommendation as to final action on the request for a planned development permit were:

- i. How does the proposed plan conform with the general planning policies of the Village as articulated in the comprehensive plan?

- ii. How does the proposed plan impact the public health, safety and welfare?
- iii. How will the proposed development impact nearby property and would it impede orderly development and improvement of surrounding properties, and whether it would be consistent with the community character of the neighborhood?
- iv. Is there adequate utility service, road access, and drainage?
- v. Does the proposed development negatively affect any archaeological, historical or cultural resources?
- vi. Parking and traffic – is there satisfactory ingress and egress to minimize congestion in streets?
- vii. Does the proposed development have adequate landscaping and buffering features?
- viii. Does the proposed signage conform with Village’s signage regulations?

In addition, the Village Code provides for the flexible granting of modifications from otherwise-applicable zoning regulations in order to maximize amenities, command benefits, and encourage best design. In this case, Petitioner sought no relaxation of otherwise-applicable Zoning Code requirements other than the approval of the drive-through as part of the Project. Where a deviation from Zoning Code requirements sought for a project, the PZC evaluates with particularity whether the plans are consistent with the following factors:

- i. Integrated overall design (safe and harmonious grouping of facilities / uses)
- ii. Usable open space (if any) integrated into overall design
- iii. Exposed storage areas, trash receptacles, machinery, service areas, truck loading areas shall be as unobtrusive as possible, subject to set locks, special planting or other screening methods to prevent them from being incongruous with surrounding properties
- iv. Energy efficient design
- v. Vehicular access from public streets and access points to encourage smooth traffic flow with controlled turning movements and minimize hazards to vehicles / pedestrian traffic [separation of vehicle / pedestrian traffic, safe parking areas, etc.]

- vi. Surface water drainage collection to minimize traffic and pedestrian disruption

The PZC's recommendation as to whether the application fulfills the planned development approval criteria listed below is based upon the application materials and exhibits presented at the public hearing, the conformance of the proposed plan to the Zoning Code and Comprehensive Plan, public input and testimony at the hearing, and the PZC's determination as to the impact of the proposal on the neighborhood, surrounding area, and community as a whole.

II. FINDINGS OF FACT & LEGAL CONCLUSIONS

After reviewing all application materials, hearing testimony, receiving evidence, and listening to public comment at the Hearing, the Harwood Heights PZC finds as follows:

1. The foregoing recitals shall be and are hereby incorporated into and made a part of the Findings and Conclusions as if fully set forth herein.

2. All exhibits, testimony and evidence presented at Public Hearing 16-02 (the "Hearing") are made a part of the official record of proceedings and are hereby incorporated into and made a part of the Findings and Conclusions as if fully set forth herein.

3. The PZC finds and concludes that the mailed notice deficiencies associated with the February 24, 2021 public hearing were corrected for the March 24, 2021 conclusion of the public hearing and that the Village took steps to ensure that all neighboring residents and property owners entitled to notice under the Village Code ultimately received such notice and were afforded an opportunity to review all application materials, exhibits, testimony and other information relevant to the petition for zoning relief and had a meaningful opportunity to actively participate in the public hearing.

4. The PZC finds that Petitioner and all interested parties and persons entitled to notice were afforded substantive and procedural due process and that the public's participation was meaningful and well-utilized.

5. The PZC finds and determines that the Petitioner ultimately abided by all of the procedural requirements associated with the Village's planned development process.

6. Petitioner is both the contract lessee of and prospective developer of the Property.

7. Consistent with the Application Materials, including site plans, elevations, technical drawings, revised and updated versions of the foregoing and testimony presented at the Hearing, the Project is generally described as follows (to the extent that any of the improvements are mischaracterized, reference should be made to the site plans, elevations, signage, landscape plans and other plans, schematics and renderings cumulatively appended hereto as Exhibit A):

- A. Construction of an approximately 2,148 square foot commercial building on the southeastern corner of the Property, which structure is to be opened and

operated as a Taco Bell restaurant featuring both dine-in and drive-through service. The drive-through dedicated traffic lane rings the southern end of the Property, with traffic stacked in a counter-clockwise direction. The drive-through menu board and speaker are situated at the southern end of the Property, with the speaker facing south and the drive-through pick-up window on the east (Harlem Avenue) side of the Restaurant. The Restaurant would seat 40 people for indoor dining. The drive-through would provide for the stacking of eleven (11) vehicles.

- B. The Restaurant's roofline will be 18'0", with a tower parapet rising to a maximum height of 23'0", a second raised elevation tower rising to 20'0". The façade is comprised of a mixture of grey masonry, purple siding and glass.
- C. Development of a surface parking lot on the Property featuring a total of 24 9'x18' parking stalls, including two (2) handicapped parking spaces with 8'x18' dimensions with an additional 8' striped buffer space between them (effectively giving each space an expanded 12' x 18' dimension).
- D. The Property would be served by two existing two-lane driveways. The main full-access entrance/exit to the Property will be along Harlem Avenue. A second two-lane driveway located at the northwest corner of the Property off of Carmen Avenue would necessarily be restricted to right-in, right-out due to Carmen Avenue's eastbound only one-way traffic. This is anticipated to be a secondary access point. Outbound traffic exiting the site at the secondary access point would be required to make a right-turn onto Carmen Avenue for eastbound travel only towards Harlem Avenue.
- E. Landscape improvements to the Property include approximately five landscaped islands in the field of parking, together with a larger landscaped area surrounding the large pylon sign proposed to be located at the northeast corner of the Property and shrubbery, perennials and a lawn to be planted along the western, southwestern, southern and eastern borders of the Property, all as detailed more particularly in the Landscape Plan included within the Application materials.
- F. A pylon sign ("Pylon Sign") is proposed for the northeast corner of the Property near the intersection of Harlem and Carmen. The pylon sign would rise to a total height of 23' 4". The highest feature would be the Taco Bell logo portion of the sign, which would be 7'11" wide and 13'4" tall. The Pylon Sign will be oriented east-west, such that the text appears on the north and south faces of the sign and is designed to be read by motorists and pedestrians on Harlem Avenue.

8. The Village Code requires four parking spaces per 1,000 square feet of gross floor area for the proposed retail use, which computes to 9 required parking spaces on the Property. Two-way drive-aisles must be at least 24' wide. The Project includes nearly triple the required number of on-site parking stalls required by the Village Code and all two-way drive aisles meet or exceed minimum requirements.

9. The proposed landscaping plan includes a landscaped lawn varying between 13'6" down to a minimum of 7'6" along the southwestern portion of the Property. The Village code requires a 10' transitional landscaped area separating the Property from the adjacent residential zoning district along the west side of the Property. The PZC finds and determines that the proposed transitional yard is sufficient, including the southwestern portion that is two and a half narrower than required, viewed in light of the additional protections offered, including a board-on-board fence and alley that offers additional buffer protection for residential properties in the area.

10. The PZC further finds that the Project is designed to minimize light and sound spillage onto adjacent residential properties. The speaker box is pointed southward towards McDonald's, the light stands are situated so as to limit extra-territorial light bleed, the signage is located along the east side of the Property oriented towards Harlem Avenue, and the aforementioned fence and landscaping further minimizes negative externalities impacting neighboring residents.

11. The Restaurant would be open for dine-in service between 7:00 a.m. and 10:00 p.m. daily. The drive-through service would be open from 7:00 a.m. to 12:00 a.m. (midnight) on weekdays and from 7:00 a.m. to 2:00 a.m. on weekends.

12. Table 17.36.100.2 of the Village Code limits the number of wall signs to one per ground floor space. The elevations depict Taco Bell logos or lettering on each of the four sides of the building. The PZC finds and determines that the proposed second wall sign is well-integrated into the overall site design and presents less visual clutter than a free-standing monument sign along Harlem Avenue. As such, the PZC recommends issuance and approval of the necessary sign permits together with the conditional PUD recommendation set forth hereinbelow.

13. Drive-thrus' are special uses in the host B-1 zoning district. The PZC finds that the flexibility of the planned development zoning relief allows the Village to authorize the proposed drive-through use by granting the requested planned development approval.

14. Other than the drive-through use, the additional wall signage in excess of the B-1 wall sign limitation and the noted sub-minimal landscape buffer along the west side of the Property, the Project does not deviate in any manner from B-1 district requirements. The proposal conforms in all other respects to dimensional, bulk, setback, off-street parking, and landscaping requirements in the Village's B-1 district.

14. Other than the drive-through use, the additional wall signage in excess of the B-1 wall sign limitation and the noted sub-minimal landscape buffer along the west side of the Property, the Project does not deviate in any manner from B-1 district requirements. The proposal conforms in all other respects to dimensional, bulk, setback, off-street parking, and landscaping requirements in the Village's B-1 district.

15. Granting PUD approval is sufficient to enable the Project to be constructed and operated in accordance with the proposed plans.

16. The garbage area would be located at the southwest corner of the Property and would be surrounded by a 6' tall wooden enclosure with gates.

17. Petitioner did not address stormwater detention facilities for the Property. Prior to any development taking place, Petitioner will be required to secure appropriate detention approvals from the Metropolitan Water Reclamation District of Greater Chicago (MWRD), if any.

18. The PZC finds and determines that the PUD process is designed to provide a more flexible zoning procedure than would otherwise be possible under straightforward zoning regulations in order to encourage innovation, efficiency and superior design. *See* §17.56.200(A) of the Village Code.

19. The PZC further notes that, pursuant to Section 17.56.200(B) of the Village Code, the Village may approve any "uses or combinations of uses" as part of the PUD so long as the proposed uses fulfill all of the evaluative criteria for a PUD, regardless of the strict application of the otherwise-applicable rubric of permitted and specially permitted uses in a given zoning district. As such, the drive-through element of the Project may be approved as part of the overall PUD without Petitioner applying for obtaining any distinct special use approval for drive-through operations.

20. Existing utilities servicing the site, including water, sanitary sewer, storm sewer, electric service, gas service, and phone service, are sufficient to service the Project. These technical elements will be further reviewed as part of the permitting and occupancy permits.

21. Table 17.28.150.1 of the Village Code provides formulas for calculating the minimum number of parking spaces required for a given use. The Code requires at least one parking space for every 250 square feet of gross floor area for this type of development. As applied, the Project requires just 9 off-street parking spaces. The PZC finds that the Project includes sufficient off-street parking to meet Village Code standards.

