

## **Request for Proposals**

### **For Consultants to Prepare a Form-Based Code Overlay and Develop Working Drawing for Streetscape Improvements Along Roosevelt Road**

**In the**

City of Berwyn

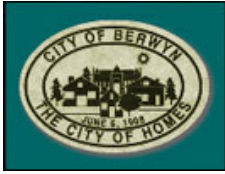
Town of Cicero

and

Village of Oak Park

Illinois

Issued November 14, 2007



**Request for Proposals (RFP)**  
**For Consultants to Prepare a Form-Based Code Overlay and**  
**Develop Working Drawing for Streetscape Improvements**  
**Along Roosevelt Road**  
**In the**  
**City of Berwyn, Town of Cicero and the Village of Oak Park**

The Village of Oak Park will receive proposals at the office of the Department of Community Planning and Development located at Village Hall, 123 Madison Street, Oak Park, Illinois, 60302, Monday through Friday, 8:30 a.m. to 5:00 p.m. Proposals should be addressed to Mr. Craig Failor, Village Planner. Proposals will be accepted until 5:00 p.m. on **Monday, December 3, 2007**. The Proposals will be reviewed in private and the results of the review will be presented to the City of Berwyn, Town of Cicero and Village of Oak Park (“The Communities”) elected officials.

**BACKGROUND:**

The Communities have been working together on this corridor since 2000 when the Berwyn Development Corporation, in partnership with the City of Berwyn and the Village of Oak Park, secured an “Illinois Tomorrow” Grant through the Illinois Department of Transportation to do a first-ever comprehensive redevelopment study of the corridor. This planning document, prepared by a consulting team lead by Farr Associates was completed by 2001. Final recommendations, which grew from extensive public involvement in the process, include encouraging pedestrian travel with wider sidewalks, landscaping and better lighting; improving traffic flow and control with medians; and attracting specialized boutiques and residential development to the area. The Town of Cicero joined Berwyn and Oak Park to help implement the *Roosevelt Road Planning Study* in 2006.

Since that time, the three communities continue to work together to implement *The Roosevelt Road Planning Study*. In April 2007 an Intergovernmental Agreement was signed by all three communities. This Intergovernmental Agreement established the Roosevelt Road Advisory Committee, which is comprised of representatives from each municipality.

## **CHARACTER OF THE AREA:**

The Roosevelt Road corridor is a major asset for The Communities. Along its one and a quarter mile length between Harlem Avenue on the west and Austin Avenue on the east, the corridor is made up of hundreds of businesses employing thousands of people providing goods and services for still other tens of thousands. Roosevelt Road contains more than 1 million square feet of commercial space, roughly the size of a large shopping center or a thirty-story office building.

In the latter half of the twentieth century, the Roosevelt Road corridor changed from a bustling, pedestrian-oriented Main Street to an auto oriented street. In recent decades, many of the traditional shops were replaced with fast food restaurants, gas stations, strip shopping centers with suburban-style parking lots, and industrial uses. In the early 1980s, the Illinois Department of Transportation (IDOT) designated Roosevelt Road as a state highway, which further increased the intensity of vehicular domination, sealing its fate administratively. The communities on either side of Roosevelt Road wish to retain a pedestrian feel and keep the corridor from adopting the character of a highway.

At one time the Roosevelt Road corridor was nearly built out with traditional one and two story "main street" buildings. Two relatively intact patches of a traditional main street still exist on the corridor with relatively viable pedestrian oriented retail. *The Roosevelt Road Planning Study* recommends that these mini-Main Streets be retained and strengthened by promoting new complementary businesses and by directing new housing development to other nearby parts of the corridor.

## **SCOPE OF SERVICES:**

**PRIMARY WORK PRODUCT:** This contract will result in a proposed form-based code or hybrid of form-based and Euclidean zoning, meant to supersede (either entirely or in part) the present zoning ordinance and other local land development regulations that apply to Roosevelt Road. The consultant shall provide a rationale for which application is the preferred for this area given the complexities of the project. The contract will also result in the development of working drawings for proposed streetscape improvements and construction of those improvements.

The consultant will analyze the potential for sustainable or "green" design principles and urban design to encourage a high level of livability and public safety. The pilot LEED ND project should be used as a guide in the development of both the zoning regulations and the streetscape working drawings. The Communities estimate that this project will take between 4-6 months to complete once the final consultant is approved. Each phase can take its own track with respect to the project timeline, anticipating that the public improvement portion would be completed prior to the zoning regulations.

