

# PROPOSAL TO THE VILLAGE OF OAK PARK

## RESTAURANT PARK/CULTURAL CENTER Oak Park, Illinois

by Holley Court Commercial Partners

### **A Mixture of Restaurants, Banquet Rooms, Night Clubs, Offices, Retail, and Parks With a Focal Point Performing Arts and Convention Center**

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#### A. INTRODUCTION

Holley Court Commercial Partners ("Partners") proposes to the Village of Oak Park a Restaurant Park/Cultural Center ("Center"). The Center is a 144,000 square foot multi-use development for the parcel located at the Harlem Avenue-South Boulevard in Oak Park, Illinois. It consists of restaurants and banquet facilities; night clubs; retail; offices; and a performing arts/convention center ("PAACC"). The latter includes a theater, concert hall, meeting rooms, galleries, studios, and classroom, office, rehearsal, performance, and storage space.

The complex will be located within a park-like decorative environment congenial to cultural activities. PAACC be the focal structure of the Center. The Center will be constructed using energy-efficient design and technology and includes 33,500

square feet of landscaped area. A preliminary rendering of the site and a height impact analysis are appended.

## B. THE CENTER

The Center consists of a mix of buildings that acts as a "destination," attracting local residents, those from the greater Chicago area, and tourists. It consists of 9 restaurants, two banquet halls, two night clubs; a performing arts/convention center ("PAACC"); retail; and offices.

The 9 restaurants are grouped in 3 pavilions, each around a central plaza, a Continental Pavilion, an Oriental Pavilion, and a Mediterranean Pavilion. The central plaza is landscaped in the motif of the given geographical area and is the center for cultural activities and celebrations relevant to these geographical areas. These would include commemorations such as Bastille Day, Greek Easter, the Chinese New Year, Oktoberfest, and the Running of the Bulls as well as art fairs, live performances, and other cultural activities. It is a park dedicated to the celebration of Oak Park's diverse cultures. Outdoor ground-level dining and rooftop seating is available in garden environments. Consistent with the green philosophy of the Center, an organic vegetable garden for restaurateurs would be created on the 3400 square-foot rooftop of the south office building. Parking for 160 cars will be underground.

Oak Park no longer has a banquet hall. Two will exist at the Center, one at the south end and one at the north end. These will attract civic award functions, holiday parties, weddings, dignitary receptions, and reunions.

The seven-story 95,000 square foot PAACC contains a theater, concert hall, meeting rooms, galleries, studios, and rehearsal, performance, and storage space classrooms, offices, and storage space. It will become the focus of Oak Park's cultural life.

An obvious synergy exists between the restaurants/banquet facilities/night clubs and the PAACC. Restaurant and banquet patrons would attend performances and openings at the PAACC. Those patrons would obtain after-performance snacks at the restaurants and late-night entertainment at the night clubs. Convention and scholarly meeting attendees as well as casual visitors to the PAACC would have meal and banquet service provided by the restaurants of the Center. Food service at the night clubs would be provided by the restaurants. Energy costs are minimized by construction of cooperative freezer space.

## C. COSTS AND REVENUES

Without final plans, only estimates of costs and revenues can be provided. The estimated cost for the development is \$19.6 million. Of this, \$14.6 is for shell construction including \$7.7 million for shell construction of PAACC. Annual

revenues from sales taxes, licenses, and property taxes are projected at \$3.9 million. Spreadsheets detailing these amounts are appended.

#### D. FUNDING SOURCES

Partners continue to aggressively seek major funding from Fortune 500 corporations. Partners assume that the considerations provided to previous developers will be extended to Holley Court Partners as well.

