



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson, AIA & Rich Van Zeyl, AIA
Date: 9/26/2022
Subject: 839 Madison St.
PD #: PL202200034
Developer: Altierra Builders – Jonathan Schack
Architect: Foster Dale Architects

The purpose of this memo is to review the proposed Planned Development at 839 Madison Street. The proposed project is a 5-story apartment building with 24 dwelling units, 27 enclosed parking spaces at the first floor, and small commercial retail space located at the corner of Madison Street and Carpenter Avenue. Wight and Company had a meeting with the architect to review the project in July and looked at subsequent revisions prior to the submittal of the Planned Development.

GENERAL COMMENTS

The style of the architecture for the development is contemporary and typical for a development of this scale and typology. The ground floor facing the public streets is a combination of storefront glass, brick and metal canopies to highlight the building entrances and retail space. The four stories above are a fiber cement panels with a projecting bay window at the living rooms and hung metal balconies. The massing is broken up with a step down at the rear of the fifth floor for an exterior terrace, and the stair cores are in a contrasting color and material from the rest of the building. Overall, the design is clean, logical, and appropriate for this location along Madison Street.

CONCLUSION

We support this project, as it is similar in character to other recent developments along Madison Street. A residential use at this site is an improvement over the existing surface parking lot and continues the recent trend of larger, more active uses along the Madison Street.



Wight & Company
211 N. Clinton Street
Suite 3N
Chicago, IL 60601

A handwritten signature in dark red ink, appearing to read "F.D. Anderson".

Floyd D. Anderson, AIA
Principal

A handwritten signature in black ink, appearing to read "Richard Van Zeyl".

Richard Van Zeyl, AIA LEED AP
Associate Principal