

# Memorandum

Date: September 28, 2017

To: Cara Pavlicek, Village Manager

From: Tammie Grossman, Development Customer Services Director

CC: Lisa Shelley, Deputy Village Manager  
Paul Stephanides, Village Attorney

Subject: Developer's Response to Trustee Questions

---

Pursuant to Trustees Moroney and Andrews' request, the Developer presented to staff changes to the design of the building to minimize the massing of the north side of the building and therefore, the relationship of the development to Austin Gardens and there appears to be significant improvement to its context. Attached to this memorandum are updated elevation drawings, massing studies and a shadow study that compares the original design and a by-right building design to the updated design.

Staff has reviewed the updated design and we find that it is within the original request for zoning relief. In other words the updated design has no greater requests for relief than requested in the Developer's application. The updated design also meets the parking requirements of the Village's former Zoning Ordinance and the Developer is not requesting relief. The traffic impacts of the new design are comparable to that of the prior design. The shadow study for the updated design reduces shadows to the north as compared to the initial design and in regards to the impact of an 80 foot building which could be constructed by right, the updated design shows minimal additional shadows to the north.

Staff has shared the drawings with the Chair of the Plan Commission David Mann and the Village's contracted architect Floyd Anderson and both will be present at the Board meeting to answer any questions. Overall, while staff supported the prior design, we believe that the updated design is a significant improvement to the project and we continue to recommend that the Village Board approve the planned development application and we have modified the recommendation to incorporate the updated design.

Please let me know if you have any questions or concerns.

# **Albion Cover Memo**

**9/27/17**

# ALBION

RESIDENTIAL

September 27, 2017

Tammie Grossman  
Director; Development Customer Services  
Village of Oak Park

Re: Albion at Oak Park

Ms. Grossman:

I would like to first thank the Village of Oak Park for giving us the opportunity to submit our proposal for 1000 Lake Street. We appreciate the process, even though the outcome at planning commission is not what we sought for, we do believe we learned from the experience and after reading the findings-of-fact believe that there is a possible solution beneficial to the Village of Oak Park, Austin Gardens, and Albion Residential for the best possible project at this very difficult site.

The idea of a stepped building has received a lot of interest from our architecture and development team as this has added a new element of architectural presence to the site.

The intent will include a building stepping down from Lake Street to the park to limit density, shadow, and wind on the north side of the site near the park which was a concern of the planning commission.

At the most northern part (near the park) a 9-story building measuring 96-feet, this compared to previously a full 181-foot building at the park. The buildings first 4-stories will still be setback 5-feet from the alley to the north, and the buildings 5<sup>th</sup> – 9<sup>th</sup> stories will setback an additional 5-feet (10-feet total) from the property line to the north adding a buffer of 30 feet from the park (10-foot setback plus 20-foot alley).

The step itself will be at a depth north to south of 26 feet 8 inches and then floors 10-13 will rise to the south. Again, a 26-foot 8 inch step will be in place and floors 14-17 will rise to the south. Finally, a 3<sup>rd</sup> step will be at another 26 feet 8 inches and floors 18-19 and will rise above to the most southern of the site.

In order to financially incur the cost of the setbacks and to offset the loss of rentable square footage, while still working within the requirements of our submitted planned development application with maximum height of 199-feet and 265 residential units, we will need to relocate 13 of the displaced units to the east portion of the 4<sup>th</sup> floor lining Forest Avenue and north portion fronting Lake Street which was previously parking stalls.

# ALBION

RESIDENTIAL

We believe that the Lake Street and Forest Avenue units will greatly enhance the look and activation of the asset from a streetscape perspective and add a continuing unity of the building from top to bottom that was a point that the planning commissioners were looking to include.

By relocating 13 units to the east and south of the 4<sup>th</sup> floor, Albion at Oak Park will have 207 parking stalls on site for 265 apartments with a (.78:1) ratio that is still very appropriate for a TOD location and still within code compliance.

Albion Residential is still committed to public benefits such as the "Greenway", artwork, sculpture work, and monetary contributions in the amount of \$340,000 plus a one-time payment in lieu of escrow of \$100,000 paid at final certificate of occupancy to the Austin Gardens Trust held with OPRF Community Foundation to continue to enhance the beauty of Austin Gardens.

Albion is still committed to vibration monitoring of the historic 19<sup>th</sup> Century Club and working with Village staff to ensure a proper construction management plan keeping construction traffic away from North Forest Avenue and routing to the proper locations to reduce traffic.

Albion is still fully committed to our long-term relationship and investment with the vibrant community of Oak Park and we still believe that our unique apartment project will attract a new resident base that does not exist in Oak Park today. We believe that our vibrant lobby, community amenities, unique unit mix and amazing TOD location will help to continue the vibrancy occurring in Downtown Oak Park today and will continue to help ease the burden of the tax base all while helping reduce the shadow and impacts to Austin Gardens by stepping the building in a creative and thoughtful manner that is architecturally significant and can be well recognized from any where around Oak Park.

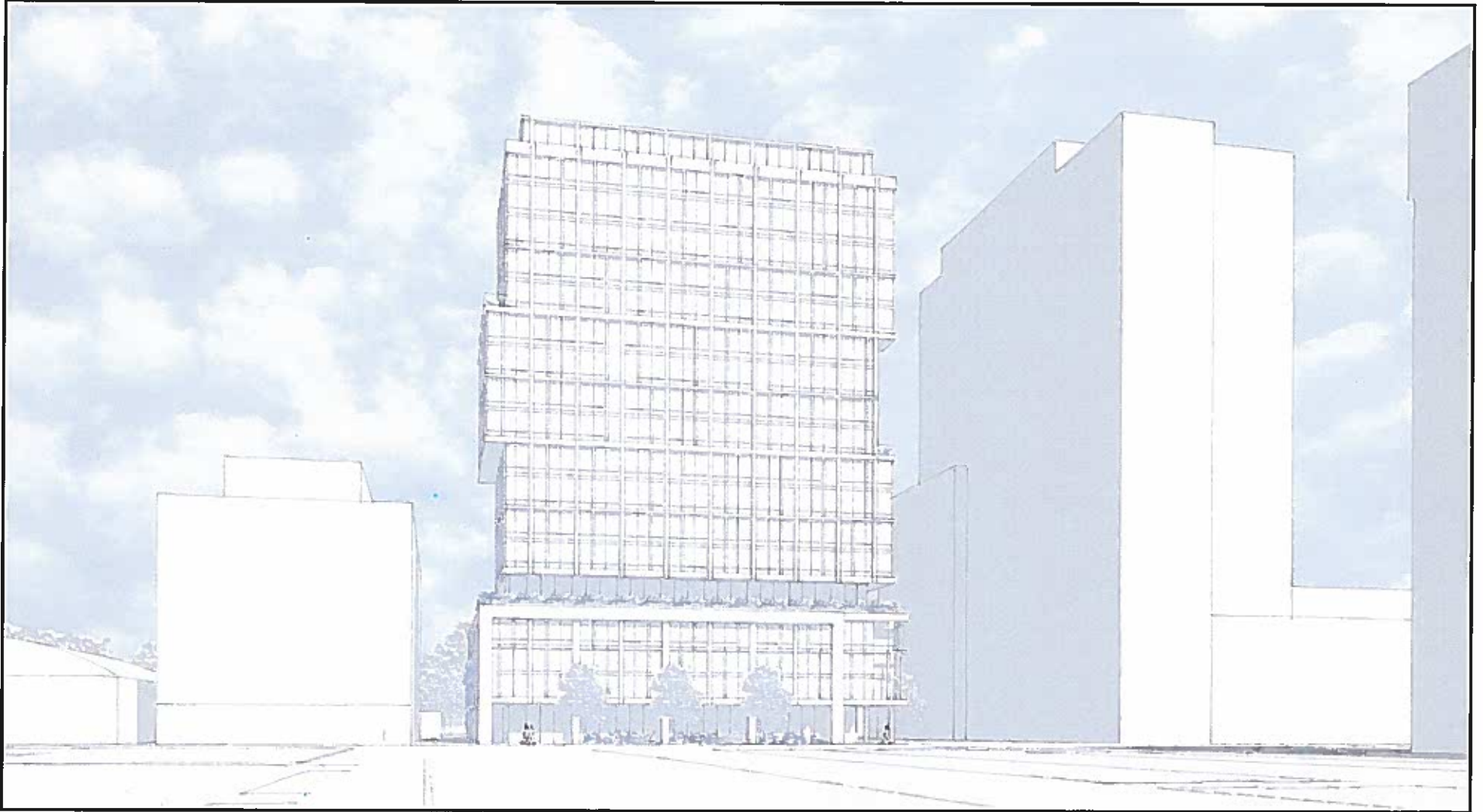
I welcome your comments and I look forward to presenting our proposal to the Village Board of Trustees.