#### E. RETAIL AND OFFICE SPACE

The presence of the PAACC, restaurants, banquet halls, parks, and plazas creates a synergy with the retail stores that will ensure their long-term viability. Retail stores will find a ready-made market from not only the PAACC, restaurants, banquet halls, and plazas but also from residents of the surrounding neighborhood, commuters, and tourists. Attractive potential retailers include a gift, stationery, and card shop; florist; tuxedo rental and formal wear shop; barbershop and beauty parlor; cleaner; tea, coffee, and herb store; beverage store; ice creamery; bookstore; ticket outlet; theatrical supply store (makeup, dance shoes, costumes); art supply store; printer; internet café; bank; and car rental satellite office. Most of these types of retailers are not present in the immediate area.

The retailers will be located in a structure on Harlem Avenue and along South Blvd. the entire extent of the Center. A total of of retail space will be created. The Center has space for 3 stores along Harlem (2450 sq. ft.) and 10 to 12 stores along South Boulevard (11,260 sq. ft.). A total of 13,710 sq. ft. of office space will be created.

Office space will be constructed as two levels above the retailers along Harlem (4900 sq. ft.), and as a three-story building at the southeast corner of the Center (10,200 sq. ft.). A total of 15,100 sq. ft. of office space will be created.

#### F. LANDSCAPING AND COMMUNITY CONCERN

The Center will be a park, with 33,500 square feet of landscaping. This includes gardens, fountains, outdoor seating, rooftop seating, and a rooftop vegetable garden for cooperative maintenance and use by the restaurants of the Center.

Abutting on two apartment buildings to the south, the site requires concern for the welfare of their residents. The office building on the east parcel will be 3 stories high, the same height as the adjacent building at 114 S. Maple. The building on the west parcel will face an open area of the park.

The PAACC is constructed over Maple Avenue so that traffic is not disrupted to neighborhood residents.

## G. BENEFITS TO THE VILLAGE OF OAK PARK

Such an entity has long been a dream to Oak Park. Renowned as the home of both Frank Lloyd Wright and Ernest Hemingway, Oak Park is an international tourist attraction. It has been the location of numerous scholarly meetings and is the home of substantial research material. Unfortunately, Oak Park, lacks a bona fide recreational tourist attraction to supplement those of Wright and Hemingway and the visitors typically return to downtown Chicago to dine and for overnight accommodations. As one result, attempts in the past to secure corporate interest in an Oak Park hotel have failed.

One need look no further than July, 2006, to see the impact the Center would have had on Oak Park revenues. In the Oak Leaves of July 26, the executive director of the Oak Park Area Visitors Bureau noted that "the nighttime impact of Gay Games visitors was minimal. ... Restaurants and stores near the game locations did see an upturn in business, especially during the lunch hour and early evening."

With nine restaurants, outdoor dining and people-viewing, two theaters, an internet cafe, two night clubs, and shops, the Center, if it had been in existence, would have kept thousands of international visitors in Oak Park until the wee hours of the morning. Knowing that they were just a 15-20 minute el ride from their downtown hotels, these visitors would have spent hundreds of thousands of dollars in Oak Park that were spent at Chicago restaurants, bars, theaters, and clubs. It is easily reasonably projected that within a few years, the demand for an Oak Park hotel on the site would lead to its realization.

Oak Park benefits from its unique geographical location. It is the closest suburb to downtown Chicago. Being served by two elevated trains and the METRA commuter railway, it is 20 minutes from downtown. Since the 1960's, Oak Park has found itself centered among major intellectual centers in the Chicago area. It is midway between the Loyola University Medical Center to the west and the Cook County/Rush Presbyterian/University of Illinois Medical Centers to the east, and is 6 miles to the west of the University of Illinois at Chicago campus. It is also within one mile of Dominican University and Concordia University, two small private colleges, and within several miles of Triton Community College. As a result, Oak Park is home to thousands of medical practitioners, university professors, and attorneys. These upscale citizens lack the cultural center that is provided to residents of other communities such as Naperville, Evanston, and Arlington Heights.

Because of its excellent transportation and proximity to downtown, Oak Park is also home to thousands of performing and graphic artists. These have formed theater groups, dance companies, a symphony orchestra, and art, drama, and music schools serving grammar school students, teenagers, adults, and senior citizens. The groups are scattered throughout the village, and over the years the desire has existed for a central location.

