



**API ARCHITECTS**

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**January 20, 2021**

**Craig Failor, AICP, LEED AP**  
**Village Planner**  
**Village of Oak Park**  
**Oak Park, IL**

**Re: Planned Development Application**  
**Pete's Fresh Market – New Store**  
**Madison Street Oak Park**

### **Narrative of Submittal Revisions Due to Public and Plan Commission Comment**

We greatly appreciated the opportunity to present the proposed Pete's Fresh Market Project at the January 7<sup>th</sup> Plan Commission Meeting. During the course of the evening, we heard a variety of comments, concerns, and suggestions from both the public and Plan Commission. We have thoughtfully considered these discussions and have revised several aspects of the proposed project that we feel are an improvement over the original submittal. Please see the enclosed revised documents for the Plan Commission's review prior to the meeting on January 21, 2021. This letter is intended to be a summary of revisions and the concerns they address.

#### **SITE PLAN – Sheet G001**

We revised several aspects of the site plan based on comment received. Several members of the public expressed concern over the proposed Euclid cul-de-sac, the loss of mature trees on Euclid, and loss of alley access. The attached site plan shows a new cul-de-sac configuration on Euclid that brings it further south, allowing us to save the mature tree that provides shade for the east side of Euclid. Additionally we have provided connections to the alley, allowing access from residents on Euclid. The proposed revision also creates a physical barrier, preventing trucks from ever using the alley for access. Village staff reviewed the cul-de-sac revisions and are in favor.

A Plan Commission Member made a comment that the masonry screen wall on Madison should be similar to the screen wall for Walgreens to provide a visual connection across Oak Park Avenue. We agree in this assessment and that it adds further visual interest along Madison. We revised the screen wall to stagger in a similar manner to that of Walgreens and alternate between the building's base brick and accent brick color to add further interest.

Lastly, the footprint of the building was revised to address the concerns of the South Elevation. See below for a further discussion of the building revisions.

#### **ENGINEERING PLANS – Sheet C-2.0**

We revised the Site Geometric plan per the items mentioned above and also to indicate the location of the tree that can now be saved on the east side of Euclid.

#### **ENGINEERING PLANS – Sheet CIR-6.0**

We added this sheet to show that a garbage truck can make the maneuvers in the proposed cul-de-sac. The design allows for the use of cars and a standard garbage truck, but is too small for Pete's delivery trucks, providing a physical barrier for alley use by Pete's Market.

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### **LANDSCAPE PLANS – Sheet LP-1.0**

During the public comment portion, one resident expressed concern for the view at the Euclid cul-de-sac ending at the backside of the proposed Pete’s Fresh Market. To address this concern we revised the landscaping around the Euclid cul-de-sac to include (2) Picea omorika which are evergreen trees that reach a mature height between 40-60 feet and a spread of 15-20 feet in addition to several smaller year round additions. The evergreen improvements will provide year round screening of the building from Euclid and provide visual interest at the end point of the street. The existing tree that will now remain is also noted.

### **LANDSCAPE PLANS – Sheet LP-1.1 and LP-1.2**

We revised the landscaping on Madison to interact with the proposed staggered screen wall with alternating bush species and low greens. We feel the staggered pattern and varying colors / plant species are a good solution to break up the length of parking lot along Madison.

### **LANDSCAPE PLANS – Sheet LP-1.5**

The landscape demolition plan has been updated to show only (1) tree removed on the east side of Euclid where the original submittal had (2).

### **MADISON STREET RIGHT IN / RIGHT OUT EVALUATION**

During the meeting, a Plan Commission Member commented that they believed the entrance on Madison St. should be full access and not a right in / right out. We have included a narrative and diagram from KLOA to show the analysis we went back and reviewed after the meeting. While the Owner would prefer a full access drive, the traffic implications as outlined in the provided documents will not allow it. We reviewed the option of moving the access drive further east to allow for more space from Oak Park Avenue, however this creates internal site issues with accessing the underground parking and brings cars too close to the pedestrian entrance, creating a safety hazard. While we have looked at ways to address this comment, we feel the best approach is to keep the access drive as originally shown.

### **INITIAL GREEN GLOBES CHECKLIST**

In response to one of the Plan Commissioner’s comment about the proposed sustainability rating, we have provided an initial checklist of the expected points for the project under Green Globes for New Construction 2019. We are projecting a total point score of 462, which places the project firmly in the One Green Globe Category.

### **STREETSCAPE DRAWINGS**

While designed by others, we feel it is helpful to include the drawings for the Street Scape design as reference for the Plan Commission. Several comments were made during the initial meeting concerning compensating benefits and pedestrian interest for such a long site on Madison. The street scape project along the entire Madison frontage will be financed by Pete’s Fresh Market as part of the Redevelopment Agreement as a compensating benefit. The streetscape includes new sidewalk with multi-colored brick pavers, benches, bike racks, bus shelter, varying planter boxes and landscape islands. Additionally there is a large color design crosswalk connecting the previously approved Senior Living project to the south. We believe the streetscape improvements in connection with the revisions to the building help make a more pedestrian friendly experience and break up the site into smaller portions which was a concern during the first meeting.

### **BUILDING ELEVATIONS – Sheet A201**

During the previous meeting, a significant portion of the discussion was driven specifically by the South Façade and Plan Commission Member’s desire for it to be further broken up with varying visual interest. We revised the building footprint and elevations to address these concerns and feel the revised design more appropriately breaks the long building into smaller segments to be more consistent with the intent of the zoning ordinance.



As suggested in Wight and Company's report, we increased the size of the entrance tower. Additionally we revised the plan profile on Madison to reflect the use inside the building. The façade is pulled to the property line at the most prominent and publically important portions and gradually steps back at less publically important areas of the building. This gradual stepping back at key points inside the building breaks the façade into three separate pieces at varying planes. To further, segment the façade we extended the column and gazing pattern further east and designed a more prominent area for the display of the Foley Rice caricatures. As one Commissioner suggested, we lowered the caricatures to be more visually accessible to a pedestrian. Additionally we incorporated accent brick at several locations to provide interest in the façade.

To add interest and variation in height, we have added raised parapet portions at both the front and rear of the building. We utilized similar solutions of masonry columns, accent brick, and soldier coursing, to make improvements to the East and North Façades. We believe that the revisions are an improvement over the original design and work to address the concerns raised in the initial meeting.

### **BUILDING PERSPECTIVES**

We have updated the building perspectives to communicate the new design. Much of the new renderings are taken from similar angles as the original proposal for easy comparison. The revisions made are described in detail above.

Thank you for your time reviewing the revised documents. We look forward to discussing the project in further detail at the next meeting.

Regards,



Kenneth Nadolski  
Principal