



## MEMORANDUM

**DATE:** January 8, 2019

**TO:** Tammie Grossman, Development Customer Services Director

**FROM:** Craig Failor, Village Planner

**Re:** Village Hall Elevators

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The Historic Preservation Commission reviewed the council chamber elevator proposal at its June 8 and July 13, 2017 meetings. Based on the three options that were provided (Options A and B were interior with exterior roof elevations, and Option C was an exterior shaft addition), the HPC recommended Option B, which they felt was the least intrusive architecturally on the exterior. They made a formal motion recommending this option to the Village Board, which was unanimous.

Attached are the minutes from both meetings, which were approved on August 10, 2017. Also attached is the rendering of Option B.

**Oak Park Historic Preservation Commission**  
**June 8, 2017 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers, 7:30 pm**

**ROLL CALL**

PRESENT: Chair Christopher Payne, Jennifer Bridge, Darrick Gurski, Laura Jordahl, Don McLean, David Sokol, Aleksandra Tadic, Noel Weidner  
ABSENT: Greg Battoglia, Rebecca Houze  
STAFF: Douglas Kaarre, AICP, Urban Planner

- A. **Oak Park Village Hall: 123 Madison Street (Village of Oak Park)**: Review proposal to install elevators in two locations (*National Register of Historic Places*)  
Vic Sabaliauskas and Fred Gutierrez, Village of Oak Park, and Eric Martin, Ross Barney Architects, were present.

Vic Sabaliauskas, Village of Oak Park, stated that he has been tasked with replacing the existing lift with an elevator. Staff has recommendations and funds, but will consider the historic preservation standards and recommendations. The funds probably will run into 2018. The Village Manager decided to look at the front entrance too. The chair rail ramp doesn't work well. The Lombard Street elevator lift is the only one in the building, and you have to enter through the staff area. The Council Chambers elevator is the priority as the Police Department may end up moving out of the building in the near future.

Eric Martin, Ross Barney Architects, provided an overview of the plans for the three options at the south location (front entrance). It would be a dual opening (pass-through) elevator. Option A would widen the stairs. Option B would be constructed in the Cashier's office and down in the parking garage. Option C would make the stairs narrower. All three options would stay below the roofline.

He then provided an overview of the plans for three options at the east location (council chambers). Option A would be located where the janitors closet/storage is currently located. Option B would be located where the storage and firing range are located. The firing range is no longer in use. Option C would be an exterior glass elevator constructed between the main building and the council chambers, and attached to the connector. Option C1 would be the same but eliminate the front stairs. All of these options would require going above the roofline.

The Commission, staff and Mr. Martin walked around the building to visit both the sites for each option and view the potential impact from the courtyard. They returned to discuss the proposal.

Vic Sabaliauskas stated that the proposed cost range was \$750,000-\$1,500,000.

The Commission had the following comments:

- It was recommended that they look for examples or case studies of other historic buildings that have added or integrated an elevator to the exterior
- They will concentrate on the east (Council Chambers) elevator as it is the Village priority
- There does not seem to be a way to integrate it, even if they wanted to
- Options A and B are more integrated, Option C is adding on
- Options A and B are more of a burden from a construction standpoint
- Option C is more of a burden on the appearance of the building
- They need more time to digest the proposal. They would like to see some exterior design elevations or sketches of the roof tops.

Vic Sabaliauskas stated that they will take to the Board for approval of concepts, put together plans. Staff is leaning towards Option C1 and Option B on the south location.

Planner Kaarre stated that the project will require Section 106 review as the project will include CDBG funds.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.

**Oak Park Historic Preservation Commission**  
**July 13, 2017 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers, 7:30 pm**

**ROLL CALL**

**PRESENT:** Chair Christopher Payne, Greg Battoglia, Jennifer Bridge, Darrick Gurski, Rebecca Houze, Laura Jordahl, Aleksandra Tadic, Noel Weidner  
**ABSENT:** Don McLean, David Sokol  
**STAFF:** Douglas Kaarre, AICP, Urban Planner

- A. **Oak Park Village Hall: 123 Madison Street (Village of Oak Park)**: Review proposal to install elevators in two locations for CDBG-funded project (*National Register of Historic Places*) – continued from June 8