Respectfully,

Andrew J. Yule  
Vice President of Development  
Albion Residential

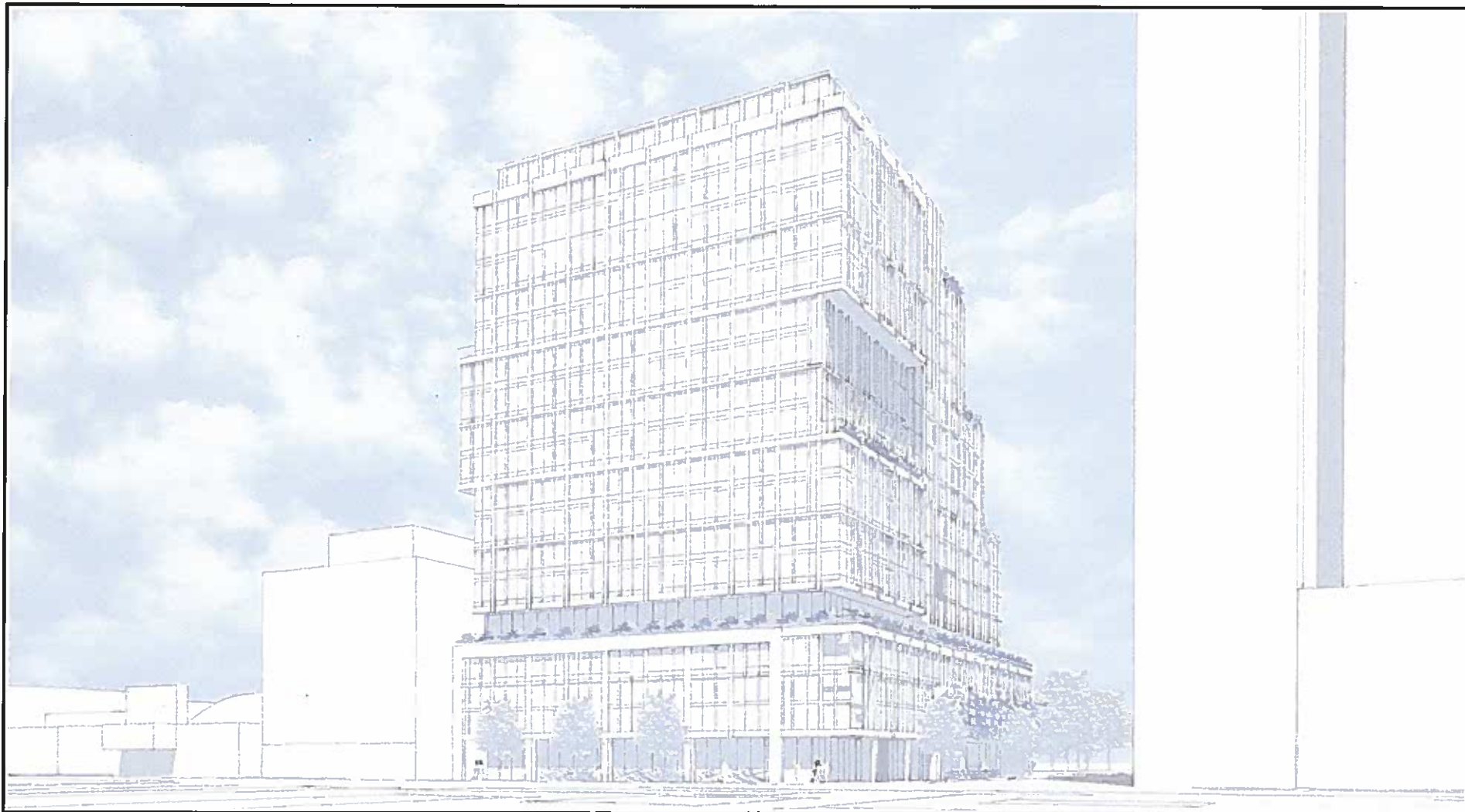
# **Albion Updated Massing**

**9/27/17**

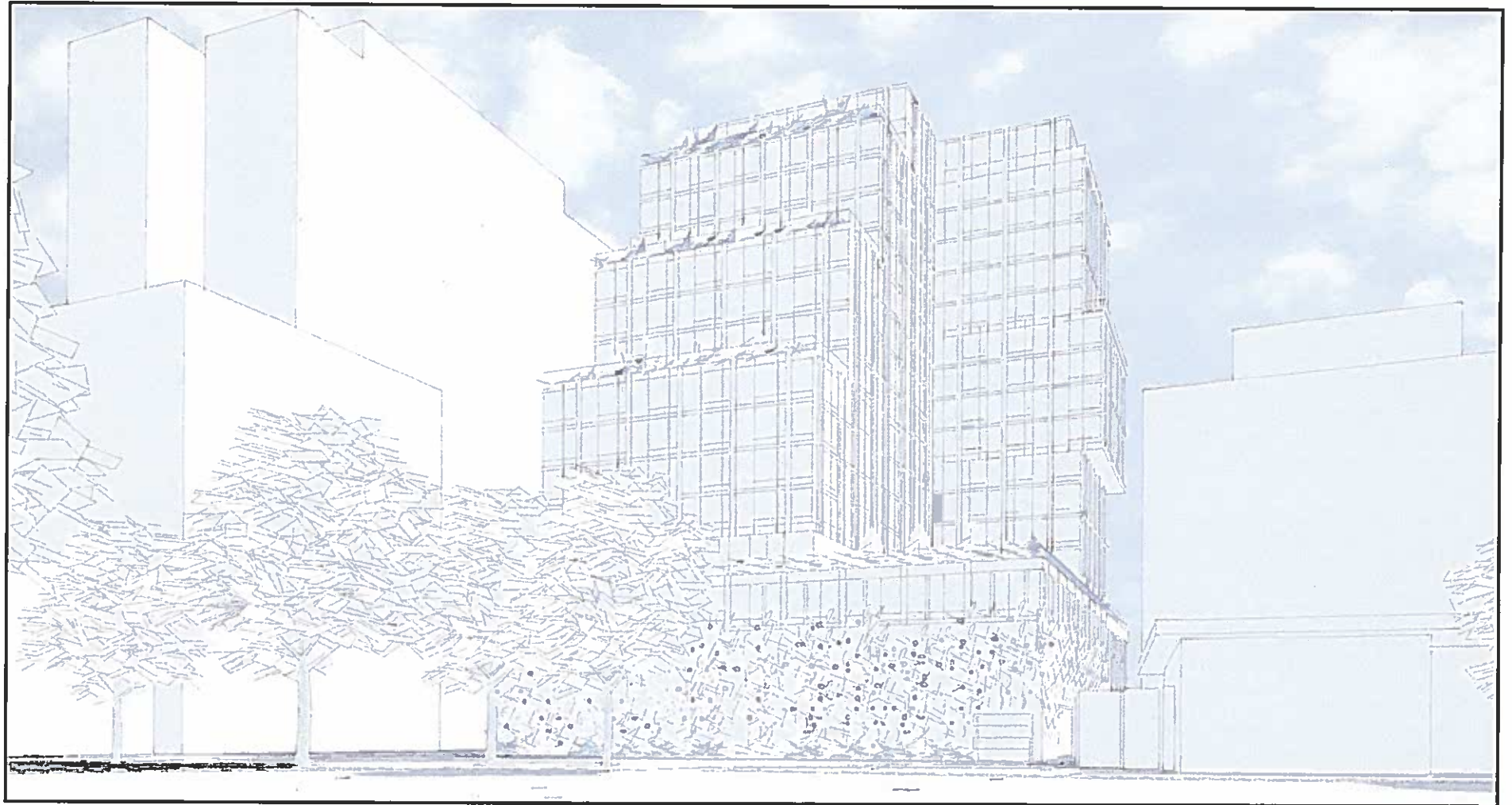


**ALBION** 1000 Lake Street  
RESIDENTIAL Oak Park, IL

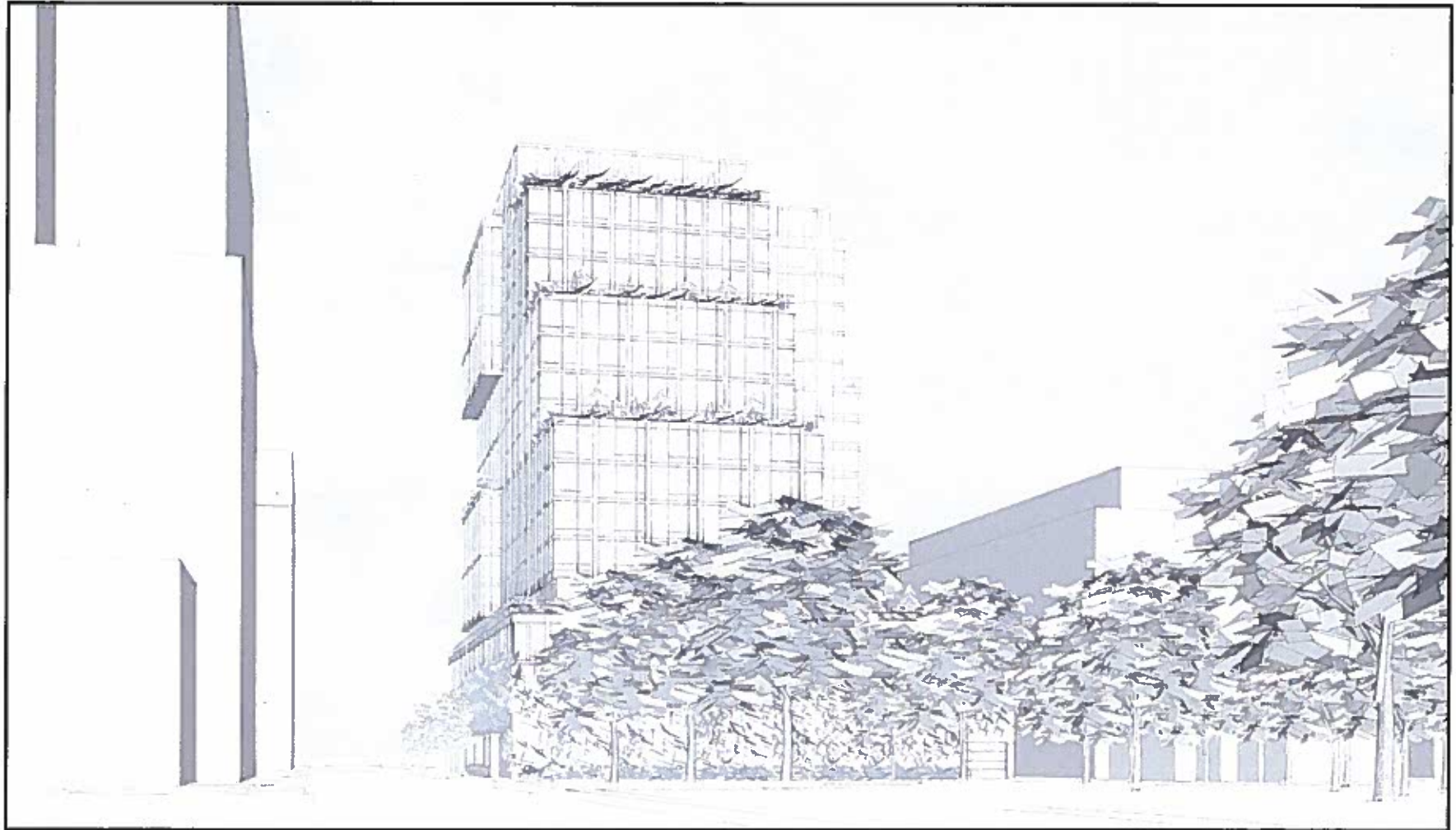
09-27-2017

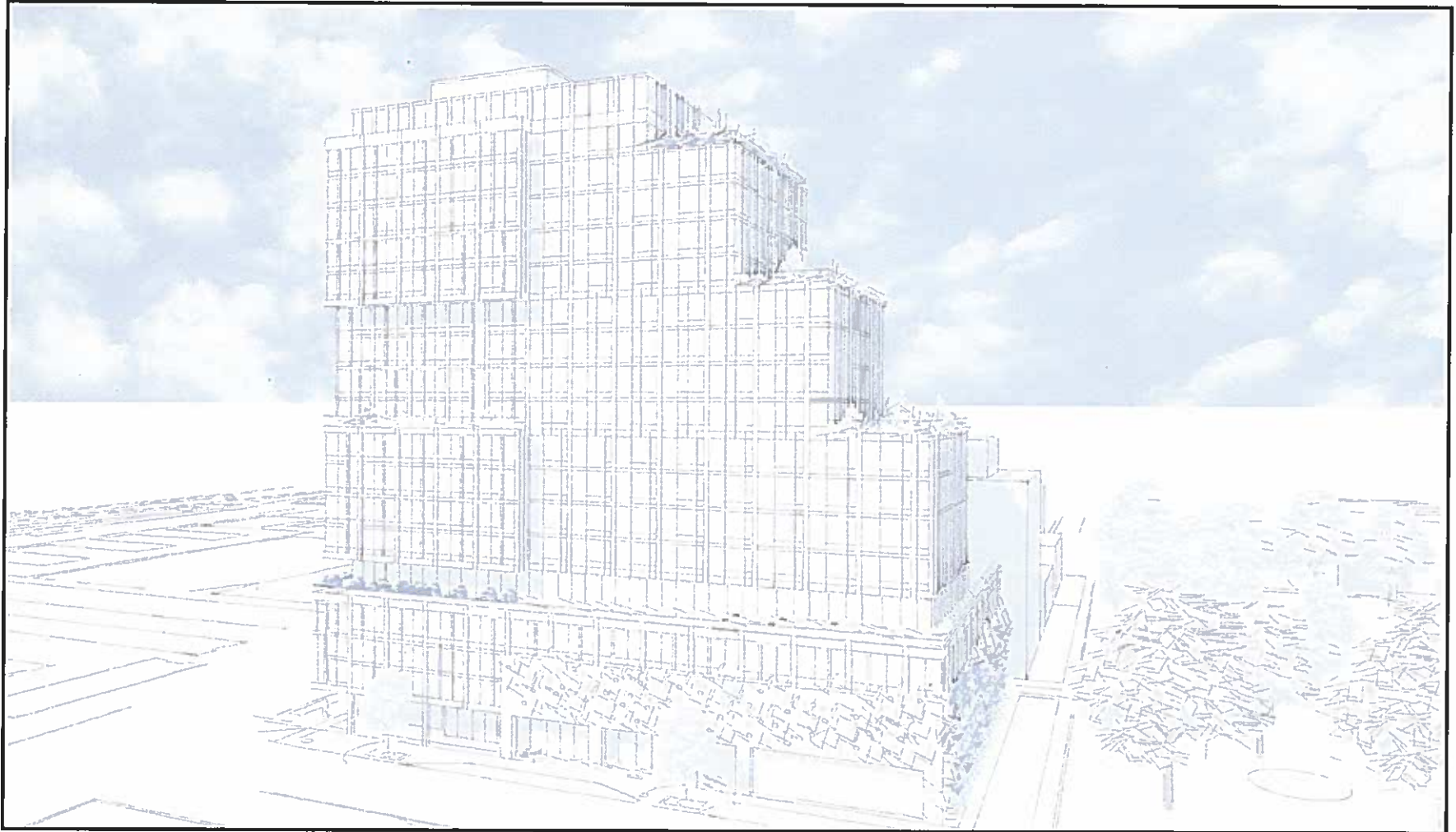






