



# Village President and Board of Trustees Study Session

Thursday, May 11, 2006  
Community Room 101

7:00 pm – 10:00 pm

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The President and Board of Trustees welcome you. This is a working session of the Village Board and no public comment will be taken.

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## Agenda

Madison Street Plan: Final Presentation

Adjourn



## MEMORANDUM

The Village of Oak Park  
Village Hall  
123 Madison Street  
Oak Park, Illinois 60302-4272

708.383.6400  
Fax 708.383.6692  
TTY 708.383.0048  
village@vil.oak-park.il.us

**DATE:** Tuesday, May 02, 2006

**TO:** David G. Pope, Village President and  
Board of Trustees

Colette Lueck, Chairperson and  
Plan Commission

**FROM:** Craig Failor, Village Planner *CF*  
Community Planning and Development

**THRU:** Lisa Shelley, Deputy Village Manager  
Village Manager's Office

**Re: Madison Street Corridor Plan**

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On Thursday, May 4, 2006 the final draft of the Madison Street Corridor Plan will be sent to you for your review and consideration on May 11, 2006. Scott Harrington and Kate Crowley from *Vandewalle and Associates Inc.*, the planning consulting firm who prepared the plan, will be in attendance to present the plan to the Village Board of Trustees and Plan Commission at the May 11, 2006 Study Session. Other members of the consultant team will also be in attendance from the *Goodman Williams Group*, *KLOA*, and *Wiss, Janney, Elstner Associates, Inc.* In addition to the Plan Commission, the Community Design Commission, Historic Preservation Commission, and Transportation Commission have also received a draft plan and are in the process of reviewing the document. They will provide written comments on or before the May 11<sup>th</sup> Meeting.

After the approval of the contract with *Vandewalle and Associates Inc.* in November 2005, the consultants held six community meetings [December 7, 2005; December 14, 2005; January 26, 2006; February 23, 2006; March 8, 2006; April 19, 2006] at various locations along or near the Madison Street Corridor, six working meeting with the Village Board and Steering Committee [December 1, 2005; January 11, 2006; February 8, 2006; April 4, 2006; April 5, 2006; April 27, 2006], three staff / committee lead Plan Commission meetings and various staff meetings throughout the process. The final plan was released to the public for comment on April 20, 2006 through April 27, 2006. Attached to this memorandum are the public comments received for your consideration.

The next steps in this process are as follows:

Upon acceptance of the Madison Street Corridor Plan at the May 11<sup>th</sup> study session, staff proposes to place the Plan on your regular meeting agenda of June 5, 2006 for adoption. A copy of the draft Plan will be available on the Village website.

If you have any questions or need additional information prior to the May 11, 2006 study session, please feel free to contact me by e-mail at [failor@oak-park.us](mailto:failor@oak-park.us) or by telephone at 358-5418.

**From:** Jack Canoy [j.canoy@comcast.net]  
**Sent:** Saturday, April 29, 2006 6:06 AM  
**To:** VOP Planning

1. Which components of the Draft Madison St. Corridor Plan should definitely be revised and how (indicate no more than three)?

- Remove consideration of "Destination Commercial and Institutional District" for the Oak Park Ave corner. I do not support use that will draw traffic from outside the Oak Park and boundary communities. I would support an athletic and/or senior facility or 'reasonable' low rise commercial/retail... Have always thought the NE corner might be good for the new YMCA or even another facility like Ridgeland Commons or Rehm Pool. I have attended a number of the planning meetings and I feel very strongly that the consultants got the wrong idea that people support such a use. I think we support something significant, reasonable, and useful for the NE corner, but NOT similar to what is being proposed. And the single family homes behind Comcast on Grove need protection or compensation if they are to be 'forced out' by big, overwhelming developments.
- Building height for north side @ Oak Park should NOT be 80ft. It can be 65ft just like the other 'major' intersections. I'm afraid 'someone' is pushing for another big development like the one at Harlem & Ontario...

2. Which components of the Draft Madison St. Corridor Plan are acceptable to you but you would like to see revised if possible (indicate no more than three)?

- Traffic flow/design on Madison should be more friendly to bicycles.

