

July 5, 2018

President and Board of Trustees  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

**Re:      Application of Berwyn Properties, LLC for a  
Planned Development on the North side of  
Roosevelt Road West of Gunderson Avenue  
at 6500 Roosevelt Road – PC 18-06**

Dear Trustees:

History of Project.

On or about May 21, 2018, Berwyn Properties, LLC, of 6501 Roosevelt Road, Berwyn, Illinois 60402 (“Applicant”) filed an application for approval of a planned development on the North side of Roosevelt Road West of vacated Gunderson Avenue at 6500 Roosevelt Road, on property depicted in the application (“Subject Property”), for a two (2) story single-tenant office building, which was amended during the public hearing process.

In conjunction with its zoning application, the Applicant requests the following fourteen (14) allowances from the strict requirements of the Village of Oak Park Zoning Ordinance (“Zoning Ordinance”):

1)      Article 5.4 (RR District Dimensional and Design Standards) Section G.1 (Parking Placement): Relief is requested from the seven (7) foot front yard setback requirement to five (5) feet for parking spaces along the East property line.

2) Article 5.4 (RR District Dimensional and Design Standards) Section G.2 (Parking Placement): Relief is requested from the five (5) foot rear yard setback requirement for twenty-six (26) parking stalls along the North property line to one (1) foot.

3) Article 5.4 (RR District Dimensional and Design Standards) Section H.1 (Street Frontage Standards): Relief is requested from the requirement for sixty percent (60%) of the street frontage occupied by building. The proposed building street frontage will be approximately thirty-four percent (34%).

4) Article 5.4 (RR District Dimensional and Design Standards) Section J.7.a (Building Features and Accessory Structures)(Fences and Walls): Relief is requested from the five (5) foot height limit for the security fence surrounding the parking lot to allow an eight (8) foot high fence.

5) Article 7.4 (Building Design Standards) Section A.1.b (Building Façade Standards): Relief is requested from the requirement for the façade to change in texture or masonry pattern in a wall that exceeds thirty (30) feet. The proposed Roosevelt Road façade will contain a forty (40) foot long glass entry area and a one-hundred and ten (110) foot long office wall panel.

6) Article 7.4 (Building Design Standards) Section A.4.a (Building Façade Standards): Relief is requested from the requirement for the building front to be similar in proportion to traditional commercial storefronts, typically between twenty-five (25) and forty (40) feet wide. The proposed building is a single-tenant office use maintaining a cohesive look for the building on all four (4) sides.

7) Article 7.4 (Building Design Standards) Section A.4.b (Building Façade Standards): Relief is requested from the requirement for display windows at ground level. The proposed building does not contain retail uses for the public.

8) Article 10.3 (Off-Street Parking Design Standards) Section B.2 (Access): Relief is requested from the requirement to provide internal pedestrian circulation in the parking lot. There is no dedicated pedestrian circulation in the parking lot.

9) Article 10.3 (Off-Street Parking Design Standards) Section G (Landscape and Screening): Relief is requested from the requirement that all parking lots and structures must be landscaped in accordance with Article 11. There is some proposed landscaping in the parking lot.

10) Article 10.4 (Required Off- Street Vehicle and Bicycle Parking Spaces) Section D.1 (Same as Section B.3, C.2 & C.4): Relief is requested to eliminate the requirement for covered long-term bicycle parking spaces for thirty percent (30%) of the required bicycle spaces.

11) Article 10.6 (Bicycle Parking Standards) Section C.3 (Location): Relief is requested from the requirement to locate all of the required short-term bicycle parking spaces within fifty (50) feet of the building entrance. A portion of the short-term bicycle parking spaces are proposed to be located within less than seventy-five (75) feet of the building entrance.

12) Article 11.7 (Required Parking Lot Interior Landscaping) Section A: Relief is requested from the requirement to provide landscape islands between every ten (10) parking spaces. Two (2) six (6) foot square diamond shaped tree planters are proposed to be installed.

13) Article 11.7 (Required Parking Lot Interior Landscaping) Section C: Relief is requested to eliminate the requirement to terminate rows of parking stalls with a landscape island.

