



## MEMORANDUM

**To:** Craig M. Failor – Oak Park Village Planner  
**From:** Floyd D. Anderson, AIA & Rich Van Zeyl, AIA  
**Date:** 9/15/2021  
**Subject:** 7 Van Buren  
**PD #:** PL202100020  
**Developer:** Oak Park Residence Corporation  
**Architect:** Kahler Slater

The purpose of this memo is to review the proposed Planned Development at 7 Van Buren, which is a six-story building with 45 dwelling units and 17 parking spaces. The applicant met once with Wight and Company in March of 2020 to present the initial concepts for the design. The project is seeking relief for several zoning issues including an increase in height from 45' to 70'-3", increase in lot coverage and minimum lot area, reduction in setbacks, reduction in parking, and reduction in loading. The project is planned as a net zero energy building.

### GENERAL COMMENTS

The style of the architecture for the development is characterized as contemporary and does an exemplary job of highlighting the net-zero characteristics of the project. The photovoltaic panels and sun shading devices are featured prominently on the building to show off to the neighborhood that there is something unique going on here. The large overhang at the roof will provide a distinctive feature that is appropriate for a building of this scale. The colonnade along Van Buren that aligns with the crosswalk to Austin is a public benefit and interesting solution for the site.

### SPECIFIC COMMENTS

1. It is unclear from the drawings what the photovoltaic panels will look like since they do not show up in the renderings or on the plans. What are the details? How are they attached? We need to see more information about this system to fully understand it and comment on the design.



2. It would be helpful to see a few more perspective views of the building, particularly looking east down Van Buren, and looking north or south along Austin to see it in context with the adjacent buildings.

## CONCLUSION

We support this project as we feel it will be a great anchor building along Austin Blvd. The views to the park and golf course for the residences will be outstanding, especially considering the affordability of the units, and access to public transportation is outstanding. A net zero building that highlights its sustainable features through the architecture is progressive and forward thinking, and the applicant should be commended for their approach. The materials are high quality and are above and beyond what would normally see in an 'affordable' housing project.

