



Applicant & Owner
 Berwyn Properties, LLC
 Dei Cugini, LLC
 6501 W. Roosevelt Road
 Berwyn, IL 60402

Meeting Date: January 5, 2023

Case: PC 22-09

Planned Development Amendment / Major Modification



Turano Bakery Office Building

A Planned Development (6500 Roosevelt Road)

The Applicant seeks approval of an amendment to the Planned Development—Special Use Permit ORD 18-386 as a major modification in order to expand the existing parking lot further west. The applicant is seeking seven (7) allowances as part of this application process relative to parking lot setbacks, reduction in parking lot landscaping and to allow eight delivery trucks on site. All allowances will be detailed later in this report. The Applicant is also intending to install solar panels on the existing office building and as standalone accessory structures within the existing parking lot and proposed parking lot.

Property Information

Existing Zoning:	RR—Roosevelt Road Zoning District
Existing Land Use:	Two-story brick office building and parking lot and vacant lot (formerly Salvation Army store).
Property Size:	Total 66,906 Square Feet. 54,406 Square Feet of Office Parcel. 2,500 Square Feet of Vacant Parcel.
Comprehensive Plan:	<i>Envision Oak Park chapters;</i> 4. Land Use & Built Environment, 12. Economic Health & Vitality, and 13. Environmental Sustainability
Business District Plan:	Roosevelt Road Corridor Plan—Joint Municipal Study
Surrounding Zoning and Land Use:	NORTH: R4-Single Family District (Residential Dwellings) SOUTH: Berwyn C-2 (Distribution/Food Processing/Office) EAST: RR-T Roosevelt Road District (Multiple-Family Dwelling) WEST: RR-T Roosevelt Road District (Single Story Retail)

Analysis

Submittal: This report is based on the documents that have been identified in the submitted proposal, which was filed with the Development Customer Services Department in December 2022.

The application is available in the Department of Development Customer Services and on the Village's website (www.oak-park.us). Each required document is listed in each Tab of the proposal.

Since this is a major modification of the approved planned development as allowed by the Zoning Ordinance, the applicant is not required to provide any additional public benefits beyond that of the initial planned development application. However, please note staff will be requesting public improvements associated with this request identified later in this report.

Description: The proposed development is located within the RR Roosevelt Road Street Zoning District—subsection "Transitional District" approximately west of vacated Scoville Avenue and the vacated Gunderson Avenue right-of-way. The subject site is currently occupied with Turano Bakery office building and parking lot. The development proposal consists of the installation of additional surface parking area associated with the office building use. This development has been reviewed by staff's Project Review Team (a multiple disciplinary group consisting of representatives from the Fire, Police, engineering, planning, zoning, historic preservation, forestry, housing, parking, law, business, health and refuse/recycling). The Applicant's request for approval is accompanied by seven (7) allowances to the regulations of the zoning ordinance as mentioned on the first page.

Compliance with the Zoning Ordinance

Planned Development: One of the principal objectives of the Zoning Ordinance is to provide for a compatible arrangement of uses of land and buildings that is consistent with the requirements and welfare of the Village. To accomplish this objective, most uses are classified as permitted or special uses in one or more of the districts established by the Zoning Ordinance. However, it is recognized that there are certain uses that, because of their scope, location or specific characteristics, give rise to a need for a more comprehensive consideration of their impact, both with regard to the neighboring land and the Village in general. Such uses fall within the provisions of the Planned Development section of the Zoning Ordinance and shall only be permitted if authorized as a Planned Development.

It is the purpose of Planned Developments to enable the granting of certain allowances or modifications from the basic provisions of the Zoning Ordinance to achieve attractive and timely development in furtherance of the Village's goals and objectives as stated in the Comprehensive Plan. Site-development allowances (i.e., any zoning relief, including any deviation from the Zoning Ordinance provisions for the underlying zoning district) may be approved provided the applicant specifically identifies each site-development allowance and how it would be compatible with surrounding development.