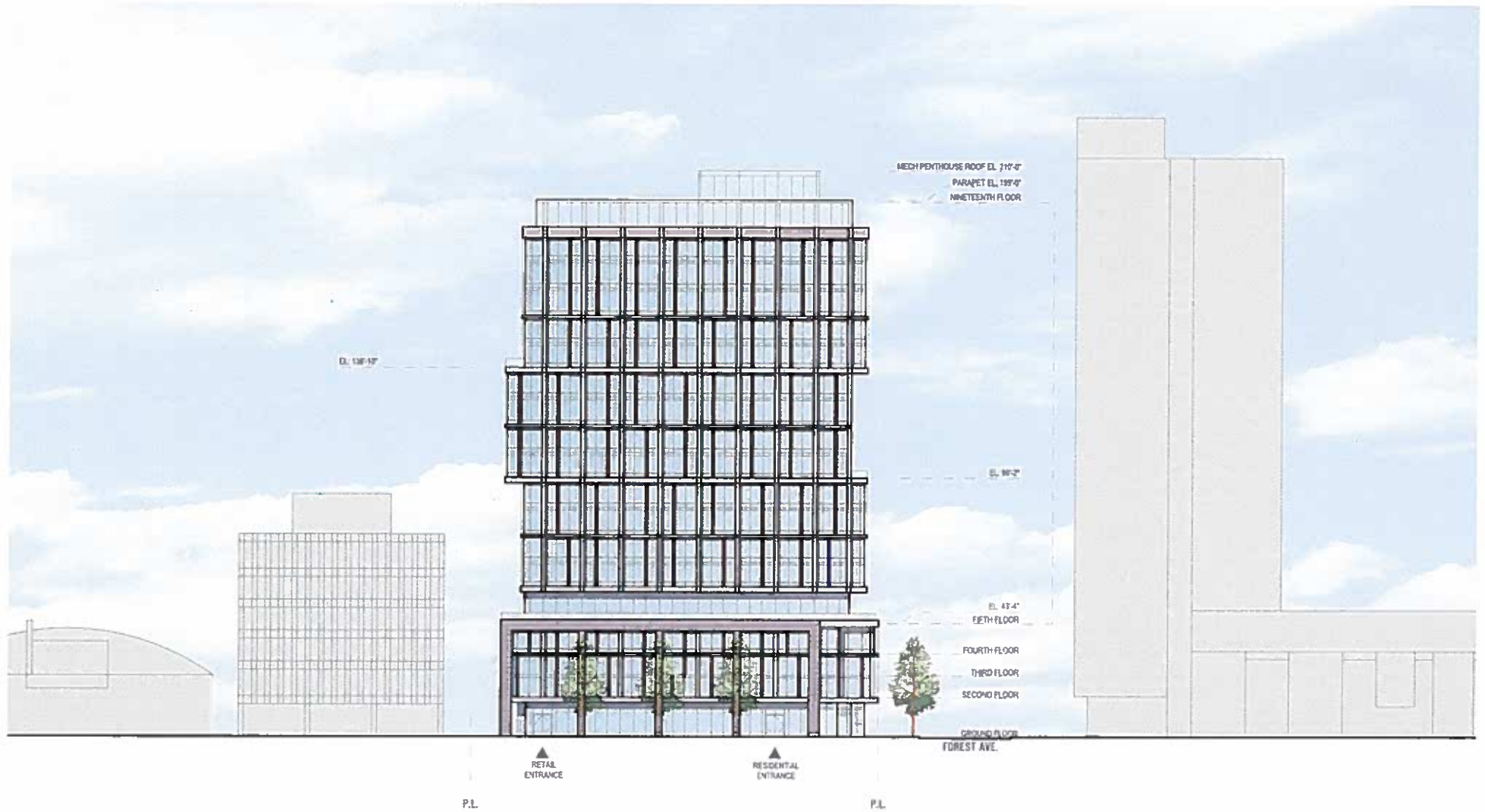






# **Albion Updated Design**

## **9/27/17**



South Elevation - Lake Street

HARTSHORNS PLUNKARD ARCHITECTURE



232 NORTH CARPENTER STREET  
CHICAGO, IL 60607  
312.235.6445  
HPAARCHITECTURE.COM

**ALBION**  
RESIDENTIAL

1000 Lake Street  
Oak Park, IL

09-19-2017