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

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

Floyd D. Anderson, AIA  
Principal

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

Richard Van Zeyl, AIA LEED AP  
Associate Principal

**7 Van Buren Development - View from Northeast**



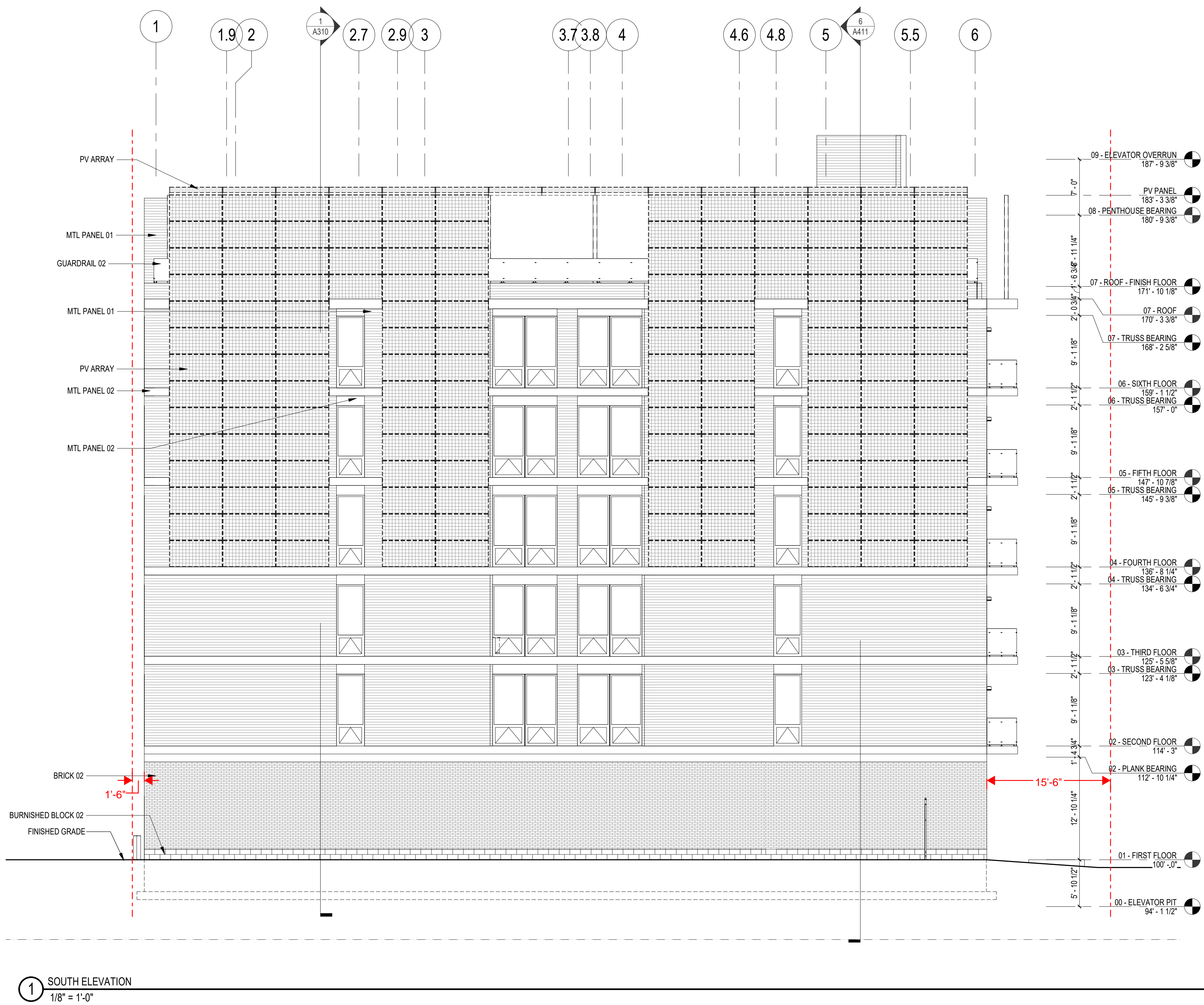
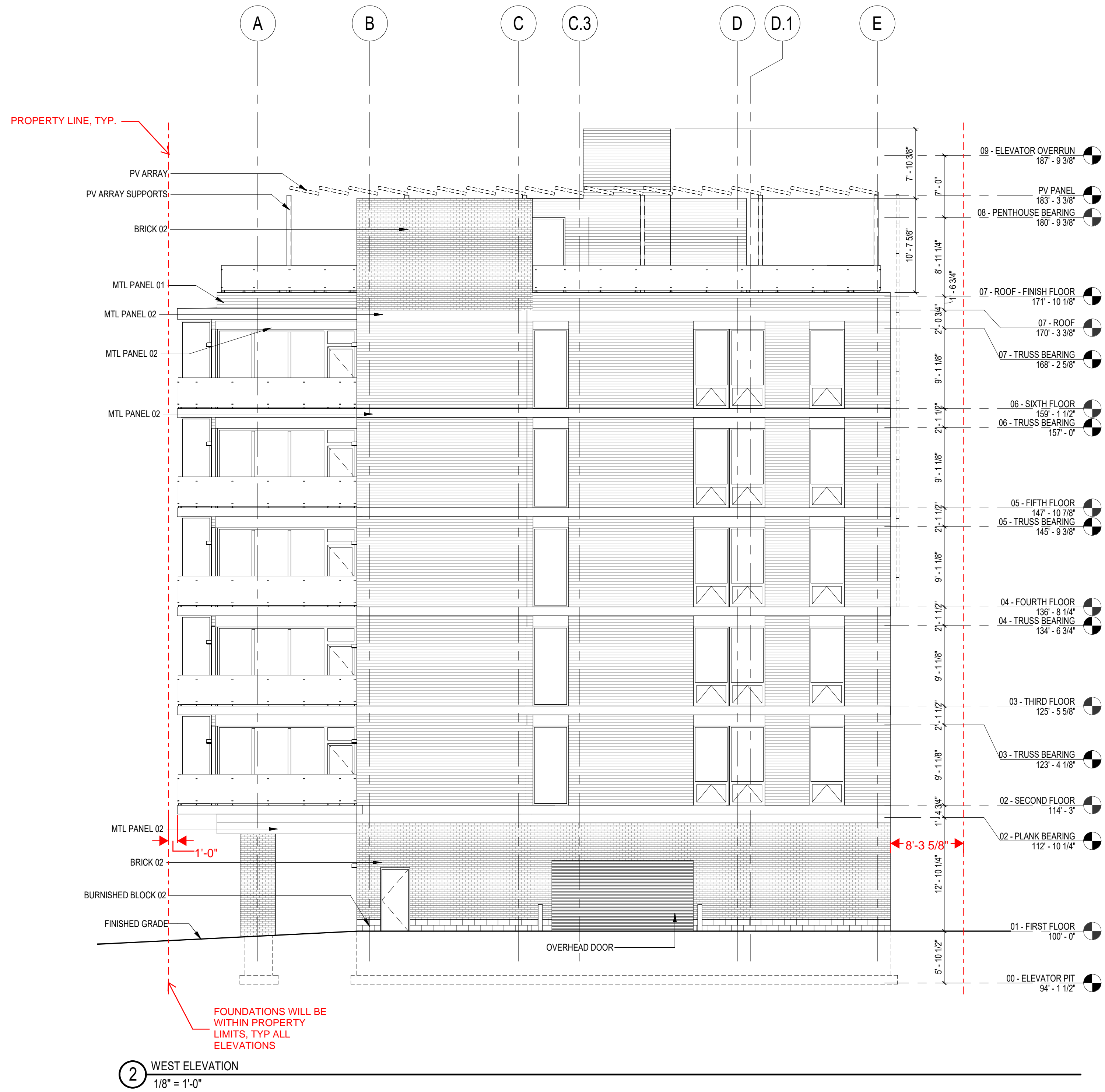
7 Van Buren Development - View from East



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KEYNOTES - ASSEMBLIES & COMPONENTS	
BRICK 02	UNIT MASONRY - STANDARD BRICK UNIT
BURNISHED BLOCK 02	UNIT MASONRY - BURNISHED BLOCK
GUARDRAIL 02	GLASS PANEL AND VERTICAL METAL SUPPORT GUARDRAIL SYSTEM - ATTACHED TO PARAPET WALL
MTL PANEL 01	METAL STRUCTURAL WALL PANEL 4" EXPOSURE
MTL PANEL 02	METAL STRUCTURAL WALL PANEL 12" EXPOSURE
PV ARRAY	PHOTOVOLTAIC PANELS AND SUB-GIRT RACK SYSTEM - BY PV SUPPLIER. TIE TO PV ARRAY SUPPORTS OR BUILDING WALL STRUCTURE
PV ARRAY SUPPORTS	STEEL COLUMN AND BEAM SUPPORT SYSTEM FOR PV ARRAY AND SUB-GIRT RACK SYSTEM

