



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: July 19, 2017

To: David Mann, Chair
Oak Park Plan Commission

From: Christopher Payne, Chair
Oak Park Historic Preservation Commission

CC: Craig Failor, Village Planner
Douglas Kaarre, Urban Planner/Historic Preservation
Andrew Yule, Albion Residential LLC

Re: **1000 Lake Street (The Albion at Oak Park) – Planned Development Application**

The Historic Preservation Commission (HPC) reviewed the Planned Development application for the proposed mixed-use building at the northwest corner of Lake Street and Forest Avenue. The site is not located within a historic district, but is within 250 feet of the designated Historic Landmark at 178 Forest Avenue (The Nineteenth Century Club).

The current building at 1000 Lake Street is a two-story brick commercial building, originally Lytton's Department Store, which was constructed in 1956. The proposed new development, which will be called *The Albion at Oak Park*, will be comprised of 9,500 s.f. of retail/commercial space and a residential lobby on the first floor, as well as entrance to the parking garage; 243 parking stalls on floors 2, 3 and 4; and 265 units of rental residential on floors 5 through 18.

Historic Preservation Commission Review Authority

Section 7-9-10 of the Historic Preservation Ordinance provides for the review of Planned Development applications and other zoning actions through the following review criteria:

- a) *Evaluate the anticipated effect of the application on the Nineteenth Century Club;*
- b) *Consider the long-term compatibility of the application with the character of the Nineteenth Century Club;*
- c) *Consider the effect of the application on the long-range preservation of the Nineteenth Century Club.*

The ordinance also states that the Commission “*may present its evaluation or opinion on the effects of such anticipated zoning action on a historic landmark to the board or commission hearing such zoning action.*”

Historic Preservation Commission Review

The Historic Preservation Commission reviewed the application at its meeting on July 13, 2017. The applicant, Albion Residential LLC, and their architect, Hartshorne Plunkard Architecture, presented the proposed development. The Commission also received public comment from five members of the public, including the Nineteenth Century Club. The Historic Preservation Commission respectfully submits its comments to the Plan Commission for consideration during the public hearing.

- The Commission recommends that Albion Residential LLC respond in writing to the undated letter from the Nineteenth Century Charitable Association to the Plan Commission, and work with them regarding the creation of a monitoring and damage mitigation agreement to take place during construction of the building. This will help to ensure the long-term preservation of the building.
- The Commission recommends taking a closer look at the height and scale of the building, which are significantly out of relationship with the Nineteenth Century Club. It doesn't meet the Village's Architectural Review Guidelines for new buildings based on massing and scale.
- The Commission recommends a greater setback along Forest Avenue to help mitigate the height as it relates to Forest Avenue and the Nineteenth Century Club.
- The Commission recommends a setback of the building above the fifth floor, along the north (alley/Austin Gardens) side of the tower, similar to the setback along the Forest Avenue side of the tower, to help relate to the scale of the Nineteenth Century Club.
- The Commission noted that the overall design of the building was positive, in terms of architecture and materials, despite its close proximity to the Nineteenth Century Club, and appreciates the positive economic stimulus a project of this magnitude could have for Oak Park.

Please contact Commission Staff Douglas Kaarre at (708) 358-5417 or dkaarre@oak-park.us if you have any questions.



Nineteenth Century Club (L), Vantage tower (center), 1000 Lake Street (R)
Looking south on Forest Avenue