



DATE: December 1, 2010

TO: **Linda Bolte, Chairperson**
Oak Park Plan Commission

FROM: **Dennis Marani, Chairperson**
Madison Street Coalition

Re: **Interfaith Housing Development Corporation [Comcast Planned Development]**

Dear Chairperson Bolte and Plan Commission:

After several presentations and discussions with the applicant *Interfaith Housing Development Corporation (IHDC)*, the Madison Street Coalition has reviewed their proposal for the northeast and northwest corners of Madison Street and Grove Avenue. The proposed mixed-use development, in a united historic and new structure, consists of fifty-one (51) rental dwelling units over first floor commercial with parking on an adjacent parcel across Grove Avenue. The applicant is proposing Silver LEED certification, a level above what is required, which includes but is not limited to a geothermal heating and cooling system, as well as increased green space and pervious pavers in the parking lot.

It is one of the Coalition's responsibilities to work with developers / property owners from the conceptual stage through the final development proposal to ensure that the Madison Street Corridor Plan's recommendations and the intent of the plan are being adhered to. Based on the Coalition's charge to ensure development along Madison Street is consistent with the corridor plan adopted by the Village Board in June 2006, the Madison Street Coalition finds that the proposed development comports with the Madison Street Corridor Plan. The Coalition does recognize that the parking lot does not meet the intent of the plan as it has direct exposure to Madison Street; however we also recognize that the parking lot was in existence prior to the Plan's adoption and Zoning Ordinance changes. IHDC has attempted to diminish any adverse impact the parking lot would have on the streetscape with fencing, art, benches and brick walls.

The Madison Street Corridor Plan calls for neighborhood-oriented and mixed use development focusing on landscaping and open space, historic preservation, small-scale neighborhood commercial uses, and residential units for the area. According to the Plan, this area should also focus on "green" building restoration or construction including LEED EB [Existing Building] certification or LEED NC [New Construction] certification. Some of the targeted commercial uses are; general retail, restaurant, copy centers, office supply stores, computer sales and service, cell phone stores, mailing services, stationary stores, legal services, green building demonstration center, architectural salvage retail and wholesale, and specialty hardware and building materials. The proposed development attempts to achieve each of these development recommendations. How the retail space will be utilized or how recruitment efforts will progress should be brought out at the public hearing by the applicant. The Coalition asks that the Plan Commission strongly consider in their deliberations such issues regarding parking, truck parking and loading, retail/commercial development, and commercial management.

The Corridor Plan also makes recommendations regarding development guidelines. The Coalition finds that the proposed building meets the intent of these guidelines even though the height of the building is 5.5 feet above that allowed by the zoning ordinance. The reuse of the existing historic building with newly designed floors above represents appropriate building design along Madison Street relative to massing and articulation, material and color, fenestration, form, and orientation.

If you have any questions regarding this matter, please feel free to contact me by telephone at 708/214-4482 or email at dennismarani@hotmail.com.

c. Craig Failor, Village Planner
Plan Commissioners
Coalition Members