- EXTERIOR ELEVATION GENERAL NOTES**
- ALL METAL SURFACES EXPOSED TO VIEW (INCLUDING MISCELLANEOUS METALS, PIPING, MECHANICAL EQUIPMENT, LADDERS, STAIRS, RAILING, COLUMNS, PLATFORMS, ETC.) SHALL BE PAINTED, U.N.O.
  - WINDOWS ARE ALUMINUM STOREFRONT U.N.O.
  - CONTROL JOINTS IN CMU BACKUP TO BE OFFSET FROM CONTROL JOINTS IN MASONRY/STONE VENEER. CONTROL JOINTS AT CMU BACKUP MAXIMUM 25" SPACING.
  - PROVIDE CONTROL JOINTS AT INSIDE CORNERS OF BRICK AND STONE.



Revisions

DESIGN DEVELOPMENT

SCOPE DOCUMENTS

Drawing Date

05/28/2020

7 VAN BUREN MULTI  
FAMILY

7 VAN BUREN AVE  
OAK PARK, ILLINOIS

Project No.

219102.00

Sheet Title

EXTERIOR ELEVATIONS  
- SOUTH AND WEST

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Telephone 414.272.2000 Fax 414.272.2001

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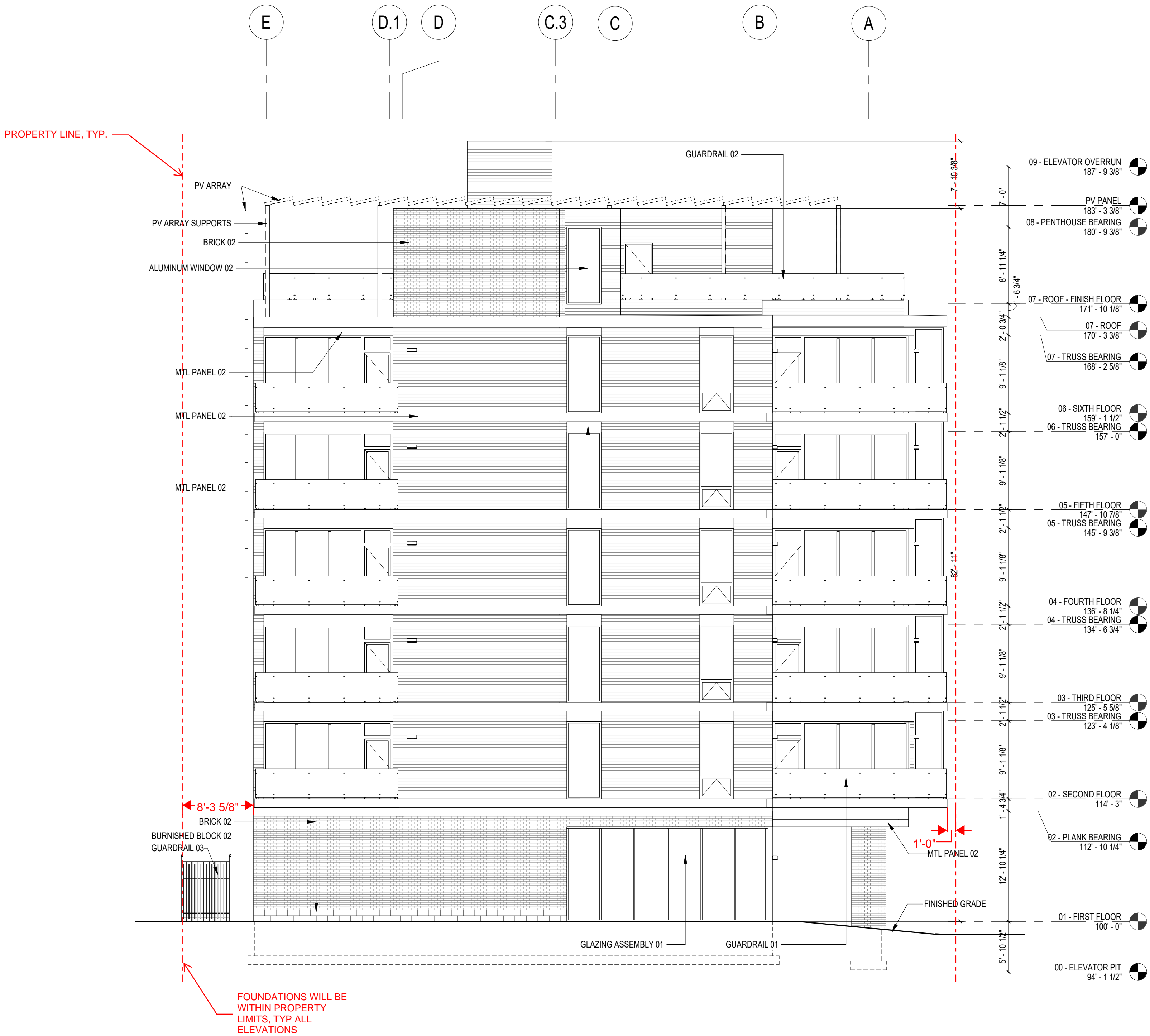
A210