3. Which components of the Draft Madison St. Corridor Plan should definitely not change (indicate no more than three)?

- Definitely keep the 35ft height restriction on the south side in order to keep the scale consistent with the predominantly single family nature of the south side... and to prevent a 'canyon' effect along Madison if 'tall' buildings both sides. With that, should also be set backs and low lot coverage ratio (is that how to say, "no lot line to lot line buildings"?).
- Would prefer to see a height that would limit buildings to just 2 stories and have that limit be all the way along Madison (including the major intersections where they are proposing 55ft). I could accept the higher limits at the major intersections if there is adequate setback and low lot coverage.

Jack Canoy  
629 South Grove Ave  
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From: Ted [tdespotes@ameritech.net]  
Sent: Wednesday, April 26, 2006 5:43 PM  
To: VOP Planning  
Subject: Madison Street Corridor Master Plan - Draft comments.

Summary:

1. Change height on the south side of Madison between nodes to 45'-50' from recommended 35'.
2. Change height on the north side of Madison between nodes to 45'-50' from recommended 55'.
3. Allow an 80' maximum on only the northeast corner of Madison/Oak Park Ave. Make the other three corners 55'.
4. Mandate a minimum clear setback of 5' on Madison west of Oak Park Avenue.
5. Be very, very selective designating buildings of merit to be retained or redeveloped. Do not allow retaining facades only.

I am pleased with the overall direction outlined in the Plan draft. I have a few areas of concern.

1. Building heights:

a. I believe that there are enough tall single family homes abutting the commercial district on the south side of Madison that it is unnecessary and perhaps unwise to limit building height to 35' between the major nodes because several of these single family homes exceed 35' in height. In addition I believe it will lead to a less desirable unbalanced look to the street as it develops. I suggest 45'-50' be the maximum height permitted. This will allow for 4 stories.

b. I believe that the north side of the street should be limited to 45'-50' between the nodes for balance west of Oak Park Avenue where several single family homes and shorter small apartment (condo) structures exist now. This balance is less important east of Oak Park Avenue where the width of the street permits greater visual disparity of the two sides.

c. I believe the 80' maximum permitted from Grove to Wesley on the north side of Madison is inappropriate except for the property owned by the Village on the Northeast corner of Madison and Oak Park Avenue. This location abuts the Oak Park Arms, a structure of similar height and mass to what might be constructed on the property. I believe the other three corners of the intersection should be limited to 55' (five stories). It is possible a building with appropriate setbacks might be taller, particularly on the northwest corner but I believe creating zoning to enforce the setbacks might be difficult to write and might produce undesirable results. A developer may always appeal the limitation with the Zoning Commission or through the Planned Development process.

2. Setbacks:

a. I agree with the general approach developed by the consultant to setbacks. As the Plan draft notes this is not an issue east of Oak Park Avenue but is west of that street. I would like the recommendation increased to 5'-8' from the current 3'-5'. Again I believe that an appeal process can be used by a developer when necessary to obtain relief from this requirement. The zoning should read a minimum clear setback of N feet ("clear" meaning no permanent structures including

fences). I would accept N = 5' as the minimum satisfactory requirement. This seems to match new construction along Madison between Oak Park Avenue and Home on the south side of the street.

3. Prohibiting first floor residential:

a. I believe that current retail patterns will not support all commercial/retail on Madison for its entire length. I would propose prohibiting first floor residential at the major nodes (Harlem, Oak Park Avenue, Ridgeland and Austin) but allow it between the nodes. I would like all planned developments required to include a percentage of retail space on the first floor. For those concerned that future trends will return the need for more retail space I would point to the conversion of brownstones, etc. to retail in Chicago, Boston and other cities.

4. Retaining buildings of merit:

a. I believe there are few buildings of merit along Madison. Placing emphasis on retaining mediocre buildings is a mistake. I also believe that little is left of really historically significant buildings on Madison. Saving buildings like the Sears Pharmacy building or the mixed use building on the southeast corner of Wisconsin and Madison is, frankly, silly. I wonder what was said when the Westgate greenhouses were torn down to make way for offices and other businesses. Also do not allow retaining the old facades of a building as a "preservation" strategy.

