

Conditional Use Application – Supplemental | 7207 Roosevelt Rd, Forest Park IL
For Hearing on October 21, 2024

As a follow-up to Applicants hearing on September 16, 2024, supplemental information is being provided for review and consideration of the conditional use application. The information provided is based on feedback from the Board and Residents that provided public comments.

Applicant has included the following:

1. Original Submission

Supplemental Information

- 1. Site Plan:** Although no material site work is being proposed, we have included a site plan for reference and to provide a visual of the site layout
- 2. Preliminary Floor Plan:** This floor plan provides context on the operation and customer / employee flow.
- 3. Security Overlay:** The security overlay provides planned physical security measures including items such as cameras, motion sensors, panic buttons etc.
- 4. Traffic Impact Statement:** A site traffic evaluation was conducted by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.).
- 5. No Left Turn / Right Turn Only Signage:** Applicant agrees to include signage on egress to Harlem Ave and Roosevelt Rd as permitted by the Village.

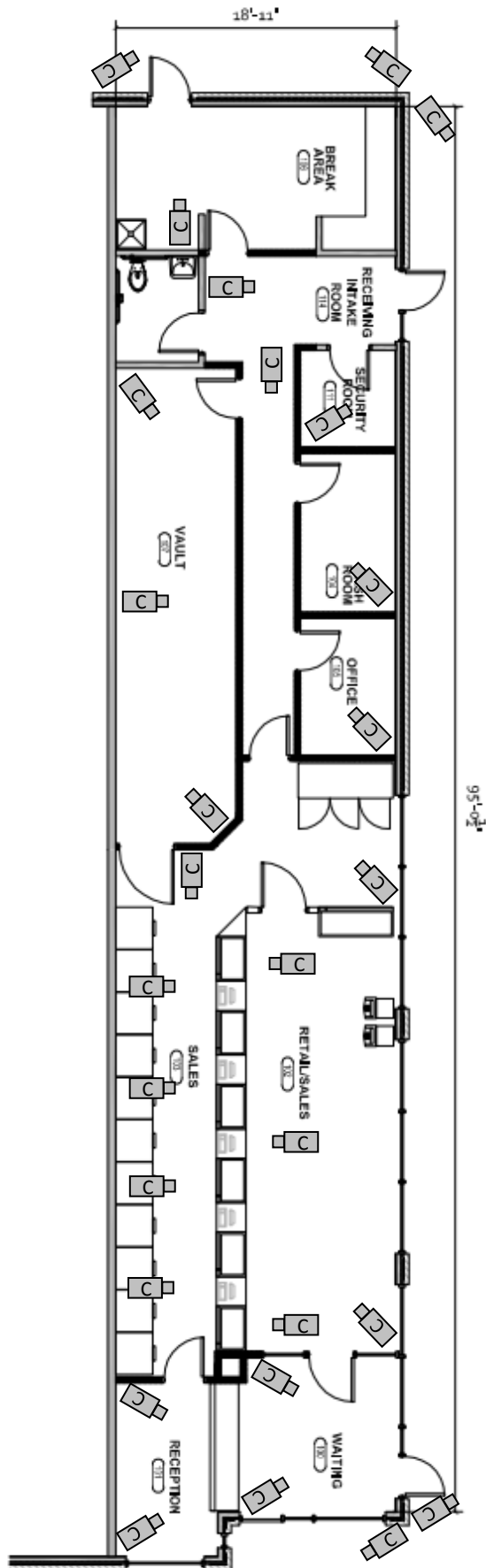
Note: Applicant is not seeking approval on building signage as part of this conditional use application. Applicant will work through the sign permit process assuming the conditional use is approved.