KEYNOTES - ASSEMBLIES & COMPONENTS	
ALUMINUM WINDOW 02	TRIPLE GLAZED, ALUMINUM WINDOW, BASIS OF DESIGN GLO A7 SERIES WINDOW
ALUMINUM WINDOW 03	TRIPLE GLAZED, ALUMINUM DOOR W/ SIDELIGHT, BASIS OF DESIGN GLO A7 DOOR W/ SIDELIGHTS
BRICK 02	UNIT MASONRY - STANDARD BRICK UNIT
BURNISHED BLOCK 02	UNIT MASONRY - BURNISHED BLOCK
GLAZING ASSEMBLY 01	TRIPLE PANE, ARGON FILLED, LOW E COATING
GUARDRAIL 01	GLASS PANEL AND VERTICAL METAL SUPPORT GUARDRAIL SYSTEM - ATTACHED TO BALCONY EDGE
GUARDRAIL 02	GLASS PANEL AND VERTICAL METAL SUPPORT GUARDRAIL SYSTEM - ATTACHED TO PARAPET WALL
GUARDRAIL 03	84" TALL DECORATIVE WROUGHT IRON FENCE
MTL PANEL 01	METAL STRUCTURAL WALL PANEL 4" EXPOSURE
MTL PANEL 02	METAL STRUCTURAL WALL PANEL 12" EXPOSURE
PV ARRAY	PHOTOVOLTAIC PANELS AND SUB-GIRT RACK SYSTEM - BY PV SUPPLIER, TIE TO PV ARRAY SUPPORTS OR BUILDING WALL STRUCTURE
PV ARRAY SUPPORTS	STEEL COLUMN AND BEAM SUPPORT SYSTEM FOR PV ARRAY AND SUB-GIRT RACK SYSTEM

EXTERIOR ELEVATION GENERAL NOTES

- ALL METAL SURFACES EXPOSED TO VIEW (INCLUDING MISCELLANEOUS METALS, PIPING, MECHANICAL EQUIPMENT, LADDERS, STAIRS, RAILING, COLUMNS, PLATFORMS, ETC.) SHALL BE PAINTED, U.N.O.
- WINDOWS ARE ALUMINUM STOREFRONT U.N.O.
- CONTROL JOINTS IN CMU BACKUP TO BE OFFSET FROM CONTROL JOINTS IN MASONRY/STONE VENEER. CONTROL JOINTS AT CMU BACKUP MAXIMUM 25' SPACING.
- PROVIDE CONTROL JOINTS AT INSIDE CORNERS OF BRICK AND STONE.

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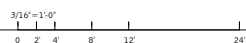
EXTERIOR ELEVATIONS  
- NORTH AND EAST









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	CONCRETE WALL
	CONCRETE WALL WITH FURRING
	CONCRETE MASONRY WALL
	EXTERIOR PLASTER FINISH OVER METAL STUD WALL
	EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL
	1HR FIRE RESISTANCE RATED
	INTERIOR NON-RATED PARTITION
	EXISTING WALL

SHEET

A2.1

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GENERAL NOTES - FLOOR PLAN:

1. VERIFY DIMENSIONS, CONDITIONS AND FINISHES PRIOR TO PRICING OR PROCEEDING WITH WORK.
2. DO NOT SCALE FROM DRAWINGS; BRING ANY DISCREPANCIES TO ARCHITECTS' ATTENTION.
3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON G06 FOR TYPICAL PARTITION TYPES. ALSO USE CIVIL LIFE SAFETY PLANS.
5. PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYSLIM BOARD FURNISH IN FINISHED AREAS.
6. PROVIDE METAL PLATE AND/OR WOOD BLOCKING IN ALL WALLS & PARTITIONS IN PUBLIC AND PRIVATE SPACES FOR ALL WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO: ARTWORK, TELEVISION, LIGHT FIXTURES, MIRROR, AND TOILET ACCESSORIES. VERIFY LOCATION WITH ELEVATIONS AND EQUIPMENT.
7. PROVIDE BLOCKING IN ALL UNIT BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS AT TOILETS, BATHTUBS AND SHOWERS.
8. CONFIRM ALL INTERIOR UNIT PARTITIONS WITH ENLARGED PLANS. BRING ANY DISCREPANCIES TO ARCHITECTS' ATTENTION.