East Elevation - Forest Avenue

HARTSHORNE PLUNKARD ARCHITECTURE



251 NORTH CARPENTER STREET  
CHICAGO, IL 60607  
312.326.4400  
HPARCHITECTURE.COM

**ALBION**  
RESIDENTIAL

1000 Lake Street  
Oak Park, IL

09-19-2017



North Elevation - Austin Garden Park

HARTSHORNE PLUNKARD ARCHITECTURE



252 NORTH CARPENTER STREET  
CHICAGO, IL 60607  
312.226.1400  
HPAARCHITECTURE.COM

**ALBION**  
RESIDENTIAL

1000 Lake Street  
Oak Park, IL

09-19-2017



West Elevation - Connection Walk Way

HARTZBORN PLUNKARD ARCHITECTURE



251 NORTH CARPENTER STREET  
CHICAGO, IL 60607  
312.226.4400  
HPAARCHITECTURE.COM

**ALBOON**  
RESIDENTIAL

1000 Lake Street  
Oak Park, IL

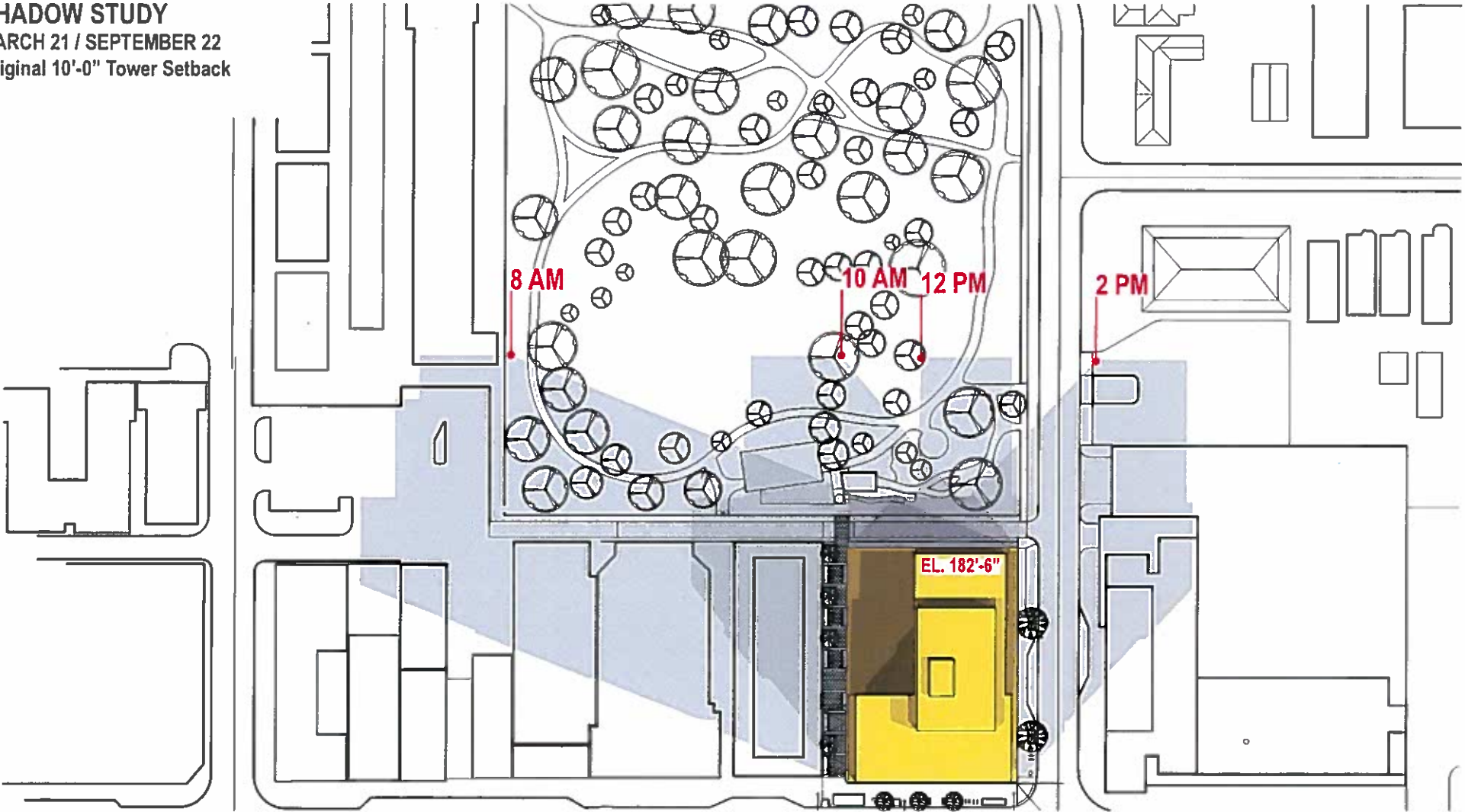
09-19-2017



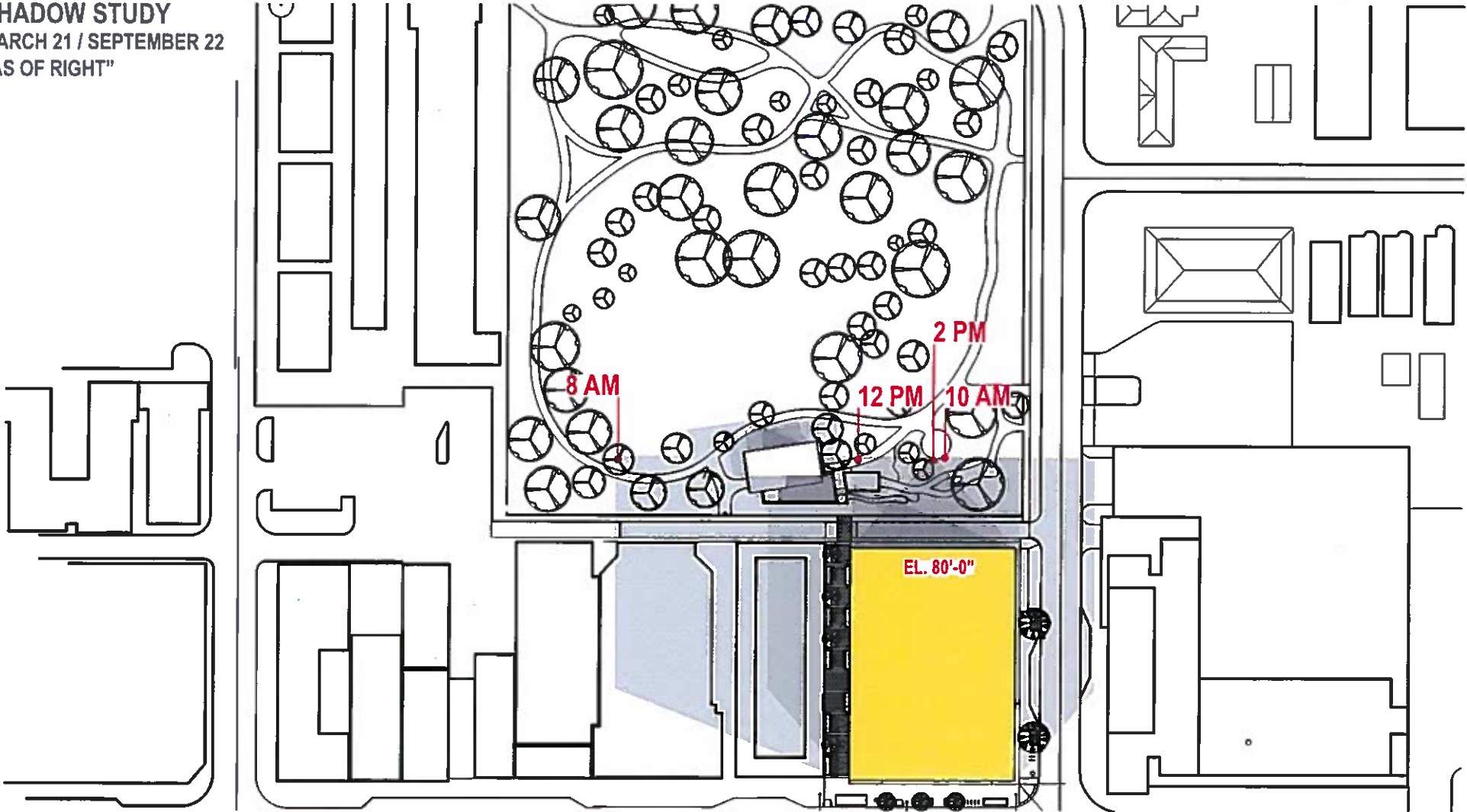
# **Albion Shadow Study Comparison**

**9/27/17**

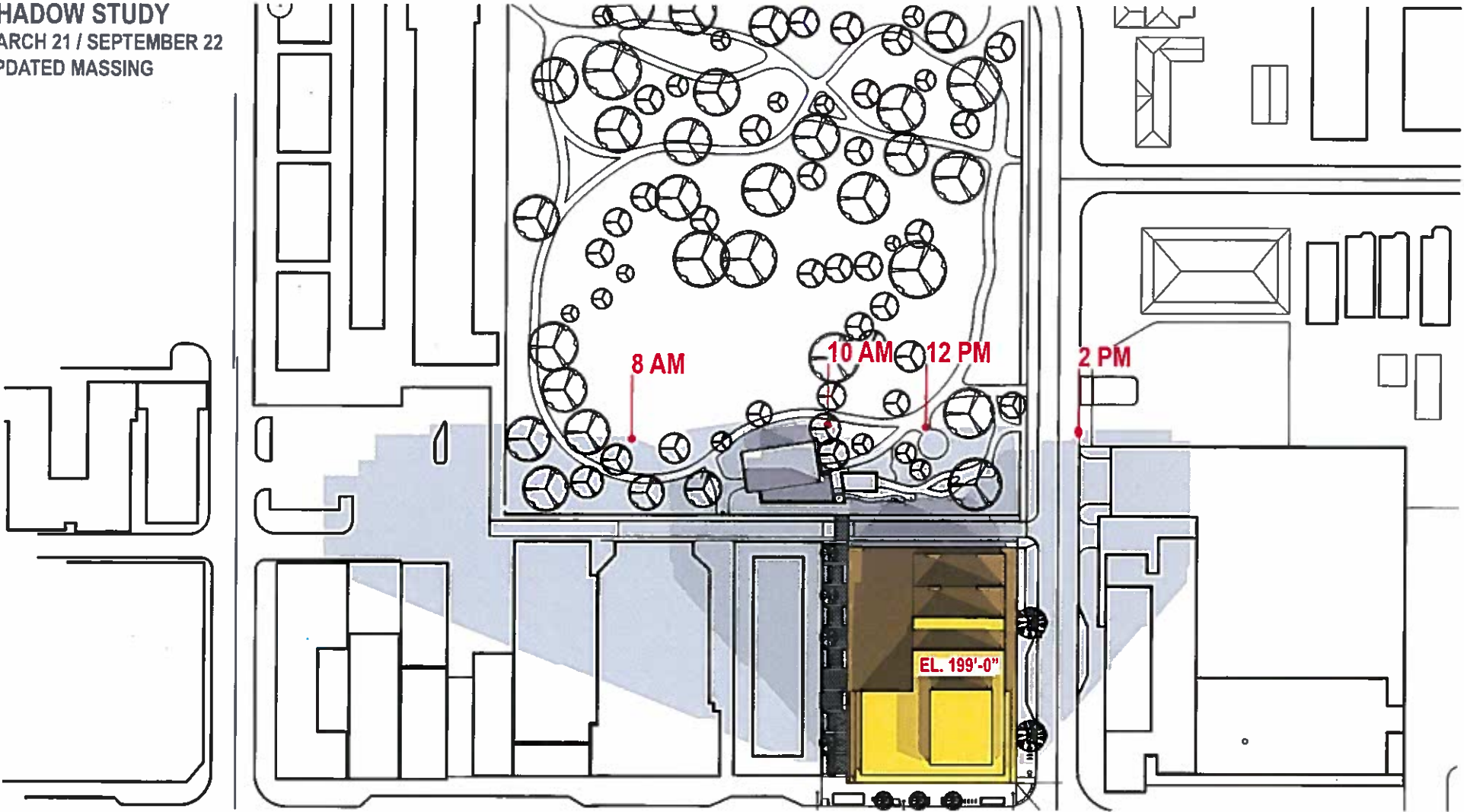
**SHADOW STUDY**  
MARCH 21 / SEPTEMBER 22  
Original 10'-0" Tower Setback



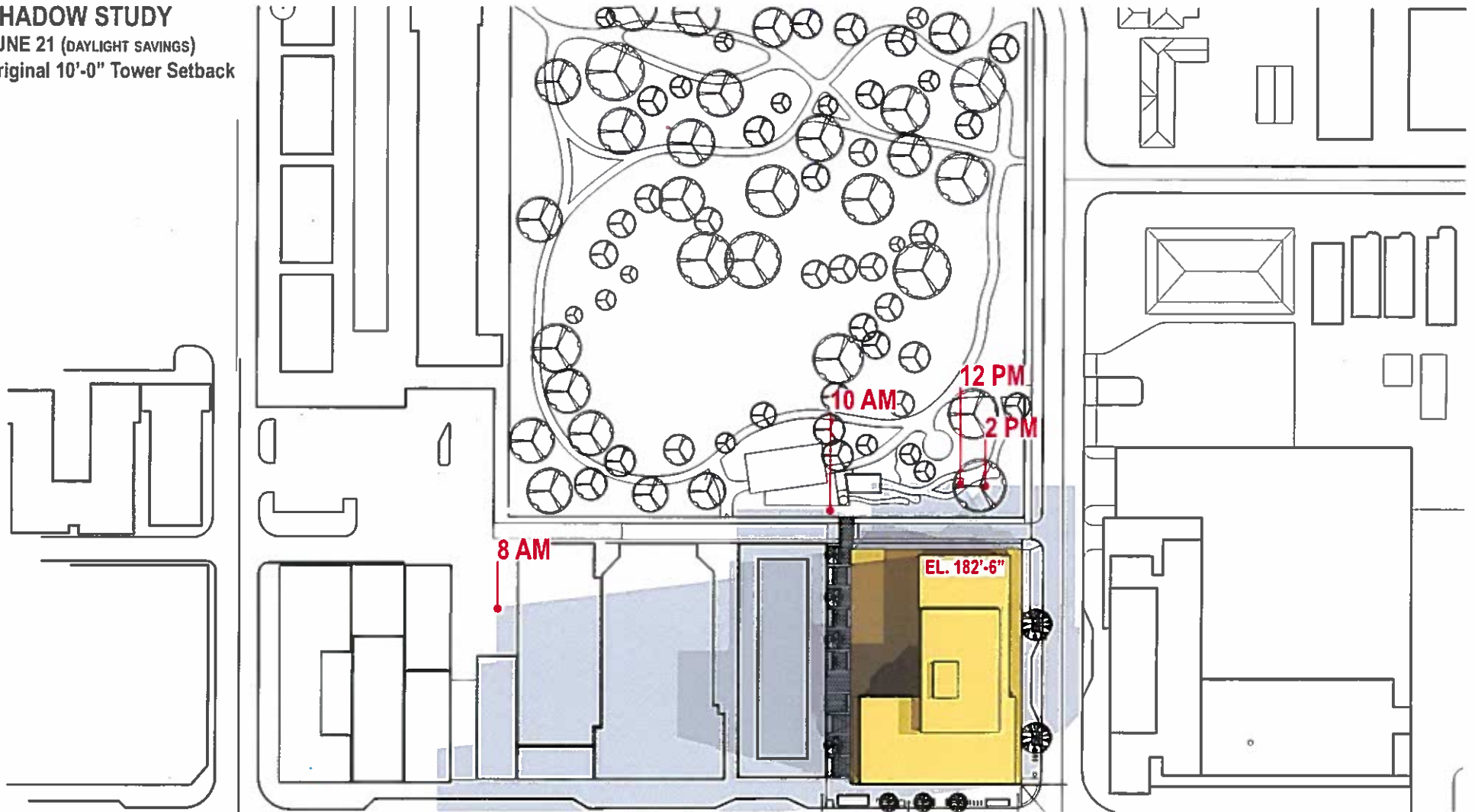
SHADOW STUDY  
MARCH 21 / SEPTEMBER 22  
"AS OF RIGHT"