Regards,  
Ted Despotes  
529 S. Oak Park Avenue  
708-524-1937

%SPAMBLOCK-SYS: Matched [+From: Ted <tdespotes@ameritech.net>], message ok

**1. Which components of the Draft Madison Street Corridor Plan should definitely be revised and how?**

**Bump outs:** This idea seems to be an expensive addition that creates an annoyance while driving or riding a bicycle. On a four-lane road, a bump out will do little to help pedestrians cross the street. Pedestrians should cross at a streetlight, where traffic is stopped. Bump outs will slow traffic on Madison, something I do not want to see as a result of this development. The traffic expert at the meeting noted the success of bump outs in Forest Park on Madison. However, this example is a two-lane portion of Madison, quite different than Oak Park. Finally, riding a bike on a bump out street is disruptive and dangerous.

**2. Which components of the Draft Madison Street Corridor Plan are acceptable to you but you would like to see revised if possible?**

**One way allies** were mentioned for some streets on the east end of Madison. Instead, I would like considered speed bumps in allies. A speed bump will divert traffic enough without another one-way in Oak Park.

**Residential above retail** at key site #1 (Oak Park and Madison) sounds pretty optimistic. I would like to see this considered more thoroughly.

**3. Which components of the Draft Madison Street Corridor Plan should definitely not change?**

A right turn lane on Madison and Harlem is a good addition that will improve traffic. Combining District 97 with Village Hall, creating a “civic hub” would be a nice convenience. Creating green buildings along Madison also a great idea.

# **MADISON STREET CORRIDOR MASTER PLAN**

Oak Park, Illinois

**Steering Committee**

## **COMMENTS ON PREFERRED VISION DRAFT**

Publicly Presented April 19, 2006

### **Neighbors for Madison Renewal**

1. Building height by-right should be limited to 50 feet on both sides of Madison Street.
2. Most, if not all, proposed new developments should be mixed-use with commercial/retail located on the first floor, especially at the major and secondary nodes and for a minimum distance (one or two blocks depending on the significance of the node) east and west of these nodes.
3. Buildings should be set back to provide a minimum pedestrian path of 8 to 10 feet in front of any new building along Madison Street, especially in the area between Oak Park and Harlem Avenues.
4. All proposed developments should address and clearly indicate how they would mitigate increased traffic on adjacent residential streets created by the new development.
5. Compensating benefits must be tangible, measurable, and truly beneficial. A list of approved possible compensating benefits should be established by the Village Board as soon as possible to assist in the planned development process as it moves forward.

> ----- Original Message -----=20  
> From: Patrick O'Brien=20  
> To: planning@oakpark.us=20  
> Sent: Sunday, April 23, 2006 3:27 PM  
> Subject: Comments on the Preferred Vision Plan for the Madison Street =  
> Corridor!  
>  
>  
> 1. The intersection of Oak Park and Madison the idea for Corner Bakery =  
> and another specialty eatery would be great!!=20  
>  
> 2. Having a fountain and a small bench/sitting area on the north east =  
> corner of Oak Park and Madison would add significantly.  
>  
> 3. Heights along Madison from Oak Park Ave west to Harlem should be the =  
> same on (north and south) both sides of the streets. No more than four =  
> stories!!!!!!  
>  
> 4. PUBLIC PARKING on the NW corner of Grove Ave would help the area out  
=  
> significantly. However the south side of Grove Ave already has allot of =  
> traffic from Madison Ave. Individuals that don't =  
> want to wait to make a left hand turn on Oak Park turn left onto Grove. =  
> In addition we get allot of traffic from Leona's and All types. If =  
> there is parking structure or some form of a lot then the exit from =  
> this lot or structure should only be allowed to go south on Grove toward  
=  
> Madison Ave. A diverter could be installed.  
>  
> 5. On the NE corner of Madison and Oak Park Restoration Hardware and a =  
> cooking store like Williams- Sonoma or Sir La Table would generate =  
> allot of buzz!!! If these were add I'm sure we could also try  
=  
> to relocate the Perfect Dinner (it seems like the space they are now in =  
> is tight). Also a nice restaurant or coffee shop.=20  
>  
> 6. Something needs to happen with Walgreen's. It an eye sore! Doesn't =  
> have enough parking!  
>  
>  
> Thanks for the opportunity for commenting  
>  
> Patrick O'Brien  
> 431 South Grove Ave