KEYNOTES - FLOOR PLAN

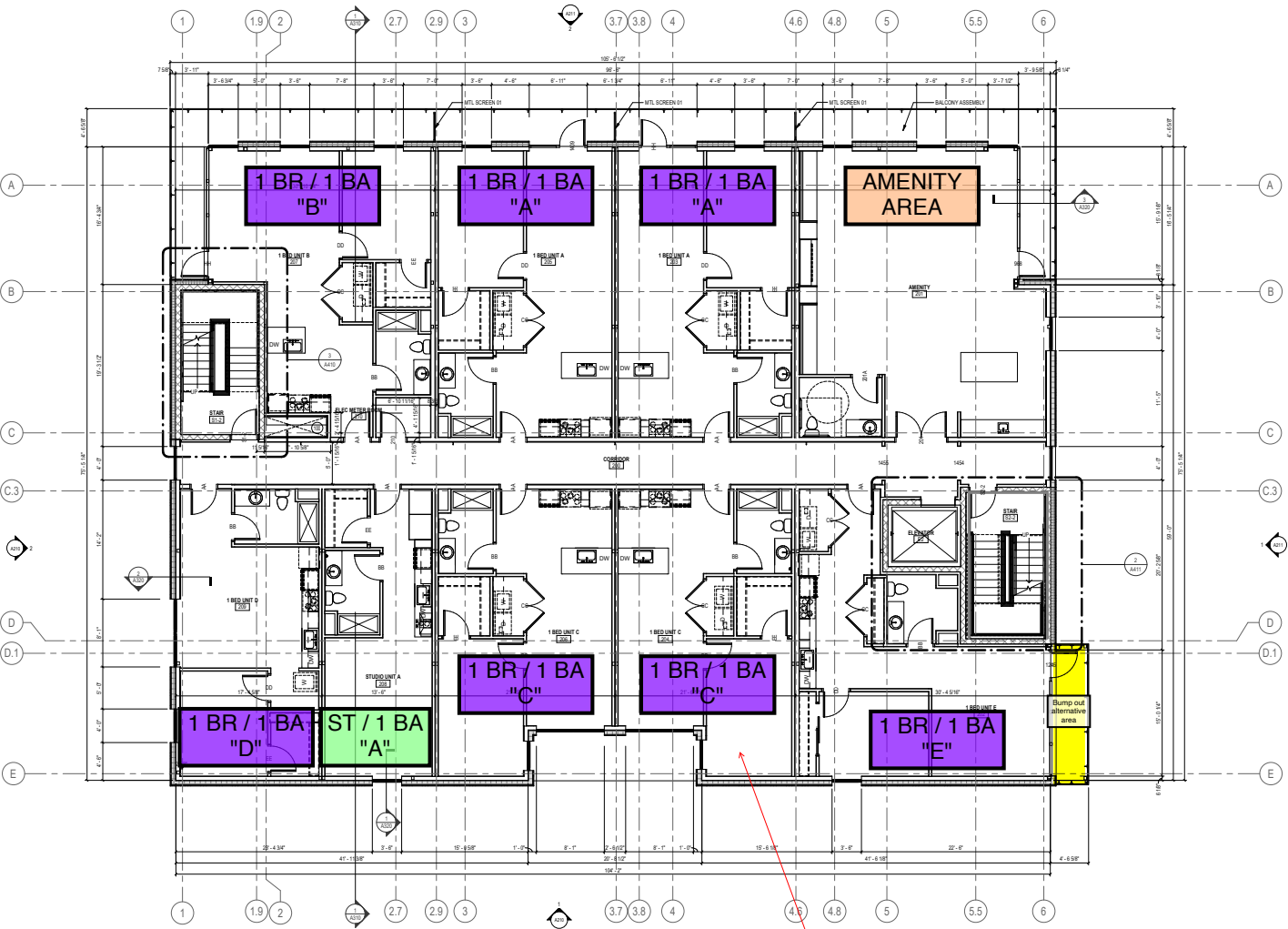
10' = 3/8" SEE WP

KEYNOTES - ASSEMBLIES & COMPONENTS

BALCONY ASSEMBLY: 1" FABRICATED METAL BALCONY RAIL WITH CARPENTER GLASS AND 4" REVEAL, WOOD-LOOK METAL CEILING SYSTEM.  
MTL SCREEN 01: PREPARED PERFORATED METAL PANELED SCREEN IN PREPARED METAL FRAME.

PLAN LEGEND

- ALIGN: ALLEN FACE OF INDICATED ELEMENTS
- INDICATES ACCESSIBLE GUESTROOM
- INDICATES HEARING IMPAIRED GUESTROOM
- PLAN KEYNOTE: SEE KEYNOTE LEGEND
- FEC: FIRE EXTINGUISHER CABINET (FEC)
- FE: FIRE EXTINGUISHER (FE)
- ROOF DRAIN
- FLOOR DRAIN



02 - SECOND FLOOR PLAN  
3/16" = 1'-0"

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FLOOR PLAN - 2ND  
FLOOR

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GENERAL NOTES - FLOOR PLAN:

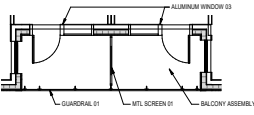
1. VERIFY DIMENSIONS, CONDITIONS AND FINISHES PRIOR TO PRICING OR PROCEEDING WITH WORK.
2. DO NOT SCALE FROM DRAWINGS; BRING ANY DISCREPANCIES TO ARCHITECTS' ATTENTION.
3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON GMS FOR TYPICAL PARTITION TYPES. ALSO USE 5/8" LIFE SAFETY PLANS.
5. PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYBURN BOARD FURNISHING IN FINISHED AREAS.
6. PROVIDE METAL PLATE AND/OR WOOD BLOCKING IN ALL WALLS & PARTITIONS IN PUBLIC AND PRIVATE SPACES FOR ALL WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO: AIRFLOW, TELEVISION, LIGHT FIXTURES, MIRROR, AND TOILET ACCESSORIES. VERIFY LOCATION WITH ELEVATIONS AND EQUIPMENT.
7. PROVIDE BLOCKING IN ALL UNIT BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS AT TOILETS, BATHTUBS AND SHOWERS.
8. CONFIRM ALL INTERIOR UNIT PARTITIONS WITH ENLARGED PLANS. BRING ANY DISCREPANCIES TO ARCHITECTS' ATTENTION.