Oak Park no longer has a banquet hall. Two will exist at the Center, one at the south end and one at the north end. These will attract civic award functions, holiday parties, weddings, dignitary receptions, and reunions back to Oak Park.

Furthermore, thousands of young singles live within blocks of the Oak Park Avenue and Marion Street Green Line stations. They have few spots at which to spend their early evening hours.

The Center would provide all of the above needs to Oak Park. The scattered locations in Oak Park of Wright and Hemingway research material would be housed in a single location for students, scholarly research, and professional colloquia. It would obtain a professional theater for touring shows as well as those of Oak Park theater, dance, and music groups. The various performing art groups would be located in the same facility creating synergistic benefit. The draw of tourists for performances, art gallery openings, dining, cultural festivals, conventions, and scholarly meetings would create the need for an Oak Park hotel. Indeed, the plans for the Center allow a five-story hotel vertical expansion above the PAACC. Young people will have a location at which to spend their early evening hours in Oak Park.

#### H. ENERGY CONSERVATION AND ENVIRONMENTAL CONCERNS

The architecture will incorporate green technology to save energy and protect the environment. Super-insulation, overhangs, and other aspects of the "LEED" (Leadership in Energy and Environmental Design) techniques will be used in design and construction. So-called "shotgun" design will be used wherever appropriate in both the design of the buildings and in the layout of the plazas. The rooftops of the restaurant buildings will be landscaped, which reduces energy requirements for heating and cooling, and will be used for outdoor dining and socializing. The roof of the building which houses offices and loft apartments will be a 3400 square-foot green house vegetable garden, tended for year-round use by the restaurant kitchens. The engineers on the project will evaluate wind speed at the site to determine if generation of wind power from rooftop locations is feasible. All trees currently on the site will be integrated into the landscaping and design.

Synergies and sharing will be utilized. The restaurant and banquet hall layouts are designed to accommodate sharing of pantries and energy-consuming freezers. A compost pile will recycle vegetable and paper wastes from the offices, restaurants, and PAACC. That material will be used as enriched soil for the rooftop vegetable garden and the rest of the 33,500 square-feet of landscaping. With such factors guiding design and construction, the Center will be a nationally-renowned model of energy conservation and attention to the environment.

#### I. EDUCATIONAL ASPECTS

Currently Wright and Hemingway research material is scattered in the village, housed at the Oak Park library, Hemingway's residence, the Hemingway Museum,

the Wright Home and Studio, the Unity Temple, and the Historical Society. These materials would now be housed in a single location, the PAACC. As a result, Wright and Hemingway scholars as well as tourists would be drawn to Oak Park for graduate school studies, scholarly research, professional colloquia, as well as for Wright and Hemingway birthday celebrations. An annual mock Running of the Bulls originating in the Continental Pavilion of the Center would enhance awareness of Hemingway's roots in Oak Park.

In addition, Oak Park, with its many resident performing and graphic artists, has numerous private music, dance, art, and acting studios and classes. Their staff are not university professors, but working professionals. These groups face common challenges: Rehearsal, storage, and office space, modern performance facilities, lighting and sound equipment, and parking and ease of access. A centralized facility with parking, ease of access, and creative synergy resulting from close proximity has long been desired. The PAACC fulfills all these needs.

More than providing these needs to Oak Park clientele, PAACC provides the opportunity for these private schools to reach out to low-income youth on the west side of Chicago. Because the Chicago Transit Authority Green line has numerous stations on the west side, attending classes, rehearsals, and performances at PAACC requires not an adult with an automobile but only the dollar or so fare. Two stations exist at the Center, both literally across the street, the Marion Street station at the east end of the Center and the Harlem Avenue station at its west end.

