



Proposed Single-Tenant Corporate Office Building
6500 Roosevelt Road, Oak Park, IL

Proposed Vacation of Scoville Avenue - Roosevelt Road to the Alley
Including a Proposed Cul-de-sac

**Berwyn
Properties, LLC**





NEW SURFACE
PARKING LOT

NEW CUL-DE-SAC AT
SCOVILLE AVE.

NEW TWO STORY
OFFICE BUILDING

ROOSEVELT ROAD

EAST AVENUE

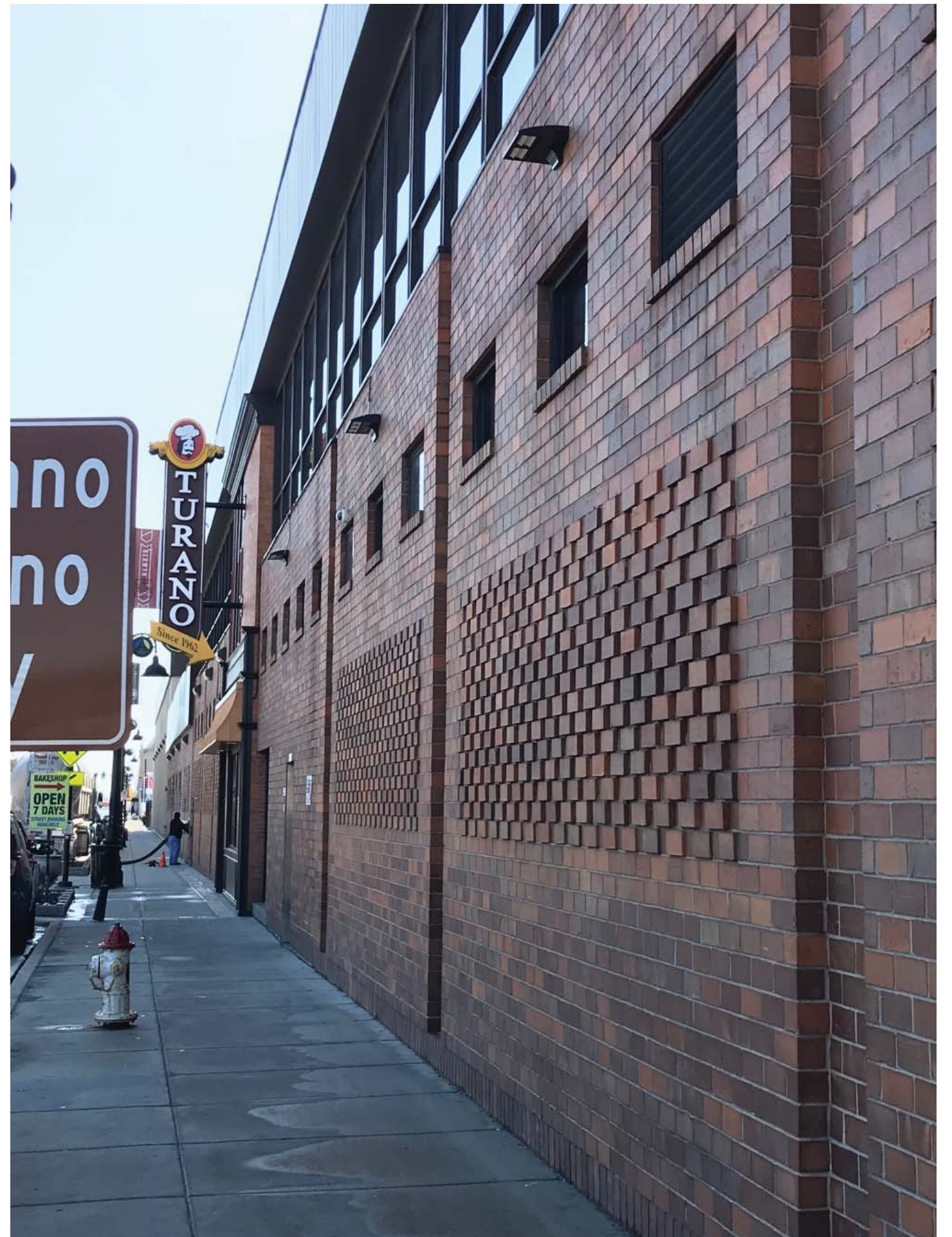
EXISTING FACILITY



SIDEWALK AT ROOSEVELT ROAD AND VACATED GUNDERSON AVENUE - LOOKING WEST



VACATED GUNDERSON AVENUE - LOOKING SOUTHWEST





ROOSEVELT ROAD - LOOKING NORTHEAST



LOCATION OF PROPOSED CUL-DE-SAC AT SCOVILLE AVENUE - LOOKING NORTHWEST



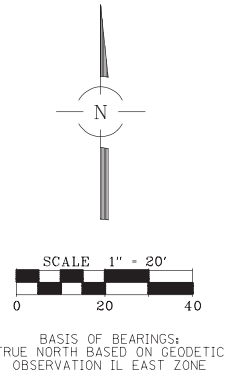
ALLEY - LOOKING WEST



LOCATION OF PROPOSED CUL-DE-SAC AT SCOVILLE AVENUE - LOOKING NORTHEAST

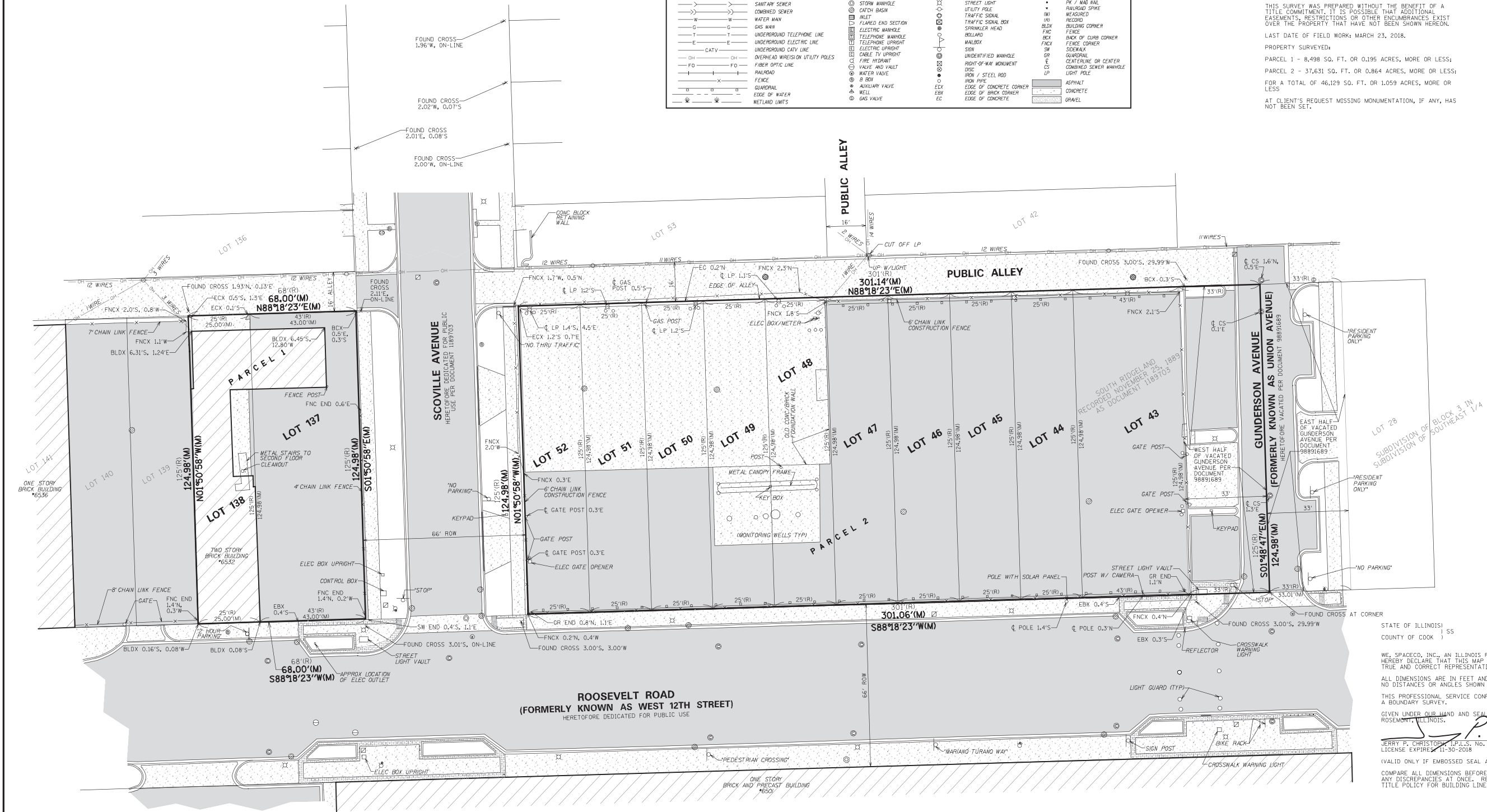
PLAT OF SURVEY

PROPERTY DESCRIPTION:
PARCEL 1:
LOTS 137 AND 138 IN SOUTH RIDGELAND, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
AND
PARCEL 2:
LOTS 43 THROUGH 52, INCLUSIVE AND THAT PART OF THE WEST HALF OF VACATED GUNDERSON AVENUE LYING EAST OF AND ADJOINING SAID LOT 43 IN SOUTH RIDGELAND, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND			
	STORM SEWER		SANITARY MANHOLE
	SANITARY SEWER		STORM MANHOLE
	COMBINED SEWER		CATCH BASIN
	WATER MAIN		INLET
	GAS MAIN		FLARED END SECTION
	UNDERGROUND TELEPHONE LINE		ELECTRIC MANHOLE
	UNDERGROUND ELECTRIC LINE		TELEPHONE MANHOLE
	UNDERGROUND CITY LINE		ELECTRIC UPRIGHT
	CATV		CABLE TV UPRIGHT
	OVERHEAD WIRE ON UTILITY POLES		FIRE HYDRANT
	FIBER OPTIC LINE		VALVE AND VAULT
	RAILROAD		WATER VALVE
	FENCE		B BOX
	GUARDRAIL		AUXILIARY VALVE
	EDGE OF WATER		WELL
	WETLAND LIMITS		GAS VALVE
	HAND HOLE		STREET LIGHT
	UTILITY POLE		TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX		SPRINKLER HEAD
	RAILROAD		MAILBOX
	SIDEWALK		UNIDENTIFIED MANHOLE
	RIGHT-OF-WAY MONUMENT		DISC
	IRON PIPE		IRON / STEEL ROD
	EDGE OF CONCRETE CORNER		EDGE OF BRICK CORNER
	EDGE OF CONCRETE		ASPHALT
	CONCRETE		CONCRETE
	GRAVEL		GRAVEL

NOTES:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.
LAST DATE OF FIELD WORK: MARCH 23, 2018.
PROPERTY SURVEYED:
PARCEL 1 - 8,498 SQ. FT. OR 0.195 ACRES, MORE OR LESS;
PARCEL 2 - 37,631 SQ. FT. OR 0.864 ACRES, MORE OR LESS;
FOR A TOTAL OF 46,129 SQ. FT. OR 1.059 ACRES, MORE OR LESS
AT CLIENT'S REQUEST MISSING MONUMENTATION, IF ANY, HAS NOT BEEN SET.



STATE OF ILLINOIS)
COUNTY OF COOK) SS
WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER OUR HAND AND SEAL THIS 6TH DAY OF APRIL, 2018 IN ROSEMONT, ILLINOIS.
JERRY P. CHRISTOPHER, P.L.S., No. 035-3540
LICENSE EXPIRES 11-30-2018
(VALID ONLY IF EMBOSSED SEAL AFFIXED)
COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