14) Article 5.4 (RR District Dimensional and Design Standards) Section I.1. (Building Façade Elements) Table 5-11 (RR District Required Façade Elements): Relief is requested from the requirement for the building entrance to face Roosevelt Road. The building entrance is proposed to face West abutting the parking lot.

The Applicant modified its requests pursuant to the direction of the Plan Commission (the "Commission") as discussed in these findings and recommendation.

Finally as part of this application, the Applicant seeks approval of a vacation of the portion of Scoville Avenue between 6530-32 Roosevelt Road and 6500-28 Roosevelt Road, Oak Park, Illinois 60304, which vacation is addressed in a separate recommendation of the Commission.

#### The Application and Notice.

On May 23, 2018, legal notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park. A notice of the public hearing was posted at the Subject Property and letters were also mailed by the Applicant to taxpayers of record for property within three hundred (300) feet of the Subject Property, advising them of the proposal and the public hearing to be held.

Pursuant to legal notice, the Commission conducted a public hearing on the application on June 7, 2018 and July 5, 2018, at which times and place a quorum of the

members of the Commission was present. Each voting member of the Commission has listened to a recording of any session(s) for which he or she was absent.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

### FINDINGS OF FACT

#### The Subject Property.

1. The Subject Property is a fifty-four thousand four hundred six (54,406) square feet zoning lot, with approximately four hundred thirty five feet and two inches (435' 2") along Roosevelt Road, one hundred fourteen feet (114') along vacated Gunderson Avenue on the North side of Roosevelt Road. The Subject Property is located in the RR-Roosevelt Road Zoning District. The Subject Property is currently improved with delivery truck parking East of Scoville Avenue and a two (2) story brick building and parking lot West of Scoville Avenue.

2. The Subject Property is surrounded by the following uses: to the North, residential dwellings, which are zoned within the R-4 Single Family Zoning District; to the South, distribution, food processing and office uses, which are zoned within the City of Berwyn C-2 Zoning District; to the East, multiple-family dwellings, which are zoned within the RR-T Roosevelt Road Zoning District; to the West, single story retail uses, which are zoned within the RR-T Roosevelt Road Zoning District.

3. The Subject Property is within the boundaries of the Roosevelt Road Corridor Plan ("Corridor Plan"), which the Village Board of Trustees approved in March of 2005.

4. The Applicant is the owner of the Subject Property.

### The Applicant.

5. The Applicant is an affiliate of Turano Baking Company.
6. The Applicant submitted the documentation required pursuant to the requirements of Section 14.5.I. of the Zoning Ordinance.

### The Project.

7. The Applicant proposes to build a single-tenant two (2) story office building with associated parking lot on the Subject Property as the corporate headquarters for Turano Baking Company.

### The Requested Site Development Allowances.

8. As part of its planned development, the Applicant seeks fourteen (14) site development allowances, as set forth above in the “History of Project.”

### Envision Oak Park Comprehensive Plan.

9. The Envision Oak Park Comprehensive Plan (“Comprehensive Plan”) was adopted by the Village’s corporate authorities on September 15, 2014 after an extensive public input process.
10. The application primarily affects three (3) recommendation Chapters within the Comprehensive Plan: Chapter 4, “Land Use & Built Environment,” Chapter 12, “Economic Health,” and Chapter 13, “Environmental Sustainability.”
11. The Comprehensive Plan establishes goals and objectives which set the standards for development, and it discusses the idea of strengthening commercial districts in the Village as well as the symbiotic relationship between economic development and the overall quality of the community.

12. The Comprehensive Plan suggests that economic vitality should be spread throughout the Village. Roosevelt Road has not experienced much commercial development, especially not office development in some time. This single-use office development will be the home to the corporate office of a well established baking company which will house approximately sixty (60) employees.

13. Regarding sustainability, the proposed development will be utilizing the Green Globes rating system for the office building. Village staff finds this to be an acceptable rating system. The Applicant has identified 886 points out of 1000 possible points that can be earned from this rating system, and the Applicant will guarantee obtaining at least a rating of 1-Globe for the building. A 1-Globe rating is the equivalent of a "Certified" rating under the LEED rating system.