Thank You





Omar Fakhouri

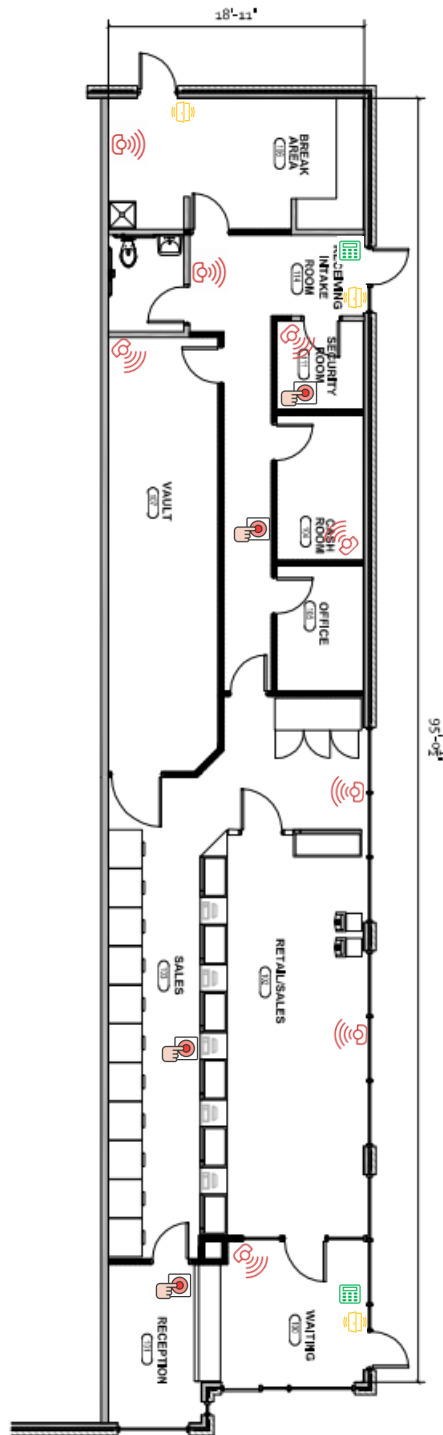
CCTV Security Plan

 = IP Network Camera



Alarm System Security Plan

-  = Door Contact
-  = Motion Sensor
-  = Alarm Keypad
-  = Panic Button



MEMORANDUM TO: Omar Fakhouri
Mint Dispensary

FROM: Shahrzad Ainkeshavarzi
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: October 14, 2024

SUBJECT: Traffic Impact Statement
Proposed Dispensary
Forest Park, Illinois

This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed dispensary to be located at 7207 Roosevelt Road in Forest Park, Illinois. The site, which currently contains a single-story store building occupied by a check cashing/currency exchange, is located in the northwest corner of the intersection of Harlem Avenue with Roosevelt Road. As proposed, the plans call for repurposing the existing 2,160 square-foot building into a dispensary with 22 off-street parking spaces. Access to the proposed dispensary will continue to be provided off Roosevelt Road and the alley.

Figure 1 shows an aerial view of the site.

The purpose of this evaluation is to determine the impact of the traffic generated by the proposed dispensary on the area roadway system and the adequacy of the access system and the proposed parking supply.

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control and available average daily traffic volumes along the adjacent area roadways.

Harlem Avenue (Illinois Route 43) is a north-south other principal arterial roadway that generally provides two travel lanes in each direction. At its signalized intersection with Roosevelt Road, Harlem Avenue provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northbound approach and an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the southbound approach. Standard style crosswalks and pedestrian signals are provided on all four legs of this intersection. Harlem Avenue is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of 28,900 vehicles (IDOT 2023) north of Roosevelt Road and 30,000 vehicles (IDOT 2023) south of Roosevelt Road. Harlem Avenue is designated as a Strategic Regional Arterial (SRA) and has a posted speed limit of 30 miles per hour. On-street parking is prohibited on both sides of the road.