PREPARED FOR:
TURANO BAKING COMPANY
6501 W. ROOSEVELT RD.
BERWYN, IL 60402

FOR REVIEW
PURPOSES ONLY

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 04/06/2018

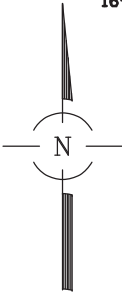
JOB NO: 8755.02

FILENAME:
8755.02SUR-01

SHEET
1 OF 1

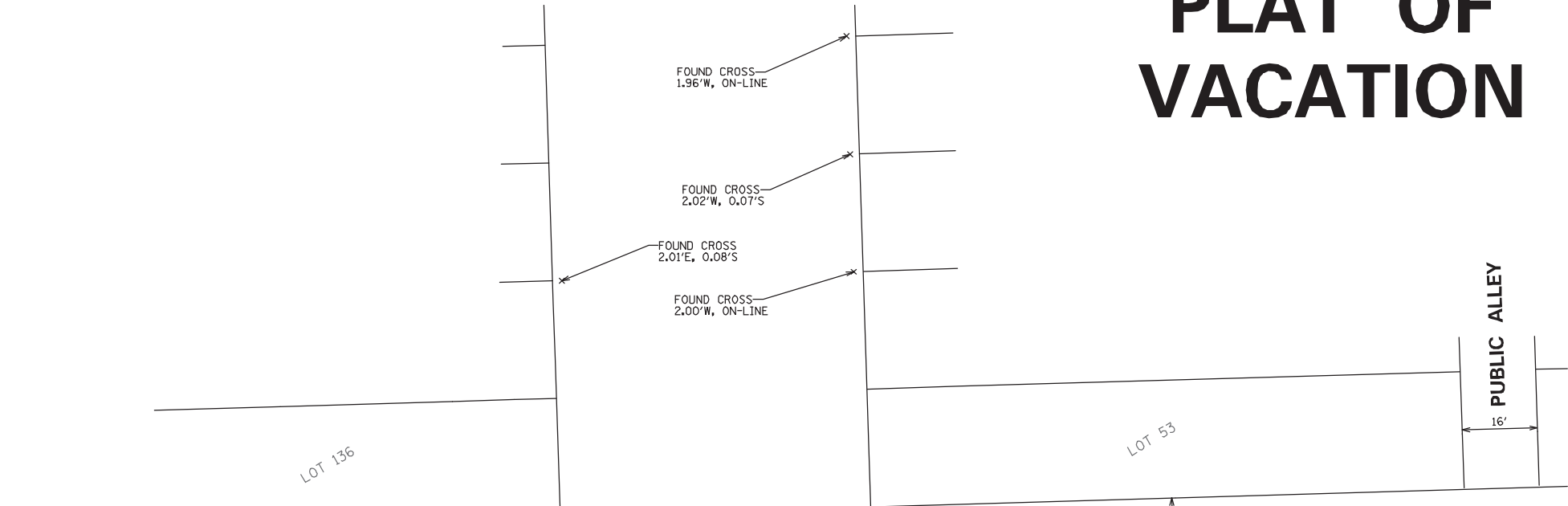
PLAT OF VACATION

ADJACENT P.I.N.S:
16-18-427-036
16-18-426-041

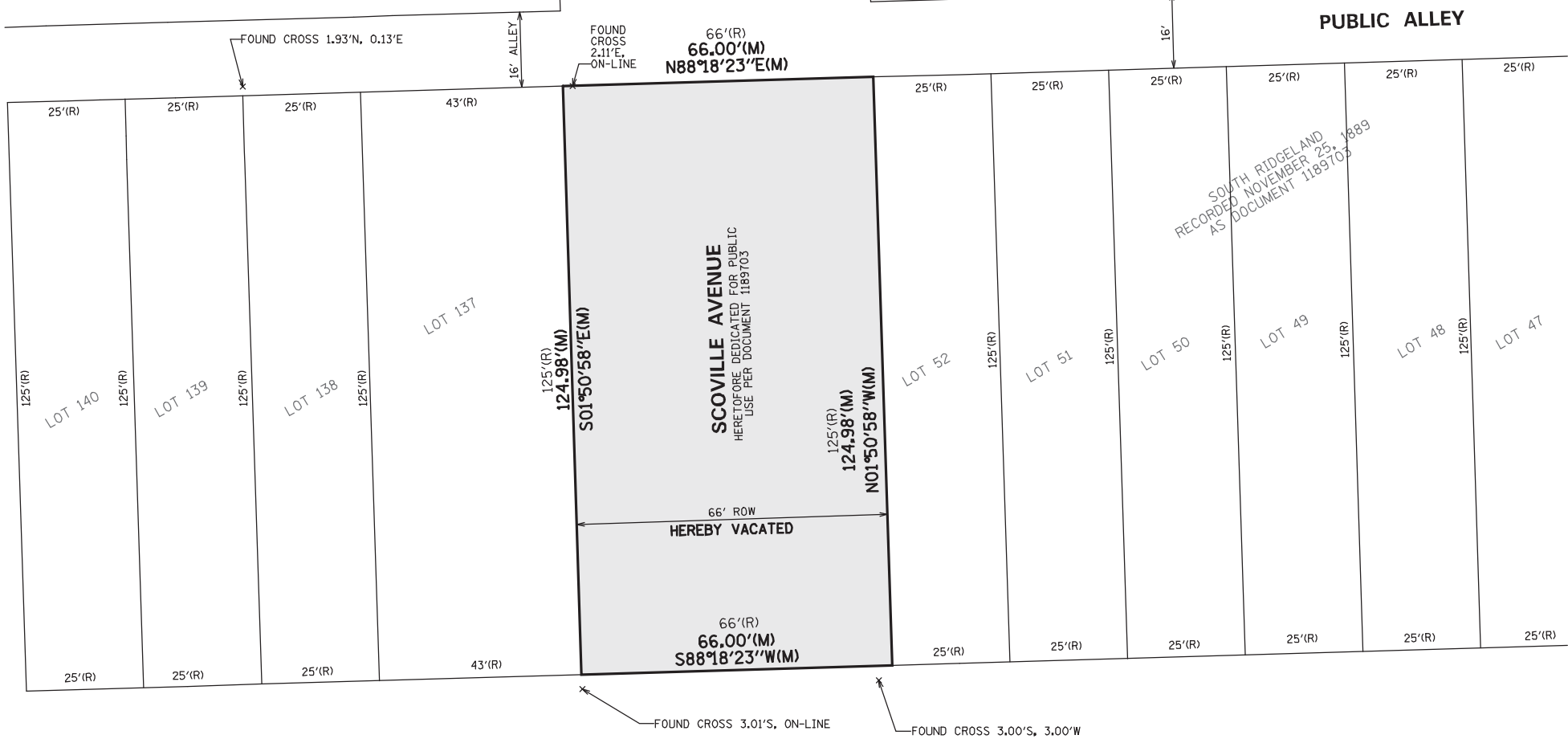


BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD



LOT 42



RIGHT-OF-WAY TO BE VACATED:

ALL THAT PART OF SCOVILLE AVENUE LYING WEST OF AND ADJOINING LOT 52, AND LYING EAST OF AND ADJOINING LOT 137 IN SOUTH RIDGELAND, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 1889 AS DOCUMENT NUMBER 1189703, IN COOK COUNTY, ILLINOIS.

MAYOR AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

APPROVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS.

MAYOR _____

VILLAGE CLERK _____

STATE OF ILLINOIS) SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF VACATING AN EASEMENT AREA AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID VACATION.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