14. Village staff finds that the proposed development follows the Comprehensive Plan.

#### Corridor Plan.

15. The purpose of the Corridor Plan was to analyze conditions along the Roosevelt Road corridor in Berwyn and Oak Park, to identify goals in keeping with the communities' desires, and to develop a series of recommended actions designed to meet specific objectives.

16. While the Corridor Plan recommends mixed use through-out, it breaks the corridor down into subareas, including: auto-mobile-oriented, pedestrian-oriented and industrial-oriented.

17. The Subject Property falls within the industrial-oriented subarea. This subarea has objectives relative to transportation, urban design and land use.

18. A transportation objective is to ensure a continuous pedestrian-friendly experience is maintained. With the streetscape improvement in 2012 and the proposed fencing and landscaping in the application, staff finds that this objective will be achieved.

19. An urban design objective also focuses on the pedestrian experience. Again, with the streetscape improvement in 2012 and the proposed fencing and landscaping in the application, staff finds that this objective will be achieved.

20. The other urban design objectives are relative to building façade improvements and placement of structures at the front property line. Staff finds that the proposed development advances these objectives.

21. The last objective category is land use. These objectives pertain to appropriate infill development, appropriate use selection (industrial-related), and the encouragement of mixed used developments, with retail on the first floor. Staff finds that this light industrial section also encourages the expansion of Turano Bakery.

#### Ability of Applicant to Complete Project.

22. The Applicant provided evidence that it has the financial and technical expertise to complete the project. Members of the Applicant's team have undertaken projects of equal or greater financial and technical complexity.

#### Compensating Benefits.

23. In return for the Village providing allowances from Village regulations, per Section 14.5(E)(2)(a) of the Zoning Ordinance, the Applicant must provide compensating benefits which advance the Village's physical, cultural and social objectives, in accordance with the Comprehensive Plan and other approved plans, by

having the Applicant provide specific amenities in the planned development. Some of the compensating benefits of the proposed project are:

- a. The two (2) story single-tenant office building will be built to 1-Globe standard under the Green Globe program, the same efficiency standard as a “Certified” rating under the LEED rating system.
- b. Construction and landscaping of a cul-de-sac on the North side of the alley North of the portion of Scoville Avenue requested to be vacated.
- c. Closure of the existing street access – including restoration of the public sidewalk and curbing along Roosevelt Road.

#### Public Art As Part Of The Development.

24. Section 14.5(E)(2)(c) of the Zoning Ordinance requires that an Applicant provide at least one (1) piece of public art as part of the development. The scope of the public art should be in proportion to the square footage of the development upon review and advice by the Village’s partner agency the Oak Park Area Arts Council.

25. The Applicant proposed to satisfy the public art requirement as identified in the conditions below.

#### The Planned Development Standards.

26. Section 14.5(A) of the Zoning Ordinance sets forth the following objectives for planned developments:

Through the use of allowances in the planned development process, the Village seeks to achieve some or all of the following specific objectives:

1. Create a more desirable environment than may be possible through strict application of other Village land use regulations with the use of creative design, landscape, and/or architectural features.
2. Enhance the existing character and property values of the Village and promotion of the general welfare by ingenious and imaginative designs resulting in a better and more creative use of land.
3. Coordinate the character, the form, and the relationship of structures to one another.

4. Preserve and enhance of desirable site characteristics such as natural topography, vegetation, and geologic features.
5. Maximize the beneficial use of open space.
6. Promote long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas.
7. Promote economic development within the Village.
8. Eliminate blighted structures or incompatible uses through redevelopment, restoration, adaptive reuse, or rehabilitation.
9. Preserve and/or enhance historical and natural resources.
27. Section 14.5(H) of the Zoning Ordinance sets forth the following standards

for planned developments:

1. The proposed development and the use or combination of uses is consistent with the goals and objectives of the Comprehensive Plan and has been considered in relation to any other plans adopted by the Village Board.
2. The establishment, maintenance, or operation of the use or combination of uses will not be materially detrimental to or endanger the public health, safety and welfare of the Village.
3. Adequate utilities, road access, parking, drainage, police and fire service, and other necessary facilities already exist or will be provided to serve the proposed development, including access for fire, sanitation, and maintenance equipment.
4. Adequate ingress and egress to the planned development site already exists or will be provided in a manner that adequately addresses additional traffic congestion in the public streets and promotes a safe and comfortable pedestrian environment.
5. The proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted by the Zoning Ordinance of the Village.
6. The proposed design and use or combination of uses will complement the character of the surrounding neighborhood.