From: Dennis Sims [dennysims@comcast.net]  
Sent: Thursday, April 27, 2006 5:22 AM  
To: Failor, Craig  
Subject: Fw: Message intercepted and quarantined - please read for more information

>  
> Hi Craig,  
>  
> Thanks for the opportunity to comment on Preferred Vision of Madison =  
> street.  
>  
> I live in the section of Madison street between Home avenue and Oak  
> Park = avenue.=20  
>  
> I like the approach of segmenting Madison street in alternating =  
> repeatable patterns and designating each section with a development =  
> designation. Also, the small pocket parks and a community based =  
> Performing Arts for theater, art and music classes etc..  
>  
> I enjoyed the detailed description of the corner of Oak Park ave. and  
> = Madison st on the North East corner. The suggesting parking  
> structure = with the Car-X building being renovated. =20  
>  
> Perhaps with the re-development of the Colt building the UPS Store  
> that = is located there could possibly re-locate to one the newly  
> created = retail spaces on Madison street.  
>  
> I originally became involved in the Madison Street renovation by  
> joining = the 'Neighbors for Madison Renewal' group. My involvement  
> was born out = of my concern of the higher density building on vacated  
> land that was = being planned that was higher than 40 feet and a  
> lot-line to lot-line = foot print philosophy. This I felt would lead  
> to more neighborhood = congestion and the creation of safety issues  
> for the many children in = the area. This group created a Guiding  
> Principles prior to the = involvement of the Vanderwalle group which  
> was provide to them. To see = that their Preferred Vision suggests  
> building heights ranging up to 80 = feet is very disturbing since it  
> seems their basis is the high cost of = land. Any segment that would  
> suggest building heights of 80 feet = especially between Oak Park and  
> Harlem where Madison street narrows = would I believe feel over  
> bearing and out of place for a 'Destination' = that has been strongly  
> suggested it should match the neighborhood and = have a friendly  
> atmosphere.=20  
>  
> I inspected the traffic study but didn't find any referral to a =  
> suggested direction in terms on how to better protect the adjacent =  
> neighborhoods from what will hopefully be a vibrant retail, business  
> and = residential area.  
>  
> There are many positive aspects in the Preferred Vision Plan for  
> Madison = street corridor that will be exciting to see implemented.  
>  
> Thank you Craig for all of your efforts in representing the Oak Park =  
> citizens.  
>  
> Dennis Sims  
>  
>

**From:** Henry Zimoch [HZimoch@HPZS.COM]  
**Sent:** Thursday, April 27, 2006 12:49 PM  
**To:** Faylor, Craig  
**Subject:** FW: Madison Street Corridor Master Plan - Preferred Vision  
Craig,

Henry

---

**From:** Henry Zimoch  
**Sent:** Wednesday, April 26, 2006 12:19 PM  
**To:** 'planning@oakpark.us'  
**Subject:** Madison Street Corridor Master Plan - Preferred Vision

To the Village Board and the Planning Commission

The following comments regarding the draft of Madison Street Preferred Vision represent my personal opinion as a resident at 600 S. Kenilworth and they are NOT the stated position of the Neighbors for Madison Renewal whom I represent on the MSCMP Steering Committee.

1. WHICH COMPONENTS OF THE DRAFT PLAN SHOULD DEFINITELY BE REVISED AND HOW?
  - a. The established maximum building height should not exceed 55 feet any where in the corridor, applicable to both sides of Madison Street. There is ample opportunity to consider a taller structure within the Planned Development process assuming that it is suitable to the site and there are acceptable compensating benefits to the Village. If a 65 foot or 80 foot maximum limit is established by-right, then those dimensions will become the minimum heights requested in any Planned Development where permitted, and a developer will very likely push for a taller building in exchange for compensating benefits.
2. WHICH COMPONENTS OF THE DRAFT PLAN ARE ACCEPTABLE BUT SHOULD BE REVISED?
  - a. When creating a series of Development Guidelines we have to make sure that we maintain a balance in approach that does not stifle creativity. (You can tell I'm an architect.) Many developers will latch onto a single solution to a problem and repeat it over and over again, primarily because they know it was acceptable once and they don't have to absorb the cost of a new learning curve. If too many characteristics are "pre-ordained" those characteristics may become the limit of the designs proposed and the Madison streetscape could become very mundane as a result. Who becomes the final arbiter regarding aesthetics?
3. WHICH COMPONENTS OF THE DRAFT PLAN SHOULD DEFINITELY NOT CHANGE?