Aerial View of Site

Figure 1

Roosevelt Road is an east-west other principal arterial roadway that in the vicinity of the site provides two travel lanes in each direction. At its signalized intersection with Harlem Avenue, Roosevelt Road provides an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on both approaches. At its unsignalized intersection with Elgin Avenue, Roosevelt Road provides a shared left-turn/through lane and a shared through/right-turn lane on both approaches. Roosevelt Road is under the jurisdiction of IDOT and carries an AADT volume of 23,700 vehicles (IDOT 2023) west of Harlem Avenue and 17,000 vehicles (IDOT 2023) east of Harlem Avenue. Roosevelt Road has a posted speed limit of 30 miles per hour.

Elgin Avenue is a north-south local roadway that in the vicinity of the site provides a single travel lane and is a one-way southbound roadway. At its unsignalized intersection with Roosevelt Road, Elgin Avenue provides a shared left-turn/through/right-turn lane on the southbound approach. High visibility crosswalks are provided on the north and south legs of this intersection. Elgin Avenue is under the jurisdiction of the Village of Forest Park.

The *public alley* is an east-west alley that extends between Harlem Avenue and Circle Avenue. The alley, which is approximately 16 feet wide, accommodates two-way traffic and has a full-movement intersection with Harlem Avenue.

Traffic Characteristics of the Proposed Dispensary

As indicated earlier, the site will be reoccupied by an approximately 2,160 square-foot dispensary with access to be provided via the existing access drives off Harlem Avenue and Roosevelt Road. It should be noted that the access drive on Roosevelt Road will be restricted to right-out only movements.

Below is the summary of our understanding of the operational characteristics of the proposed dispensary:

- The dispensary is expected to operate seven days a week 8:00 A.M.-10:00 P.M.
- Delivery single-unit trucks and vans are scheduled by time slots, usually once a week.
- The average time a customer spends at dispensaries will be five to ten minutes.
- The primary entrance for customers to enter the site will be via the access drive on Harlem Avenue.
- A significant number of orders will be online and pre-order, which will reduce the processing time for customers inside the store, which in turn will reduce the parking demand.

A copy of the proposed site plan is included in the Appendix.

Dispensary Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed dispensary was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The “Marijuana Dispensary” (Land Use Code 882) rate was used for the proposed development. **Table 1** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as daily traffic.

Table 1
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
882	Dispensary (2,160 s.f.)	12	11	23	20	21	41	228	228	456

Trip Generation Comparison

The amount of traffic that will be generated by the proposed dispensary was compared with the traffic that would be generated by the existing check cashing/currency exchange building that previously occupied the site using ITE trip rates. It should be noted that the general retail land-use code was used to generate traffic for the existing cash checking/currency exchange use. **Table 2** was prepared summarizing the comparison.

Table 2
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic
		In	Out	Total	In	Out	Total	
882	Dispensary (2,160 s.f.)	12	11	23	20	21	41	456
822	Strip Retail (2,160)	<u>6</u>	<u>4</u>	<u>10</u>	<u>13</u>	<u>13</u>	<u>26</u>	<u>320</u>
	Difference	+6	+7	+13	+7	+8	+15	+136

As can be seen, the proposed development will generate 13 more trips during the weekday morning and 15 more trips during the weekday evening peak hours which translates into less than one vehicle every four minutes during the morning peak hour and approximately one vehicle every four minutes during the weekday evening peak hour. As such, the increase in the generated traffic will be minimal during the peak hours.

Traffic Evaluation

Based on a review of the trip generation estimates and the amount of traffic that traverses the adjacent roadway system, the dispensary-generated traffic will not have a detrimental traffic impact on the area roadways based on the following:

- The proposed dispensary will only generate approximately 23 trips during the weekday morning peak hour, 41 trips during the weekday evening peak hour, and 456 trips daily.
- The morning and evening peak hour trips will average less than two and less than one trip per minute, respectively.
- The traffic that will be generated by the proposed dispensary will increase traffic on the adjacent roadway system by less than one percent.

