

February 16, 2021

Craig Failor
Village Planner
Village of Oak Park
Development Customer Services Department

Re: Narrative of Submittal Revisions due to Plan Commission Comment

Dear Commissioners:

Thank you for the opportunity to present the proposed planned development located at 203 S. Marion Street at the February 4, 2021 Plan Commission Meeting. During the meeting, we heard a variety of comments, concerns, and suggestions from both the public and the Plan Commission. We have taken these comments into careful consideration and revised aspects of the project that we believe are an improvement over the original submission. This letter is a summary of the items that have been addressed as well as a response to the comments provided by the Commission.

Greenspace:

A few Commissioners said they would prefer a more generous courtyard on Marion Street. One suggestion included the removal of the maisonette units in order to provide more greenspace. Other Commissioners are in favor of the maisonette units and thought they provide a solution to what would otherwise become vacant retail space.

In response, the design team studied ways to increase greenspace on Marion Street while maintaining the maisonette units. As a result, the design team removed one maisonette unit from the courtyard and rotated two maisonette units along their side. This rotation results in shallower units which provides an additional 13'-0" of greenspace in the courtyard while still providing screening of the parking garage beyond. A 4'-0" masonry wall structure was added on the 10'-0" setback to provide a landscaped entry to the courtyard. These revisions provide visual relief for pedestrians along Marion Street.

It was also suggested that Focus provide trees within the 10 foot setback located at the south side of the building. In response, the design team added two trees with a narrow canopy that will fit within the setback. One tree is located west of the dog run and the other tree is located in a planting bed adjacent to the maisonette.

Sustainability:

It was suggested that the proposed development improve upon the NGBS sustainability certification rating. Focus will commit to a NGBS certification rating of Silver in lieu of Bronze.

Alley:

In addition to re-building the adjacent 200 foot alley, Focus will contribute \$60,000 as a compensating benefit to the village for the re-build of the remaining alley.

All-Way Stop Sign Analysis:

A Commissioner expressed concern with the new traffic generated from the proposed development and wanted to understand why the Pleasant and Marion intersection does not warrant an all-way stop sign. KLOA's study indicates that an all-way stop is not warranted and the intersection should continue to operate as a two-way stop sign controlled intersection. We provided the results of the analysis to the village and at this time, the village engineer does not support an all-way stop sign. We will provide another all-way stop sign warrant analysis approximately 6 months after the building achieves full occupancy to further determine whether an all-way stop is required.

Architectural Detailing:

A few Commissioners suggested that we provide a more "eclectic" treatment or added detail to the façade on the Marion Street and Pleasant Street elevations. As a result of this feedback, the design team revised the brick detailing around the window openings at the first and second floor. The revised renderings include brick banding surrounding the windows and brick reveals at the vertical masonry elements on the north and east façade.

Thank you for your time reviewing the revisions to the application. We look forward to discussing the revisions in further detail at the next Plan Commission meeting.

Yours truly,

Courtney Brower
Senior Development Manager