Planner Kaarre provided an overview of the proposal. Last month the Commission reviewed the two elevator proposals. This month you are focusing on the three options near the Council Chambers. You had requested preliminary sketches. He asked Anthony Rubano at the State Historic Preservation Office for good examples of elevator additions to historic buildings. He stated that generally they should detract from significant interior spaces or exterior elevations, and the best examples are ones where you can't tell that they have been added. Eric Martin from Ross Barney Architects provided some exterior sketches for the three options A, B and C. Options A and B are interior with roof bump-outs designed to be clad in metal to match the roof. Option C is the exterior addition and the shaft is clad in glass.

Commissioner Weidner asked if they are in any particular order?

Planner Kaarre stated that last month it was stated that the Village's preferred option is C based on cost and some interior complications with moving mechanical systems with the other options.

The Commission reviewed photos of the exterior of the building.

Commissioner Jordahl asked about the original intention of the area under the Council Chambers. The exterior elevator, Option C, would impinge on that open space.

Planner Kaarre stated that it was all covered with water – a decorative pool which did not last long.

Chair Payne stated that when you walk around outside the Council Chambers on the ground level, it seems to be a critical part of the design of the building that this remain an open, fluid area underneath this structure. There is something kind of elegant about this connection between the public forum. There's something nice about how that is designed. It would be a shame to enclose that and make it one. When he looks at the two outside options the smaller one is more palatable. He doesn't think that matching the roofing material is a good idea. His concern is that it brings an element that appears historic inside the building. It would meet the Standards if the material was compatible, such as a similar cladding rather than matching. Or find another material to relate to on the structure, such as the concrete columns and the tube enclosure. They relate to the overall composition better. He finds it problematic to clad it in metal and make it look like it's always been there. He prefers Option B because it has the least impact on the overall planning of the structure, even though it might have an big effect on the plan.

Commissioner Weidner stated that he prefers Option C because it tells a story of the building that it was built before the Americans with Disabilities Act. He doesn't like how it would bump up out of the

roof. The exterior is the most practical. The glass shaft distinguishes it as not part of the original building that was added later and shows the evolution of the design.

Commissioner Tadic stated that Option B is the least painful to add to the building. She does not like how the glass mass works with the bronze catwalk in Option C. It also impedes the vista that was created by two forms that was the original intent of the architecture between the street and the public space inside. She agrees that the material should be different than the roof material. They should explore concrete or some other elements of the façade.

Commissioner Battoglia stated that he likes Option B as well. He's not sure he can see concrete, which is a heavy, foundational material, on a roof, which might seem awkward. Maybe metal, but in a different scale, or a larger panel. He understands why Option C is proposed to be glass, but when it's going to abut this mass it will seem awkward.

Chair Payne stated that with concrete it goes all the way through the building, which is why he mentioned it. His comment was more about not matching the roofing material.

Commissioner Gurski stated that he likes Option B as well. His concerns are with the functionality of Option C. Trying to navigate the catwalk from the elevator in a wheelchair could be difficult. Option B flows straight out.

Commissioner Houze stated she also prefers Option B. The large glass shaft doesn't fit very well between the two buildings. She also agrees that the material should be different.

Commissioner Jordahl stated that it is difficult to recommend any of the options without seeing the plans. If she recalls there were problems programmatically on the inside with the interior options. However, from a preservation perspective, something as unobtrusive as possible and with compatible materials would make the most sense.

The Commission reviewed the preliminary plans for Options A and B that were provided to them in June.

Commissioner Bridge stated that she can see Commissioner Weidner's point about the evolution of the design of the building, but also Commissioner Tadic's point about blocking the vista of the courtyard. Her opinion is leaning toward Option B. The material needs to be compatible, but doesn't look like it was part of the original design.

Commissioner Weidner stated that he would like to hear what Anthony Rubano at the State Historic Preservation Office thinks about these options, and also if Harry Weese wrote anything about ADA and how he may have approached it.