KEYNOTES - ASSEMBLIES & COMPONENTS

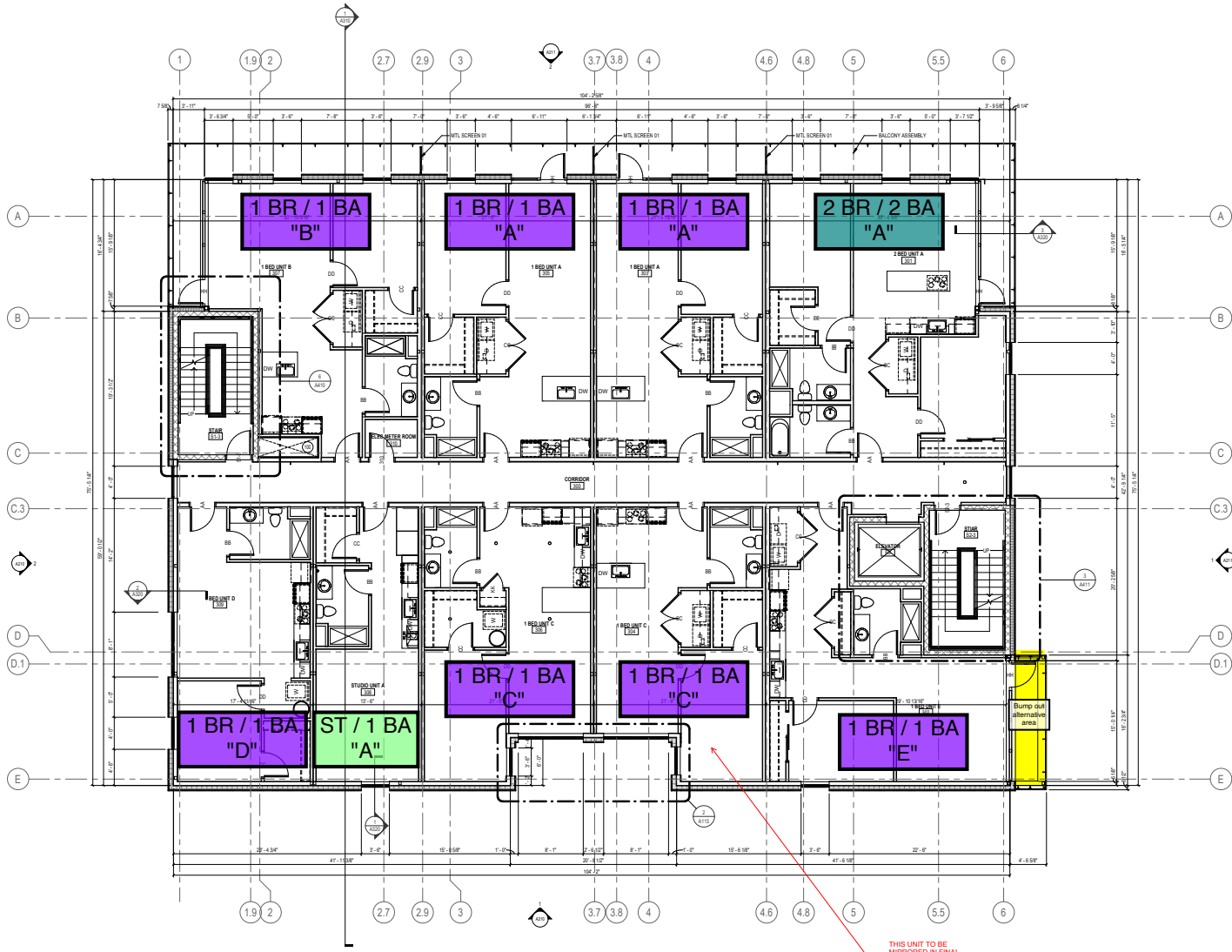
ALUMINUM WINDOW (3)	TRIPLE GLAZED, ALUMINUM DOOR W/ SILEIGHT, BASES OF DESIGN OLD AT DOOR W/ INSULATED
BALCONY ASSEMBLY	PRE-FABRICATED METAL BALCONY SYSTEM WITH COMPOSITE DECKING AND 4" INSULATED WOOD-LOOK METAL CEILING SYSTEM
GUARDRAIL (1)	GLASS PANEL AND VERTICAL METAL SUPPORT GUARDRAIL SYSTEM, ATTACHED TO BALCONY FLOOR
MTL. SCREEN (1)	PRE-FINISHED PERFORATED METAL PRIVACY SCREEN IN PRE-FINISHED METAL FRAME

PLAN LEGEND

ALIGN	ALLEN FACE OF INDICATED ELEMENTS	ROOF DRAIN
INDICATES ACCESSIBLE GUESTROOM		FLOOR DRAIN
INDICATES HEARING IMPAIRED GUESTROOM		
PLAN KEYNOTE: SEE KEYNOTE LEGEND		
FE	FIRE EXTINGUISHER CABINET (FEC)	
FE	FIRE EXTINGUISHER (FE)	



2 LIGHT WELL BALCONY - COST ALTERNATE #3B  
3/16" = 1'-0"



1 TYPICAL FLOOR PLANS - 3RD THRU 6TH FLOOR  
3/16" = 1'-0"

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FLOOR PLAN - 3RD  
THRU 6TH FLOOR