22. Section 17.28.120 of the Village Code requires the Project to provide handicapped parking spaces in accordance with the Illinois Accessibility Code. The Village Code provides that the handicapped-accessible spaces must be at least 16 feet wide, be the closest parking spaces to the entrance of the facility, and have the typical pavement markings designating them as being for the disabled only. The handicapped parking spaces are just 8 feet wide, falling beneath Village Code requirements, but are compatible with the ADA's required

handicapped space dimensions. The PZC finds that, coupled with the 8' wide buffer between the two handicapped parking spaces and the proposal's satisfaction of ADA width requirements, that the handicapped spaces are sufficiently sized as proposed.

23. The Property is located on the west side of Harlem Avenue, the largest commercial thoroughfare in the Village. Harlem Avenue features primarily commercial and retail uses. Harlem Avenue is appropriate for a variety of commercial, retail, shopping, restaurant, residential and mixed-use development proposals.

24. The PZC finds and determines that notice of the Hearing was posted, mailed and published in accordance with the requirements set forth in the Village Code.

25. The PZC finds that the Comprehensive Plan calls for the reduction of underutilized and vacant industrial properties on and around Harlem and Lawrence Avenues and for the provision of retail redevelopment. The Project directly responds to the priorities and goals articulated by the Village's Comprehensive Plan and represents a step towards achieving the identified vision of the Village.

26. The proposed development is an important project to meet the Village's economic development objective of redeveloping underutilized sites suffering from extended vacancy or deferred maintenance.

27. The PZC finds and determines that Petitioner's proposal conforms with the general planning policies of the Village as articulated in the Comprehensive Plan because:

- i. The proposed development of the Property would reduce blight in the Village.
- ii. The property is vacant. The Comprehensive Plan declares, "Vacant land, in its current state, is often unattractive and poorly maintained, reflecting signs of deterioration and blight in the community. Vacant land does not contribute to the Village's tax base which can erode the Village's ability to provide services to its residents and business owners. Vacant land presents an opportunity for the Village because it offers a clear location for new development to occur and for businesses to locate in." *See Comprehensive Plan*, pg. 15.
- iii. The Comprehensive Plan notes that the Village seeks to successfully promote and infill development of key sites within the Village.
- iv. The Village sets as a goal for its commercial areas (including the Property) to "develop aesthetically pleasing and functionally well-designed retail and commercial shopping areas. . ." *See Comprehensive Plan*, pg. 26.
- v. The Comprehensive Plan encourages the concentration of development near compatible land uses. Here, the Property is located on the Harlem

Avenue commercial corridor, which features a number of restaurant and retail commercial uses. Harlem Avenue is designed to accommodate heavy traffic flows.

- vi. The proposed use of the Property and associated site plan are consistent with the Comprehensive Plan's focus on the elimination of vacant properties, the enhancement of the Village's tax base, the continued development of the Harlem Avenue commercial corridor, and prioritizing retail and service uses to enhance the experience of Village residents, workers and visitors.

28. The Project will have a positive impact on Village health, safety and welfare by enhancing the Village property and sales tax bases, revitalizing a vacant property, bringing additional employees to the Village and local employment opportunities, promoting further development of the Harlem Avenue commercial corridor, offering Village residents, workers and visitors an additional opportunity to dine within the Village, and represents a use that is compatible with adjacent and nearby land uses.

29. The PZC finds and determines that the Project is compatible with adjoining and nearby properties insofar as the Harlem Avenue corridor is intended to feature auto-oriented retail and commercial development. The proposed use is similar to existing uses in the area and is appropriately sized for the Property.

30. Petitioner presented electronic mail from an IDOT official reflecting tentative satisfaction with the concept of full-access to the Project utilizing the existing driveway on Harlem Avenue.

31. The PZC received the testimony from several concerned residents regarding a variety of issues, including overflowing garbage at some other area restaurants that attract rodents. The residents were concerned about a potential increase in the rodent population attracted by the Restaurant.

32. Residents further expressed concerns regarding current illegal two-way movements along Carmen Avenue in derogation of existing regulations.

33. Several residents expressed a desire for a taller buffer fence than the 6' height proposed along the western boundary of the Property.

34. In response to a resident's question, Petitioner confirmed that it has no plans to apply for a liquor license or otherwise serve or permit alcohol consumption on the Property.

35. Several residents lodged complaints about other commercial establishments in the vicinity, including a variety of complaints about operations at Barrel House. Residents expressed displeasure about the current late-noise noise levels and litter emanating Barrel House patrons and expressed concern that such noise and other difficulties might be exacerbated by the late-night weekend hours planned for the Restaurant.

36. The PZC appreciates all input, but found that the operation of other establishments unaffiliated with Petitioner has no relevance to its evaluation of the suitability of the Project for the Property.

37. While the PZC noted the neighboring resident's concerns, on balance, the PZC believes that the economic benefits conferred by the Project outweigh the marginal impact of increased noise, traffic and rodents or other negative externalities that might reasonably be expected to be generated by the Project, particularly given its commercial zoning, historical usage as a restaurant site and location along Harlem Avenue.

38. In response to comments regarding traffic circulation in the area, Petitioner retracted its original request to have Carmen Avenue approved for two-way traffic and subsequently revised its Application Materials to reflect no changes to current Carmen Avenue one-way travel restrictions.

39. While crediting the expressed concerns, the PZC finds that the issues are endemic to the type of commercial development that the Village is seeking for Harlem Avenue generally and the B-1 zoning district and the Property in particular, and that the noise, rodents, and traffic impact of the Project are not specific to the Project, but inherent to commercial development of the sort that can be reasonably expected along a major, four-lane, State-controlled commercial thoroughfare.

40. The Project will help to prevent the spread of blighted conditions, encourage further private investment and development, enhance the Village's tax base, and increase employment opportunities for Village residents.

41. The Project is consistent with and will enhance the public health, safety and welfare by expanding the Village's commercial base to bolster sales and property tax revenues and potentially reduce the tax burden on Village residents, and by providing for the commercial redevelopment of a long-vacant property.

42. The PZC finds that the Project will generate only those environmental externalities (noise, light and traffic) that are typical for other permitted uses in the host B1 District when considering the size and location of the Property. The PZC finds that Petitioner has proposed sufficient safeguards to minimize negative impacts on nearby residents by screening the Property along its western boundary with a solid fence, enclosing the garbage, and orienting the drive-through speaker box away from residential properties that respects the mixed commercial and residential character of the immediately surrounding area.

43. The PZC finds that the Property is adequately served by utilities, road access and other infrastructure to support the proposed use.

44. The landscaping proposal will increase the green space on the Property.

45. The PZC finds and determines that the Project will have no impact on any archaeological, historical or cultural resources.

46. The PZC finds that the amount of parking offered on the Property exceeds the minimum amounts required by the Village Code and further finds that the proposed off-street parking is satisfactory as presented.

47. The PZC finds that the Property offers satisfactory ingress and egress to minimize congestion in the streets.

48. The PZC finds that the Project would not contribute to street congestion beyond that which could reasonably be expected from the commercial development of the Property.

49. The PZC finds that the 6' solid fence along the western boundary of the Property will serve to offer an adequate buffer between the Property and surrounding uses of land and will actually enhance the appearance of the currently-vacant Property.

50. The PZC finds that the proposed signage, inclusive of the possible deviations from Village Code requirements noted herein, is reflective of high-quality design and materials and that the proposed signage is suitably located and should be allowed to proceed as proposed, subject to Petitioner's application for sign permits and the receipt of additional operational and technical details at the permitting stage, if any such permits or supplementary information are required.

51. The PZC finds that the Project features an integrated overall design that blends an attractive commercial building with complementary signage and a plan that adequately addresses the limitations dictated by the limited size of the Property.

52. The PZC finds that while there is no common open space of the sort contemplated by Section 17.56.200(C)(4) of the Village Code, that this is made necessary by the strict size constraints presented by the Property.

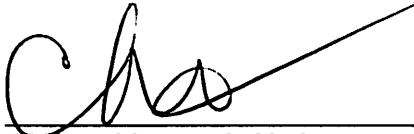
53. Based on the foregoing, the PZC finds that the Project would constitute an improvement to the Village and should be approved.

III. RECOMMENDATION

NOW THEREFORE, following a public hearing hosted by the Village of Harwood Heights PZC, held on February 24 and March 24, 2021 (Hearing No. 2021-1), the PZC hereby recommends by a unanimous 11 – 0 vote that the Village Board approve the planned development as presented and revised by Petitioner, authorizing the development of the Project on the Property in accordance with the plans presented to the PZC at the Hearing, for the reasons more fully set forth in the foregoing Findings of Fact and Recommendation to the Village Board of Trustees for Planned Development Approval, and subject to the following conditions:

1) Prior to initiating any development activities on the Property, Petitioner shall apply for and obtain building permits and final engineering approvals from the Village and all consents, approvals, and authorizations of whatever kind or nature, as may be required

by federal, state or local laws and regulations from all governmental bodies with jurisdiction over the Project, including but not limited to the Metropolitan Water Reclamation District of Chicago and the Illinois Department of Transportation, in order to construct, complete, use and occupy the Project.

By: 
Chris White, PZC Chair

Date: 4/6/2021

EXHIBIT A

**Application Materials and Materials Presented to PZC, inclusive of 6.19.19 letter of request
(appended on following pages)**

4826-8087-1579, v. 1

MRV ARCHITECTS, INC.

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

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

September 4, 2020

Plan Commission
Village of Harwood Heights
7300 W. Wilson
Harwood Heights, IL 60706

Project Narrative

The applicant, Ampler Development, intend to build a new freestanding Taco Bell franchise building with an accessory drive-thru at the vacant property at 5050 N. Harlem Ave. As required, the drive-thru component will require special use approval.

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

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

With the design of any site layout, it is important to remain cognizant of the drive-thru's proximity to neighboring residential properties. To ensure that sound at the drive-thru is directed away from neighbors, the drive-thru window and menu board/speakerpost have been located such that sound will be directed south and east; away from the neighbors to the west.

Having access a major arterial such as Harlem Ave. presents the challenge of designing a well-functioning drive-thru able to withstand the higher volumes of traffic. With this in mind, the site's current design allows for a very respectable 11 car stack and 23 parking spaces. At the most, a maximum of 4 employees are expected to park on-site.

Regarding the business' hours of operation – the building is expected to run 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.