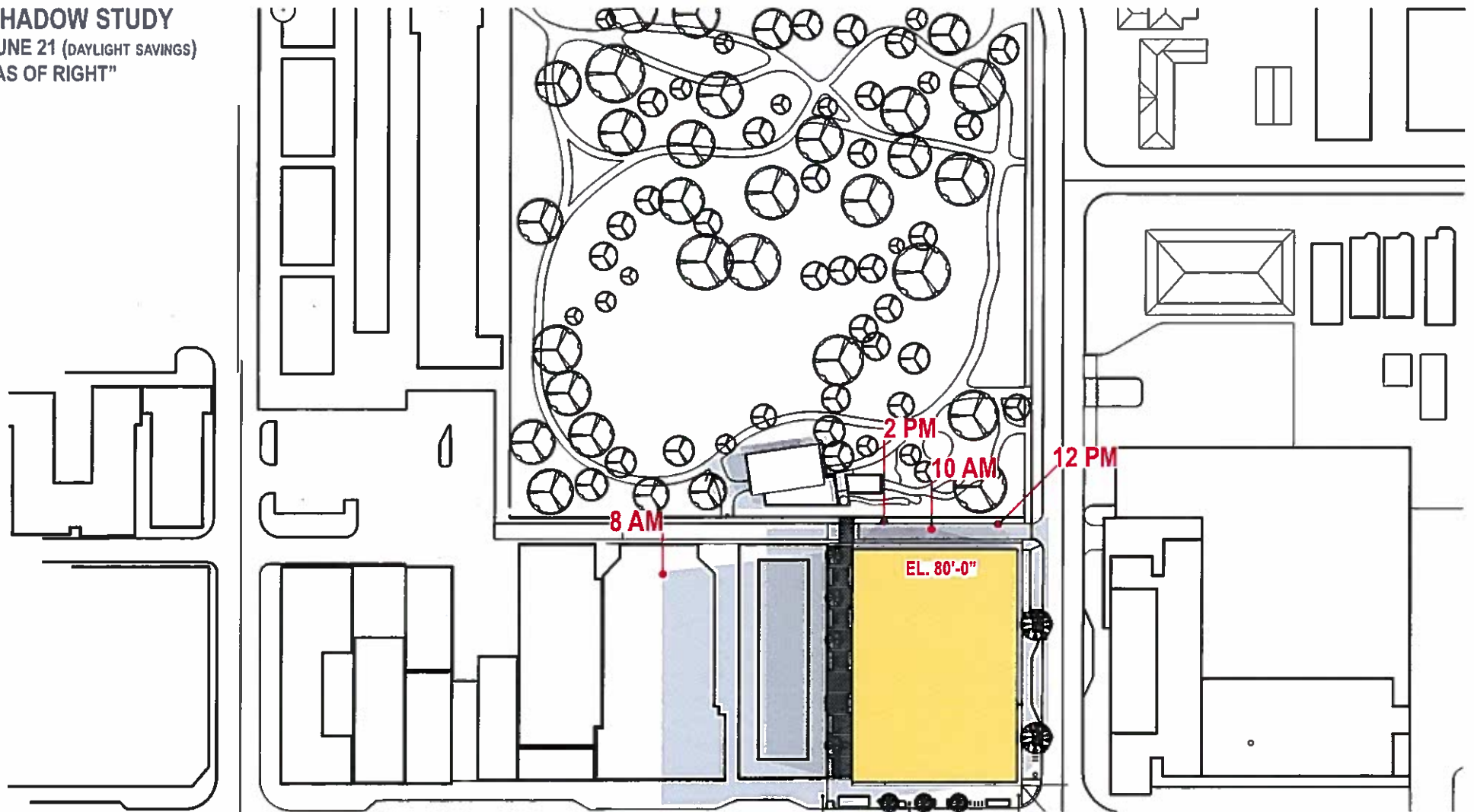
SHADOW STUDY  
MARCH 21 / SEPTEMBER 22  
UPDATED MASSING



**SHADOW STUDY**  
JUNE 21 (DAYLIGHT SAVINGS)  
Original 10'-0" Tower Setback

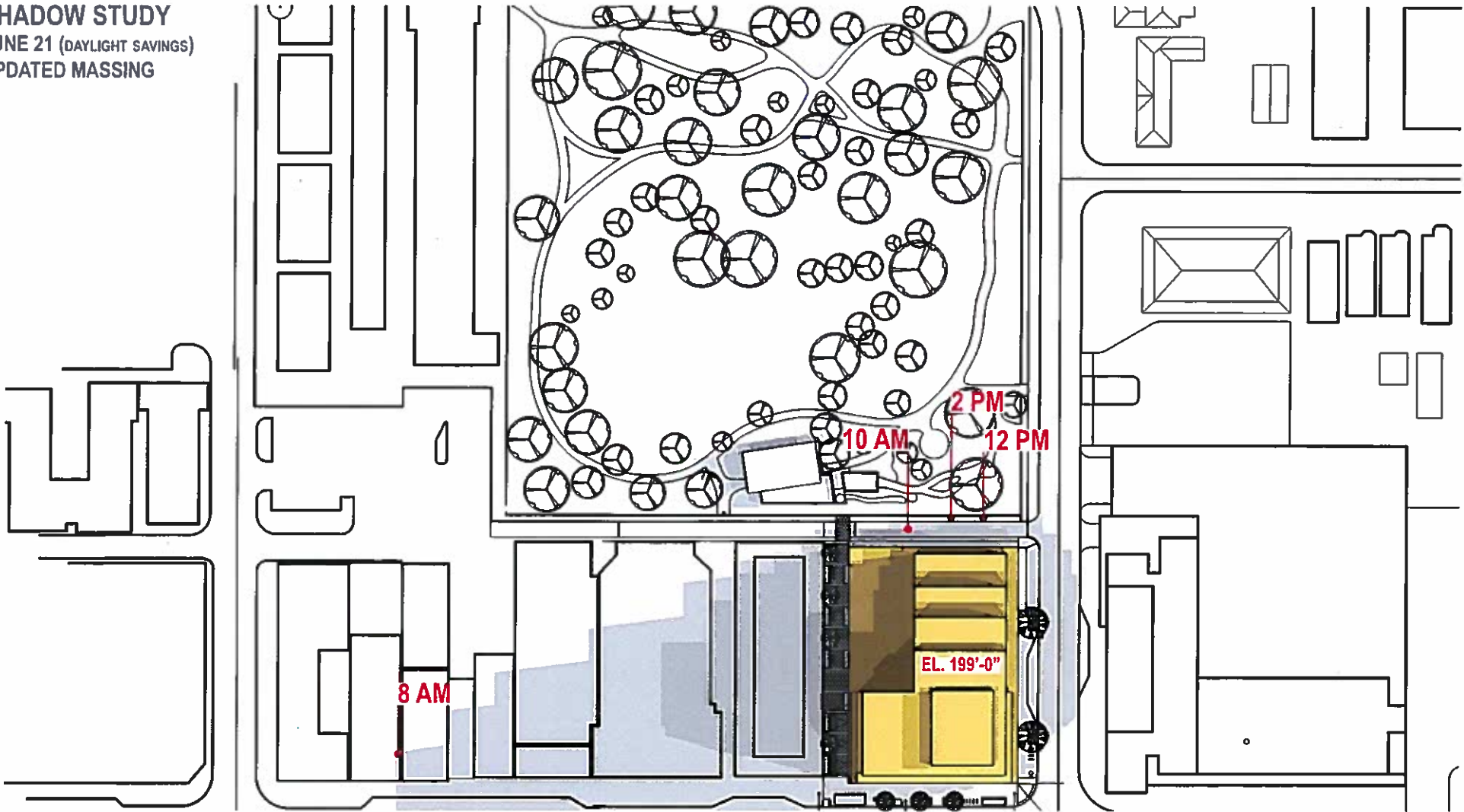


**SHADOW STUDY**  
JUNE 21 (DAYLIGHT SAVINGS)  
"AS OF RIGHT"