Access Evaluation

As previously indicated, access to the site is currently provided off Harlem Avenue via the east-west alley and directly off Roosevelt Road. Given the proximity of the access drive on Roosevelt Road to the signalized intersection of Roosevelt Road with Harlem Avenue, it is recommended that left turns out be prohibited via signage. Further, a stop bar and a stop sign should be added to the Roosevelt Road access drive. Based on these recommendations and given the low volume of traffic that will be generated, efficient and flexible access will be provided.

Parking Evaluation

As proposed, the site will provide a total of 22 parking spaces. In order to assess the adequacy of the provided parking supply to meet the expected parking demand of the proposed development, the peak parking demand was estimated based on rates included in ITE's *Parking Generation Manual*, 7th Edition as detailed below:

- Land-Use Code 882 (Marijuana Dispensary) was utilized for the dispensary at a rate of 5.55 spaces per 1,000 square feet. With the proposed square footage of 2,160 square feet, the dispensary should provide 12 parking spaces.

Additionally, the parking demand for the proposed development was calculated based on the Village of Forest Park zoning ordinance. The Village of Forest Park requires one parking space for each 250 square feet of floor area for cannabis dispensaries, which translates into approximately nine parking spaces for the proposed development. As such, the 22 provided parking spaces will meet the ITE and the Village of Forest Park parking requirements.

Conclusion

Based on the proposed plan and the preceding evaluation, the following conclusions and recommendations are made:

- The traffic that will be generated by the proposed dispensary will be low and can be accommodated by the existing roadway system.
- The access drives as recommended will be adequate in accommodating traffic entering and exiting the site.
- Restricting left turns out onto Roosevelt Road will reduce traffic conflicts.
- The proposed parking spaces meet the ITE and the Village of Forest Park parking requirements.

Appendix



PLAT OF SURVEY OF

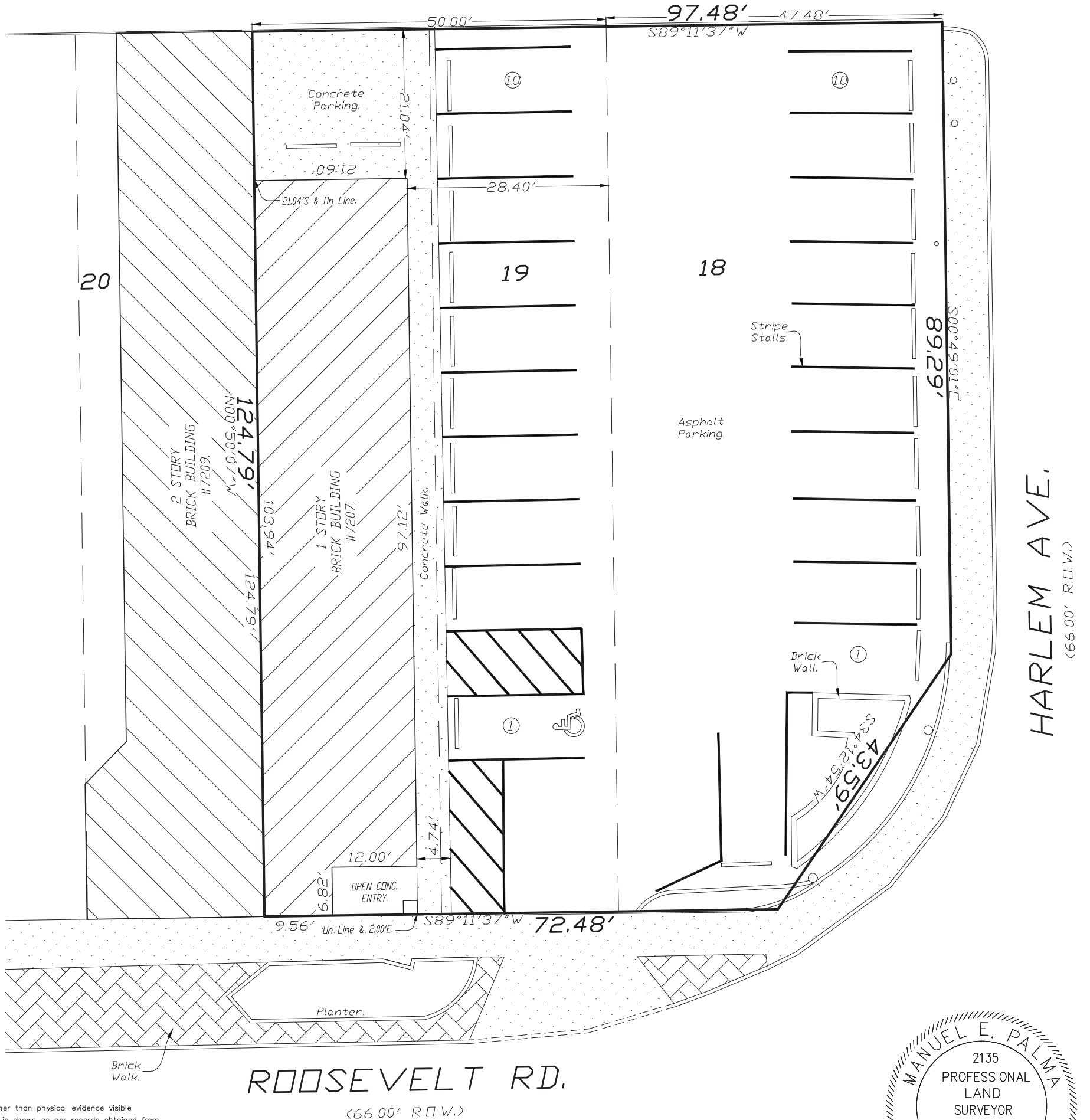
PARCEL 2:

