



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson & Rich Van Zeyl
Date: 5/31/2018
Subject: Turano Bakery, 6501 Roosevelt Road

On May 2, 2018 we received drawings (attached) and a summary of Zoning Relief requests from Wright Heerema Architects, the architects for Turano's proposed new single tenant two story headquarters building at 6500 Roosevelt Road. After review we conducted a web-conference call with the architects on May 24, 2018.

Building Enclosure - The buildings design utilizes a similar brick and details found on the existing Turano building immediately across the street from this proposed development. The brick is a "thin brick" applied to precast concrete panels. We discussed the detailing of the brick at the corners of the building and where it is adjacent to metal panels at the southwest entrance. Sometimes this type of brick façade can look "cheap" at transitional conditions. We found the manner the architects were detailing these conditions to be appropriate and one that took a quality approach.

Exterior Building Sign - There is a slightly large and illuminated sign across the 2nd floor vision glass facing Roosevelt Road. We found the signage acceptable as it does not directly face any residential buildings.

Building Height & Site Location - We found the height and massing of the building to be acceptable relative to the other adjacent buildings along the street. The elevation view on page 6 of the attachment illustrates this well. Placing the building at the south side of the site, directly along Roosevelt and away from the residences to the north was also a good choice.

Site Lighting – The architects took an approach to site lighting that is better for the residential neighbors to the north. They have a more and lower light fixtures approach versus a few and taller fixtures approach. This keeps the off-site light spillage very low as illustrated on the foot candle plan on page 11 and 12.

Site Plan – The plan closes Scoville Avenue and creates a cul-de-sac to the north. The architects explained that the plans we examined were being changed at the Village's request. The planting area at the south end of the street is being increased and the landscaping increased. This is a good move since the site plan has very little areas for landscaping. This is one negative we discussed. The density of the site plan, and the required number of parking spaces, delegates most of the landscaping to the Roosevelt Road frontage. Ideally there would be more landscaping in the parking lot and along the north property line, but there is no room for this to happen. Therefore, one request we made of the architects was to revise the north fence to an opaque style fence that restricts or eliminates views of the

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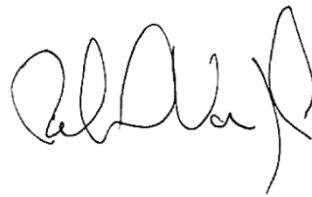
parking. The current fence is an 8' high aluminum industrial style fence. If staff has not reviewed the choice of fence then we request seeing a cut sheet of both the general fence and the north fence that we request be revised.

In summary, other than our comments on fencing, we recommend this design for approval by the Village.

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