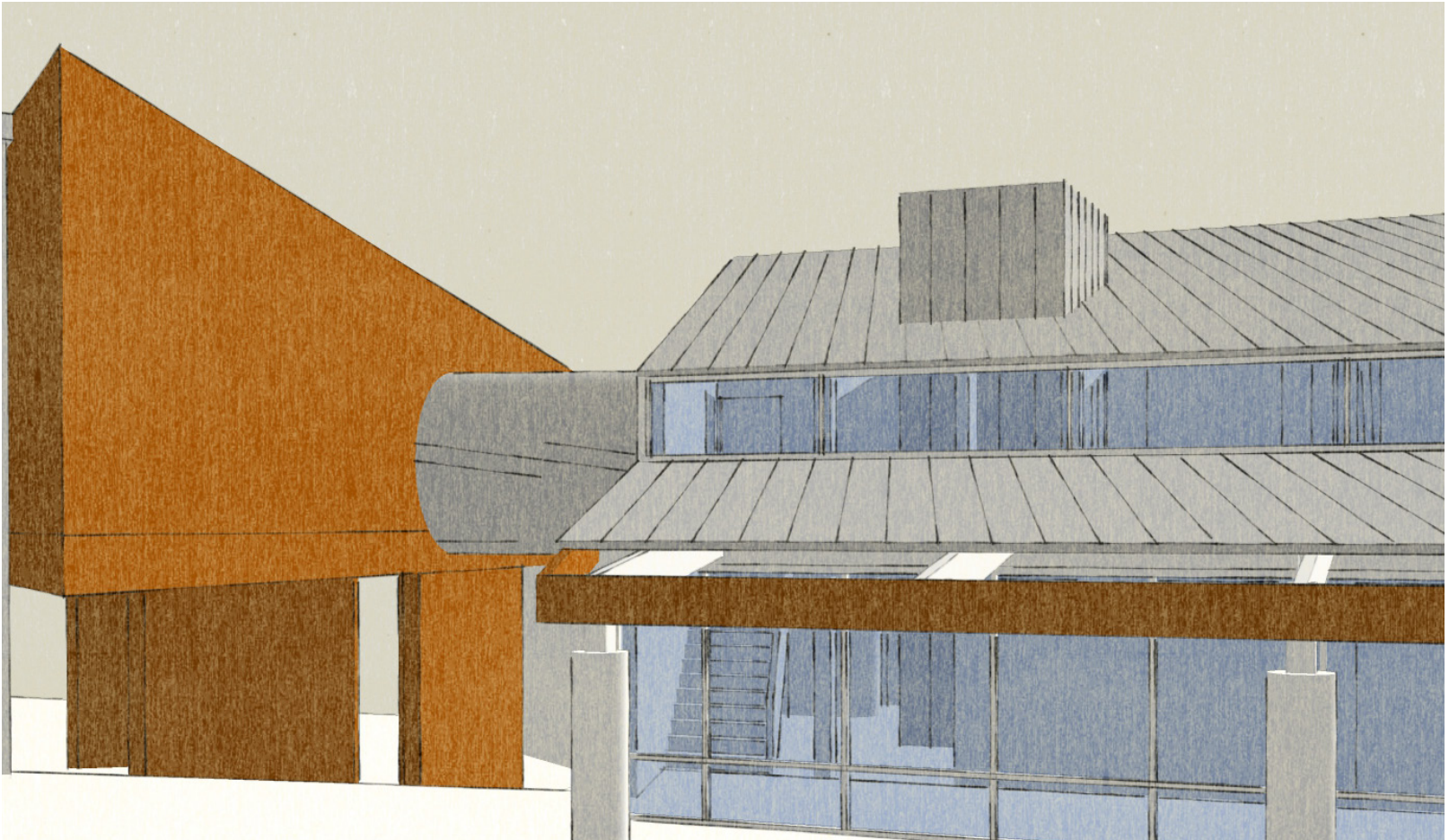
Planner Kaarre stated that they will hear from the SHPO because the project will have to go through Section 106 review.

*Motion by Battoglia to recommend Option B to the Village Board. Second by Tadic. Motion approved 9-0.*

*AYE: Battoglia, Bridge, Engle, Gurski, Houze, Jordahl, Tadic, Weidner, Chair Payne*

*NAY: None*

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.



*ross barney architects*

2017 07 11\_OAK PARK, CITY HALL\_ ELEVATOR OPTION B