THE EAST 1/2 OF LOT 19 AND ALL OF LOT 18 (EXCEPT THAT PART OF SAID LOT 18 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 18 A DISTANCE OF 10 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 18.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18, SAID POINT BEING A DISTANCE OF 15 FEET NORTH OF THE POINT OF BEGINNING AS MEASURED ALONG SAID LINE OF SAID LOT 18, THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING)

IN BLOCK 8 IN THE SOUTH ADDITION TO HARLEM, AS SHOWN ON THE PLAT THEREOF RECORDED JULY 24, 1889 AS DOCUMENT NUMBER 1133052, ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00 DEGREES 48 MINUTES 23 SECONDS EAST (ASSUMED) 110.00 FEET ALONG THE EASTERLY LINE THEREOF, SAID EASTERLY LINE BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43); THENCE SOUTH 32 DEGREES 53 MINUTES 15 SECONDS WEST 18.03 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 21 SECONDS WEST 25.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 18; THENCE NORTH 34 DEGREES 11 MINUTES 23 SECONDS EAST 43.59 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 23 SECONDS WEST 89.29 FEET PARALLEL WITH SAID RIGHT OF WAY LINE TO THE NORTHERLY LINE OF SAID LOT 18; THENCE NORTH 89 DEGREES 12 MINUTES 21 SECONDS EAST 10.00 FEET ALONG SAID NORTHERLY LINE TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: :7207 ROOSEVELT ROAD, FOREST PARK, ILLINOIS. 60130

16 FT. PUBLIC (CONCRETE PAVED) ALLEY.



- NOTES:
- Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
 - Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

THE BEARING BASIS, AND COORDINATE DATUM IF USED IS NAD83 SPC IL. EAST ZONE (2011 ADJUSTMENT).
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 24-7207

Scale: 1 inch = 16 feet.

Date: July 22, 2024

Ordered by: BR Design & Architecture

TITLE: MANUEL E. PALMA, PE, PLS
234 Brookhaven Dr.
Elk Grove, IL 60007
(773)294-8758

STATE OF ILLINOIS)
COUNTY OF COOK)



I, MANUEL E. PALMA, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, July 22, A.D. 2024

By [Signature]
Illinois Professional Land Surveyor
Certificate No. 2135
Expiration date: 11-30-2024