## 1. INITIAL REVIEW AND ANALYSIS

- a. **Interviews.** The Consultant will interview appropriate stakeholders involved with the project. These interviews will include groups and individuals including elected officials, nonprofit organization leaders, property owners, neighborhood representatives, local businesses, developers, business organizations, and municipal staff.
- b. **Site Analysis.** The Consultant will become familiar with the physical details of Roosevelt Road and the historic patterns of urbanism and architecture in the surrounding region.
- c. **Media coverage.** The Consultant will participate in a press conference with local officials and draft a press release to inform the local citizenry about the planning efforts to be undertaken.
- d. **Website.** The Consultant will host the project web site and the City of Berwyn, Town of Cicero, and Village of Oak Park will provide a link on their individual websites. As officials deem appropriate, the Consultant will provide materials including text, photographs, maps, renderings, and other images for the web site. This material will describe the Consultant's credentials and help explain the project's process.

## 2. PUBLIC PROCESS

- a. **Generate necessary background maps.** City of Berwyn, Town of Cicero, and Village of Oak Park will provide all necessary base map information as needed by the Consultant. These documents will be used to produce the maps that will be used during the preparation of the regulations.
- b. **Community Meetings.** The Consultant will organize and lead design workshops to engage the community, gather ideas and goals, and formulate implementation strategies. The Consultant will tailor the workshop to obtain maximum community input so as to produce the best possible plan on which to base the new regulations. The format will also take into consideration the findings of the initial site analysis, input from staff, and information obtained at previous meetings, workshops, interviews and those identified in *The Roosevelt Road Planning Study*. While the end result will be new land development regulations, the public process will include discussions of alternatives for street design, street connectivity, and town planning strategies that create vital corridors, and livable neighborhoods. At the conclusion of the workshop(s), the Consultant will present the work generated to date. Plans, renderings, and initial regulations ideas that reflect ideas articulated in the workshops will be publicly presented and further feedback solicited from the community.

### 3. THE FORM-BASED OR HYBRID ZONING CODE PHASE

- a. ***Design Parameters for the Regulations.*** The new code will regulate development to ensure high-quality spaces defined by a variety of building types and uses including housing, retail/commercial, and office space. The new code will incorporate a regulating plan, building form standards, street standards (plan and section), use regulations as needed, descriptive building or lot types (optional), and other elements needed to implement the principles of functional and vital urbanism and practical management of growth. Sections of this document would typically include the following:
- Overview, including definitions, principles, and intent; and explanation of the regulations and process in clear user-friendly language.
  - Regulating Plan (a schematic representation of the master plan) illustrating the location of streets, blocks, public spaces (such as greens, squares, and parks), and other special features. Regulating plans may also include aspects of Building Form Standards such as “build-to-lines” or “required building lines” and building type or form designations.
  - Building Form Standards governing basic building form, placement, and fundamental urban elements to ensure that all buildings complement neighboring structures and the street. These standards should be based upon study of building types appropriate for the region, climate, and neighborhood vitality.
  - Public Space/Street Standards defining design attributes and geometries that balance the needs of motorists, pedestrians, bicyclists, and transit riders while promoting a vital public realm. These standards should include design specifications for sidewalks, travel lane widths, parking, curb geometry, trees, and lighting.
  - Architectural Standards Consultant to work with Village of Oak Park’s Planning Consultant regarding signage and design guidelines.
  - Landscape Standards
  - Parking Location and Parking Management Standards  
Step 1: Provide existing parking counts by block including both private and public spaces.  
Step 2: Provide relationship to Zoning/Land Use, analysis of supply and demand.
- b. ***Integration of the Regulations.*** The regulations code must be integrated into City of Berwyn, Town of Cicero, and Village of Oak Park existing regulatory frameworks (zoning and land development regulations) in a manner that insures procedural consistency, meshes with state and local legal requirements, provides clarity as to applicability of existing regulations, and maximizes the effectiveness of the code.

#### 4. **REFINING THE REGULATIONS.**

- a. ***Presentation of First Draft.*** The Consultant will present the first draft of the regulations for the purpose of gathering comments. Copies of the first draft will need to be in hardcopy and digital form and posted on the website. The presentation may be made to a special audience of neighborhood residents or stakeholders, or may be presented before a joint gathering of municipal boards and committees, as determined by City of Berwyn, Town of Cicero, and Village of Oak Park.
- b. ***Presentation of the Second Draft.*** After making revisions in response to comments on the first draft, the Consultant will present the second draft of the regulations at another meeting convened by City of Berwyn, Town of Cicero, and Village of Oak Park.
- c. ***Meetings with Stakeholders.*** The Consultant will attend and participate in additional meetings with key stakeholders to explain the details of the new code and obtain further input and comments.