#### J. HOLLEY COURT PARTNERS

The Partners are all residents of Oak Park, with businesses with a long-term presence. The Partners are not interested in turning \$1 million investments into \$20 million and leaving Oak Park. They are not interested in destroying the architectural fabric of Oak Park by erecting 20-story high rises that would dominate a resurgent Downtown. They are committed to creating an entity that would reap unprecedented benefits for their village while ensuring a reasonable return for their investment.

#### K. RESPONSE TO VILLAGE OBJECTIVES AND CITIZEN INPUT

In that context, Partners have designed the Center with special attention to the Village Objectives articulated in the RFP and the suggestions put forth by citizen focus groups in their April 12, 2006, Participatory Planning Meeting.

##### VILLAGE OBJECTIVES

1. CTA and METRA access ensure access to the Center for patrons throughout Chicago and the western suburbs.
2. The Center will provide unequalled stimulus to evening and nighttime activity throughout the greater Downtown area.

3. The Center will draw patrons from surrounding areas and will provide shopping and leisure opportunities for neighborhood residents.
4. Environmentally-congenial construction materials and design will be incorporated at every stage of the development.
5. A massive inflow of property taxes and sales taxes will accrue to the Village from the Center.

**PARTICIPATORY PLANNING MEETING**

1. Includes restaurants and entertainment venues.
2. Parking is below ground.
3. Open space with park, grass, and trees are provided. The buildings are topped by green roofs including a cooperative vegetable garden.
4. The PAACC is constructed over Maple Avenue so that traffic is not disrupted to neighborhood residents.
5. An inviting corner plaza including a gateway arch/pergola is created at the corner of Harlem Avenue and South Blvd.

**L. CONCLUSION**

Holley Court Commercial Partners proposes to the Village of Oak Park a restaurant park/cultural center for the site at Harlem Avenue and South Boulevard in Oak Park, Illinois. The development incorporates many of the village objectives and citizen suggestions. The direct tax revenues and stimulation of the adjacent Downtown area would be significant.