GIVEN UNDER OUR HAND AND SEAL THIS 16TH DAY OF MAY, 2018 IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2018

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS NOT SHOWN.

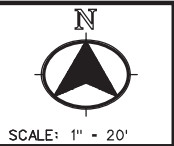


ROOSEVELT ROAD
(FORMERLY KNOWN AS WEST 12TH STREET)
66' RIGHT OF WAY
HEREFORE DEDICATED FOR PUBLIC USE

FOR REVIEW
PURPOSES ONLY

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TURANO BAKING COMPANY
6501 W. ROOSEVELT RD.
BERWYN, IL 60402

REVISIONS:

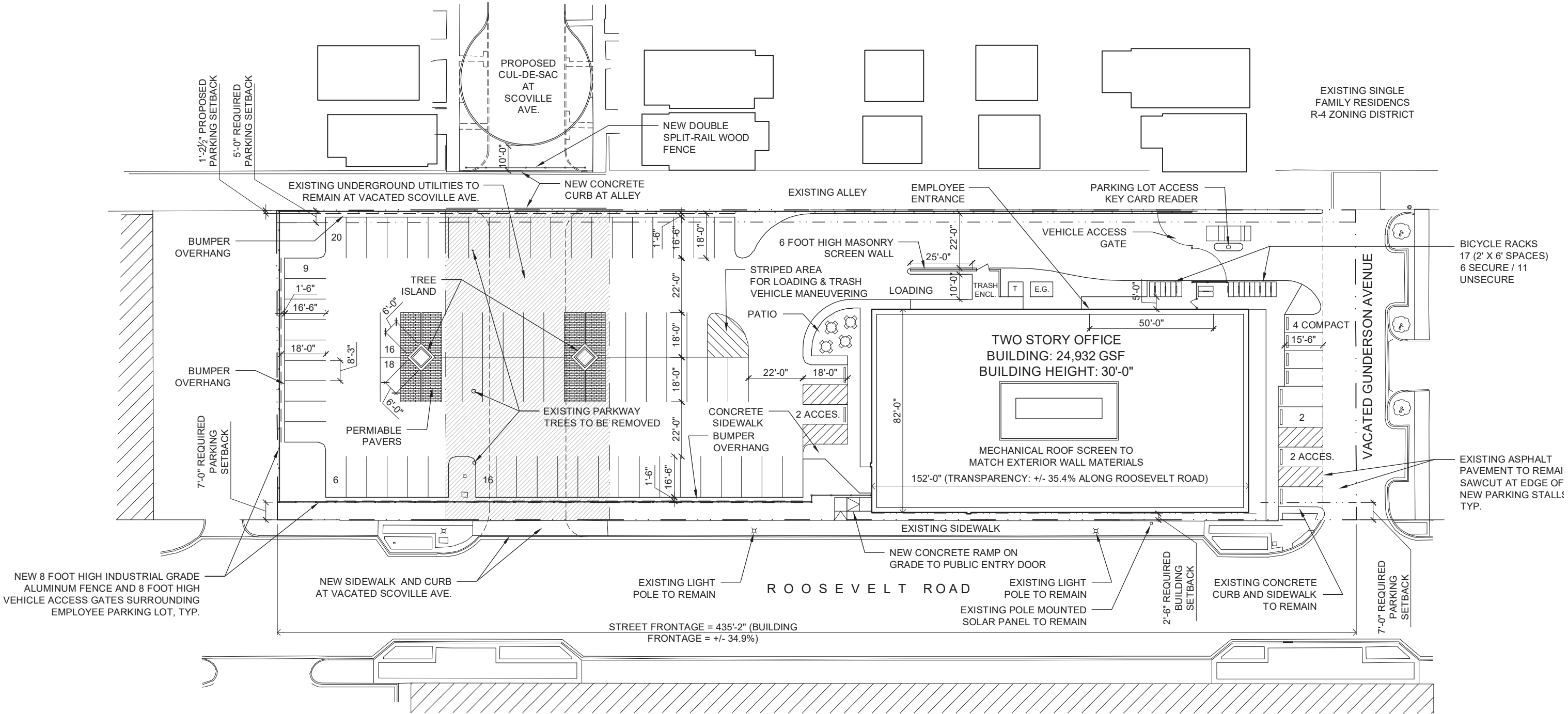


CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

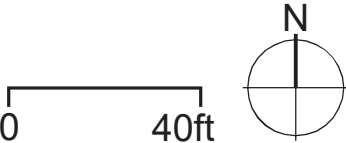
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	05/16/2018
JOB NO:	8755.02
FILENAME:	8755.02VAC-01

TURANO BAKING COMPANY



SITE DATA:	PARKING DATA:	PARKING LOT / LANDSCAPE DATA (CONT.):
SITE AREA: 54,406 SQ.FT. = +/- 1.25 ACRES	REQUIRED PARKING: 1 / 500 SQ.FT. GFA = 50 STALLS	REQUIRED LANDSCAPED AREA (10%): 3,678 SQ.FT.
BUILDING AREA: 24,932 GROSS SQ.FT.	PROPOSED PARKING: 95 TOTAL (INCL. 4 ACCESS. STALLS)	PROPOSED: 3,700.3 SQ.FT. (+/- 10.1%)
BUILDING COVERAGE: 22.9% (12,466 SQ.FT.)	PARKING LOT / LANDSCAPE DATA:	
IMPERVIOUS SURFACE COVERAGE: 84.5% (45,962 SQ.FT.)	PARKING LOT AREA: +/- 36,778 SQ.FT.	