#### 5. **APPROVAL PROCESS**

- a. ***Public Hearing Presentations.*** The consultant will make formal presentations to the City of Berwyn, Town of Cicero, and Village of Oak Park's Plan Commission and elected officials.
- b. ***Additional Revisions.*** The Consultant will be responsible for two rounds of revisions that may become necessary between presentations.

#### 6. **WORKING DRAWINGS FOR STREETScape DESIGN PHASE**

- a. ***Expectations:*** The Consultant will develop working drawings for streetscape improvements for the entire length of Roosevelt Road, north and south sides, from Austin Boulevard to Harlem Avenue that follow recommendations established within the Roosevelt Road Study and those gathered from any group meetings and discussions. The Consultant will need to work closely with the Roosevelt Road Advisory Committee, Village, Town and City Engineers, and IDOT as Roosevelt Road is a marked State highway.
- b. ***Presentation of First Draft.*** The Consultant will present the first draft of the working drawings for the purpose of gathering comments. Copies of the first draft will need to be in hardcopy and digital form and posted on the website. The presentation may be made to a special audience of neighborhood residents or stakeholders, or may be presented before a joint gathering of municipal boards and committees, as determined by City of Berwyn, Town of Cicero, and Village of Oak Park and to the working committee.

- c. **Public Meeting Presentations.** The consultant will make formal presentations to the City of Berwyn, Town of Cicero, and Village of Oak Park (Community Design Commission) and elected officials.
- d. **Additional Revisions.** The Consultant will be responsible for two rounds of revisions that may become necessary between presentations.

## **SUBMITTAL SUMMARY:**

Submittals should be provided in fifteen (15) copies and one (1) CD for each municipality and include the following items, along with other material to demonstrate Consultant's expertise and capability:

1. A brief written description of the Consultant's approach to the project.
2. The expertise of the team assembled by Consultant to carry out the work.
3. A list of comparable projects undertaken by Consultant and/or team members.
4. A copy of at least one municipal form-based code and/or hybrid code previously created by the Consultant and adopted into law.
5. Identify and address separately the two phases; Zoning and Streetscape Design

Further information available from Craig Failor, Village Planner, by telephone at 708/358-5418 or by e-mail at [failor@oak-park.us](mailto:failor@oak-park.us) at Village Hall, 123 Madison Street, Oak Park, Illinois 60302.

## **RECOMMENDED FORMAT FOR SUBMITTALS:**

*Please submit the following information in separately within the proposal for zoning and streetscape design. The two assignments will be awarded to one consulting firm who will develop the plans concurrently.*

1. **DESCRIPTION OF APPROACH:** Up to two pages describing the Consultant's typical approach to projects similar to this one, including the nature of the public process and intended extent of public involvement.
2. **TEAM EXPERTISE:** Brief description of general qualifications, the multi-disciplinary nature of the team assembled for this project, specific evidence of relevant experience creating form-based codes, and a listing of key personnel that would be available to work on this project.
3. **COMPARABLE PROJECTS:** Summary of streetscape projects in progress or completed. Summary of form-based code projects in progress or completed, with the following information for each code:
  - a. Reference name, with current contact information
  - b. Current status of code (drafting in progress; drafting completed; adopted?)
  - c. Nature of public involvement in formulation of code
  - d. Client type (clarifying role of private sector client, if any)
  - e. Was the vision plan created as part of this process or done separately?

- f. Size and scale of geographic area
  - g. Type of development (greenfield? infill/redevelopment? city-wide code?)
  - h. Type of code
    - i. Mandatory (integrated into existing code, or freestanding?)
    - ii. Optional “parallel” code?
    - iii. Floating-zone code?
4. **SAMPLE CODE DOCUMENT:** Please include more than one example of any streetscape design projects. Please include one or more sample code documents selected from the list of comparable projects. If this document is the code as originally proposed by Consultant, please also include the code as formally adopted by the municipality and a brief explanation of differences between the two. Photos of designed or built results of the code are encouraged but must be accompanied by a description of their specific relationship to the form-based coding process.

