



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson, AIA & Rich Van Zeyl, AIA
Date: 2/28/2020
Subject: 435 Madison Street
PD #: PL201900197
Developer: Michigan Avenue Real Estate Group
Architect: Space Architects
Approvals: JCSA Chicago

The purpose of this memo is to review the proposed Planned Development at 435 Madison Street, which is a five-story building with 48 residential units and 48 enclosed parking spaces at the ground floor. The site is bounded by Madison St. to the north, Gunderson Ave. to the west, a public alley to the east, and a single-family home directly to the south. Wight and Company did not endorse the previous design that was presented to the Plan Commission on January 9, 2020. Since then, we have had several discussions with Space Architects as they made revisions to their design. During each discussion, they presented different options on the massing, composition, and detailing, which we provided feedback on. The drawings sent to us on 2/19 are basically the same drawings resubmitted to the plan commission and is the basis of this memo.

GENERAL COMMENTS

The design has been revised in an attempt to visually break up the massing and respond to the comments from our previous review and the comments from the Plan Commission. A large metal frame for the unit balconies on the north, west, and east elevations has reduced the apparent height of the building by bringing down the dominant line from the roof to the fifth floor. The frame is clad in metal around the perimeter, and a wood-look metal at the interior balcony ceilings. We feel these additional materials adds a variety to the facades that was lacking in the previous design. The garage entry has been moved to the north elevation along Madison Street, which we feel is a better solution for traffic around the project. The northwest corner has been redesigned to incorporate a mural wall, which has the opportunity to create a pop of color or visual interest at the corner and is an



improvement over their previous concept of having artwork within the storefront windows. We also think this mural helps improve the pedestrian experience. Other improvements include increasing the size of many of windows, which helps the overall composition.

CONCLUSION

We support the proposed design of this project based on the revisions made by the architect since the previous submission. However, the overall unit count and building height remain the same, as there have been only minor revisions to the massing along the south façade to help reduce the apparent height from the neighbors to the south. We also recommend that the landscaping along the south side of the building be reviewed and revised. Plant material in choice and quality should be chosen to quickly and effectively screen the development as much as possible.

Wight & Company
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Floyd D. Anderson, AIA
Principal

Richard Van Zeyl, AIA/LEED AP
Senior Design Architect



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson, AIA & Rich Van Zeyl, AIA
Date: 1/6/2020
Subject: 435 Madison Street
PD #: PL201900197
Developer: Michigan Avenue Real Estate Group
Architect: Space Architects
Approvals: JCSA Chicago

The purpose of this memo is to review the proposed Planned Development at 435 Madison Street, which is a five story building with 48 residential units and 48 enclosed parking spaces at the ground floor. The site is bounded by Madison St. to the north, Gunderson Ave. to the west, a public alley to the east, and a single family home directly to the south. Wight and Company had a conference call with the architects on 10/28/2019 to discuss the design, which had already been submitted for the Planned Development application. *Wight & Co. received new drawings on 12/18 that made only minimal revisions to the design.*

GENERAL COMMENTS

The style of the architecture for the development is characterized as traditional with predominantly masonry walls and stone accent trim. The balconies are typically grouped together in pairs projecting from the main mass of the building and are supported with brick piers at the ends and middle. The four residential floors sit on top of a one-story base. In general, the mass of the building is very bulky, and the design is uninspiring. We feel there could be more done to break up the mass of the building with plane changes and or different materials that would add some additional interest to the design.

SPECIFIC COMMENTS

Item #1 – The piers supporting the balconies are too thin and are out of proportion for typical masonry construction. Consider using a different material for the columns or detailing the masonry differently.



Item #2 – On the north elevation, the vertical elements of upper floors do not have a relationship to the windows at the base. The piers come down on top of windows, and the main entry door has no relationship to the elements above. Consider creating a more integrated façade from top to bottom.

Item #3 - The overall mass is too bulky and heavy. Consider breaking up with additional changes of material or plane changes to reduce the apparent mass.

CONCLUSION

We do not support this project, as we feel the design could be improved. We'd like to see some alternative solutions that have a more refined and fresher design approach. Since this project is on a prominent site along busy Madison Street, there is an opportunity to do something more special or unique rather than a design that appears to be reused from previous projects in the city of Chicago.

Since the applicant did not make any design revisions or propose alternate solutions based on our previous memo from 11/08/2019, we still do not support this design.