**Holley Court Commercial Partners**

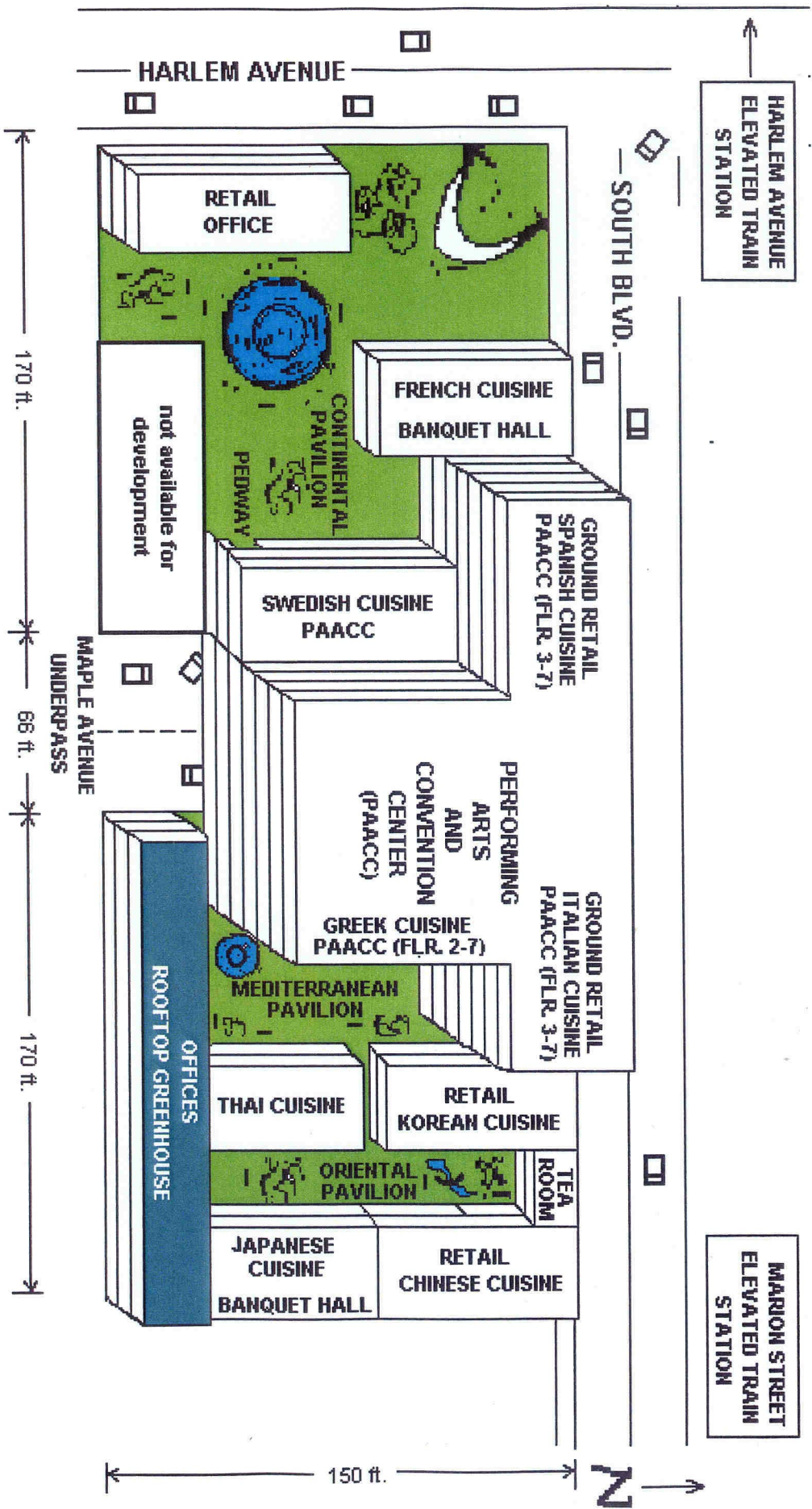
Leslie M. Golden, Development Partner  
 Dennis Saliny, B.S. C. Engr., M.B.A., Construction Manager  
 J. A. Bosco and Associates, Marketing and Public Relations  
 L. Saylor and Associates, Counsel