## **EVALUATION OF SUBMITTALS:**

Consultants responding to this RFP must demonstrate the following:

- Experience in preparing municipal form-based codes that regulate development and redevelopment in other communities.
- Experience in developing and implementing streetscape designs.
- Experience in building community consensus to support innovative regulatory structures.
- Strong graphic skills.
- Strong skills in written and oral communication.
- Experience in identifying, evaluating, codifying, and explaining the essential qualities of community design and character.
- Experience in writing or implementing municipal land development regulations.

City of Berwyn, Town of Cicero, and Village of Oak Park will evaluate all submittals to determine which Consultants have the experience and qualifications that are most suited for this project. City of Berwyn, Town of Cicero, and Village of Oak Park may request personal interviews with the highest-ranked Consultants or may request one or more prospective Consultants to submit detailed proposals, which may include the following:

1. Detailed description of the methodology being proposed.
2. Work program detailing:
  - Tasks to be performed.
  - When each will be completed (timeline).
  - Tentative allocation of person days by task.
  - Schedule of work products.

3. Methods the Consultant proposes to use to manage the project and communicate with City of Berwyn, Town of Cicero, and Village of Oak Park and the public as to project progress, reviews, and conduct of public meetings.
4. Identification of key personnel to be assigned to the project and their roles, with resumes of all key personnel.
5. Hourly rates (inclusive of overhead and profit) for personnel or personnel categories.
6. Data expected to be provided by City of Berwyn, Town of Cicero, and Village of Oak Park.
7. Estimate of number of hours needed to complete the projects and of a not-to-exceed consultant fee including any reimbursable items. Include a separate fee and number of hours for zoning and a separate fee and number of hours for streetscape design as well as the total fee amount for both.

## **EXISTING AVAILABLE DOCUMENTATION:**

1. A Plan for the Redevelopment of Roosevelt Road – A joint municipality study of the Roosevelt Road Corridor;

<http://www.oak-park.us/public/pdfs/Roosevelt%20Road%20Plan%20Adopted%2003.21.05.pdf>

2. Zoning Ordinance Comparison Chart; *Attached*

3. Oak Park Zoning Ordinance;

[http://www.oak-park.us/public/pdfs/zoning/Ordinance%20Updates/08.02.07\\_revised\\_zoning\\_ord.pdf](http://www.oak-park.us/public/pdfs/zoning/Ordinance%20Updates/08.02.07_revised_zoning_ord.pdf)

4. Cicero Zoning Ordinance; and

<http://www.thetownofcicero.com/> or contact the Town at (708) 656-3600

5. Berwyn Zoning Ordinance.

[http://www.amlegal.com/berwyn\\_il/](http://www.amlegal.com/berwyn_il/) or contact the City at (708) 788-2660.

## **ANTICIPATED MEETING SCHEDULE:**

**(Subject to change depending on conditions).**

*Meetings with municipal staff, in addition to the list below, should be included in the overall scope and budget.*

### **Streetscape Design Phase**

<b>Meeting</b>	<b>Purpose</b>
1. Roosevelt Road Advisory Committee Meeting	Draft Preliminary Concept
2. Community Meeting (B,C,OP)	Presentation/Discussion
3. Community Design Commission (OP)	Review Draft Document
4. Roosevelt Road Advisory Committee Meeting	Review Draft Document
5. Elected Officials Meeting (B,C,OP)	Review Draft Document
6. Berwyn Final Vote Meeting	Approval of Document
7. Cicero Final Vote Meeting	Approval of Document
8. Oak Park Final Vote Meeting	Approval of Document

### **Zoning Regulations Phase**

<b>Meeting</b>	<b>Purpose</b>
1. Staff Committee Meeting (B,C,OP) with Camiros (OP's Consultant)	Project Coordination
2. Roosevelt Road Advisory Committee Meeting	Presentation/Discussion
3. Community Meeting #1 (B,C,OP)	Review Draft Document
4. Plan Commission Meeting (OP)	Review Draft Document
5. Zoning Board of Appeals Meeting (B, C)	Review Draft Document
6. Community Meeting #2 (B,C,OP)	Review Draft Document
7. Roosevelt Road Advisory Committee Meeting	Review Draft Document
8. Elected Officials Meeting (B,C,OP)	Review Draft Document
9. Berwyn Final Vote Meeting	Approval of Document
10. Cicero Final Vote Meeting	Approval of Document
11. Oak Park Final Vote Meeting	Approval of Document