Turano
Baking Company

Roosevelt Road
Oak Park, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

350 N. Milwaukee Avenue | Libertyville, Illinois 60088
T 847.382.0209 | F 847.382.0214

McCALLUM
ASSOCIATES



WRIGHT
HEEREMA
ARCHITECTS

EXECUTIVE
CONSTRUCTION

Landscape Plan

4	Per Village Comments	05.21.18
3	Planned Development Review	05.02.18
2	For Review	04.26.18
1	For Review	04.25.18
Mark	Description	Date
Issuance		

Number
478718

Scale
1" = 20'

File
4787FP5A

Sheet
L10

Plant List						
Shade Trees			Botanical Name	Common Name	Remarks	
Key	Qty.	Size				
ARP	3	3"	Acer rubrum 'Red Pointe'	Red Pointe Red Maple	BB	
CEO	4	3"	Celtis occidentalis	Common Hackberry	BB	
GTS	2	3"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB	
GTD	4	3"	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	BB	
TAX	3	3"	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	BB	
UNH	2	3"	Ulmus 'New Horizon'	New Horizon Elm	BB	
Ornamental Trees						
Key	Qty.	Size	Botanical Name	Common Name	Remarks	
MRJ	2	3"	Malus 'Red Jewel'	Red Jewel Crabapple	BB	
Evergreen Trees						
Key	Qty.	Size	Botanical Name	Common Name	Remarks	
CHN	2	6"	Chamaecyparis nootkatensis	Nootka Falsecypress	BB	
Shrubs						
Key	Qty.	Size	Botanical Name	Common Name	Remarks	
ARM	38	24"	Aronia melanocarpa	Low Scape Mound Chokeberry	BB	
CSI	6	24"	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	BB	
HYB	2	24"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	BB	
HYI	9	30"	Hydrangea arborescens 'Incrediball'	Incrediball Smooth Hydrangea	BB	
LD	5	24"	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	BB	
IRS	22	24"	Ilex verticillata 'Red Sprite'	Red Sprite Dwarf Winterberry	BB	
VBM	46	30"	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	BB	
VCC	2	24"	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	BB	
Perennials and Ornamental Grasses						
Key	Qty.	Size	Botanical Name	Common Name	Remarks	
ACH	55	#1	Achillea 'Moonshine'	Moonshine Yarrow	Container	
ALL	72	#1	Allium 'Millennium'	Millennium Ornamental Onion	Container	
AMS	6	#1	Amsonia hubrichtii	Arkansas Blue Star	Container	
BER	76	#1	Bergenia cordifolia 'Winter Glow'	Winter Glow Bergenia	Container	
ECH	10	#1	Echinacea 'Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	Container	
PAN	9	#1	Panicum virgatum 'Northwind'	Northwind Switch Grass	Container	
RUD	10	#1	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	Container	
SAJ	6	#1	Sedum spectabile 'Herbstfreude'	Autumn Joy Sedum	Container	
SCH	48	#1	Schizachyrium scoparium	Little Bluestem	Container	