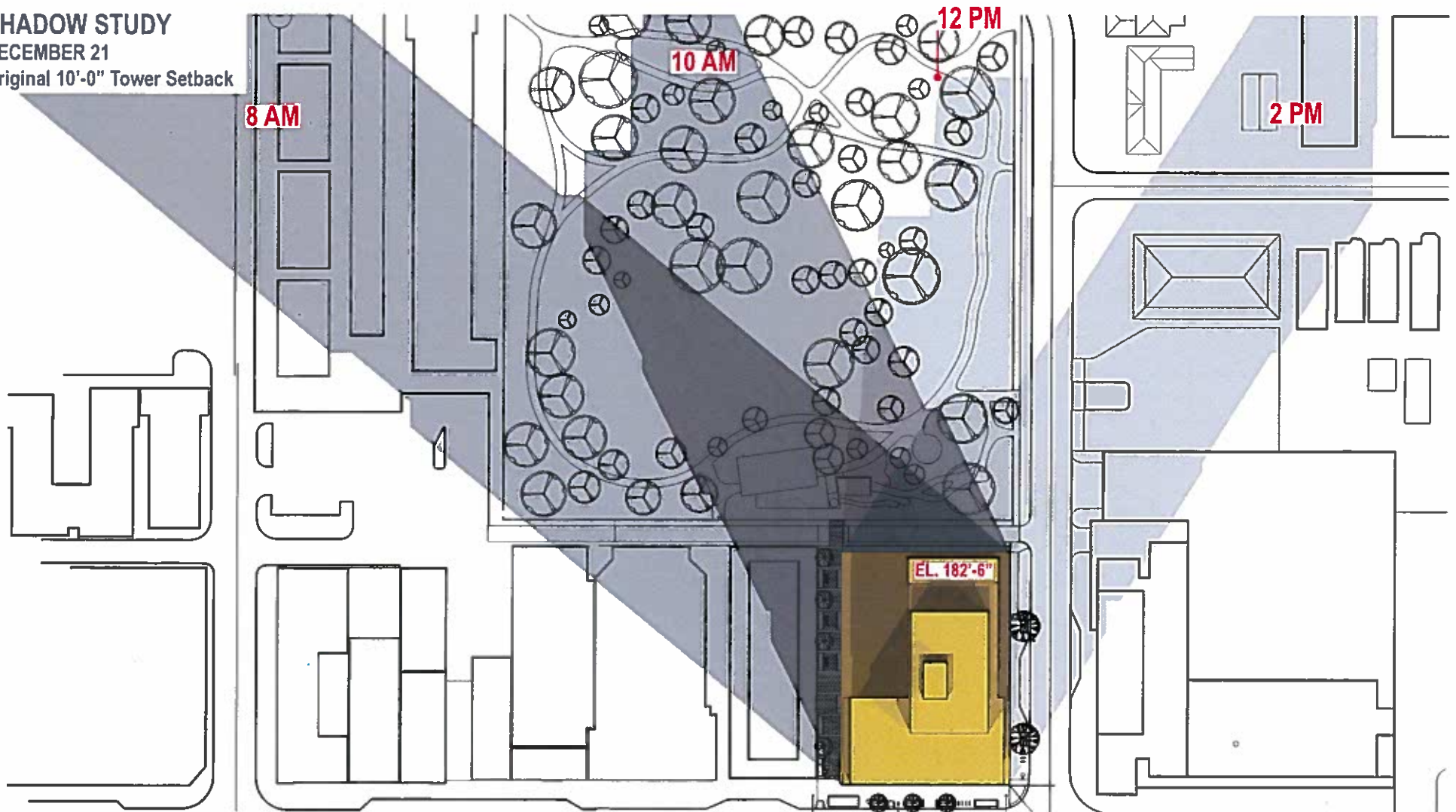


SHADOW STUDY  
JUNE 21 (DAYLIGHT SAVINGS)  
UPDATED MASSING

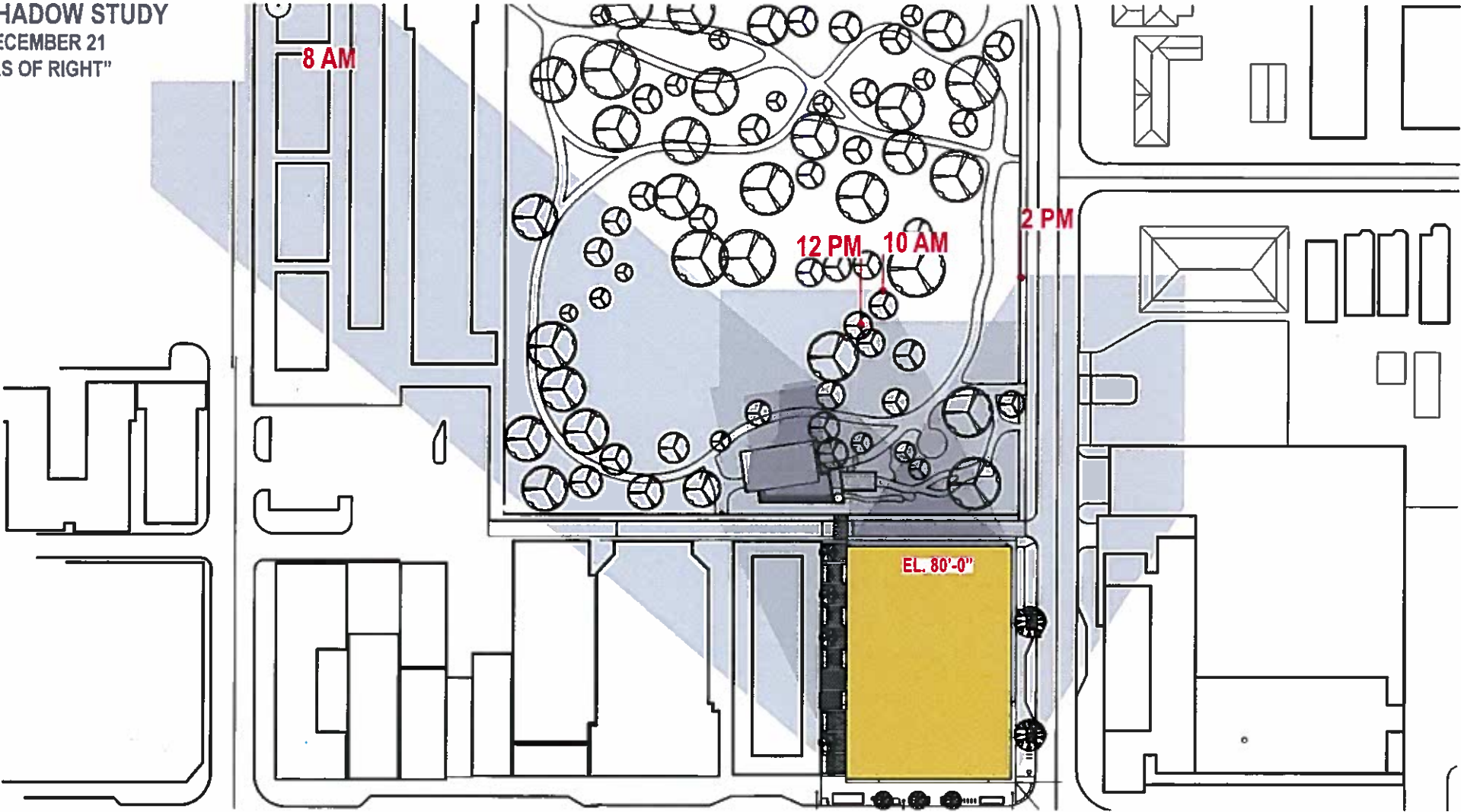




**SHADOW STUDY**  
DECEMBER 21  
Original 10'-0" Tower Setback



SHADOW STUDY  
DECEMBER 21  
"AS OF RIGHT"



SHADOW STUDY  
DECEMBER 21  
UPDATED MASSING