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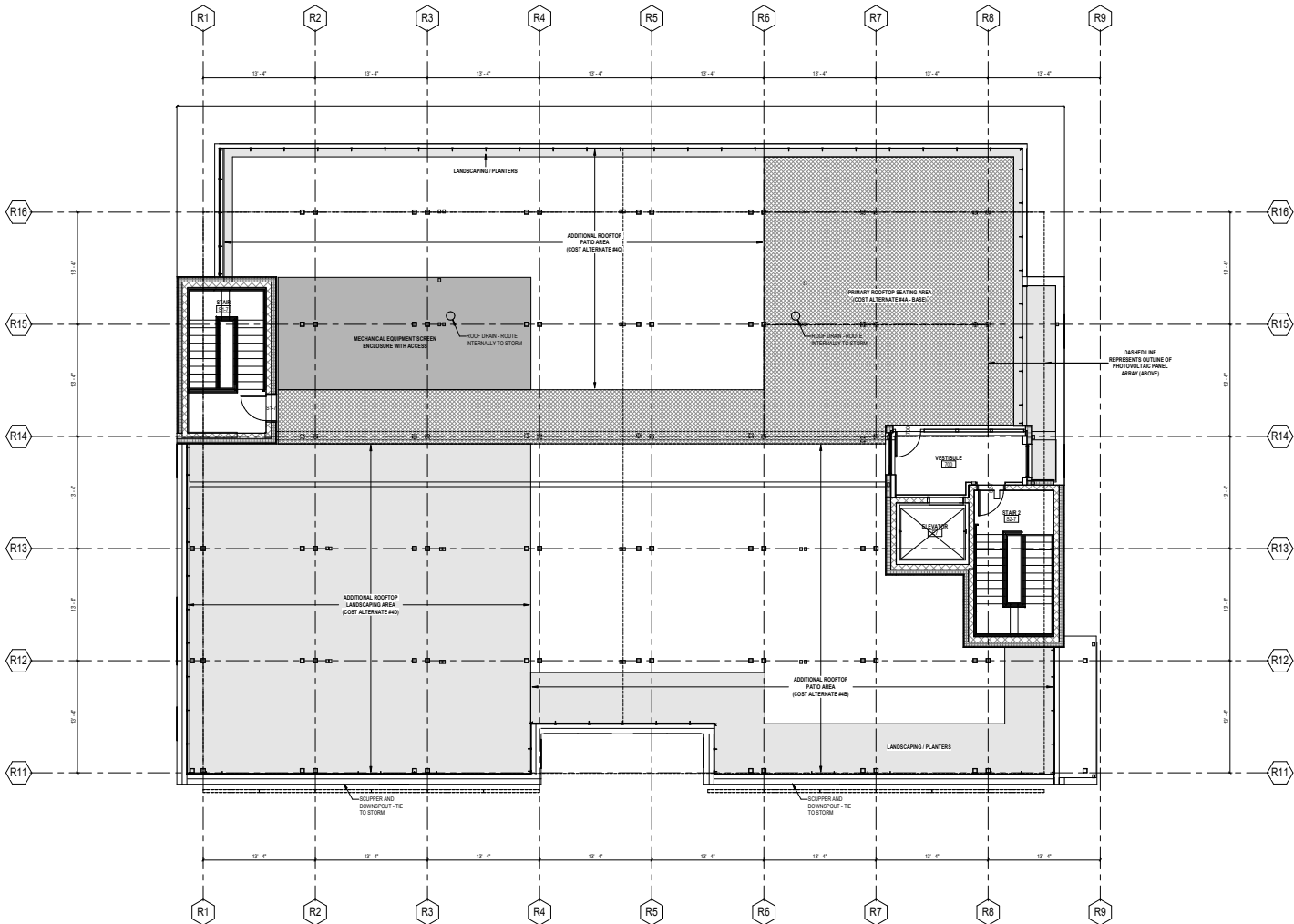
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3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON GMS FOR TYPICAL PARTITION TYPES. ALSO USE CIVIL LIFE SAFETY PLANS.
5. PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYBURN BOARD FURNISHING IN FINISHED AREAS.
6. PROVIDE METAL PLATE AND/OR WOOD BLOCKING IN ALL WALLS & PARTITIONS IN PUBLIC AND PRIVATE SPACES FOR ALL WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO: ARTWORK, TELEVISION, LIGHT FIXTURES, MIRROR, AND TOILET ACCESSORIES. VERIFY LOCATION WITH ELEVATION AND EQUIPMENT.
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8. CONFIRM ALL INTERIOR UNIT PARTITIONS WITH ENLARGED PLANS. BRING ANY DISCREPANCIES TO ARCHITECTS' ATTENTION.