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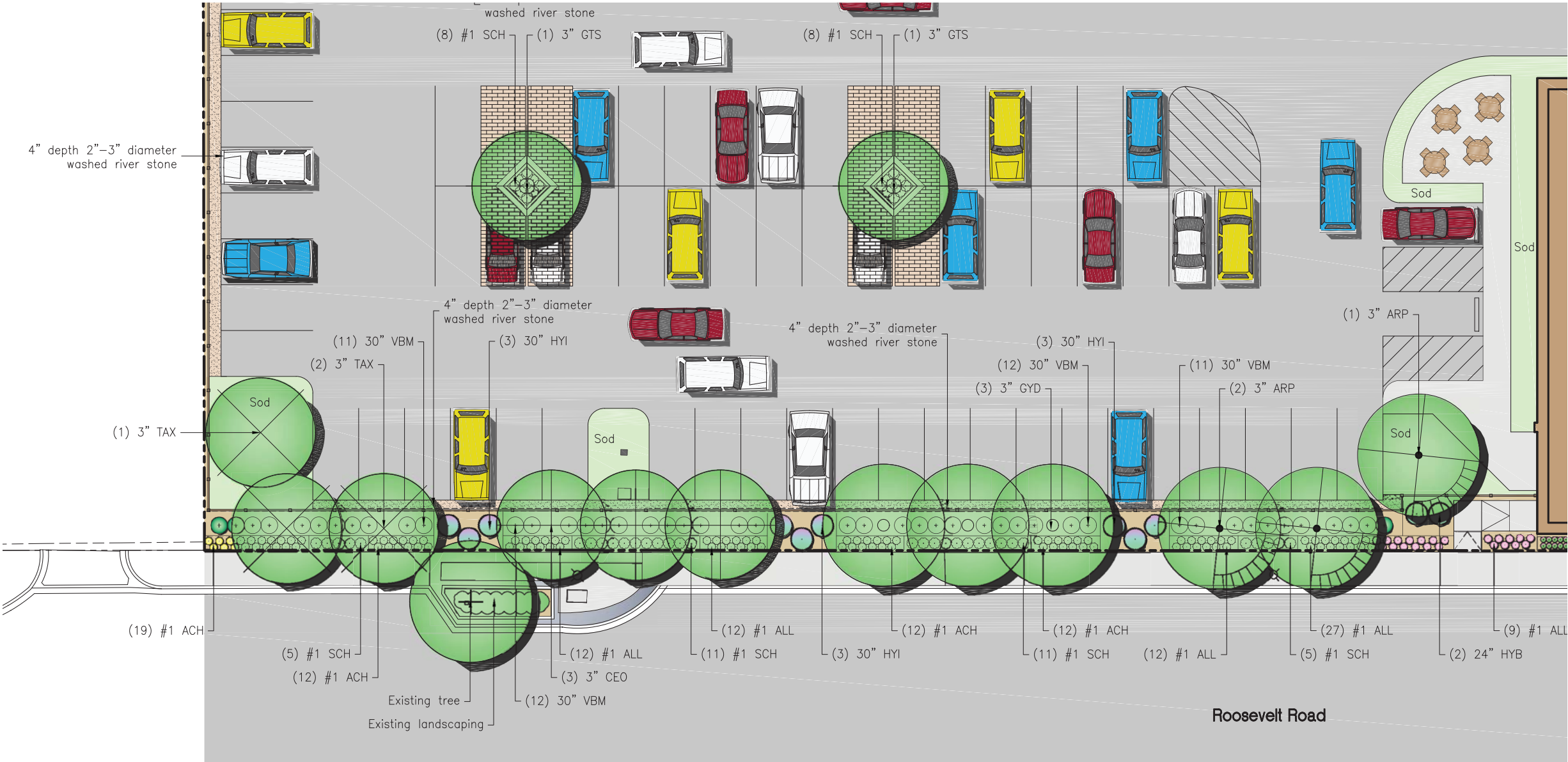
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BER	76	#1	Bergenia cordifolia 'Winter Glow'	Winter Glow Bergenia	Container
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PAN	9	#1	Panicum virgatum 'Northwind'	Northwind Switch Grass	Container
RUD	10	#1	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	Container
SAJ	6	#1	Sedum spectabile 'Herbstfreude'	Autumn Joy Sedum	Container
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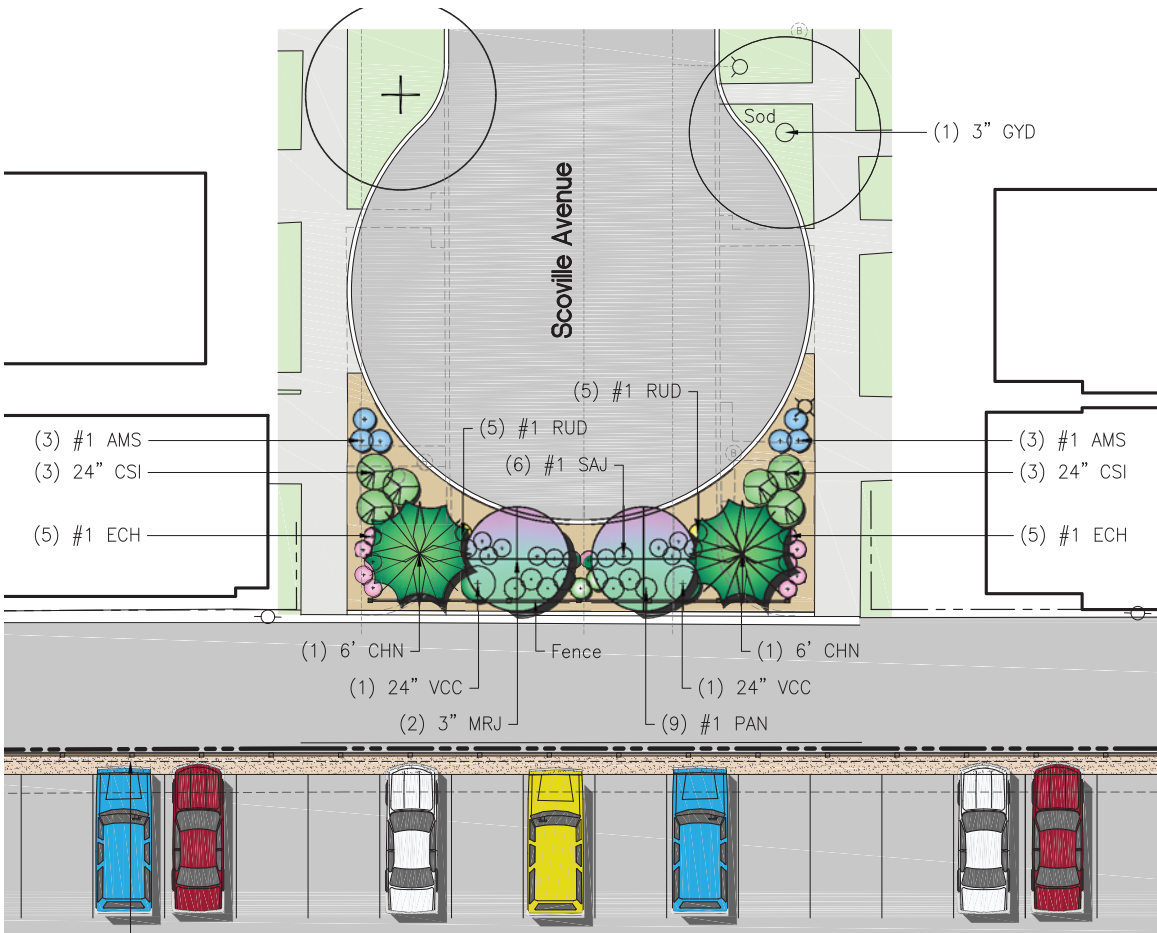
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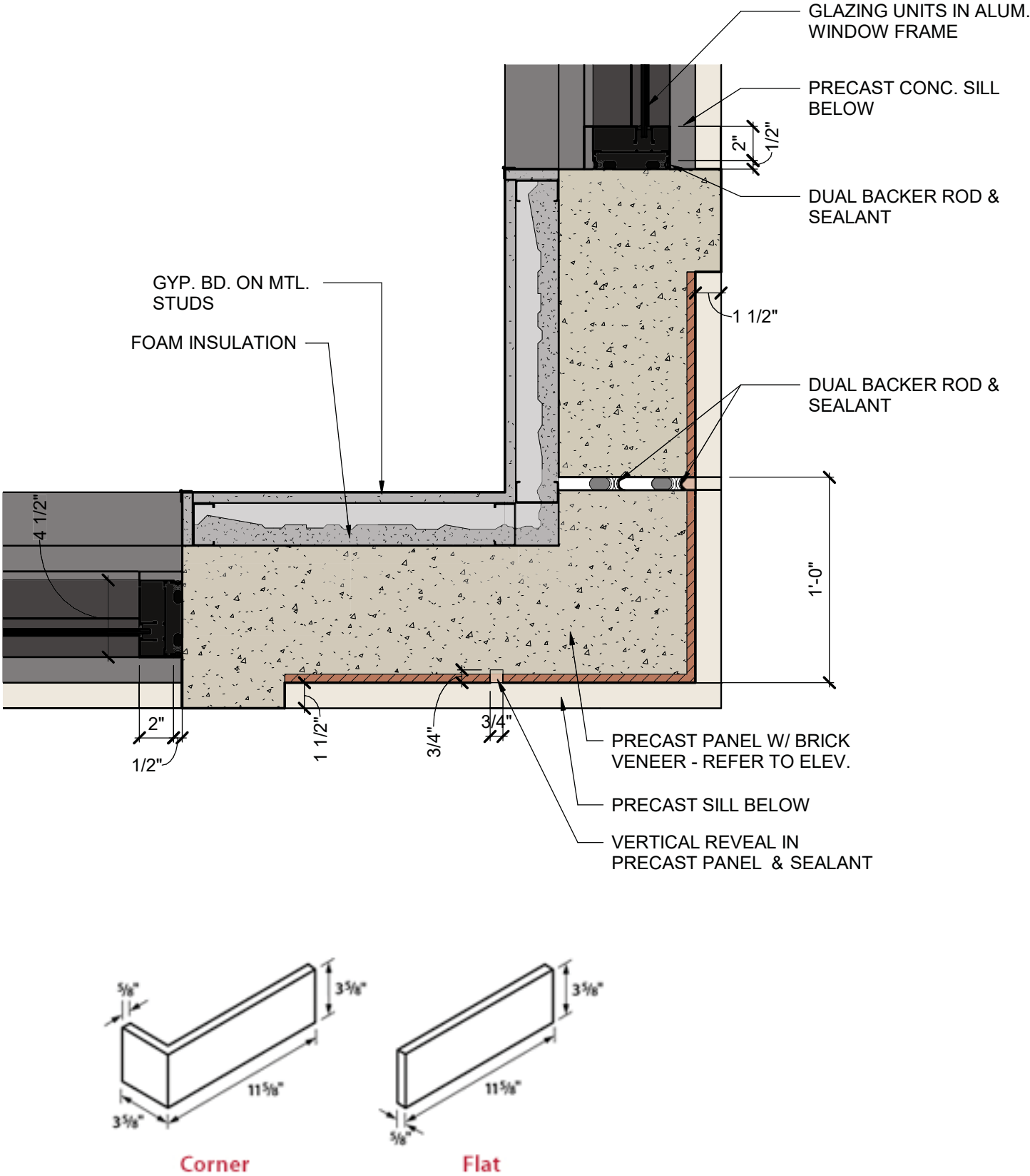
TURANO BAKING COMPANY