Please feel free to contact me with any further questions regarding the request for review. We look forward to presenting this project to you and hearing your feedback.

Sincerely,
Alfred Teleron
Project Architect
MRV Architects, Inc.

List of Property Owners and Addresses Within 250 Feet of Subject Property's Boundaries

Property: 5050 N. Harlem Ave., Harwood Heights, IL 60706

PIN Number	Property Address	Owner Name	Owner Address
12-12-414-011-0000 (TACO BELL SITE)	5050 N Harlem Ave, Harwood Heights	Camk on Harlem	3320 RFD, Long Grove, IL 60047
12-12-414-005-0000 (TACO BELL SITE)	5051 N Oconto Ave, Harwood Heights	Camk on Harlem	3320 RFD, Long Grove, IL 60047
12-12-414-004-0000 (TACO BELL SITE)	5049 N Oconto Ave, Harwood Heights	Camk on Harlem	3320 RFD, Long Grove, IL 60047
12-12-414-003-0000 (TACO BELL SITE)	5047 N Oconto Ave, Harwood Heights	Camk on Harlem	3320 RFD, Long Grove, IL 60047
12-12-414-001-0000	5059 N Oconto Ave, Harwood Heights	Carmelo Giarrizzo	5059 N Oconto, Harwood Heights, IL 60706
12-12-414-002-0000	5053 N Oconto Ave, Harwood Heights	Sretki & Sladana Krsic	5053 N Oconto Ave, Harwood Heights, IL 60706
12-12-414-012-0000	5045 N Oconto Ave, Harwood Heights	Faye Drake	5045 N Oconto Ave, Harwood Heights, IL 60706
12-12-414-013-0000	5035 N Oconto Ave, Harwood Heights	Alina & Piotr Marecki	5035 N Oconto Ave, Harwood Heights, IL 60706
12-12-414-022-0000	5031 N Oconto Ave, Harwood Heights	Jocel Stoch	5031 N Oconto Ave, Harwood Heights, IL 60706
12-12-414-023-0000	5029 N Oconto Ave, Harwood Heights	Amado Cabrera	5029 N Oconto Ave, Harwood Heights, IL 60706
12-12-414-024-0000	5027 N Oconto Ave, Harwood Heights	Wilma Wieckert	5027 N Oconto, Harwood Heights, IL 60706
12-12-414-018-0000	5025 N Oconto Ave, Harwood Heights	David Lohenry	5025 N Oconto Ave, Harwood Heights, IL 60706
12-12-414-019-0000	5021 N Oconto Ave, Harwood Heights	Mrs Harriet Zygmunt	5021 N Oconto Harwood Heights, IL 60706
12-12-414-027-0000	5022 N Harlem Ave, Harwood Heights	Rms Management Inc	1635 Louis Ave, Elk Grove Village, IL 60007
12-12-414-028-0000	5022 N Harlem Ave, Harwood Heights	Rms Management Inc	1635 Louis Ave, Elk Grove Village, IL 60007
12-12-414-026-0000	5022 N Harlem Ave, Harwood Heights	Rms Management Inc	1635 Louis Ave, Elk Grove Village, IL 60007
12-12-406-031-0000	5140 N Harlem Ave, Harwood Heights	5100 N Harlem LLC	660 E Liberty #100, Wauconda, IL 60084
12-12-406-032-0000	5140 N Harlem Ave, Harwood Heights	5100 N Harlem LLC	660 E Liberty #100, Wauconda, IL 60084
12-12-406-033-0000	5140 N Harlem Ave, Harwood Heights	5100 N Harlem LLC	660 E Liberty #100, Wauconda, IL 60084
12-12-406-034-0000	5140 N Harlem Ave, Harwood Heights	5100 N Harlem LLC	660 E Liberty #100, Wauconda, IL 60084
12-12-406-035-0000	5140 N Harlem Ave, Harwood Heights	5100 N Harlem LLC	660 E Liberty #100, Wauconda, IL 60084
12-12-406-036-0000	5140 N Harlem Ave, Harwood Heights	5100 N Harlem LLC	660 E Liberty #100, Wauconda, IL 60084
12-12-406-037-0000	5140 N Harlem Ave, Harwood Heights	5100 N Harlem LLC	660 E Liberty #100, Wauconda, IL 60084
12-12-406-038-0000	5140 N Harlem Ave, Harwood Heights	5100 N Harlem LLC	660 E Liberty #100, Wauconda, IL 60084
12-12-406-017-0000	5117 N Oconto Ave, Harwood Heights	Daniel Solis	5117 N Oconto Ave, Harwood Heights, IL 60706
12-12-406-018-0000	5113 N Oconto Ave, Harwood Heights	Kevin Bray	5113 N Oconto Ave, Harwood Heights, IL 60706
12-12-406-019-0000	5107 N Oconto Ave, Harwood Heights	David Babdk	5107 N Oconto Ave, Harwood Heights, IL 60706
12-12-406-020-0000	5101 N Oconto Ave, Harwood Heights	Bozena H Kutarba	5101 N Oconto Ave, Harwood Heights, IL 60706
12-12-405-032-0000	5112 N Oconto Ave, Harwood Heights	Edward Agase	5112 N Oconto Ave, Harwood Heights, IL 60706
12-12-405-033-0000	5108 N Oconto Ave, Harwood Heights	Quentin Blanchette	5108 N Oconto Ave, Harwood Heights, IL 60706
12-12-405-034-0000	5102 N Oconto Ave, Harwood Heights	Michael J Gabriel	5102 N Oconto Ave, Harwood Heights, IL 60706
12-12-413-004-0000	5058 N Oconto Ave, Harwood Heights	M & J Campuzano	5058 N Oconto Ave, Harwood Heights, IL 60706
12-12-413-005-0000	5054 N Oconto Ave, Harwood Heights	Andrea Hawrych	5054 N Oconto Ave, Harwood Heights, IL 60706
12-12-413-020-0000	5050 N Oconto Ave, Harwood Heights	Patricia Manley	5050 N Oconto Ave, Harwood Heights, IL 60706
12-12-413-021-0000	5046 N Oconto Ave, Harwood Heights	Karen Borgmier	5046 N Oconto Ave, Harwood Heights, IL 60706
12-12-413-022-0000	5044 N Oconto Ave, Harwood Heights	Amel Bachir	5044 N Oconto Ave, Harwood Heights, IL 60706
12-12-413-035-0000	5038 N Oconto Ave, Harwood Heights	Grzegorz Lipinski	5038 N Oconto Ave, Harwood Heights, IL 60706
12-12-413-036-0000	5032 N Oconto Ave, Harwood Heights	Dan V Podariu	5032 N Oconto Ave, Harwood Heights, IL 60706
12-12-413-030-0000	5026 N Oconto Ave, Harwood Heights	Ben & Halley Jacobs	5026 N Oconto Ave, Harwood Heights, IL 60706
12-12-413-031-0000	5024 N Oconto Ave, Harwood Heights	Joseph & Amy Fischer	5024 N Oconto Ave, Harwood Heights, IL 60706
13-07-335-032-1001	4901 N Harlem Ave, Chicago	Joan M Hagemann	4901 N Harlem Unit #1, Chicago, IL 60656
13-07-335-027-0000	4952 N Neva Ave, Chicago	Joseph J Gordzkowski	4852 N Neva, Chicago, IL 60656
13-07-335-026-0000	7133 W Argyle St, Chicago	Mirosław Nawrot	7133 W Argyle St, Chicago, IL 60656
13-07-310-063-0000	5001 N Harlem Ave, Chicago	Mark W Rzepkowski	1121 N Delphia Ave, Park Ridge, IL 60068
13-07-310-062-0000	5001 N Harlem Ave, Chicago	Camk on Harlem	3320 RFD, Long Grove, IL 60047
13-07-310-021-0000	5007 N Harlem Ave, Chicago	Camk on Harlem	3320 RFD, Long Grove, IL 60047
13-07-310-020-0000	5011 N Harlem Ave, Chicago	Camk on Harlem	3320 RFD, Long Grove, IL 60047
13-07-310-019-0000	5013 N Harlem Ave, Chicago	Camk on Harlem	3320 RFD, Long Grove, IL 60047
13-07-310-018-0000	5015 N Harlem Ave, Chicago	Camk on Harlem	3320 RFD, Long Grove, IL 60047
13-07-310-017-0000	5107 N Harlem Ave, Chicago	Peter Concialdi	300 S Victor Lane, Lake Zurich, IL 60047
13-07-310-016-0000	5021 N Harlem Ave, Chicago	Peter Concialdi	300 S Victor Lane, Lake Zurich, IL 60047
13-07-310-015-0000	5023 N Harlem Ave, Chicago	Peter Concialdi	300 S Victor Lane, Lake Zurich, IL 60047
13-07-310-014-0000	5025 N Harlem Ave, Chicago	Peter Concialdi	300 S Victor Lane, Lake Zurich, IL 60047
13-07-310-061-0000	5029 N Harlem Ave, Chicago	GPFE LLC	300 S Victor Lane, Lake Zurich, IL 60047
13-07-310-060-0000	5037 N Harlem Ave, Chicago	Athina J Danigeles	5037 N Harlem Ave, Chicago, IL 60656
13-07-310-008-0000	5041 N Harlem Ave, Chicago	Pantelis Alexellis Trus	8 Chipping Campden, Barrington, IL 60010
13-07-310-007-0000	5043 N Harlem Ave, Chicago	Taxpayer of	5043 N Harlem Ave, Chicago, IL 60656
13-07-310-006-0000	5045 N Harlem Ave, Chicago	NBD Bank Risk Assets	1 NBD Plaza
13-07-310-048-0000	5036 N Neva Ave, Chicago	Taras M Andrushko	5036 N Neva, Chicago, IL 60656
13-07-310-049-0000	5032 N Neva Ave, Chicago	Robert A Popjoy III	5032 N Neva, Chicago, IL 60656
13-07-310-050-0000	5028 N Neva Ave, Chicago	Soultana Vidas	5028 N Neva Ave, Chicago, IL 60656
13-07-310-051-0000	5024 N Neva Ave, Chicago	Mark A Equador	5024 N Neva Ave, Chicago, IL 60656
13-07-310-052-0000	5020 N Neva Ave, Chicago	Michael A Davis	5020 N Neva Ave, Chicago, IL 60656
13-07-310-053-0000	5016 N Neva Ave, Chicago	Michael Dentamaro	5016 N Neva, Chicago, IL 60656
13-07-310-054-0000	5012 N Neva Ave, Chicago	Blanca D Bernal	5012 N Neva Ave, Chicago, IL 60656
13-07-310-055-0000	5008 N Neva Ave, Chicago	Michael F Boucek	5008 N Neva, Chicago, IL 60656
13-07-310-056-0000	5004 N Neva Ave, Chicago	Sergio L Gonzalez	5004 N Neva Ave, Chicago, IL 60656
13-07-310-057-0000	5000 N Neva Ave, Chicago	Arthur Madry	5000 N Neva Ave, Chicago, IL 60656

MRV ARCHITECTS, INC.