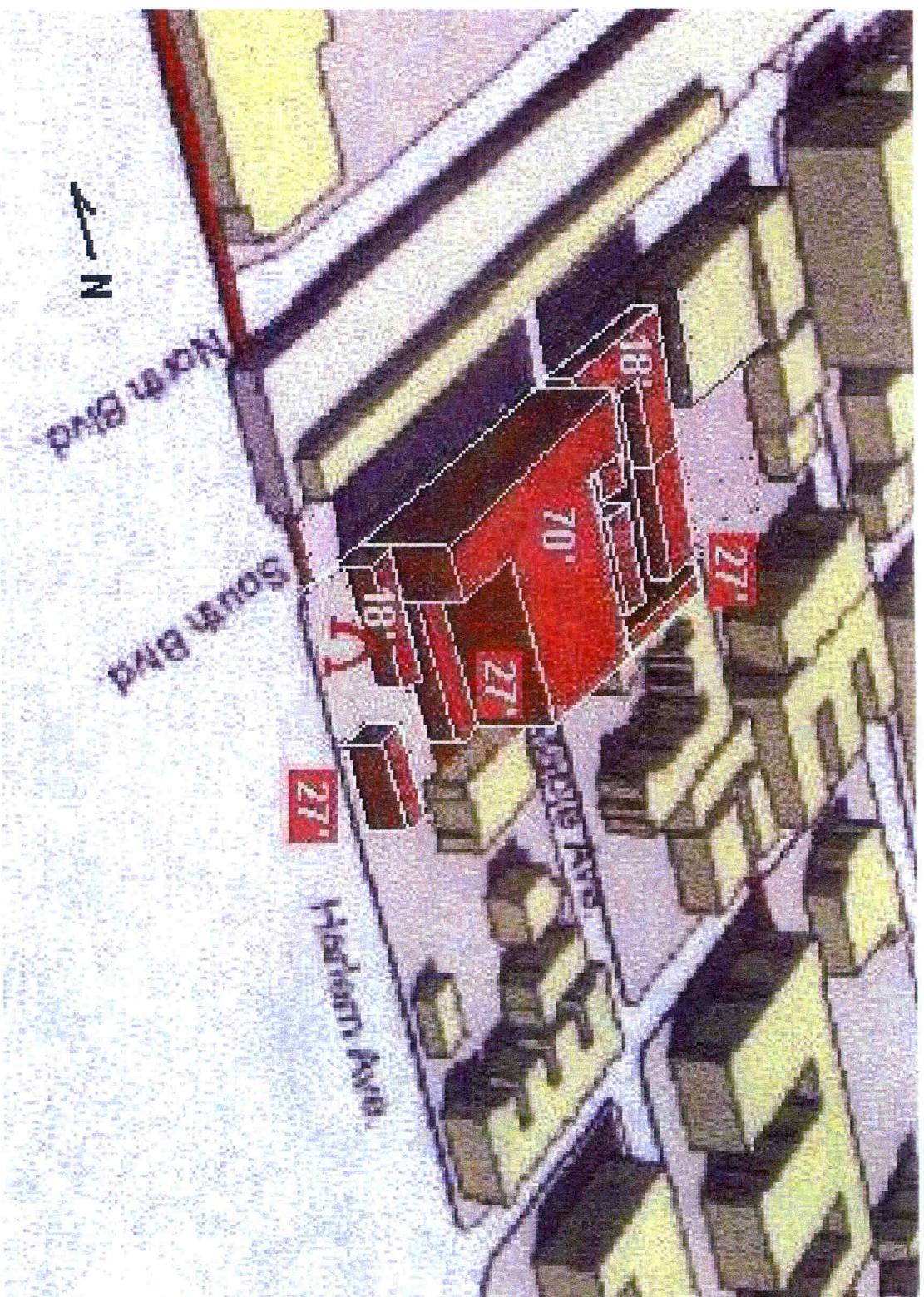
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**Oak Park Citizens' Advisory Committee to Holley Court Partners**

- Mr. David Adler, Financial Analyst
- Ms. Marlene Lynch, Owner, Marks Travel; Chicago Avenue Business District
- Ms. Elaine Kostopulos, Owner, Benettons; Lake Street Business District
- Mr. Rick McNamara, Owner, Shirtworks; Marion Street Business District
- Mrs. Joyce Porter, President, Board of Directors; Oak Park Festival Theater
- Mr. and Mrs. John and Kris Lewis; Alliance of Oak Park Performing Musical Artists