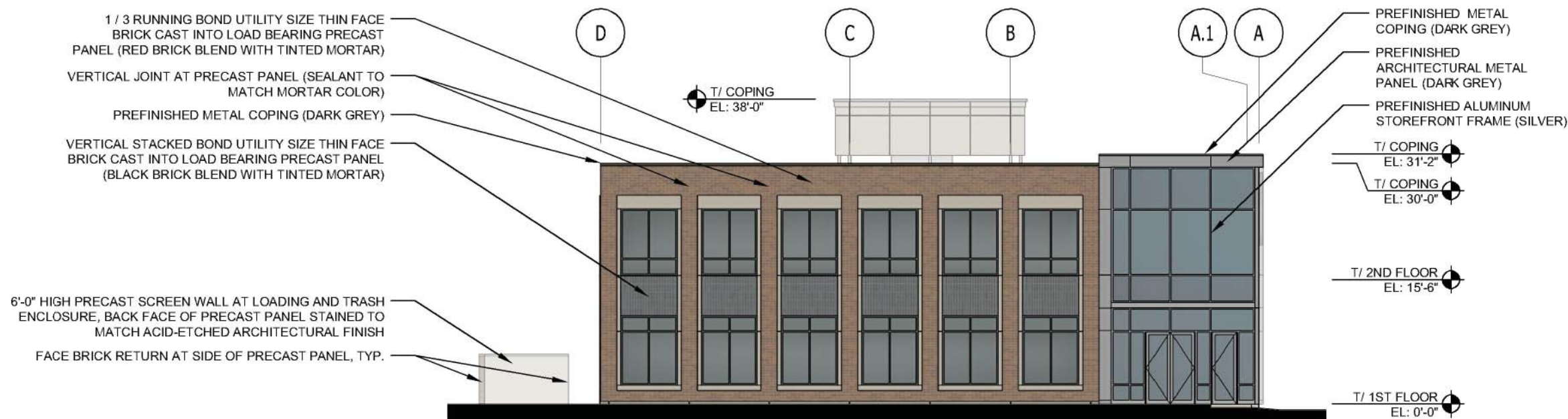
TURANO BAKING COMPANY



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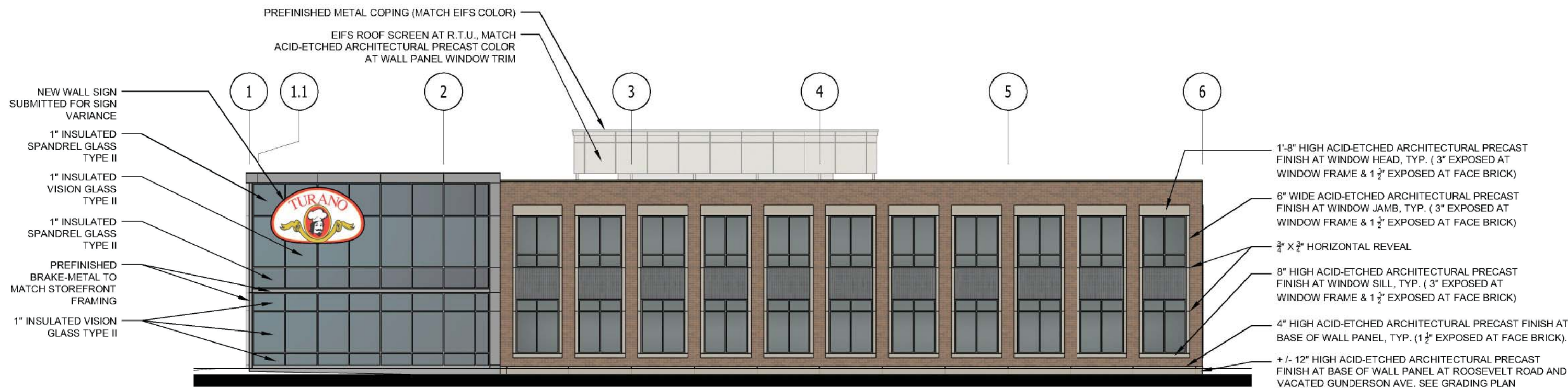


TURANO BAKING COMPANY



WEST ELEVATION

Scale: 1/16" = 1'-0"