The Oak Park Zoning Ordinance states that Planned Developments should generally be limited

to those uses or combination of uses currently permitted in the underlying zoning district. However, an applicant may petition for consideration of a use or combination of uses not specifically allowed in the underlying zoning district, if the Village Board finds that the conditions, procedures and standards are met and that such use or combination of uses is shown to be beneficial to the Village.

Pursuant to Article 14, Section 14.5 (J) of the Oak Park Zoning Ordinance, modifications to approved planned developments are allowed. In this case, this is a major modification as the applicant is proposing changes to conditions of approval and proposing development that does not comply with zoning district regulations. The Village Board, instead of holding the public hearing itself - which is one of their options, chose to refer the application to the Plan Commission for recommendation. The Village Board officially referred this application to the Plan Commission at their December 5, 2022 meeting. This matter will go back before the Village Board for a final decision.

The original planned development application was reviewed by the Plan Commission and approved by the Village Board at their July 23, 2018 meeting. The site has been developed and in operation.

During the demolition of the Salvation Army building for the parking lot expansion, a village light pole was removed. It has yet to be reinstalled. It is recommended, that if the light pole is not installed prior to

TABLE 1

	<i>Allowance Type</i>	<i>Zoning Ordinance</i>	<i>Proposed Request</i>	<i>Need for allowance</i>
1	Parking Setback—Rear Yard	5 feet	1 foot	4 feet
2	Parking Lot—Internal Pedestrian Circulation	Add delineated walkways from parking areas to the public sidewalk	No delineated walkways	Walkways to public way
3	Parking Lot Landscaping—General;	Landscape per Article 11: Landscape and Screening	A reduction in parking lot landscaping—see 5&6	N/A.
4	Parking Lot Landscaping (in between rows)	A landscaped island is required between every 10 parking spaces	Reduction to 0 landscape islands	3 landscape islands
5	Parking Lot Landscaping (at ends of rows)	A landscape island is required at the ends of all parking rows.	Reduction to 0 end of parking row islands.	1 tend of row islands
6	Parking Lot Landscaping (percentage of parking lot)	10%	7.4%	2.6%
7	Vehicles parked in Village from use outside of Village Boundaries	Not allowed.	Allow eight (8) delivery trucks / parking spaces	Eight (8) delivery truck parking spaces.

the public hearing, a condition of approval be placed on the this application that the pole shall be installed prior to the issuance of a building permit.

The Table above details the requested allowances for the proposed development. The proposed development is meeting all other regulations of the Zoning Ordinance. TABLE 1 and the following text details the requested allowances from Article 5: Commercial Districts (RR District); Article 7: Design Standards; Article 10: Off Street Parking and Loading; and Article 11: Landscape and Screening.

1. PARKING SETBACK (REAR): 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 the parking stalls along the north property line to one (1) foot. The parking in this area will be screened by a fence and separated by the existing alley to the north. This is inline with what was previously approved.

2. INTERNAL PEDESTRIAN CIRCULATION: 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. The parking lot is private. Access to the public right of way is not necessary. However, there are visitor parking spaces to the east of the building that has pedestrian access to the public sidewalk. This is in line with what was previously approved.

3. PARKING LOT LANDSCAPING: 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. The applicant is reducing the landscaping in the original parking lot due to the proposed construction of freestanding solar panels as well as the proposed parking lot.

4. PARKING LOT LANDSCAPING (ISLANDS): 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. The two diamond shaped tree planters will remain but the trees will be removed in order to allow the installation of freestanding solar panels as well as for the proposed parking lot. This is inline with what was previously approved.

5. PARKING LOT LANDSCAPING (ENDS): 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. Most parking rows end with a landscape area. The center rows do not, in part, due to truck maneuverability needs. This is inline with what was previously approved.

6. PARKING LOT LANDSCAPING COVERAGE: Article 11.7 (Required Parking Lot Interior Landscaping) Section B, Relief is requested to reduce the amount of parking lot landscape coverage from 10% to 7.4% due to the installation of freestanding solar panels. The above two request, parking row ends and islands are part of the overall coverage amount.

