



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson, AIA & Rich Van Zeyl, AIA
Date: 7/2/2024
Subject: 1106 Madison – Planned Development
PD #: PL202400009
Developer: Interfaith Housing Development Corporation
Architect: Weese Langley Weese

The purpose of this memo is to review the proposed Planned Development at 1106 Madison Street which is replacing the existing two-story Fellowship Christian Church. The proposed development is a five-story brick building with 36 apartment units, and six parking spaces. Wight and Co. met with the development team starting on January 22, and reviewed subsequent revisions prior to their formal PD submission. The team is requesting zoning relief on density, building height, street setback, light regulations, and parking spaces. We have no objections to these requests since the project is appropriately scaled and well-integrated into the context of Madison Street. The parking reduction seems reasonable given the proximity to public transportation, and the assumption that the majority of the residents will not own cars. The light regulations are also reasonable given the location along Madison Street away from residential neighbors.

GENERAL COMMENTS

The style of the architecture for the development is characterized as a brick multifamily residential project with traditional accents and details. The spandrel details at two bays on the south façade recall the Artist Square Condominiums at the corner of Wisconsin and Madison, that uses a decorative spandrel to animate the floor lines and add a level of detail and sophistication to the façade. The green accent cornice at the top of the building terminates the mass on Madison Street and relates back to the building entry canopy at the ground floor.

SPECIFIC COMMENTS



Item #1 – The blank wall on the south portion east façade is a good location for the public art that is required for the project. This was discussed in our initial meetings but is not shown in the proposed renderings.

CONCLUSION

We support this project as we feel it is an appropriately scaled, contextually sensitive solution for the continued development of Madison Street. The primary south façade has a very intentional, symmetrical composition, and uses the same quality materials on all four sides of the building. This project fills a need for additional housing in Oak Park for this demographic, and replaces an existing building with little architectural character or significance.

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A handwritten signature in dark red ink, reading "Floyd D. Anderson".

Floyd D. Anderson, AIA
Principal

A handwritten signature in black ink, reading "Richard Van Zeyl".

Richard Van Zeyl, AIA LEED AP
Associate Principal