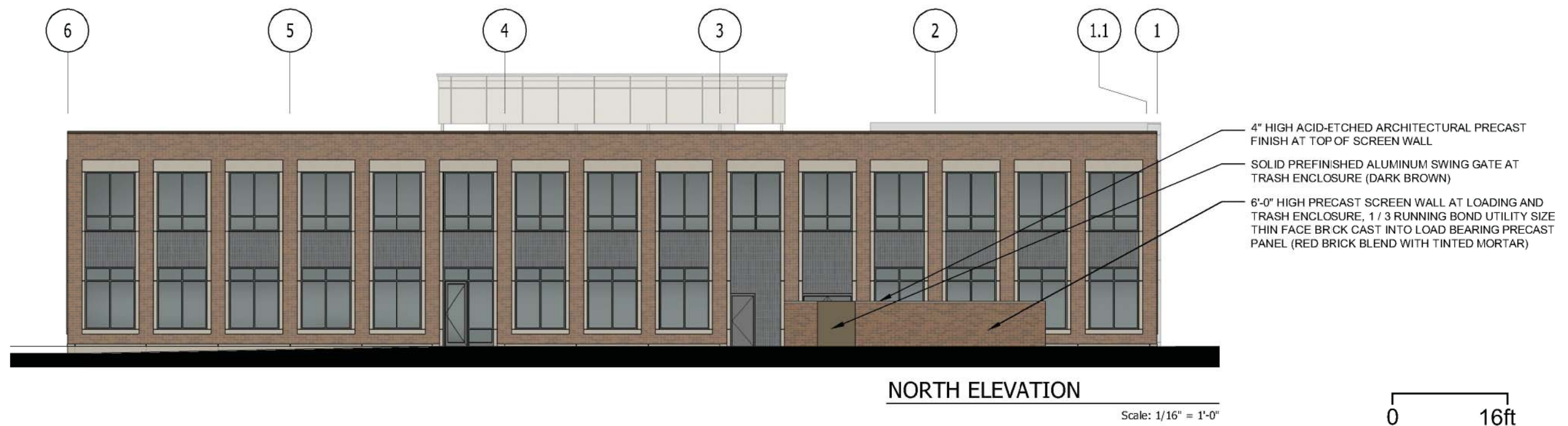


SOUTH ELEVATION

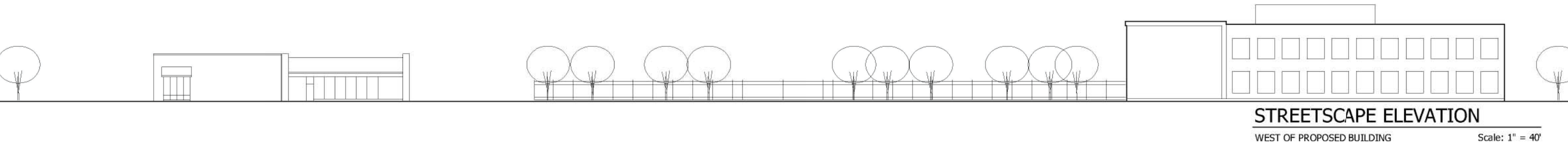
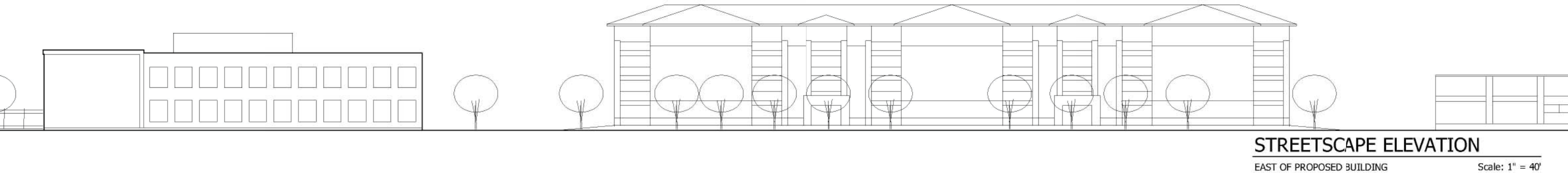
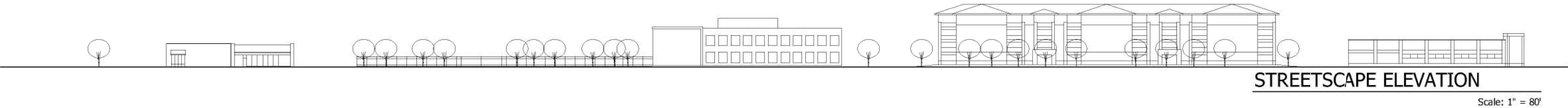
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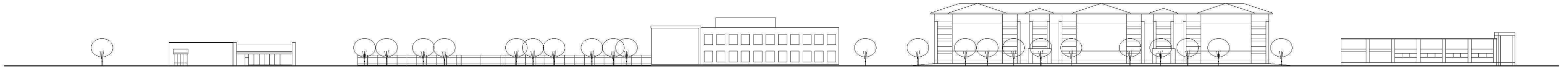
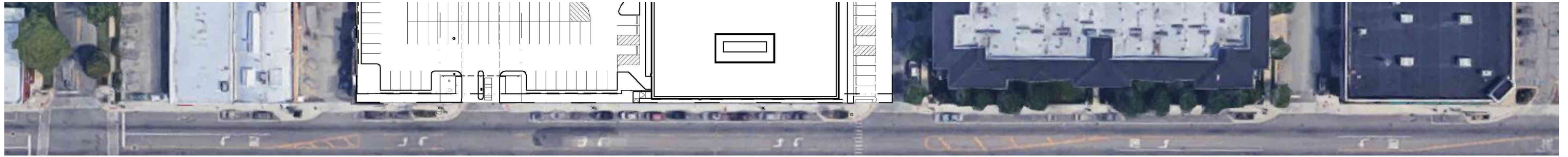
0 16ft

TURANO BAKING COMPANY



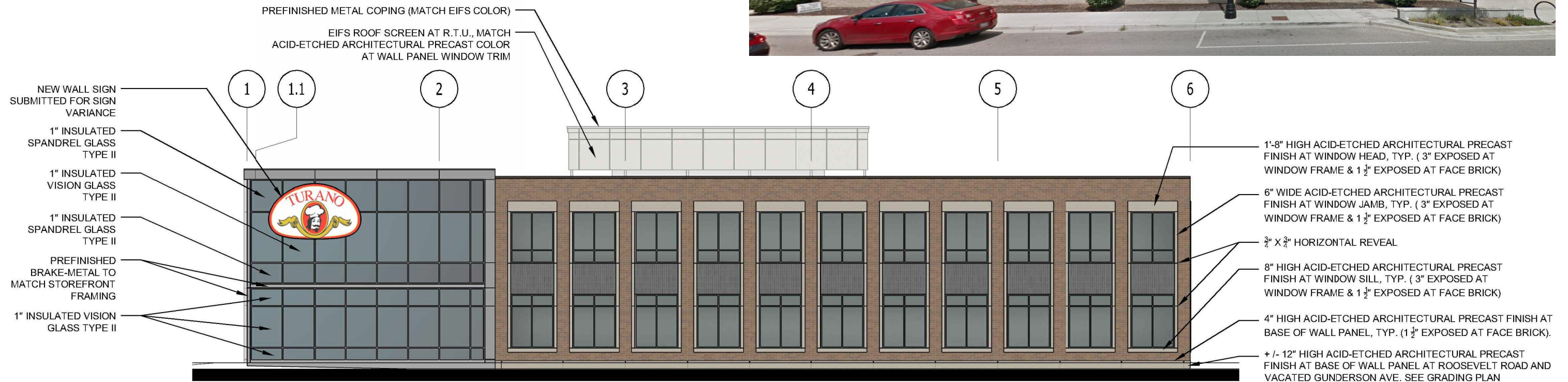
TURANO BAKING COMPANY





STREETSCAPE ELEVATION

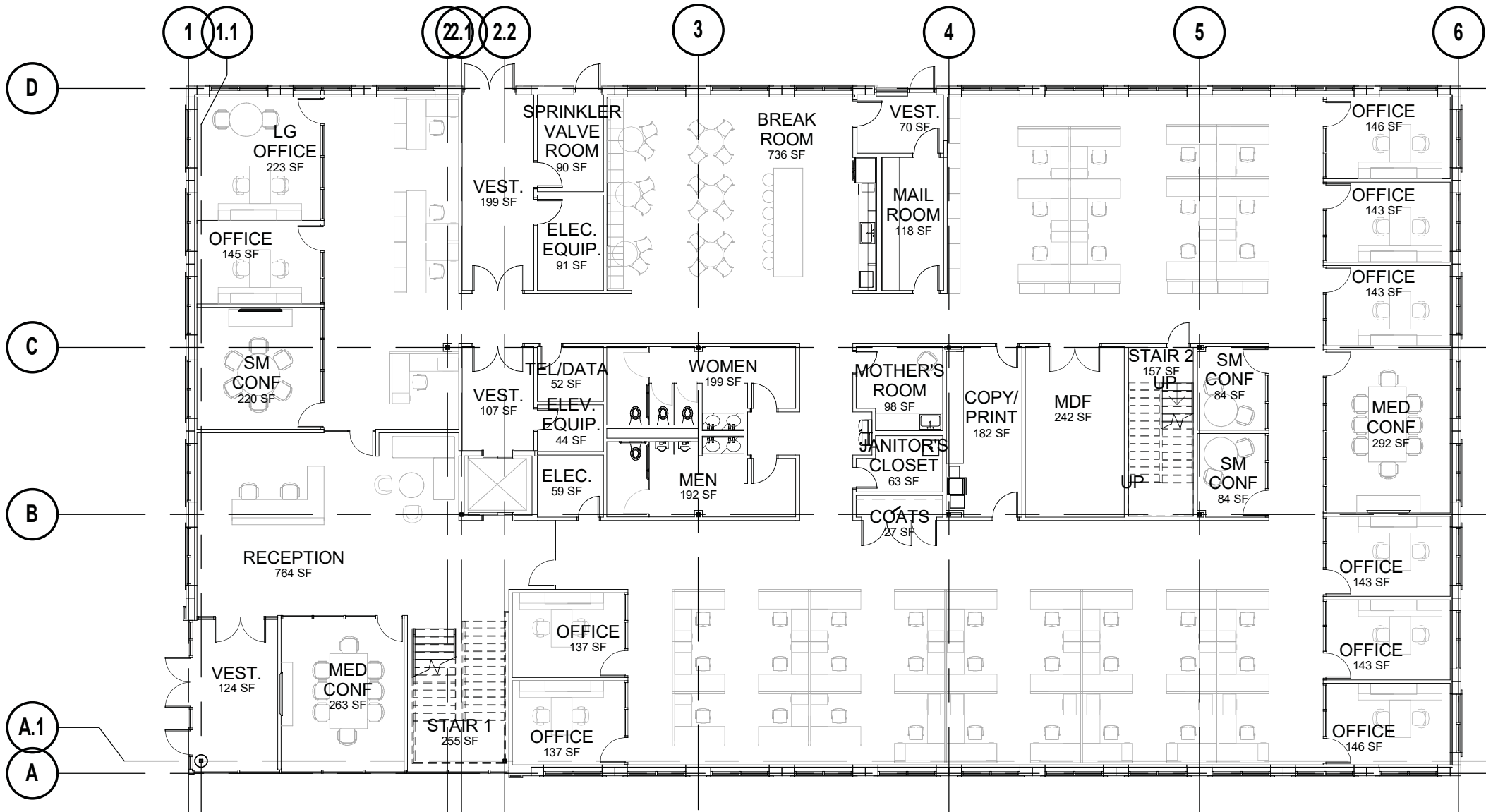
Scale: 1" = 80'



SOUTH ELEVATION

Scale: 1/16" = 1'-0"