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

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

September 4, 2020

Plan Commission
Village of Harwood Heights
7300 W. Wilson
Harwood Heights, IL 60706

Photographs of Existing Property



5050 N. Harlem Ave. – SE Corner



5050 N. Harlem Ave. – Harlem Access



5050 N. Harlem Ave. – View from North



5050 N. Harlem Ave. – Carmen Access



5050 N. Harlem Ave. – NE Corner



Carmen/Harlem Intersection

MRV ARCHITECTS, INC.

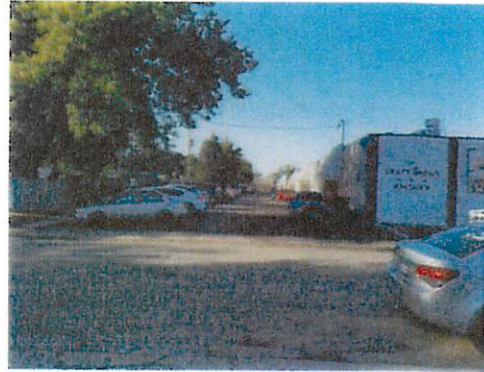
5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

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

Photographs of Surrounding Properties



Across Harlem - Prince Hookah Lounge



Barrel House (Rear)



Across Harlem - Nottoli Italian Food



Residential properties west on
Carmen Ave.



Across Carmen - Barrel House

PC File # 21-01

VILLAGE OF HARWOOD HEIGHTS



APPLICATION FOR DEVELOPMENT APPROVAL: PLANNED DEVELOPMENT REVIEW AND APPROVAL

This form is to be used for all special use planned development applications to be heard by the Village of Harwood Heights. To complete the form properly, please review the accompanying *Village of Harwood Heights Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

- AMPLER HAS RIGHT OF FIRST REFUSAL IN LEASE AGREEMENT
1. Project/Owner Name: Taco Bell / Ampler Development LLC (with intent to purchase) CAC
 2. Project Location: 5050 N. Harlem Ave.
 3. Brief Project Description: Redevelopment of the subject vacant property and construction of a new Taco Bell quick-service restaurant.
 4. Project Property Legal Description: Parcel 1: The east half of lot 1 in block 4 in Harris First Subdivision, being a subdivision of that portion lying north of the south line of the northeast quarter of the southeast quarter of section 12 of lot 1 in circuit court partition of the east half of the southeast quarter of part of the west half of the southeast quarter and the northeast quarter of the southwest quarter of section 12, township 40 north, range 12 east of the third principal meridian, in cook county, Illinois
 5. Project Property Size in Acres and Square Feet: 0.64 Acres / 27,713 S.F.

B. Owner Information

1. Signature: CAC PRESIDENT OF CAMK ON HARLEM, INC.
2. Name: Chicago Title Landtrust T/N 107372
3. Address: 3320 Country Lane, Long Grove, IL. 60047
4. Phone Number: (312) 802-3000 Fax: _____ Email: cc123cars@aol.com

C. Agent Information (Designation of an agent to act on behalf of the owner is optional)

1. Signature: _____
2. Name: Ampler Development LLC
3. Address: 4700 Falls of Neuse Rd., Suite 400, Raleigh, NC 27609
4. Phone Number: _____ Fax: _____ Email: _____

Official Use Only			
PC Date	App Date	PC Date	Zoning Dist
App Date	App Date	App Date	Comp Plan
Approved	Approved with conditions	Denied	
Approved	Approved with conditions	Denied	

VILLAGE OF HARWOOD HEIGHTS



APPLICATION FOR DEVELOPMENT APPROVAL: PLANNED DEVELOPMENT REVIEW AND APPROVAL

This form is to be used for all special use planned development applications to be heard by the Village of Harwood Heights. To complete the form properly, please review the accompanying *Village of Harwood Heights Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: _____
2. Project Location: _____
3. Brief Project Description: _____

4. Project Property Legal Description: Parcel 2: Lots 167, 168, and 169 in Volk Brothers First Addition to Greater Harlem Avenue Subdivision of the east half of the southeast quarter of section 12, township 40 north, range 12 east of the third principal meridian, according to the plat thereof recorded May 2, 1929 as document 10358672, in Cook County, Illinois

5. Project Property Size in Acres and Square Feet: _____

B. Owner Information

1. Signature: _____
2. Name: _____
3. Address: _____
4. Phone Number: _____ Fax: _____ Email: _____

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

1. Signature: _____
2. Name: _____
3. Address: _____
4. Phone Number: _____ Fax: _____ Email: _____

Official Use Only

PC Pre-App Date _____ PC Date(s) _____ Zoning District _____

App Date _____ CA Date(s) _____ Com Date(s) _____ Comp. Plan _____

PC Approved / Approved with conditions / Denied

CA Approved / Approved with conditions / Denied

Legal
Description
Continued

VILLAGE OF HARWOOD HEIGHTS



APPLICATION FOR DEVELOPMENT APPROVAL: PLANNED DEVELOPMENT REVIEW AND APPROVAL

This form is to be used for all special use planned development applications to be heard by the Village of Harwood Heights. To complete the form properly, please review the accompanying *Village of Harwood Heights Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: _____
2. Project Location: _____
3. Brief Project Description: _____

4. Project Property Legal Description: Parcel 3: The east half of the vacated alley lying west of and adjoining lots 167, 168 and 169 in Volk Brothers first addition to greater Harlem Avenue subdivision of the east half of the southeast quarter of section 12, township 40 north, range 12 east of the third principal meridian, according to the plat thereof recorded May 2, 1929 as document 10358672, in Cook County, Illinois

Legal
Description
Continued

5. Project Property Size in Acres and Square Feet: _____

B. Owner Information

1. Signature: _____
2. Name: _____
3. Address: _____
4. Phone Number: _____ Fax: _____ Email: _____

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

1. Signature: Nick Boyle
2. Name: Nick Boyle
3. Address: 4700 Falls of Neuse Rd. Suite 400, Raleigh, NC 27609
4. Phone Number: 512-468-7088 Fax: _____ Email: Nboyle@amplergroup.com

Official Use Only

PC Pre-App Date _____ PC Date(s) _____ Zoning District _____

App Date _____ CA Date(s) _____ Com Date(s) _____ Comp. Plan _____

PC Approved / Approved with conditions / Denied

CA Approved / Approved with conditions / Denied

PART II. APPLICATION REQUIREMENTS

The following table provides the type and quantity of materials required to be submitted with a planned development application. The number associated with each material corresponds with the number used in Part II of the *Village of Harwood Heights Instruction Manual for Application for Development Approval* where each material is described in greater detail.

Please note that when two quantities of drawings are required (such as: 5/15), the first number indicates the number of full-size drawings to be submitted (at a scale of at least 1" = 20' and no larger than 30" x 42") and the second number indicates the number of reduced (11"x17") copies to be submitted. At least one of the original full-size drawings should be signed and sealed by the preparer. For ease of distribution, please collate into packets all of the materials where multiple copies are required. Packet contents should be assembled in order, except for drawings which should all be collated together at the back of the packet.

The required materials and number of copies shown below are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials and/or copies as necessary to fully evaluate the proposed project. A pre-application conference with the Plan Commission is required. At the meeting, the Plan Commission may add or delete items from this list as they deem appropriate.

Official Use Only

Item # (a)	Application Material	Initial Application		Revisions		Second Set of Revisions	
		# Copies Required	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application	1					
2.	Project Narrative	20					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
5.	Proof of Ownership	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
8.	General Location Map	5/15					
9.	Survey / Legal Description	5/15					
10.	Site Plan	5/15					
11.	Building Elevations	5/15					
12.	Floor Plans	5/15					
13.	Roof Plan	5/15					
14.	Color Rendering	20					
15.	Photographs of Existing Property and Area	20					
16.	Landscape Plan	5/15					
18.	Village Utility Impact Calculations and Report ^(b)	20					
19.	Preliminary Utility Improvement Plans ^(b) (c)	5/15					
20.	Utility Letters ^(b)	5					
21.	Traffic Study ^(b)	12					
22.	IDOT Permit for Work ^(d)	20					

(a) Please see *Village of Harwood Heights Instruction Manual* for complete description of item.

(b) Applies only to projects with more than 15,000 sq. ft. of commercial/industrial floor area or more than 25 residential units.

(c) Applies only to projects proposing to remove or construct public utilities.

(d) Applies only to projects proposing to modify access points, landscaping, or other improvements on state right-of-way (Gunnison, Harlem, and Lawrence Avenues).

PART III. SITE DATA TABLE

Please fill in the following table with information about the site.

	Square Feet				Percentage	
	Existing	Demolished	New	Net	% of Building	% of Site
Site Area	27,713	27,713	27,713	27,713	8%	92%
Building Area						
Below grade						
Basement 1						
Basement 2						
Subtotal below grade						
Above Grade						
Ground floor	n/a	n/a	2,156	2,156	100%	
2 nd floor						
3 rd floor						
4 th floor						
5 th floor						
6 th floor						
Subtotal above grade			2,156	2,156	100%	
Total above & below grade			2,156	2,156	100%	
Habitable						
Parking Garage						
Impervious Area	13,779	13,779	20,767	20,767		75%
Landscaped Area	13,934	13,934	6,946	6,946		25%
Lot coverage (sq. ft.)	20,767 (New)					
FAR	With garage:			Habitable only:		
# of Dwelling units	Studio	1 bdrm	2 bdrm	3 bdrm	4 bdrm	Total
Ground floor						
2 nd floor						
3 rd floor						
4 th floor						
5 th floor						
6 th floor						
Density (units/acre)						

Square Footage	Parking	Residential	Retail/ Commercial	Office	Industrial	Other	Total
Basement 1							
Basement 2							
Ground floor	3,834		2,156				5,990
1 st floor							
2 nd floor							
3 rd floor							
4 th floor							
5 th floor							
6 th floor							
Total	3,834		2,156				5,990

Parking			
Garage	Standard	Handicapped	Total
1 st level			
2 nd level			
3 rd level			
Typical space dimension			
Typical aisle width			
Outdoor	Standard	Handicapped	Total
Number of spaces	21	2	23
Typical space dimension	9' x 18'	8' x 18'	n/a
Typical aisle width	Two-Way (24')	Two-Way (24')	n/a
	One-Way (14')	One-Way (14')	
Loading			
Number of spaces			
Space dimensions			

Parking allocation	Indoor	Outdoor	Total	Spaces per unit or per area*
Residents				
Guests		19		
Commercial		4 employees (max)		
Retail				
Office				
Service				
Other				
Other				
Total		23		

* Residential buildings should be measured in spaces per unit; all other buildings should be measured in spaces per 1000 square feet.