- a. The suggested shared parking and the prioritized 3 tier parking location approach (in the rear / at the side / in the front). This will reduce the amount of on grade parking visible from the street reducing the perception that Madison Street is one big parking lot.
- b. The recommended building setbacks from the front property line in the area between Harlem and Oak Park Avenue. This is the most significant opportunity available to improve the pedestrian experience in "the narrows".

One final question that I have has to do with the status of the proposed list of compensating benefits. It would be beneficial to have an approved list in place once the final corridor plan is approved.

In closing, I would like to say that the Village Board and the MSCMP Consultants are to be complimented for their efforts in this endeavor. I believe the master planning process will prove fruitful and will be a significant benefit to the Village.

Henry Zimoch

Jennifer 050106

>To: failor@oak-park.us, planning@oak-park.us  
>Subject: Madison Corridor Preferred Vision  
>Mime-Version: 1.0  
>Content-Type: text/plain; charset=us-ascii  
>Content-Transfer-Encoding: 7bit  
>X-Mailer: EarthLink Zoo Mail 1.0  
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add9bab72f9c350badd9bab72f9c350badd9bab72f9c  
>X-Originating-IP: 209.86.224.40

>Hello Craig,

>I sent this Thursday morning but mistyped the address... could you  
>please forward it to the proper people?

>thank you very much,

>Jenny Spreitzer

>\_\_\_\_\_  
>To the Village Board and Planning Commission,

>We would like to thank the Village Board and commend Van de Walle and  
>Associates for doing a fine job so far of developing a plan for the Madison Street  
Corridor in Oak Park -- as homeowners on the 500 block of Carpenter Ave. and member  
of the Neighbors for Madison Renewal, we are particularly looking forward to  
neighborhood-service oriented redevelopment of Madison between Oak Park and Home  
avenues.

>Here is my input regarding the Preferred Vision:

>1. WHICH COMPONENTS OF THE DRAFT PLAN SHOULD DEFINITELY BE  
REVISED AND HOW?

>The maximum building heights currently in the Preferred Vision should  
>definitely be changed: I advocate a 55 ft maximum height on the north side of the  
street and a 45 ft maximum on the south. These heights would work well with  
adjacent buildings north and south of Madison and mitigate a "corridor" effect  
between too-tall buildings on the north side of the street, in particular. We  
assume that developers will push for height exceptions through the Planned  
Development process, in which case we hope that Oak Park will do a better job of  
demanding compensating benefits than it has in the past.

>2. WHICH COMPONENTS OF THE DRAFT PLAN ARE ACCEPTABLE BUT SHOULD  
BE REVISED?

>The Northeast corner of Madison and Oak Park Avenue currently suggests  
>"destination retail" development and mentions Circuit City as a desirable sort of  
tenant. We would suggest that Circuit City is not the kind of destination retail  
that should set the esthetic and retail tone for this important site -- we would  
prefer that no explicit suggestion be made at all or that we aim for something more  
in keeping with Oak Park's historic architectural esthetic. Is there a more  
in-depth version of the Market Analysis of the Madison corridor that could  
contribute to a better list of options for this site? The Market analysis has not  
been given enough weight in public meetings and appears as a gaping hole in the  
process.

>We would also like to see more references to the development of  
>restaurants along Madison, particularly the kind of establishments that local  
families could walk to from adjacent neighborhoods, not fast food restaurants.

Jennifer 050106

>  
>3. WHICH COMPONENTS OF THE DRAFT PLAN SHOULD DEFINITELY NOT  
>CHANGE?

>  
>The current off-street parking guidelines and recommended new  
>development setbacks are both very positive elements of the current plan that  
>should not change -- as is the plan's overall goal of keeping Madison street  
>commercial (versus residential) at the ground level.