0 16ft

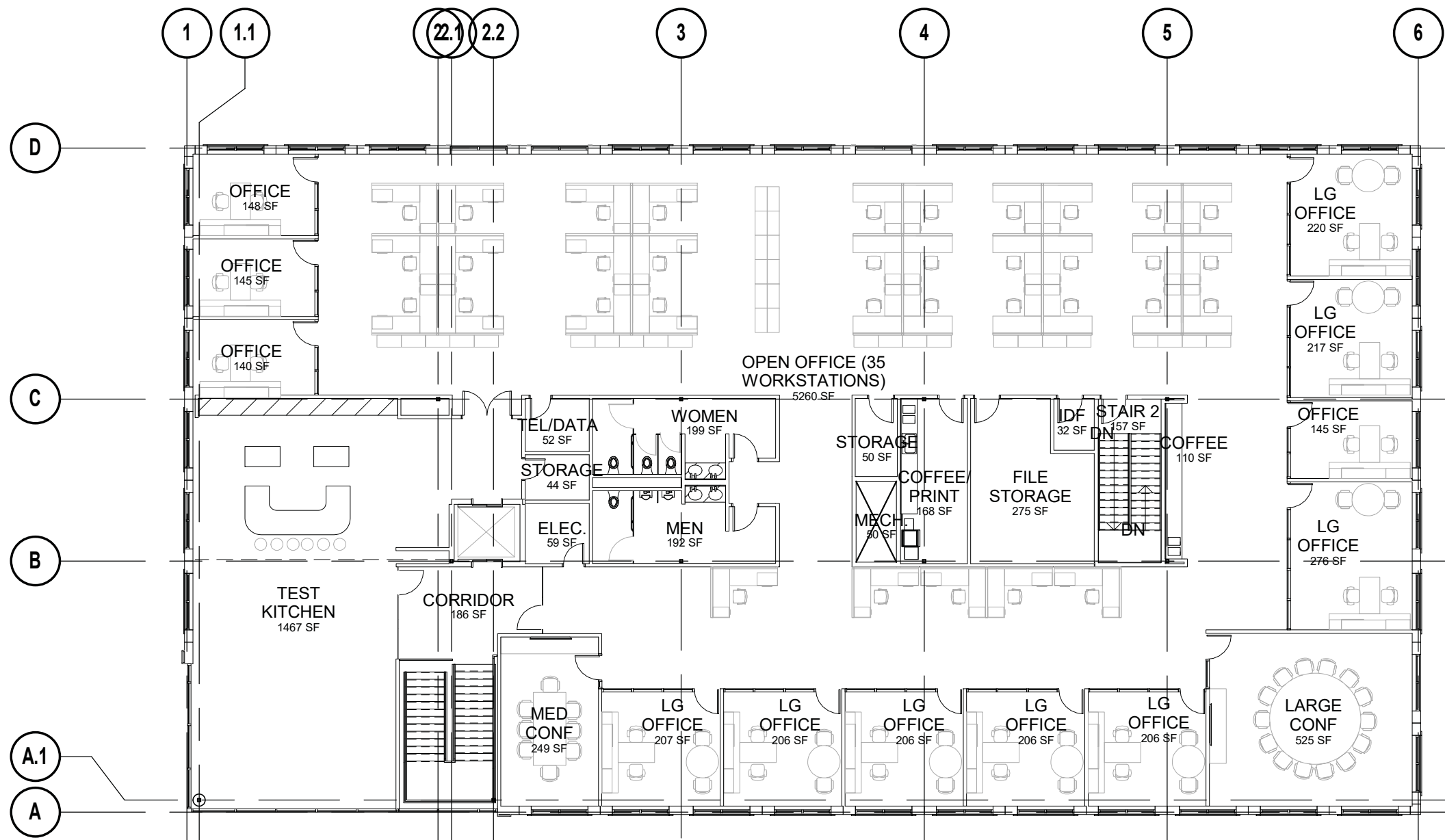


1 1ST FLOOR - 12,464 GROSS SF

Scale: 1/16" = 1'-0"

Room Type	Count	Area Totals
LEVEL 1		
BLDG SUPPORT		
STAIR 1	1	255 SF
STAIR 2	1	157 SF
MEN	1	192 SF
WOMEN	1	199 SF
ELEVATOR	1	58 SF
ELEV. EQUIP.	1	44 SF
TEL/DATA	1	52 SF
ELEC.	1	59 SF
ELEC. EQUIP.	1	91 SF
JANITOR'S CLOSET	1	63 SF
SPRINKLER VALVE ROOM	1	90 SF
VEST.	4	499 SF
FLOOR SUPPORT		
COPY/ PRINT	1	182 SF
MOTHER'S ROOM	1	98 SF
MDF	1	242 SF
COATS	1	27 SF
MAIL ROOM	1	118 SF
OFFICE		
LG OFFICE	1	223 SF
OFFICE	9	1282 SF
MED CONF	2	555 SF
SM CONF	3	388 SF
RECEPTION	1	764 SF
BREAK ROOM	1	736 SF
OPEN OFFICE (43 WORKSTATIONS)	1	5182 SF
LEVEL 2		
BLDG SUPPORT		
STAIR 1	1	223 SF
STAIR 2	1	157 SF
MEN	1	192 SF
WOMEN	1	199 SF
ELEVATOR	1	58 SF
ELEC.	1	59 SF
MECH.	1	50 SF
TEL/DATA	1	52 SF
FLOOR SUPPORT		
COFFEE/ PRINT	1	168 SF
STORAGE	2	94 SF
FILE STORAGE	1	275 SF
COFFEE	1	110 SF
IDF	1	32 SF
CORRIDOR	1	186 SF
OFFICE		
LG OFFICE	8	1746 SF
OFFICE	4	578 SF
LARGE CONF	1	525 SF
MED CONF	1	249 SF
TEST KITCHEN	1	1467 SF
OPEN OFFICE (35 WORKSTATIONS)	1	5260 SF

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1 2ND FLOOR - 12,464 GROSS SF

Scale: 1/16" = 1'-0"

Room Type	Count	Area Totals
LEVEL 1		
BLDG SUPPORT		
STAIR 1	1	255 SF
STAIR 2	1	157 SF
MEN	1	192 SF
WOMEN	1	199 SF
ELEVATOR	1	58 SF
ELEV. EQUIP.	1	44 SF
TEL/DATA	1	52 SF
ELEC.	1	59 SF
ELEC. EQUIP.	1	91 SF
JANITOR'S CLOSET	1	63 SF
SPRINKLER VALVE ROOM	1	90 SF
VEST.	4	499 SF
FLOOR SUPPORT		
COPY/ PRINT	1	182 SF
MOTHER'S ROOM	1	98 SF
MDF	1	242 SF
COATS	1	27 SF
MAIL ROOM	1	118 SF
OFFICE		
LG OFFICE	1	223 SF
OFFICE	9	1282 SF
MED CONF	2	555 SF
SM CONF	3	388 SF
RECEPTION	1	764 SF
BREAK ROOM	1	736 SF
OPEN OFFICE (43 WORKSTATIONS)	1	5182 SF
LEVEL 2		
BLDG SUPPORT		
STAIR 1	1	223 SF
STAIR 2	1	157 SF
MEN	1	192 SF
WOMEN	1	199 SF
ELEVATOR	1	58 SF
ELEC.	1	59 SF
MECH.	1	50 SF
TEL/DATA	1	52 SF
FLOOR SUPPORT		
COFFEE/ PRINT	1	168 SF
STORAGE	2	94 SF
FILE STORAGE	1	275 SF
COFFEE	1	110 SF
IDF	1	32 SF
CORRIDOR	1	186 SF
OFFICE		
LG OFFICE	8	1746 SF
OFFICE	4	578 SF
LARGE CONF	1	525 SF
MED CONF	1	249 SF
TEST KITCHEN	1	1467 SF
OPEN OFFICE (35 WORKSTATIONS)	1	5260 SF

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