**Notes:**

(B,C,OP) – City of Berwyn, Town of Cicero, Village of Oak Park

**Roosevelt Corridor Zoning Review**  
City of Berwyn, Village of Oak Park, Town of Cicero

09/20/06

**Summary USE Matrix**

USES ALLOWED BY ZONE DISTRICT								
(P = PERMITTED S = SPECIAL/CONDITIONAL NP = NOT PERMITTED N1 = Not on 1st floor NP* = INCLUDE/FUTURE)								
USE CATEGORY	SPECIFIC USE TYPE	Berwyn			Cicero		Oak Park	
		C-2	R-3	C-1	B-1/ B-2	C	Perimeter Overlay	
Animal Sales & Service	Animal clinic without an open kennel	S	S	NP	P	P		
Commercial	Automatic Teller Machines (ATMs) Exterior	NP	P	S	P	P		
	Currency Exchange	P	NP	P	S	S	NP	
	Financial Institution	P	NP	P	P	P		
	Financial Institution drive-up facility	P	S	S	S	P		
	Loan Companies	P	NP	P	S	P	NP	
	Medical and dental clinics and offices	P/S	NP	S	P	P		
	Mortuary, funeral home	P	S	S	S	P		
	Office, general	P	P	P	P	NP		
	Offtrack betting facility	NP	NP	S	NP	P		
	Laboratories	Medical and dental laboratories	NP	S	S	S	S	
Research or testing laboratories for biological, chemical, physical, or social services		NP	NP	NP	NP	P		
Lodging	Hotels and motels	NP	NP	NP	S	S		
Retail & Personal Services	Antique & Art Galleries	P/S	S	NP	P	P		
	Beauty Supply Store	P	P	P	S	P	RESTRICTED	
	Catering service	P	NP	NP	P	P		
	Club, private	S	NP	NP	P	P		
	Day Care Center	S	NP	S	S	S		
	Drive-Through Service Window	P	NP	S	P	P		
	Dry cleaning and laundry receiving store	P	P	P	P	P		
	Dry cleaning, laundromat or launderette	P	S	S	S	S	NP	
	Florist	P	NP	NP	P	P		
	Home improvement center	P	NP	NP	P	P		
	Household equipment, supplies & appliance repair	P	NP	S	P	P		
	Interior decorating studio & retail outlet	P	NP	NP	P	P		
	Medical and orthopedic appliance store	NP*	NP	NP	P	P		
	Nursery, greenhouse, garden shop	P	S	S	P	P		
	Personal service uses	P	P	P	P	P		
	Print shop	P	NP		P	P		
	Restaurant with drive-in or drive-through	P	S	S	S	S		
	Restaurant without drive-in or drive-through	P	P	P	P	P		
	Retail business shops	P	P	P	P	P		
	Second-hand stores	P	S	S	P	P	NP	
	Showroom (plumbing, heating, etc.)	P	NP	NP	P	P		
	Studio (artist, photography, recording)	NP*	P/S	P/S	P	P		
	Swimming pool sales and service	P	NP	S	P	P		
Taxidermist	P	NP	NP	NP	P			

# Roosevelt Corridor Zoning Review

City of Berwyn, Village of Oak Park, Town of Cicero

09/20/06

USES ALLOWED BY ZONE DISTRICT							
(P = PERMITTED S = SPECIAL/CONDITIONAL NP = NOT PERMITTED N1 = Not on 1st floor NP* = INCLUDE/FUTURE)							
USE CATEGORY	SPECIFIC USE TYPE	Berwyn	Cicero		Oak Park		
		C-2	R-3	C-1	B-1/ B-2	C	Perimeter Overlay
	Upholstery shop	P			P	P	
	Vending machine - inside only	P			P	P	
	Weight-loss & employment agencies	P			S	P	
Service Station	Auto service and fueling station	S	S	S	S	P	
	Car wash, including hand wash and detailing	NP	S	S	NP	S	
<b>INSTITUTIONAL/COMMUNITY SERVICES USES</b>							
	Adult day-care facility, duly licensed	S	NP	S	P	P	
	Boarding school	S	NP	S	S	S	
	Nursing school	S	NP	S	NP	NP	
	Post high school educational or instructional institutions or facilities, public & private	S	P	P	P	P	
	Public library	S	S	P	P	P	
	Post office >2000 SF	P	NP	S	P	P	
	Schools (high school & elementary), public and private	S	P	P	P	P	
	Theater, except drive-in theaters 80' or less of non-retail frontage	P	S	S	P	P	
	Theater, except drive-in theaters 80' or more of non-retail frontage	P	S	S	S	S	
	Utility, major	P	S	S	S	S	
	Utility, minor	P	S	S	P	P	
	Visitor information center	NP*	NP	S	P	P	
<b>PUBLIC/SEMI-PUBLIC USES</b>							
	Banquet, exhibition, and meeting halls, public or private	S	NP	S	P	P	
	Church/Temple/Mosque	S	P	P	P	P	
	Church/Temple/Mosque - Ancillary Building	S	P	P	NP	NP	
	Community buildings, publicly owned and operated	S	NP	S	P	P	
	Government owned and operated services	S	NP	S	P	P	
	House tours and museums	S	NP	S	NP	NP	
	Museums, and historical buildings open to the public	S	NP	S	P	P	

