

Village of Oak Park  
Department of Public Works  
Engineering Division  
**MEMORANDUM**

March 5, 2020

TO: Craig Failor, Village Planner

CC: Tammie Grossman, Director of Development Customer Services

FROM: Bill McKenna, Village Engineer

RE: Engineering Division Review Comments for Proposed Madison Gunderson Place Development at 435 Madison Street

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The Engineering Division of Public works has completed the review of the application materials for the proposed Madison Gunderson Place Development at 435 Madison Street being presented to the Plan Commission. Please see the comments below and forward this memo to the Plan Commission for their information.

**Driveway Location:**

Engineering staff does not support the revised location of the proposed driveway on Madison Street. Staff recommends the driveway be located on Gunderson Avenue at the general location provided in the original application and shaped in such a manner to require traffic to enter and exit from the north. By properly designing the driveway area to encourage vehicles to enter and exit from the north, the proposed driveway on Gunderson minimizes traffic impacts to the residential block south of the development without adversely impacting pedestrian, bicycle, or vehicular traffic on Madison Street and improves the overall Madison Street frontage by eliminating a curb cut and driveway.

In general driveways on Madison Street should be for commercial driveways or large sized parking structures. The proposed driveway apron on Madison Street creates the following issues:

- Creates conflicts with pedestrian movements
- Creates conflicts with bike lane for vehicles crossing bike lane
- Creates blockages of bike lanes while cars exiting the driveway wait for gaps in Madison traffic
- Creates a loss on on-street parking on the commercial frontage (1)

- Does not improve the existing condition of three immediately adjacent curb cuts for the driveway, alley, and driveway apron to the east
- Creates blockages with garbage collection service
- Create blockages from deliveries (Amazon, FedEx, UPS, etc.) using Madison at or near the driveway area since it's the most convenient location to the doorway
- Creates potential congestion on Madison street for vehicles entering the driveway since there is no eastbound right turn lane or area
- Creates potential safety concerns from vehicles trying to exit the driveway with oncoming traffic

Should the Plan Commission recommend revising the driveway location to Gunderson, staff recommends removing the on-street parking on the east side of Gunderson from Madison to the south limit of the development to allow for creating an appropriate driveway shape to force the vehicles using the garage to enter and exit from the north and to better allow for room for garbage trucks and deliveries to occur without blocking through traffic on Gunderson.

#### **Other Comments:**

##### **Staging Plans A0.2**

- Staging Plan is in conflict with existing trees which are shown to be protected and saved on both the Madison and Gunderson frontages. Revise staging plan to accommodate existing parkways trees to remain
- Pedestrian path on Madison conflicts with existing bike lane. Recommend removing on street parking on Madison during construction to create a 10' wide shared bike lane and sidewalk area protected by concrete jersey walls from traffic
- Revise staging plan to indicate no construction traffic on Gunderson south of the development site and no construction traffic on Euclid
- Revise staging plan to indicate contractor shall provide a 5' wide accessible walkway along Madison during construction and a 5' wide bike lane along Madison during construction

##### **Site Plan:**

- A0.6 - The new driveway on Madison Street eliminates 1 parking space reducing the on-street parking area from four (4) spaces to three (3). 80 feet existing vs 68 feet proposed.

##### **Civil Plans:**

- Revise combined sewer size as the proposed 8" sewer is too small for this sized building and number of dwelling units
- Show revised pavement markings for changes to the parking stalls and resurfacing limits to consolidate multiple pavement patches



Members of the Plan Commission  
Village of Oak Park

November 14, 2019

**RE: Village Impact Review**

Dear Members of the Plan Commission:

I have reviewed the proposed 48 unit apartment development to be located at 435 Madison Street by Michigan Avenue Real Estate Group as presented by John C. Schiess. This presentation stated that there would be a parkway diverter directing vehicles exiting the building to turn north on Gunderson and keeping one lane of traffic open at all times for thru-traffic. Pursuant to my review on Friday, November 8, 2019 I have determined that the development proposal will not have a negative impact on the Fire Department.

Sincerely,

Thomas Ebsen,  
Fire Chief, Village of Oak Park



Members of the Plan Commission  
Village of Oak Park

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November 14, 2019

**RE: Village Impact Review**

Dear Members of the Plan Commission:

I have reviewed the proposed 48 unit apartment development to be located at 435 Madison Street by Michigan Avenue Real Estate Group as presented by John C. Schiess. Pursuant to my review on Friday, November 8, 2019 I have determined that the development proposal will not have a negative impact on the Police Department.

Sincerely,

A handwritten signature in blue ink that reads "LaDon Reynolds". The signature is fluid and cursive, with a small mark at the end.

LaDon Reynolds  
Police Chief, Village of Oak Park