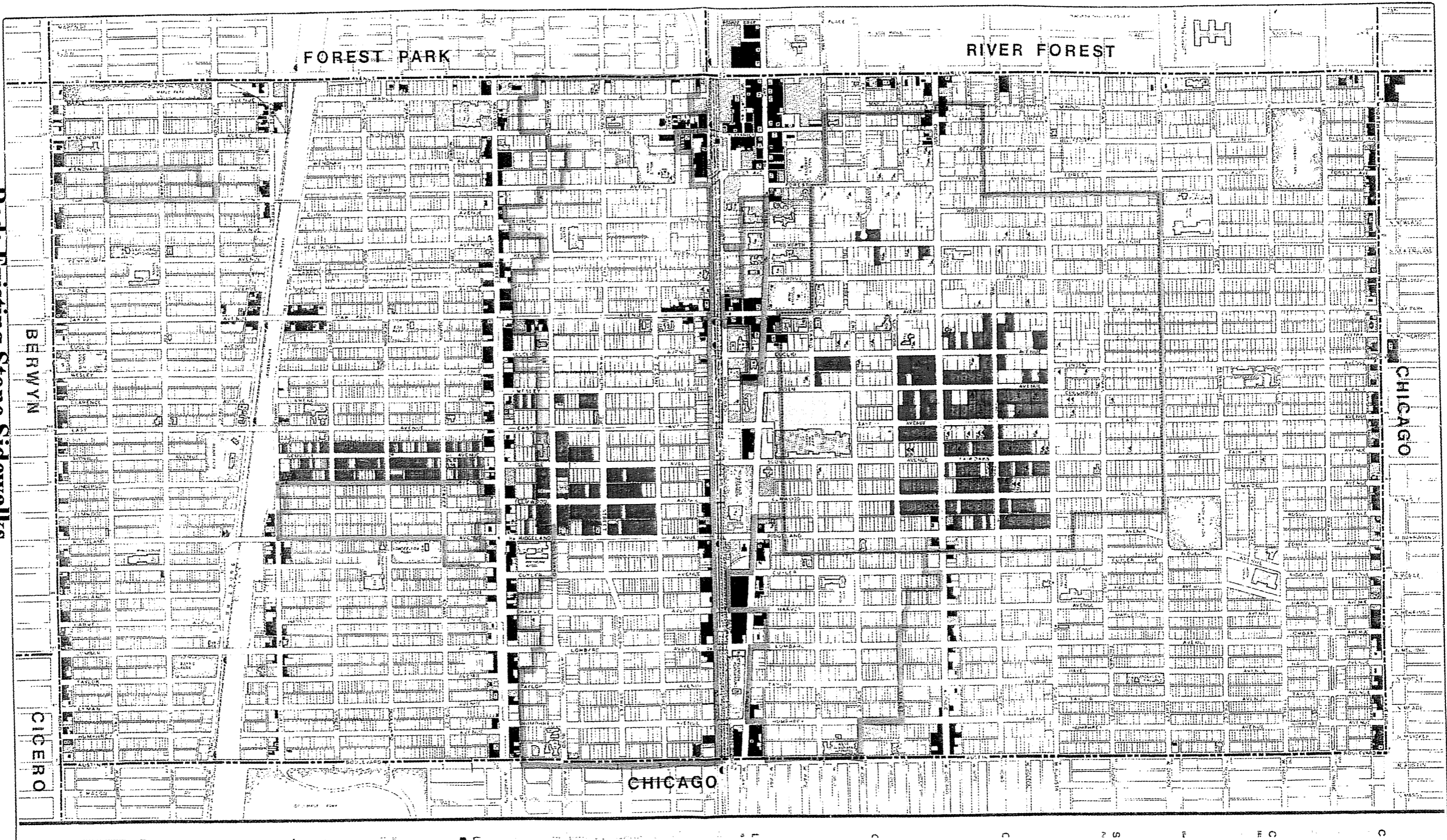
>  
>Thank you for taking these comments into consideration as the Madison  
>Street Preferred Vision is being revised for final approval.

>  
>Sincerely,

>  
>Jennifer Spreitzer & Jonathan Aronoff  
>520 Carpenter Ave.  
>(708) 763-8450

%SPAMBLOCK-NOTICE: [please read + please read + please read {scored 75, 100 is  
spam}]

**Historic Stone Sidewalks of Oak Park**



- Red: Existing Stone Sidewalks**
- Pink: Original Area of Stone Sidewalks**
- Green: Historic District Boundaries**