PART IV. JUSTIFICATION OF THE PROPOSED PLANNED DEVELOPMENT

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.

1. How are the plans, designs, and/or proposals for the proposed planned development in harmony with the purposes, goals, objectives, policies and standards of the Village of Harwood Heights Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

Per the Zoning Ordinance, the intent of the B1 Neighborhood Shopping District is to
"serve the general shopping needs of a consumer population that is located in one or
more of the neighborhoods adjoining or in the vicinity of the shopping district."

It is our opinion that the proposed restaurant aligns with this goal.

Relative to this site, there are several quick-service restaurants north and south on
Harlem Ave. Thus, the proposed development fits with the character of the surrounding
properties.

2. Are uses that are complementary to the proposed planned development available, such as (but not limited to) schools, parks, hospitals, businesses and commercial facilities, and transportation facilities? If so, which of these uses are available?

The main proposed use - the Taco Bell restaurant directly complements the proposed
drive-thru and vice-versa. One cannot function effectively without the other.

Furthermore, the substantial amount of QSR's with drive-thru's suggests that this length
of Harlem ave. caters more to an on-the-road customer base.

3. Is infrastructure that is necessary for the proposed special use available, such as (but not limited to) water, sanitary sewer, storm drains, electric, gas, and telecommunications? If so, which of these are available?

All the necessary utilities necessary to allow for the general operation of the restaurant
are available.

4. How does the proposed planned development provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site?

The main component and source of sound generated by the drive-thru, the menuboard/
speakerpost has been located roughly 72'-0" feet east of the property line and faces
south/southeast so that sound is directed away from adjacent residential properties.

The building's orientation and placement on-site further exemplifies our neighbor-conscious

5. How are fences, walls, barriers and/or vegetation arranged in the proposed planned development to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants?

Along with the new 6'-0" board-on-board fence, landscaping will be added along the
western edge of the site and provide a sufficient amount of auditory and visual privacy.

6. How is the proposed planned development designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property?

See response to question #4 (related). We have ensured that customers always have
the capacity to get around the site without experiencing hold-ups.

7. How are all of the elements of the proposed planned development designed and arranged so that they exist harmoniously with nearby existing and anticipated development? Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors.

The first element that was considered was the orientation of the building. Like the neighboring McDonald's, the proposed Taco Bell is oriented north-south. The second element is the trash enclosure, which will be located at the corner farthest away from the Carmen/Harlem intersection.

8. How are noxious emissions or conditions not typical of land uses in the underlying zoning district associated with the proposed planned development effectively confined so as not to be injurious or detrimental to nearby properties?

Noxious emissions generated by customers at the drive-thru are not expected to have any real impact as transactions are carried out in a very timely fashion. The 6'-0" fence and landscaping along the western edge of the property would help contain emissions.

9. Are there any uses that need to be permitted by exception? Are they necessary or desirable and appropriate with respect to the primary purpose of the development and not of such a nature, or so located, as to exercise a detrimental influence on the surrounding neighborhood? Explain.

The proposed drive-thru is a required element of the development. A majority of the transactions which occur at a Taco Bell and quick-service restaurants in general happens at the drive-thru. We have designed the site such that the drive-thru would not negatively impact our neighbors through landscaping, fencing, and placement of the order taking point and the building.

10. Planned developments are intended to allow for greater design flexibility than is permitted by the standard district regulations for tracts of land where the planned development would better utilize the topographic and natural character of the site and would produce a more economical and stable development. Planned developments are intended to be consistent with the spirit of the zoning ordinance and conform with the general character of the Village or the immediate neighborhood(s) (Title 17, Section 17.52.120).

In the table below, provide all of the proposed modifications to the standards in the underlying zoning district for the planned development. Additionally, provide the justification, based on the intent for planned developments as described in the Village of Harwood Heights Zoning Ordinance Section 17.52.120, for these proposed changes.

Code Standard	Proposed Modifications	Justification
Uses	Drive-through facility	Other similarly zoned, quick-service restaurants north and south of the subject site are currently operating with a drive-through
Total Lot Area/ Dimensions	N/A	
Lot Area per Unit/Density	N/A	
Floor Area	N/A	
Front Setback	N/A	

Side Setback	N/A	
Rear Setback	N/A	
Building Height	N/A	
Open Space/ Lot Coverage	N/A	
Accessory Structures	N/A	
Signage	N/A	
Parking	N/A	

Exhibit A



June 19, 2019

Mayor Arlene Jezierny

Village of Harwood Heights

7300 West Wilson Avenue

Harwood Heights, IL 60706

REF: Carson's Ribs Project/ Harwood Heights

Dear Mayor:

I am pleased to inform you that our Carson Family intends to construct a new family sitdown restaurant on our former Harlem Avenue site. In accordance with the applicable Planned Unit Development procedure, I have filed the required application accompanied with a sufficient number of exhibit packets for distribution to the Planning Commission and Board of Trustees.

We are extremely excited and anxious to return our business to your Village. There are three(3) issues that need to be addressed by the Board of Trustees which are not the subject matter for the PUD hearing scheduled next week. They are as follows:

1. Carmen Avenue be restored to a two way street from Harlem Avenue west to the middle of the block. This will permit our patrons to enter from Harlem Av and travel west to our driveway entrance approximately ninety feet west of Harlem Av. In addition, it is our opinion, that this revision will actually result in a reduction of traffic in the residential district because patrons going to our business as well as others going to the strip center north of Carmen will not have to circulate around to get to Carmen and then proceed east. We understand that this can be implemented by a village ordinance and the relocation of the Do Not Enter Signs.
2. Carson's business operation does include bar and restaurant service requiring a non restricted liquor license to include all alcoholic beverages. We understand that the hours of operational will be consistent with other such liquor licenses within the village. We are not seeking any extended hours in excess of the usual and customary permitted hours.

3. Along the existing south right-of-way of Carmen Avenue we are requesting the Village of Harwood Heights to construct eight off street parking spaces complemented by a concrete sidewalk that will parallel our North property line and extend mid-block on Carmen east to the existing N/S sidewalk on Harlem Avenue. We feel the Village should fund the improvements because the parking will serve the public as a whole and not be exclusive for our patrons. However, should there be a means to grant exclusive use of these spaces to our business, we are open to discuss an agreement that could facilitate that use. We are available to discuss any and all options with the Village officials. We also believe there may be a need for us to grant an easement to accommodate the construction of the proposed sidewalk.

Therefore, I would like to schedule a meeting with you to review each of the stated required items. Once we can reach a mutual agreement it can be memorialized into a development agreement.

Thank you for your consideration and assistance.

Very truly yours,

Chris Carson

ALTA/NSPS LAND TITLE SURVEY

-OF-

PARCEL 1:
THE EAST HALF OF LOT 1 IN BLOCK 4 IN HARLEM FIRST SUBDIVISION, BEING A SUBDIVISION OF THAT PORTION LYING NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 OF LOT 1 IN CROCKET COURT PARTITION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:
LOTS 167, 168 AND 169 IN VOLK BROTHERS FIRST ADDITION TO GREATER HARLEM HARLEM SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1929 AS DOCUMENT 16558672, IN COOK COUNTY, ILLINOIS

PARCEL 3:
THE EAST HALF OF THE UNGATED ALLEY LYING WEST OF AND ADJOINING LOTS 167, 168 AND 169 IN VOLK BROTHERS FIRST ADDITION TO GREATER HARLEM HARLEM SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1929 AS DOCUMENT 16558672, IN COOK COUNTY, ILLINOIS