7. PARKING OF VEHICLES FOR USES OUTSIDE OF VILLAGE LIMITS: Article 10 (Off-Street Parking and Loading) Subsection B (Non-Residential Uses) 2 e: The request is to allow eight (8) delivery trucks to be parked on the proposed parking lot along the west property line. The Zoning Ordinance states that off street parking spaces for non-residential use in a commercial district must be for a building or use being served within the boundaries of the Village of Oak Park. The applicant does not distinguish between the office building and the manufacturing building across the street in Berwyn being different business uses. Staff does distinguish the two buildings /uses. The delivery trucks, while owned by the same company who owns the office building in Oak Park and the manufacturing building in Berwyn, are used for delivery of product manufactured in the building located in Berwyn.

One of the rationale for establishing planned development regulations is the ability to allow flexibility in developments that could foster creativity and provide enhancements of the built environment as well as provide compensating benefits to the community. Any relief sought in this regard must meet the standards set forth in the Zoning Ordinance and must be justified by those standards before consideration of the request can be determined. Each of the above-mentioned allowances work toward a creative solution to what could be considered a standard or conventional development, but must be weighed against the standards for special use-planned developments.

Compatibility with Surrounding Land Uses

The development site within the RR Roosevelt Road Zoning District is surrounded by commercial to the west and south across Roosevelt Road, residential to the east and north. The proposed office parking expansion is compatible and consistent with the surrounding land uses. The proposed parking lot along Roosevelt Road fits well with those existing uses along the street.

This land use is an appropriate transitional use between commercial uses along the corridor. The proposed parking lot which is mainly located to the west of the proposed office building is expansive, but the decorative fencing and landscaping support an improved pedestrian and visual experience.

Compliance with the Envision Oak Park Comprehensive Plan

The proposed development mainly affects three recommendation chapters (touches on others) within the Comprehensive Plan. They are chapters 4.) *Land Use & Built Environment*, 12.) *Economic Health & Vitality*, and 13.) *Environmental Sustainability*.

The Comprehensive Plan establishes goals and objectives which set the standards for development. The Plan discusses the idea of strengthening commercial districts as well as the symbiotic relationship between economic development and the overall quality of the community. The proposed development fits these goals and objectives of the Comprehensive Plan.

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 60 employees.

our society, the proposed development will be utilizing the Green Globes rating system for the Office Building. This is an acceptable rating system. The Applicant has identified 886 points out of 1000 possible points that can be earned from this rating system. They will guarantee 1-Globe. This 1-Globe rating is the equivalent of a "Certified" rating under the LEED rating system. The Applicant will have to provide proof via third party verification that they have achieved those points. The proposed development touches on each of Plan's key principles which help in the advancement of Oak Park's vision as defined.

Since sustainably is increasingly important in

Compliance with the Roosevelt Road Corridor Plan

In March 2005, the Village Board of Trustees adopted the *A Plan for the Redevelopment of Roosevelt Road*. This plan is a joint-municipal study of Roosevelt Road between the City of Berwyn and Village of Oak Park. The Study was initiated to analyze conditions along the Roosevelt Road corridor in Berwyn and Oak Park; to identify goals in keeping with the community's desires, and to develop a series of recommended actions designed to meet specified objectives.

While the Plan recommends mixed use throughout, it breaks the corridor down into Subareas; Automobile-Oriented, Pedestrian-Oriented and Industrial-Oriented. The subject site falls within the Industrial-Oriented Subarea. This Subarea has objectives relative to Transportation, Urban Design and Land Use. 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, this objective will be achieved. The other objectives are relative to parking

locations, alley access, and traffic calming. All of which currently exist. An Urban Design objective also focuses on the pedestrian experience. Again, with the streetscape improvement in 2012 and the proposed fencing and landscaping, this objective will be achieved.

End of Report

Copies:

Gregory Smith, Plan Commission Attorney
Susan Buchanan, Village Trustee—Plan Commission Liaison
Tammie Grossman, Development Customer Services Director

Staff is in support of the proposed major modification / amendment with one exception regarding the truck parking request for the reasons mentioned in this report. Staff recommends adding a condition of approval regarding the missing light pole along Roosevelt Road, if it has not been installed before the public hearing.