KEYNOTES - ASSEMBLIES & COMPONENTS

PLAN LEGEND

ALIGN	ALLEN FACE OF INDICATED ELEMENTS	ROOF DRAIN
INDICATES ACCESSIBLE GUESTROOM	FLOOR DRAIN	
INDICATES HEARING IMPAIRED GUESTROOM		
PLAN KEYNOTE: SEE KEYNOTE LEGEND		
FEC	FIRE EXTINGUISHER CABINET (FEC)	
FE	FIRE EXTINGUISHER (FE)	



1 OF - ROOF PLAN  
3/16" = 1'-0"  
PLAN NORTH

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FAMILY

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ROOF PLAN

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GENERAL NOTES - FLOOR PLAN:

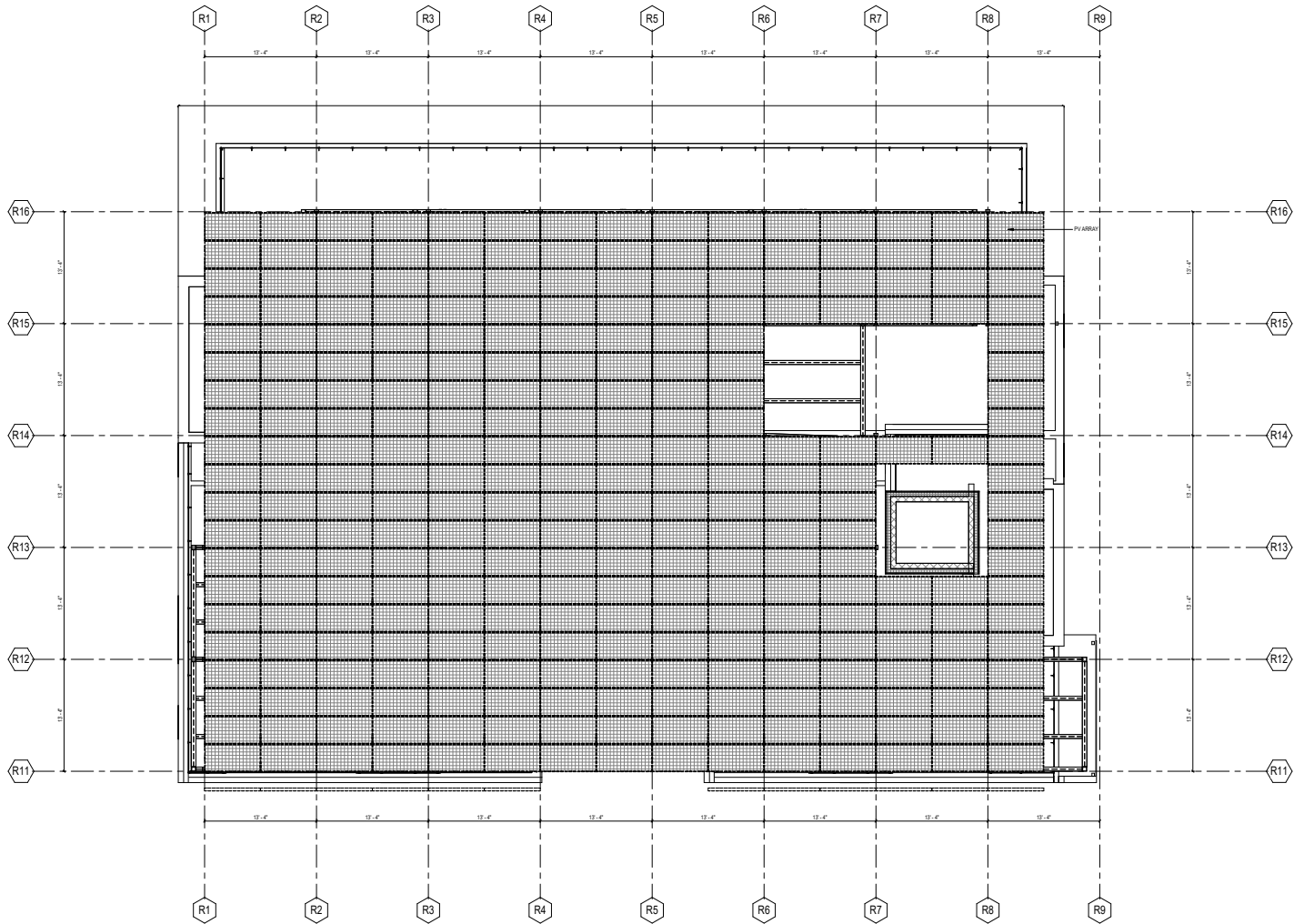
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3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON GMS FOR TYPICAL PARTITION TYPES. ALSO USE 5-YEAR LIFE-Span Plans.
5. PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYBUILT BOARD FINISHING IN FINISHED AREAS.
6. PROVIDE METAL PLATE AND/OR WOOD BLOCKING IN ALL WALLS & PARTITIONS IN PUBLIC AND PRIVATE SPACES FOR ALL WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO: ANTENNA, TELEVISION, LIGHT FIXTURES, MIRROR, AND TOILET ACCESSORIES. VERIFY LOCATION WITH ELEVATIONS AND EQUIPMENT.
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KEYNOTES - ASSEMBLIES & COMPONENTS

PV ARRAY: PHOTOVOLTAIC PANELS AND SUB-GIRT TRACK SYSTEM, BY PV SUPPLIER. SEE TYPICAL PV ARRAY SUPPORTS ON BUILDING WALL STRUCTURE.

PLAN LEGEND

ALIGN	ALLEN FACE OF INDICATED ELEMENTS	ROOF DRAIN
INDICATES ACCESSIBLE GUESTROOM		FLOOR DRAIN
INDICATES HEARING IMPAIRED GUESTROOM		
PLAN KEYNOTE: SEE KEYNOTE LEGEND		
FE	FIRE EXTINGUISHER CABINET (FEC)	
FE	FIRE EXTINGUISHER (FE)	



1" = 1'-0"  
PLAN NORTH

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ROOF PLAN - PV  
PANELS

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