LEGEND OF SYMBOLS

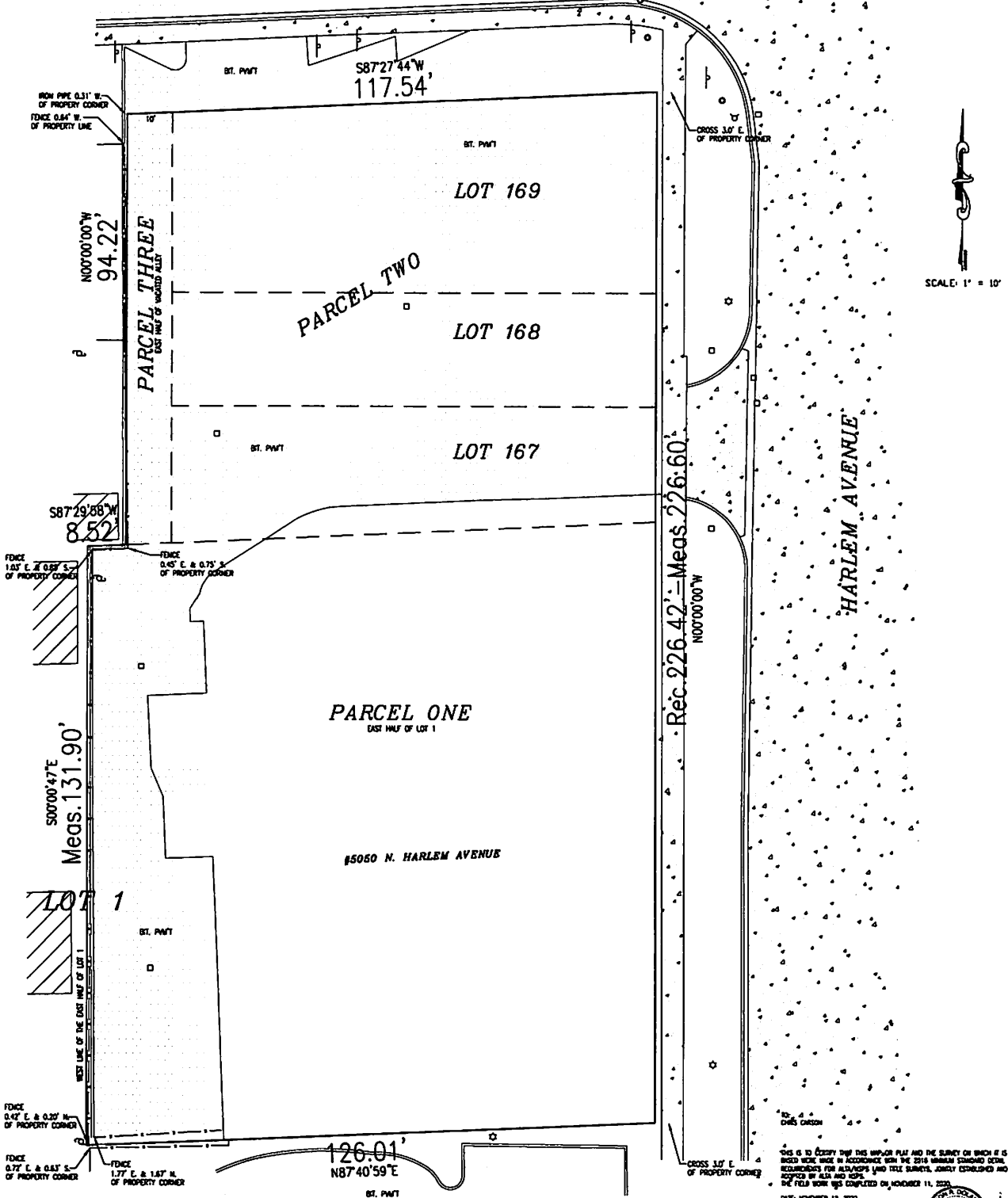
- | | | | |
|---|--------------|---|--------------|
| ○ | MANHOLE | — | TRAFFIC SIGN |
| □ | CATCH BASIN | ○ | LIGHT POLE |
| + | FIRE HYDRANT | — | POST |
| — | UTILITY POLE | — | FENCE |

SURVEY NOTES

- 1) PROPERTY AREA = 37,703 SQ. FT. = 0.853 ACRES
 - 2) PM 12-12-414-803-0000
 - 3) 12-12-414-804-0000
 - 4) 12-12-414-805-0000
 - 5) 12-12-414-806-0000
- 3) ACCORDING TO 7.5 L.A. MAP COMMUNITY PANEL NUMBER 1712000000 DATED 02/10/04, THIS PROPERTY LIES IN A "ZONE 2" (AREAS DETERMINED TO BE OUTSIDE THE 0.25% ANNUAL CHANCE FLOODPLAIN)

CARMEN AVENUE

SCALE: 1" = 10'



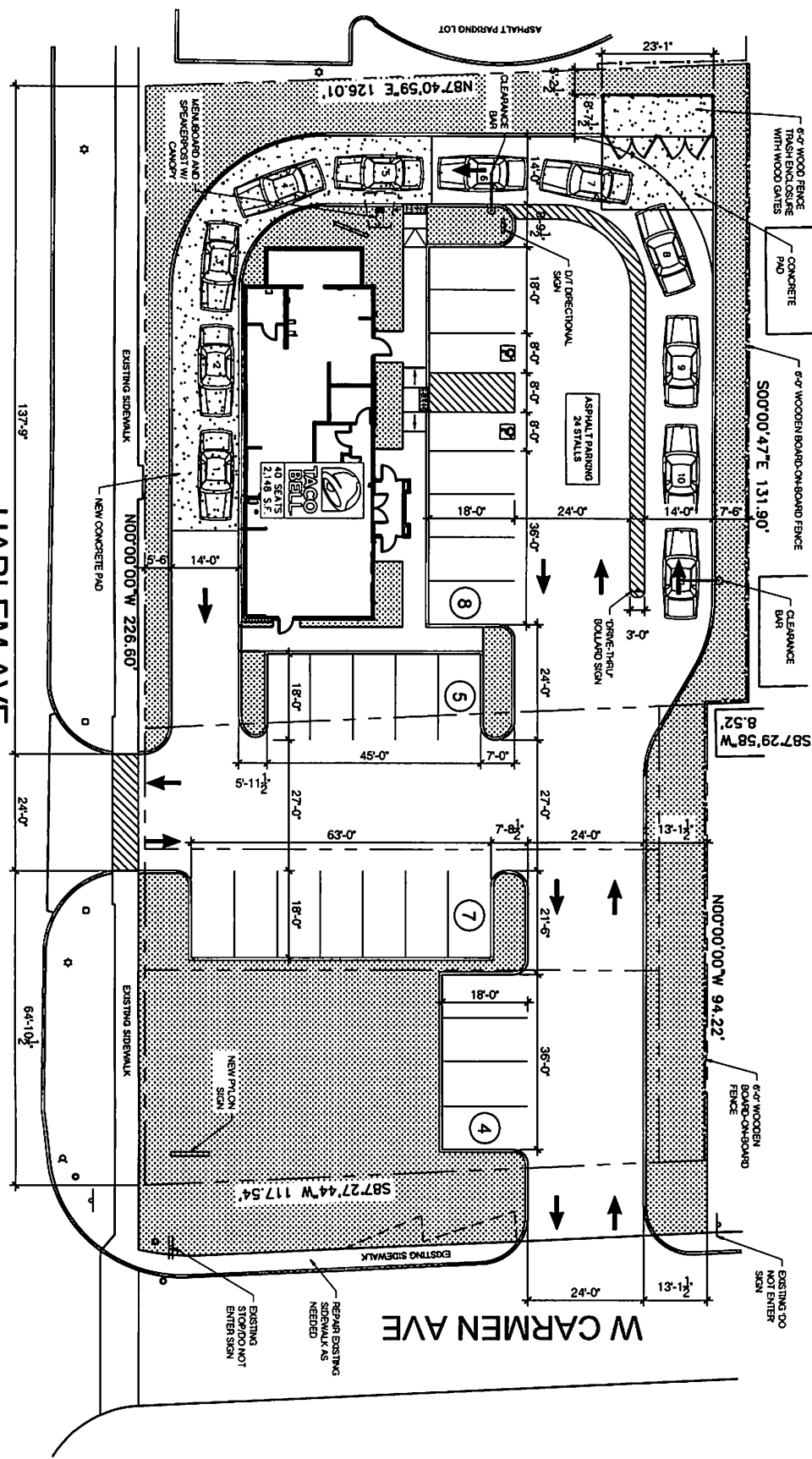
CONTRACT DATE	10/14/2009
REVISION TYPE	10/14/2009
PLAN VERSION	10/14/2009
SITE NUMBER	10/14/2009
SITE NAME	10/14/2009
SITE ADDRESS	10/14/2009
SITE CITY	10/14/2009
SITE STATE	10/14/2009
SITE ZIP	10/14/2009
SITE COUNTY	10/14/2009
SITE COUNTRY	10/14/2009

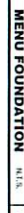
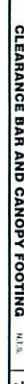
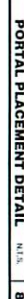
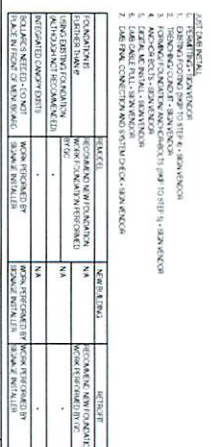
TACO BELL
1800 N. HARLEM AVE.
ANNAPOLIS, MD 21403



HARLEM AVE

W CARMEN AVE





CONDUIT SCHEDULE		
DESIGN	POWER	DATA
SEMI-RIGID	(1) 1/2"	-
RIGID	(1) 1/2"	(1) 1/2"
MINI-BOARD	(1) 1"	(2) 1"
MINI-BOARD	(1) 1"	(2) 1"

ANCHOR PLATE

MECHANICAL
 PRE-WIRE BOARD - 1/2" CH 6
 PRE-WIRE BOARD - 1/2" CH 6
 3/4" ANCHOR POST - 1/2" CH 6

6"

PREPARED FOR ANCHOR PLATING

[illegible]

1



TACO BELL
5050 N. MARLENE AVE.
HAWTHOOD HEIGHTS, TX 75045

CONTRACT DATE	(NEW PROJ)
BUILDING TYPE	JUNE 2002
FLOOR VERSION	
SITE NUMBER R	
STORE NUMBER R	

ARCHITECTS, INC.

1565 HOLLYWOOD BL. SUITE 107
HOLLYWOOD, CALIFORNIA 91606
TEL. 214/345-0400

NEW ARCHITECTS INC. 2008

All Dimensions Architectural Plans are in
CONCORDANCE WITH THE ORDINANCES OF THE
CITY OF HOUSTON, TEXAS. THE ARCHITECTS
AND ENGINEERS ARE THE PROPERTY OF THE
ARCHITECTS, INC. THEY ARE NOT BE
CONSIDERED AS REPRESENTING THE
PROFESSION AND DIRECTLY RESPONSIBLE FOR
THE DESIGN AND CONSTRUCTION OF THE
PROJECTS. NEW ARCHITECTS, INC.