# OAK PARK RESTAURANT PARK CULTURAL CENTER





**HEIGHT MODEL**  
**OAK PARK**  
**RESTAURANT PARK**  
**CULTURAL CENTER**

**TAX REVENUES  
STRUCTURE**

	LENGTH	WIDTH	FLOORS	SQ.FT.	SALES/SQ.FT.	PROP.TAX PER SQ.FT.	LIQU
Harlem office	70	35	2	4,900		0	7
Harlem retail	70	35	1	2,450		2,000	7
French restaurant	70	35	2	4,900		1,000	7
Swedish restaurant	70	35	1	2,450		1,000	7
Spanish restaurant	70	35	1	2,450		1,000	7
Italian restaurant	70	35	1	2,450		1,000	7
Greek restaurant	70	35	1	2,450		1,000	7
Korean restaurant	55	30	1	1,650		1,000	7
Chinese restaurant	60	30	1	1,800		1,000	7
Thai restaurant	55	30	2	3,300		1,000	7
Japanese restaurant	60	30	2	3,600		1,000	7
Korean retail	55	30	1	1,650		2,000	7
Chinese retail	60	30	1	1,800		2,000	7
Tea Shop	30	20	1	600		2,000	7
Tea Shop Retail	30	20	1	600		2,000	7
PAACC floor 1 north retail	206	35	1	7,210		2,000	7
theater 1 tix & concession						2,000	7
theater 2 tix & concession						2,000	7
PAACC floor 1 south	70	101	1	7070		2,000	7
PAACC floor 2 north	136	35	1	4760		2,000	7
PAACC floor 2 south	70	101	1	7070		2,000	7
PAACC floor 2 west	70	35	1	2450		2,000	7
PAACC floor 3 west	70	35	1	2450		2,000	7
PAACC floor 3 north	35	206	1	7210		2,000	7
PAACC floor 3 south	70	101	1	7070		2,000	7
PAACC floors 4-7 north	35	206	4	28,840		2,000	7
PAACC floors 4-7 south	70	101	4	28,280		2,000	7
loft offices (28 x 20)	170	20	3	10,200			7
daytime parking	150	300	1	45,000		100	
valet parking	150	300	1	45,000		50	
				<b>TOTALS</b>	<b>143,760 (plus 90000 park)</b>		

**CONSTRUCTION COST  
STRUCTURE**

	LENGTH	WIDTH	FLOORS	SQ.FT.	COST/SQ.FT.	COST
Harlem office	70	35	2	4900	75	367,500
Harlem retail	70	35	1	2450	75	183,750
French restaurant	70	35	2	4900	75	367,500
Swedish restaurant	70	35	1	2450	75	183,750

Spanish restaurant	70	35	1	2450	75	183,750
Italian restaurant	70	35	1	2450	75	183,750
Greek restaurant	70	35	1	2450	75	183,750
Korean restaurant	55	30	1	1650	75	123,750
Chinese restaurant	60	30	1	1800	75	135,000
Thai restaurant	55	30	2	3300	75	247,500
Japanese restaurant	60	30	2	3600	75	270,000
Korean retail	55	30	1	1650	75	123,750
Chinese retail	60	30	1	1800	75	135,000
Tea Room	30	20	1	600	75	45,000
Tea Shop retail	30	20	1	600	75	45,000
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PAACC floor 1 north retail	206	35	1	7210	75	540,750
PAACC floor 1 south	70	101	1	7070	75	530,250
PAACC floor 2 west	70	35	2	4900	75	367,500
PAACC floor 2 south	70	101	1	7070	75	530,250
PAACC flr. 2 north central	66	35	1	2310	75	173,250
PAACC floor 3 west	70	35	1	2450	75	183,750
PAACC floor 3 north	35	206	1	7210	75	540,750
PAACC floor 3 south	70	101	1	7070	75	530,250
PAACC floors 4-7 north	35	206	4	28840	75	2,163,000
PAACC floors 4-7 south	70	101	4	28280	75	2,121,000

loft offices (28 x 20)	170	20	3	10200	75	510,000
elevation (48,000 sq ft)	300	150	1	45000	75	3,375,000

fountain, landscaping						750,000
road access						35,000
demolition/removal						20,000
design and engineering						300,000
legal						300,000
parking (200 @ \$18,000)				136,630		3,600,000

TOTAL

**GREEN SPACE**

STRUCTURE	LENGTH	WIDTH	FLOORS	SQ.FT.	TOTAL
loft roof	20	170	1	3400	
small Oriental roof	30	55	2	3300	
large Oriental roof	30	120	1	3600	
Continental roof	35	70	2	4900	
Tea Room roof	30	20	1	600	

total roof top=15,800

Chinese plaza	30	120	1	3600
Mediterranean plaza	45	70	1	3150
Mediterranean entry	10	35	1	350
Chinese-Mediterr. Path	10	30	1	300
Continental plaza 1	35	70	1	2450

Continental plaza 2	35	35	1	1225
Continental plaza 3	30	70	1	2100
percola entrance	65	70	1	4550

total ground=17,725

TOTAL GREEN=33,525