

**Oak Park Historic Preservation Commission
Architectural Review Committee
November 17, 2014 Meeting Minutes
Oak Park Village Hall, Room 215 – 7:30 pm**

A. ROLL CALL

PRESENT: Chair Rosanne McGrath, Greg Battoglia, Tom Sundling
ABSENT: Regina Nally, Chris Payne
STAFF: Douglas Kaarre, Urban Planner/Historic Preservation

B. MINUTES

*Motion by Battoglia to approve the minutes from September 25, 2014 meeting as submitted.
Second by Sundling. Motion approved: 3-0.*

C. 1000 Lake Street: Preliminary review of Planned Development for a mixed-use development (Within 250 feet of a Historic Landmark)

Robert Burk of UrbanStreet Group and Charles Smoot of North American Properties were present.

The current building at 1000 Lake Street is a two-story brick commercial building, originally Lytton's Department Store, which was constructed in 1956. The proposed new development will be comprised of retail on the first floor, 194 parking spaces on the basement, first and second floors, a private fitness club, and 140 apartments on the third through eighth floors.

The proposed development is located at 1000 Lake Street, on the northwest corner of Lake Street and Forest Avenue. Although the current property is not located within a Historic District or designated a Historic Landmark, the site is located within 250 feet of a designated Historic Landmark (*Nineteenth Century Club*, 178 Forest Avenue). The Committee had the following comments:

- a) *The façade has a lot going on in terms of changes in plane as well as a number of different materials. It was suggested they simplify the design and narrow the choice of materials.*
- b) *There was discussion about the two-story base, the individual awnings and the flat canopies.*
- c) *The ARC requested elevations for the north and west facades and that the North façade facing Austin Gardens and the Nineteenth Century Club will be very important.*
- d) *There was discussion about moving the garage entry further back from Lake Street.*
- e) *There were supportive comments on the treatment of the corner.*

D. Architectural Review Guidelines: Continued discussion of proposed revisions

The Committee discussed procedures for completing the Definitions/Glossary section. This section does not need architectural terms, but terms necessary to understand the Guidelines. The Committee will review the completed sections and identify terms to define for the next meeting. They also discussed adding the current Preamble and information on the purpose of the Guidelines to the Introduction section, and add "no changes to roof slopes" to the Roofing section.

ADJOURN

Motion by Battoglia to adjourn. Second by Sundling. Motion approved: 3-0.

Meeting adjourned at 9:30 p.m. Minutes prepared by Douglas Kaarre, Urban Planner.