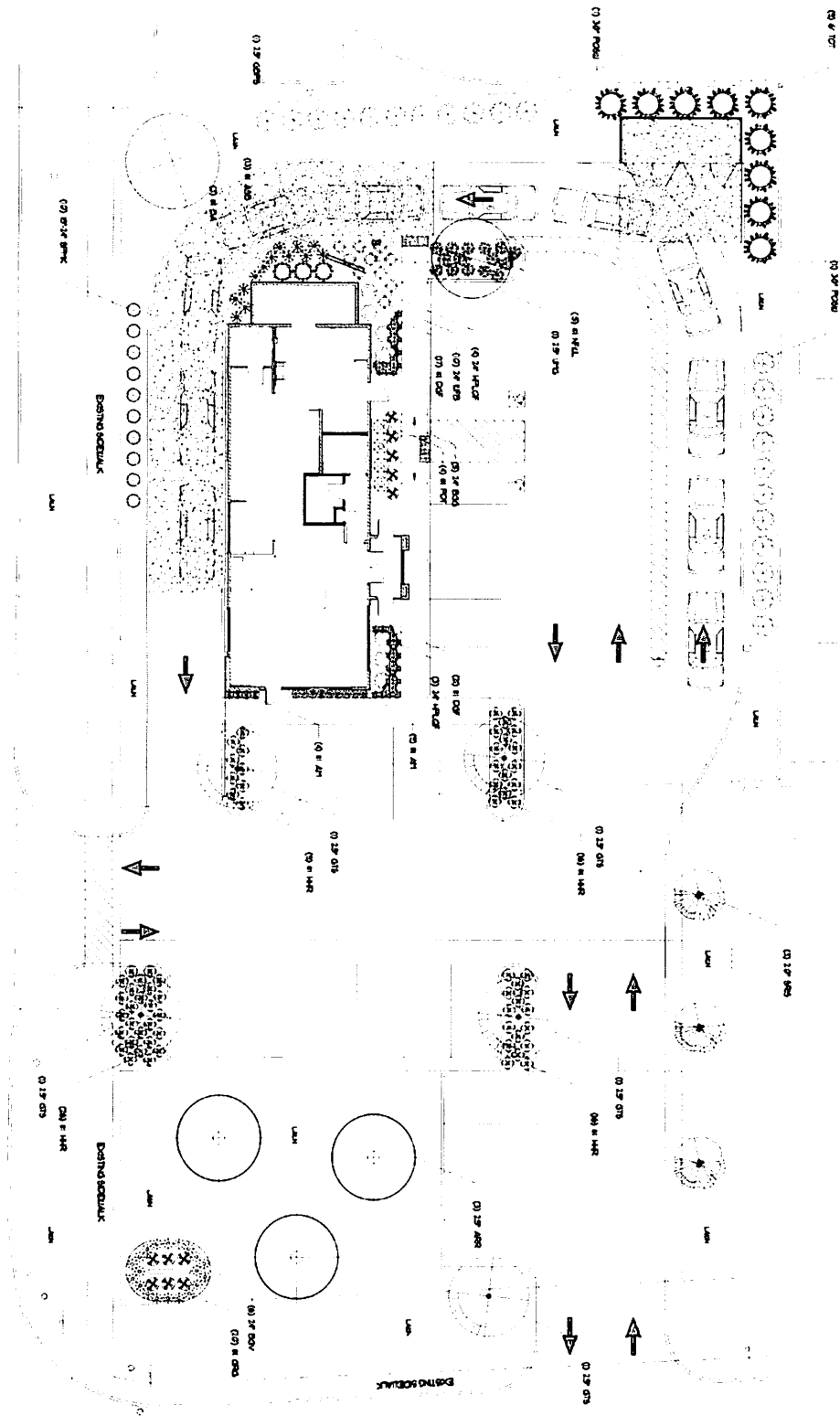
MRY

HARLEM AVE

W CARMEN AVE

NOTE: THE CURB WAS REQUESTED BLACK LAVA ROCK
(17) BE INSTALLED AROUND THE FOUNDATION PLANTING
SHRUBS HARDWOOD BARK FILCH TO BE INSTALLED
AROUND ALL PERIMETER PLANTINGS.

0 5 10 20 30
SCALE: 1"=10'



L101



DATE: 09.03.20
SCALE: 1"=10'
DRAWN: C.D.

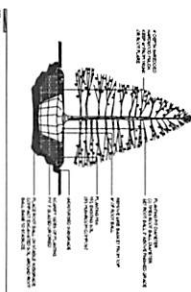
LANDSCAPE
PLAN

TACO BELL
5050 N. HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS

DOUDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 45, LIBERTYVILLE, IL, 60045
DOUDENDESIGNGROUP.COM PHONE: (847) 3624254

REVISIONS:
02.08.21 (SITE PLAN UPDATE)

AN UPDATE)

[illegible]

EVERGREEN TREE PLANTING



Abstract

PREMIUM BLUEGRASS MIX 45 LBS PER 1,000 SF

- 20% DENIT KENTUCKY BLUEGRASS
20% LANGARA KENTUCKY BLUEGRASS
20% BLUESTAR KENTUCKY BLUEGRASS
10% PRIZM PERENNIAL RYEGRASS
10% SUNSHINE PERENNIAL RYEGRASS

[illegible][illegible]

5) PREPARE ALL PERENNIAL BEDS WITH ONE CUBIC YARD OF GARDEN COMPOST PER 100 SF AND THE COMPOST SHALL BE ROTOTILLED TO AN 8" DEPTH

6) ALL PLANTS SHALL BE SET PLUMB. IT IS THE OPTION OF THE LANDSCAPE CONTRACTOR TO STAKE DISCOUNT TREES BUT IT IS ALSO THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO GUARANTEE THE PLANTS REMAIN PLUMB UNTIL THE END OF THE GUARANTEE PERIOD.

7) TREES SHALL BE INSTALLED A MINIMUM OF FIVE FEET (5') HORIZONTALLY FROM UNDERGROUND ELECTRICAL RECORDS, SANITARY SEWERS, SANITARY SERVICES, WATER MAIN, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITIES STRUCTURES INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VALVES, AND VALVE BOXES. SHADE TREES SHALL BE A MINIMUM OF TEN FEET (10') FROM ALL LOT POLES AND ALL SHEDS SHALL BE A MINIMUM OF THREE TO FIVE FEET (3'-5') FROM ALL STREET LIGHTS.

3) PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IMPOUN ON THE APPLICATED PLANS THROUGHOUT THE LIFE OF THE DEVELOPMENT.

12) ALL TURF SHALL BE PREMIUM BLUEGRASS MIX (4.5 LBS./SQ. YD.) WITH NORTH AMERICAN GREEN D375, OR EQUIVALENT, EROSION CONTROL BLANKET IN ALL DISTURBED AREAS.

PREMIUM BLUEGRASS MIX 4.5 LBS PER 1,000 SF

20% MIDNIGHT KENTUCKY BLUEGRASS
20% DENIM KENTUCKY BLUEGRASS
20% LANGSABAK KENTUCKY BLUEGRASS

20% BLUE STAR KENTUCKY BLUEGRASS
10% PRIZM PERENNIAL RYEGRASS

10% SUNSHINE PERENNIAL RTGGRAS

REVISIONS:
02.18.21 (SITE PLAN UPDATE)

LANDSCAPE
NOTES

DATE: 09.03.20
SCALE: NONE
DRAWN: CJD

L102



TAG	QTY	ITEM DESCRIPTION
T-4200e	1	CONDIMENT COUNTER-RECTANGLE
T-1006	1	WASTE ENCLOSURE- SINGLE
T-1009	1	WASTE ENCLOSURE- 3 STREAM
T-4011e	29	CHAIR- LAMINATE SEAT

[illegible]

SHELVING QUANTITIES	C2
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KEYNOTES	B
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EQUIPMENT/SEATING PLAN

TACO BELL

HARWOOD HEILKATTS, L. 60706



EQUIPMENT AND SEATING PLAN

A2.0

NOT DATE:

FROM KBR ARCHITECTS, INC.

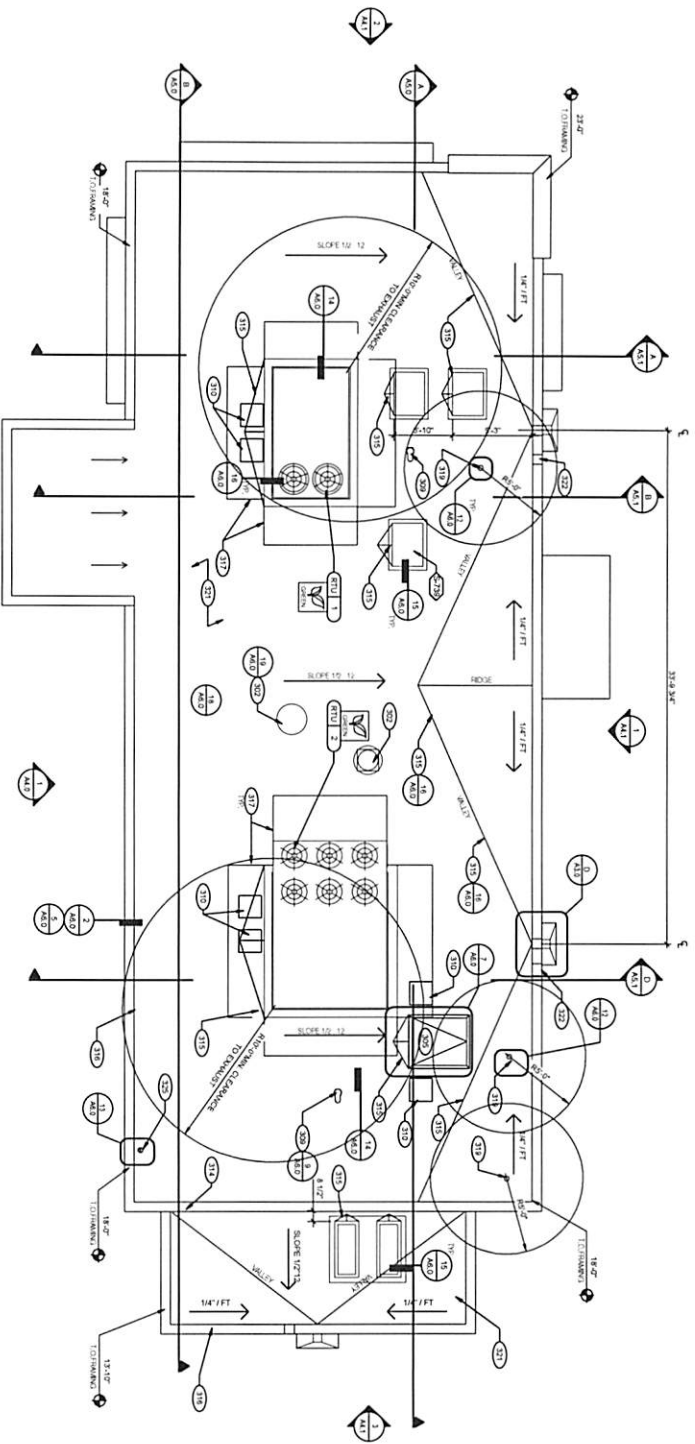
STORE NUMBER:

WATKINS WOOD HEIGHTS, IL 60796



Roof Plan

PL01 DATE



ROOF PLAN	14'-0"	A
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 \oplus

SCUPPER FLASHING

ROOF PLAN NOTES

KEY NOTES

2

PRIMARY SCURFERS

FLASHING TO
BE CONSIDERED

WATERPROOFING

C. STUDENTS IN PROPORTION TO COURSE ENROLLMENT WILL NOT BE ALLOWED TO
 RE-ENTER THE BUILDING FOR THE REMAINDER OF THE DAY.
 D. SEVERE WEATHER CONDITIONS WILL BE DETERMINED BY THE DISTRICT OFFICE.
 E. ALL STUDENT BUSSES SHALL BE STAYING IN THE BUS LOTS.

