



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson & Rich Van Zeyl
Date: 7/5/2018
Subject: Turano Bakery, 6501 Roosevelt Road

The purpose of this memo is to review the revised drawings dated 6/12/2018 from Wright Heerema Architects responding to our memo dated 5/31/2018 and comments received at the 6/7/2018 Plan Commission meeting.

This new submittal is a reduced set of revised drawings that are focused exclusively on the site, site landscaping and fencing. The site/landscape plan has been colored which helps in understanding the design intent. Also included are some rendered street view elevation images along Roosevelt Road.

1. Site Entrance(s) – The entrance/exit along Roosevelt Road has been eliminated therefore the single entry and exit to the site is from the vacated Gunderson Avenue location just north of the building. We find this to be an improvement since it allows more landscaping to be used to screen the parking from Roosevelt Road. This also will allow more parallel parking on Roosevelt and the less curb cuts along this stretch of road can improve traffic movements on and off of the street.
2. Landscaping – The change in the entrance enabled the Turano Team to enhance the landscaping along Roosevelt Road to screen the parking more. This was primarily accomplished with the addition of some evergreen trees (8). An additional two evergreen trees were added to the landscaping at the south planting area at the new Scoville Road cul-de-sac.
3. Plant Materials Comparison – Based on the plant lists included, below is a comparison of the two plans.

	5/2/18 Drawings	6/12/18 Drawings
Shade Trees	21	12
Ornamental Trees	0	2
Evergreen Trees	0	10
Shrubs	121	112
Perennials and Ornamental Grasses	215	222

4. North Property Line Fence – The type of fence along the north property line appears to have not changed – a standard black aluminum panel with open vertical posts. However, a black screen has

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been added which provides privacy up to what appears to be about 7 feet on the 8 foot high fence. We find this screening to be an improvement.

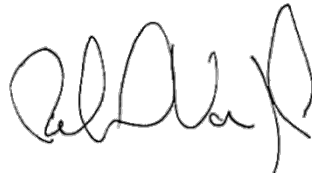
5. Other Site Revisions – Two other notable changes on the site plan are a) the addition of two permeable paving areas in the parking lot, each the size of four parking spaces and b) the addition of a small outdoor employee seating amenity at the northwest corner of the building. We find both changes to be improvements to the plan.

In summary, we find the revisions to be an improvement to the submittal and we recommend approval by the Village.

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Landscape Plan

5	Per Village Comments	06.12.18
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'

North

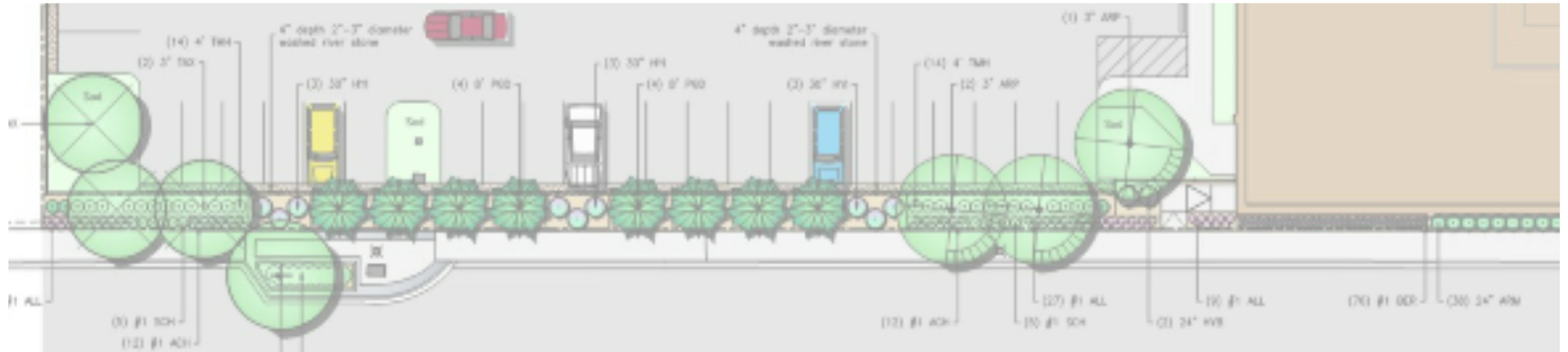
File
4787FP6A

Sheet
L10

Plant List				
Shade Trees		Botanical Name	Common Name	Remarks
ARP	3 3"	Acer rubrum 'Red Pointe'	Red Pointe Red Maple	BB
CEO	1 3"	Celtis occidentalis	Common Hackberry	BB
GTS	2 3"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
GVD	1 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		Botanical Name	Common Name	Remarks
MRJ	2 3"	Malus 'Red Jewel'	Red Jewel Crabapple	BB
Evergreen Trees		Botanical Name	Common Name	Remarks
CHN	2 6"	Chamaecyparis nootkatensis	Nootka Falsecypress	BB
PGD	8 8"	Picea glauca 'Denata'	Black Hills Spruce	BB
Shrubs		Botanical Name	Common Name	Remarks
ARM	38 24"	Aronia melanocarpa Low Scape Mound	Low Scape Mound Chokeberry	BB
CSI	6 24"	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	BB
HYB	2 24"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	BB
HVI	9 30"	Hydrangea arborescens 'Incrediball'	Incrediball Smooth Hydrangea	BB
JD	5 24"	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	BB
IRS	22 24"	Ilex verticillata 'Red Sprite'	Red Sprite Dwarf Winterberry	BB
TMH	28 4"	Taxus x media 'Hicksii'	Hicks Yew	BB
VCC	2 24"	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	BB
Perennials and Ornamental Grasses		Botanical Name	Common Name	Remarks
ACH	24 #1	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	55 #1	Allium 'Millennium'	Millennium Ornamental Onion	Container
AMS	6 #1	Amanita muscaria	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	26 #1	Schizachyrium scoparium	Little Bluestem	Container







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