7. The applicant has the financial and technical capacity to complete the proposed use or combination of uses.

8. The proposed development is economically feasible and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.

28. The Commission finds that by allowing the improvements proposed in the application, including the two (2) story single-tenant office building and associated parking lot, at the Subject Property as a planned development permit satisfies the objectives and standards in Sections 14.5(A) and (H), and that approval of the requested planned development permit, and associated allowances is appropriate.

### **RECOMMENDATION**

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees that the planned development be APPROVED, subject to the following conditions:

1. That except as modified below, the Applicant shall develop the project comprised of an office use in substantial conformity with the Plans and Specifications submitted with its application or subsequently modified by the Plan Commission. The final architectural plans shall be sealed by the architect of record. The Landscape Plan shall provide for the preservation, care and maintenance of the landscape materials.
2. That the Applicant shall develop the Subject Property using the Green Globes sustainability rating system which is an approved rating system by the Village. The Applicant must attain at a minimum "One Green Globe."
3. That the Applicant shall be responsible for any streetscape improvements which shall be required as identified in their site and engineering plans.
4. That the Applicant shall provide the Village with a bond, letter of credit or other security acceptable to the Village in an amount of 110% of the cost of landscape

materials and installation, to insure that the landscaping is installed and maintained pursuant to the landscape plan.

5. That the Applicant shall provide a monetary donation to the Oak Park art fund in the amount of \$10,000.
6. That six (6) to twelve (12) months after occupancy of the office building, the Applicant shall meet with Village Staff after holding a meeting with interested neighbors to determine their concerns with traffic and parking issues, if any, generated by the Project. The Applicant shall review traffic and parking concerns generated by the Project at these meetings with neighbors and Village Staff. If these post construction traffic and parking meetings yield Village Staff recommendations that any measures should be taken to correct any unforeseen traffic or parking issues that have been caused by the Project, the Applicant shall implement said recommendations within six (6) months after the study has been completed.
7. That semi-trailer truck or construction traffic is prohibited on Scoville Avenue. The Applicant shall submit its route for construction traffic, its plan for construction parking, and its demolition and construction schedule to the Village Engineer for review and approval. Construction traffic routes shall be limited to Roosevelt Road and designated streets unless otherwise determined by the Village Engineer.
8. That during construction of the proposed development, the Applicant shall post a conspicuous sign providing a local phone number for the construction manager which interested parties may call to obtain answers to questions about the project and its construction. Such telephone number shall be staffed during normal business hours, Monday through Friday, except legal holidays, by a person with authority to address and remedy problems, including, but not limited to, traffic, noise, maintenance and landscaping.
9. That the Applicant shall implement a construction related Communications Plan.
10. That the Applicant shall insure that all construction debris remains on the Subject Property and is removed on a regular basis. The Applicant shall also use best efforts to mitigate any offsite dust and debris.
11. That the Applicant provides a list of final exterior building, landscaping and design materials to be approved by the Village prior to building permit submittal,

as detailed in the presentation to the Plan Commission and approved by the Village Board of Trustees.

12. That during construction of the proposed development, the Village designates a staff liaison, and an owner's representative, with whom the Applicant shall reasonably and timely communicate and cooperate.
13. The Applicant shall record with the Cook County Recorder's Office the Planned Development Ordinance, Findings of Fact and plans within thirty (30) days after Village Board approval.
14. That in the event the Applicant or its successors or assigns fails to comply with one or more of the foregoing conditions and restrictions after 30 days written notice by the Village or its agents, the President and Board of Trustees may thereafter revoke or limit this planned development provided, however, that the Applicant or its successors shall be deemed to have complied if they promptly commence a cure and diligently pursue that cure to completion where such cure is not reasonably susceptible to completion within such 30 day period.
15. That the spandrels shall be colored as shown in the original application.
16. That the fence on the North side of the Subject Property shall be open as shown in the original application.

This report adopted by a 8 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 5<sup>th</sup> day of July, 2018.