DISCUSSION
 A. HOW WILL STUDENTS CLOTHED THAN 12 FROM ANOTHER SCHOOL NOT BE ALLOWED TO
 RE-ENTER THE BUILDING FOR THE REMAINDER OF THE DAY?
 B. HOW WILL STUDENTS CLOTHED THAN 12 FROM ANOTHER SCHOOL NOT BE ALLOWED TO
 RE-ENTER THE BUILDING FOR THE REMAINDER OF THE DAY?
 C. HOW WILL STUDENTS CLOTHED THAN 12 FROM ANOTHER SCHOOL NOT BE ALLOWED TO
 RE-ENTER THE BUILDING FOR THE REMAINDER OF THE DAY?
 D. HOW WILL STUDENTS CLOTHED THAN 12 FROM ANOTHER SCHOOL NOT BE ALLOWED TO
 RE-ENTER THE BUILDING FOR THE REMAINDER OF THE DAY?
 E. HOW WILL STUDENTS CLOTHED THAN 12 FROM ANOTHER SCHOOL NOT BE ALLOWED TO
 RE-ENTER THE BUILDING FOR THE REMAINDER OF THE DAY?

① KITCHENHOOD EXHAUST FAN SEE SHEETS M1.0 AND DETAIL

Q10 What is the primary mechanism of action of the drug? (100%)

A10 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q11 What is the primary mechanism of action of the drug? (100%)

A11 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q12 What is the primary mechanism of action of the drug? (100%)

A12 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q13 What is the primary mechanism of action of the drug? (100%)

A13 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q14 What is the primary mechanism of action of the drug? (100%)

A14 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q15 What is the primary mechanism of action of the drug? (100%)

A15 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q16 What is the primary mechanism of action of the drug? (100%)

A16 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q17 What is the primary mechanism of action of the drug? (100%)

A17 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q18 What is the primary mechanism of action of the drug? (100%)

A18 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q19 What is the primary mechanism of action of the drug? (100%)

A19 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

Q20 What is the primary mechanism of action of the drug? (100%)

A20 The primary mechanism of action of the drug is the inhibition of the enzyme *HMG-CoA reductase*, which is responsible for the synthesis of cholesterol in the liver.

SCUPPER FLASHING	F
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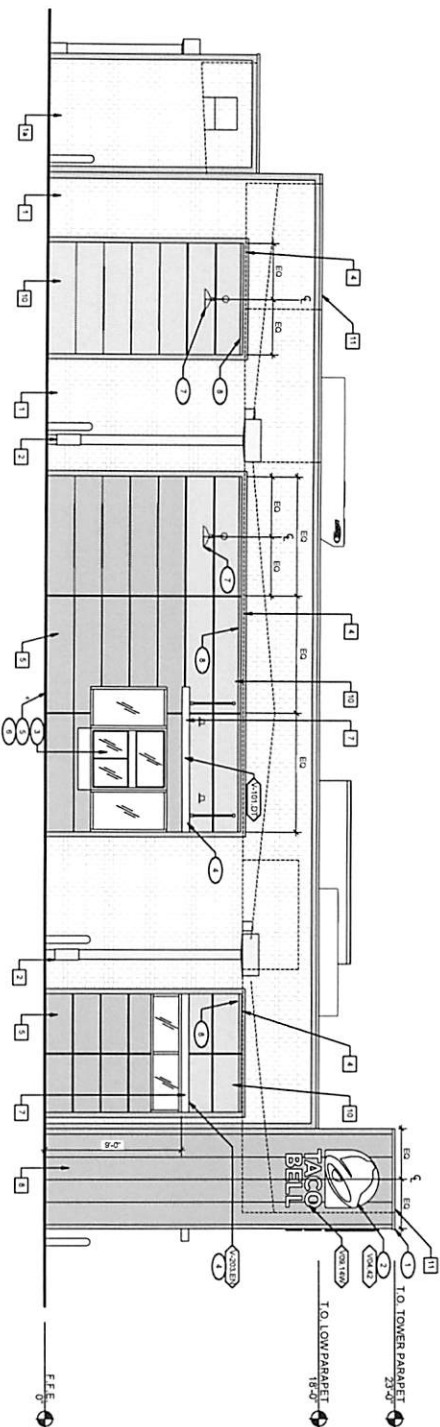


SIGNAGE	1
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GENERAL NOTES	E
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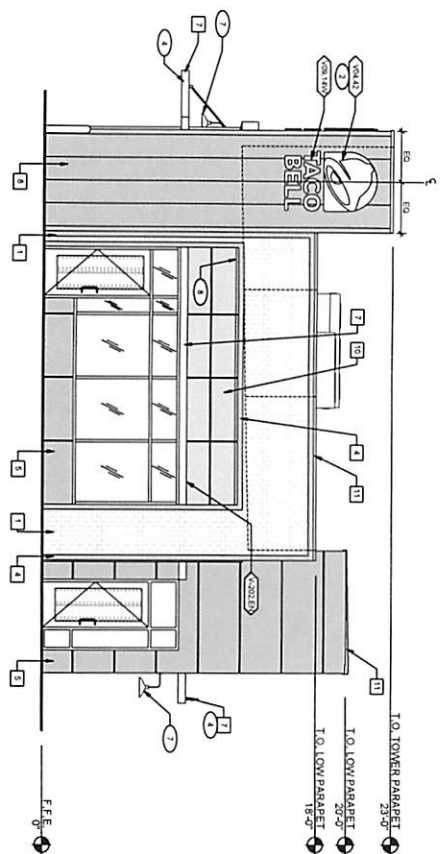
EXTERIOR FINISH SCHEDULE	D
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EXTERIOR ELEVATIONS

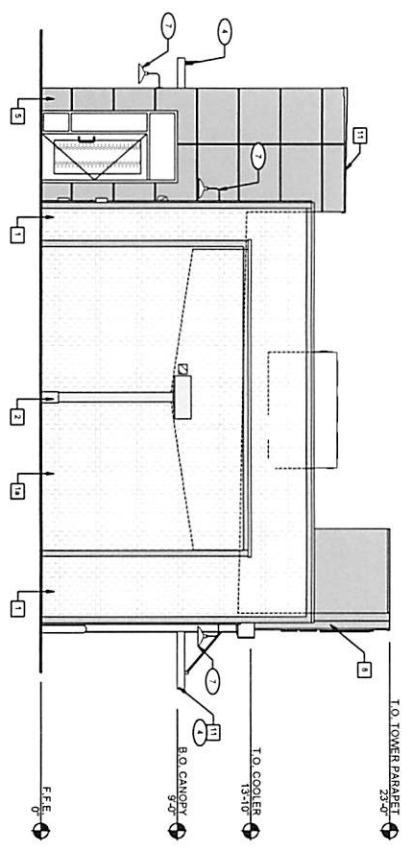


- 1. METAL PARAPET CORNER
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- 13. METAL PARAPET CORNER
- 14. METAL PARAPET CORNER
- 15. METAL PARAPET CORNER

EAST ELEVATION 1/4" = 1'-0" 1



NORTH ELEVATION 1/4" = 1'-0" 3



SOUTH ELEVATION 1/4" = 1'-0" 2

KEY NOTES A

TACO BELL

500 N. HANLEY AVE.
HAWTHORNE HEIGHTS, IL 60466

COMPANY NAME: ENRICH

BLANKET TYPE: JUNE 2005

PLANNING NUMBER: 2005

SITE NUMBER: 2005

A4.1

EXTERIOR ELEVATIONS

MRV ARCHITECTS, INC.

1000 N. HANLEY AVE., SUITE 100
HAWTHORNE HEIGHTS, IL 60466

ALL DRAWINGS ARE PREPARED BY MRV ARCHITECTS, INC. AND ARE THE PROPERTY OF MRV ARCHITECTS, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MRV ARCHITECTS, INC.



NORTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CONTRACT DATE: 12/15/2019
REVISION TYPE: 1
DATE: 12/15/2019
SHEET NUMBER: 1
SHEET TITLES:

TACO BELL
500 N. HASTEN AVE.
HAWKWOOD HEIGHTS, OK 73126

COLOR
RENDERINGS

A4.2

NOT SCALE

STATE OF ILLINOIS

COUNTY OF COOK

CERTIFICATION

I, Marcia L. Pollowy, do hereby certify that I am the duly elected and acting Clerk of the Village of Harwood Heights, County of Cook, State of Illinois.

I do further certify that the foregoing Ordinance 21-06 entitled:

**AN ORDINANCE GRANTING PLANNED DEVELOPMENT PERMIT
APPROVAL TO AMPLER DEVELOPMENT LLC, AUTHORIZING THE
DEVELOPMENT AND OPERATION OF A TACO BELL AT 5050 N. HARLEM
AVENUE**

(Taco Bell, 5050 N. Harlem Avenue)

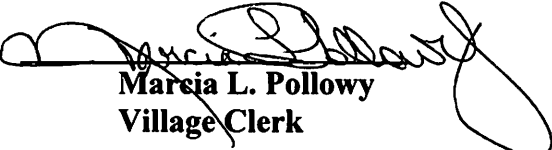
**Is true and correct copy of an Ordinance adopted by the Board of Trustees of
the Village of Harwood Heights at a meeting held on the 8th day of April, 2021.**

**I do further certify that the original of which the foregoing is a true copy is
entrusted to my care and safekeeping, and that I am keeper of the same.**

**I do further certify that I am the keeper of the records, ordinances, and
resolutions of said Village of Harwood Heights, Cook County, Illinois.**

**In witness whereof I have hereunto set my official hand and seal this 9th day
of April, 2021.**




**Marcia L. Pollowy
Village Clerk**

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