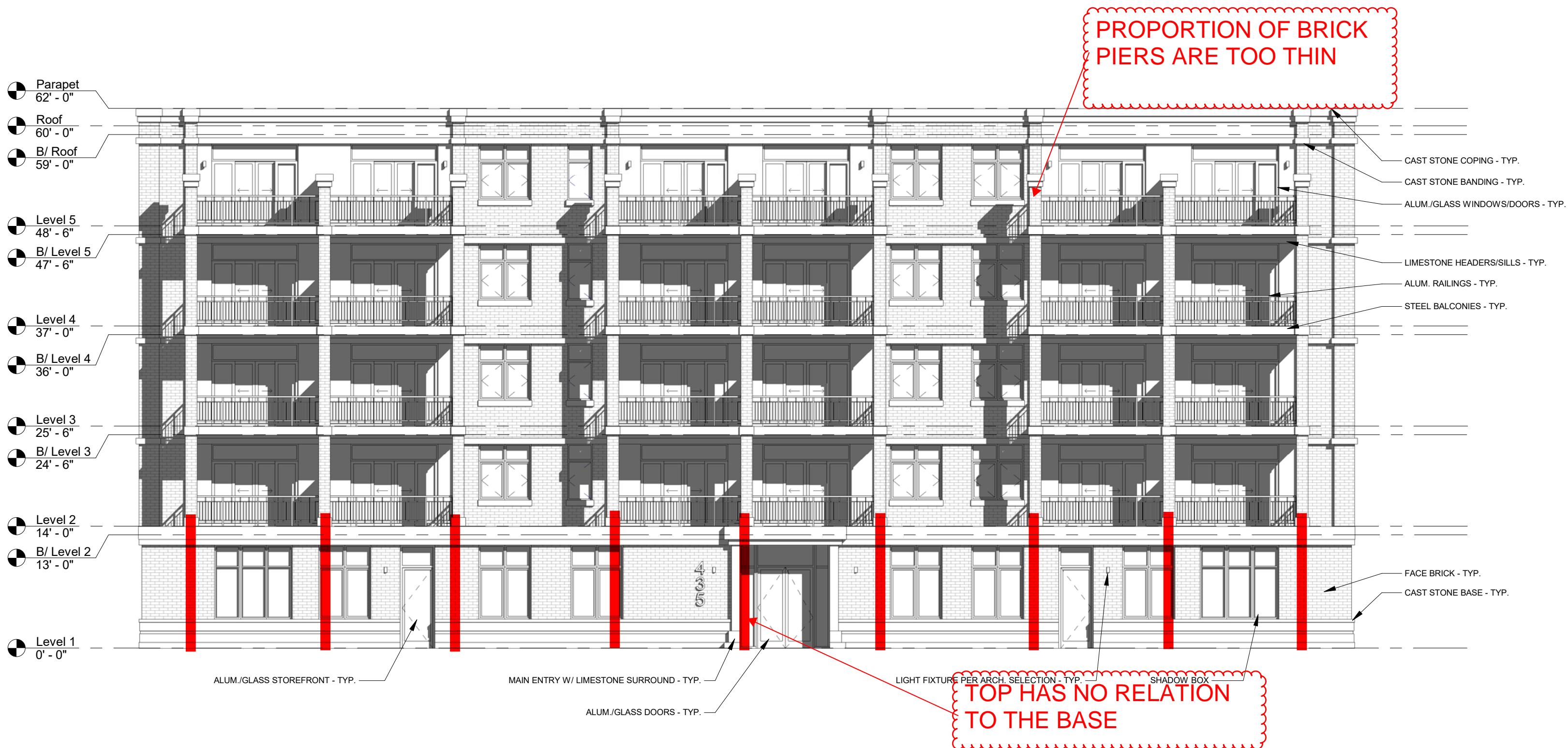
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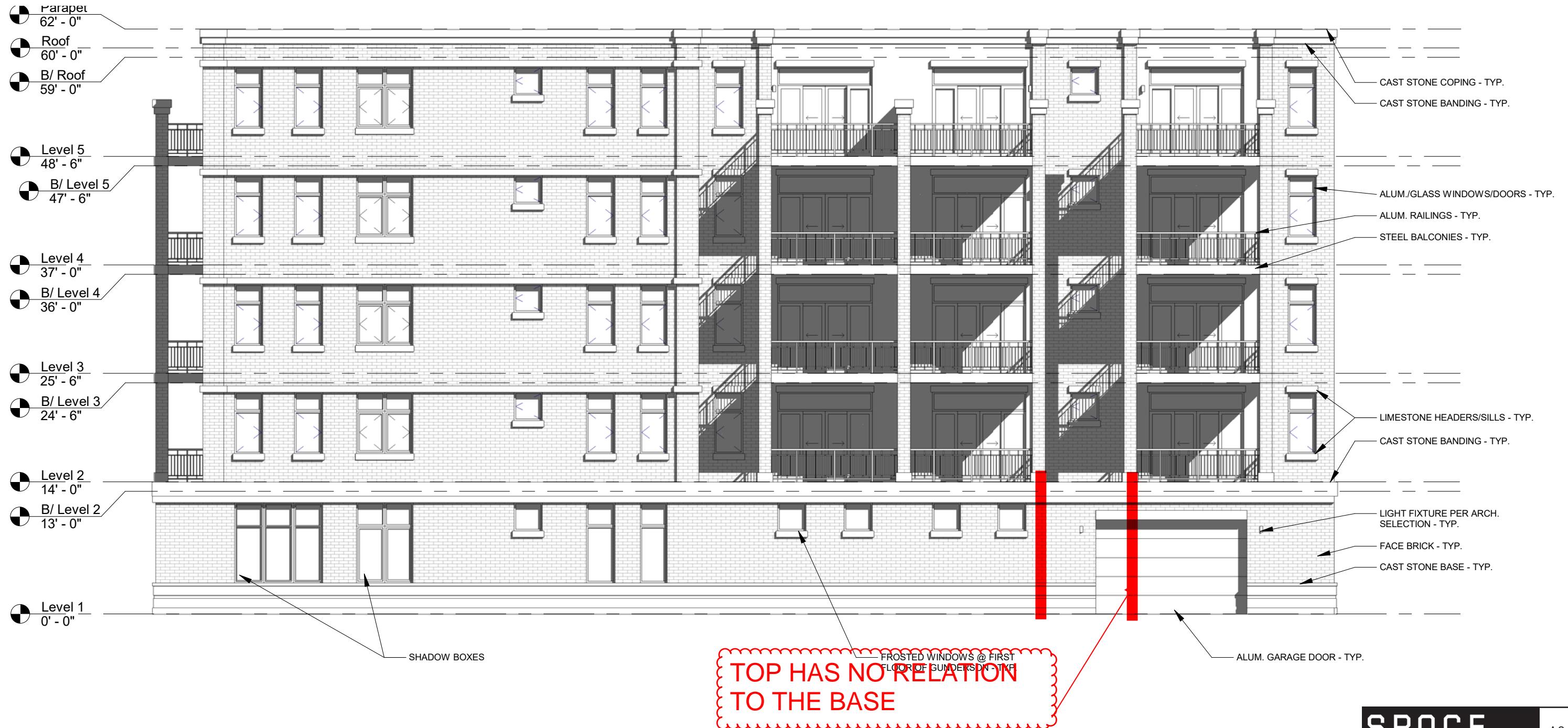
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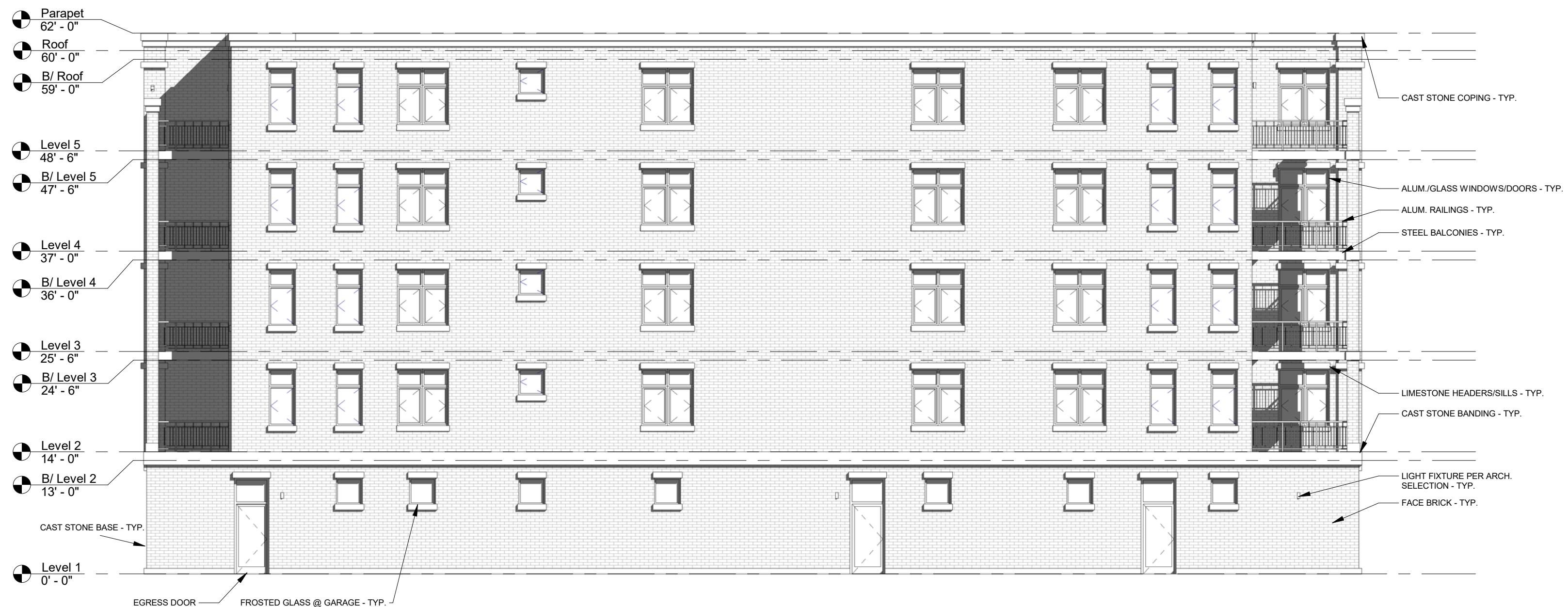
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



CONSIDER CHANGING
PLANES OR MATERIALS
TO ADD MORE VISUAL
INTEREST AND REDUCE
THE PERCEIVED MASS
OF THE BUILDING

PROPORTION OF BRICK
PIERS ARE TOO THIN

TOP HAS NO RELATION
TO THE BASE