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City of Berwyn, Village of Oak Park, Town of Cicero

09/20/06

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USE CATEGORY	SPECIFIC USE TYPE	Berwyn	Cicero		Oak Park		
		C-2	R-3	C-1	B-1/ B-2	C	Perimeter Overlay
	Religious reading rooms	NP*	NP	S	P	P	
<b>RECREATIONAL USES</b>							
	Health, athletic, recreation and amusement facilities, indoor	P	S	S	P	P	
	Parks, playgrounds, swimming pools and other recreational	P	S	S	P	P	
<b>RESALE, DISTRIBUTION &amp; STORAGE USES</b>							
	Assembly and packaging plant, light	NP	NP	P	NP	P	
	Auction house	P	NP	NP	P	P	
	Bakery, wholesale	NP	NP	P	NP	P	
	Contractor's maintenance yard	NP	S	S	NP	P	
	Contractor shop	NP	S	S	NP	P	
	Distribution operations, light	NP	S	S	S	P	
	Furnace, heating, and sheet-metal shops	P	S	S	S	P	
	Laundries and diaper, linen and towel service establishments	P	S	P	NP	P	
	Warehouse	NP	S	S	NP	P	
	Welding	NP	NP	NP	NP	P	
<b>RESIDENTIAL USES</b>							
Group Living	Family Residential-Care Home	NP	S	P	P	P	
	Foster Home	NP	S	P	P	P	
	Group Quarters	NP	S	P	P	S	
	Group Residential – Care Homes	NP	S	S	S	S	
	Hospitals and Sanitariums	S	S		NP	NP	
	Long-term Care Facility and Assisted Living Facilities	S	NP	NP	P	P	
	Parish houses, convents and rectories	S	S	NP	S	S	
	School housing facility	S	S	NP	NP	NP	
	Senior Citizen Multiple-Family Dwelling	NP	S	NP	S	S	
Household Living	Single-Family Dwelling--Detached	NP	P	P	P	P	
	Single-Family Dwelling--Attached	NP	P	NP	NP	NP	
	Multiple-Family Dwelling	N1	S	S	P	P	
	Two-Family Dwelling	N1	P	P	P	P	
<b>TELECOMMUNICATIONS USES</b>							
	Commercial broadcasting facility	P	S	S	P	P	
	Earth station	S	S	S	S	S	

# Roosevelt Corridor Zoning Review

City of Berwyn, Village of Oak Park, Town of Cicero

09/20/06

USES ALLOWED BY ZONE DISTRICT							
(P = PERMITTED S = SPECIAL/CONDITIONAL NP = NOT PERMITTED N1 = Not on 1st floor NP* = INCLUDE/FUTURE)							
	SPECIFIC USE TYPE	Berwyn	Cicero		Oak Park		
USE CATEGORY		C-2	R-3	C-1	B-1/ B-2	C	Perimeter Overlay
	Radio tower	S	S	S	S	S	
	Radio, television, and other electronic transmitting and receiving devices	P	S	S	S	S	
<b>TEMPORARY USES</b>							
	Temporary buildings for construction	P	P	P	P	P	
<b>TRANSPORTATION USES</b>							
	Bus passenger station	S	S	S	P	P	
	Helicopter landing station	NP	NP	NP	S	S	
	Parking lot and parking garages	P	P	P/S	P	P	
<b>VEHICLE &amp; EQUIPMENT SALES, SERVICE &amp; RENTAL USES</b>							
	Auto, truck, boat, mobile home and similar rental, sales, service, and repair	NP	S	S	S	P	
	Auto and public vehicle storage & towing	NP	S	S	NP	P	
	Equipment rental	NP*	S	S	S	P	